

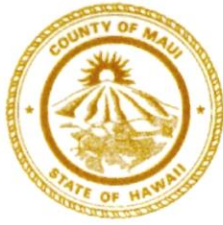
BFED Committee

From: Michelle L. Santos <Michelle.Santos@co.maui.hi.us>
Sent: Tuesday, April 1, 2025 10:13 AM
To: BFED Committee
Cc: Cynthia E. Sasada; Erin A. Wade; Josiah K. Nishita; Keli P. Nahooikaika; Amanda M. Martin; Richard E. Mitchell; Saumalu Mataafa
Subject: MT#11028 Bill 33
Attachments: MT#11028-BFED Committee.pdf

RICHARD T. BISSEN, JR.
Mayor

RICHARD E. MITCHELL, ESQ.
Director

SAUMALU MATA'AVA
Deputy Director



DEPARTMENT OF HOUSING
COUNTY OF MAUI
2065 MAIN STREET, SUITE 108
WAILUKU, MAUI, HAWAII 96793
PHONE: (808) 270-7351
FAX: (808) 270-6284

March 27, 2025

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

APPROVED FOR TRANSMITTAL

Mayor 4-1-25
Date

For transmittal to:

Honorable Yuki Lei K. Sugimura, Chair
Budget, Finance, and Economic Development Committee
Maui County Council
Wailuku, Hawaii 96793

Dear Chair Sugimura:

**SUBJECT: BILL 33 (2025), AMENDING THE FISCAL YEAR 2025
BUDGET: APPENDIX A, PART II, AFFORDABLE HOUSING
FUND, KAIAULU O NĀPILI (BFED-30)**

The Department of Housing (Department) is in receipt of the Budget, Finance, and Economic Development (BFED) Committee's letter dated March 18, 2025, concerning the above-referenced subject matter. Both the BFED Committee's questions and the Department's responses are noted below:

1. A breakdown of the \$650,000 in pre-development costs for the Kaiaulu o Nāpili project, by expense and cost basis.

- \$39,500 - Traffic Impact Analysis Report.
- \$4,690.80 - State Historic Preservation District Consultation.
- \$5,929.26 - Archaeological Monitoring Plan.

- d. \$35,204.88 - \$57,068.42 - Archaeological Inventory Survey.
- e. \$39,111 - Cultural Impact Assessment.
- f. \$15,070 - Flora and Fauna Survey.
- g. \$146,600 - Civil Engineering.
- h. \$297,475 - Environmental Assessment; Chapter 201H, HRS, District Boundary Amendment, and Community Outreach.

2. The project's procurement process and compliance with County, State, and Federal requirements for use of Affordable Housing Funds.

The project is required to comply with all relevant County, State, and Federal requirements. If Bill 33 (2025) is adopted by the Council, the Department will encumber the funds in Fiscal Year 2025 and execute a grant agreement with the project developer to fund the pre-development costs.

3. Should any of the proposed studies, permits, or assessments funded by Bill 33 become outdated before the project advances, will updates be required; and if so, what would be the estimated cost?

It is not possible to provide an updated cost estimate without understanding how the project will change. Substantial deviations from the proposed project plans may require additional pre-development work.

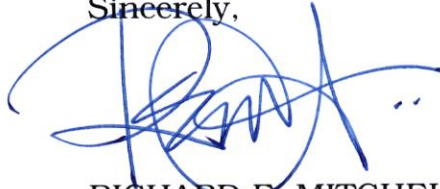
4. Please explain the plan for using a portion of the parcel purchased with Open Space Funds for the Kaiulu o Nāpili project, including the intent to subdivide the parcel, ensure compliance with Open Space Fund requirements, and possible reimbursement to the Open Space Fund.

The project proposes to build 120 multi-family rental units on a 14.99-acre portion of a larger fifty-acre parcel in Napili, Maui. The portion being considered for housing development will need to be subdivided.

The Department will work closely with the Budget Office and Department of Finance to ensure the Open Space Fund requirements are fulfilled.

Should you have any questions, please contact me or the Department at (808) 270-7110 or email me at director.housing@co.maui.hi.us.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. Mitchell', with a large circular flourish on the left side and a horizontal line extending to the right.

RICHARD E. MITCHELL, ESQ.
Director of Housing