

HOUSING DIVISION

Carol Reimann, DHHC Director

Buddy Almeida, Housing Administrator

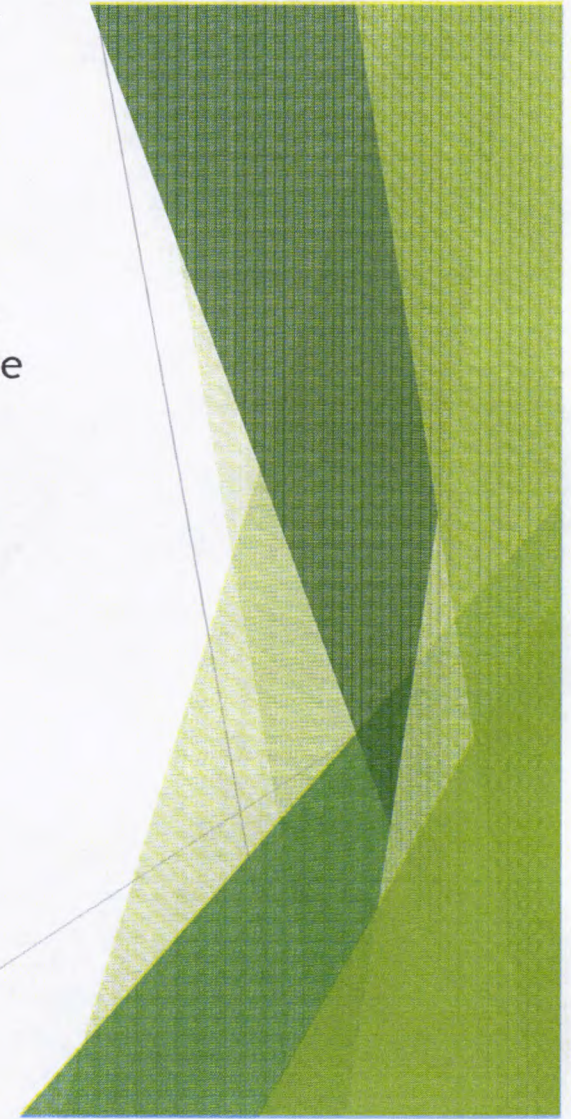
Linda Munsell, Assistant Housing Administrator

RECEIVED AT HHT MEETING ON 11/30/17
Director of Housing
& Human Concerns

RECEIVED BY: _____
DATE: _____

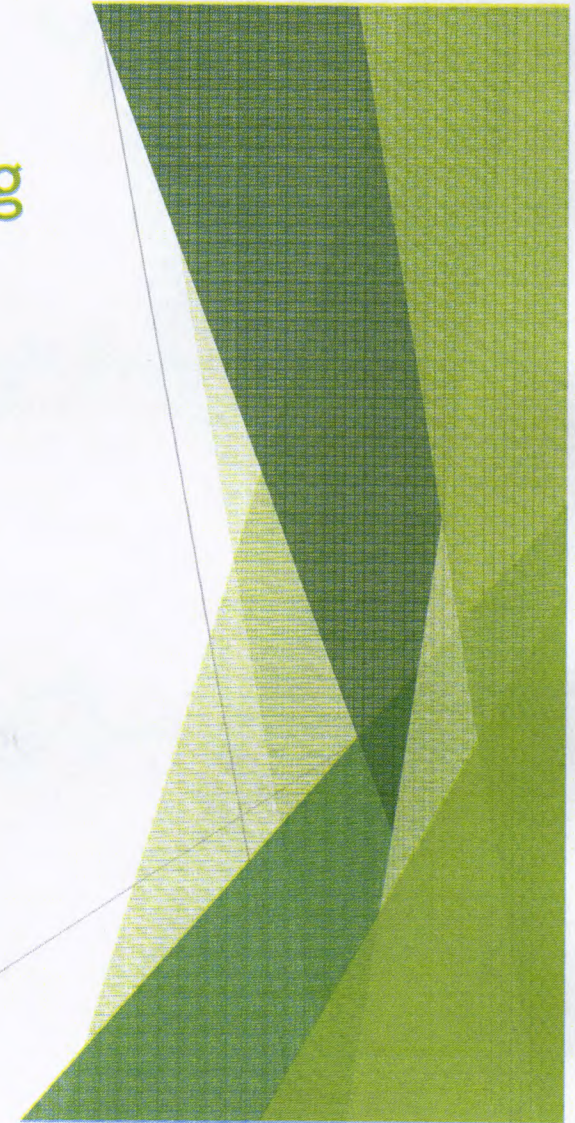
Mission

- ▶ The Housing Division program's vision is for Maui County citizens to have ***access to affordable housing of choice*** by creating affordable housing opportunities through:
 - ▶ The development of long-term rental housing units
 - ▶ Increasing availability of homeownership opportunities
 - ▶ Developing special needs housing with appropriate support services
 - ▶ Assisting lower income persons to secure affordable, safe and sanitary housing



