

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
September 22, 2022

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

APPROVED FOR TRANSMITTAL

Michael P. Victorino 9/24/22
Mayor Date

For Transmittal to:

Honorable Tamara Paltin, Chair
Planning and Sustainable Land Use Committee
Maui County Council
200 South High Street
Wailuku, Hawaii 96793

Dear Chair Paltin:

SUBJECT: ANNUAL COMPLIANCE REPORT ON THE CONDITIONS OF ZONING FOR KAMALANI SUBDIVISION IN KIHEI (ORDINANCE 4146) (PSLU-54(8))

Thank you for your September 12, 2022 letter requesting information related to the above subject. The Department's responses are provided below.

1. Please confirm the status of compliance with the County's Residential Workforce Housing Policy.

The Kamalani Housing Project is in compliance with their Residential Workforce Housing requirements.

2. Please provide the following:

a. The number and type of housing units constructed and sold as affordable units, including the timeline for completion.

All 170 units built in the initial increment are multifamily workforce units. Sales took place starting in 2017, continued through 2018 with final sales completed in 2019.

b. The applicable Area Median Income brackets for the affordable units.

The applicable Area Median Income (AMI) brackets are as follows:

- 56 units, income category 80-100% AMI
- 80 units, income category 101-120% AMI
- 34 units, income category 121-140% AMI

c. The number of affordable units converted to market rate, if any.

A total of 140 units converted to market rate sales. As a result, the developer paid \$675,790 into the Affordable Housing Fund pursuant to MCC 2.96.

The Developer would have received 55 credits if they sold all 170 workforce units to workforce Buyers. However, since this did not occur, the Department did not issue any credits to the Developer

d. Whether the County has had the opportunity to purchase any of the affordable units.

At the time Kamalani was being marketed, MCC 2.96 did not give the County the opportunity to purchase unsold units from the developer.

However, in 2021, the County did receive one request to sell a deed restricted unit in the project. The County did not purchase that unit; instead the unit was sold to another workforce qualified buyer with a deed restriction.

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

Sincerely,



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

xc: Housing Division

PSLU Committee

From: Michelle Santos <Michelle.Santos@co.maui.hi.us>
Sent: Tuesday, September 27, 2022 10:00 AM
To: PSLU Committee
Cc: Josiah Nishita; Kayla Ueshiro; Kimberly Ferguson; Linda Munsell; LoriAnn Tsuhako; Michele Yoshimura; Sandy Baz; Stacy Takahashi; Tyson Miyake; Zeke Kalua
Subject: MT#9889 Annual Compliance Report on the Conditions of Zoning for Kamalani Subdivision in Kihei
Attachments: MT#9889-PSLU Committee.pdf

NOTE: PLEASE DO NOT FORWARD MY EMAIL TO ANYONE OUTSIDE OF THE COUNTY OF MAUI. YOU MAY CLICK ON THE ATTACHMENT ITSELF AND CREATE YOUR OWN EMAIL TO FORWARD THE DOCUMENT TO ANOTHER PERSON OUTSIDE OF THE COUNTY.

Michelle L. Santos

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