

ORDINANCE NO. _____

BILL NO. 28 (2021)

A BILL FOR AN ORDINANCE AMENDING APPENDIX A
OF THE FISCAL YEAR 2021 BUDGET FOR THE COUNTY OF MAUI
AS IT PERTAINS TO PART II, SPECIAL PURPOSE REVENUES –
SCHEDULE OF REVOLVING/SPECIAL FUNDS FOR FISCAL YEAR 2021,
AFFORDABLE HOUSING FUND (HALE O PIIKEA)

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Ordinance No. 5099, Bill No. 64 (2020), Draft 1, as amended, "Fiscal Year 2021 Budget", Appendix A, Part II, Special Purpose Revenues – Schedule of Revolving/Special Funds for Fiscal Year 2021, is hereby amended as it pertains to the Affordable Housing Fund, by adding a proviso for \$5,768,650 for Hale O Piikea, to read as follows:

**"II. SPECIAL PURPOSE REVENUES - SCHEDULE OF REVOLVING/SPECIAL
FUNDS FOR FISCAL YEAR 2021**

	<u>ESTIMATED BALANCE AS OF 6/30/2020</u>	<u>ANTICIPATED REVENUES FOR FY 2021</u>	<u>TOTAL FOR FY 2021</u>
L. Affordable Housing Fund (Section 9-20, Revised Charter of the County of Maui (1983), as amended; Chapter 3.35, Maui County Code)	26,298,355	15,037,010	41,335,365
(1) Up to \$70,000 must be for Administrative Expenses.			
(2) Up to \$2,000,000 must be for planning, design, engineering, construction, and construction related to the Lanai Affordable Housing Project.			
(3) Up to \$4,000,000 must be for Hale Mahaolu for the acquisition of the Lokenani Hale affordable senior rental housing units. The 62 one-bedroom, one-bath units will include four units at or below 30 percent of the AMI, 57 units at or below 50 percent of the AMI, and one unit for an on-site property manager. The affordability period is in perpetuity.			
(4) Up to \$1,508,558 must be for Ikaika Ohana for the acquisition, planning and design, and professional services for the Kaiaulu O Halelea project, TMK: (2) 2-2-024:033, located at Lipoa Parkway, Kihei, Maui,			

Hawaii. The 64-unit multifamily rental project will include 14 units at or below 40 percent of the AMI, 49 units at or below 60 percent of the AMI, and one unit for an on-site property manager. The affordability period is 65 years.

- (5) Up to \$4,300,000 must be for Liloa Senior Housing, LP for the planning, design, and construction for the Liloa Hale project, TMK: (2) 2-2-002:072, located at Welakahao Road, Kihei, Maui, Hawaii. The 150-unit multifamily senior rental project will include 11 units at or below 30 percent of the AMI, 138 units at or below 60 percent of the AMI, and one unit for an on-site property manager. The affordability period is 60 years.
- (6) Up to \$900,000 must be for Aloha House for the acquisition of 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 percent of the AMI. The affordability period is in perpetuity.
- (7) Up to \$3,000,000 must be for the acquisition and renovation of an existing building and property at 95 South Kane Street, Kahului, Maui, Hawaii, to provide additional shelter beds.
- (8) Up to \$707,258 must be for the acquisition of real property at the Kahoma Residential Subdivision for the residential workforce housing unit buy-back of TMK (2)4-5-037-013, located at 244 Komo Mai Street, Lahaina, HI 96761.
- (9) Provided, that \$5,768,650 must be for the Hawaiian Community Development Board for land acquisition for the Hale O Piikea project, TMK (2) 3-9-002-076, located at Piikea and Liloa Drive, Kihei, Maui, Hawaii. The 90-unit multifamily rental project will include nine units at or below 30 percent of the AMI, nine units at or below 50 percent of the AMI, 71 units at or below 60 percent of

the AMI and one unit for an on-site property manager. The affordability period is 61 years.

SECTION 2. New material is underscored.

SECTION 3. This Ordinance shall take effect upon its approval.

APPROVED AS TO FORM AND LEGALITY:

/s/Kristina C. Toshikiyo

KRISTINA C. TOSHIKIYO
Deputy Corporation Counsel

DIGEST

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AFFORDABLE HOUSING FUND (HALE O PIIKEA)

This bill proposes to amend Ordinance No. 5099, Bill No. 64 (2020), Draft 1, the "Fiscal Year 2021 Budget" of the County of Maui, by amending Appendix A, Part II, Special Purpose Revenues - Schedule of Revolving/Special Funds for Fiscal Year 2021, as it pertains to the Affordable Housing Fund, by adding a proviso in the amount of \$5,768,650 for the Hawaiian Community Development Board for land acquisition for the Hale O Pi'ikea Project, tax map key (2) 3-9-002-076, located at Pi'ikea and Liloa Drive, Kihei, Maui, Hawaii.

I, KATHY L. KAOHU, County Clerk of the County of Maui, State of Hawaii, DO
HEREBY CERTIFY that the foregoing BILL NO. 28 (2021) was passed on First Reading
by the Council of the County of Maui, State of Hawaii, on the 19th day of March, 2021, by
the following vote:

AYES: Councilmembers Gabriel Johnson, Natalie A. Kama, Kelly T. King,
Michael J. Molina, Tamara A. M. Paltin, Shane M. Sinenci,
Yuki Lei K. Sugimura, Vice-Chair Keani N. W. Rawlins-Fernandez,
and Chair Alice L. Lee.

NOES: None.

DATED at Wailuku, Maui, Hawaii, this 22nd of March, 2021.



KATHY L. KAOHU, COUNTY CLERK
COUNTY OF MAUI, STATE OF HAWAII

Copies of the foregoing Bill, in full, are on file in the Office of the County Clerk,
County of Maui, for use and examination by the public.