Funding Sources for Affordable Housing Projects

- ▶ County-Managed Funds
 - ▶ Affordable Housing Fund Grant
 - ▶ HOME Investment Partnership Program (HUD Funding)
 - ▶ National Housing Trust Fund Program (HUD Funding)
- ▶ State-Managed Funds (Appropriated by the State Legislature)
 - ▶ HHFDC Rental Housing Revolving Fund
 - ▶ HHFDC Dwelling Unit Revolving Fund



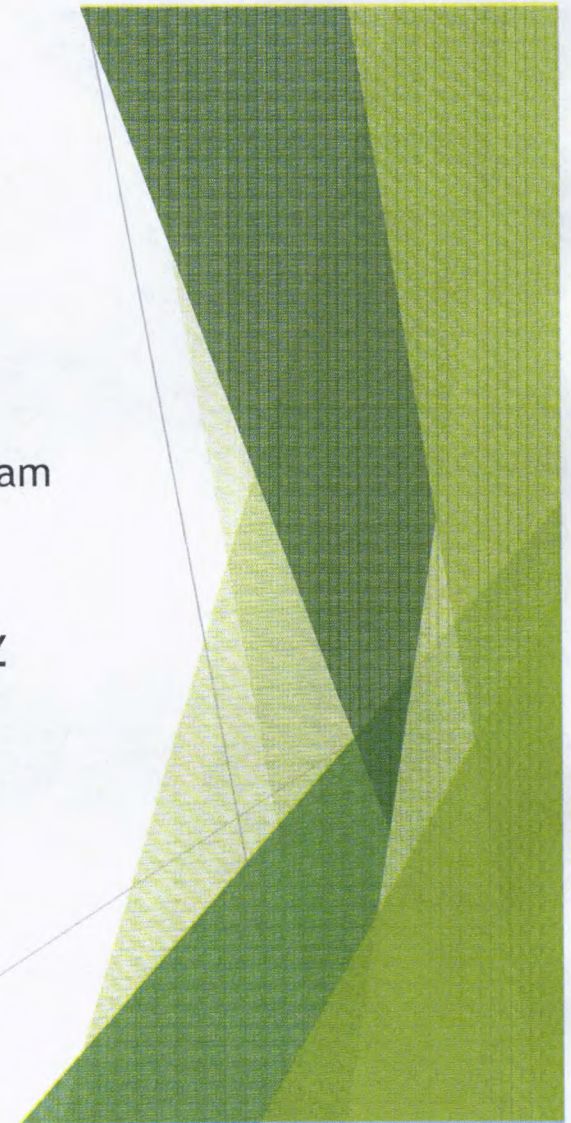
Affordable Housing Fund Grant Program

- ▶ Maui County Code 3.35
- ▶ Minimum of 2% of the certified real property tax revenues is used for:
 - ▶ Provision, protection and expansion of affordable housing and suitable living environments
 - ▶ Targets residents of very low to gap income - 50% - 160% AMI
- ▶ Summary of Funds Utilized 2010-2017
 - ▶ \$48,525,668 Funds Awarded to 24 Projects
 - ▶ Targeting Low Income, Special Needs, Seniors
 - ▶ 519 Total Units Benefitting from Funding
 - ▶ 299 units generated plus an additional 220 units assisted

Affordable Housing Fund Status Report (Handout)

