

AH Committee

From: Linda Munsell <Linda.Munsell@co.maui.hi.us>
Sent: Monday, January 24, 2022 11:49 AM
To: AH Committee; Alison N. Stewart
Subject: AH-18 Presentation - DHHC
Attachments: AH-18 2022 Affordable House Fund Presentation - DHHC.pdf

Attached is the power point presentation for today's committee meeting



Affordable Housing Fund

AH Committee (AH-18) – January 24, 2022



Affordable Housing Fund

- ▶ Chapter 3.35 Maui County Code
- ▶ Recent amendment to the Charter requires 3% of the certified real property tax revenues be appropriated to the fund
- ▶ Program is administered by the Housing Division



Affordable Housing Fund

The fund was established for the provision and expansion of affordable housing and suitable living environments for residents of very low to above moderate income (<50% - 140% AMI)

Pending amendments, in general funds can be used for:

- Rehabilitation of existing structures
- Land purchase or other acquisition of land or property entitlements
- Planning, design, and construction
- Leverage other funding



Affordable Housing Fund

- ▶ An estimated \$26,969,661 RPT was appropriated in FY22
- ▶ Budget Office provides an estimate of the funds available at the beginning of each Fiscal Year, which includes:
 - ▶ New RPT funding (above)
 - ▶ Any carry over funding from prior years
 - ▶ Payments made into the fund by developers or other sources



Affordable Housing Fund

- ▶ A Public Notice was published in the Maui News
- ▶ Informational workshop held on August 12th
- ▶ Application period was August 9 to September 10
- ▶ Department received 6 applications



Affordable Housing Fund

- Each application is reviewed & scored by a 5 person review panel
- Scoring criteria is based on:
 - Community Need (remember the HHPS study)
 - Applicant Information/Specialized Experience
 - Project/Program Readiness
 - Leveraged Funds
- Two projects were recommended for funding

2022 AHF Recommended Projects

RECOMMENDED PROJECTS	# UNITS	AMOUNT
Recommended Applications:		
Front Street Apartments Preservation Developer: AHED Kenui, LLC	142	\$6,000,000
Hale Mahaolu Ke Kahua Developer: Highridge Costa/Hale Mahaolu	120	\$6,000,000
Total	262	



Affordable Housing Fund

- ▶ What does the AHF mean to a project?
- ▶ Points on their application with HHFDC
 - ▶ LIHTC/RHRF highly competitive
 - ▶ Local Support absolutely critical
 - ▶ Very difficult without our participation
- ▶ Gap Financing
 - ▶ AHF is generally a very small % of total funding, but still critical

2022 AHF Recommended Projects

RECOMMENDED PROJECTS	# UNITS	AMOUNT
Infrastructure Partnership Project:		
Kilohana Makai – Wela Street Extension Developer: Aina Pacific, LLC	28	\$825,000

2022 AHF Other Recommendations

RECOMMENDED PROJECTS	AMOUNT
Administrative Expenses	TBD*
Workforce Housing Buybacks	\$2,000,000
Total AHF FY2022 Budget	\$14,825,000*



Affordable Housing Fund

- ▶ AH Plan Project presentations
 - ▶ Front Street Apartments Preservation
 - ▶ Hale Mahaolu Ke Kahua
 - ▶ Kilohana Makai – Wela Street Extension
- ▶ Allows time for Committee Members to ask questions
 - ▶ Intended to help make decision making during the pending Budget Session faster/easier



Recommended Projects

Front Street Apartments Preservation

Developer: AHED Kenui, LLC

Presenter: Makani Maeva, Ahe Group



Recommended Projects

Hale Mahaolu Ke Kahua

Developer: Highridge Costa Dev. Co, LLC

Presenter: Grant Chun, Hale Mahaolu



Recommended Projects

Kilohana Makai - Wela Street Extension

Developer: Aina Pacific, LLC

**Presenters: Howie Kihune, Jr. Aina Pacific, LLC
Sandy Duvauchelle, Lehua Builders**



Mahalo!

Questions?