

## BFED Committee

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**From:** Dawn Lono  
**Sent:** Friday, April 22, 2022 11:18 AM  
**To:** BFED Committee  
**Subject:** Hana Affordable Housing  
**Attachments:** Hana Affordable Housing - Habitat.pdf; Hana Affordable Housing - Hoeffken.pdf; Hana affordable schedule.pdf

Please find attached the following communications regarding the Hana Affordable Housing project for information and clarification purposes with reference to the \$1M request for Affordable Housing Funds.

1. Letter from Gabe Hoeffken
2. Proposed schedule from Gabe Hoeffken
3. Letter from Habitat – Sherri Dodson

Mahalo,

*Dawn Lono*

Executive Assistant  
Councilmember Shane Sinenci  
(808) 281-0629

April 22, 2022

Budget Finance & Economic Development Committee  
County of Maui

Committee Chair Keani Rawlins-Fernandez & Committee Members,

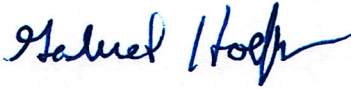
Please find attached a schedule for the completion of the Hana Affordable Housing subdivision, permitting and infrastructure project based on a permit approval date of June 30, 2022. Once complete these 25 build-ready lots will be sold to Habitat for Humanity Maui to develop the housing component.

We have received no funding to date and will only receive funding once the project is complete.

We are grateful for your consideration of additional funding to cover the requirements for expanded drainage, retention basin and utility infrastructure costs.

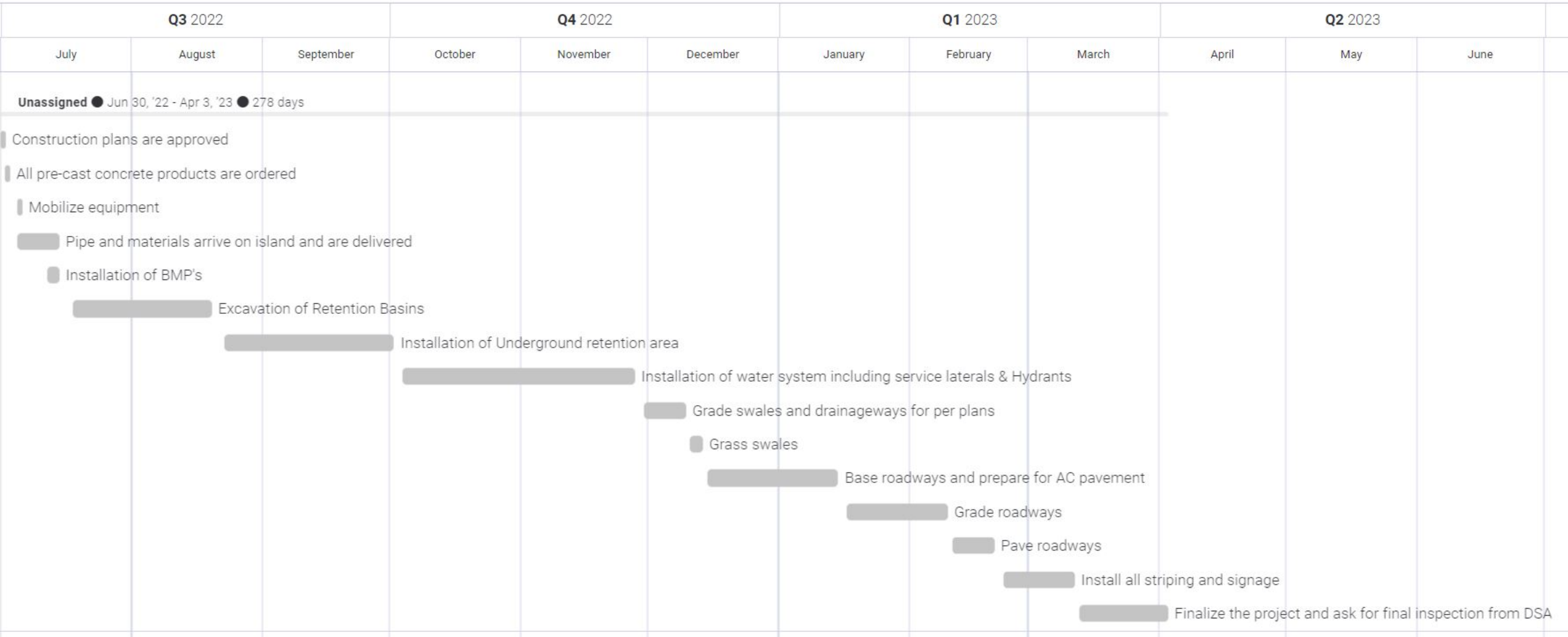
As you are aware, affordable housing is a desperate need in the Hana Community and we are making every effort to provide for this need.

Mahalo for your consideration,

A handwritten signature in blue ink, appearing to read 'Gabriel Hoeffken', with a stylized flourish at the end.

Gabriel Hoeffken

President - GTH Land Company, INC.





*Habitat for Humanity Maui  
Builds strength, stability and  
self-reliance through shelter.*

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**Sherri K. Dodson**

1162 Lower Main Street  
Wailuku, HI 96793  
(808) 242-1140  
FAX (808) 242-1141

April 21, 2022

Aloha Councilmembers,

As you are aware, Councilmember Sinenci has been advocating for additional funds for the Hana Affordable Housing Project in Wakiu. Habitat for Humanity Maui supports this effort and has provided testimony earlier in the budget process confirming that costs have increased on all levels. This increase has been significant even within the last 12 months, let alone since 2018 when our last Letter of Intent was signed with GTH Land Company LLC, who is developing and selling the lots to us. In this LOI, GTH Land Company agreed to build roads, rough grade the lots, pay for water meters and provide utility stub-outs for water - with power, telephone and cable to be run overhead to the lots. In turn, Habitat Maui's responsibilities under the agreement are as follows:

- Fees and assessments: Habitat shall be responsible for DOE fees and septic system design and installation.
- Permitting and construction of the affordable dwelling units (25 single-family homes).
- Managing the marketing, lists, and sale of affordable units to qualified buyers.
- On-site improvements for each house to include: individual water system, water to house (from water meter), gravel driveway, excavation for the footings (post & pier).

Upon receiving bonded final subdivision approval and individual Tax Map Keys (TMK) from Maui County, both Habitat Maui and GTH Land Company agreed to enter a detailed contract setting forth all the terms and conditions of the above referenced Letter of Intent, which was signed on November 9, 2018. Habitat will purchase the lots from GTH with the Affordable Housing Fund. The balance of the grant will be expended consistent with the executed AHF grant agreement.

Even with these additional County funds, this project may require additional financing. Habitat Maui is prepared to apply for USDA Section 502 loans on behalf of families for those that qualify. We anticipate that those funds will help cover financing gaps that may arise outside of secured grant funding.

Habitat does not anticipate requesting additional funding from the County of Maui to complete this project.

Sincerely,

Sherri K. Dodson  
Executive Director

[www.habitat-maui.org](http://www.habitat-maui.org)