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Director of Council Services  
David M. Raatz, Jr., Esq.

Deputy Director of Council Services  
Richelle K. Kawasaki, Esq.

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

April 11, 2026

Mr. Josiah Nishita, Managing Director  
Department of Management  
County of Maui  
Wailuku, Hawaii 96793

Dear Mr. Nishita:

**SUBJECT: PROPOSED FISCAL YEAR 2027 BUDGET FOR THE  
COUNTY OF MAUI (BFED-1) (MD-03)**

Thank you for participating in the Council's Budget, Finance, and Economic Development Committee meeting of April 8, 2026. The Committee respectfully submits the follow-up questions below.

May I further request that you transmit your response to [bfed.committee@mauicounty.us](mailto:bfed.committee@mauicounty.us) by **4:30 p.m. on April 16, 2026**.

1. Ordinance 5843 (2025) extended the State's Hawai'i Interim Housing Program for Hale 'O Lā'ie until August 31, 2026. There appears to be \$2.5 million of supplemental funding under the Department of Housing to support the program. Is this additional funding intended to cover the cost of wildfire survivor housing at Hale 'O Lā'ie after August 31, 2026? Please explain. (YLS)
2. Is the County planning to assist Maui Onstage with relocation costs during the Iao Theater renovation? Please explain why or why not. (YLS)
3. For Index Code 904038B-6112, Contractual Service, provide a status update on Wailuku Clean & Safe. Who is the current contractor? Was a grant agreement or contract executed for these services? Please explain. (YLS)

4. For the anticipated agreement for Bargaining Unit 15 County Ocean Safety Officers, what amount is included in the FY 2027 Proposed Budget, where is the appropriation reflected, and what was the basis for the amount budgeted? (YLS)
5. The BFED Committee requested information from the Department of Finance on the transfer of remaining funds associated with the Special Management Area permit for Seibu Hawaii, Inc., related to the Makena Resort sale and the unfulfilled employee housing obligation in the Central Maui-Kihei area under Chapter 3.32, Maui County Code. The Director of Finance said she would work with the appropriate departments to draft the resolution. Please identify the “appropriate departments.” (TP)
6. With litigation possibly delaying the implementation of Ordinance 5909, more commonly known as Bill 9 (2025), the expected conversion of transient vacation rental units into housing units may be delayed. As an alternative solution, is the Administration subsidizing housing projects? Please explain why the County would offer subsidies to properties that were destroyed in the August 2023 Maui wildfires if those properties are receiving insurance payments and are soon to be receiving settlement compensation. (ALL)
7. For each of the following proposed County grant subsidies, please explain the purpose of the appropriation, the specific services or activities to be funded, how the amount was determined, whether the recipient has been selected or confirmed, and whether a grant agreement has been executed or is anticipated: (KB)
  - a. \$180,000 for Na Aikane O Maui, Inc. under Index Code 904088B-6317.
  - b. \$180,000 for Hui O Wa‘a Kaulua under Index Code 904089B-6317.
  - c. \$180,000 for J. Walter Cameron Center for West Maui under Index Code 904091B-6317.

Mr. Josiah Nishita  
April 11, 2026  
Page 3

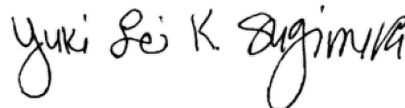
8. Please explain why Index Code 904082B-6317 was transferred to Index Code 904051B-6112 to be administered as a contract rather than a grant to Maui Economic Opportunity, Inc. for the Economic Recovery Commission.

May I also request that you restate each question followed by your corresponding response. Include any attachments or exhibits. Please ensure your response is clear and legible by using a minimum 12-point font throughout so Committee Members and the public can easily read the document once it is posted.

To ensure efficient processing, please duplicate the coding in the subject line above for easy reference.

