

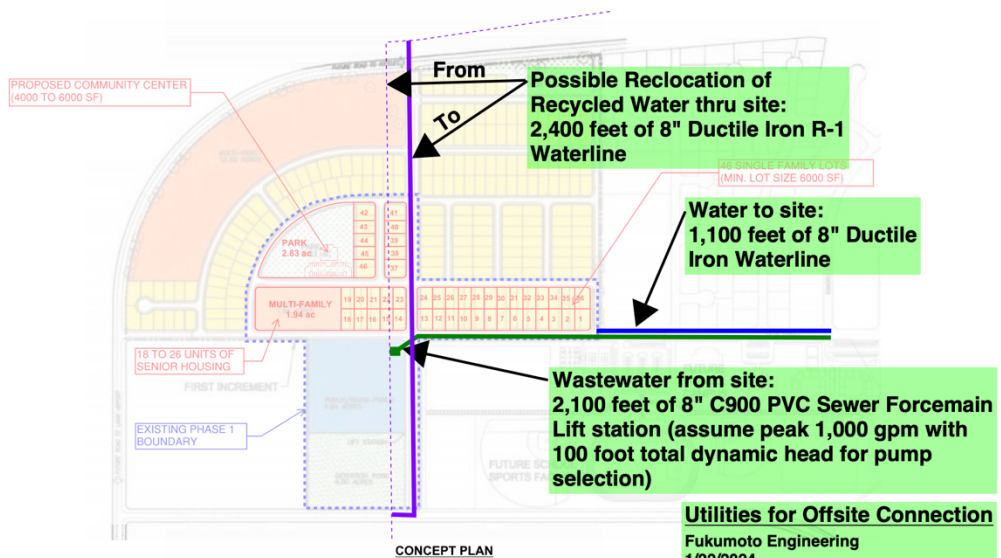
## County of Maui Congressionally Directed Spending Request for an affordable housing project on the island of Lanai – Federal Appropriations Fiscal Year 2025

### Project Description

Maui County and the Department of Housing and Human Concerns has developed a plan for a proposed affordable housing project, which will produce over 372 residential units for residents on the island of Lanai. The project will provide needed affordable housing for the current and growing demand for housing on the island.

### Background

On January 25, 2010, the Department of Housing and Human Concerns submitted the preliminary plans and specifications to the Council of the County of Maui recommending approval of an affordable housing project on Lanai. Specifically, the housing project will consist of approximately 199 for sale lots as affordable house lots and 173 affordable multi-family rental and for sale units. For years the project has stalled due to a lack of developer interest, however, the County has found a committed developer and believe this project will help relieve stress on housing supply on Maui and Lanai. Before developing the full plot, the County needs to make a large infrastructure investment to the lands current water and sewer networks. The sewer system on the island currently has capacity to support the site, but there does not exist a mechanism to transport wastewater to the central sewer system. Based on discussions with the developers of the project and financial projections, we believe that with a \$7.1 million investments, the site's water infrastructure could be completed, and the first 72 units could be constructed. Subsequently, with this initial infrastructure investment, the County will be able finish developing the rest of the plot with its own capital.



LANAI AFFORDABLE HOUSING  
IKAIKA OHANA

UNIT SUMMARY	
SINGLE FAMILY	= 46 UNITS
MULTI-FAMILY	= 18 - 26 UNITS
TOTAL UNITS	= 64 - 72 UNITS

12/4/2023

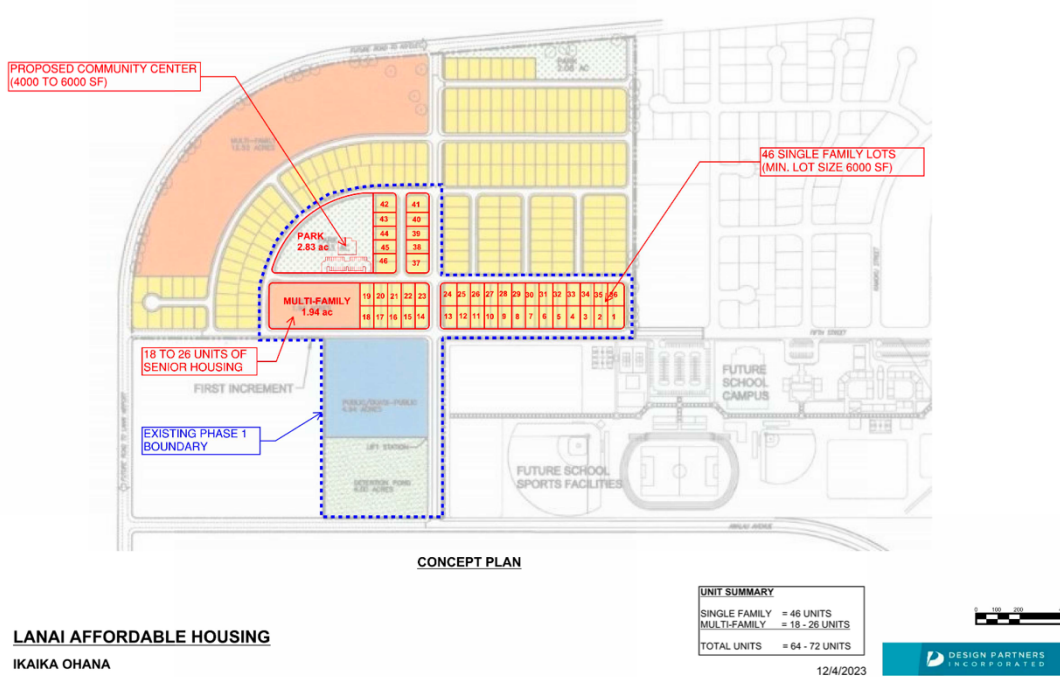
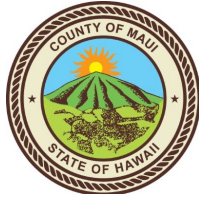


COUNTY OF MAUI

Josiah Nishita

200 South High Street  
Wailuku, HI 96793

(808) 270-7205 | josiah.nishita@mauicounty.gov



**LANAI AFFORDABLE HOUSING**  
IKAIKA OHANA

**Total Project Cost:**

We are requesting 75% of \$7,100,000 (\$5,325,000) to complete the funding necessary for this project. The County of Maui is ready to commit an additional \$10,000,000 for this project, and able to engage in providing matching funds through County sources.

**Project Timeline:** The developers have informed the County that the project construction timeline will provide for a 16-to-18-month schedule from start to completion.

**Appropriations Source:** Agriculture, Rural Development, Food and Drug Administration and Related Accounts, Community Facilities Grant (Lanai City has a population of under 5,000)

**COUNTY OF MAUI**

**Josiah Nishita**

200 South High Street  
Wailuku, HI 96793

(808) 270-7205 | josiah.nishita@mauicounty.gov