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**COUNTY COUNCIL**  
COUNTY OF MAUI  
200 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
[www.MauiCounty.us](http://www.MauiCounty.us)

March 29, 2026

Mr. Richard E. Mitchell, Director  
Department of Housing  
County of Maui  
Wailuku, Hawaii 96793

Dear Mr. Mitchell:

**SUBJECT: PROPOSED FISCAL YEAR 2027 BUDGET FOR THE  
COUNTY OF MAUI (BFED-1) (HO-2)**

May I please request you be prepared to answer the following questions at the Council's Budget, Finance, Economic Development Committee meeting of **April 6, 2026**.<sup>\*</sup> This will enable the Committee to comprehensively review the FY 2027 Budget.

May I further request that, after approval by the Office of the Mayor, you transmit your responses to [bfed.committee@mauicounty.us](mailto:bfed.committee@mauicounty.us) by 4:30 p.m. on **April 4, 2026**. *\*Date subject to change without notice.*

**Overall**

1. In FY 2026, the Department's mission was "To provide access to safe and long-term affordable housing options that improve the quality of life of County residents and build environmentally responsible, sustainable, and culturally sensitive communities." Why does the Department's mission in FY 2027 no longer include "safe"? (Page 345, Program Budget) (TP)
2. Why are "An affordable, healthy, and thriving community" and "A prepared, safe, and livable community" Countywide Outcomes no longer supported by the Department? (Page 345, Program Budget) (TP)

3. Does the County Housing Program Division track deed restriction time frames and affordable housing resales? Please explain. (Page 346, Program Budget) (TP)
4. Relating to the County Housing Program Division, Goal #1: (Page 353, Program Budget)
  - a. For item 1, what are the top three criteria the Department considers when evaluating what affordable housing projects to fund? (SS)
  - b. For item 2, does the Department have any plans to acquire West Maui Apartment District properties affected by Ordinance 5909 (2025) for use as affordable housing rentals? Could those properties be purchased with Bond funds? (GJ) (SS)
  - c. For item 3, why is the Division estimating the percentage of first-time home buyers who purchase a home to decrease for FY 2027? (SS)
5. Does the Department support establishing County-owned rental housing for Housing Choice Voucher recipients? If so, how does the Department propose to establish this, and how will the Department measure success? (Page 354, Program Budget) (SS)
6. Would a County-owned rental housing project qualify for project-based vouchers? Please explain. (Page 354, Program Budget) (SS)
7. Does the Department support implementing a rental cap? If so, will the Department introduce legislation to establish the cap? If the cap is established, how will the Department measure its success? (SS)
8. As it relates to the Federal Housing Program Division, Goal #5, item 1, would the County collaborate with nonprofits like the Maui Housing Hui that provide landlord-tenant rights workshops? Please explain. (Page 355, Program Budget) (SS)
9. As it relates to the Housing and Community Development Division, Goal #1, item 2, will the Department collaborate with other Departments to establish an inventory of County-owned property that could be used for non-vehicular habitation by our houseless community? Please explain. (Page 356, Program Budget) (SS)

10. Did the Department negotiate a larger award amount for the loss of Komohana Hale and Lahaina Crossroads? What is the current reconstruction start date and timeline for each? (TP)
11. What is the status of the Kuikahi Village project? (TP)
12. What is the status of the Permanently Affordable Rental Housing Unit Strategy? (TP)

**Salaries and Wages (Category “A”)**

1. What are the job duties of the Program Specialist III DHHL Liaison? (Page 359, Program Budget) (SS)
2. Would the Department support having a Houseless Liaison to coordinate with the Department of Human Concerns on constructing new shelters? Please explain. (Page 359, Program Budget) (SS)
3. How and why are positions being reallocated and converted to exempt positions? Does this require union consultation and approval? Please explain. (Pages 10-3 and 10-5, Budget Details) (TC)
4. Several Department positions have had title changes. Please explain why each changed. (Pages 10-3, 10-4, and 10-5, Budget Details) (TP)
5. Can the expansion positions be hired under the Governor’s most recent emergency proclamation on affordable housing? (Pages 359 and 364, Program Budget) (TP)
6. Relating to P-00760 Housing Public Information Officer: (Page 10-4, Budget Details) (YLS)
  - a. Who is currently responsible for the Department’s public communications?
  - b. How many public communications does the Department issue per week? Provide examples of the types of communications issued.

7. Relating to P-00761 Housing Program Grants Manager: (Page 10-4, Budget Details) (YLS)
  - a. Who currently manages the Department's grants?
  - b. Would the position administer all grants received and issued by the Department? Provide examples of the types of grants this position would administer.
  - c. How many grants does the Department manage per FY?
8. How does Executive Order 2025-02 provide authority for salary increases? (Page 10-5, Budget Details) (TC)

**Operations and Equipment (Category "B")**

1. Please explain the \$1.4 million increase in Special Projects. (Page 348, Program Budget) (NUH)
2. Relating to Professional Services, Index Code 924001B, provide a copy of the scope of work for the administrative costs for parcel development. (Page 10-8, Budget Details) (TC)
3. Relating to Professional Services, Index Code 924002B: (Page 10-8, Budget Details) (YLS)
  - a. Provide a breakdown of how the Department will expend the funds.
  - b. Why does the Department need human resources consultant services?
  - c. What renovations would be procured for 2065 Main Street, Suite 108?
  - d. The \$250,000 base appropriation is for administrative services for Department operations and studies. What studies have been done and will be done with the existing appropriation?

4. As it relates to Contractual Service, Index Code 924003B: (Page 10-9, Budget Details) (YLS)
  - a. What is the status of the Ohana Zone contract? What was the contract amount? Can the \$2,000,000 Ohana Zone – Kahului Affordable Housing for Houseless Families grant award be used for the same purpose? Please explain. (Page 365, Program Budget)
  - b. Is there any revenue offset for the expenditures for Maui County housing projects, including the Huliau Apartments? If yes, what is the revenue amount? If no, explain why and what happens to the rent collected.
  - c. Who provides property management for the Huliau Apartments?
5. Relating to the Affordable Rental Housing Program, Index Code 924005B: (Page 10-11, Budget Details; Page 362, Program Budget)
  - a. What existing programs does this fund? (YLS)
  - b. For each program that received funding in FY 2026: (GJ)
    - i. How much funding did the program receive and what was it spent on?
    - ii. How many applicants did the program receive, and how many of those applicants received funding or assistance?
    - iii. What was the average and median amount of monthly assistance given to each of the program's participants, and what was the average and median length of time the assistance was given?
    - iv. What are common reasons for the program denying applications?
  - c. What additional programs and participants will this support in FY 2027? (TC) (YLS)

- d. What programs, if any, will be discontinued? (TC)
  - e. How were the programs that will receive funds in FY 2027 selected? (GJ)
  - f. What guidelines, requirements, and restrictions must participants in each program meet? Are these the same for each program? If not, please provide the requirements for programs funded in the past as well as the programs selected for FY 2027. (GJ)
6. Why are Maui Economic Opportunity, Inc.'s Waitlist and Women's Reintegration Program not funded as line items in FY 2027? (Program Budget, Page 362) (ALL)
  7. Relating to the Hale Mahaolu for Homeowners and Housing Counseling Program: (Page 362, Program Budget) (ALL)
    - a. Does the Program align with the Department's affordable housing and recovery priorities?
    - b. Why is the Program receiving \$210,000? Did it request more funding? If it did, why is it not receiving the full requested amount?

