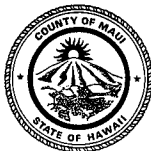


DANNY A. MATEO
County Clerk



JOSIAH K. NISHITA
Deputy County Clerk

OFFICE OF THE COUNTY CLERK

COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.mauicounty.gov/county/clerk

June 17, 2016

Honorable Stacy Crivello, Chair
Housing, Human Services, and
Transportation Committee
Council of the County of Maui
Wailuku, Hawaii 96793

Dear Chair Crivello:

Respectfully transmitted is a copy of COUNTY COMMUNICATION NO. 16-114, from the Director of Housing and Human Concerns, that was referred to your Committee by the Council of the County of Maui at its meeting of June 17, 2016.

Respectfully,

A handwritten signature in black ink, reading "Danny A. Mateo".

DANNY A. MATEO
County Clerk

/jym

Enclosure

cc: Director of Council Services

OFFICE OF THE
COUNTY CLERK

2016 JUN 20 AM 9:23

RECEIVED



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

ALAN M. ARAKAWA
Mayor

CAROL K. REIMANN
Director

JAN SHISHIDO
Deputy Director

RECEIVED

2016 MAY 27 AM 9:42

2200 MAIN STREET • SUITE 546 • WAILUKU, HAWAII 96793 • PHONE (808) 270-7805 • FAX (808) 270-7165
MAILING ADDRESS: 200 SOUTH HIGH STREET • WAILUKU, HAWAII 96793 • EMAIL: director.hhc@mauicounty.gov

May 26, 2016

Honorable Alan M. Arakawa
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

For Transmittal to:

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

APPROVED FOR TRANSMITTAL

Carol K. Reimann 6/1/16

Mayor Date

Dear Chair White and Members:

SUBJECT: AFFORDABLE HOUSING PROJECTS STATUS UPDATE

Attached for your review is a status update of affordable housing projects in the County of Maui.

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

Sincerely,

Jan Shishido
for CAROL K. REIMANN
Director of Housing and Human Concerns

Attachment
xc: Housing Division

COUNTY COMMUNICATION NO. 16-114

Maui County
Affordable Housing Projects - Status Update

PROJECT NAME	DISTRICT STATUS	PROCESS	COUNTY Ordinance/ Reso No.	EFFECTIVE Date Resolution Adopted or Ordinance	TOTAL UNITS	AFFORDABLE HOUSING UNITS			MARKET UNITS			FUNDING Affordable Housing fund?
						Units Required	Units Completed	Units Remaining	Approved	Built To-Date	Units Remaining	
Current Projects												
Hale Mahaolu Ewalu <i>Developer: Hale Mahaolu Roy Katsuda</i>	Upcountry/Pukalani Pending Project Based Voucher & LITCH funding	201H-038	14-108	10/3/2014	60	60	0	60	0	0	0	Yes
Honua'ula Gardens (Wailea 670) <i>Developer: Honua'ula Partners, LLC Charlie Jencks</i>	South Maui/Wailea Pending	Project District	3554	4/8/2008	1400	700	0	700	700	0	700	No
Hoonani Subdivision <i>Developer: Maui Waiohuli Partner</i>	South Maui/Kihei Pending	2.96, MCC	n/a	12/9/2015	27	27	0	27	0	0	0	No
Kahoma Residential Subdivision <i>Developer: West Maui Land Company, Inc.</i>	West Maui/Lahaina Anticipated start Summer 2016	201H-038	11-126	12/2/2011	68	68 total - 10 lots for HfH Maui, Inc.and 12 sold to Na Hale	0	68 total - 10 lots for HfH Maui, Inc.and 12 to Na H.	0	0	0	No
Kahoma Village <i>Developer: Stanford Carr Development Corp.- Kaloa Robinson</i>	West Maui/Lahaina Anticipated start Summer 2016	201H-038	14-14	2/7/2014	203	102	0	102	101	0	101	No
Kaiaulu 100% Affordable <i>Developer: Aina Pacific, LLC Howard Kihune Jr</i>	West Maui/Kaanapali Anticipated start Summer 2016	2.96, MCC	n/a	5/11/2015	33	33	0	33	0	0	0	No
Kaiwahine Subdivision <i>Developer: Royal Main Properties, LLC John Sindoni</i>	South Maui/Kihei 2 years to construct	201H-038	11-23	3/18/2011 201H Deadline 2018	120	120	0	120	0	0	0	No

