

AH Committee

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Sent: Sunday, February 28, 2021 3:31 PM
To: AH Committee
Cc: Buddy Almeida; Jessica Crouse; LoriAnn Tsuhako
Subject: DHHC Presentation: AFFORDABLE HOUSING FUND (AH-18)
Attachments: AH-18 DHHC Presentation AHF.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Attached please find the Department presentation for Agenda item AH-18 AFFORDABLE HOUSING FUND



Affordable Housing Fund

AH Committee (AH-18) - March 1, 2021



Affordable Housing Fund

- ▶ Chapter 3.35 Maui County Code
- ▶ Recent amendment to the Charter requires 3% of the certified real property tax revenues be appropriated to the fund
- ▶ Program is administered by the Housing Division



Affordable Housing Fund

The fund was established for the provision and expansion of affordable housing and suitable living environments for residents of very low to above moderate income (<50% - 140% AMI)

In general, AH Funds can be used for:

- Rehabilitation of existing structures
- Land purchase or other acquisition of land or property entitlements
- Planning, design, and construction
- Leverage other funding



Affordable Housing Fund

- ▶ An estimated \$15,037,010 RPT was appropriated in FY21
- ▶ Budget Office provides an estimate of the funds available at the beginning of each Fiscal Year, which includes:
 - ▶ New RPT funding (above)
 - ▶ Any carry over funding from prior years
 - ▶ Payments made into the fund by developers or other sources



Affordable Housing Fund

- ▶ A Public Notice was published in the Maui News
 - ▶ August 5, 2020
- ▶ Informational workshop held on August 19th
 - ▶ 15 applicant representative in attendance
- ▶ Application period was August 17 to September 18
 - ▶ Application will also include any funding that may be available from HOME/HTF
- ▶ Department received 6 applications



Affordable Housing Fund

- ▶ Each application is reviewed & scored by a 3 person committee
- ▶ Scoring criteria is based on:
 - ▶ Community Need (remember the HHPS study)
 - ▶ Applicant Information/Specialized Experience
 - ▶ Project/Program Readiness
 - ▶ Leverage

2021 AHF Recommended Projects

RECOMMENDED PROJECTS	# UNITS	AMOUNT
Hale O Piikea II – Hawaiian Community Dev Board	96	\$4,665,660
Kaiaulu O Halelea Phase 1B – Ikaika Ohana	56	\$3,025,442
Waiehu Apartments – Highridge Costa	120	\$6,000,000
Na Hale O Maui	6	\$2,000,000
Hale Pilina	179	\$660,000
Total FY2022 Projects	457	\$16,351,102



2021 AHF Other Recommendations

RECOMMENDED PROJECTS	AMOUNT
Administrative Expenses	\$70,000
Workforce Housing Buybacks	\$2,000,000
Total AHF FY2022 Budget	\$18,421,102



Affordable Housing Fund

- ▶ What does the AHF mean to a project?
- ▶ Points on their application with HHFDC
 - ▶ LIHTC/RHRF highly competitive
 - ▶ Local Support absolutely critical
 - ▶ Very difficult without our participation
- ▶ Gap Financing
 - ▶ AHF is generally a very small % of total funding, but still critical



Affordable Housing Fund

- ▶ AH Plan Project presentations
 - ▶ All 5 projects referred to Committee
 - ▶ Each will have up to 10 minutes to present their project
- ▶ Allows time for Committee Members to ask questions
 - ▶ Intended to help make decision making during the pending Budget Session faster/easier



Mahalo!

Questions?