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**COUNTY COUNCIL**  
COUNTY OF MAUI  
200 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
[www.MauiCounty.us](http://www.MauiCounty.us)

April 12, 2023

Ms. Lori Tsuhako, Director  
Department of Housing and Human Concerns  
County of Maui  
Wailuku, Hawaii 96793

Dear Ms. Tsuhako:

SUBJECT: **FISCAL YEAR ("FY") 2024 BUDGET** (BFED-1) (HHC-3)

Thank you for participating in the Committee's discussions on April 10, 2023. The Committee respectfully submits the follow-up questions listed below. May I further request that, after approval by the Office of the Mayor, you transmit a written response to [bfed.committee@mauicounty.us](mailto:bfed.committee@mauicounty.us) by **April 18, 2023**.

1. What are the annual estimated maintenance costs for the Lahaina Crossroads Apartments based on information received from the previous owner? (TK)
2. Please provide details on the additional funding being requested for Hui Laulima O Hana for Hana Dialysis Home Program. (YLS) (SS)
3. What was the developer's time frame for the Kula Ridge housing development? (YLS)
4. How does the Department plan to expend grant awards received from the HOME Investment Partnerships Program and National Housing Trust Fund? (YLS)
5. Please confirm the anticipated start dates for Housing Specialist II (position 32559) and Housing Specialist V (position 35202) and explain their position funding. (TP)

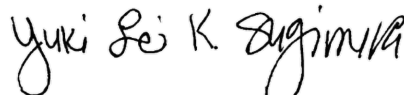
6. Where, in the FY 2024 Budget, is \$8 million in funds for the Homeowner's Assistance Fund under the American Rescue Plan Act of 2021 recognized? (TP)
7. Please provide information on why a detailed breakdown for each organization receiving a grant under larger line items such as Food, Shelter, and Safety are not listed in the Program Budget. (TP)
8. Please explain the new deliverables for the Youth Alcohol Education Awareness program and how this program differs from other existing programs. (YLS)
9. Please provide the current balances for all funds listed in Appendix A-II. (YLS)
10. Please provide the status of the Ke Ao Hali'i grant under the Open Space, Natural Resources, Cultural Resources, and Scenic Views Preservation Fund. . (TP)
11. If funding for the Homeless Program were further increased to \$2 million, how would that additional funding be most effectively spent? Please provide a detailed breakdown. (Page 9-35, Budget Details) [Note: This does not include the separate funding for Ohana Zone (Page 9-56, Budget Details)] (TC)
12. Regarding the Haggai International Institute (YLS):
  - a. Does the Administration have plans to purchase the property?
  - b. If the Administration does not plan to purchase the property, are there plans to sublease the property from the State for housing, particularly for teachers, medical personnel, and those earning between 60-100% area median income?
  - c. Has the County made any financial commitments to the project? If so, how much?
  - d. Is there an opportunity for the County to partner with the State to provide housing at this location?
13. Regarding the Waikapu Country Town project and surrounding area (YLS):

Ms. Lori Tsuhako  
April 12, 2023  
Page 3

- a. What are the Administration's current plans for regional infrastructure to aid housing in the Waikapu Country Town development and surrounding area?
  - b. Please provide a status update of the Waiale Road Extension, Central Maui Wastewater Treatment facility, and other projects in relation to housing development in the area.
14. Does the Administration have plans to facilitate housing in Waikapu, in addition to the current Waikapu Country Town plans, either on County-owned land or privately-held properties? Please include the County-owned parcel identified by tax map key (2) 3-6-002-004 in your response. (YLS)

Thank you for your attention to this request. Should you have any questions, please contact me or the Committee staff (Lesley Milner at ext. 7886, Kasie Apo Takayama at ext. 7665, or Yvette Bouthillier at ext. 7758).

Sincerely,



YUKI LEI K. SUGIMURA, Chair  
Budget, Finance, and Economic  
Development Committee

bfd:2024bgt:230410ahhc03:alkl

cc: Mayor Richard T. Bissen, Jr.  
Budget Director

## BFED Committee

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**From:** BFED Committee  
**Sent:** Thursday, April 13, 2023 8:46 AM  
**To:** loriann.tsuahako@co.maui.hi.us  
**Cc:** BFED Committee; Saumalu Mataafa; kimberly.ferguson@co.maui.hi.us; Michelle Santos; Zeke Kalua; Maria Zielinski; Desiree Echallas; Janina Agapay  
**Subject:** PLEASE READ attached letter re: FISCAL YEAR ("FY") 2024 BUDGET (BFED 1) (HHC-3). . .  
**Attachments:** (HHC-3) Correspondence to Housing and Human Concerns 04-12-2023.pdf

**Ms. Tsuhako:** Please refer to the attached letter from the Budget, Finance, and Economic Development (BFED) Committee Chair, dated 04/12/2023.

