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COUNTY COUNCIL

COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.MauiCounty.us

February 21, 2025

Mr. Richard "Remi" E. Mitchell, Director
Department of Housing
County of Maui
Wailuku, Hawaii 96793

Dear Mr. Mitchell:

**SUBJECT: BILL 22 (2024), BILL 12 (2023), AND BILL 74 (2023)
RELATING TO RESIDENTIAL WORKFORCE
HOUSING DEED RESTRICTIONS (HLU-24)**

Thank you for your participation in the Council's Housing and Land Use Committee's meeting of February 19, 2025, on Bill 22 (2024), Bill 12 (2023), and Bill 74 (2023).

May I please request your response to the following:

1. Provide a copy of the Department's administrative rules relating to deed restrictions and explain how the Department implements these rules.
2. Provide the number of deed-restricted homes sold each year to date since Chapter 2.96, Maui County Code, was enacted.
3. Provide the number of market-rate homes sold each year to date since Chapter 2.96, Maui County Code, was enacted.
4. As it relates to Affordable Housing Fund grants, provide per Area Median Income category the following:
 - a. The average amount the County contributes per unit.

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- b. The average percentage the County contributes per unit toward the total cost of the unit.
 - c. The average difference between the sales price of a home and the County's contribution per unit.
5. How can the County ensure that residents who contribute to the County's tax system benefit from the Affordable Housing Fund?
6. What is the monetary value of incentives and exemptions provided to workforce housing projects that are not receiving grants from the Affordable Housing Fund?
7. How often does the County buy back deed-restricted homes sold during the deed restriction period? Please explain the County's strategy for selecting and buying the homes.
8. Provide any recommended revisions to Chapter 2.96, Maui County Code, relating to deed restrictions to account for natural disasters or other life-altering events.
9. Provide any recommended revisions to Chapters 2.96 and 2.97, Maui County Code, to support the creation of more affordable and workforce housing.
10. Provide any policy recommendations to prevent investors from purchasing properties with the intention of selling it for a profit, primarily those properties that contribute to the affordable and workforce housing stock.

May I further request you transmit your response to hlu.committee@mauicounty.us by **March 7, 2025**. To ensure efficient processing, please include the Committee item number in the subject line.

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Should you have any questions, please contact me or the Committee staff
(James Krueger at ext. 7761, or Jennifer Yamashita at ext. 7143).

Sincerely,

A handwritten signature in black ink, appearing to read "Tasha Kama", with a long horizontal flourish extending to the right.

TASHA KAMA, Chair
Housing and Land Use Committee

hlu:ltr:024aho01:jgk

cc: Mayor Richard T. Bissen, Jr.
Deputy Director of Housing