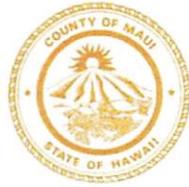


**RICHARD T. BISSEN, JR.**  
Mayor

**JOSIAH NISHITA**  
Managing Director



**OFFICE OF THE MAYOR**  
COUNTY OF MAUI  
200 SOUTH HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
[www.mauicounty.gov](http://www.mauicounty.gov)

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REFERENCE NO. BD-BA 24-58

February 8, 2024

Honorable Richard T. Bissen, Jr.  
Mayor, County of Maui  
200 South High Street  
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL

  
\_\_\_\_\_  
Mayor Date

For Transmittal to:

Honorable Alice L. Lee, Chair  
and Members of the Maui County Council  
200 South High Street  
Wailuku, Hawaii 96793

Dear Chair Lee and Members:

**SUBJECT: AMENDMENTS TO THE FISCAL YEAR 2024 BUDGET  
(APPENDIX A, PART II, AFFORDABLE HOUSING FUND,  
HALE PILINA)**

On behalf of the Department of Housing and Human Concerns, I am transmitting a proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING THE FISCAL YEAR 2024 BUDGET FOR THE COUNTY OF MAUI, APPENDIX A, PART II, SPECIAL PURPOSE REVENUES - SCHEDULE OF REVOLVING/SPECIAL FUNDS FOR FISCAL YEAR 2024, AFFORDABLE HOUSING FUND, HALE PILINA."

The purpose of the proposed bill is to amend the Fiscal Year ("FY") 2024 Budget, Appendix A, Part II, Affordable Housing Fund, by adding new conditional language for the Hale Pilina Project stating "Up to \$10,000,000 must be for a grant to Catholic Charities Housing Development Corporation for the Hale Pilina Project. The Hale Pilina project will include 18 units at or below 30 percent of

Alice L. Lee, Chair  
February 8, 2024  
Page 2

the AMI, 18 units at or below 50 percent of the AMI, 142 units at or below 60 percent of the AMI, and one unit for an onsite manager. The affordability period is 61 years. TMK (2) 3-7-013:026 located at 150 South Pu'unene Avenue, Kahului, Maui, Hawai'i."

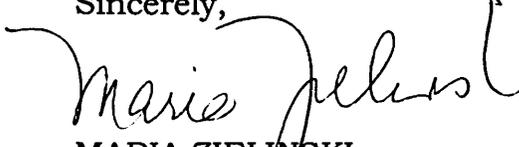
This project is a 100 percent affordable rental housing development and will include two three-story buildings and two four-story buildings, to be completed in one phase and with a new unit mix to have more 2-bedroom units to accommodate larger households.

The development will also have amenities including two large community rooms for tenant use with cable, internet, and WiFi, a tot lot in the central courtyard, a mail pavilion with an automatic package system, a maintenance shop, a case manager in every building, common area laundry rooms, rooftop PV system, and 269 parking stalls for tenants and visitors. Infrastructure improvements will include grading, construction of driveways, pedestrian walkways, utility connections, landscaping, and drainage improvements.

Catholic Charities gained site control in November 2023 and received its Chapter 2.97 entitlement approval in November 2021. On January 12, 2024, the Maui County Council adopted Resolution 24-3, authorizing deviations from the preliminary plans and specifications for the project revising the breakdown of units, increasing the amount of open space, and providing additional amenities and related uses.

Thank you for your attention in this matter. Should you have any questions, please contact me at ext. 7212 or Lesley Milner at ext. 8239.

Sincerely,



MARIA ZIELINSKI  
Budget Director

Attachment

cc: Lori Tsuhako, Director of Housing and Human Concerns