**Mayor's Office (attention: Michelle Santos and Zeke Kalua):** Please forward the attached letter to Mayor Bissen for his information.

**Ms. Zielinski:** FYI

Thank you,  
BFED Committee Staff

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

**LORI TSUHAKE**  
Director

**SAUMALU MATA' AFA**  
Deputy Director



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

April 18, 2023

Ms. Maria Zielinski  
Budget Director, County of Maui  
200 South High Street  
Wailuku, Hawaii 96793

A handwritten signature in black ink, appearing to be "my".

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

**APPROVED FOR TRANSMITTAL**

A handwritten signature in black ink, appearing to be "Richard T. Bissen, Jr.".  
\_\_\_\_\_  
Mayor                      Date      4-18-23

For Transmittal to:

Honorable Yuki Lei K. Sugimura, Chair  
Budget, Finance, and Economic Development Committee  
Maui County Council  
200 South High Street  
Wailuku, Hawaii 96793

Dear Chair Sugimura:

**SUBJECT: FISCAL YEAR ("FY") 2024 BUDGET (BFED-1) (HHC-3)**

Thank you for your correspondence of April 12, 2023. The information requested in your letter is listed below in bold and is followed by the Department's responses.

- 1. What are the annual estimated maintenance costs for the Lahaina Crossroads Apartments based on information received from the previous owner? (TK)**

The Department did not receive information from the previous owner regarding the estimated maintenance costs for the Lahaina Crossroads Apartments. Those costs remain unknown at this time. The Department is currently in the process of completing a hazardous materials assessment to determine what (if any) hazardous materials are present in the building so that immediate needed repairs

(plumbing leaks and a collapsed sewer drain) can be pursued. Funding for a full structural and mechanical assessment is included in the proposed FY 2024 budget, and once that assessment is completed, the Department may seek any additional funds needed to address remediation. The Department has also requested \$370,000 in our FY 2024 budget for the estimated operating reserves for this project, pending the necessary repairs.

**2. Please provide details on the additional funding being requested for Hui Laulima O Hana for Hana Dialysis Home Program. (YLS) (SS)**

The Administration's proposed budget included the Hui Laulima O Hana's Hana Dialysis Home Program at an amount of \$99,332. The Department is requesting an additional \$21,280 be added for a total FY 2024 award of \$120,612. The agency has recently upgraded the home dialysis machines. Patients will undergo treatment more frequently but for shorter durations of time. This will be beneficial for the patients' quality of life; however, increasing the number of treatments per week will require additional personnel time, additional supplies and overhead costs. The Department feels the benefits to the Hana dialysis patients justify the request for additional funding.

**3. What was the developer's time frame for the Kula Ridge housing development? (YLS)**

The Kula Ridge Residential Workforce Housing subdivision received its original 201H approval through the County Council in October, 2010 and received a District Boundary Amendment (DBA) and other approvals through the State Land Use Commission in February, 2012 (Docket A11-790).

On August 12, 2021, the State Land Use Commission issued a revision order revoking the entitlements for the Kula Ridge Residential Workforce Housing Subdivision and returned the property to its former land use classification of Agricultural District. This decision was based on the developer's failure to meet the conditions of the Decision and Order which granted the developer the zoning needed for the housing project.

The revision order means that the Kula Ridge project as previously envisioned and approved by the County in 2010, will not proceed. At the time of last contact with the property owners, they indicated that they did not have plans to continue housing development on that property.

**4. How does the Department plan to expend grant awards received from the HOME Investment Partnerships Program and National Housing Trust Fund? (YLS)**

The Department issued a Request for Proposals (RFP) for the HOME Investment Partnerships (HOME) and National Housing Trust Funds (HTF) in the first quarter of FY 2023. Through the RFP process, Hale O Piikea Phase II has tentatively been selected to receive the HTF funding, and Phase III would receive an

allocation of both HOME and HTF funding. Final funding amounts from these funds are pending final underwriting review.

A second RFP was issued for the remaining HOME funds to identify additional eligible projects.

5. **Please confirm the anticipated start dates for Housing Specialist II (position 32559) and Housing Specialist V (position 35202) and explain their position funding. (TP)**

The Housing Specialist II anticipated start date is May 1, 2023. The Housing Specialist V anticipated start date is June 1, 2023.

6. **Where, in the FY 2024 Budget, is \$8 million in funds for the Homeowner's Assistance Fund under the American Rescue Plan Act of 2021 recognized? (TP)**

The \$8 million in grant funding was previously recognized in FY 2022 via budget amendment (Ordinance 5332 Bill No. 11 (2022)). No additional funding is anticipated in FY 2024; therefore, it was not included.

7. **Please provide information on why a detailed breakdown for each organization receiving a grant under larger line items such as Food, Shelter, and Safety are not listed in the Program Budget. (TP)**

The Department is unaware of the historical context regarding the presentation of larger line item details in the program budget. Future budget templates could include larger line item details with the Budget Office's guidance and approval.