Thank you for your attention to this request. Should you have any questions, please contact me or the Committee staff (Kirsten Szabo at ext. 7662, James Krueger at ext. 7761, Jarret Pascual at ext. 7141, Clarissa MacDonald at ext. 7135, or Pauline Martins at ext. 8039).

Sincerely,



YUKI LEI K. SUGIMURA, Chair  
Budget, Finance, and Economic  
Development Committee

bfed:2027bgt:260409amd01:jpp

cc: Mayor Richard T. Bissen, Jr.  
Budget Director

## BFED Committee

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**From:** BFED Committee  
**Sent:** Saturday, April 11, 2026 8:18 PM  
**To:** 'Josiah K. Nishita'  
**Cc:** 'Zeke Kalua'; 'Lesley Milner'; 'tiare.p.horner@co.maui.hi.us';  
'kristina.cabbat@co.maui.hi.us'; 'Shirley Blackburn'; 'Janina Agapay'; 'Erin Wade';  
'Cynthia Sasada'; 'Didi Hamai'  
**Subject:** PROPOSED FISCAL YEAR 2027 BUDGET FOR THE COUNTY OF MAUI (BFED-1)  
(MD-3)  
**Attachments:** (MD-3) Correspondence to Managing Director 04-11-2026.pdf

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


**JOSIAH K. NISHITA**  
Managing Director

**ERIN A. WADE**  
Deputy Managing Director



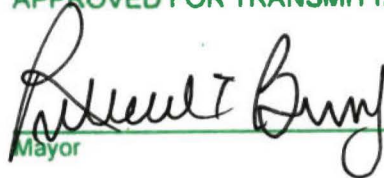
**DEPARTMENT OF MANAGEMENT**  
**COUNTY OF MAUI**  
200 SOUTH HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
[www.mauicounty.gov](http://www.mauicounty.gov)

April 22, 2026

 Ms. Lesley Milner  
Budget Director, County of Maui  
200 South High Street  
Wailuku, Hawaii 96793

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

APPROVED FOR TRANSMITTAL

 4.22.26  
Mayor Date

For Transmittal to:

Yuki Lei K. Sugimura, Chair  
Budget, Finance and Economic Development Committee  
Maui County Council  
200 South High Street  
Wailuku, Hawaii 96793

Dear Chair Sugimura:

**SUBJECT: PROPOSED FISCAL YEAR 2027 BUDGET FOR THE COUNTY OF MAUI (BFED-1) (MD-3)**

Thank you for your letter dated April 11, 2026. Below are your questions in **bold** followed by the Department's answers.

- 1. Ordinance 5843 (2025) extended the State's Hawai'i Interim Housing Program for Hale 'O Lā'ie until August 31, 2026. There appears to be \$2.5 million of supplemental funding under the Department of Housing to support the program. Is this additional funding intended to cover the cost of wildfire survivor housing at Hale 'O Lā'ie after August 31, 2026? Please explain. (YLS)**

Under the second set of amendments to the Hale 'O Lā'ie Ground Lease, MOA, and Regulatory Agreement, HHFDC's use of the property for the HIHP is now scheduled to end on February 28,

2027. These amendments are currently with the State Attorney General for review. Once they are fully executed, the County will take over the property for development purposes on March 1, 2027. The \$2.5 million in the Department of Housing's budget for Hale 'O Lā'ie is to assist with covering a portion of the costs associated with continued housing of the HIHP users from September 1, 2026, through February 28, 2027. The Administration intends to request the introduction of legislation to authorize the County's support of HIHP through February 28, 2027.

**2. Is the County planning to assist Maui Onstage with relocation costs during the Iao Theater renovation? Please explain why or why not. (YLS)**

The Department will assist with identifying alternative locations, similar to how it supported Wailuku businesses during construction of the Wailuku Garage through the Business Interruption Program. Regarding funding, the timeline for renovation is still uncertain, and thus funding needs are unknown. The Department will continue engaging with Council regarding potential funding needs as the timeline is refined. Maui OnStage has already secured space for some of its shows on its own, and is still seeking locations for other shows in its lineup based on the forthcoming timeline.

