

Exhibit C

Need

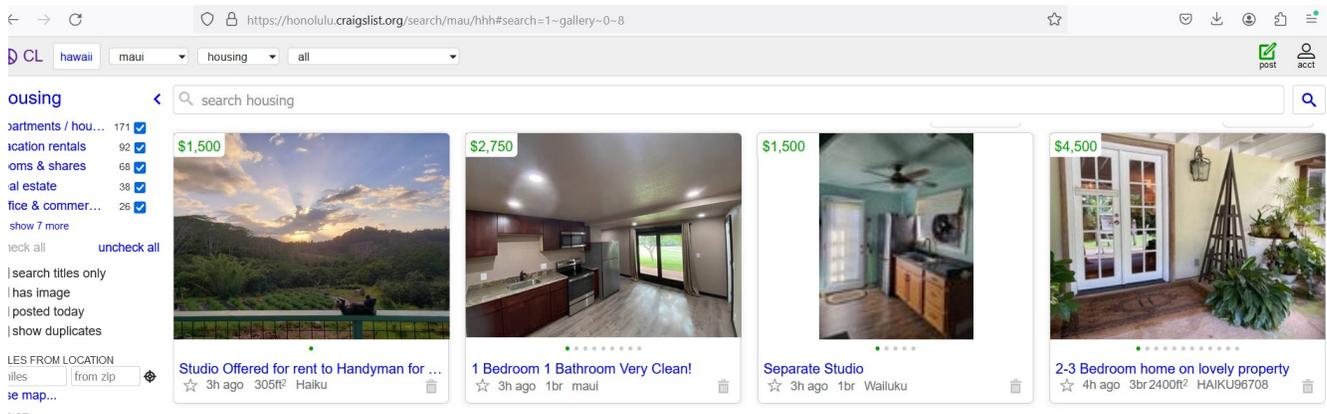
Maui Oluwahi Homes, Inc.

The Lahaina wild fire disaster on 8/8/2023 completely exacerbated housing situation on Maui. With over 2300 buildings and over 4800 dwelling units burned down to ashes in Lahaina, the island is facing a major crisis in housing shortages.



Lahaina wild fire destruction (over 4800 dwelling units burned down to ashes)

Rent prices after the fire have skyrocketed on the island. Please see the following screen shots from craigslist advertising:



You can see studio units are going for at least \$1500, one bedroom unit about \$2750 and two to three bedroom house to about \$4500. People are priced out of paradise. The following is a news article on 4/26/2024 on how local people are begging for help from the government:

By [Chelsea Davis](#)

Published: Apr. 26, 2024 at 7:55 PM HST | Updated: Apr. 27, 2024 at 12:30 PM HST

HALIIMAILE (HawaiiNewsNow) - A Maui mother of three is calling on county, state, and federal leaders to help renters like her.

She says there are no affordable rentals left on the island and she fears her beloved home will never be the same. She is demanding government officials do more to help.

Desilee Santiago and her husband have been renting their three-bed, two-bath home in Haliimaile for 11 years. In her eyes, they are the perfect tenants.

“We took care of all the repairs, all the maintenance, pumping the cesspool multiple times, maintaining the cesspool,” Santiago said. “He didn’t have to worry about this property for the last 11 years. We paid our rent on time, every single month. We never missed a payment. Not even during COVID.”

So, she was shocked when she got a new lease agreement last month showing a rent hike from \$1,550 a month to \$2,500 a month. That’s a monthly increase of 61%.

“That is just impossible. Our food bill has doubled. The electricity went up, like every single utility. I mean, even Verizon is telling us every line is \$5 more a month now. So, everything is increasing. Our salaries aren’t increasing,” said Santiago.

Santiago contacted the Attorney General’s Office because under the Governor’s Emergency Proclamation, it is illegal for Maui landlords to raise rents after the wildfire disaster.

The AG’s office confirmed that. But then told Santiago her landlord decided not to renew her lease and instead issued a 45-day notice to vacate. The AG’s office says that is legal.

“The landlord in this matter chose to comply with the emergency proclamation (EP) by rescinding an offer to renew the fixed-term lease at a higher price. The landlord instead extended the lease at the current rent price through May 31, 2024, and issued a 45-day notice to vacate the property by the end of May.

Although the EP generally prohibits a landlord from increasing rents, the EP does not require a landlord to extend or renew a fixed-term lease. The Governor’s authority to invoke restrictions on residential leases during a state of emergency stems from Haw. Rev. Stat. § 127A-30, which provides in relevant part that: “Nothing in this chapter shall be construed to extend a fixed-term lease beyond its termination date[.]”

Toni Schwartz, State of Hawaii Department of the Attorney General Public Information Officer

Santiago said she and her family, who have been on Maui for generations, now have nowhere to go.

“My dad grew up in Mala. We have strong ties in Lahaina. So, it is personal to us. I grew up in Waihee. My husband is from Happy Valley,” she said. “We talk about being priced out of paradise. But it’s a true statement.”

“People are living in hotels. They’re living in tents. They’re living with family members, like 40 people in a two bedroom, living in people’s garages, it’s ridiculous. They’re living on the beach.”

She is begging government officials to do more to help families like hers.

“The President came, and we were good enough to be used as the backdrop. Our devastation was good enough to be used as the backdrop for your platform to say you’re going to help us, right? Where’s the help?” she said.

Hawaii News Now reached out to her landlord for comment but did not hear back.

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Conclusion:

As you can, affordable housing situation is dire on Maui. Developing manufactured housing communities on Maui will meet HUD’s objective of benefit LMI persons, aid in the prevention of homelessness, elimination of slums and to meet an urgent need of housing after the Maui wild fire disaster.