

RICHARD T. BISSEN, JR.
Mayor

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DEPARTMENT OF HOUSING
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January 6, 2025

Honorable Richard T. Bissen, Jr.
Mayor, County of Maui
200 South High Street
Wailuku, Hawai'i 96793

APPROVED FOR TRANSMITTAL

 1-7-25

Mayor Date

For Transmittal to:

Honorable Yuki Lei K. Sugimura, Chair
Budget, Finance, and Economic Development Committee
200 South High Street
Wailuku, Hawai'i 96793

SUBJECT: BILL 184 (2024), AMENDING CHAPTER 3.36, MAUI COUNTY CODE, RELATING TO GRANTS (BFED-21 (32))

Dear Chair Sugimura:

The Department of Housing (Department) is in receipt of your letter dated December 19, 2024, requesting a response to the questions noted below. The Department's responses are as follows:

1. Provide the eligibility criteria for the 'Ohana Assistance Program (Program). If there are no income restrictions, explain why the Department has not set such restrictions.

Grant recipients must own the property on which the Program grant will be applied, and the property must be designated for tax purposes as "Owner-occupied." The grant is insufficient to build an 'Ohana unit, and the owner must demonstrate independent financial means to complete construction. Once built, the 'Ohana unit is subject to certain limitations including deed restrictions to rent the dwelling up to the rate required for residential workforce

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housing units under Section 2.96.020, Maui County Code. Section 3.34.060, Maui County Code, does include income eligibility requirements for participation in the Program.

2. Will the number of qualified 'Ohana Assistance Program applicants exceed the amount of Program awards? If yes, explain what happens with the unawarded applicants. For example, will the Department create a waitlist to be used when additional funds are allocated to the Program, or will applicants need to reapply when funding is available?

The total amount of funds set aside for the Ohana Pilot Program grants is \$2,567,500. There are two tiers of qualified applicants:

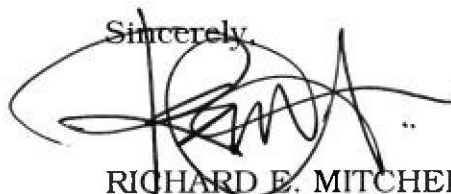
- **Tier 1 consists of sixteen applicants, all with building permits, who are ready to proceed with construction. The total cost for all sixteen is \$1,570,000 with a balance of \$997,000 remaining for Tier 2.**
- **Tier 2 consists of twenty-six applicants, all with permits in process but not yet issued to start construction. The total cost for all twenty-six is \$2,575,000, which exceeds the \$997,000 balance remaining.**

The Department will consult with the Department of Public Works Development Services Administration to identify the Tier 2 applicants who have permits issued after the applications were submitted. The Department will offer grants to these Tier 2 applicants, who now have approved permits, in order of date issued, until all funds have been expended. The Department will waitlist the remaining Tier 2 applicants in rank order.

An additional seventy incomplete applications were submitted. The Department will inform these applicants that their Ohana Assistance Pilot Program applications were incomplete. The Department will encourage them to apply for a future Ohana Assistance Program round, when announced. It is the Department's hope that these applicants will submit complete applications when the opportunity arises.

Should you have further questions, please contact me or the Department at (808) 270-7110 or email me at richard.e.mitchell@co.maui.hi.us.

Sincerely,

A handwritten signature in black ink, appearing to read 'Richard E. Mitchell', written over a circular stamp or seal.

RICHARD E. MITCHELL, Esq.
Director of Housing

BFED Committee

From: Michelle L. Santos <Michelle.Santos@co.maui.hi.us>
Sent: Wednesday, January 8, 2025 8:25 AM
To: BFED Committee
Cc: Cynthia E. Sasada; Josiah K. Nishita; Keli P. Nahooikaika; Amanda M. Martin; Richard E. Mitchell; Saumalu Mataafa
Subject: MT#10912 Bill 184 (2024), Amending Chapter 3.36, Maui County Code, Relating to Grants
Attachments: MT#10912-BFED Committee.pdf