#### **Appendix A, Part I**

1. Relating to the Community Development Block Grant (CDBG) Program, provide a list of the projects and programs proposed for funding for FY 2027, including the amount for each project or program. (Page 41, Budget Bill, Appendix A, Part I) (YLS)
2. Is the Department aware that the Department of Planning has budgeted \$300,000 for County-initiated land use entitlements to support housing and economic development? Will the Department collaborate with the Department of Planning on this project? (Page 655, Program Budget) (TP)
3. Does the Department have a list of all properties accepting HUD vouchers? If so, please provide a copy. (Page 365, Program Budget) (SS)

4. Would the Department consider providing workshops for landlords on the benefits of accepting HUD vouchers? (Page 365, Program Budget) (SS)
5. Why is the Department not anticipating any funding for HUD Emergency Housing Vouchers in FY 2027? (Page 365, Program Budget) (TP)
6. Are there any concerns regarding Section 8 Housing vouchers being cut or reduced under the Federal Administration? If they are cut or reduced, how will the Department mitigate the impact? (Page 365, Program Budget) (NUH)
7. Would the Department support the County acquiring property and building housing for houseless veterans? Please explain. (Page 366, Program Budget) (SS)

#### **Appendix A, Part II**

1. Relating to the Affordable Housing Fund: (Page 10-17, Budget Details; Page 47, Budget Bill, Appendix A, Part II)
  - a. For the projects funded in FY 2026, how many have broken ground, received permits, or been completed? Please include the unit count per project. (ALL)
  - b. For FY 2026 projects that are behind schedule, why is each delayed and how will the delay be addressed in FY 2027? (ALL)
  - c. What is the Estimated Balance as of 6/30/2026 attributed to? Provide the breakdown by project. (YLS)
  - d. Why is the \$1,000,000 appropriation for the Kihei Police Station pre-development costs included? How does this project qualify for funding from the Affordable Housing Fund? (TC)
2. What is the status of the Experimental and Demonstration Housing Projects Fund? Is the Department considering projects that could use this Fund? If so, what are they? (Page 51, Budget Bill, Appendix A, Part II) (TP)

3. Relating to the Housing Program Revolving Fund: (Page 10-18, Budget Details)
  - a. What is the total amount expended to date for FY 2026? (YLS)
  - b. How many First-Time Homebuyers Program grants have been issued to date for FY 2026 and what is the total dollar amount of those grants? (YLS)
  - c. How many First-Time Homebuyers Program participants are anticipated in FY 2027? What are the challenges in distributing the funding, and what positions or budgetary adjustments could address them? (GJ)
  - d. How many 'Ohana Assistance Program grants have been issued for FY 2026 and what is the total dollar amount of those grants? (ALL) (YLS)
  - e. How many 'Ohana Assistance Program grants will your Department be able to administer in FY 2027? Should more funding be appropriated so your Department can disburse more grants? If so, how much? (GJ) (ALL)
  - f. What are the challenges in distributing 'Ohana Assistance Program grants, and what positions or budgetary adjustments could address them? (GJ)
4. Relating to the Housing Interim Financing and Buy-Back Revolving Fund, has the Department worked with the Department of the Corporation Counsel and the Budget Office to submit a resolution to transfer funds relating to the Special Management Area Permit issued to Seibu Hawaii for the Makena Resort's unfulfilled employee housing obligation in Central Maui and Kihei, in light of the resort's sale? (Page 54, Budget Bill, Appendix A, Part II) (TP)

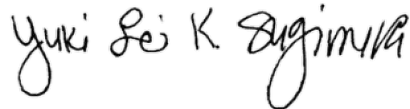
May I also request that you restate each question followed by your corresponding response. Include any attachments or exhibits. Please ensure your response is clear and legible by using a minimum 12-point font throughout so Committee members and the public can easily read the document once it is posted.

Mr. Richard E. Mitchell  
March 29, 2026  
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To ensure efficient processing, please duplicate the coding in the subject line for easy reference.

Thank you for your attention to this request. Should you have any questions, please contact me or the Committee staff (Kirsten Szabo at ext. 7662, James Krueger at ext. 7761, Jarret Pascual at ext. 7141, Clarissa MacDonald at ext. 7135, or Pauline Martins at ext. 8039).

Sincerely,

A handwritten signature in black ink that reads "Yuki Lei K. Sugimura". The signature is written in a cursive, flowing style.

YUKI LEI K. SUGIMURA, Chair  
Budget, Finance, and Economic  
Development Committee

bfed:2027bgt:260328aho01:jgk

cc: Mayor Richard T. Bissen, Jr.  
Budget Director

## BFED Committee

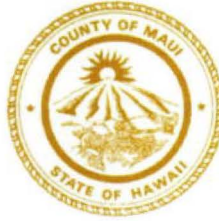
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**From:** BFED Committee  
**Sent:** Sunday, March 29, 2026 10:54 AM  
**To:** 'Richard E. Mitchell'  
**Cc:** 'Michelle Santos'; 'Zeke Kalua'; 'Lesley Milner'; Saumalu Mataafa;  
'Amanda.M.Martin@co.maui.hi.us'; 'Jill.Peterson@co.maui.hi.us'; Kristina Cabbat;  
Tiare P. Horner; Shirley Blackburn; Janina Agapay  
**Subject:** PROPOSED FISCAL YEAR 2027 BUDGET FOR THE COUNTY OF MAUI (BFED-1)  
(HO-02)  
**Attachments:** 260328aho01 (HO-02).pdf  
**Importance:** High

