



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

ALAN M. ARAKAWA
Mayor

JAN SHISHIDO
Acting Director

RECEIVED

2018 JUN 26 AM 9:06

200 SOUTH HIGH STREET • WAILUKU, HAWAII 96793 • PHONE (808) 270-7805 • FAX 270-7165 • EMAIL director.hhc@mauicounty.gov

OFFICE OF THE MAYOR

June 25, 2018

Honorable Alan M. Arakawa
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

For Transmittal to:

Honorable Chair Stacy Crivello
Housing, Human Services,
and Transportation Committee
Maui County Council
200 South High Street
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL
Alan Arakawa 6/26/18
Mayor Date

Dear Chair Crivello:

**SUBJECT: FUNDING SOURCES FOR AFFORDABLE HOUSING PROJECTS
(HHT-31)**

As requested in your letter dated June 18, 2018, attached are the Affordable Housing Fund annual reports for Fiscal Year 2017 and Fiscal Year 2018, pursuant to Section 3.35.090, Maui County Code.

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

Sincerely,

JAN SHISHIDO
Acting Director of Housing and Human Concerns

Attachments

FY17 AFFORDABLE HOUSING FUND STATUS REPORT (11/28/17)

Project Name	Amount Funded	Amount Expended	Project Completed	# Units Provided/ Proposed	Comments
Fiscal Year 2010					
Mokuhau Apartments (Family Life Center)	\$1,200,000	\$1,200,000	Y	16	Purchase apartment for low income & special needs housing
Hale Mahaolu Ehiku (Hale Mahaolu)	\$2,425,000	\$2,425,000	Y	51	Construction of Senior Housing Project in Kihei
Fiscal Year 2011					
County of Maui's Kulamalu Project	\$3,862,238	\$3,862,238	Y	incl	Purchase land for low income rental project
Imi Ikena Rental Project (DBR Development)	\$2,750,000	\$2,750,000	Y	27	Construction low Income Housing Project in Wailuku
Hale Maunaloa, Molokai (ARC of Maui)	\$150,000	\$150,000	Y	1 (serves 5)	Construction of 5BR home that assists 5 DD ARC clients
Kahawai Apartments (Habitat for Humanity)	\$693,000	\$693,000	Y	16	Construction of housing project for 80% or less of AMI
Neighborhood Revitalization Program (Na Hale O Maui)	\$1,050,000	\$1,050,000	y	4	Purchase 4 homes for low income housing
Helani Gardens Project (Self Help Housing Corp)	\$200,000	\$200,000	Y	n/a	Septic system for 14 homes at 80% and below AMI in Hana, Maui
Fiscal Year 2012					
Neighborhood Revitalization Program (Na Hale O Maui)	\$1,100,000	\$1,100,000	Y	5	Purchase 5 homes for low income housing
County of Maui's Kulamalu Project	\$615,000	\$615,000	Y	incl	Funding for master planning
Harbor Lights Project (Habitat for Humanity)	\$400,000	\$400,000	N	8	Purchase of 8 units. Rehab & sell to 80% and below AMI
Aloha House Clean & Sober Project (Aloha House, Inc.)	\$340,000	\$340,000	Y	1 (serves 5)	Purchase special needs home for substance abuse treatment.
Hale O Ekolu Project (ARC of Maui)	\$350,000	\$350,000	Y	1 (serves 5)	Purchase special needs home for the I&DD
Hale Makana O Waiale Rehab (Ka Hale A Ke Ola)	\$300,000	\$300,000	Y	n/a	Rehab of flooring for 200 unit low income affordable project
Fiscal Year 2013					
Lower Main Street Project (Family Life Center)	\$800,000	\$800,000	Y	1 (serves 10)	Purchase 10-unit apartment building for 60% & below AMI
Kulamalu Town Center Proj. (Hale Mahaolu)	\$2,000,000	\$2,000,000	N	incl	\$2M of \$3.5M paid for purchase of lot for future project
Building Houses, Building Hope Project (Habitat for Humanity)	\$500,000	\$500,000	Y	incl	Construction of low income housing (Kahawai Apartments)
Neighborhood Revitalization (Na Hale O Maui)	\$800,000	\$800,000	Y	3	Purchase foreclosed homes & sell to 81-120% AMI
Hale Lokelani Ohana Project (Lokelani Ohana)	\$400,000	\$400,000	Y	1 (serves 5)	Purchase special needs home
Hale Makana O Waiale Rehab (Ka Hale A Ke Ola)	\$500,000	\$500,000	Y	n/a	Rehab stairwells/landings for 200 unit low income rental project

