

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

August 4, 2021




OFFICE OF THE  
COUNTY CLERK  
2021 AUG -9 PM 2:29

RECEIVED

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

APPROVED FOR TRANSMITTAL

 8/5/21  
Acting Mayor Date

For Transmittal to:

Honorable Gabe Johnson, Chair  
Affordable Housing Committee  
Maui County Council  
200 S. High Street  
Wailuku, Hawaii 96793

Dear Chair Johnson:

**SUBJECT: COMPREHENSIVE AFFORDABLE HOUSING PLAN (CONTRACT C7183; HAWAIIAN COMMUNITY ASSETS, INC.) (AH-14)**

Thank you for your communication dated July 28, 2021 in which you requested information on matters relating to the Comprehensive Affordable Housing Plan. The Department's responses are below.

**1. What steps, policies, and procedures are required for the Department to implement a centralized prequalification list for residential workforce housing units?**

The Department has identified a preliminary list of requirements to meet this request:

- a) The addition of an expansion Housing Program Specialist III position to the Housing Division Administration;
- b) Successful recruitment of a candidate to fill the position;
- c) A budget amendment to allocate funds to cover the costs of items relating to this objective;

- d) Preparation and approval of Departmental Administrative Rules specific to this objective and related policies, revisions to Chapter 2.96, Maui County Code, relating to marketing and application requirements; and
- e) Collection of data relating to housing units to establish a starting baseline for the portal.

Should this objective move forward, the Department will likely identify additional requirements that may arise.

**2. In order to obtain an accurate count and type of residential workforce housing units that are currently or will be available, please provide an update on all completed, in progress, and planned projects that include the following information:**

- a. Actual or projected completion date of each project;
- b. Number of workforce housing units in each project;
- c. Type of workforce housing units in each project, either for sale or for rent; and
- d. Total number of for sale and for rent workforce housing units.

Attached is a modified version of the Maui County Affordable Housing Project spreadsheet (re-titled for this correspondence). This spreadsheet provides an updated list of housing projects which have an executed and recorded workforce housing agreement with the County. It includes projects that are planned, under construction, or recently (within the last three years) completed. The spreadsheet has been modified to provide totals requested by the Chair for rental and for-sale units.

In addition to the Department's spreadsheet, the Maui County Comprehensive Affordable Housing Plan, which was recently submitted to Council by Hawaii Community Assets (HCA), has identified tier 1 and 2 housing projects on pages 39-45, and in Appendix L of their report. According to the report, HCA believes that these projects have a strong potential to provide workforce housing within five years. HCA's list includes projects which do not yet have workforce housing agreements with the County, and which are in various stages of planning. The Department suggests that the Committee reach out to HCA for a discussion on the number of units and timing of construction for the projects in their tier 1 and 2 lists.

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

Sincerely,



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

Maui County Affordable Housing Projects - Status Update (July 2021)  
 Modified Version in Response to July 28, 2021 Correspondence

PROJECT NAME	DISTRICT STATUS	PROCESS	COUNTY Ordinance/ Reso No.	EFFECTIVE Date Resolution Adopted or Ordinance	RENTAL OR FOR SALE	TOTAL UNITS	Note	AFFORDABLE HOUSING UNITS				MARKET UNITS			FUNDING Affordable Housing fund?
								Units Required	Units Completed	Note	Units Remaining	Approved	Built To-Date	Units Remaining	
<b>Rental Projects Under Construction</b>															
<b>Kaiaulu O Kupuohi</b> <i>Developer: A0704 Lahaina, L.P</i>	West Maui / Lahaina Construction underway - est completion 2nd qtr 2022	2.96, MCC	n/a	9/30/2020	Rental	89		89	0	1 Mgr Unit	89	0	0	0	Yes
<b>Kahului Lani Senior I &amp; II</b> <i>Developer: Kahului Lani, LP</i>	Central Maui / Kahului PH II Construction underway est. completion end 2021	2.96, MCC	n/a	4/13/2018	Senior Rental	164		164	81	1 Mgr Unit	82	0	0	0	No
<b>TOTAL UNITS, RENTAL PROJECTS UNDER CONSTRUCTION:</b>						<b>253</b>		<b>253</b>	<b>81</b>		<b>171</b>	<b>0</b>	<b>0</b>	<b>0</b>	