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


**RICHARD E. MITCHELL, ESQ.**  
Director

**SAUMALU MATA'AFU**  
Deputy Director

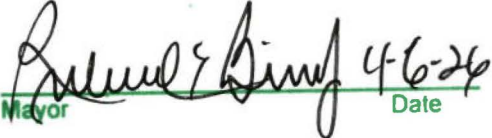


**DEPARTMENT OF HOUSING**  
COUNTY OF MAUI  
2065 MAIN STREET, SUITE 108  
WAILUKU, MAUI, HAWAI'I 96793  
PHONE: (808) 270-7351  
FAX: (808) 270-6284

April 2, 2026

Honorable Richard T. Bissen, Jr.  
Mayor, County of Maui  
200 South High Street  
Wailuku, Hawai'i 96793

APPROVED FOR TRANSMITTAL

  
Mayor Date

For transmittal to:

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

Dear Chair Sugimura:

**SUBJECT: PROPOSED FISCAL YEAR 2027 BUDGET FOR THE  
COUNTY OF MAUI (BFED-1) (HO-2)**

The Department of Housing (Department) is in receipt of the Budget, Finance, and Economic Development (BFED) Committee's letter sent on Sunday, March 29, 2026, and requested a response by Saturday, April 4, 2026. Both the BFED Committee's questions and the Department's responses follow:

**Overall**

- 1. In FY 2026, the Department's mission was "To provide access to safe and long-term affordable housing options that improve the quality of life of County residents and build environmentally responsible, sustainable, and culturally sensitive communities." Why does the Department's mission in FY 2027 no longer include "safe"? (Page 345, Program Budget) (TP)**

The County's plan review and permitting process through the Department of Public Works ensures each project proponent's compliance with building, electrical, plumbing, and other relevant sections of the County Code pertaining to health and safety. In addition, the Department is required to ensure that its federally funding programs comply with various federal health and safety requirements.

In accordance with Chapter 20 of the Charter of the County of Maui (1983), as amended (Charter), the Department must develop and support comprehensive efforts to create housing that residents can afford and attain, seek opportunities to develop financing that will underwrite the cost of housing, focus County resources to promote viable alternative forms of housing, and coordinate County housing programs. The Department's mission has been harmonized with its Charter mandate.

2. **Why are “An affordable, healthy, and thriving community” and “A prepared, safe, and livable community” Countywide Outcomes no longer supported by the Department?** (Page 345, Program Budget) (TP)

The Department is supportive of the work of all County departments and offices, including the Department of Parks and Recreation, Office of Economic Development, Department of Environmental Management, Fire and Public Safety, Department of Human Concerns, Department of Planning, etc. The collective work of all County departments is essential to achieving the broad objective of affordable, healthy, thriving, safe, and livable communities. These objectives cannot be reasonably achieved by one department. The Department's objectives have been streamlined to focus on the body of work within its control – providing the broadest array of affordable housing options for our community.

3. **Does the County Housing Program Division track deed restriction time frames and affordable housing resales? Please explain.** (Page 346, Program Budget) (TP)

The County Housing Program Division has recently implemented an internal deed-restriction property tracker to monitor properties subject to deed restrictions. This system identifies each property, its original and current owners, and the applicable restriction terms. It is used to track compliance timelines and to facilitate the buy-back process when homeowners choose to sell their deed-restricted properties.

Homeowners are required to notify the Department of their intent to sell a deed-restricted property. If a homeowner fails to do so, the restriction will be identified during escrow, and both the seller and prospective buyer will be notified. The sale cannot proceed until the homeowner has formally notified the Department and complied with all applicable requirements.

**4. Relating to the County Housing Program Division, Goal #1:** (Page 353, Program Budget)

**a. For item 1, what are the top three criteria the Department considers when evaluating what affordable housing projects to fund?** (SS)

The Department evaluated FY 2027 Affordable Housing Project proposals using several key criteria. Primary considerations included project readiness, the amount of leveraged funding, demonstrated community need, and the developer's experience. Additional factors included the extent to which proposed projects serve households earning between 80 and 120 percent of the Area Median Income (AMI) and whether the project is being developed on County-owned property.

**b. For item 2, does the Department have any plans to acquire West Maui Apartment District properties affected by Ordinance 5909 (2025) for use as affordable housing rentals? Could those properties be purchased with Bond funds?** (GJ) (SS)

At this time, there are no plans to acquire West Maui Apartment District properties affected by Ordinance 5909 (2025) for use as affordable housing rentals.

However, the Department is exploring potential adjustments to the First-Time Home Buyers Program to better serve these properties. Additionally, the Department is considering expanding the Voluntary Deed Restriction Program into a countywide initiative to support and broaden residential property ownership opportunities in these areas.

The Department would defer to the Department of Finance, on whether the property could be purchased using bond funds.

- c. **For item 3, why is the Division estimating the percentage of first-time home buyers who purchase a home to decrease for FY 2027?** (SS)

Under the First-Time Home Buyers Program, the Department invites three applicants at a time from the waitlist to participate in active property closings.

Historically, only one-third of invited participants meet all program requirements and are able to close on a home with funds from the First-Time Homebuyers Program. This attrition rate is reflected in the FY 2027 estimates referenced in Item 3.

The Department is currently evaluating the program from a holistic perspective to identify opportunities for expansion and improved outcomes. One option under consideration is the creation of two separate waitlists: one that maintains the existing eligibility criteria, and another tailored for first-time home buyers purchasing workforce housing properties.

5. **Does the Department support establishing County-owned rental housing for Housing Choice Voucher recipients? If so, how does the Department propose to establish this, and how will the Department measure success?** (Page 354, Program Budget) (SS)

The Department supports exploring County-owned rental housing for Housing Choice Voucher (HCV) recipients as part of a broader effort to expand affordable housing opportunities. Federal regulations do not allow HCV assistance to be used in public housing units, which are properties owned and operated by a public housing authority and funded through separate federal subsidies. However, if a property is owned by the County but is not operated as public housing and is not receiving public housing operating or capital funds, it may be eligible to participate in the HCV program, provided all applicable program requirements are met.

The Department would pursue this approach through the use of Project-Based Vouchers (PBV), partnerships with nonprofit and private developers, and a combination of funding sources which may include HOME Investments Partnerships (HOME) Program, National Housing Trust Fund (HTF) Program, and Low-Income Housing Tax Credits.

Success would be measured by the number of units made available to voucher holders, lease-up rates, and duration of tenancy. The Department will also ensure that these efforts remain financially sustainable and operationally feasible.

**6. Would a County-owned rental housing project qualify for project-based vouchers? Please explain.** (Page 354, Program Budget) (SS)

A County-owned rental housing project may qualify for PBVs, provided it meets applicable federal requirements.

