

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.maui-county.gov



November 13, 2023

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

APPROVED FOR TRANSMITTAL

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

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: 3740 Lower Honoapiilani Road #B202
Maui Lani Terraces
TMK: (2) 4-3-006-004-0030

Dear Honorable Chair Lee:

Attached herewith, please find resolution entitled, "Authorizing the acquisition of approximately 705 square feet identified as tax map key no. (2) 4-3-006-004-0030 situated at Lahaina, Maui, Hawaii, for an amount not to exceed \$525,000.00".

The purpose of the proposed resolution is to authorize the acquisition of real property located at 3740 Lower Honoapiilani Road #B202, Maui Lani Terraces, Lahaina, Hawaii 96761 for \$525,000 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.

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) Comparable Home Sales;
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".

Patience M.K. Kahula
CDBG Program Director

Attachments

CDBG Project Executive Summary

Applicant: County of Maui, CDBG Program Office

Funding Requested: Maui Lani Terrace, B202 \$ 525,000
Funding Recommended: \$ 525,000

Project: CDBG CV- Kupuna Hale
Maui Lani Terraces #B202
3740 Lower Honoapiilani Road, TMK (2) 4-3-006:004:0030

Funding is requested for the acquisition of a fee-simple, condominium unit to prepare, respond and prevent Covid-19. Unit B202 will allow Kupuna displaced by the Maui Wildfires the opportunity to isolated housing and practice social distancing in response to COVID-19.

Unit B202 is a 2-bedroom, 1-bathroom condominium furnished with washer/dryer, dishwasher, microwave, stove, an air-conditioning unit and refrigerator; access to swimming pool and 2-assigned parking stalls. It is located within 2 blocks of a grocery store, numerous eateries, shops, a gas station and directly across a community park. Additionally, 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: This project satisfies Goal HR-6: Affordable Housing, General Priorities - Housing - Rental Housing

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

Budget (as provided by Applicant):

Available Funding	Funds	Major Project Expenses	Estimated Expenses
PY2019 CDBG CV	\$1,368,268	Acquisitions	\$525,000
Total Funds:	\$1,368,268	Total Expenses:	\$525,000

Condominium - Realtors Association of Maui

Date: 10/04/2023

Agent Listing Synopsis


MLS #: 399247 **ACTIVE**
Building Name: Maui Lani Terraces **Unit:** B202
District: Napili/Kahana/Honokowai **Waterfront Unit:** No
TMK : 2 - 4 - 3 - 006 - 004 - 0030 (2430060040030)
List Price: \$579,000 **Fee Simple**
Potential Short Sale: No **REO:** No
Listing: **Exclusive Right to Sell**
Listing Date: 6/28/2023 **DOM:** 98
Beds/Baths: 2 / 1.00 **Central A/C:** N
Floor Level: 2 **Living Area SqFt:** 705
Lanai SqFt - Covered/Uncovered: /
Land Area SF/Acres: 179467 / 4.1200
Maintenance Fee \$/Mo. \$818.83
Year Built/Remodeled: 1990 /
Subdivision: Maui Lani Terraces
Neighborhood:
Pool: ING **View:** Other
Waterfront: None
New Developer Offering: No

Original Price: \$599,000 **Concessions:**
Sold Price: **Short Sale:**
Contract Date: **Closing Date:**
Sale Terms:
Showing: Less Than 8 Hrs Required, Call Listor,

Agent Hit Count: 247

Assoc Docs: 0

Client Hit Count: 187

Address: 3740 Lower Honoapiilani Rd

Pets Allowed:
Managed By:
Association Dues:
Special Assessment \$:
Taxes Per \$/Mo.
Tax Exemption:
Included: Blinds, Ceiling Fan(s), Dishwasher, Disposal, Dryer, Drapes, Microwave, Range, Refrigerator, Washing Machine

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

Source Shrt Trm Rntl Info: County Records

Photo-Voltaic Installed: No

Public Remarks:

Priced well and easy to show! Second floor 2 bedroom fee simple West Maui condo. Updated with remodeled kitchen and bathroom, quartz counter tops and cabinets, tiled throughout. This is a perfect starter home or rent long term (six months or longer). HOA fees include water, sewer, garbage, internet, cable, capital reserves and maintaining the swimming pool and common areas, Included are 2 parking spots close to the stairwell. Listing agent is Seller.

