

## AH Committee

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**From:** Keiki-Pua Dancil <kdancil@pulamalanai.com>  
**Sent:** Monday, January 3, 2022 8:45 AM  
**To:** AH Committee  
**Cc:** Olivia Simpson  
**Subject:** RE: Affordable Housing Committee Meeting Confirmation and Meeting Information - Monday, Jan 3rd at 1:30 p.m.

Aloha Laksmi and Alison,

Hau'oli Makahiki Hou! It is our hope that you and your 'ohana had a wonderful and safe festive season.

Here is a link to our presentation:

<https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:a700d313-3cbb-47f0-b621-47abb84ee6d7>

We will be available for the presentation.

Mahalo,  
ksd



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**From:** AH Committee [mailto:AH.Committee@mauicounty.us]  
**Sent:** Wednesday, December 29, 2021 5:14 PM  
**To:** AH Committee <AH.Committee@mauicounty.us>  
**Subject:** Affordable Housing Committee Meeting Confirmation and Meeting Information - Monday, Jan 3rd at 1:30 p.m.

Aloha,

Mahalo for confirming your participation to present at Councilmember Johnson's Affordable Housing Committee Meeting on Monday, January 3<sup>rd</sup> at 1:30 p.m. We appreciate your participation in providing an update for your project.

**Affordable Housing Committee Meeting Information:**

Date: Monday, January 3, 2022

Time: 1:30 p.m.

Link to the agenda: <https://mauicounty.legistar.com/View.ashx?M=A&ID=919265&GUID=8FA8B6AB-EB80-43FD-A520-3352A17F9A68>

Agenda item: AH-14(8) COMPREHENSIVE AFFORDABLE HOUSING PLAN: PRIORITY PROJECTS

Link log into the meeting online: <https://bluejeans.com/798867277>

Phone number to call into the meeting: 1-408-915-6290, meeting code 798 867 277 (press \*4 to unmute)

Here are a few reminders for the meeting:

1. Please assist us in keeping your video and audio muted until Member Johnson calls you to present.
2. Please make sure your BlueJeans log-in name reflects your full name, so we can identify you. You can edit your name once your log into the meeting.
3. If you would like to provide your update with a slide presentation, please send a pdf copy of your presentation to [ah.committee@mauicounty.us](mailto:ah.committee@mauicounty.us) no later than January 3<sup>rd</sup> at 9 a.m.
4. If you need help familiarizing yourself with BlueJeans, the county's online meeting platform, or would like to practice sharing your screen for a presentation, please let me know and we can try to set up a quick meeting. We can also share your presentation for you.
5. This meeting link is for meeting participants only. If you will have anyone else assisting you with your presentation or have someone who will attend as a resource, please provide me with their name, title, and organization.
6. The meeting can also be viewed by non-participants on AKAKU (channel 53), Facebook, or mauicounty.us.

As a reminder, please keep you project update/presentation between 5-7 minutes, and if possible, please include: type of housing, location, target AMI, pricing, funding, current status, timeline for completion, and any obstacles or needs the project is facing.

Thank you for taking the time to join us to share information about your project. If you have any questions, please do not hesitate to reach out.

Mahalo,  
Laks

**Laksmi M. Abraham**

Legislative Analyst | County of Maui, Office of Council Services

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A large, stylized graphic of a plant with several broad, curved leaves. The leaves are rendered in a light teal color against a white background, and the entire graphic is set against a larger teal background that occupies the top half of the page.