Under the U.S. Department of Housing and Urban Development (HUD) regulations, PBV assistance cannot be provided to public housing units. However, if a County-owned property is not classified as public housing and is not receiving public housing operating or capital funds, it may be eligible to receive PBV assistance.

When the County serves as both the property owner and administering agency, additional requirements apply, including the use of an independent entity to ensure proper oversight and avoid conflicts of interest.

PBVs may be used as a tool to support the development or preservation of affordable housing by providing a stable source of rental assistance tied to specific units. This can help increase housing opportunities for voucher holders.

Overall, County-owned rental housing can be a viable option for PBV assistance when structured in compliance with federal requirements and aligned with the Department's housing goals.

**7. Does the Department support implementing a rental cap? If so, will the Department introduce legislation to establish the cap? If the cap is established, how will the Department measure its success?** (SS)

Projects and units that fall under Chapter 2.96, Maui County Code (MCC), must follow the Department's rental guidelines.

The Department is open to reviewing and commenting on any rental cap legislation proposed by the Council. Absent legislation, it would be premature to comment on success measures.

- 8. As it relates to the Federal Housing Program Division, Goal #5, item 1, would the County collaborate with nonprofits like the Maui Housing Hui that provide landlord-tenant rights workshops? Please explain.** (Page 355, Program Budget)

The Department is open to collaborating with nonprofit organizations such as Maui Housing Hui. Promoting and referring tenants to landlord-tenant rights workshops coordinated by nonprofits align with the County's objective and obligation to affirmatively further fair housing. These workshops serve as an important outreach activity by providing education on fair housing laws, as well as tenant and landlord rights and responsibilities.

The County's collaboration with nonprofit organizations has proven to be an effective approach in the administration of County programs and services.

- 9. As it relates to the Housing and Community Development Division, Goal #1, item 2, will the Department collaborate with other Departments to establish an inventory of County-owned property that could be used for non-vehicular habitation by our houseless community? Please explain.** (Page 356, Program Budget) (SS)

The Department is open to collaborating with other Departments to establish an inventory of County-owned property that could be used for non-vehicular habitation by our houseless community. However, the Department would follow the Department of Human Concerns lead to guiding those efforts.

- 10. Did the Department negotiate a larger award amount for the loss of Komohana Hale and Lahaina Crossroads? What is the current reconstruction start date and timeline for each?** (TP)

The Department is in the process of negotiating a larger award amount for the loss of Komohana Hale Apartments and Lahaina Crossroads with FEMA due to cost-escalating factors. The Department's goal is to transfer the housing capacity originally associated with the Lahaina Crossroads project to Komohana Hale Apartments.

The Lahaina Crossroads property was located within the Special Management Area and will not be rebuilt due to its location and associated land-use constraints. The County intends to apply the eligible FEMA funding associated with Lahaina Crossroads toward

the consolidated housing redevelopment at the Komohana Hale Apartments rebuild site.

The Department recently commissioned a site assessment and concept plan for the Komohana Hale Apartments rebuild. The scope of services will kick-off in April 2026 and is anticipated to be completed in about one year. The Department anticipates issuing a design-build request for proposals in FY 2027 and starting construction of Komohana Hale Apartments in FY 2028.

**11. What is the status of the Kuikahi Village project? (TP)**

The Kuikahi Project has submitted an Affordable Housing Fund request in FY 2027 to create 102 for-sale residential units. Their proposal represents a shift in previous project plans. The Developer will need to submit its plans to amend its land-use entitlements approved by the Council.

**12. What is the status of the Permanently Affordable Rental Housing Unit Strategy? (TP)**

The Permanently Affordable Rental Housing Unit Strategy (PARUS) received an appropriation of \$1,015,000 in FY 2026. A grant agreement for the project was routed for execution in March 2026.

**Salaries and Wages (Category "A")**

**1. What are the job duties of the Program Specialist III DHHL Liaison? (Page 359, Program Budget) (SS)**

Please see Attachment 1 to review the DHHL Liaison's current job duties.

**2. Would the Department support having a Houseless Liaison to coordinate with the Department of Human Concerns on constructing new shelters? Please explain. (Page 359, Program Budget) (SS)**

The Department supports the Department of Human Concerns function of implementing "programs and services for senior citizens, youth, the economically challenged, and homelessness," given to it under the Charter.

On March 20, 2026, the Council approved Resolution 26-39, which appointed Maggie Willis as the Director of Human Concerns. The

Department has confidence in Director Willis' background and experience to implement and lead programs and projects relating to houselessness.

At this time the Department is not supportive of including a Houseless Liaison in its budget. However, the Department is committed to continuing its support and collaboration with the Department of Human Concerns, as the lead, on matters relating to houselessness.

**3. How and why are positions being reallocated and converted to exempt positions? Does this require union consultation and approval? Please explain.** (Pages 10-3 and 10-5, Budget Details) (TC)

Vacant positions in the Department are being converted from civil service to exempt under Section 76-77(14), Hawai'i Revised Statutes. By converting positions from civil service to exempt the Department:

- Reduces the time to onboard new employees
- Gains the ability to authorize competitive salaries and qualify candidates

The conversion of vacant positions from civil service to exempt do not require union consultation and approval.

**4. Several Department positions have had title changes. Please explain why each changed.** (Pages 10-3, 10-4, and 10-5, Budget Details) (TP)

The process of converting civil service positions to exempt requires a change in the positions' class code. The exempt position cannot share the same job title as its civil service counterpart.

**5. Can the expansion positions be hired under the Governor's most recent emergency proclamation on affordable housing?** (Pages 359 and 364, Program Budget) (TP)

Expansion positions under the Department of Housing can be hired under the authority of the Governor's Emergency Proclamation.

**6. Relating to P-00760 Housing Public Information Officer:** (Page 10-4, Budget Details) (YLS)

**a. Who is currently responsible for the Department's public communications?**

The Department's Director and Deputy are currently responsible for researching, validating, and providing information relating to its public communications. In addition, the Department's administrators and staff both research and aggregate information relating to those communications.

**b. How many public communications does the Department issue per week? Provide examples of the types of communications issued.**

On average the Department handles the following number of general and miscellaneous communications per week:

- Responses to calls and emails for information: 85
- Press releases: four to six per month

On average, the Department receives five press inquiries a month.

The Department also processes about five revisions to its website a month.

The Department also receives about two to three Uniform Information Practices Act requests a month.

In addition, the Department regularly provides information concerning the status of housing projects to the Mayor's communications team and the Office of Managing Director.

Finally, work related to updating, populating, and expanding the Department's Housing Dashboard is being handled by a division administrator.

