

February 19, 2026

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MEMO TO: BFED-20(26) File

F R O M: Yuki Lei K. Sugimura, Chair *Yuki Lei K. Sugimura*  
Budget, Finance, and Economic Development Committee

SUBJECT: **TRANSMITTAL OF INFORMATIONAL DOCUMENT RELATING TO  
DISCUSSION ON BILL 34 (2026), AMENDING FISCAL YEAR 2026  
BUDGET: AFFORDABLE HOUSING FUND REPAYMENT TO  
KAMALANI VENTURES LLC (BFED-20(26))**

The attached informational documents pertain to Item 20(26) on the Committee's agenda.

bfed:ltr:020(26)afile01:kes

Attachments

ORDINANCE NO. \_\_\_\_\_

BILL NO. 34 (2026)

A BILL FOR AN ORDINANCE AMENDING THE FISCAL YEAR 2026 BUDGET, APPENDIX A, PART II, AFFORDABLE HOUSING FUND, ADDING CONDITIONAL LANGUAGE FOR REPAYMENT OF KAMALANI VENTURES LLC

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Ordinance 5816, as amended, "Fiscal Year 2026 Budget," Appendix A, Part II, Special Purpose Revenues – Schedule of Revolving/Special Funds for Fiscal Year 2026, Affordable Housing Fund, is amended to add conditional language for the repayment of Kamalani Ventures LLC, to read as follows:

	<u>ESTIMATED BALANCE AS OF 6/30/2025</u>	<u>ANTICIPATED REVENUES FOR FY 2026</u>	<u>TOTAL FOR FY 2026</u>
L. Affordable Housing Fund (Section 9-20, Revised Charter of the County of Maui (1983), as amended; Chapter 3.35, Maui County Code)	10,992,593	46,959,284	57,951,877"

(1) Up to \$70,000 must be for Administrative expenses.

(2) Up to \$681,425 must be for a grant to Hawaiian Community Development Board for on-site improvements and off-site infrastructure for Hale O Pi'ikea I Project, located in Kīhei, Maui, Hawai'i. The project will include nine (9) units at or below thirty (30) percent of the area median income ("AMI"), nine (9) units at or below fifty (50) percent of the AMI, and seventy-one (71) units at or below sixty (60) percent of the AMI.

TMK: (2) 3-9-002-076-0001.

- (3) Up to \$1,472,074 must be for a grant to Hawaiian Community Development Board for on-site improvements and off-site infrastructure for Hale O Pi'ikea II Project located in Kīhei, Maui, Hawai'i. The project will include ten (10) units at or below thirty (30) percent of the AMI, ten (10) units at or below fifty (50) percent of the AMI, and seventy-six (76) units at or below sixty (60) percent of the AMI. TMK: (2)3-9-002-076-0003.
- (4) Up to \$1,379,037 must be for a grant to Hawaiian Community Development Board for Hale O Pi'ikea III located in Kīhei, Maui, Hawai'i. The project will include four (4) units at or below thirty (30) percent of the AMI, four (4) units at or below forty (40) percent of the AMI, and twenty-seven (27) units at or below sixty (60) percent of the AMI. TMK: (2) 3- 9-002-076-004.
- (5) Up to \$1,015,000 must be for a grant to Homestead Community Development Corporation for the permanently Affordable Rental Housing Unit Strategy with proposed units located in Kīhei and Wailuku, Maui, Hawai'i. The project will include three (3) units at or below eighty (80) percent of the AMI, and three (3) units at or below 120 percent of the AMI.
- (6) Up to \$3,500,000 must be for a loan to Kehalani Affordable LLC., for the Kehalani Apartments Project located in Wailuku, Maui, Hawai'i. The project will include three (3) units at or below thirty (30) percent of the AMI, eight (8) units at or below fifty (50) percent of the AMI, and twenty-four (24) units at or below sixty (60) percent of the AMI. TMK: (2) 3-5-001-063-0006.

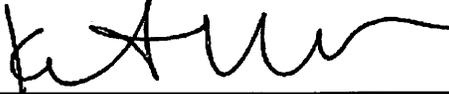
- (7) Up to \$7,200,000 must be for a loan to A0745 Lanai, L.P., for the Kaiāulu O Lāna'i Project located in Lāna'i City, Lāna'i, Hawai'i. The project will include eight (8) units at or below thirty (30) percent of the AMI, eight (8) units at or below forty (40) percent of the AMI, and fifty-two (52) units at or below sixty (60) percent of the AMI. TMK: (2) 4-9-002-058.
- (8) Up to \$226,211 must be for a grant to Ka Hale A Ke Ola Homeless Resource Centers, Inc. for the Emergency Shelter Buildings Rehabilitation Project [in] located in Wailuku, Maui, Hawai'i. The project will rehabilitate seventy-two (72) units at or below fifty (50) percent of the AMI. TMK: (2) 3-8-046-033.
- (9) Up to \$5,000,000 must be for a grant to Hui Kauhale, Inc. for the Kaiahale 'o Kahiluhilu (Phase I) located in Kahului, Maui, Hawai'i. The project will include ten (10) units at or below 30 percent of the AMI, fifty-five (55) units at or below fifty (50) percent of the AMI, and 131 units at or below sixty (60) percent of the AMI. TMK: (2) 3-7-004-003 (portion).
- (10) Up to \$5,000,000 must be for a grant to Hui Kauhale, Inc. for the Kaiahale 'o Kahiluhilu (Phase II) located in Kahului, Maui, Hawai'i. The project will include seven (7) units at or below thirty (30) percent of the AMI, twenty-eight (28) units at or below fifty (50) percent of the AMI, and seventy (70) units at or below sixty (60) percent of the AMI. TMK: (2) 3-7-004-003 (portion).