Maui County
Affordable Housing Projects - Status Update

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						Units Required	Units Completed	Units Remaining	Approved	Built To-Date	Units Remaining	
Kalama Kai <i>Developer: Armstrong Development Wayne Muraoka</i>	South Maui/Kihei Securing buyers & construction funding	2.96, MCC	n/a	4/15/2015	40	40	0	40	0	0	0	No
Kamalani <i>Developer: Kamalani Ventures, LLC A&B Properties</i>	South Maui/Kihei Construction ongoing	2.96, MCC	n/a	6/23/2015	633	173	0	173	460	0	460	No
Kamaole Point <i>Developer: Kamaole Point Development, LP</i>	South Maui/Kihei Pending	2.96, MCC	n/a	11/4/2015	129	129	0	129	0	0	0	No
Keala O Wailea <i>Developer: Keala O Wailea, LLC</i>	South Maui/Wailea Pending	2.96, MCC	n/a	3/9/2016	70	18	0	18	52	0	52	No
Kenolio Apartments <i>Developer: Pacific West, Inc. Jordan Hart</i>	South Maui/Kihei Pending funding	201H-038	15-129	10/16/2015	184	184	0	184	0	0	0	No
Kulamalu (COM) <i>Developer: County of Maui</i>	Upcountry/Pukalani Construction ongoing	2.96, MCC	11-57	6/7/2011	56	56	0	56	0	0	0	Yes
Lanai Affordable Housing Project <i>Developer: County of Maui</i>	Lanai Pending	201H-038	96-31	3/5/2010	372	372	0	372	0	0	0	Yes
Maui Lani <i>Developer: Maui Lani Partners</i>	Central Maui/Kahului-Wailuku- Construction on-going Units completed to-date: 1,068	CIZ	1872	1/22/1990	3200	640	224	416	2560	844	1716	No
Maui Lani VMX <i>Developer: Maui Lani 100, LLC</i>	Central Maui/Kahului Pending	CIZ	3365		500	255	0	255	245	0	245	No

* Completed Projects to be removed from updates going forward

Update as of 5/25/16 Page 2

Maui County
Affordable Housing Projects - Status Update

PROJECT NAME	DISTRICT STATUS	PROCESS	COUNTY Ordinance/ Reso No.	EFFECTIVE Date Resolution Adopted or Ordinance	TOTAL UNITS	AFFORDABLE HOUSING UNITS			MARKET UNITS			FUNDING Affordable Housing fund?
						Units Required	Units Completed	Units Remaining	Approved	Built To-Date	Units Remaining	
Mokuhau <i>Developer: Lokahi Pacific Susie Thieman</i>	Central Maui/Happy Valley, Wailuku Construction ongoing	2.96, MCC	n/a	8/17/2015	16	16	0	16	0	0	0	Yes
Wai'ale 100% Affordable <i>Developer: Wai'ale Road 201 LLC Vince Bagoyo</i>	Central Maui/Wailuku Anticipate start Summer 2016	201H-038	to follow	to follow	70	70	0	70	0	0	0	No
Wailuku Parkside <i>Developer: Stanford Carr Development Corp Kaloa Robinson</i>	Central Maui/Wailuku Pending verification of land donation and credits to satisfy affordable requirement	CIZ	2754	3/8/1999	130	12	0	12	118	118	0	No
Wailuku Project District <i>Developer: RCRF Kehalani LLC</i>	Central Maui/Wailuku Construction ongoing	Project District	2053	11/18/1991	3600	1200	730	470	2400	1151	1249	No
Completed Projects												
Hale Mahaolu Ehiku <i>Developer: Hale Mahaolu</i>	South Maui/Kihei	201G-118	04-166	12/3/2004	112	112	112	0	0	0	0	Yes
Helani Gardens <i>Developer: Self Help Housing Corporation of Hawaii</i>	East Maui	201G-118	05-67	4/15/2005	14	14	14	0	0	0	0	Yes
Imi Ikena Apartments <i>Developer: DBR Development</i>	Central Maui.Wailuku	CIZ	09-86	9/4/2009	27	27	27	0	0	0	0	Yes
Kahawai Apartments <i>Developer: Habitat for Humanity</i>	Central Maui/Wailuku	2.96, MCC	n/a	11/20/2008	16	16	16	0	0	0	0	Yes