**3. For Index Code 904038B-6112, Contractual Service, provide a status update on Wailuku Clean & Safe. Who is the current contractor? Was a grant agreement or contract executed for these services? Please explain. (YLS)**

The current contractor for Wailuku Clean & Safe is Lokahi Pacific, and the contract ends at the end of FY2026. The department is preparing to release a new RFP for service prior to the current contract expiration and will be separating out the bidding for the security function from the cleaning function.

**4. For the anticipated agreement for Bargaining Unit 15 County Ocean Safety Officers, what amount is included in the FY 2027 Proposed Budget, where is the appropriation reflected, and what was the basis for the amount budgeted? (YLS)**

As described in BD-15, yes, the wage increases for both BU-11 and BU-15 are included in 907774B-6550 by \$1,184,375 under the Department of Finance, Countywide Program. The Department may also use salary savings to support these increases. The basis of the amount budgeted is a 3% increase for all impacted personnel.

**5. The BFED Committee requested information from the Department of Finance on the transfer of remaining funds associated with the Special Management Area permit for Seibu Hawaii, Inc., related to the Makena Resort sale and the unfulfilled employee housing obligation in the Central Maui-Kihei area under Chapter 3.32, Maui County Code. The Director of Finance said she would work with the appropriate departments to draft the resolution. Please identify the "appropriate departments." (TP)**

The appropriate departments include the Department of Finance, the Department of Housing, and the Department of Corporation Counsel.

- 6. With litigation possibly delaying the implementation of Ordinance 5909, more commonly known as Bill 9 (2025), the expected conversion of transient vacation rental units into housing units may be delayed. As an alternative solution, is the Administration subsidizing housing projects? Please explain why the County would offer subsidies to properties that were destroyed in the August 2023 Maui wildfires if those properties are receiving insurance payments and are soon to be receiving settlement compensation. (ALL)**

Maui County's housing shortage is a complex challenge that cannot be solved by any one program or policy change. Ordinance 5909, the Affordable Housing Fund (AHF), the CDBG-DR Ho'okumu Hou Programs, and other housing policies and programs each serve unique purposes and are all needed to reduce housing costs and provide additional access for Maui's people. The September 2025 update to the House Maui Plan identifies that Maui needs a minimum of 11,400 new units between 2020 and 2030 to meet demand. When considering the implementation of H3 and H4 zoning districts, Ordinance 5909 will contribute less than 2,000 units to the identified need. This leaves a remaining need of at least 9,400 new units, a housing gap that the AHF and other county programs are intended to help fill, but cannot fill on their own. Including housing supported by the AHF and other policies and programs, non-recovery housing production between 2023 and 2030 is projected to reach 5,300 units. This means more still needs to be done to keep housing prices stable for Maui families.

Specific to recovery funding, the CDBG-DR Housing programs are primarily rebuilding lost housing. These programs help restore housing stock to pre-fire levels, and do not contribute significantly toward the need identified above. The CDBG-DR Action plan published in 2025 identifies funding to construct a targeted 485 *new* units, with the rest of the funding going to rebuilds. In response to the second part of your question, HUD requirements prohibit duplication of benefits, and thus there is no duplication of benefits provided to residents who lost their homes in the August 2023 wildfires as determined by the court and HUD requirements.

- 7. For each of the following proposed County grant subsidies, please explain the purpose of the appropriation, the specific services or activities to be funded, how the amount was determined, whether the recipient has been selected or confirmed, and whether a grant agreement has been executed or is anticipated: (KB)**
  - a. \$180,000 for Na Aikane O Maui, Inc. under Index Code 904088B-6317.**

Nā 'Aikāne o Maui Community Foundation is a registered 501c3 offering various services on Ka Malu 'Ulu o Lele (The Breadfruit Grove of Lele) and beyond. They help with burial councils, research land titles for families, cultural monitoring, and running workshops. They are helping to guide Lahaina's future generations with traditional knowledge and practices. The grant is specifically for cultural education, cultural monitoring activities, and support as the County

continues developing the Royal Complex Masterplan. The recipient has been selected, but the grant agreement has not been drafted or executed. The funding amount is based on the organization's operational needs to be available to support cultural education and monitoring during rebuilding efforts.

