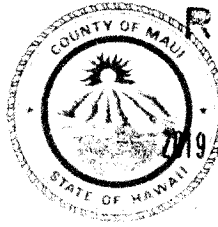


MICHAEL P. VICTORINO  
Mayor

LORI TSUHAKE  
Director

LINDA R. MUNSELL  
Deputy Director



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OFFICE OF THE MAYOR

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


August 22, 2019

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

For Transmittal to:

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

APPROVED FOR TRANSMITTAL

 8/22/19  
Acting Mayor Date

Dear Chair Kama:

**SUBJECT: WEST MAUI VILLAGES AFFORDABLE HOUSING UNITS (AH-17 (10))**

Thank you for your correspondence of August 13, 2019 requesting additional information related to the West Maui Villages also known as the Waialele project. The questions posed in your letter are listed below in bold and are followed by the Department's responses.

- 1. What are the factors contributing to its delay in satisfying the conditions for 12 of the 158 total units designated as affordable?**

There has been no communication with the developer (Bach Corporation) in regards to a timeline for this project which was originally approved in 1991. Should the project move forward, the developer will satisfy the affordable requirement of 12 units via credits received from Aina Lani Pacific (credits earned from the Kaiaulu project).

- 2. Can the County require additional affordable units to be built given that the project has not yet begun construction?**

Bach Corporation executed a Residential Workforce Housing Agreement (RWHA) with the County of Maui in January of 2014. The 12 unit requirement is outlined in the agreement and was agreed upon by both parties. As such, I do not believe

Honorable Tasha Kama, Chair  
Affordable Housing Committee  
Maui County Council  
August 22, 2019  
Page 2

additional requirements could be added on without amending the agreement; however, I would defer this question to Corporation Counsel.

**3. Please provide a summary of the 2014 amendment to Ordinance 2070.**

The department requests clarification regarding this request as we believe the information on the Affordable Housing Project Status Update Report, dated July, 2019, may have been miscommunicated. Ordinance 2070 was adopted in 1991. The 2014 date listed below refers to the date the Residential Workforce Housing Agreement (RWHA) was recorded with the Bureau of Conveyances.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Lori Tsuhako", written over a horizontal line.

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

xc: Housing Division