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								Units Required	Units Completed	Note	Units Remaining	Approved	Built To-Date	Units Remaining	Affordable Housing fund?	
<b>For-Sale Projects Under Construction</b>																
<b>Paiolo Place</b> <i>Developer: Paiolo Investments, LLC</i>	West Maui Construction completed - anticipate closing remaining 11 homes by August 2021	2.96, MCC	n/a	2/3/2018	For Sale	42		42	31		11	0	0	0	No	
<b>TOTAL UNITS, FOR-SALE PROJECTS UNDER CONSTRUCTION:</b>						42		42	31		11	0	0	0		

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							Units Required	Units Completed	Note	Units Remaining	Approved	Built To-Date	Units Remaining	Affordable Housing fund?	
<b>Rental Projects Completed (In previous 3 years)</b>															
<b>Hale Mahaolu Ewalu</b> <i>Developer: Hale Mahaolu Grant Chun</i>	Upcountry/Pukalani	201H-038	14-108	10/3/2014	Senior Rental	<b>60</b>	60	60		0	0	0	0	Yes	
<b>Kaiwahine Rental Project</b> <i>Developer: Ikaika Ohana (Doug Bigley)</i>	South Maui / Kihei	201H-038	23-Nov	3/18/2011	Rental	<b>120</b>	120	120	2 Units Set Aside as Mgr Housing	0	0	0	0	No	
<b>Kenolio Apartments</b> <i>Developer: Pacific West, Inc.</i>	South Maui/Kihei Construction underway Anticipate completion end 2021	201H-038	15-129	10/16/2015	Rental	<b>184</b>	184	184	2 Units Set Aside as Mgr Housing	0	0	0	0	No	
<b>TOTAL UNITS, RENTAL PROJECTS COMPLETED:</b>							<b>364</b>	<b>364</b>	<b>364</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

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							Units Required	Units Completed	Note	Units Remaining	Approved	Built To-Date	Units Remaining	Affordable Housing fund?	
<b>For-Sale Projects Completed (In previous 3 years)</b>															
<b>Heritage Maui Lani</b> <i>Developer: Site 6D Homes, LLC</i>	Central Maui	2.96, MCC	n/a	10/18/2019	For Sale	25	25	25		0	0	0	0	No	
<b>Kahoma Residential Subdivision</b> <i>Developer: West Maui Land Company, Inc.</i>	West Maui / Lahaina	201H-038	11-126	12/2/2011	For Sale	68	68	68		0	0	0	0	Yes	
<b>Kahoma Village</b> <i>Developer: Stanford Carr Development Corp. Kaloa Robinson</i>	West Maui / Lahaina	201H-038	14-14	2/7/2014	For Sale	203	122	48	Remaining WF units sold at market	0	81	65	16	No	
<b>Kaiaulu 100% Affordable</b> <i>Developer: Aina Pacific, LLC, Howard Kihune Jr</i>	West Maui/Kaanapali	2.96, MCC	n/a	5/11/2015	For Sale	33	33	33		0	0	0	0	No	
<b>Kua'aina Mauka (Tam Yau)</b> <i>Developer: TY Property Developemtn, LLC</i>	Pukalani	2.96, MCC	n/a	6/7/2017	For Sale	32	7	2	Only 2 sold with deed restrictions	0	25	8	17	No	
<b>Makalii at Wailea</b> <i>Developer: Wailea MF-15, LLC</i>	Wailea/South Maui	2.96, MCC	n/a	10/24/2018	For Sale	68	17	17	Satisfied via credits	0	51	0	51	No	
<b>Pauwela Homes</b> <i>Developer: Kauhikoa Land, LLC Dave Ward</i>	Haiku	2.96, MCC	n/a	10/25/2016	For Sale	33	33	33		0	0	0	0	No	
<b>Waiale Elua</b> <i>Developer: Waiale Elua Road 201, LLC</i>	Central Maui / Wailuku	2.96, MCC	n/a	6/30/2016	For Sale	70	70	70		0	0	0	0	No	
<b>TOTAL UNITS, FOR-SALE PROJECTS COMPLETED:</b>						<b>532</b>	<b>375</b>	<b>296</b>		<b>0</b>	<b>157</b>	<b>73</b>	<b>84</b>		

