

January 8, 2026

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MEMO TO: BFED-20(23) File

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

SUBJECT: **TRANSMITTAL OF INFORMATIONAL DOCUMENTS RELATING  
TO DISCUSSION ON BILL 3 (2026), AMENDING FISCAL YEAR  
2026 BUDGET: DEPARTMENT OF HOUSING; HOUSING,  
INTERIM FINANCING, AND BUY-BACK REVOLVING FUND;  
KOMOHANA HALE APARTMENTS REBUILD (BFED-20(23))**

The attached informational documents pertain to Item 20(23) on the Committee's agenda.

bfed:ltr:020(23)afile01:kes

Attachments

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

BILL NO. 3 (2026)

A BILL FOR AN ORDINANCE AMENDING THE FISCAL YEAR 2026 BUDGET FOR THE COUNTY OF MAUI, ESTIMATED REVENUES, CAPITAL IMPROVEMENT PROJECTS, DEPARTMENT OF HOUSING, WEST MAUI COMMUNITY PLAN AREA, OTHER PROJECTS, HOUSING, INTERIM FINANCING, AND BUY-BACK REVOLVING FUND, KOMOHANA HALE APARTMENTS REBUILD; AND APPENDIX C, DEPARTMENT OF HOUSING, WEST MAUI COMMUNITY PLAN AREA, KOMOHANA HALE APARTMENTS REBUILD

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

SECTION 1. Ordinance 5816, as amended, "Fiscal Year 2026 Budget", Section 2, Estimated Revenues, is amended to increase Carryover/Savings, Housing, Interim Financing, and Buy-Back Revolving Fund in the amount of \$2,000,000, and increase the total accordingly, to read as follows:

"ESTIMATED REVENUES"

FROM TAXES, FEES AND ASSESSMENTS:

|                              |             |
|------------------------------|-------------|
| Real Property Taxes          | 660,572,668 |
| Circuit Breaker Adjustment   | (385,718)   |
| Transient Accommodations Tax | 65,000,000  |
| General Excise Tax           | 70,000,000  |
| Charges for Current Services | 187,942,380 |
| Public Service Company Tax   | 8,000,000   |
| Licenses/Permits/Others      | 75,388,402  |
| Fuel and Franchise Taxes     | 25,500,000  |
| Special Assessments          | 17,300,000  |
| Other Intergovernmental      | 80,169,830  |

FROM OTHER SOURCES:

|  |                   |
|--|-------------------|
| Interfund Transfers  | 110,107,913       |
| Bond/Lapsed Bond   | 179,226,268       |
| Carryover/Savings:   |                   |
| General Fund   | 143,940,156       |
| Sewer Fund   | 10,239,592        |
| Highway Fund   | 11,292,761        |
| Solid Waste Management Fund                                    | 3,867,796         |
| Environmental Protection and Sustainability Fund               | 984,524           |
| Liquor Fund  | 816,172           |
| <u>Housing, Interim Financing, and Buy-Back Revolving Fund</u> | <u>2,000,000</u>  |
| Water Fund   | <u>17,480,318</u> |

|                          |                 |                       |
|--------------------------|-----------------|-----------------------|
| TOTAL ESTIMATED REVENUES | [1,667,443,062] | <u>1,669,443,062"</u> |
|--------------------------|-----------------|-----------------------|

SECTION 2. Fiscal Year 2025 Budget, Section 4, is amended by adding L. Department of Housing, West Maui Community Plan Area, Other Projects, General Fund, and a project entitled "Komohana Hale Apartments Rebuild" in the amount of \$2,000,000, to read as follows:

| <u>"PROJECT TITLE</u>   | <u>APPROPRIATION</u> |
|---|----------------------|
| <u>L. Department of Housing</u>                               |                      |
| <u>1. West Maui Community Plan Area</u>                       |                      |
| <u>a. Other Projects</u>                                      |                      |
| <u>(1) Housing, Interim Financing, and Buy-Back Revolving</u> |                      |
| <u>Fund</u>   |                      |
| <u>(i) Komohana Hale Apartments Rebuild</u>                   | <u>2,000,000"</u>    |

SECTION 3. Fiscal Year 2026 Budget, Total Capital Improvement Project Appropriations, is amended to reflect an increase of \$2,000,000, to read as follows:

|   |                      |
|---|----------------------|
| "TOTAL CAPITAL IMPROVEMENT PROJECT APPROPRIATIONS | <u>[405,531,067]</u> |
|   | <u>407,531,067"</u>  |

SECTION 4. Fiscal Year 2026 Budget, Total Appropriations (Operating and Capital Improvement Projects), is amended to reflect an increase of \$2,000,000, to read as follows:

|  |                        |                       |
|--|------------------------|-----------------------|
| "TOTAL APPROPRIATIONS (OPERATING AND CAPITAL IMPROVEMENT PROJECTS) | <u>[1,667,443,062]</u> | <u>1,669,443,062"</u> |
|--|------------------------|-----------------------|

SECTION 5. Fiscal Year 2026 Budget, "Appendix C – Capital Improvement Projects", is amended by adding Department of Housing, West Maui Community Plan Area, project and project description for the Komohana Hale Apartments Rebuild in the amount of \$2,000,000, to read as follows:

| <b>"APPENDIX C – Capital Improvement Projects</b> |   |                      |
|---|---|----------------------|
| <b>CBS NO.</b>                                    | <b>PROJECT TITLE/DESCRIPTION</b>  | <b>APPROPRIATION</b> |
|   | <u>Department of Housing</u>  |                      |
|   | <u>1. West Maui Community Plan Area</u>   |                      |
| <u>CBS-XXXX</u>                                   | <u>a. Komohana Hale Apartments Rebuild</u>  | <u>2,000,000"</u>    |
|   | <u>Pre-development costs including project design, planning, and site work to rebuild Komohana Hale Apartments.</u> |                      |

SECTION 6. Material to be repealed is bracketed. New material is underscored.


