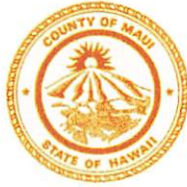


RICHARD T. BISSEN, JR.
Mayor

KEKUHAUPIO R. AKANA
Managing Director



OFFICE OF THE MAYOR
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.mauicounty.gov

November 13, 2023

Honorable Richard T. Bissen, Jr.
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

For Transmittal to:

Honorable Alice Lee, Chair and Council Members
Maui County Council
200 South High Street
Wailuku, Hawaii 96793

SUBJECT: COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
Acquisition of real property: 3750 Lower Honoapiilani Road #B304
Leinani Apartments
TMK: (2) 4-3-006-036-0024

Dear Honorable Chair Lee:

Attached herewith, please find resolution entitled, "Authorizing the acquisition of approximately 658 square feet identified as tax map key no. (2) 4-3-006-036-0024 situated at Lahaina, Maui, Hawaii, for an amount not to exceed \$490,000.00".

The purpose of the proposed resolution is to authorize the acquisition of real property located at 3750 Lower Honoapiilani Road #B304, Leinani Apartments, Lahaina, Hawaii 96761 for \$490,000 with unspent CDBG-CV reprogrammed funds from Program Year 2019 (July 1, 2019 to June 30, 2020).

This acquisition was approved by Mayor Richard T. Bissen, Jr. on October 16, 2023 and is subject to Maui County Council approval; an appraisal; seller's disclosure; and satisfactory environmental review.



APPROVED FOR TRANSMITTAL

Richard T. Bissen, Jr. 11-14-23
Mayor Date

Honorable Chair Lee

November 13, 2023

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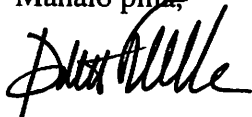
The following documents regarding the recommended acquisition is attached for your information:

1) An Executive Summary; 2) Realtors Association of Maui, Listing; 3) Comparables; 4) Letter of Offer; and 5) Executed Acceptance of Counter-Offer.

The CDBG Program Office extends our utmost gratitude to the Maui County Council Chair and Members for your continued support and understanding as we, take all necessary actions to help meet the needs and ensure the recovery of those devastated by the Maui Wildfires.

Mahalo in advance for your time and attention. If you should have any questions, please feel free to contact me at extension 8299 or at (808) 270-8299.

Mahalo piha,

A handwritten signature in black ink, appearing to read "Patience M.K. Kahula", written over the printed name.

Patience M.K. Kahula
CDBG Program Director

Attachments

CDBG Project Executive Summary

Applicant: County of Maui, CDBG Program Office
Funding Requested: \$490,000
Funding Recommended: \$490,000

Project: CDBG CV- Kupuna Hale
Leinani Apartments #B304
3750 Lower Honoapiilani Road , TMK (2) 4-3-006-036-0024

Funding is requested for the acquisition of a fee-simple, condominium unit to prepare, respond and prevent Covid-19. Unit B304 will allow Kupuna displaced by the Maui Wildfires the opportunity to isolated housing and practice social distancing in response to COVID-19. Unit B304 is a 1-bedroom, 1-bathroom fully furnished remodeled condominium that includes a new refrigerator, microwave, dishwasher, washer/dryer and tile floors; access to swimming pool and a parking stall. It is located directly across from the beach.

The acquisition will provide a safe, private, temporary-to permanent affordable rental housing opportunity for Kupuna displaced by the Maui Wildfires. To respond to the urgent need for housing, units shall be offered for occupancy "as-is". Household income shall be of low-to moderate income. Occupancy fees shall not exceed 30% of resident's gross monthly income.

CDBG funds will supplement and/or sustain association and property management fees.

Estimated (Annual) Number of Beneficiaries: 12

Eligible Activity: The project meets the requirements of 24 CFR 570.201(a) Acquisition of real property.

National Objective: The project will meet the national objective of 24 CFR 570.208(a)(3) Low-to Moderate Housing (LMH). A minimum of 51 percent of the households are of low to moderate income.

Community Development Goal: The project satisfies Goal HR-6: Affordable Housing, General Priorities – Housing – Rental Housing.