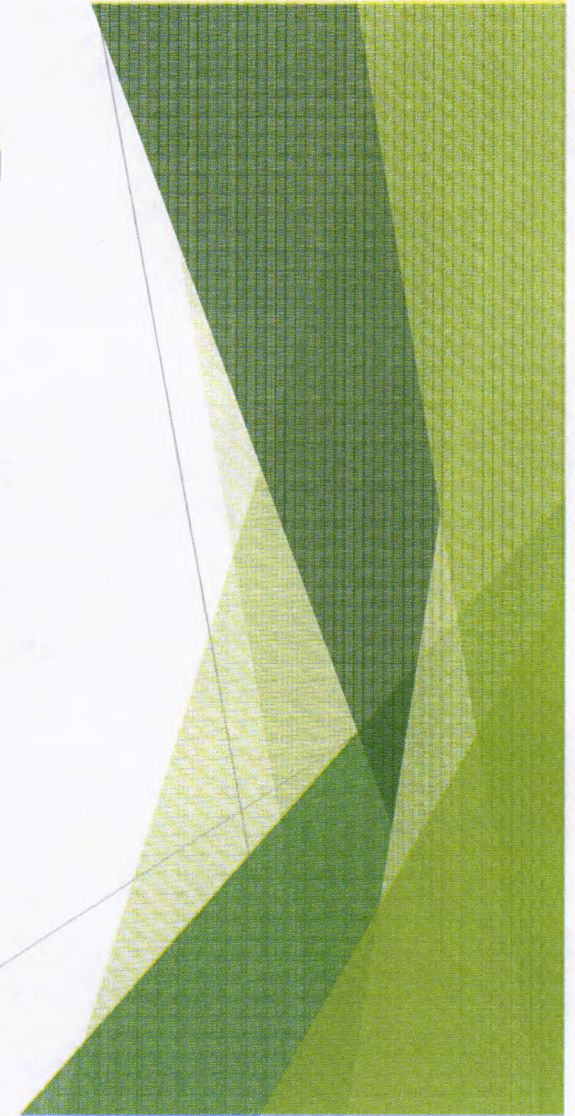
HOME Investment Partnerships Program (HUD Funded)

- ▶ The HOME Investment Partnerships (HOME) Program is a federal housing block grant program enacted into law under the Cranston-Gonzalez National Affordable Housing Act of 1990. The HOME Program has three specific goals:
 - ▶ To expand the supply of decent, safe, sanitary, and affordable housing, with the primary focus on rental housing, for **very-low and low-income Americans (80% AMI and below)**
 - ▶ To strengthen the abilities of states and units of general local government to design and implement strategies for achieving adequate supplies of decent, affordable housing
 - ▶ To encourage public, private, and non-profit partnerships in addressing affordable housing needs



HOME Investment Partnerships Program

- ▶ County of Maui began receiving HOME funding in 1992
 - ▶ Recently funding on a three year rotation - \$3,000,000
- ▶ Between 1992 - 2016
 - ▶ \$18,500,000 in HOME funding received
 - ▶ \$64,656,088 in leveraged non-County funding
 - ▶ \$28,736,067 in County AHF funding (\$11M for Kulamalu Hale)
- ▶ 530 total units built - of which 375 are HOME restricted units
 - ▶ 109 Home ownership (5-15 year deed restriction)
 - ▶ 421 Rental Units (266 with a 20 year deed restriction)



HOME Investment Partnerships Program - Next Projects (PY2017 funding)

- ▶ Total Program Year 2017 funding - \$3,000,000
 - ▶ Funding expected to be available to projects in May/June 2018
- ▶ A RFP was published in November 2016
 - ▶ 3 proposals were submitted for consideration
 - ▶ 2 projects were selected and received conditional approval

HOME Investment Partnerships Program - Recent Projects

2004 & 2008 HOME
Funding

Hale Mahaolu
- Ehiku Ph II
Kihei, HI

59 Affordable
Senior Rental
Units



HOME Investment Partnerships Program - Recent Projects

2005 HOME Funding

Lokahi Pacific
- Kenolio Leilani
Kihei, HI

6 Affordable
Homebuyer
Units



HOME Investment Partnerships Program - Recent Projects

2009 HOME Funding

MAHCD

- Molokai Self Help Ph I
- Molokai (scattered site)

7 Affordable
Homebuyer
Units



HOME Investment Partnerships Program - Recent Projects

2009 HOME Funding

Habitat for Humanity
- Kahawai Project
Wailuku, HI

16 Affordable
Homebuyer
Units



HOME Investment Partnerships Program - Recent Projects

2014 HOME Funds

County of Maui
- Kulamalu Hale
Pukalani, HI

56
Affordable
Rental Units



HOME Investment Partnerships Program - Next Projects (PY2017 funding)