# HŌKŪAO 201H RESIDENTIAL HOUSING UPDATE

## **AFFORDABLE HOUSING COMMITTEE**

*COMPREHENSIVE AFFORDABLE HOUSING PLAN: PRIORITY PROJECTS (AH-14(8))*

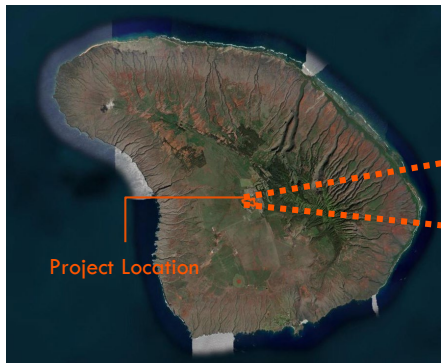
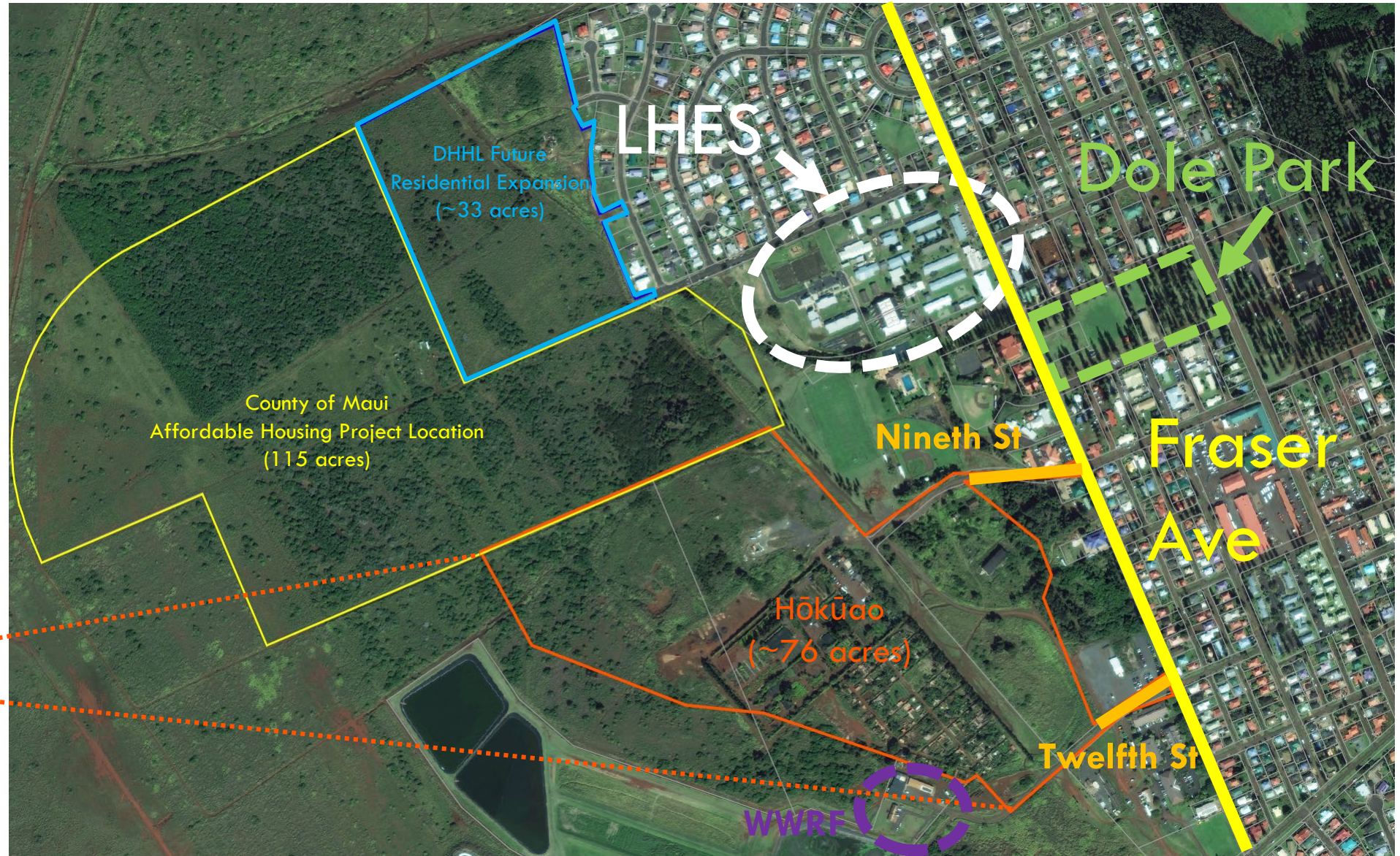
JANUARY 3, 2022, 1:30PM



Pūlama Lānaʻi



# WHERE IS HŌKŪAO LOCATED?





# HŌKŪAO CONCEPTUAL SITE PLAN





# HŌKŪAO PROJECT HIGHLIGHTS



## What is Hōkūao?

**Rental project available for people living and working on Lānaʻi**

**150 two bedroom / two bathroom single family homes for rent**

- 76 affordable homes in perpetuity
- 74 homes added to existing Pūlama Lānaʻi inventory

