

AH Committee

From: Alison N. Stewart
Sent: Wednesday, February 10, 2021 12:06 PM
To: AH Committee
Subject: FW: Response to Tasha Kama
Attachments: MT#8792-Kama, Tasha.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

From: Kate Griffiths <Kate.Griffiths@mauicounty.us>
Sent: Wednesday, February 10, 2021 11:23 AM
To: Alison N. Stewart <Alison.Stewart@mauicounty.us>
Subject: Fw: Response to Tasha Kama

Kate Griffiths

Legislative Research & Policy Analyst (EA)

Office of Councilmember Gabe Johnson

Lānaʻi Residency

808.270.8071

Kate.griffiths@mauicounty.us



<http://mauicounty.us/johnson/>

From: Linda Munsell <Linda.Munsell@co.maui.hi.us>
Sent: Wednesday, February 10, 2021 10:55 AM
To: Gabe Johnson <Gabe.Johnson@mauicounty.us>
Cc: Kate Griffiths <Kate.Griffiths@mauicounty.us>
Subject: Response to Tasha Kama

Attached is a letter we sent to CM Kama through the Mayor's office in response to a request for information we received from her last week. I think this information should be at Counsel Services today, and hopefully uploaded to granicus before the meeting. It was emailed to CM Kama and her staff this morning.

The information in her letter is similar to the information you requested as well (our response to you was sent to the

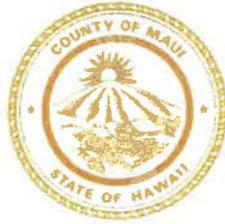
Mayor either late yesterday or first thing this morning). In case that information doesn't reach you in time, I wanted to make sure I brought this information to your attention. The response to you will be structured slightly different, but the data will be the same.

I hope this is helpful. Looking forward to seeing you in committee this afternoon.

MICHAEL P. VICTORINO
Mayor

LORI TSUHAKO
Director

LINDA R. MUNSELL
Deputy Director



**DEPARTMENT OF HOUSING
& HUMAN CONCERNS**
COUNTY OF MAUI
2200 MAIN STREET, SUITE 546
WAILUKU, MAUI, HAWAII 96793
PHONE: (808) 270-7805

February 8, 2021

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

APPROVED FOR TRANSMITTAL

Michael P. Victorino 2/9/21
Mayor Date

For Transmittal to:

Honorable Tasha Kama
Presiding Officer Pro Tempore
Maui County Council
200 S. High Street
Wailuku, Hawaii 96793

Dear Presiding Officer Pro Tempore Kama:

SUBJECT: INFORMATION PRESENTED AT FEBRUARY 1, 2021 AFFORDABLE HOUSING (AH) COMMITTEE MEETING

Thank you for your request for written information pertaining to the oral presentation by Deputy Director Linda Munsell at the February 1, 2021 Affordable Housing Committee Meeting.

Pursuant to your request, information related to AH-15, AMENDMENTS TO SECTION 2.96.030 MAUI COUNTY CODE, RELATING TO WORKFORCE HOUSING PROJECTS DEVELOPED UNDER CHAPTER 201H, HAWAII REVISED STATUTES, is provided below.

201G/201H/2.97 PROJECTS

Attached is a spreadsheet reflecting 201G, 201H, and 2.97 projects documented in our files, which have been passed by the County Council.

For the six 201G projects we found, four (67%) were 100% workforce housing projects. All four of those projects received direct financial assistance from state, federal or county sources which subsidized their construction, in addition to the 201G exemptions they requested. Two of the six 201G projects offered only fifty percent of their units as workforce units. One of those projects was never built.

For the thirteen 201H projects in our files, ten of them (77%) are 100% workforce housing projects. All but two of the projects with 100% workforce units, received direct financial assistance from state, federal or county sources which subsidized their construction, in addition to the 201H exemptions they requested. Of the two projects that did not receive financial assistance, one is complete, and one has not yet started construction. Of the three projects that did not provide 100% workforce units or receive financial assistance, only one has started construction.

Information related to AH-16, EFFECTIVELY PROMOTING THE AVAILABILITY OF AFFORDABLE HOUSING, is provided below.

MULTI-FAMILY UNITS SOLD WITHOUT/WITH DEED RESTRICTION

There are three multi-family for-sale projects for which we have data. Data on one additional project, Pailolo Place, is still pending.