REALTOR Remarks:

Easy to Show!! Call or Text Listing Agent. Condo is being sold unfurnished, free of tenants and can be shown anytime, call or text listing agent for access. Assigned parking spots are #49 & 50. All info supplied by Maui County Government websites and are provided without warranty or guaranty. Agent/buyer should verify as part of their due diligence. Seller is Listing Agent.

Agent **Curtis Robb**
Phone **Cell: 808-276-2098**
CRobb@hawaii.rr.com
Listing Office **Curtis Robb**
Phone **808-276-209**
Coop Broker Comp
2.5
Seller Pays
No
Co-Listing Agent
Co-Listing Office:
Buyers Agent:
Co-Buyers Agent:
Buyers Broker:

This information is believed to be accurate. It has been provided by sources other than the REALTORS® Association of Maui, Inc. and should not be relied upon without independent verification. You should conduct your own investigation and consult with appropriate professionals to determine the accuracy of the information provided and to answer any questions concerning the property and structures located thereon. Copyright REALTORS® Association of Maui, Inc. All Rights Reserved. Featured properties may or may not be listed by the office/agent presenting this brochure.



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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



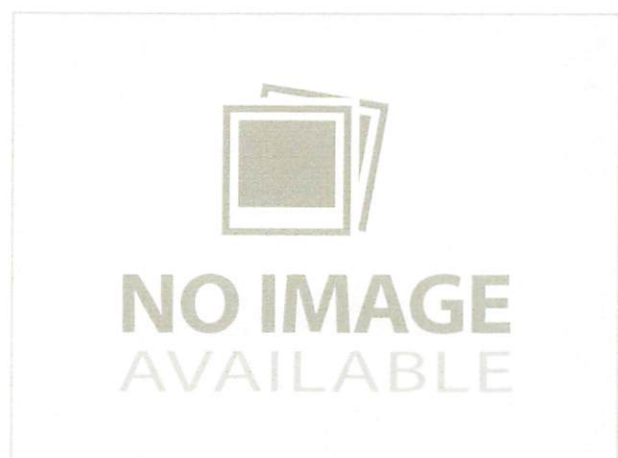
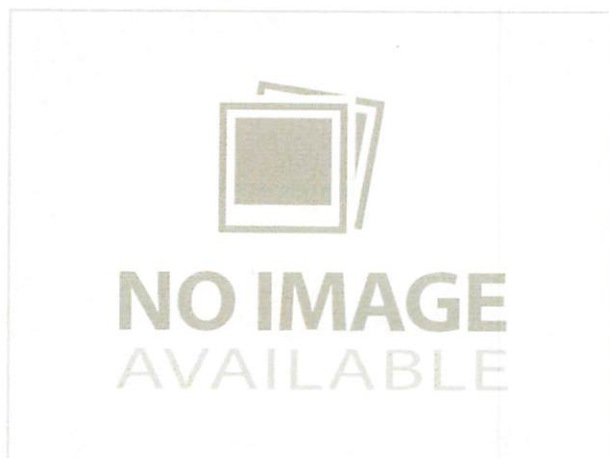
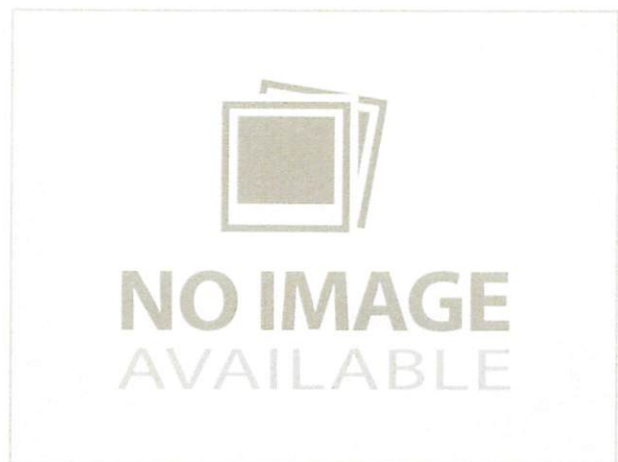
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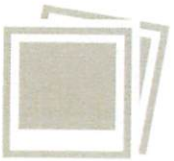
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MAUI LANI TERRACES
COMPARABLES AS OF 10/04/23