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							Units Required	Units Completed	Note	Units Remaining	Approved	Built To-Date	Units Remaining	Affordable Housing fund?
<b>Rental Projects Pending</b>														
<b>Kaiialu O Halele'a</b> <i>Developer: A0716 Kihei LP</i>	South Maui/Kihei Est start construction of Phase I 4th qtr 2021	2.96, MCC	n/a	5/4/2021	Rental	120	120	0	1 Manager Unit	120	0	0	0	Yes
<b>Keawe Street Apartments (Kaiialu o Kukuia)</b> <i>Developer: A0703 West Maui LP</i>	STATE Project West Maui Pending Final Subdivision approval	201H-038	20-10	2/7/2020	Rental	200	200	0	3 Manager Units	200	0	0	0	No
<b>Kulamalu Apartments</b> <i>Developer: Kulamalu Market Apartments, LLC</i>	Pukalani Pending Final Subdivision Approval	2.96, MCC	n/a	4/5/2021	Rental	13	4	0		4	9	0	0	No
<b>TOTAL UNITS, RENTAL PROJECTS PENDING:</b>						<b>333</b>	<b>324</b>	<b>0</b>		<b>324</b>	<b>9</b>	<b>0</b>	<b>0</b>	

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							Units Required	Units Completed	Note	Units Remaining	Approved	Built To-Date	Units Remaining	
<b>For-Sale Projects Pending</b>														
<b>Hale Kaiola Project</b> <i>Developer: Hale Kaiola, LLC</i>	Kihei Pending Final subdivision Approval	2.97, MCC	20-122	9/11/2020	For Sale	40	40	0		40	0	0	0	No
<b>Hana Affordable Project</b> <i>Developer: Habitat for Humanity</i>	Hana Pending Final subdivision Approval	201H-038	17-159	11/3/2017	For Sale	25	25	0		25	0	0	0	No
<b>Hoku'ula Subdivision</b> <i>Developer: Aina Lani Pacific, LLC</i>	Hailiimaile Est start construction August 2021	2.96, MCC	n/a	3/31/2021	For Sale	196	98	0		98	98	0	98	No
<b>Honokowai Subdivisions</b> <i>Developer: Kaanapali Land Management Corp.</i>	West Maui Pending Final Subdivision Approval	2.96, MCC	n/a	4/15/2020	For Sale - Lot only	61	16	0	To be Satisfied via credits	16	61	0	61	No
<b>Honua'ula Gardens (Wailea 670)</b> <i>Developer: Honua'ula Partners, LLC Charlie Jencks</i>	South Maui/Wailea Pending	Project District	3554	4/8/2008	For Sale	1400	700	0		700	700	0	700	No
<b>Hoonani Subdivision</b> <i>Developer: Maui Waiohuli Partner</i>	South Maui/Kihei Pending possible sale to Peter Savio	2.96, MCC	n/a	12/9/2015	For Sale	27	27	0		27	0	0	0	No
<b>Kamaole Point</b> <i>Developer: Kamaole Point Development, LP</i>	South Maui/Kihei In permitting. Pending extension on SMA permit/approval	2.96, MCC	n/a	11/4/2015	For Sale	129	129	0		129	0	0	0	No
<b>Kilohana Makai</b> <i>Developer: Aina Lani Pacific, LC</i>	South Maui Pending final subdivision approval.	2.96, MCC	n/a	pending	For Sale	28	28	0		28	0	0	0	No
<b>Makila Farms</b> <i>Developer: Makila Kai, LLC</i>	West Maui Pending Final Subdivision Approval	201H-038	19-169	10/4/2019	For Sale	34	19	0		19	15	0	15	No
<b>Maui Lani VMX</b> <i>Developer: Maui Lani 100, LLC</i>	Central Maui/Kahului Pending	CIZ	3365	3/3/2006	For Sale	500	255	0		255	245	0	245	No