Priority Community Development Need: The project satisfies Priority Housing Needs for Elderly Renters (High)

Budget (as provided by Applicant):

Anticipated Funding	Funds	Major Project Expenses	Estimated Expenses
PY2019 CDBG CV	\$1,368,268	Acquisitions	\$490,000
Total Funds:	\$1,368,268	Total Expenses:	\$490,000

Condominium - Realtors Association of Maui

Date: 10/09/2023

Agent Listing Synopsis


MLS #: 399959 **ACTIVE**
Building Name: Leinani Apts **Unit:** 304
District: Napili/Kahana/Honokowai **Waterfront Unit:** No
TMK : 2 - 4 - 3 - 006 - 036 - 0024 (2430060360024)
List Price: \$549,000 **Fee Simple**
Potential Short Sale: No **REO:** No
Listing: Excl Agency - MLS Only
Listing Date: 10/9/2023 **DOM:** 0
Beds/Baths: 1 / 1.00 **Central A/C:** N
Floor Level: 3 **Living Area SqFt:** 658
Lanai SqFt - Covered/Uncovered: /
Land Area SF/Acres: 28314 / 0.6500
Maintenance Fee \$/Mo. \$0.00
Year Built/Remodeled: 1970 / 2020
Subdivision: Leinani Apts
Neighborhood: Mahinahina
Pool: ING **View:** Other
Waterfront: None
New Developer Offering: No

Assoc Docs: 3

Agent Hit Count: 4

Client Hit Count: 2



Original Price: \$549,000 **Concessions:**
Sold Price: **Short Sale:**
Contract Date: **Closing Date:**
Sale Terms:
Showing: Appointment Only

Address: 3750 Lower Honoapiilani Rd

Pets Allowed:
Managed By: Hawaiiana Management

Association Dues: \$498 Monthly

Special Assessment \$:
Taxes Per \$/Mo. \$233.50

Tax Exemption: 0

Included: Ceiling Fan(s), Dishwasher, Disposal, Dryer, Linens, Microwave, Range, TV Cable

Lease Rent \$/Mo.:
Lessor:
Reneg Date:
Expire Date of Lease:
Fee Price \$:
Short Term Rental Allowed: No

Source Shrt Trm Rntl Info:
Photo-Voltaic Installed: No

Public Remarks:

Small boutique complex. Relaxed, friendly, safe. Fee Simple, low HOA includes water, sewer, garbage, cable, lawn and pool maintenance, parking, insurance. Fully furnished. Remodel includes new fridge, micro, dishwasher, washer and dryer, tile, lowered ceiling/lighting/fans. Walk across street to beach. Lani looks out to beautiful moving floral. "All comments, data is provided by seller or seller's representatives. Buyer to confirm all and hold all parties harmless from any discrepancy data in the MLS and advertising."

REALTOR Remarks:

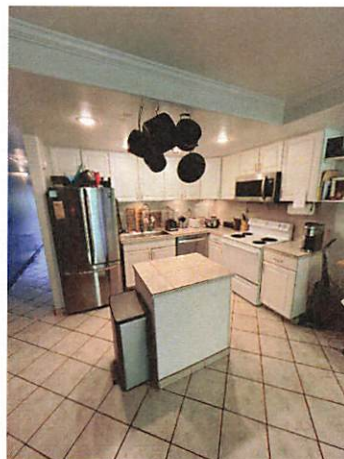
Open house every Sunday 2pm-3pm till sold. Call owner/occupant cell # 541-678-3768. MLS Entry only. This is a limited service listing. Solicitation of this listing is strictly prohibited by the NAR Code of Ethics. Please visit <https://realtyuniversal.com/purchase-contract-instructions/>. Mandatory for buyer/s to sign limited service agreement (pls. find Agreement uploaded into MLS Docs or contact us). Thank you for your cooperation. For appointments, please contact ShowingTime at 855-920-6756.

Agent **Nathalie C Mullinix**
Listing Office **Nathalie Mullinix Rlty Univers**
Co-Listing Agent
Buyers Agent:
Buyers Broker:

Phone **Cell: 808-778-6578**
Phone **808-661-446**

sales@realtyuniversal.com
Coop Broker Comp **2.0%** **Seller Pays** **No**
Co-Listing Office:
Co-Buyers Agent:

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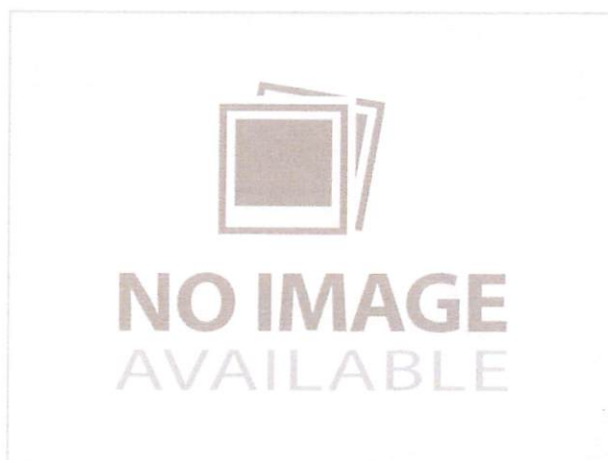


