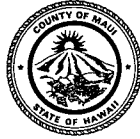


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Director of Council Services  
Traci N. T. Fujita, Esq.

**COUNTY COUNCIL**  
COUNTY OF MAUI  
200 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
[www.MauiCounty.us](http://www.MauiCounty.us)

September 16, 2019

Ms. Lori Tsuhako, Director  
Department of Housing and Human Concerns  
County of Maui  
Wailuku, Hawaii 96793

Dear Ms. Tsuhako:

**SUBJECT: KAIAPULU O KUPUOHI APARTMENTS PROJECT IN  
WEST MAUI (FORMERLY KNOWN AS KAI MAUKA  
IKE NUI) (EDB-47)**

Thank you for attending the Economic Development and Budget Committee meeting on September 5, 2019.

May I please request your written response to the following questions related to the history of the Kaiapulu O Kupuohi Apartments Project and other projects on the same property:

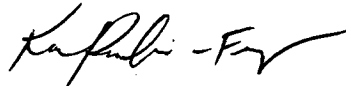
1. The previous owner of this property had a residential workforce housing agreement with the County of Maui, which was recorded with the Board of Conveyances in 2015. What is the status of the agreement? How does the agreement relate to the current project?
2. The Kaiapulu Project was originally set to satisfy the affordable housing requirement for another market price project called Waialele Ridge. What is the status of the Waialele Ridge Project?
3. How can the Council work with the Department to ensure County fees collected for the Kaiapulu Project are applied to traffic mitigation in the area?

4. Each project supported by the Affordable Housing Fund “shall demonstrate that the subject project directly advances the objective of providing affordable housing in perpetuity.”
  - a. What language can be added to the housing agreement or within the deed restrictions for the Kaiaulu Project to safeguard its future tenants from experiencing what the tenants at the Front Street Apartments did and to ensure appropriate use of the Affordable Housing fund for this project?
  - b. For example, could language be inserted to require that, after the current affordability terms expire (set at 60 percent and below area median income), the owner will continue to rent the affordable units to qualified individuals earning 100 percent and below the area median income, as set by the United States Department of Housing and Urban Development, or the County will be provided the opportunity to purchase the project before the owner may increase rents?

May I further request receiving your written response **no later than September 27, 2019**. To ensure efficient processing, please include the relevant Committee item number in the subject line of your response.

Should you have any questions, please contact me or the Committee staff (David Raatz at ext. 7664, or Yvette Bouthillier at ext. 7758).

Sincerely,



KEANI N.W. RAWLINS-FERNANDEZ, Chair  
Economic Development and Budget  
Committee

edb:ltr:047ahc01:kmat

cc: Mayor Michael P. Victorino