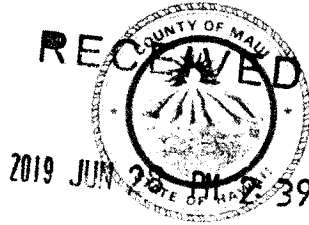


MICHAEL P. VICTORINO  
Mayor

LORI TSUHAKO  
Director

LINDA R. MUNSELL  
Deputy Director



RECEIVED  
2019 JUN 28 PM 1:58  
OFFICE OF THE MAYOR

OFFICE OF HOUSING  
& HUMAN CONCERNS  
COUNTY OF MAUI  
2200 MAIN STREET, SUITE 546  
WAILUKU, MAUI, HAWAII 96793  
PHONE: (808) 270-7805

June 27, 2019

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

For Transmittal to:

APPROVED FOR TRANSMITTAL

Honorable Tasha Kama, Chair  
Affordable Housing Committee  
Maui County Council  
200 S. High Street  
Wailuku, Hawaii 96793

  
for Mayor \_\_\_\_\_ Date 6/28/19

Dear Chair Kama:

**SUBJECT: CONFLICTS BETWEEN CHAPTER 2.96, MAUI COUNTY CODE, RELATING TO THE RESIDENTIAL WORKFORCE HOUSING POLICY, AND CHAPTER 3.35, MAUI COUNTY CODE, RELATING TO THE AFFORDABLE HOUSING FUND (AH-23)**

As requested in your letter dated June 21, 2019, the Department provides the following responses:

**1. What is the Affordable Housing Fund's balance of unencumbered funds prior to the Fiscal Year 2020?**

As provided by the Department of Finance, the current balance to date of unencumbered funds in the Affordable Housing Fund is \$12,946,721.

**2. Please provide a list of Affordable Housing Fund projects that are complete or in progress, including the amount of funding allocated per project.**

The attached document entitled "FY19 Affordable Housing Fund Status Report" provides the information requested.

Honorable Tasha Kama, Chair  
Affordable Housing Committee  
Maui County Council  
June 27, 2019  
Page 2

Thank you for the opportunity to share this information. Should you have any questions, please feel free to contact me at Ext. 7805.

Sincerely,

A handwritten signature in black ink, appearing to read "Lori Tsuhako". The signature is fluid and cursive, with the first name "Lori" being more prominent and the last name "Tsuhako" following in a similar style.

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

Attachment

## FY19 AFFORDABLE HOUSING FUND STATUS REPORT

Project Name	Amount Funded	Amount Expended	Project Completed	# Units Provided/Proposed	Comments
<b>Fiscal Year 2010</b>					
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
<b>Fiscal Year 2011</b>					
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
<b>Fiscal Year 2012</b>					
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 (Ka Hale A Ke Ola)	\$300,000	\$300,000	Y	n/a	Rehab of flooring for 200 unit low income affordable project
<b>Fiscal Year 2013</b>					
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

## FY19 AFFORDABLE HOUSING FUND STATUS REPORT

Project Name	Amount Funded	Amount Expended	Project Completed	# Units Provided/ Proposed	Comments
<b>Fiscal Year 2014</b>					
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	\$85,731	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
<b>Fiscal Year 2015</b>					
No RFP was held in FY 2015 due to insufficient funds.					
<b>Fiscal Year 2016</b>					
Hale Mahaolu Ewalu PH I (Hale Mahaolu)	\$2,500,000	\$2,500,000	N	38	Construction of Phase I, 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	\$290,430	Y	n/a	Renovation & repairs of 4-6 special needs homes
Na Hale O Maui Kahoma (Na Hale O Maui) W Maui	\$660,000	\$329,828	N	12	Construction of homes (Kahoma)
Habitat for Humanity Kahoma (Habitat for Humanity) W Maui	\$1,500,000	\$1,265,953	N	10	Lot Purchase & construction of homes (Kahoma) for low income families <80% AMI
<b>Fiscal Year 2017</b>					
Hale Mahaolu Ewalu PH II (Hale Makaolu)	\$2,500,000	\$1,099,726	N	22	Construction of Phase II, senior rentals
FABMAC Affordable Project (Fabmac Homes)	\$1,500,000	\$1,500,000	N	9	Purchase lots, construct single family homes, sell 6 to 0 - 80% AMI & 3 to 81 - 100% AMI
<b>Fiscal Year 2018</b>					
Na Hale O Maui Kahoma ( Na Hale O Maui)	\$1,000,000	\$1,000,000	N	incl	Construction of 12 homes in Kahoma Subdivision
County Buyback Provision	\$1,000,000	\$0	N		Funding for Residential Workforce Housing Unit Buybacks
County of Maui's First-Time Home Buyers Program	\$2,000,000	\$756,025	N		COM's FTHB Program

SUMMARY	Amount Funded	For Sale Units Built	Rental Units Built	Total Units Built	Total Units Benefitting from Funding
<b>2010-2018 FUNDING</b>	<b>\$52,525,668</b>	<b>83</b>	<b>216</b>	<b>299</b>	<b>519</b>