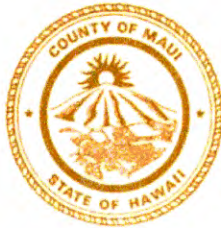


MICHAEL P. VICTORINO  
Mayor

LORI TSUHAKE  
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

March 16, 2022

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

APPROVED FOR TRANSMITTAL

Michael P. Victorino 3-17-22  
Mayor Date

For Transmittal to:

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

Dear Chair Johnson:

**SUBJECT: COMPREHENSIVE AFFORDABLE HOUSING PLAN:  
EXPANDING AFFORDABLE HOUSING FUNDING (AH-14(7))**

Thank you for your March 7, 2022 letter requesting information related to the above subject. The Department's responses are provided below.

1. **As it relates to the Affordable Housing Fund ("AHF"):**
  - a. **Please provide a breakdown showing how much has been allocated to the AHF each fiscal year since its inception.**

Please see Attachment A.
  - b. **Please provide a breakdown showing how much in grants or loans have been disbursed from the AHF each fiscal year and for which projects.**

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COUNTY OF MAUI

Please see Attachment B. The data indicates the total amount in grants or loans awarded each fiscal year and not the amount disbursed. Grants or loans may carry over from year to year, and disbursements from the fund are tracked by project.

**c. How many affordable housing units in total have been developed using grants or loans from the AHF each fiscal year?**

Please see Attachment C. Grants or loans may be used not only to create new units but to maintain existing units through acquisition or rehabilitation. A project or program may have been awarded funding in one fiscal year but may not be complete until one or two years later. With these factors in mind, the data is based on the total number of affordable units that a selected project/program in each given fiscal year was expected to deliver or preserve.

**d. Please provide an estimate of additional funding needed to accommodate the expanded uses of the AHF outlined in the attached proposed bill entitled “A BILL FOR AN ORDINANCE AMENDING TITLE 3, MAUI COUNTY CODE, RELATING TO THE USE OF THE AFFORDABLE HOUSING FUND.”**

The Department has a procedure for selecting and awarding funds under MCC 3.35, the Affordable Housing Fund. This procedure starts with a public request for proposal (RFP) period, which allows any eligible entity to submit a project proposal to be considered for a grant or loan from the fund. Once the RFP period closes the projects are evaluated and the Department meets with the Mayor to discuss the projects and finalize the annual Affordable Housing Fund plan, which is transmitted to Council. The annual plan includes the projects that are recommended for funding and is then subject to Council review and funding approval. It is important to note that the funds requested and funds awarded are variable factors that change each year. Please see Attachment D for data on the allocated funds, requested funds, and awarded funds from the last three fiscal years. As Attachment D shows, the total funds awarded in fiscal years 2020 and 2021 exceeded the funds allocated in those years.

The Department is committed to continuing the annual RFP process to ensure that any eligible entity has an opportunity to request funding for an eligible activity. At this time, there is not adequate data to predict which eligible entities will plan to submit proposals for projects under expanded uses in the proposed bill and how much funding will be requested. As such, the Department cannot currently provide this

estimate as requested. The Department will be happy to provide additional data on the outcome of the next RFP period if requested. The next RFP period is tentatively planned for September 2022.

**2. As it relates to the Section 8 Housing Choice Vouchers program, how many units are available in the County?**

The Section 8 Housing Choice Voucher program has been allocated 1,464 Housing Choice Vouchers and 35 Veterans Affairs Supportive Housing (VASH) vouchers for a total of 1,499 vouchers. There are 1,449 households currently leasing units using these vouchers, and the remaining vouchers have been issued to eligible applicant families who are in the process of searching for units. The number of rental units available for Section 8 recipients is dependent upon the land owners/property managers' willingness to participate as landlords in the program. The Department has worked with the Maui Homeless Alliance to recruit additional landlords to participate in the Section 8 and other HUD funded housing opportunities.

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

Sincerely,



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

xc: Housing Division

**ATTACHMENT A**

<b>Fiscal Year</b>	<b>Allocation</b>
2008	\$ 4,295,169
2009	\$ 4,411,022
2010	\$ 17,255,057
2011	\$ 4,279,860
2012	\$ 4,150,784
2013	\$ 4,265,325
2014	\$ 4,466,363
2015	\$ 4,754,364
2016	\$ 5,111,683
2017	\$ 5,469,783
2018	\$ 6,063,514
2019	\$ 6,429,714
2020	\$ 14,321,450
2021	\$ 15,037,010
2022	\$ 22,969,661

