

March 12, 2025

MEMO TO: BFED-20(7) File

F R O M: Yuki Lei K. Sugimura, Chair *Yuki Lei K. Sugimura*  
Budget, Finance, and Economic Development Committee

SUBJECT: **TRANSMITTAL OF INFORMATIONAL DOCUMENT RELATING TO  
LAPSED AFFORDABLE HOUSING FUND PROJECTS** (BFED-20(7))

The attached informational document pertains to Item 20(7) on the Committee's agenda.

bfed:ltr:020(7)afile01:kes

Attachment

**RICHARD T. BISSEN, JR.**  
Mayor

**JOSIAH NISHITA**  
Managing Director



**OFFICE OF THE MAYOR**  
COUNTY OF MAUI  
200 SOUTH HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
[www.mauicounty.gov](http://www.mauicounty.gov)

**REFERENCE NO. BD-BA 25-66**

March 3, 2025

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

**APPROVED FOR TRANSMITTAL**

*Richard T. Bissen* 3-3-25  
Mayor Date

For Transmittal to:

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

Dear Chair Lee and Members:

**SUBJECT: AMENDMENTS TO THE FISCAL YEAR 2025 BUDGET  
(APPENDIX A, PART II, AFFORDABLE HOUSING FUND,  
KAIAPULU O NAPILI)**

On behalf of the Department of Housing, I am transmitting a proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING THE FISCAL YEAR 2025 BUDGET FOR THE COUNTY OF MAUI, APPENDIX A, PART II, AFFORDABLE HOUSING FUND, KAIAPULU O NAPILI."

The purpose of the proposed bill is to amend the Fiscal Year 2025 Budget Appendix A, Part II, Special Purpose Revenues – Schedule of Revolving/Special Funds for Fiscal Year 2025, Affordable Housing Fund to increase "Estimated Balance as of 6/30/2024" by \$11,892,593 and add conditional language appropriating \$650,000 for a grant to A0746 Lahaina, L.P. for pre-development costs for the Kaiapulu O Napili Affordable Housing Project located at TMK (2)4-3-001:096.

Alice L. Lee, Chair  
March 3, 2025  
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The Kaiaulu O Napili Affordable Housing Project ("Project") proposes 120 multifamily rental apartments for Maui County residents earning up to 60 percent of the area median income. The pre-development costs will include a traffic impact analysis report, cultural impact assessment, flora and fauna survey, district boundary amendment, and a market study for the application.

The proposed Project will be developed on a 14.99 acre portion of County-owned land located in Napili. A conceptual site plan is attached.

The County has not funded the Project in previous fiscal year budgets.

Additional funds are available because the following project funds were not encumbered or only partially encumbered before June 30, 2024:

- Kuikahi Village Workforce Housing (\$6,000,000)
- Feasibility analysis and planning for development of affordable housing on County-owned parcel in Waikapū (\$1,000,000)
- Master plan and feasibility study for 5th Street in Lānaʻi (\$250,000)
- Haggai Institute (\$3,935,000)\*
- Hawaii Community Development Board for Hale O Piʻikea II (\$637,593)\*\*
- Administrative expenses (\$70,000)

\*\$1,565,000 was encumbered prior to June 30, 2024

\*\*\$1,512,407 was encumbered

Due to the upcoming budget session, the Administration requests direct referral to the Budget, Finance, and Economic Development Committee.

Thank you for your expeditious attention to this matter. Should you have any questions, please contact me at ext. 8239.

Sincerely,



LESLEY MILNER  
Budget Director

Attachments

cc: Richard E. Mitchell, Director of Housing