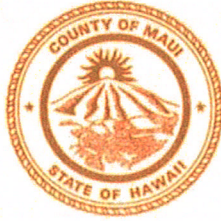


MICHAEL P. VICTORINO  
Mayor

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

January 13, 2022

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

APPROVED FOR TRANSMITTAL

*Michael P. Victorino* 1/15/22  
Mayor Date

For Transmittal to:

Honorable Gabe Johnson, Chair  
Affordable Housing Committee  
Maui County Council  
200 South High Street  
Wailuku, HI 96793

Dear Chair Johnson:

**SUBJECT: AFFORDABLE HOUSING FUND (AH-33)**

Pursuant to Section 3.35.080, Maui County Code, we are transmitting the Department of Housing and Human Concerns' 2022 Affordable Housing Fund Annual Plan for consideration by the Maui County Council.

According to the Budget Office, an estimated total of \$26,969,661 has been appropriated for Fiscal Year 2022.

The following proposed projects are being recommended for funding:

1. Front Street Apartments Preservation – AHED Kenui LLC
2. Hale Mahaolu Ke Kahua – Highridge Costa Development Company, LLC
3. Kilohana Makai – Aina Pacific, LLC

The Department is also recommending funding for the following:

RECEIVED  
2022 JAN 18 AM 10:46  
OFFICE OF THE  
COUNTY COUNCIL



Honorable Gabe Johnson, Chair  
Affordable Housing Committee  
January 13, 2022  
Page 2 of 2

1. Administrative Expenses for the Program
2. Workforce Housing Buyback

Attached is a brief description of each recommended project, as well as the recommended funding amounts for the Committee's review. Please note that the recommended projects will be submitted with the Mayor's FY 2023 Budget proposal. The Department hopes to have the opportunity to present these projects to the Affordable Housing Committee prior to the budget sessions.

Thank you for your attention to this matter. Should you have any questions or require additional information, please contact me at Ext. 7805.

Sincerely,



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

Attachment

xc: Sananda K. Baz, Managing Director  
Scott K. Teruya, Director of Finance  
Michele M. Yoshimura, Budget Director  
Housing Division



FY 2022 AFFORDABLE HOUSING FUND PLAN RECCOMENDATIONS

	Project and Description	Amount
1	<p><b>Front Street Apartments Preservation – AHED Kenui LLC</b>            Funds will be utilized for property acquisition for a 142-unit multifamily rental project. The project will include 7 units at or below 30% AMI, 64 units at or below 50% AMI, 70 units at or below 60% AMI, and 1 unit for an on-site property manager. The affordability period is 51 years.  <b>TMK: (2) 4-5-003-013 Location: 1056 Front Street, Lahaina, Maui, Hawaii</b></p>	\$6,000,000 grant
2	<p><b>Hale Mahaolu Ke Kahua – Highridge Costa Development Company, LLC</b>            Funds will be utilized for planning and design and new construction for a 120-unit multifamily rental project. The project will include 12 units at or below 30% AMI, 107 units at or below 60% AMI, and 1 unit for an onsite property manager. The affordability period is 60 years.  <b>TMK: (2) 3-3-001-106 Location: Waihee-Waiehu, Maui, Hawaii</b></p>	\$6,000,000 loan
3	<p><b>Kilohana Makai – Aina Pacific, LLC</b>            Funds will be utilized to extend Wela Street to Kilohana Drive as required by Condition 9 Exhibit B CONDITIONS OF ZONING, Ordinance 5151 Bill 114 (2020). The project consists of 28 single family units, 9 of which will be affordable residents at or below below-moderate income, 14 units will be affordable to residents at or below moderate income, and 5 units will be affordable to residents at or below above-moderate income. The affordability period is 20 years.  <b>TMK: (2) 3-9-004:141 Location: Kihei, Maui, Hawaii</b></p>	\$825,000 grant