ACTIVE LISTINGS

MLS #	List Price	Original Price	Sold Price	Unit	Bds	Bths	Liv-SF	View	Maint Fee	Days On Market	Closing Date
398470	\$305,000	\$340,000		A-108	0	1	357	Other	\$443.78	190	
398275	\$499,999	\$575,000		E102	1	1	530	GV	\$617.00	215	
399694	\$575,000	\$575,000		F306	2	1	705	Mt	\$818.83	29	
399247	\$579,000	\$599,000		B202	2	1	705	Other	\$818.83	98	

PENDING LISTINGS

MLS #	List Price	Original Price	Sold Price	Unit	Bds	Bths	Liv-SF	View	Maint Fee	Days On Market	Closing Date
399640	\$499,995	\$499,995		D-106	2	1	705	Other	\$819.00	37	

SOLD LISTINGS AS OF 01/01/21

MLS #	List Price	Original Price	Sold Price	Unit	Bds	Bths	Liv-SF	View	Maint Fee	Days On Market	Closing Date
389806	\$265,000	\$265,000	\$255,000	B204	0	1	347	GV	\$221.13	119	04/30/21
393151	\$256,000	\$256,000	\$256,000	C101	0	1	357	Other	\$254.19	30	09/29/21
389305	\$269,000	\$269,000	\$269,000	C208	0	1	357	Ocean	\$221.13	77	02/01/21
390234	\$290,000	\$290,000	\$277,000	F102	0	1	357	GV	\$231.08	118	06/01/21
391649	\$290,000	\$305,000	\$285,000	E101	0	1	357	Ocean	\$231.08	92	08/25/21
393573	\$307,000	\$307,000	\$295,000	A301	0	1	357	GV	\$311.19	52	12/27/21
396029	\$338,000	\$350,000	\$295,000	F307	0	1	357	Mt	\$312.00	142	10/26/22
399176	\$359,000	\$359,000	\$310,000	F307	0	1	357	GV	\$347.99	92	09/21/23
397330	\$365,000	\$365,000	\$340,000	D208	0	1	357	Other	\$347.99	238	07/05/23
394497	\$299,000	\$299,000	\$360,000	G309	0	1	357	Mt/Oc	\$312.00	76	04/11/22
395494	\$369,000	\$369,000	\$371,000	A201	0	1	357	GV	\$312.00	34	05/23/22
397838	\$385,000	\$385,000	\$380,000	E101	0	1	357	Ocean	\$348.00	136	05/26/23
396614	\$415,000	\$425,000	\$395,000	C308	0	1	357	Ocean	\$347.99	37	09/09/22
389251	\$295,000	\$305,000	\$277,000	C202	1	1	530	Mt/Oc	\$329.00	160	04/19/21
389607	\$295,000	\$295,000	\$295,000	F304	1	1	530	Other	\$343.06	277	09/14/21