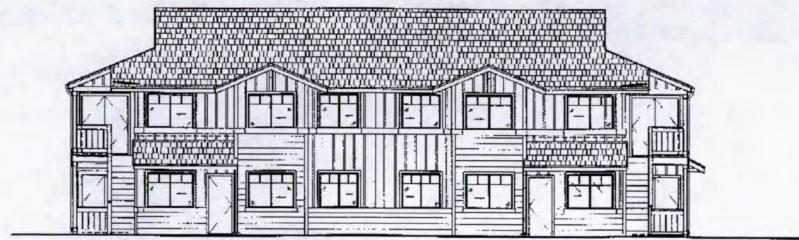
2017 HOME Funds

Ikaika Ohana

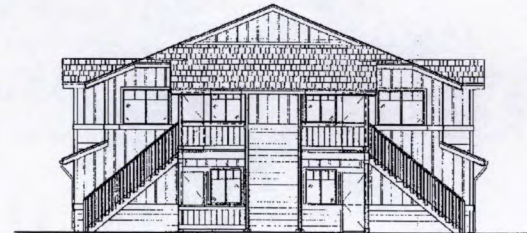
- Kaiwahine Village Phase I
Kihei, HI

- ▶ Multi-family Rental Project
- ▶ 64 total units Phase I
 - ▶ 120 units with phase II
- ▶ 1 - 3 bedrooms

64
Affordable
Rental Units



Front & Rear Elevation



Left & Right Elevation

 **Kaiwahine Village**
Design Partners Incorporated

0 2' 4' 8' 16'
SCALE 1/8" = 1'-0"
8-Plex Exterior Elevations
June 06, 2016

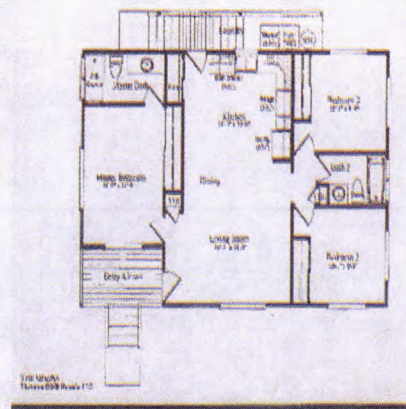
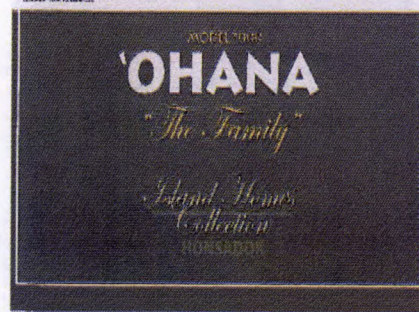
HOME Investment Partnerships Program - Next Projects (PY2017 funding)

2017 HOME Funds

Habitat for Humanity
- Kahoma Residential
Lahaina, HI

- ▶ Single Family Project
- ▶ 10 homes
- ▶ 2-4 Bedroom Units

10 Affordable
Homebuyer
Units



National Housing Trust Fund Program (HUD Funded)

- ▶ A new affordable housing production program that was established under Title 1 of the Housing and Recovery Act of 2008
- ▶ Administered by HUD
- ▶ Restricted to rental projects for *extremely low-income (30% AMI) households*
- ▶ County of Maui receives funding on a three year rotation in conjunction with HOME funding
 - ▶ Approximately \$1,500,000
 - ▶ RFP was published November 2016
 - ▶ 1 proposal was submitted and has received conditional approval

National Housing Trust Fund - PY2017 funding

2017 HTF Funds

Ikaika Ohana
- Kaiwahine Village Phase II
Kihei, HI

- ▶ Multi-family Rental Project
- ▶ 56 units
 - ▶ 120 total units with phase I
- ▶ 1 - 3 bedrooms

56
Affordable
Rental Units



State Managed Funds (HHFDC)

- ▶ Rental Housing Revolving Fund
 - ▶ Provides low-interest loans and grants for the construction of new and acquisition and or rehabilitation of existing affordable rental housing.
 - ▶ At least fifty per cent of the units are for 80% AMI
 - ▶ 5% allocated to 30% and below
 - ▶ Remaining units are for persons and families with incomes at or below one hundred per cent of the median family income
- ▶ Dwelling Unit Revolving
 - ▶ Funds may be used for the acquisition of real property; development and construction of residential, commercial and industrial properties; interim and permanent loans to developers; and any and all things necessary to carry out the purposes of HHFDC's Housing Development Program, including administrative expenses.
 - ▶ May be used to provide loans and grants to finance regional state infrastructure improvements in areas of planned growth.

An abstract graphic design featuring several overlapping, semi-transparent green shapes. On the left, a vertical green bar tapers to a point. On the right, a larger, more complex shape composed of various shades of green (from light lime to dark forest green) overlaps itself, creating a layered effect. The background is a plain, light cream color.

Mahalo!

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 (Ke 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	\$1,500,000	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 Phast 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

rev 11/28/17