

From: [Thomas Fischer](#)
To: [DBEDT LUC](#)
Subject: [EXTERNAL] County of Maui - Lānaʻi Affordable Housing Project
Date: Thursday, June 20, 2024 9:42:15 AM
Attachments: [Lanai Affordable Housing June 2024\[7\].pdf](#)
[County of Maui Reso 10-012.pdf](#)
[County Project Phase 1 Will Serve Letter 18DEC23-2.pdf](#)
[Lanai Housing One Pager 022024.pdf](#)
[Gabe Johnson Letter to Tom Fischer.pdf](#)



Aloha

We would like to provide public testimony in support of the Lānaʻi – Affordable Housing Project. Ikaika Ohana has been engaged to provide a plan that meets all the requirements of the County of Maui 201H Zoning and the State of Hawaii Land Use Commission approvals as respects development of affordable housing residences on Lānaʻi. To date, we have engaged our architect, civil engineer, and general contractor to develop conceptual plans for the development of 46 rent to own single-family homes for the Lānaʻi workforce (each home will be situated on a 6,000 square foot lot) and an apartments community with 26 apartment homes for seniors. Both communities in phase 1 of this development will also have access to a community center and the developer will also construct a park as required under terms and conditions of the 201H Zoning approval. The developer has reviewed the State of Hawaii Land Use Commission’s approval and will implement all requirements pursuant to this document as well. The project will include much needed wrap around service that will be available to the tenants and surrounding community. Further, the single-family homes will be available for purchase at the end of the 15-year tax credit compliance period.

Both projects will utilize Section 42 Low Income Housing Tax Credits in their capital stack with income and rent restriction up to 80% of the County of Maui’s AMI.

Given the significant coordination between the County of Maui, the Department of Hawaiian Homelands, Pālama Lānaʻi, and Ikaika Ohana the development has overcome the significant condition that have prevented the construction of the project in the past primarily the small scale and infrastructure hurdles.

Attached please find the following items for your review:

1. Lānaʻi Presentation
2. Lānaʻi Water Company – Letter of Support & Will Serve Letter
3. Lānaʻi Federal Appropriations Letter – Request for Infrastructure Funding
4. Gabe Johnson Letter of Support for Lānaʻi Project – 201H Offsite Utilities
5. County of Maui Resolution 10-12

We are available to meet and answer any questions at the convenience of the County of Maui and State of Hawaii. Please contact me with any questions or comments.

Mahalo for your consideration.

Kindest regards,

Thomas Fischer
Executive Vice President
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