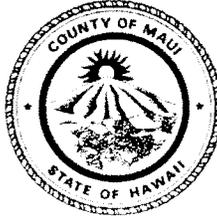


MICHAEL P. VICTORINO
Mayor

LORI TSUHAKO
Director

LINDA R. MUNSELL
Deputy Director



DEPARTMENT OF HOUSING
& HUMAN CONCERNS
COUNTY OF MAUI
2200 MAIN STREET, SUITE 546
WAILUKU, MAUI, HAWAII 96793
PHONE: (808) 270-7805

February 9, 2021

2021 FEB 12 PM 1:33
OFFICE OF THE
COUNTY CLERK

RECEIVED

Honorable Michael P. Victorino
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL

Michael P. Viti 2/10/21
Mayor Date

For Transmittal to:

Honorable Gabe Johnson, Chair
Affordable Housing Committee
Maui County Council
200 S. High Street
Wailuku, Hawaii 96793

Dear Chair Johnson:

**SUBJECT: AMENDMENTS TO SECTION 2.96.030 MAUI COUNTY CODE,
RELATING TO WORKFORCE HOUSING PROJECTS DEVELOPED
UNDER CHAPTER 201H, HAWAII REVISED STATUTES (AH-15)**

Thank you for your February 8, 2021 letter requesting written information pertaining to the oral presentation by Deputy Director Linda Munsell at the February 1, 2021 Affordable Housing Committee Meeting, relating to the percentage of affordable units in 201H workforce housing projects developed by the County.

201H PROJECTS

For the thirteen 201H projects in our files, ten of them (77%) are 100% workforce housing projects. All but two of the projects with 100% workforce units received direct financial assistance from state, federal or county sources which subsidized their construction, in addition to the 201H exemptions they requested. Of the two projects that did not receive financial assistance, one is complete, and one has not yet started construction. Of the three projects that did not provide 100% workforce units or receive financial assistance, only one has started construction.

Honorable Gabe Johnson, Chair
Affordable Housing Committee
Maui County Council
February 9, 2021
Page 2 of 2

Although you did not request the specific data in your correspondence, the oral presentation also included information on 201G and 2.97 projects which we felt might be helpful in your decision making. The 201G projects discussed in committee are summarized below.

For the six 201G projects we found, four (67%) were 100% workforce housing projects. All four of those projects received direct financial assistance from state, federal or county sources which subsidized their construction, in addition to the 201G exemptions they requested. Two of the six 201G projects offered only fifty percent of their units as workforce units. One of those projects was never built.

As a summary, attached is a spreadsheet reflecting all of the 201G, 201H, and 2.97 projects documented in our files and that were mentioned in committee on February 1, 2021.

MULTI-FAMILY UNITS SOLD WITHOUT/WITH DEED RESTRICTION

There are three multi-family for-sale projects for which we have data. Data on one additional project, Pailolo Place, is still pending.

The projects for which we have data include Kalama Kai (40 intended workforce units), Kamalani (170 intended workforce units), and Kahoma Village which is still under construction (122 intended workforce units to date). The information for those units is consolidated below and shows the AMI, the intended number of workforce units in that AMI, the number of those units that were sold at market without deed restriction, the number sold as deed restricted workforce units, and the percentage that were sold as deed restricted workforce units:

INCOME CATEGORY	INTENDED WF UNITS	# SOLD AT MKT	# SOLD AS WF	PERCENT SOLD AS WF
Below Moderate (80-100%)	98	46	52	53%
Moderate (101-120%)	126	95	31	25%
Above Moderate (121-140%)	108	74	34	31%
TOTAL	332	215	117	35%

Overall, only thirty-five percent of the units were sold with deed restrictions.

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

Sincerely,



LORI TSUHAKO, LSW, ACSW
Director of Housing and Human Concerns

Attachment

	WF/AFF Units as % of Project	State/County/ Federal	Financial Assistance?	Total Units	WFH Units	AMI Project Served Type	
201G PROJECTS							
Front Street Apartments (201G)	100%	YES	142	142	< 60% Rental	4 of 6 projects were 100% (67% of projects)	
Hale Mahaolu Ehiku (201G)	100%	YES	112	112	< 60% Rental	1 of the 50% projects was never built	
Helani Gardens (201G)	100%	YES	14	14	<80% For Sale	(Hale Mua 466 total/238 WF)	
Lokenani Hale (201G)	100%	YES	61	61	<60% Rental	729 Total Units	
Waikapu Gardens I (201G)	51%	NO	410	215	2.96 For Sale	544 WFH Units	
Hale Mua (never built) (201G)	50%	NO			70-100% For Sale		
TOTAL			739	544		329 Total units if <75% projects removed	All units would be workforce units
201H PROJECTS - PASSED							
Hana Affordable (pending)	100%	YES	25	25	2.96 For Sale	10 of 13 projects are 100% (77% of projects)	
HM Ewalu (completed)	100%	YES	60	60	< 60% Rental	7 projects haven't broken ground yet	
Kahoma Residential (completed)	100%	YES	68	68	2.96 For Sale		
Kahoma Village (under construction)	50%	No	203	122	2.96 For Sale		
Kaiailu O Kuku'ia (Keawe St) (pending)	100%	YES	200	200	<60% Rental	1912 Total Units	
Kaiwahine (completed)	100%	YES	120	120	< 60% Rental	1630 WFH Units	
Kenolio Apartments (under construction)	100%	YES	184	184	< 60% Rental		
Kula Ridge (pending)	50%	No	116	59	2.96 For Sale	1235 Total units if <75% projects removed	All units would be workforce units
Lanai Affordable (CoM) (pending)	100%	YES	372	372	2.96 Mixed		
Makila Farms (pending)	56%	No	34	19	2.96 For Sale		
Waiale Elua (under construction)	100%	YES	70	70	2.96 For Sale		
Waikapu Ventures (pending)	100%	No	80	80	2.96 For Sale		
Wailuku Apartments (pending)	60%	No	324	195	2.96 Rental		
Waikapu Gardens II (completed)	100%	No	56	56	2.96 For Sale		
TOTAL			1912	1630			
2.97 Projects							
Hale Kaiola	100%	NO	40	40	2.96 For Sale		
Liloa Hale	100%	YES	117	117	<60% Rental		
Hale Pilina (pending approval)	100%	YES	178	178	<60% Rental		
Waiehu AH (HM) (pending approval)	100%	YES	120	120	<60% Rental		
TOTAL			455	455			