The Housing Public Information Officer will ultimately be responsible for being the lead on the work noted above, creating digital media campaigns and managing social media accounts for the Department, which are newly proposed functions that are not currently being handled by the Department.

**7. Relating to P-00761 Housing Program Grants Manager:** (Page 10-4, Budget Details) (YLS)

**a. Who currently manages the Department's grants?**

The County Housing Programs Division (CHPD) Administrator currently oversees grants in the CHPD.

**b. Would the position administer all grants received and issued by the Department? Provide examples of the types of grants this position would administer.**

The Housing Program Grants Manager will not manage all grants received and issued by the Department.

The Housing Program Grants Manager will oversee the grants application process, grants management process, and grants specialists under the CHPD. The position's oversight includes the following programs:

- Affordable Housing Fund
- First-Time Homebuyers Program
- Ohana Assistance Program
- Voluntary Deed Restriction Program
- Rental Assistance Program
- Housing Counseling and Homeownership Program

The position will provide additional quality control under the supervision of the CHPD Administrator.

**c. How many grants does the Department manage per FY?**

The Department allows two years' performance period in its executed grants, with an option to extend. This means the Department is not only managing grants from the current fiscal year but in most cases grants from prior fiscal years.

For example, the Affordable Housing Fund appropriations over the past three fiscal cycles included:

- 11 projects in FY 2024
- 8 projects in FY 2025
- 15 projects in FY 2026

The Department also oversees twenty individual grant agreements for the Ohana Assistance Program, and five individual grants under the First-Time Homebuyers Program.

The Department anticipates issuing five individual grants under the Voluntary Deed Restriction Program.

The Department executed four program grants to entities for the Rental Assistance Program, and one program grant under the Housing Counseling and Homeownership Program.

**8. How does Executive Order 2025-02 provide authority for salary increases?** (Page 10-5, Budget Details) (TC)

Executive Order 2025-02 provides adjustments and benefit considerations for employees who fall under the Excluded Managerial Compensation Plan (EMCP).

The Department has two civil service employees who fall under the Excluded Managerial category. Executive Order 2025-02 provides the Department with guidelines on annual salary increases through the end of Fiscal Year 2028.

The Department follows the salary increases for its two employees under EMCP, and as outlined in Executive Order 2025-02.

**Operations and Equipment (Category “B”)**

**1. Please explain the \$1.4 million increase in Special Projects.** (Page 348, Program Budget) (NUH)

The increase is attributable to the following grant revenue projects:

- Congressionally Directed Spending Projects
  - Maluaka Affordable Housing: \$250,000
  - Kaiaulu O Lanai: \$1.2 million
- Family Self Sufficiency Coordinator Program: \$50,000

The Department also expects to receive \$85,000 in project income from the Family Self-Sufficiency Program.

**2. Relating to Professional Services, Index Code 924001B, provide a copy of the scope of work for the administrative costs for parcel development.** (Page 10-8, Budget Details) (TC)

The Department has issued a Select Notice and Application for the Experimental and Demonstration Housing Projects Program focused on developing three county-owned parcels with affordable housing. The parcels will need at a minimum, a site assessment, market study, entitlements, ALTA survey, and coordination with other County Departments.

**3. Relating to Professional Services, Index Code 924002B:** (Page 10-8, Budget Details) (YLS)

**a. Provide a breakdown of how the Department will expend the funds.**

The Department plans to contract for the following professional services:

- Web-based application services for the Department's grant programs
- Renovation of office space at 2065 Main Street, Wailuku
- Investigative services
- Shredding services
- Water services
- Human Resources consultant services
- Legal services to update Administrative Rules

**b. Why does the Department need human resources consultant services?**

The Department's pre-existing job descriptions, in some instances, are decades old, and need a comprehensive review and revision to reflect the Department's singular focus on housing. The descriptions were created at a time when the positions were in the Department of Housing and Human Concerns and are noticeably drafted with the social services work in mind. The ability to hire a consultant to focus on reviewing, editing, and harmonizing position descriptions is essential to efforts to standing up the Department as a standalone entity.

**c. What renovations would be procured for 2065 Main Street, Suite 108?**

The Department will be replacing the flooring at its 2065 Main Street, Suite 108 office.

- d. **The \$250,000 base appropriation is for administrative services for Department operations and studies. What studies have been done and will be done with the existing appropriation?**

The Department plans to use this funding to assist with a portion of fair market rental surveys, annual audits, county's portion to statewide housing studies.

4. **As it relates to Contractual Service, Index Code 924003B:** (Page 10-9, Budget Details) (YLS)

- a. **What is the status of the Ohana Zone contract? What was the contract amount? Can the \$2,000,000 Ohana Zone – Kahului Affordable Housing for Houseless Families grant award be used for the same purpose? Please explain.** (Page 365, Program Budget)

The Department has been in negotiations with the State and has secured a two-year no-cost extension of the program, extending the end date from June 30, 2026, to June 30, 2028. The extension is currently being routed for execution. The 'Ohana Zones contract includes specific eligibility requirements regarding which entities and properties may receive support. Once the extension is fully executed, the Department can further engage with the State to explore these considerations.

- b. **Is there any revenue offset for the expenditures for Maui County housing projects, including the Huliau Apartments? If yes, what is the revenue amount? If no, explain why and what happens to the rent collected.**

Revenue generated from rent collected at these properties is generally used to support ongoing maintenance and repairs. Property managers have reported that significant repairs are often necessary when residents vacate their units. To ensure oversight and accountability, monthly and quarterly financial reports are submitted to the Department.

- c. **Who provides property management for the Huliau Apartments?**

Currently the Huliau Apartments are being managed by Hale Mahaolu.