Project Name	Amount Funded	Amount Expended	Project Completed	# Units Provided/ Proposed	Comments
Fiscal Year 2014					
County of Maui's Kulamalu Rental Project	\$11,010,000	\$11,010,000	Y	56	Construction of County of Maui's Kulamalu Rental Project
County of Maui's Lanai Affordable Housing Project	\$2,000,000	\$0	N	TBD	Master planning and pre-development work
Kulamalu Town Center Proj. (Hale Mahaolu)	\$1,500,000	\$1,500,000	n/a	incl	Balance of \$3.5 M paid for purchase of lot for future project
Mokuhau Subdivision (Lokahi Pacific)	\$2,000,000	\$2,000,000	Y	16	Land acquisition, planning & construction of Single Family subdivision for 81 - 120% AMI
Building Houses, Building Hope Project (Habitat for Humanity)	\$1,400,000	\$1,400,000	Y	incl	Funds used for construction of low income housing project (Kahawai Apartments)
Na Hale O Maui Kahoma (Na Hale O Maui)	\$780,000	\$780,000	N	incl	Purchase of 12 lots (Kahoma) for 81 - 120% AMI
Fiscal Year 2015					
No RFP was held in FY 2015 due to insufficient funds.					
Fiscal Year 2016					
Hale Mahaolu Ewalu PH I (Hale Mahaolu)	\$2,500,000	\$2,500,000	N	38	Construction of Phase 1, senior rentals
Aloha House	\$450,000	\$450,000	Y	1 (serves 9)	Purchase a special needs home for substance abuse
ARC of Maui	\$290,430	\$180,989	N	n/a	Renovation & repairs of 4-6 special needs homes
Na Hale O Maui Kahoma (Na Hale O Maui) W Maui	\$660,000	\$250,128	N	12	Construction of homes (Kahoma)
Habitat for Humanity Kahoma (Habitat for Humanity) W Maui	\$1,500,000	\$984,668	N	10	Lot Purchase & construction of homes (Kahoma) for low income families <80% AMI
Fiscal Year 2017					
Hale Mahaolu Ewalu PH II (Hale Makaolu)	\$2,500,000	\$0	N	22	Construction of Phase II, senior rentals
FABMAC Affordable Project (Fabmac Homes)	\$1,500,000	\$0	N	9	Purchase lots, construct single family homes, sell 6 to 0 - 80% AMI & 3 to 81 - 100% AMI
Fiscal Year 2018					
RFP Application process underway.					

SUMMARY	Amount Funded	For Sale Units Built	Rental Units Built	Total Units Built	Total Units Benefitting from Funding
2010-2017 FUNDING	\$48,525,668	83	216	299	519

Updated 6/22/18

FY18 AFFORDABLE HOUSING FUND STATUS REPORT (06/22/18)

Project Name	Amount Funded	Amount Expended	Project Completed	# Units Provided/ Proposed	Comments
Fiscal Year 2010					
Mokuhau Apartments (Family Life Center)	\$1,200,000	\$1,200,000	Y	16	Purchase apartment for low income & special needs housing
Hale Mahaolu Ehiku (Hale Mahaolu)	\$2,425,000	\$2,425,000	Y	51	Construction of Senior Housing Project in Kihei
Fiscal Year 2011					
County of Maui's Kulamalu Project	\$3,862,238	\$3,862,238	Y	incl	Purchase land for low income rental project
Imi Ikena Rental Project (DBR Development)	\$2,750,000	\$2,750,000	Y	27	Construction low Income Housing Project in Wailuku
Hale Maunaloa, Molokai (ARC of Maui)	\$150,000	\$150,000	Y	1 (serves 5)	Construction of 5BR home that assists 5 DD ARC clients
Kahawai Apartments (Habitat for Humanity)	\$693,000	\$693,000	Y	16	Construction of housing project for 80% or less of AMI
Neighborhood Revitalization Program (Na Hale O Maui)	\$1,050,000	\$1,050,000	y	4	Purchase 4 homes for low income housing
Helani Gardens Project (Self Help Housing Corp)	\$200,000	\$200,000	Y	n/a	Septic system for 14 homes at 80% and below AMI in Hana, Maui
Fiscal Year 2012					
Neighborhood Revitalization Program (Na Hale O Maui)	\$1,100,000	\$1,100,000	Y	5	Purchase 5 homes for low income housing
County of Maui's Kulamalu Project	\$615,000	\$615,000	Y	incl	Funding for master planning
Harbor Lights Project (Habitat for Humanity)	\$400,000	\$400,000	N	8	Purchase of 8 units. Rehab & sell to 80% and below AMI
Aloha House Clean & Sober Project (Aloha House, Inc.)	\$340,000	\$340,000	Y	1 (serves 5)	Purchase special needs home for substance abuse treatment.
Hale O Ekelu Project (ARC of Maui)	\$350,000	\$350,000	Y	1 (serves 5)	Purchase special needs home for the I&DD
Hale Makana O Waiale Rehab (Ka Hale A Ke Ola)	\$300,000	\$300,000	Y	n/a	Rehab of flooring for 200 unit low income affordable project
Fiscal Year 2013					
Lower Main Street Project (Family Life Center)	\$800,000	\$800,000	Y	1 (serves 10)	Purchase 10-unit apartment building for 60% & below AMI
Kulamalu Town Center Proj. (Hale Mahaolu)	\$2,000,000	\$2,000,000	N	incl	\$2M of \$3.5M paid for purchase of lot for future project
Building Houses, Building Hope Project (Habitat for Humanity)	\$500,000	\$500,000	Y	incl	Construction of low income housing (Kahawai Apartments)
Neighborhood Revitalization (Na Hale O Maui)	\$800,000	\$800,000	Y	3	Purchase foreclosed homes & sell to 81-120% AMI
Hale Lokelani Ohana Project (Lokelani Ohana)	\$400,000	\$400,000	Y	1 (serves 5)	Purchase special needs home
Hale Makana O Waiale Rehab (Ka Hale A Ke Ola)	\$500,000	\$500,000	Y	n/a	Rehab stairwells/landings for 200 unit low income rental project

