

Department of Housing & Human Concerns

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Housing Division's Mission

The Housing Division program's vision is for Maui County citizens to have *access to affordable housing of choice* by creating affordable housing opportunities through:

- ▶ The development of long-term rental housing units
- ▶ Increasing availability of homeownership opportunities
- ▶ Developing special needs housing with appropriate support services
- ▶ Assisting lower income persons to secure affordable, safe and sanitary housing

Housing Programs

- ▶ Affordable Housing Fund (Maui County Code 3.35)
 - ▶ 2% of the certified real property tax revenues
 - ▶ Provision, protection and expansion of affordable housing
 - ▶ Targets residents of very low to gap income: 50% - 160% AMI
- ▶ First Time Home Buyers Program (FY2010-FY2013)
 - ▶ Not funded since 2014
- ▶ Section 8 Housing Choice Voucher Program
 - ▶ 1,464 Vouchers, \$22 million in HUD Funds
- ▶ National Housing Trust Fund Program
 - ▶ \$1.5 million every three years
 - ▶ Rental developments 30% and below AMI
- ▶ HOME Investment Partnership Program
 - ▶ \$3 million every three years

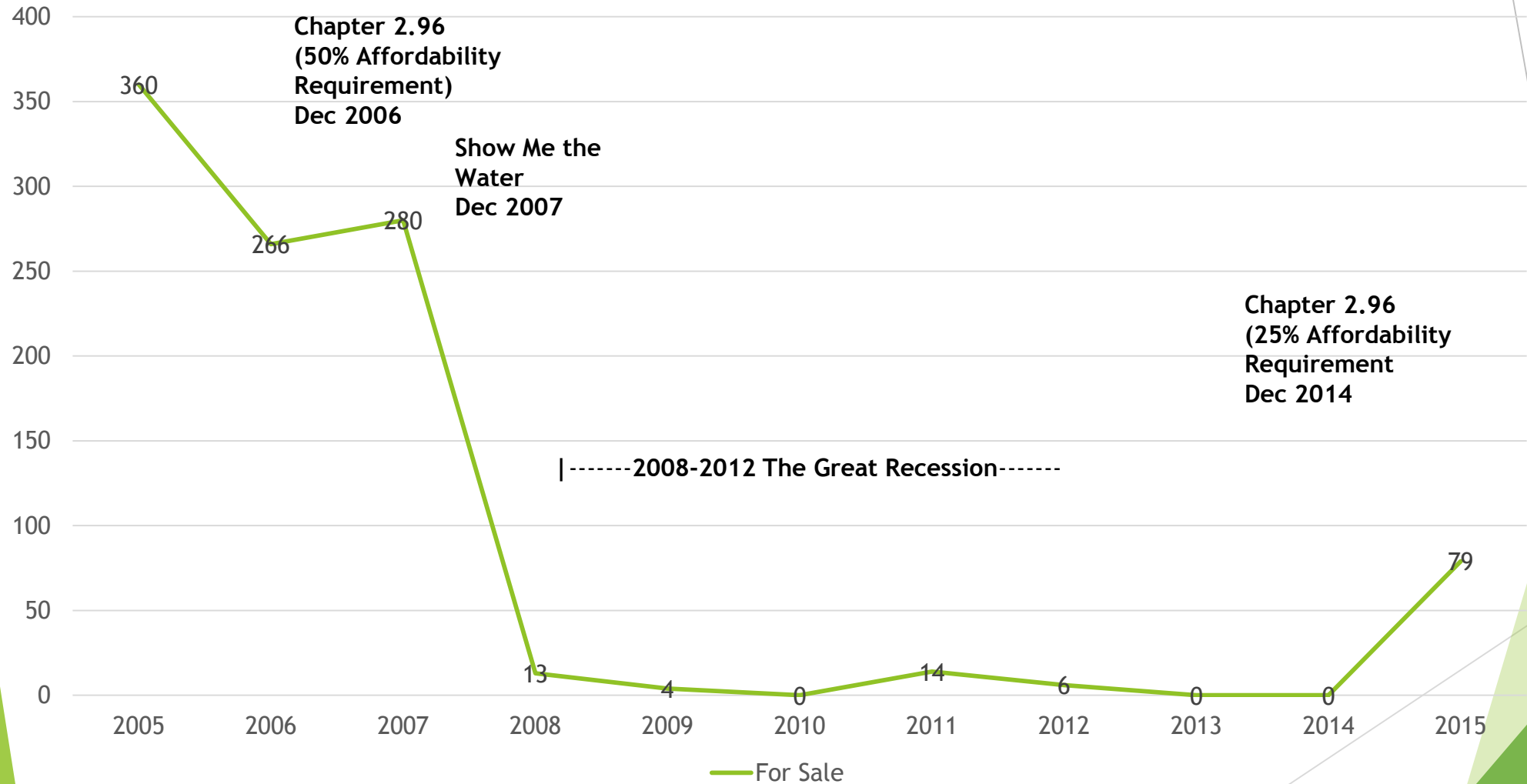
Housing Division Operations

- ▶ Oversee/Monitor Projects Under 2.96 Residential Workforce Housing Policy
- ▶ Oversee/Monitor Projects Under 201H-038 HRS
- ▶ Promote Fair Housing Practices
- ▶ Monitor the Management of County Owned Rental Projects
 - ▶ Komohana Hale Affordable Rental Project
 - ▶ Kulamalu Hale Affordable Rental Project
- ▶ Hale Mahaolu's Homeowners & Housing Counseling Program
- ▶ 24 Full-Time Employees
 - ▶ 7 Housing Division
 - ▶ 17 Section 8 Program

HOUSING IN MAUI COUNTY

The background features abstract, overlapping geometric shapes in various shades of green, ranging from light lime to dark forest green. These shapes are primarily located on the right side of the page, creating a modern, layered effect. The text is centered on the left side of the page.

