

Maui County Council

Water Authority, Social Services, and Parks Committee

August 4, 2025

Resolution

- Intent to convey a portion of Kahului Community Center Park to Hale Makua to support the development of Workforce Rental Housing
- Acknowledges importance of retaining Kokua Pool and Kahului Community Center and supports planning efforts to ensure community benefit and access are maintained with the understanding that the Community Center may be moved



History of Projects: 2018

- Resolution 18-163 – Authorizing a Grant of lease for a 2.8-acre parcel and a 4.57-acre parcel (currently the Kahului Community Center (KCC) Park) to Hale Makua Health Services
- Resolution 18-164 – Urging Mayor to develop Master Plan in coordination with Hale Makua to provide Healthcare facilities, service and programs for the elderly population of the County
 - Preamble discusses:
 - Need to create a new healthcare delivery system that is more cost effective, has more home and community-based services, and is less institutional
 - A shared vision of providing state-of-the-art rehabilitation and senior living facilities, healthcare services, and senior-oriented recreational facilities
 - A central location for care, education, and management of elderly services
 - Shall guide the expansion of existing and creation of new programs and facilities at KCC including “senior and intergenerational recreational activities”

History of Projects: 2020

- Health Impact Assessment
 - Discussions with approximately 100 Maui Residents
 - 10 Community meetings

HIA conducted by Islander Institute in 2020

Healthcare	Transportation and access
Housing options	Food & nutrition
Activities for kūpuna	Relationships
Workforce development	Caring community
Park facilities	Sense of place

Health Impact Assessment (HIA) 10 Potential Areas of Focus

History of Projects: 2021

- Community Survey
 - Survey of 400 Maui County Residents
- Working Master Plan for KCC Park Completed
 - Included Park Space, Housing, and Kūpuna and intergenerational activities

Key Findings from Survey (2021)

Hale Makua is well-known

- Nearly 9 in 10 Maui residents are familiar with HMHS, and the overwhelming majority of them have positive impressions of the org.

Near unanimous support for kūpuna housing and services

- 92% favor new efforts to improve and expand kūpuna services and housing.

Community Benefit

- Residents prefer a community space that improves care for kūpuna, and provides the broader community as well.

Improving services & care for kūpuna is a top priority

- Over 9 in 10 residents say that improving care and services for kūpuna is a top priority, eclipsing the number for affordable housing, jobs & the economy.

This project enjoys broad support

- Over 4 in 5 residents favor moving forward with HMHS' vision for KCCP Park to improve access to housing, care and services for kūpuna.

Existing park use is minimal

- Only 9% of Maui residents say they use or visit KCC Park on a weekly basis, while another 16% say they use it once or twice a month.



History of Projects: 2022

- Resolution 22-69 CD1
 - Authorizing the disposition (in fee simple) of the 2.8 acre parcel to Hale Makua
 - To expand access to healthcare including rehabilitation and nursing facility services
- FEA-FONSI for proposed Hale Makua Expansion Rehabilitation Facility on the 2.8 acre parcel
 - Proposed a 76,200 foot two-story healthcare facility



History of Projects: 2023/2024

2023

- Certificate of Need for 72 new beds for Hale Makua is approved
- RFP and Selection of Design Team for Rehab Center
- Maui Fires – August 8, 2023

2024

- Begin design of Rehab Center
- Maui Economic Recovery Commission
 - Original 2021 Master Plan was presented
 - Adjustments to plan to include:
 - Workforce/affordable housing project
 - Expansion of existing Rehab Center Project to include additional Medical Services
 - Begin work on Workforce Housing Project
 - Hale Makua/Alaka'i Development submit proposal for a Grant to support the development of a 100-unit rental housing project
 - Rents limited to 30% of household income
 - Rental units prioritized for healthcare and education workers
 - HMSA/Hale Makua begin discussions regarding expansion of services on Hale Makua Rehab Center Project

History of Projects: 2025

- Workforce Housing Rental Project
 - Grant Awarded for \$5.0 million for the Workforce Rental Housing Project
- Healthcare Complex Project
 - HMSA and Hale Makua to partner together on Healthcare Complex to add *critically-needed* medical services to the Rehab Center project with the goal of providing greater access to healthcare services for the Maui Community



Hale Makua Workforce Housing



Development Team

- Partnership between Hale Makua and Alaka'i Development
- Alaka'i Development
 - Jon Wallenstrom
 - Cayenne Pe'a
- Alaka'i brings a depth of workforce housing development experience across the State of Hawaii



800+ Rental Units Since 2016

Once fully leased, a review of household incomes at each community discovered: **median household income of each community was 100% of AMI**, reflecting demand at varying income levels, mirroring those of the island. With and without government regulation of income levels, the projects serve the workforce.



Kapolei Lofts

of units: 499

AHP: 20% at/below 80% AMI
40% at/below 140% AMI

Completed: 2016



The Element

of units: 318

AHP: 20% at/below 80% AMI
Remainder at market rates

Completed: 2021

Kapolei Lofts and The Element

Hale Makua Workforce Housing will have a similar three-story garden style design.