* Completed Projects to be removed from updates going forward

Maui County
Affordable Housing Projects - Status Update

PROJECT NAME	DISTRICT STATUS	PROCESS	COUNTY Ordinance/ Reso No.	EFFECTIVE Date Resolution Adopted or Ordinance	TOTAL UNITS	AFFORDABLE HOUSING UNITS			MARKET UNITS			FUNDING Affordable Housing fund?
						Units Required	Units Completed	Units Remaining	Approved	Built To-Date	Units Remaining	
Kahana Ridge <i>Developer: Kahana Sun, LLC</i>	West Maui/Kahana	Conditional Zoning	2182	10/30/1992	88	88	88	0	0	0	0	No
Kai Makani <i>Developer: WS Kai Makani Inc.</i>	South Maui/Kihei	CIZ	1981	12/26/1990	87	43	43	0	44	44	0	No
Lanai City Re-Development <i>Developer: Castle & Cooke</i>	Lanai	2.01E-208	96-31 03-98	4/18/1996 7/18/2003	404	202	211	0	202	202	0	No
Lokenani Hale <i>Developer: Ooka Super Market, LLC</i>	Central Maui/Wailuku	201G-118	04-58	4/16/2004	61	61	61	0	0	0	0	No
Manele Project District 1 / Koele Project District 2 <i>Developer: Castle & Cooks Resorts, LLC.</i>	Lanai	Conditional Zoning	2133/2140	7/27/1992	425		Satisfied via 115 acre land donation	0	425	0	425	No
Maunaloa Village <i>Developer: Molokai Ranch, LTD.</i>	Molokai	CIZ	94-88	9/2/1994	274	137	137	0	137	137	0	No
Meadowlands (hotel) <i>Developer: G. K. South Maui Investments</i>	South Maui/Wailea	CIZ	2313	4/7/1997	75	15	15	0	60	60	0	No
Olopuia Woods, Lanai <i>Developer: Castle & Cooks Resorts, LLC.</i>	Lanai	CIZ	1964	12/13/1990	120	120	120	0	0	0	0	No
Waikapu Gardens <i>Developer: Spencer Homes, Inc</i>	Central Maui/Waikapu	201G-118	04-116	8/6/2004	411	214	214	0	197	197	0	No
Waikapu Gardens Ph II <i>Developer: JES Corporation</i>	Central Maui/Waikapu	201H-038	13-112	10/7/2013	56	56	56	0	0	0	0	No

* Completed Projects to be removed from updates going forward

Maui County
Affordable Housing Projects - Status Update

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						Units Required	Units Completed	Units Remaining	Approved	Built To-Date	Units Remaining	
West Maui Project District 2 (Kapalua Mauka) <i>Developer: ML&P Company, LTD</i>	West Maui/Kapalua	CIZ	3358	2/21/2006	51		Satisfied via credits	0	51	51	0	No
<u>Canceled/Dead Projects</u>												
Kula Ridge <i>Developer: Kula Ridge, LLC Clayton Nishikawa</i>	Upcountry/Kula	201H-038	10-57	10/19/2010	116	59	0	59	57	0	57	No
Reason: 201H required completion within 5 years - expired on 10/19/2015. Entitlements are voided.												
Hale Mua <i>Developer: Hale Mua Properties Sterling Kim</i>	Central Maui/Wailuku	201G-118	05-123	8/23/2005	466	238	0	238	228	0	228	No
Reason: 201G required completion of a bridge - cost prohibitive												
Ka'Ono'Ulu Estates <i>Developer: Betsill Brothers</i>	South Maui/Kihei	CIZ	2073	1/7/1992	683	102	0	102	581	171	410	No
Reason: Developer bankrupt												
revised 5/25/2016												