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<b>Waikapu Ventures, LLC</b> <i>Developer: Waikapu Development Ventures, LLC.</i>	Central Maui/Wailuku Pending Final Subdivision Approval.	201H-038 2 year extension approved to start constr from 9/7/2020	18-150	9/7/2018	For Sale	80	80	0		80	0	0	0	No
<b>West Maui Villages - Waialele</b> <i>Developer: Bach Corporation</i>	West Maui Pending	CIZ	2070	1991 Amended in 2014	For Sale	158	12	0	To be Satisfied via credits	12	146	0	146	No
<b>TOTAL UNITS, FOR-SALE PROJECTS PENDING:</b>						2678	1429	0		1429	1265	0	1265	

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							Units Required	Units Completed	Note	Units Remaining	Approved	Built To-Date	Units Remaining		
<b>Hybrid Projects (Both Rental &amp; For-Sale Units Included in Project) Pending</b>															
<b>Lanai Affordable Housing Project</b> <i>Developer: County of Maui</i>	Lanai	Contracted consultant Munekiyo & Hiraga to rephase project and update 201H & SLUC approvals	201H-038	96-31	3/5/2010	Both - For Sale / Rental Units	<b>372</b>	372	0		372	0	0	0	Yes
<b>Pulelehua</b> <i>Developer: Maui Oceanview, LP</i>	West Maui	State Land Use Approval received. Pending Final subdivision approval.	2.96, MCC	n/a	3/7/2019	Both - For Sale / Rental Units	<b>900</b>	280	0	100 of 900 units are single family	280	620	0	620	No
<b>TOTAL UNITS, HYBRID PROJECTS (RENTALS &amp; FOR-SALE COMBINED) PENDING:</b>							<b>1272</b>	<b>652</b>	<b>0</b>		<b>652</b>	<b>620</b>	<b>0</b>	<b>620</b>	

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							Units Required	Units Completed	Note	Units Remaining	Approved	Built To-Date	Units Remaining	
<b>Ongoing Project Districts</b>														
<b>Maui Lani</b> <i>Developer: Maui Lani Partners</i>	Central Maui/Kahului-Wailuku Units completed to-date: 1317	CIZ	1872	1/22/1990	For Sale	3300	660	541	None in lowest AMI category	119	2640	884	1756	No
<b>Wailuku Project District</b> <i>Developer: RCRF Kehalani LLC</i>	Central Maui/Wailuku Units completed to-date: 1881	Project District	2053	11/18/1991	For Sale	2257	912	1130	541 are via credits recalculated at 60% AHU req.	-283	1502	1099	403	No
<b>West Maui Project District 2</b> (Mahana Estates/Kapalua Mauka) <i>Developer: Nan Inc.</i>	West Maui/Kapalua Construction ongoing	CIZ	3358	2/21/2006	For Sale	51	26	26	Satisfied via credits	0	25	2	23	No
<b>TOTAL UNITS FOR ONGOING PROJECT DISTRICTS:</b>						<b>5608</b>	<b>1598</b>	<b>1697</b>			<b>4167</b>	<b>1985</b>	<b>2182</b>	