**5. Relating to the Affordable Rental Housing Program, Index Code 924005B:** (Page 10-11, Budget Details; Page 362, Program Budget)

a. **What existing programs does this fund?** (YLS)

The County currently funds the Rental Assistance Program administered by Maui Economic Opportunity, Inc., Ka Hale A Ke Ola, Family Life Center, and Women Helping Women. In FY 2027, five entities are proposed to be funded under this index code, two of which have not received previous county funding.

b. **For each program that received funding in FY 2026:** (GJ)

**How much funding did the program receive and what was it spent on?**

The Rental Assistance Program funding is used to provide emergency rental assistance to households at risk of homelessness. A total of \$3,000,000 was allocated to this program.

i. **How many applicants did the program receive, and how many of those applicants received funding or assistance?**

The second quarter reporting shows 231 households were assisted through this program. The Department expects to receive the third quarter report by the end of April, which will include updated numbers.

ii. **What was the average and median amount of monthly assistance given to each of the program's participants, and what was the average and median length of time the assistance was given?**

The second quarter reporting shows the average length of time assistance was provided was six months. The average amount of monthly assistance provided was roughly \$1400.

iii. **What are common reasons for the program denying applications?**

The program is designed to promote long-term sustainability. Applications may be denied if an individual does not demonstrate initiative toward achieving self-sufficiency or if the housing they intend to move into is not financially sustainable based on current household income. Another common reason for denial is if the applicant has received assistance through the program within the past twelve months.

c. **What additional programs and participants will this support in FY 2027?** (TC) (YLS)

The two new entities included in the FY2027 budget are anticipated to serve fire-survivor households transitioning out of FEMA assistance and have been working with this population for the last two years.

d. **What programs, if any, will be discontinued?** (TC)

One of the previously funded agencies (KHAKO) has chosen not to apply for FY2027 funding to administer the Rental Assistance Fund.

e. **How were the programs that will receive funds in FY 2027 selected?** (GJ)

A solicitation for proposals was issued in July 2025, and the submitted applications were evaluated by a review panel, which provided recommendations. Key considerations included the populations served and the proposed execution plan.

f. **What guidelines, requirements, and restrictions must participants in each program meet? Are these the same for each program? If not, please provide the requirements for programs funded in the past as well as the programs selected for FY 2027.** (GJ)

The Rental Assistance Program has established guidelines that all participating agencies currently follow. The Department is considering amending these guidelines to account for population, agency and current social economic specific factors, ensuring that each agency has the capacity to uphold the program's objectives while allowing for reasonable accommodations.

**6. Why are Maui Economic Opportunity, Inc.'s Waitlist and Women's Reintegration Program not funded as line items in FY 2027?** (Program Budget, Page 362) (ALL)

The Waitlist Program for Maui Economic Opportunity, Inc. (MEO) has been consolidated in the Department's budget under 924005B for FY 2027. The total amount requested and recommended by the Department was \$1,399,500.

MEO has also applied for funding with the Department of Human Concerns for the Women's Reintegration Program in FY 2027 because the program provides support for services beyond housing. These services include childcare, workforce development, and educational subsidies.

**7. Relating to the Hale Mahaolu for Homeowners and Housing Counseling Program:** (Page 362, Program Budget) (ALL)

**a. Does the Program align with the Department's affordable housing and recovery priorities?**

Yes, the Homeowners and Housing Counseling Program aligns with affordable housing and recovery priorities, as its counseling sessions are designed to assist individuals seeking to purchase a home. The program provides an overview of the homebuying process and includes a review of participants' budgeting and long-term financial sustainability plans.

**b. Why is the Program receiving \$210,000? Did it request more funding? If it did, why is it not receiving the full requested amount?**

The recommended allocation of \$210,000, compared to the requested \$300,000, is based on several factors. While the program aligns with established housing priorities, the proposal currently measures success through outputs (i.e., activities conducted by the grantee) rather than outcomes (i.e., the results of those activities and the changes achieved).

Additionally, the projected number of unduplicated households to be served is significantly lower than in previous years, despite the current funding request.

In consideration of rising costs, an additional \$20,000 was added to the program's current budget.

**Appendix A, Part I**

1. **Relating to the Community Development Block Grant (CDBG) Program, provide a list of the projects and programs proposed for funding for FY 2027, including the amount for each project or program.** (Page 41, Budget Bill, Appendix A, Part I) (YLS)

For the Federal Program Year 2026, which aligns closely with the County's FY 2027, the Community Development Block Grant (CDBG) Program proposed funding for the following projects:

1. Project Vision – Case Management Services – \$76,000
2. County of Maui, Department of Environmental Management – Hana Landfill Wheeled Loader (35,000-pound) – \$425,000
3. County of Maui, Department of Housing – Na Hale Kupuna Operations – \$100,000
4. Ka Hale A Ke Ola (KHAKO) – Renewal Project Phase 3, Building 3 – \$910,418

In addition, \$377,854 (20 percent of the total grant allocation) is reserved for CDBG Program administration, in accordance with HUD requirements.

2. **Is the Department aware that the Department of Planning has budgeted \$300,000 for County-initiated land use entitlements to support housing and economic development? Will the Department collaborate with the Department of Planning on this project?** (Page 655, Program Budget) (TP)

In November 2025, the Department began discussions with the Department of Planning to entitle county-owned land. The proposed funding will be used to initiate land use entitlement changes on the County's Wells Street park in Wailuku to allow it to be developed as affordable housing.

3. **Does the Department have a list of all properties accepting HUD vouchers? If so, please provide a copy.** (Page 365, Program Budget) (SS)

The Department does not maintain a comprehensive or fixed list of all properties accepting Housing Choice Vouchers, as participation in the program is voluntary and may vary by landlord and unit

availability. Landlords may choose whether to accept vouchers at the time a unit becomes available, and this can change over time.

From time to time, landlords contact the Department to indicate that they have units available for rent to HCV participants. The Department maintains a listing of these available units and provides this information to voucher holders upon request to assist in their housing search.

Applicants are also provided with a general listing of property management companies and landlords who have previously participated in the HCV program to assist in their housing search. However, inclusion on this list does not guarantee current availability or participation. Voucher holders are responsible for identifying suitable units and landlords willing to participate in the program, and the Department provides guidance and support throughout the housing search process.

The Department's most current listing of available units, along with a general list of property management companies and landlords who have previously participated in the program, are included for reference (Attachments 2 and 3).

4. **Would the Department consider providing workshops for landlords on the benefits of accepting HUD vouchers?** (Page 365, Program Budget) (SS)

Yes, the Department supports providing workshops for landlords on the benefits of accepting Housing Choice Vouchers, as resources and time permit. These workshops can serve as an effective way to educate landlords on program requirements, the leasing process, and the benefits of participation, including reliable rental payments and ongoing support from the Department.

The Department would look to offer these workshops, where there is a demonstrated need, as part of its broader landlord outreach efforts, including coordination with community partners where appropriate. These efforts support the Department's goal of expanding landlord participation and increasing housing opportunities for voucher holders.

5. **Why is the Department not anticipating any funding for HUD Emergency Housing Vouchers in FY 2027?** (Page 365, Program Budget) (TP)

The Department is not anticipating additional funding for the Emergency Housing Voucher (EHV) program in Fiscal Year 2027 because the program was established as a one-time federal allocation under the American Rescue Plan and is not expected to receive ongoing appropriations.

