

MICHAEL P. VICTORINO
Mayor

LORI TSUHAKO
Director

LINDA R. MUNSELL
Deputy Director



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DEPARTMENT OF HOUSING
& HUMAN CONCERNS
COUNTY OF MAUI
2200 MAIN STREET, SUITE 546
WAILUKU, MAUI, HAWAII 96793
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February 28, 2020

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

APPROVED FOR TRANSMITTAL

Michael P Victorino 2/28/2020
Mayor Date

For Transmittal to:

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

Dear Chair Lee and Members:

**SUBJECT: AFFORDABLE HOUSING FUND PROGRAM
FISCAL YEAR 2020 ANNUAL PLAN**

Pursuant to Section 3.35.080, Maui County Code, we are transmitting the Department of Housing and Human Concerns' 2020 Affordable Housing Fund Annual Plan for consideration by the Maui County Council.

According to the Budget Office, an estimated total of \$14,321,450 has been appropriated for Fiscal Year 2020.

Public Notice for the Affordable Housing Fund Program's 2020 Proposal Application Workshop was published in the Maui News on August 7 and 18, 2019. The Workshop was conducted by the Department of Housing and Human Concerns (Department) on August 21, 2019, with five (5) applicant representatives in attendance. The application period was August 26, 2019 to September 27, 2019.

The Department is also recommending funding for the following Administrative Expenses for the Housing Fund Program.

COUNTY COMMUNICATION NO. 20-169

The Department received nine (9) project proposals:

1. Kaiaulu o Halelea – Ikaika Ohana
2. Liloa Hale – Liloa Senior Housing, LP
3. Hale o Pi'ikea – Hawaiian Community Development Board
4. Clean and Sober Residential Acquisition – Aloha House
5. Arc Residential Group Home Improvement
6. Na Hale o Maui Affordable Housing in Perpetuity – Na Hale o Maui
7. Wailuku Mission Housing Project – Wailuku Union Church
8. Waikapu Development Venture 201-H Affordable Housing Project – Waikapu Development Venture
9. Pa'a Affordable Housing Project – Ihu Properties, LLC

All proposals received were reviewed and evaluated by a four (4) person selection committee. Based on review and evaluation by the selection committee, the following projects are being recommended:

1. Kaiaulu o Halelea – Ikaika Ohana
2. Liloa Hale – Liloa Senior Housing, LP
3. Hale o Pi'ikea – Hawaiian Community Development Board, pending receipt of appraisal report
4. Clean and Sober Residential Acquisition – Aloha House
5. Arc Residential Group Home Improvement

Attached is a brief description of each project, as well as the recommended funding amounts for the Council's review.

I respectfully request that this matter be referred to the appropriate Council committee for review and discussion.

Should you have any questions or require additional information, please contact me at Ext. 7805.

Sincerely,



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

Attachments

xc: Sananda K. Baz, Managing Director
Scott K. Teruya, Director of Finance
Michele M. Yoshimura, Budget Director

FY 2020 AFFORDABLE HOUSING FUND PLAN RECCOMENDATIONS

	Project and Description	Amount
1	<p>Ikaika Ohana – Kaiaulu o Kupuohi Funds will be utilized for acquisition, planning and design, and professional services for a 64 unit multifamily rental project, 14 at or below 40% AMI, 49 at or below 60% AMI, and 1 unit for an onsite property manager. The affordability period is 65 years. TMK: (2)2-2-024:033 Location: Lipoa Parkway in Kihei</p>	\$1,508,558
2	<p>Liloa Senior Housing, LP – Liloa Hale Funds will be utilized for planning, design, and new construction for a 150 unit multifamily senior rental project, 11 units at or below 30% AMI, 138 units at or below 60% AMI, and 1 unit for an onsite property manager. The affordability period is 60 years. TMK: (2)2-2-002:072 Location: Welakahao Road in Kihei</p>	\$4,300,000
3	<p>Hawaiian Community Development Board – Hale O Piikea Funds will be utilized for land acquisition for a 90 unit multifamily rental project, 9 units at or below 30% AMI, 9 units at or below 50% AMI, 71 units at or below 60% AMI, and 1 unit for an onsite property manager. The affordability period is 61 years. TMK: (2)3-9-002:76 Location: Piikea and Liloa Drive in Kihei</p>	\$5,768,650
4	<p>Aloha House – Clean and Sober Residential Acquisition Funds will be utilized to acquire two separate residential buildings to be used as special needs long-term housing for substance abuse treatment to serve 16 individuals at or below 50% AMI. The affordability period is in perpetuity. TMK: not available, properties not yet identified</p>	\$900,000
5	<p>Arc of Maui – Arc Residential Group Home Improvement Project Funds will be utilized to provide rehabilitation/upgrades, including portable and window ac units, solar panels and battery backup, and installation of AED kits, at 6 Arc of Maui group home properties located in Kahului, Kihei, Lahaina, Wailuku, and Maunaloa. These properties house 29 residents. Affordability period is in perpetuity. TMK: multiple sites</p>	\$277,000