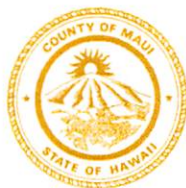


Michael P. Victorino
Mayor

Sananda K. Baz
Managing Director



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

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REFERENCE NO. **BD-BA 21-40**

February 12, 2021

Honorable Michael P. Victorino
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL

Michael P. Victorino 2/12/21
Mayor **Date**

For Transmittal to:

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

Dear Chair Lee and Members:

SUBJECT: AMENDMENT TO APPENDIX A, PART II: SPECIAL PURPOSE REVENUES – SCHEDULE OF REVOLVING/SPECIAL FUNDS FOR FISCAL YEAR 2021 (AFFORDABLE HOUSING FUND, HALE O PIIKEA)

On behalf of the Department of Housing and Concerns, I am transmitting the attached proposed bill entitled “A BILL FOR AN ORDINANCE AMENDING APPENDIX A OF THE FISCAL YEAR 2021 BUDGET FOR THE COUNTY OF MAUI AS IT PERTAINS TO PART II, SPECIAL PURPOSE REVENUES – SCHEDULE OF REVOLVING/SPECIAL FUNDS FOR FISCAL YEAR 2021, AFFORDABLE HOUSING FUND (HALE O PIIKEA).”

The purpose of the proposed bill is to add a proviso under the Affordable Housing Fund for the Hale O Piikea Project (“Project”). The funds will be granted to the Hawaiian Community Development Board for land acquisition, identified as tax map key (2) 3-9-002-076, located at Piikea and Liloa Drive, Kihei, Maui, Hawaii.

The Project is a 90-unit multi-family rental project that will include nine units at or below 30 percent of the Area Median Income (“AMI”), nine units at or


Alice L. Lee, Chair
February 12, 2021
Page 2

below 50 percent AMI, 71 units at or below 60 percent AMI, and one unit for an onsite property manager. The affordability period is 61 years.

The Affordable Housing Committee received a presentation on the Project from representatives of the developer and partners. Committee Report 20-139, states, "Your Committee expressed support for the proposed project and the Developer's request of \$5,768,650 from the Affordable Housing Fund to acquire land for the development of Hale O Pi`ikea."

I respectfully request this matter be expedited for review and action. Thank you for your immediate attention in this matter. Should you have any questions, please contact me at ext. 7212.

Sincerely,



MICHELE M. YOSHIMURA
Budget Director

Attachments

cc: LoriAnn Tsuhako, Department of Housing and Human Concerns

ORDINANCE NO. _____

BILL NO. _____ (2021)

A BILL FOR AN ORDINANCE AMENDING APPENDIX A
OF THE FISCAL YEAR 2021 BUDGET FOR THE COUNTY OF MAUI
AS IT PERTAINS TO PART II, SPECIAL PURPOSE REVENUES –
SCHEDULE OF REVOLVING/SPECIAL FUNDS FOR FISCAL YEAR 2021,
AFFORDABLE HOUSING FUND (HALE O PIIKEA)

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Ordinance No. 5099, Bill No. 64 (2020), Draft 1, as amended, "Fiscal Year 2021 Budget", Appendix A, Part II, Special Purpose Revenues – Schedule of Revolving/Special Funds for Fiscal Year 2021, is hereby amended as it pertains to the Affordable Housing Fund, by adding a proviso for \$5,768,650 for Hale O Piikea, to read as follows:

"II. SPECIAL PURPOSE REVENUES - SCHEDULE OF REVOLVING/SPECIAL FUNDS FOR FISCAL YEAR 2021

	<u>ESTIMATED BALANCE AS OF 6/30/2020</u>	<u>ANTICIPATED REVENUES FOR FY 2021</u>	<u>TOTAL FOR FY 2021</u>
L. Affordable Housing Fund (Section 9-20, Revised Charter of the County of Maui (1983), as amended; Chapter 3.35, Maui County Code)	26,298,355	15,037,010	41,335,365
(1) Up to \$70,000 must be for Administrative Expenses.			
(2) Up to \$2,000,000 must be for planning, design, engineering, construction, and construction related to the Lanai Affordable Housing Project.			
(3) Up to \$4,000,000 must be for Hale Mahaolu for the acquisition of the Lokenani Hale affordable senior rental housing units. The 62 one-bedroom, one-bath units will include four units at or below 30 percent of the AMI, 57 units at or below 50 percent of the AMI, and one unit for an on-site property manager. The affordability period is in perpetuity.			
(4) Up to \$1,508,558 must be for Ikaika Ohana for the acquisition, planning and design, and professional services for the Kaiaulu O Halelea project, TMK: (2) 2-2-024:033, located at Lipoa Parkway, Kihei, Maui,			

Hawaii. The 64-unit multifamily rental project will include 14 units at or below 40 percent of the AMI, 49 units at or below 60 percent of the AMI, and one unit for an on-site property manager. The affordability period is 65 years.

- (5) Up to \$4,300,000 must be for Liloa Senior Housing, LP for the planning, design, and construction for the Liloa Hale project, TMK: (2) 2-2-002:072, located at Welakahao Road, Kihei, Maui, Hawaii. The 150-unit multifamily senior rental project will include 11 units at or below 30 percent of the AMI, 138 units at or below 60 percent of the AMI, and one unit for an on-site property manager. The affordability period is 60 years.
- (6) Up to \$900,000 must be for Aloha House for the acquisition of two separate residential buildings to be used as special needs, long-term housing for substance abuse treatment, to serve 16 individuals at or below 50 percent of the AMI. The affordability period is in perpetuity.
- (7) Up to \$3,000,000 must be for the acquisition and renovation of an existing building and property at 95 South Kane Street, Kahului, Maui, Hawaii, to provide additional shelter beds.
- (8) Up to \$707,258 must be for the acquisition of real property at the Kahoma Residential Subdivision for the residential workforce housing unit buy-back of TMK (2)4-5-037-013, located at 244 Komo Mai Street, Lahaina, HI 96761.
- (9) Provided, that \$5,768,650 shall be for the Hawaiian Community Development Board for land acquisition for the Hale O Piikea project, TMK (2) 3-9-002-076, located at Piikea and Liloa Drive, Kihei, Maui, Hawaii. The 90-unit multi-family rental project will include nine units at or below 30 percent of the AMI, nine units at or below 50 percent of the AMI, 71 units at or below 60 percent of

the AMI and one unit for an on-site property manager. The affordability period is 61 years.

SECTION 2. New material is underscored.

SECTION 3. This Ordinance shall take effect upon its approval.

APPROVED AS TO FORM AND LEGALITY:

/s/Kristina C. Toshikiyo

KRISTINA C. TOSHIKIYO
Deputy Corporation Counsel