

AH Committee

From: Maui_County Council_mailbox
Sent: Monday, January 25, 2021 3:51 PM
To: AH Committee
Subject: FW: MT#8771 Affordable Housing Fund
Attachments: MT#8771-Johnson, Gabe.pdf

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From: Michelle Santos <Michelle.Santos@co.maui.hi.us>
Sent: Monday, January 25, 2021 3:20 PM
To: Gabe Johnson <Gabe.Johnson@mauicounty.us>
Cc: Ailina Laborte <Ailina.Laborte@co.maui.hi.us>; Josiah Nishita <Josiah.K.Nishita@co.maui.hi.us>; Kayla Ueshiro <Kayla.Ueshiro@co.maui.hi.us>; Kimberly Ferguson <Kimberly.Ferguson@co.maui.hi.us>; Linda Munsell <Linda.Munsell@co.maui.hi.us>; LoriAnn Tsuhako <LoriAnn.Tsuhako@co.maui.hi.us>; Sandy Baz <sandy.baz@co.maui.hi.us>; Stacy Takahashi <Stacy.N.Takahashi@co.maui.hi.us>; Tyson Miyake <tyson.miyake@co.maui.hi.us>; Zeke Kalua <Zeke.Kalua@co.maui.hi.us>; Maui_County Council_mailbox <county.council@mauicounty.us>
Subject: MT#8771 Affordable Housing Fund

The original is being placed in the Council Services mailbox.

Mahalo,
Michelle

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Michelle L. Santos

Office Operations Assistant

Office of the Mayor

County of Maui

200 S. High Street 9th Floor

Wailuku, HI 96793

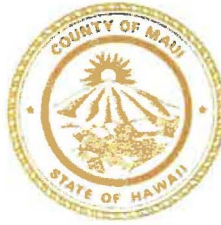
phone: (808) 270-7855

fax: (808) 270-7870

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

January 22, 2021

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

APPROVED FOR TRANSMITTAL

Michael P. Victorino 1/25/21

Mayor Date

For Transmittal to:

Honorable Gabe Johnson, Chair
Affordable Housing Committee
Maui County Council
200 South High Street
Wailuku, HI 96793

Dear Chair Johnson:

SUBJECT: AFFORDABLE HOUSING FUND (AH-33)

Pursuant to Section 3.35.080, Maui County Code, we are transmitting the Department of Housing and Human Concerns' 2021 Affordable Housing Fund Annual Plan for consideration by the Maui County Council.

According to the Budget Office, an estimated total of \$15,037,010 has been appropriated for Fiscal Year 2021.

Public Notice for the Affordable Housing Fund Program's 2021 Proposal Application Workshop was published in the Maui News on August 05, 2020. The Workshop was conducted by the Department of Housing and Human Concerns (Department) on August 19, 2020, with 15 applicant representatives in attendance. The application period was August 17, 2020 to September 18, 2020.

The Department received six (6) project proposals. All received proposals were reviewed and evaluated by a three (3) person selection committee. Based on review and

evaluation by the selection committee, the following proposed projects are being recommended:

1. Hale o Piikea II – Hawaiian Community Development Board
2. Kaiaulu o Halelea Phase 1B – Ikaika Ohana
3. Waiehu Apartments – Highridge Costa Development, LLC
4. Na Hale o Maui Affordable Housing in Perpetuity – Na Hale o Maui
5. Hale Pilina – Catholic Charities Housing Development Corporation

The Department is also recommending funding for the following:

1. Administrative Expenses for the Program
2. Workforce Housing Buybacks

The following project proposal will not be recommended for funding at this time:

1. Wailuku Mission Housing – EAH Housing

Attached is a brief description of each project, as well as the recommended funding amounts, for the Committee's review. Please note that the recommended projects will be submitted with the Mayor's FY 2022 Budget. The Department hopes to have the opportunity to present these projects to the Affordable Housing Committee prior to the budget sessions.

Thank you for your attention to this matter. Should you have any questions or require additional information, please feel free to contact me at Ext. 7805.

Sincerely,



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

Attachment

xc: Sananda K. Baz, Managing Director
Scott K. Teruya, Director of Finance
Michele M. Yoshimura, Budget Director
Housing Division

FY 2021 AFFORDABLE HOUSING FUND PLAN RECCOMENDATIONS

| | Project and Description | Amount |
|---|---|-------------|
| 1 | <p>Hawaiian Community Development Board – Hale o Piikea II Funds will be utilized for land acquisition or new construction for a 96 unit senior rental project: 10 units at or below 30% AMI, 19 units at or below 50% AMI, and 68 units at or below 60% AMI. The affordability period is 61 years. TMK: (2)3-9-002:76 Location: Piikea Ave/Liloa Drive in Kihei</p> | \$4,665,660 |
| 2 | <p>Ikaika Ohana – Kaiaulu o Halelea Phase 1B Funds will be utilized for land acquisition, planning and design, new construction, and reimbursement of entitlement work done by the land’s sellers for a 56 unit multifamily rental project, 6 units at or below 30% AMI, 6 units at or below 40% AMI, 43 units at or below 60% AMI, and 1 unit for an onsite property manager. The affordability period is 65 years. TMK: (2)2-2-024:033 Location: Lipoa Parkway in Kihei</p> | \$3,025,442 |
| 3 | <p>Highridge Costa Development, LLC – Waiehu Apartments Funds will be utilized for planning and design, and new construction for a 120 unit multifamily rental project, 7 units at or below 30% AMI, 112 units at or below 60% AMI, and 1 unit for an onsite property manager. The affordability period is 60 years. TMK: (2)3-3-001:106 Location: Kahekili Hwy in Waiehu</p> | \$6,000,000 |
| 4 | <p>Na Hale o Maui – Na Hale o Maui Affordable Housing in Perpetuity Funds will be utilized for land acquisition, foreclosed/abandoned building acquisition, rehabilitation, and new construction for 6 for-sale single family homes, 3 units at or below 100% AMI and 3 units at or below 120% AMI. The affordability period is in perpetuity. TMK: N/A, properties not yet identified Location: South, central, and upcountry Maui</p> | \$2,000,000 |
| 5 | <p>Catholic Charities Housing Development Corporation – Hale Pilina Funds will be utilized for planning and design of 179 unit multifamily rental project, 18 units at or below 30% AMI, 18 units at or below 50% AMI, 142 units at or below 60% AMI, and 1 unit for an onsite property manager. The affordability period is 61 years. TMK: (2)3-7-013:026 Location: Puunene Avenue in Kahului</p> | \$660,000 |