- (11) Up to \$651,245 must be for a grant to Arc of Maui County for plumbing and window rehabilitation of four (4) group homes for the adults with special needs. Twenty (20) units are at or below 140 percent of the AMI.
- (12) Up to \$2,000,000 must be for a grant to A0746 Lahaina, L.P. for the Kaiāulu o Nāpili Project located in Nāpili, Maui, Hawai'i for the planning, design, and new construction. The project will include fourteen (14) units at or below thirty (30) percent of the AMI, fourteen (14) units at or below forty (40) percent of the AMI, and eighty-six (86) units at or below sixty (60) percent of the AMI. TMK: (2) 4-3-001-096.
- (13) Up to \$3,500,000 must be for a grant to Housing and Land Enterprise of Maui, dba Na Hale O Maui for the NHOM Fairways at Maui Lani for planning, design, and new construction of seven (7) single family homes between eighty (80) to 140 percent of the AMI.
- (14) Up to \$500,000 must be for water use development fees for the Kilohana Makai Workforce Housing Project located in Kīhei, Maui, Hawai'i. TMK (2) 3-9-004:141.
- (15) Up to \$500,000 must be for the buyback of a Mokuhaul Subdivision property. TMK (2) 3-4-033:093
- (16) Up to \$25,000,000 must be for a grant to Lipoa Apartments for an affordable rental housing development in Kīhei.
- (17) Up to \$234,050 must be for repayment to Kamalani Ventures LLC due to an overpayment under Section 2.96.090(D)(4), Maui County Code.

SECTION 2. New material is underscored.

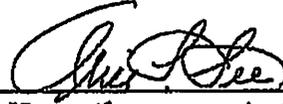
SECTION 3. This Ordinance takes effect on approval.

APPROVED AS TO FORM AND LEGALITY:

A handwritten signature in black ink, appearing to read 'K. M. Wrigglesworth', written over a horizontal line.

KRISTIE M. WRIGGLESWORTH  
Deputy Corporation Counsel

INTRODUCED BY:

A handwritten signature in cursive script, appearing to read "Mrs. P. Lee". The signature is written in black ink and is positioned above a horizontal line.

Upon the request of the Mayor.

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

**JOSIAH NISHITA**  
Managing Director



**OFFICE OF THE MAYOR**  
COUNTY OF MAUI  
200 SOUTH HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
[www.mauicounty.gov](http://www.mauicounty.gov)

RECEIVED  
2026 FEB 11 AM 10:19  
OFFICE OF THE  
COUNTY CLERK

REFERENCE NO. **BD-BA 26-72**

February 11, 2026

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

APPROVED FOR TRANSMITTAL

  
Mayor Date 2-11-26

For Transmittal to:

Honorable Alice L. Lee, Chair  
and Members of the Maui County Council  
200 South High Street  
Wailuku, Hawaii 96793

Dear Chair Lee and Members:

**SUBJECT: AMENDMENTS TO THE FISCAL YEAR 2026 BUDGET  
(APPENDIX A, PART II, AFFORDABLE HOUSING FUND,  
ADDING CONDITIONAL LANGUAGE FOR REPAYMENT OF  
KAMALANI VENTURES LLC)**

On behalf of the Department of Housing, I am transmitting a proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING THE FISCAL YEAR 2026 BUDGET, APPENDIX A, PART II, AFFORDABLE HOUSING FUND, ADDING CONDITIONAL LANGUAGE FOR REPAYMENT OF KAMALANI VENTURES LLC."

The purpose of the proposed bill is to amend the Fiscal Year 2026 Budget, Appendix A, Part II, Special Purpose Revenues – Schedule of Revolving/Special Funds for Fiscal Year 2026, Affordable Housing Fund, is amended to add conditional language for the repayment of Kamalani Ventures LLC.

In 2018 and 2019, Kamalani Ventures LLC paid the County \$675,700 in accordance with Section 2.96.090(D)(4), Maui County Code for units sold at market rate without deed restrictions. These payments were deposited into the

Alice L. Lee, Chair  
February 11, 2026  
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Affordable Housing Fund. It was determined that this amount was in excess of the amount owed. The Department of Housing has worked with the Department of Finance and counsel for Kamalani Ventures LLC to calculate the exact amount of the overpayment, which is \$234,050.

Should you have any questions, please contact me at ext. 8239.

Sincerely,



LESLEY MILNER  
Budget Director

Attachment

cc: Richard E. Mithcell, Director of Housing