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Presented By: Guy M Hironaka - Cell: 808-269-2474

E-mail: GuyH808@gmail.com

Office: Emerald Club Realty Inc - 808-242-6629



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Presented By: Guy M Hironaka - Cell: 808-269-2474
E-mail: GuyH808@gmail.com
Office: Emerald Club Realty Inc - 808-242-6629

LEINANI APARTMENTS
COMPARABLES AS OF 10/20/23

ACTIVE LISTINGS

MLS #		TMK	List Price	Original Price	Sold Price	Maint Fee	Closing Date	Unit	Bds	Bths	Liv-SF	View	Days On Market
399959	ACTIVE	(2) 4-3-006-036-0024	\$498,750	\$549,000		\$0.00		304	1	1	658	Other	11

SOLD LISTINGS AS OF 01/01/21

MLS #		TMK	List Price	Original Price	Sold Price	Maint Fee	Closing Date	Unit	Bds	Bths	Liv-SF	View	Days On Market
387086	SOLD	(2) 4-3-006-036-0020	\$299,000	\$325,000	\$299,000	\$449.26	05/10/21	210	1	1	658	GV	355
397974	SOLD	(2) 4-3-006-036-0016	\$399,000	\$399,000	\$410,000	\$353.18	03/30/23	206	1	1	658	GV	63
395363	SOLD	(2) 4-3-006-036-0028	\$579,000	\$650,000	\$555,000	\$632.99	11/03/22	308	2	2	893	GV	212
398860	SOLD	(2) 4-3-006-036-0018	\$585,000	\$585,000	\$590,000	\$676.35	06/30/23	208	2	2	893	GV	49

RICHARD T. BISSEN, JR.
Mayor

SCOTT K. TERUYA
Director

STEVE A. TESORO
Deputy Director



DEPARTMENT OF FINANCE
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.mauicounty.gov

October 24, 2023

Via E-mail

TERRY & CHARLENE TROUT
2804 NW 19TH STREET
REDMOND, OR 97756

**SUBJECT: LETTER OF OFFER
3750 LOWER HONOAPIILANI RD
LEINANI APARTMENTS, UNIT 304
TAX MAP KEY: (2) 4-3-006:036:0024**

Dear Mr. & Mrs Trout:

Please accept this letter as communication of the County of Maui's desire to purchase the above referenced subject property.

The County of Maui is serious and sincere in its interest and desire to acquire the subject property. At this opportunity, we hereby offer for your consideration the County's initial offer of **FOUR HUNDRED NINETY THOUSAND AND NO/ 100 DOLLARS** (\$490,000.00).

The following are the general terms and conditions that the County of Maui are requesting:

1. The purchase and sale is subject to Maui County Code, Chapter 3.44.015 – Acquisition of real property.
2. The purchase is contingent upon price support of a qualified appraisal and the approval of the Maui County Council.

Letter of Offer

TMK: (2) 4-3-006:036:0024

October 24, 2023

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3. The County of Maui will provide a Purchase and Sale Agreement for the Seller to review that contains the necessary language for property acquisition per the Maui County Code.
4. Closing shall occur no more than 30 days after the Maui County Council passes resolution approving the transaction.

This letter, though not binding, is intended to serve as the basis for negotiating a final written agreement which will contain material terms not mentioned in this letter. The parties will not be bound to an agreement unless and until each party reviews, approves, and executes a final and definitive written agreement.

Please contact Guy Hironaka, Real Property Management Specialist V, at guy.hironaka@co.maui.hi.us or Direct Line (808) 270-7725 should you have any questions regarding this matter.

Your cooperation and assistance regarding this matter is greatly appreciated.

Sincerely,


SCOTT K. TERUYA
Director of Finance

cc: Richard T. Bissen, Jr., Mayor

SKT/gmh

Letter of Offer

TMK: (2) 4-3-006:036:0024

October 24, 2023

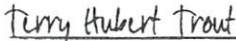
Page 3

**ACCEPTANCE OF OFFER
3750 LOWER HONOAPILANI RD
LEINANI APARTMENTS, UNIT 304
TAX MAP KEY: (2) 4-3-006:036:0024**

The undersigned hereby acknowledges and accepts the offer to purchase price of **FOUR HUNDRED NINETY THOUSAND AND NO/100 DOLLARS** (\$490,000.00). This offer is valid until end of business day, October 26, 2023.

SELLER:

DocuSigned by:



BY: TERRY HUBERT TROUT

10/24/2023
10/24/2023

DATE

DocuSigned by:



BY: CHARLENE RUTH TROUT

10/24/2023

DATE

BUYER:

COUNTY OF MAUI



By: SCOTT K. TERUYA
Its: DIRECTOR OF FINANCE

OCT 24 2023

DATE