**Conceptual two bedroom home (2BD/2BA) with a garage**

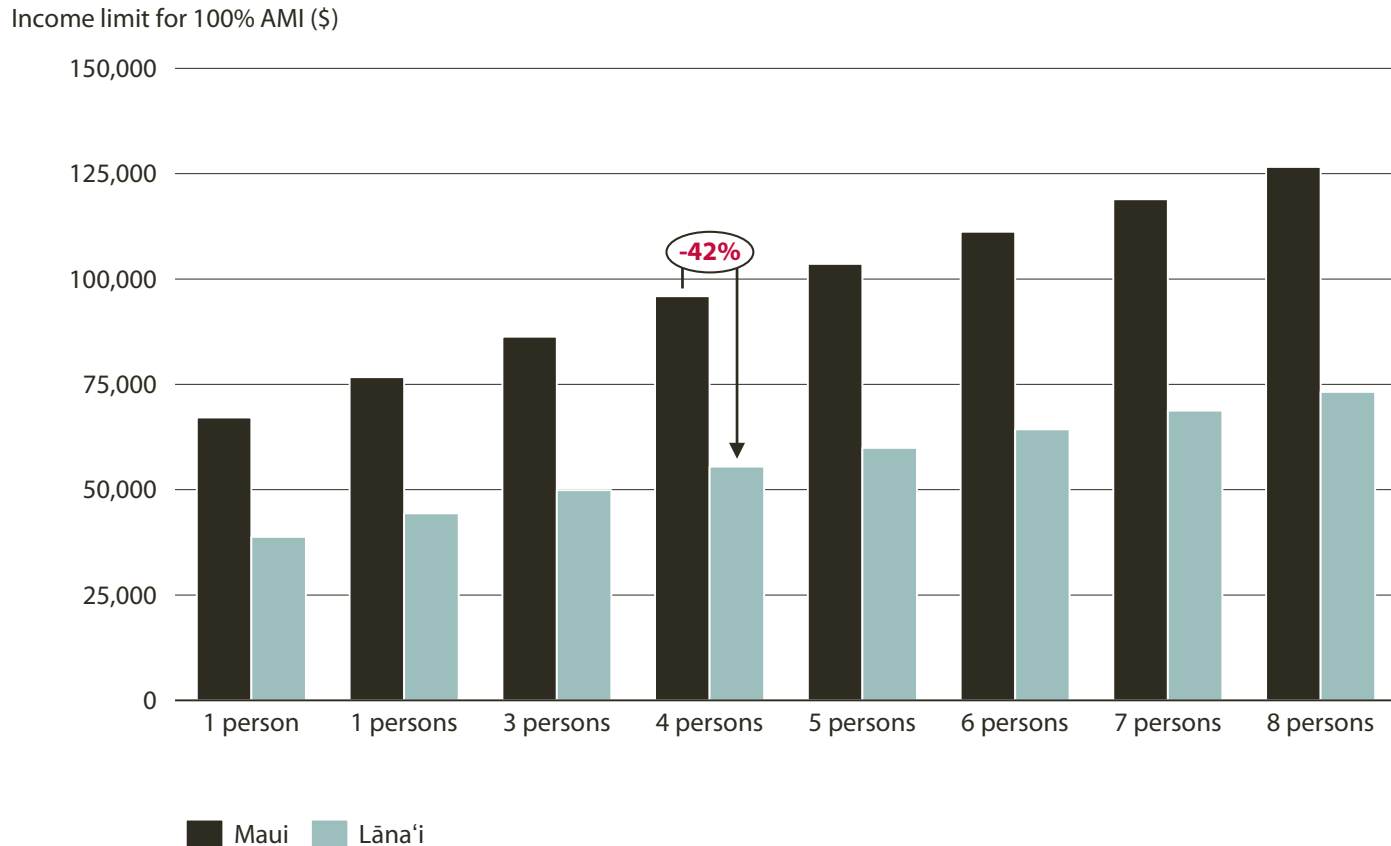
**Lot sizes start at ~8,000 square feet**