Maui County - The Perfect Storm



Maui County Code Chapter 2.96

- ▶ Intent: “to ensure that the housing needs of the County are addressed”....”to encourage the provision & maintenance of residential workforce housing units for both purchase and rental”
- ▶ Trigger
 - ▶ Ten or more lots, lodging units, time share units, or dwelling units
 - ▶ A conversion of ten or more hotel units to dwelling units or time share units
 - ▶ Any hotel redevelopment or renovation that increases the number of lodging or dwelling units in a hotel by ten or more

Workforce Housing Agreement

- ▶ 25% of Total Market Rate Lots/units
 - ▶ Developer may receive credits for units above 25%
- ▶ Workforce Housing Agreement Executed
 - ▶ Prior to Receiving Final subdivision approval
- ▶ Requirement Satisfied Via:
 - ▶ Housing Units (build the 25%)
 - ▶ In Lieu Fee
(difference of 100%AMI versus 160% AMI = \$245,100)
 - ▶ Credits
 - ▶ Improved/Unimproved Land

Income Group Distribution

<u>Ownership Units:</u>	<u>Deed Restriction</u>
▶ 30% Below Moderate Income (>80-100% AMI)	10 Years
▶ 50% Moderate Income (>100-120% AMI)	8 Years
▶ 20% Above Moderate Income (>120-140% AMI)	5 Years
<u>Rental Units:</u>	
▶ 1/3 Very Low Income & Low Income (<80% AMI)	30 Years
▶ 1/3 Below-Moderate Income (>80-100% AMI)	30 Years
▶ 1/3 Moderate Income (>100-120% AMI)	30 Years

****100% Area Median Income for Maui is \$74,100****
(Set by HUD each year for Maui, Lanai, Hana & Molokai)

Eligibility Criteria - Applicants

- ▶ Citizen of the US or permanent resident alien residing in County
- ▶ Gross annual family income not exceeding the County's 140% AMI (\$103,740 for 2017)
- ▶ Assets that do not exceed the County's 140% AMI
- ▶ For 3 years prior, not have 50% or more interest in real property in the US, unless applicant is selling an affordable unit and purchasing a different affordable unit appropriate to family size

2016 Hawaii Housing Demand Study

- ▶ Impediments to Production
 - ▶ Lack of “reasonably priced” developable land
 - ▶ Lack of major off-site infrastructure
 - ▶ High construction costs
 - ▶ Government regulations
 - ▶ Community opposition
 - ▶ Growing environmental requirements

UPDATE ON HOUSING PROJECTS

CURRENTLY UNDER CONSTRUCTION...

PROJECT NAME	DISTRICT	RENTAL OR FOR SALE	TOTAL UNITS	AFFORDABLE HOUSING UNITS			MARKET UNITS			ANTICIPATED Buildout Completion
				Units Required	Units Completed	Units Remaining	Approved	Built To-Date	Units Remaining	
<u>Current Projects</u>										
Hale Mahaolu Ewalu Developer: Hale Mahaolu	Upcountry/Pukalani	Senior Rental	60	60	0	60	0	0	0	2018 Fall
Kahoma Residential Subdivision Developer: West Maui Land Company, Inc.	West Maui/Lahaina	For Sale (10 lots to Habitat, 12 lots to Na Hale)	68	68	19	49	0	0	0	2018 End
Kahoma Village Developer: Stanford Carr Development Corp.	West Maui/Lahaina	For Sale	203	102	0	102	101	0	101	2018 End
Kaiaulu Developer: Aina Pacific, LLC	West Maui/Kaanapali	For Sale	33	33	0	33	0	0	0	2019 Fall
Kamalani Developer: Kamalani Ventures, LLC (A&B Properties)	South Maui/Kihei	For Sale	633	173	0	173	460	0	460	2018 Fall
Kulamalu Developer: County of Maui	Upcountry/Pukalani	Rental	56	56	56	0	0	0	0	2017 Oct
Mokuhau Developer: Lokahi Pacific	Central Maui/Happy Valley	For Sale	16	16	0	16	0	0	0	2017 Dec-8 units 2018 Feb-8 units
Pauwela Homes Developer: Kauhikoa Land LLC	Haiku	For Sale	33	33	0	33	0	0	0	2018 Summer
				541	75	466	561	0	561	
<u>PROJECT DISTRICT - ONGOING CONSTRUCTION</u>										
Maui Lani (1,300 built,2,000 units remaining for a total 3,300 units)										
Wailuku Project District (Kehalani, 1,880 built, 1,720 units remaining for a total 3,600 units)										
West Maui Project District 2 (Mahana Estates, 51 units)										

KULAMALU HALE

The County of Maui's affordable-rental project consisting

- 56 total units
 - 16 one-bedroom units
 - 40 two-bedroom units
- <120% of AMI
- a community center building
- 6 two-story residential buildings

Funding:

- Maui County Affordable Housing Fund
- HOME Investment Partnerships Program

Construction Cost: \$13.4M



Housing & Section 8 Team



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Mahalo!