Project Name	Amount Funded	Amount Expended	Project Completed	# Units Provided/ Proposed	Comments
Fiscal Year 2014					
County of Maui's Kulamalu Rental Project	\$11,010,000	\$11,010,000	Y	56	Construction of County of Maui's Kulamalu Rental Project
County of Maui's Lanai Affordable Housing Project	\$2,000,000	\$85,731	N	TBD	Master planning and pre-development work
Kulamalu Town Center Proj. (Hale Mahaolu)	\$1,500,000	\$1,500,000	n/a	incl	Balance of \$3.5 M paid for purchase of lot for future project
Mokuhau Subdivision (Lokahi Pacific)	\$2,000,000	\$2,000,000	Y	16	Land acquisition, planning & construction of Single Family subdivision for 81 - 120% AMI
Building Houses, Building Hope Project (Habitat for Humanity)	\$1,400,000	\$1,400,000	Y	incl	Funds used for construction of low income housing project (Kahawai Apartments)
Na Hale O Maui Kahoma (Na Hale O Maui)	\$780,000	\$780,000	N	incl	Purchase of 12 lots (Kahoma) for 81 - 120% AMI
Fiscal Year 2015					
No RFP was held in FY 2015 due to insufficient funds.					
Fiscal Year 2016					
Hale Mahaolu Ewalu PH I (Hale Mahaolu)	\$2,500,000	\$2,500,000	N	38	Construction of Phase I, senior rentals
Aloha House	\$450,000	\$450,000	Y	1 (serves 9)	Purchase a special needs home for substance abuse
ARC of Maui	\$290,430	\$182,427	N	n/a	Renovation & repairs of 4-6 special needs homes
Na Hale O Maui Kahoma (Na Hale O Maui) W Maui	\$660,000	\$250,128	N	12	Construction of homes (Kahoma)
Habitat for Humanity Kahoma (Habitat for Humanity) W Maui	\$1,500,000	\$984,668	N	10	Lot Purchase & construction of homes (Kahoma) for low income families <80% AMI
Fiscal Year 2017					
Hale Mahaolu Ewalu PH II (Hale Makaolu)	\$2,500,000	\$0	N	22	Construction of Phase II, senior rentals
FABMAC Affordable Project (Fabmac Homes)	\$1,500,000	\$0	N	9	Purchase lots, construct single family homes, sell 6 to 0 - 80% AMI & 3 to 81 - 100% AMI
Fiscal Year 2018					
Na Hale O Maui Kahoma (Na Hale O Maui)	\$1,000,000	\$0	N	incl	Construction of 12 homes in Kahoma Subdivision
County Buyback Provision	\$1,000,000	\$0	N		Funding for Residential Workforce Housing Unit Buybacks
County of Maui's First-Time Home Buyers Program	\$2,000,000	\$0	N		Funding for COM's FTHB Program - ADMIN rules currently being revised.

SUMMARY	Amount Funded	For Sale Units Built	Rental Units Built	Total Units Built	Total Units Benefitting from Funding
2010-2018 FUNDING	\$52,525,668	83	216	299	519

6/22/2018