

MICHAEL P. VICTORINO
Mayor

LORI TSUHAKE
Director

LINDA R. MUNSELL
Deputy Director



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OFFICE OF THE MAYOR

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

[Signature] 6/28/19
for Mayor Date

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
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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", written in a cursive 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
<u>Fiscal Year 2010</u>					
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
<u>Fiscal Year 2011</u>					
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
<u>Fiscal Year 2012</u>					
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 Ekelu 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
<u>Fiscal Year 2013</u>					
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
Fiscal Year 2014					
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
Fiscal Year 2015					
No RFP was held in FY 2015 due to insufficient funds.					
Fiscal Year 2016					
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
Fiscal Year 2017					
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
Fiscal Year 2018					
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
2010-2018 FUNDING	\$52,525,668	83	216	299	519