**b. \$180,000 for Hui O Wa'a Kaulua under Index Code 904089B-6317.**

Funding is included for Hui O Wa'a in the Department of Oihi Resources FY2027 budget, and this line-item grant can be removed from OOR's budget. Please see Response to OWR-02, page 27.

**c. \$180,000 for J. Walter Cameron Center for West Maui under Index Code 904091B-6317.**

The grant to the Cameron Center is Funding to initiate the planning and pre-development for Cameron Center West Maui. The Department provided this amount of funding based on The Cameron Center's formal request to the Mayor to, "support a disciplined planning process that emphasizes community engagement, a shared project vision, and sound financial and funding strategies." The funds ensure that when a build-ready site is available, the Cameron Center has a clear plan, a shared vision, and a fundable concept ready for design and construction. The recipient has been selected, but the grant agreement has not been drafted or executed.

**8. Please explain why Index Code 904082B-6317 was transferred to Index Code 904051B-6112 to be administered as a contract rather than a grant to Maui Economic Opportunity, Inc. for the Economic Recovery Commission.**

Based on conversations with the Council and Corporation Counsel, the funds can be returned to their previous index code and distributed as a grant. The updated language can read: "Up to \$200,000 must be for Maui Economic Opportunity, Inc. for final support for implementation of projects developed through the Economic Recovery Commission program."

Should you have any further questions, please contact my office at ext. 7855 or email [Josiah.Nishita@co.maui.hi.us](mailto:Josiah.Nishita@co.maui.hi.us).

Sincerely,



JOSIAH K. NISHITA  
Managing Director

## BFED Committee

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**From:** Tiare P. Horner <tiare.p.horner@co.maui.hi.us>  
**Sent:** Wednesday, April 22, 2026 3:00 PM  
**To:** BFED Committee; Josiah K. Nishita  
**Cc:** Ezekiel I. Kalua; Lesley J. Milner; Kristina Angeline C. Cabbat; Shirley Blackburn; Janina E. Agapay; Erin A. Wade; Cynthia E. Sasada; Didi A. Hamai  
**Subject:** RE: PROPOSED FISCAL YEAR 2027 BUDGET FOR THE COUNTY OF MAUI (BFED-1) (MD-3)  
**Attachments:** (BFED-1) (MD-3).pdf

Aloha,

Please see attached correspondence.

Mahalo,

Tiare P. Horner  
Budget Specialist  
Phone: 808.270.7517

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**From:** BFED Committee <BFED.Committee@mauicounty.us>  
**Sent:** Saturday, April 11, 2026 20:18  
**To:** Josiah K. Nishita <josiah.k.nishita@co.maui.hi.us>  
**Cc:** Ezekiel I. Kalua <Zeke.Kalua@co.maui.hi.us>; Lesley J. Milner <Lesley.J.Milner@co.maui.hi.us>; Tiare P. Horner <tiare.p.horner@co.maui.hi.us>; Kristina Angeline C. Cabbat <kristina.cabbat@co.maui.hi.us>; Shirley Blackburn <shirley.blackburn@co.maui.hi.us>; Janina E. Agapay <Janina.E.Agapay@co.maui.hi.us>; Erin A. Wade <erin.wade@co.maui.hi.us>; Cynthia E. Sasada <cynthia.sasada@co.maui.hi.us>; Didi A. Hamai <didi.hamai@co.maui.hi.us>  
**Subject:** PROPOSED FISCAL YEAR 2027 BUDGET FOR THE COUNTY OF MAUI (BFED-1) (MD-3)