Hale Makua Workforce Housing

Preliminary Site Plan



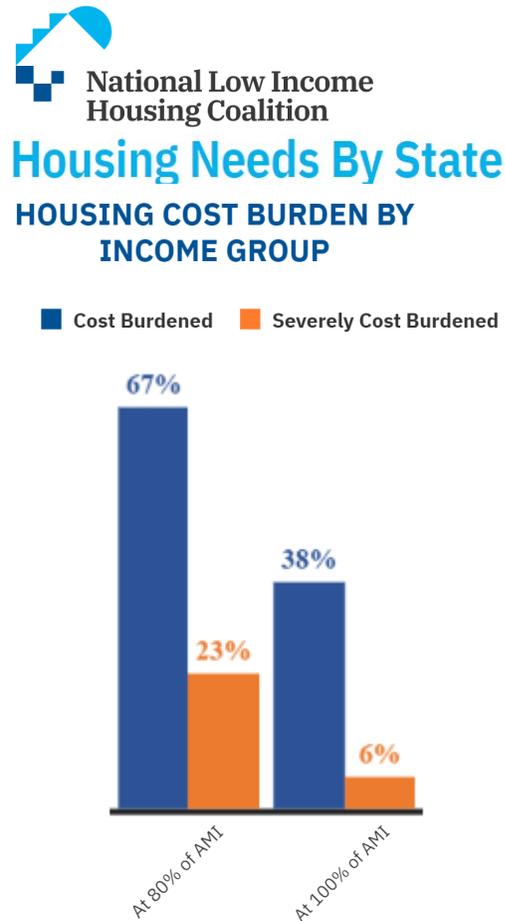
- 100-unit rental community
- Targeted for entry-level to mid-level healthcare and education workers AND those displaced by the Maui wildfires
 - *Rents will be capped at 30% of household income*
- Synergy between Hale Makua and community-based workforce development programs targeting healthcare and education workers as they pursue career advancement
 - *Provides an opportunity for healthcare and education workers to stay on Maui while progressing in their careers through workforce development programs*

Preliminary Pro-forma

Type of unit	# of Units	Net SF	Average Rent/ Unit	% AMI-2025 HHFDC	Annual Household Income	Hourly Income per Renter
2 bd/ 2 bath	74	850	\$2,540	80% AMI	\$100K annually	\$24/hr double incomes \$48/hr single income
1 bd/ 1 bath	26	575	\$1,880	75% AMI	\$75K annually	\$36/hr

Housing Cost Burden in Hawaii

Hale Makua Workforce Housing will work to reduce the housing cost burden of its residents by ensuring during the qualification process, **the cost of rent and utilities cannot exceed 30% of a household's income.**

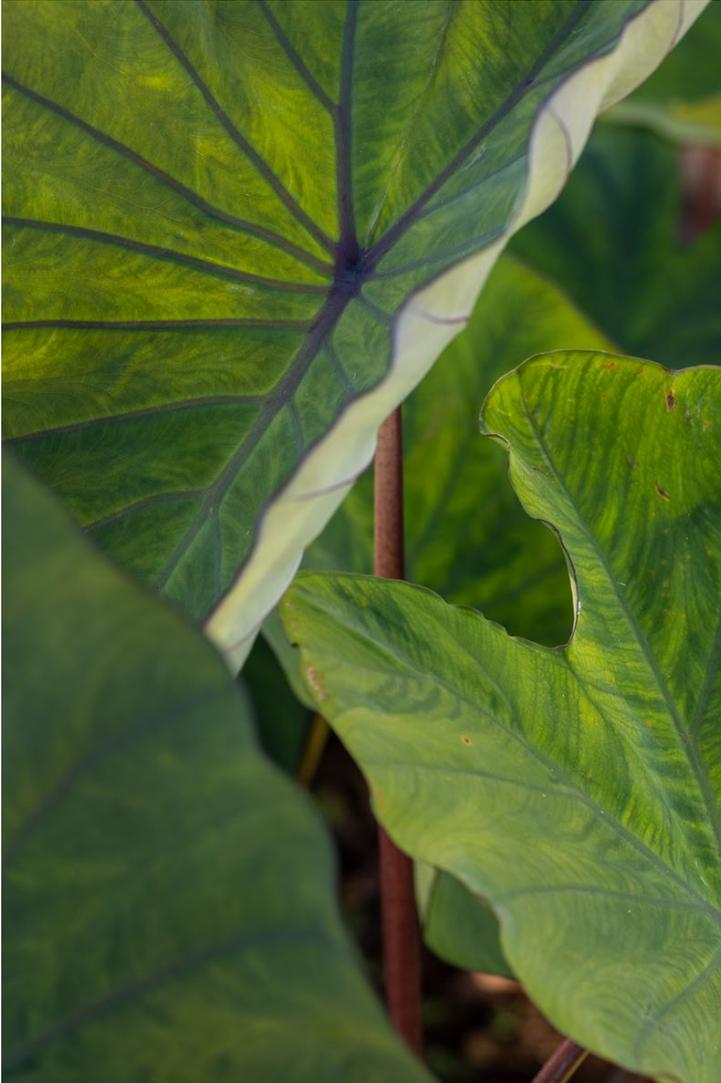


Percentage of households earning between \$50-75K/year that are severely cost burdened



- Cost Burdened: Renter households spending > 30% of their income on housing costs and utilities
- Severely Cost Burdened: Those spending >50% their income

Project Status



- Grant award from large local philanthropic organization
- Commenced discussions with County regarding conveyance of property and required land use changes
- Survey work commenced to determine boundaries and subdivision
- Advancing studies needed for HHFDC sponsored 201H
- Beginning discussions with HHFDC for Dwelling Unit Revolving Fund loan and local lenders for construction loan
- Contracting with consultants including but not limited to architect, planner, and civil engineer

WASSP Committee

From: Wes Lo <Wes.Lo@ohanapacific.com>
Sent: Friday, August 1, 2025 10:50 AM
To: WASSP Committee
Cc: Ellen B. McKinley; Kasie M. Takayama; Shane M. Sinenci
Subject: Presentation for WASSP Committee 8/4/25 - Resolution 25-139 Hale Makua Health Services Workforce Rental Housing Project
Attachments: WASSP 08.04.25.pdf

You don't often get email from wes.lo@ohanapacific.com. [Learn why this is important](#)

To whom it may concern

Attached please find a PDF of the presentation for the WASSP committee meeting on 8/4/25

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