389897	\$315,000	\$315,000	\$306,750	A203	1	1	530	Other	\$329.00	190	07/20/21
389164	\$325,000	\$325,000	\$310,000	E102	1	1	530	Other	\$328.29	224	06/14/21
387668	\$319,000	\$325,000	\$316,000	G-205	1	1	530	Other	\$343.06	450	09/30/21
396857	\$359,900	\$399,900	\$325,500	A206	1	1	530	Other	\$488.00	149	01/27/23
392552	\$362,000	\$362,000	\$362,000	A303	1	1	530	GV	\$343.06	47	08/05/21
393289	\$420,000	\$420,000	\$380,000	E302	1	1	530	Ocean	\$434.37	115	02/03/22
393601	\$375,000	\$375,000	\$390,000	C302	1	1	530	Ocean	\$434.37	84	01/31/22
398142	\$449,000	\$449,000	\$415,000	G207	1	1	530	Ocean	\$488.04	74	04/28/23
398295	\$439,000	\$439,000	\$420,000	A303	1	1	530	Mt	\$488.03	46	04/21/23
395788	\$425,000	\$425,000	\$425,000	F206	1	1	530	Mt	\$434.37	34	06/15/22
396169	\$474,950	\$550,000	\$445,000	C304	1	1	530	Ocean	\$488.04	123	10/18/22
396708	\$455,000	\$470,000	\$445,000	C106	1	1	530	Other	\$488.00	116	12/09/22
397591	\$455,000	\$455,000	\$447,500	E207	1	1	530	Ocean	\$488.03	44	01/23/23
399169	\$475,000	\$475,000	\$450,000	A306	1	1	530	Other	\$488.00	45	08/04/23
389589	\$359,000	\$359,000	\$350,000	B103	2	1	705	Other	\$470.00	71	02/19/21
383853	\$365,000	\$365,000	\$370,000	F306	2	1	705	GV	\$436.66	677	06/18/21
390610	\$380,000	\$380,000	\$380,000	B301	2	1	705	Other	\$437.00	39	04/12/21
391116	\$365,000	\$365,000	\$386,000	B102	2	1	705	Other	\$436.46	117	08/09/21
396125	\$459,000	\$475,000	\$420,000	F303	2	1	705	Other	\$559.00	39	07/22/22
394647	\$500,000	\$500,000	\$525,000	G106	2	1	705	GV	\$558.95	81	04/25/22

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 17, 2023

Via E-mail

CURTIS & JULIE ROBB
91 S. IWA PLACE
LAHAINA, HAWAII 96761

SUBJECT: LETTER OF ACCEPTANCE OF COUNTEROFFER
3740 LOWER HONOAPIILANI RD
MAUI LANI TERRACES, UNIT B202
TAX MAP KEY: (2) 4-3-006:004:0030

Dear Mr. & Mrs Robb:

Please be advised that the County of Maui has received and reviewed your Counteroffer email dated October 17, 2023.

The County of Maui is serious and sincere in its interest and desire to acquire the subject property. At this opportunity, we hereby accept your counteroffer of **FIVE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$525,000.00)**.

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.
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.

Letter of Offer

TMK: (2) 4-3-006:004:0030

October 17, 2023

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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 sign and return the Acceptance of Counteroffer form and we will open an escrow account with Title Guaranty Escrow – Kahului Branch. The escrow officer is Gwen Vida.

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) 4-3-006:004:0030
October 17, 2023
Page 3

**ACCEPTANCE OF COUNTEROFFER
3740 LOWER HONOAPIILANI RD
MAUI LANI TERRACES, UNIT B202
TAX MAP KEY: (2) 4-3-006:004:0030**

The undersigned hereby acknowledges and accepts the offer to purchase price of **FIVE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$525,000.00)**.. This offer is valid until end of business day, October 19, 2023.

SELLER:


BY: CURTIS ROBB


10-17-2023
DATE


BY: JULIE ROBB

10/17/23
DATE

BUYER:

COUNTY OF MAUI


By: SCOTT K. TERUYA
Its: DIRECTOR OF FINANCE

10/17/23
DATE