The EHV program was authorized by Congress in response to the COVID-19 pandemic to provide targeted assistance to vulnerable populations, including individuals experiencing homelessness or at risk of homelessness. Funding for EHV, including both housing assistance payments and administrative fees, was provided through this initial allocation.

While the program was originally expected to extend through 2030, HUD announced in March 2025 that higher-than-anticipated rental costs have resulted in funds being utilized more quickly than projected, with many public housing authorities expected to fully expend their allocations by mid- to late-2026. As a result, no additional funding is anticipated for FY 2027.

The Department continues to administer its existing EHV allocation and utilize available funds to support eligible households. The Department is also in the process of transitioning EHV participants to the regular HCV program to ensure continuity of assistance.

**6. Are there any concerns regarding Section 8 Housing vouchers being cut or reduced under the Federal Administration? If they are cut or reduced, how will the Department mitigate the impact?** (Page 365, Program Budget) (NUH)

At this time, federal funding levels for the HCV program are anticipated to remain consistent with current levels, and the Department has not received any formal notification of reductions. The Department continues to monitor federal guidance and funding announcements to assess any potential impacts to the program.

If federal funding were reduced or not received, the Department would evaluate and implement a combination of measures, which may include utilizing available program reserves and adjusting program operations, including managing leasing levels and pacing voucher issuance, to continue to provide assistance to the greatest number of households possible.

The Department remains committed to maintaining housing stability for current participants and will take appropriate steps to

mitigate impacts while ensuring compliance with federal requirements.

- 7. Would the Department support the County acquiring property and building housing for houseless veterans? Please explain.**  
(Page 366, Program Budget) (SS)

Yes, the Department would support the County acquiring property and building housing for houseless veterans. The Department would lean on the expertise of the Department of Human Concerns to lead this initiative.

**Appendix A, Part II**

- 1. Relating to the Affordable Housing Fund:** (Page 10-17, Budget Details; Page 47, Budget Bill, Appendix A, Part II)

- a. For the projects funded in FY 2026, how many have broken ground, received permits, or been completed? Please include the unit count per project.** (ALL)

See Attachment 4.

- b. For FY 2026 projects that are behind schedule, why is each delayed and how will the delay be addressed in FY 2027?** (ALL)

See Attachment 4.

- c. What is the Estimated Balance as of 6/30/2026 attributed to? Provide the breakdown by project.** (YLS)

The Budget Office will provide updated balances for all revolving funds.

- d. Why is the \$1,000,000 appropriation for the Kihei Police Station pre-development costs included? How does this project qualify for funding from the Affordable Housing Fund?** (TC)

The Department plans to entitle County-owned parcels to develop affordable and workforce housing projects. The Kihei Police Station parcel, among other county-owned parcels, is being highly considered for affordable housing development.

Section 3.35.040(C), MCC, allows the Affordable Housing Fund to be used for pre-development costs.

2. **What is the status of the Experimental and Demonstration Housing Projects Fund? Is the Department considering projects that could use this Fund? If so, what are they?** (Page 51, Budget Bill, Appendix A, Part II) (TP)

The Department has issued a Select Notice and Application for the Experimental and Demonstration Housing (EDH) Projects Fund with the goal to develop three select County-owned parcels with affordable housing as listed below. A pre-bid meeting is scheduled for April 1, 2026 and applications are due April 30, 2026.

The three parcels selected are:

- Wells St. Park parcel- tax map key (TMK): (3)4-0-080:200000
- Paia Soccer Field parcel- TMK: (2)5-0-050:600000 (por.)
- Wailea Fire Station parcel- TMK: (3)9-0-380:260000 (por.)

Additional details about the Select Notice and Application can be found on the Department's website.

3. **Relating to the Housing Program Revolving Fund:** (Page 10-18, Budget Details)

- a. **What is the total amount expended to date for FY 2026?** (YLS)

The total amount expended in FY 2026 is \$90,000.

- b. **How many First-Time Homebuyers Program grants have been issued to date for FY 2026 and what is the total dollar amount of those grants?** (YLS)

In FY 2026, three First-Time Homebuyers Program grants have been awarded at \$30,000 each, for a total of \$90,000.

- c. **How many First-Time Homebuyers Program participants are anticipated in FY 2027? What are the challenges in distributing the funding, and what positions or budgetary adjustments could address them?** (GJ)

The current client waitlist dates back to 2020, and as potential participants are contacted, their eligibility must be reassessed.

Many applicants on the waitlist may no longer meet current eligibility criteria after several years. Additionally, the program imposes a ninety-day timeframe for participants to close on a home, which is challenging unless an individual is already in the process of purchasing. Prospective homebuyers seeking residential workforce housing must also meet additional requirements, making it difficult to comply with the timeline as they are at the whim of the development project, even with allowable extensions.

Furthermore, the \$30,000 assistance is no longer as impactful as it was in 2020, leading some eligible applicants to opt out of participation. Increasing the allotment to \$100,000, in alignment with other programs, could improve participation rates and accelerate the expenditure of funds.

- d. How many ‘Ohana Assistance Program grants have been issued for FY 2026 and what is the total dollar amount of those grants? (ALL) (YLS)**

To date seven agreements have been executed. The remaining thirteen agreements are in circulation for signature. Each grant is valued at \$100,000, for a total allocation of \$2,000,000.

- e. How many ‘Ohana Assistance Program grants will your Department be able to administer in FY 2027? Should more funding be appropriated so your Department can disburse more grants? If so, how much? (GJ) (ALL)**

The program anticipates having the capacity to administer the twenty grants in FY27. The Department has proposed an additional \$2 million be added to the Homeowner Programs Revolving Fund in FY 2027.

- f. What are the challenges in distributing ‘Ohana Assistance Program grants, and what positions or budgetary adjustments could address them? (GJ)**

The distribution of the ‘Ohana Assistance Program grants faced initial delays due to the need to finalize multiple draft

versions of grant and lien documents and coordinate across departments. Collaboration with other departments was essential to ensure that financial and legal accountability measures were properly established, which required additional time before services could be delivered. With agreements now beginning to be executed, the Department is well-positioned to address programmatic needs for the upcoming year and implement a more coordinated and efficient process.

4. **Relating to the Housing Interim Financing and Buy-Back Revolving Fund, has the Department worked with the Department of the Corporation Counsel and the Budget Office to submit a resolution to transfer funds relating to the Special Management Area Permit issued to Seibu Hawaii for the Makena Resort's unfulfilled employee housing obligation in Central Maui and Kihei, in light of the resort's sale?** (Page 54, Budget Bill, Appendix A, Part II) (TP)

The Department is currently working with the Budget Office to reconcile the use of the funds.