8. **Please explain the new deliverables for the Youth Alcohol Education Awareness program and how this program differs from other existing programs. (YLS)**

The program has yet to be specified; therefore, funds will be set aside to address arising needs. The Department's descriptive language, "increase for new outcomes-based program" was used to highlight that programs under the Youth Alcohol Education Awareness fund are typically evidence-based, meaning that programs have been externally evaluated and nationally recognized as an evidenced-based intervention. When these programs are implemented with fidelity to the model, they have been proven to produce measurable outcomes.

9. **Please provide the current balances for all funds listed in Appendix A-II. (YLS)**

The Department respectfully defers to the Department of Finance to provide the Chair and committee with the available balances for the funds listed in Appendix A-II.

- 10. Please provide the status of the Ke Ao Hali'i grant under the Open Space, Natural Resources, Cultural Resources, and Scenic Views Preservation Fund. (TP)**

This grant is not under the purview of the Department.

- 11. If funding for the Homeless Program were further increased to \$2 million, how would that additional funding be most effectively spent? Please provide a detailed breakdown. (Page 9-35, Budget Details) [Note: This does not include the separate funding for Ohana Zone (Page 9- 56, Budget Details)] (TC)**

Funding was allocated for a Comprehensive Homeless Plan, as recommended by the Cost of Government Commission, in FY 2023. The Department is currently working toward execution of a contract with EcoNorthwest to produce that plan, with hope that it will be completed by the end of the 2023 calendar year. Given that the recommendations made via this study are not yet known, the Department is not able to state with certainty how increasing funding to the Homeless Program in the total amount of \$2 million would be allocated.

- 12. Regarding the Haggai International Institute (YLS):**

- a. Does the Administration have plans to purchase the property?**

The County does not have plans to purchase the property. We have been made aware that funds have been allocated by the State Senate for the purchase of the property via the State's FY 2024 budget.

- b. If the Administration does not plan to purchase the property, are there plans to sublease the property from the State for housing, particularly for teachers, medical personnel, and those earning between 60-100% area median income?**

There have been no firm plans for the subleasing of the property by the County.

- c. Has the County made any financial commitments to the project? If so, how much?**

The County has not made any financial commitments for this project.

- d. Is there an opportunity for the County to partner with the State to provide housing at this location?**

Yes, depending upon the State's plan to purchase and further develop this project, there may be opportunities for the County to work in partnership to provide housing units at this location.

- 13. Regarding the Waikapu Country Town project and surrounding area (YLS):**



- a. **What are the Administration's current plans for regional infrastructure to aid housing in the Waikapu Country Town development and surrounding area?**

According to our colleagues at the Department of Public Works and Department of Environmental Management (DEM), the Waiale Road extension will bring new roadway, water, wastewater and recycled water lines from the existing Waiale Road across Waikapu Stream and to the Waikapu Country Town and County parcels.

- b. **Please provide a status update of the Waiale Road Extension, Central Maui Wastewater Treatment facility, and other projects in relation to housing development in the area.**

The Waiale Road Extension is in the preliminary design and environmental permitting phase. This includes an Environmental Impact Statement Preparation Notice (EISP) and District Boundary Amendment (DBA) via the Maui Planning Commission and the Maui County Council. Relating to the Central Maui Regional Wastewater Reclamation Facility (CMRWWR) itself, a design consultant has been selected and a design contract has been executed but the Notice to Proceed (NTP) is still pending until further progress with the EIS process is made. Relating to the auxiliary infrastructure mentioned in part a., a design consultant has been selected and DEM is in negotiations with them to secure the terms of the scope of work and design contract which is independent of the contract for the design of the CMRWWR.

14. **Does the Administration have plans to facilitate housing in Waikapu, in addition to the current Waikapu Country Town plans, either on County-owned land or privately-held properties? Please include the County-owned parcel identified by tax map key (2) 3-6-002-004 in your response. (YLS)**

Yes. The Waiale Road Extension serves to facilitate development on all the surrounding parcels. The Public Private Partnership executed with Waikapu Country Town directly facilitates the development of housing, specifically more residential workforce housing units.

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 TSUHAKE, LSW, ACSW  
Director of Housing and Human Concerns

## BFED Committee

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**From:** Desiree Echalas <Desiree.B.Echallas@co.maui.hi.us>  
**Sent:** Wednesday, April 19, 2023 10:13 AM  
**To:** BFED Committee  
**Subject:** FY 2024 (BFED-1)(HHC-3)  
**Attachments:** (BFED-1)(HHC-3) Response.pdf

Attached is response HHC-3 from Department of Housing and Human Concerns.

Mahalo,

Desiree Echalas

Budget Specialist

County of Maui

Office of the Mayor

[Desiree.B.Echallas@co.maui.hi.us](mailto:Desiree.B.Echallas@co.maui.hi.us)

Phone: (808) 270-8239