ATTACHMENT B

Fiscal Year	Grants	Project	Loans	Project
2008	N/A			
2009	\$ 50,000	Hana Affordable Housing study		
2010	\$ 2,625,000	Mokuhao Apartments		
		Hale Mahaolu Ehiku		
2011	\$ 6,655,238	COM Kulamalu Rental Project	\$ 2,750,000	Imi Ikena Rental Project
		Hale Maunaloa		
		Kahawai Apartments		
		Neighborhood Revitalization Program		
		Kenolio Leilani Project		
		Helani Gardens Project		
2012	\$ 6,705,000	Neighborhood Revitalization Program		
		COM Kulamalu Rental Project		
		Harbor Lights Project		
		Aloha House Clean and Sober Project		
		Hale O Ekolu Project		
		Hale Makana O Waiale Rehabilitation		
2013	\$ 5,000,000	Family Life Center Lower Main Street Project		
		Kulamalu Town Center Project		
		Building Houses, Building Hope Project		
		Neighborhood Revitalization Program		
		Hale Lokelani Ohana Project		
		Hale Makana O Waiale Rehabilitation		
2014	\$ 18,690,000	COM Kulamalu Rental Project		
		COM Lanai Affordable Housing Project		
		Kulamalu Town Center Project		
		Mokuhao Subdivision		
		Building Houses, Building Hope Project		
		Na Hale O Maui Kahoma Homes		
2015	N/A - No RFP was held due to insufficient funds.			
2016	\$ 5,400,430	Hale Mahaolu Ewalu Phase I		
		Aloha House Clean and Sober Residential Acquisition		
		ARC of Maui County Rehabilitation/Improvement Project		
		Na Hale O Maui Kahoma Homes		
		Habitat for Humanity Kahoma Residential Subdivision		
2017	\$ 4,000,000	Hale Mahaolu Ewalu Phase II		
		FABMAC Affordable Project		
2018	\$ 6,063,514	Na Hale O Maui Kahoma Homes		
2019	\$ 12,873,253	KHAKO Renewal Project Phase III Building 7		
		KHAKO Westside Staircase Project		
		Hale Mahaolu Ewalu Phase II		
		Kaiaulu O Kupuohi		
		100% Affordable Hana Housing Project		
2020	\$ 19,477,208	Lokenani Hale Acquisition		
		Kaiaulu O Halelea		
		Aloha House Clean and Sober Residential Acquisition		
		Kane Street Acquisition and Rehabilitation		
		Hale O Piikea		
2021	\$ 11,001,102	Kaiaulu O Halelea Phase 1B	\$ 4,300,000	Liloa Hale
		Hale O Piikea II		
		Na Hale O Maui Affordable Housing in Perpetuity		
		Hale Pilina		
		266 Dickenson Street Acquisition		
2022	N/A - Projects recommended for funding have been transmitted to Council.			

## ATTACHMENT C

Fiscal Year	# Affordable Units
2008	-
2009	-
2010	67
2011	72
2012	279
2013	255
2014	121
2015	0
2016	69
2017	31
2018	12
2019	197
2020	367
2021	335
2022	-

ATTACHMENT D

Fiscal Year	FY Budget Allocation	Proposed Projects	Funds Requested	Funds Awarded
2020	\$ 14,321,450	Kaiaulu O Halelea	\$ 3,220,900	\$ 19,477,208
		Liloa Hale	\$ 4,300,000	
		Hale O Piikea	\$ 5,768,650	
		Clean and Sober Residential Acquisition	\$ 900,000	
		Arc Residential Group Home Improvement	\$ 277,000	
		Na Hale O Maui Affordable Housing in Perpetuity	\$ 2,000,000	
		Wailuku Mission Housing Project	\$ 4,000,000	
		Waikapu Development Venture 201H Affordable Housing Project	\$ 4,000,000	
		Pa'a Affordable Housing Project	\$ 1,750,000	
			\$ 26,216,550	
2021	\$ 15,037,010	Kaiaulu O Halelea Phase 1B	\$ 3,025,442	\$15,301,102
		Hale O Piikea II	\$ 4,665,660	
		Waiehu Apartments	\$ 600,000	
		Wailuku Mission Housing	\$ 5,000,000	
		Na Hale O Maui Affordable Housing in Perpetuity	\$ 2,000,000	
		Hale Pilina	\$ 660,000	
			\$ 15,951,102	
2022	\$ 22,969,661	Wailuku Apartments Phase 1	\$ 2,000,000	pending Council approval
		Wailuku Apartments Phase 2	\$ 2,000,000	
		Front Street Apartments Preservation	\$ 6,000,000	
		Hale Mahaolu Ke Kahua	\$ 6,000,000	
		Building 9 Expansion	\$ 443,612	
		FABMAC HOMES Affordable Housing Project	\$ 3,120,000	
			\$ 19,563,612	