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](mailto:director.housing@co.maui.hi.us).

Sincerely,

*Richard E. Mitchell*

RICHARD E. MITCHELL, ESQ.  
Director of Housing

Attachments (4)

Cc: Lesley Milner, Budget Director  
Saumalu Mata'afa, Deputy Director of Housing  
Cassi Yamashita, County Housing Programs Division Administrator  
Gail Rumbaoa, Federal Housing Programs Division Administrator  
Alicia Mazingo, Housing and Community Development Division Administrator

**DEPARTMENT OF HOUSING  
HOUSING AND COMMUNITY DEVELOPMENT DIVISION  
PROGRAM SPECIALIST III - DEPARTMENT OF HAWAIIAN HOME LANDS  
LIAISON (P-33549)**

**Duties of Position**

Under the general supervision of the Department of Housing's (Department) Housing and Community Development Administrator (Administrator), the subject position serves as a recognized expert and authoritative reference source with all matters related to the County of Maui (County) involving the Department of Hawaiian Home Lands (DHHL) in regards to housing development in the County.

1. The DHHL Liaison is directly responsible for advocating for the County on all housing matters involving the DHHL to troubleshoot and resolve issues, and for achieving timely delivery of DHHL projects.

(a)(b) 60%

  - a. Advocates for the County with the DHHL to assist DHHL with understanding the rationale of County code requirements.
  - b. Advocates for the DHHL with County departments that are directly involved in the review of proposed homestead developments.
  - c. Keeps abreast of homestead development projects progress.
  - d. Identifies and resolves any challenges that may affect the progress and timely delivery DHHL projects.
  - e. Analyzes County processes in the review of homestead developments and implements process improvements to reduce the timeline for the delivery of DHHL projects.
  - f. Analyzes the DHHL processes for homestead developments and proposes improvements to facilitate delivery of DHHL projects.
  - g. Formulates, documents and implements standards, policies, procedures and guidelines governing the County's responsibility and involvement in DHHL projects to ensure efficient, effective and compatible use of resources in support of DHHL.
  - h. Provides overall guidance and direction to the Mayor and the Director of Housing to effectively accomplish the goals and objectives of the County regarding DHHL projects and housing development in the County.
  - i. Identifies and seeks opportunities to create affordable housing opportunities for residents with the DHHL for the County.
  - j. Develops immediate and long-range goals and strategies to improve on the timeliness in the delivery of DHHL projects for the County.
2. The DHHL Liaison shall have and maintain a continuous awareness of the DHHL policies, programs and activities, and their implications with



## **LIST OF LANDLORDS WHO MAY HAVE AVAILABLE UNITS FOR LEASE**

The following is a partial list of landlords who are participating in the Section 8 Program (or have participated in the past) by renting units to program participants.

The list is by no means all-inclusive as the majority of our present and past landlords are/were single unit owners. The list below consists mainly of agents who handle rental units for various owners.

AREA CODE = 808 for ALL of Hawaii

### **MAUI**

Destinations Maui Realty LLC	879-0080
Emerald Club Realty, Inc.	242-6629
Equity One Real Estate, Ltd.	572-6406
Halelea	419-6023
Hale Mahaolu	872-4100
Hale Makana O Waiale	242-7600
Home Managers LLC	986-8118
Ihu Properties LLC	280-0344
Imi Ikena Apartments	439-6276
Kahului Town Terrace	439-6273
Kaiwahine Village	419-6023
Kaulana Mahina	500-5299
Kenolio Apartments	762-2028
Kokua Realty, LLC	877-9000
Kukuia	419-6023
Kupuohi	829-1426
Lower Main Properties, LLC	268-1138
Maui Realty Company	244-9036
Maui Tropical Realty	870-5821
Millennial Realty	573-6090
Shore to Shore Realty, Inc	244-7142
Tri-Isle Realty	

### **MOLOKAI**

Maunaloa Housing LLC	552-2391
Molokai Realty LLC	553-4444
Molokai Properties Limited	552-2391
Tropical Island Properties	553-3666

**Appendix A, Part II**

**1. Relating to the Affordable Hosing Fund:**

- a. For the projects funded in FY26, how many have broken ground, received permits, or been completed? Please include unit count per project.**
- b. For FY26 projects that are behind schedule, why is each delayed and how will the delay be addressed in FY27?**

	<b>Broken Ground</b>	<b>Permits Received</b>	<b>Complete</b>	<b>Unit Count</b>	<b>Reasons for Delay</b>	<b>Notes</b>
Hale O Piikea I	x	x	x	89		
Hale O Piikea II	x	x		96		On Track
Hale O Piikea III	x	x	x	35		
PARUS	NA			6		Acquisition Program
Kehalani Affordable Apartments Project				35		Currently securing permits, pending execution of RWHA (in draft with CC)
Kaiaulu O Lana'i Project				72		Recently secured ground lease.
Emergency Shelter Bldg Rehab-KHAKO	NA			64		NA
Kaiahale 'o Kahiluhilu (Phase 1)				197	Permits pending RWHA and AHF agreement execution. (In draft with CC)	Amendments to AHF agreement requested by grantee.
Kaiahale 'o Kahiluhilu (Phase 2)				106	Permits pending RWHA and AHF	Amendments to AHF agreement

					agreement execution. (In draft with CC)	requested by grantee.
Arc of Maui	NA			20		NA
Kaiaulu O Napili				120		Recently secured ground lease.
Kilohana Makai	x	x	x	28		On Track
Fairways at Maui Lani	x	x		7		On Track
Mokuhau Subdivision-Buy Back	NA			1	Currently with CC and Finance to execute closing on property.	
Lipoa Apartments	x	x		175		On Track
Kukulu Hale Acquisition	NA			1		
<b>TOTAL</b>				<b>1052</b>		

## BFED Committee

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**From:** Janina E. Agapay <Janina.E.Agapay@co.maui.hi.us>  
**Sent:** Monday, April 6, 2026 11:14 AM  
**To:** BFED Committee  
**Cc:** Lesley J. Milner; Tiare P. Horner; Richard E. Mitchell; Saumalu Mataafa; Amanda M. Martin; Cassiopia L. Yamashita; Alicia Mazingo  
**Subject:** (BFED-1)(HO-02)  
**Attachments:** (BFED-1)(HO-02).pdf

Aloha,

Please see attached correspondence.

Mahalo,

***Janina Agapay***

County of Maui | Budget Office

Phone: (808) 270-7836

Email: [Janina.E.Agapay@co.maui.hi.us](mailto:Janina.E.Agapay@co.maui.hi.us)