The projects for which we have data include Kalama Kai (40 intended workforce units), Kamalani (170 intended workforce units), and Kahoma Village which is still under construction (122 intended workforce units to date). The information for those units is consolidated below and shows the AMI, the intended number of workforce units in that AMI, the number of those units that were sold at market without deed restriction, the number sold as deed restricted workforce units, and the percentage that were sold as deed restricted workforce units:

INCOME CATEGORY	INTENDED WF UNITS	# SOLD AT MKT	# SOLD AS WF	PERCENT SOLD AS WF
Below Moderate (80-100%)	98	46	52	53%
Moderate (101-120%)	126	95	31	25%
Above Moderate (121-140%)	108	74	34	31%
TOTAL	332	215	117	35%

Overall, only thirty-five percent of the units were sold with deed restrictions.

MULTI-FAMILY SALES PRICES

The average price difference between a deed restricted workforce unit a Kamalani and the market sales price is shown below. Pursuant to MCC 2.96.090.D.4.d, the developer paid to the County Affordable Housing Fund, fifty percent of the difference between the original sales price of the units, and the actual market rate sales price. This equated to \$675,790 for the Kamalani project.

INCOME CATEGORY	AVERAGE PRICE DIFFERENCE
Below Moderate (80-100%)	\$11,405
Moderate (101-120%)	\$8,290
Above Moderate (121-140%)	\$11,113

Honorable Tasha Kama
Presiding Officer Pro Tempore
Maui County Council
February 8, 2021
Page 3 of 3

At Kalama Kai, the difference in price is shown below. Three of the five units sold without a deed restriction were sold at the affordable price. Pursuant to MCC 2.96.090.D.4.d, the developer paid \$48,350 into the County Affordable Housing Fund for the units sold at market.

INCOME CATEGORY	AVERAGE PRICE DIFFERENCE
Below Moderate (80-100%)	\$0
Moderate (101-120%)	\$32,233
Above Moderate (121-140%)	N/A

The department does not yet have sales price information to report for the Kahoma Village project.

Thank you for the opportunity to provide this information. Should you have any questions, please feel free to contact Deputy Director Munsell at Ext. 7805.

Sincerely,



LORI TSUHAKO, LSW, ACSW
Director of Housing and Human Concerns

Attachment

	WF/AFF Units as % of Project	State/County/ Federal Financial Assistance?	Total Units	WFH Units	AMI Project Served Type	
201G PROJECTS						
Front Street Apartments (201G)	100%	YES	142	142	< 60% Rental	4 of 6 projects were 100% (67% of projects)
Hale Mahaolu Ehiku (201G)	100%	YES	112	112	< 60% Rental	1 of the 50% projects was never built
Helani Gardens (201G)	100%	YES	14	14	<80% For Sale	(Hale Mua 466 total/238 WF)
Lokenani Hale (201G)	100%	YES	61	61	<60% Rental	729 Total Units
Waikapu Gardens I (201G)	51%	NO	410	215	2.96 For Sale	544 WFH Units
Hale Mua (never built) (201G)	50%	NO			70-100% For Sale	
TOTAL			739	544		329 Total units if <75% projects removed All units would be workforce units
201H PROJECTS - PASSED						
Hana Affordable (pending)	100%	YES	25	25	2.96 For Sale	10 of 13 projects are 100% (77% of projects)
HM Ewalu (completed)	100%	YES	60	60	< 60% Rental	7 projects haven't broken ground yet
Kahoma Residential (completed)	100%	YES	68	68	2.96 For Sale	
Kahoma Village (under construction)	50%	No	203	122	2.96 For Sale	1912 Total Units
Kaiaulu O Kuku'ia (Keawe St) (pending)	100%	YES	200	200	<60% Rental	1630 WFH Units
Kaiwahine (completed)	100%	YES	120	120	< 60% Rental	
Kenolio Apartments (under construction)	100%	YES	184	184	< 60% Rental	1235 Total units if <75% projects removed
Kula Ridge (pending)	50%	No	116	59	2.96 For Sale	All units would be workforce units
Lanai Affordable (CoM) (pending)	100%	YES	372	372	2.96 Mixed	
Makila Farms (pending)	56%	No	34	19	2.96 For Sale	
Waiale Elua (under construction)	100%	YES	70	70	2.96 For Sale	
Waikapu Ventures (pending)	100%	No	80	80	2.96 For Sale	
Wailuku Apartments (pending)	60%	No	324	195	2.96 Rental	
Waikapu Gardens II (completed)	100%	No	56	56	2.96 For Sale	
TOTAL			1912	1630		
2.97 Projects						
Hale Kaiola	100%	NO	40	40	2.96 For Sale	
Liloa Hale	100%	YES	117	117	<60% Rental	
Hale Pilina (pending approval)	100%	YES	178	178	<60% Rental	
Waiehu AH (HM) (pending approval)	100%	YES	120	120	<60% Rental	
TOTAL			455	455		