SECTION 7. This Ordinance takes effect on approval.

APPROVED AS TO FORM AND LEGALITY:



KRISTIE M. WRIGGLESWORTH  
Deputy Corporation Counsel

INTRODUCED BY:

  
\_\_\_\_\_  
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  
2025 DEC 30 AM 10:29  
OFFICE OF THE  
COUNTY CLERK

REFERENCE NO. BD-BA 26-40

December 29, 2025

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

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  
(INCREASING ESTIMATED REVENUES, CAPITAL  
IMPROVEMENT PROJECTS, DEPARTMENT OF HOUSING,  
WEST MAUI COMMUNITY PLAN AREA, OTHER PROJECTS,  
HOUSING, INTERIM FINANCING, AND BUY-BACK  
REVOLVING FUND, KOMOHANA HALE APARTMENTS  
REBUILD, APPENDIX C, DEPARTMENT OF HOUSING,  
WEST MAUI COMMUNITY PLAN AREA, KOMOHANA HALE  
APARTMENTS REBUILD)**

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 FOR THE COUNTY OF MAUI, ESTIMATED REVENUES, CAPITAL IMPROVEMENT PROJECTS, DEPARTMENT OF HOUSING, WEST MAUI COMMUNITY PLAN AREA, OTHER PROJECTS, HOUSING, INTERIM FINANCING, AND BUY-BACK REVOLVING FUND, KOMOHANA HALE APARTMENTS REBUILD; AND APPENDIX C, DEPARTMENT OF HOUSING,

APPROVED FOR TRANSMITTAL

*Richard T. Bissen, Jr.* 12-29-25  
Mayor Date

Alice L. Lee, Chair  
December 29, 2025  
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WEST MAUI COMMUNITY PLAN AREA, KOMOHANA HALE APARTMENTS  
REBUILD.”

The purpose of the proposed bill is to amend the Fiscal Year (FY) 2026 Budget to 1) increase Estimated Revenues, Housing, Interim Financing, and Buy-Back Revolving Fund by \$2,000,000; 2) amend Capital Improvement Projects to add an appropriation for Department of Housing, West Maui Community Plan Area, Komohana Hale Apartments Rebuild in the amount of \$2,000,000, 3) increase the Total Capital Improvement Project Appropriations and Total Appropriations by the same amount; and 4) add a new Project and project description to Appendix C for the Department of Housing, West Maui Community Plan Area, Komohana Hale Apartments Rebuild in the amount of \$2,000,000.

The Department has received insurance proceeds for the Komohana Hale Apartments damaged in the August 2023 Lahaina wildfires. The funding will be used for pre-development costs including project design, planning, and site work to rebuild Komohana Hale Apartments.

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

Sincerely,




LESLEY MILNER  
Budget Director

Attachments

cc: Richard E. Mitchell, Director of Housing

**I, RICHARD T. BISSEN, JR., Mayor of the County of Maui, State of Hawaii, pursuant to Section 9-9.1 of the Revised Charter of the County of Maui (1983), as amended, do hereby certify that there is available for appropriation revenue received from anticipated sources but in excess of the budget estimates for Fiscal Year 2026. The amount available for appropriation is:**

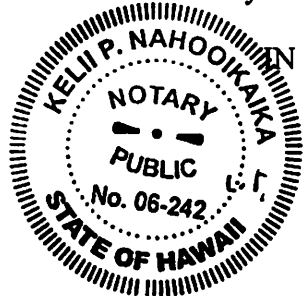
|  |             |
|--|-------------|
| Housing, Interim Financing, and Buyback Fund | \$2,000,000 |
|--|-------------|

  
RICHARD T. BISSEN, JR.  
Mayor, County of Maui

STATE OF HAWAII )  
COUNTY OF MAUI ) SS.

On this 30th day of December, 2025, before me appeared RICHARD T. BISSEN, JR., to me personally known, who being by me duly sworn did say that he is the Mayor of the County of Maui, a political subdivision of the State of Hawaii, and that the seal affixed to the foregoing instrument is the lawful seal of the said County of Maui, and that the said instrument was signed and sealed on behalf of said County of Maui pursuant to Section 9-18 of the Charter of the County of Maui; and the said RICHARD T. BISSEN, JR. acknowledged the said instrument to be the free act and deed of said County of Maui.

**IN WITNESS WHEREOF**, I have hereunto set my hand and official seal.



Kelū P. Nahackal

Kelii P. Nahooikaika  
Notary Public, State of Hawaii  
My commission expires: April 30, 2026

Doc. Date: 12-29-75 # Pages: 5  
Kelji P. Naheokaika Second Circuit

Doc. Description Certification of  
additional revenues for fiscal  
year 2026

Kelli P. Mahoe-Rife 12-30-25  
Notary Signature Date

**NOTARY CERTIFICATION**