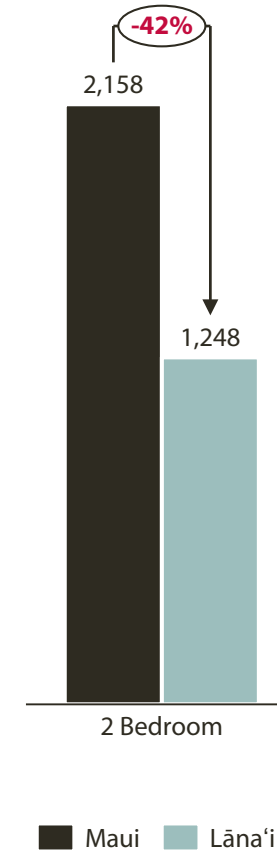
*Birdseye View*

# FOR CONTEXT, LĀNA‘I IS DIFFERENT FROM MAUI, PER DHHC GUIDELINES

Lāna‘i income limits for the 100% AMI level are 42% lower than Maui



2 Bedroom monthly rent is 42% lower than Maui



Sources:

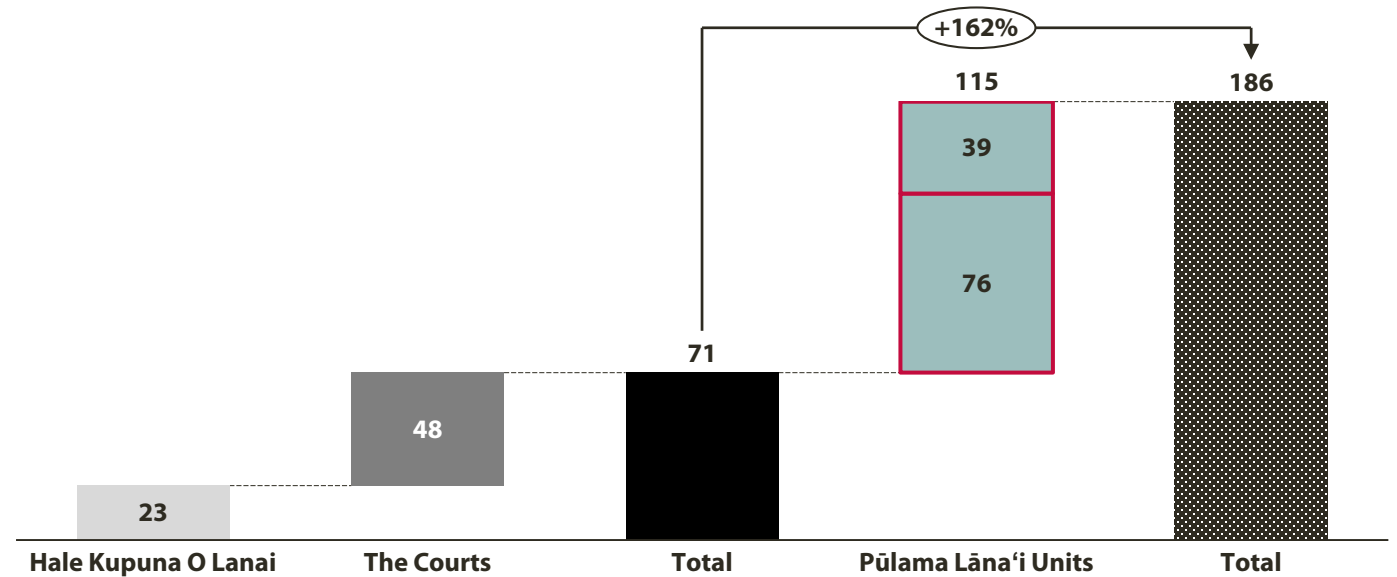
1. <https://www.mauicounty.gov/DocumentCenter/View/126858/2021-Workforce-Housing---Affordable-Sales-Guideline>

# PŪLAMA LĀNA‘I IS COMMITTED TO AFFORDABLE HOUSING ON LĀNA‘I

Pūlama Lāna‘i is providing units in all income categories

Income Category	Affordable Unit Count
Very Low/Low	39 (Iwiole Units)
Below Moderate	8
Moderate	15
Above Moderate	53
<b>Total</b>	<b>115 in perpetuity</b>

Pūlama Lāna‘i increases the affordable units on Lāna‘i by 162%



Affordable units spanning all income levels in perpetuity

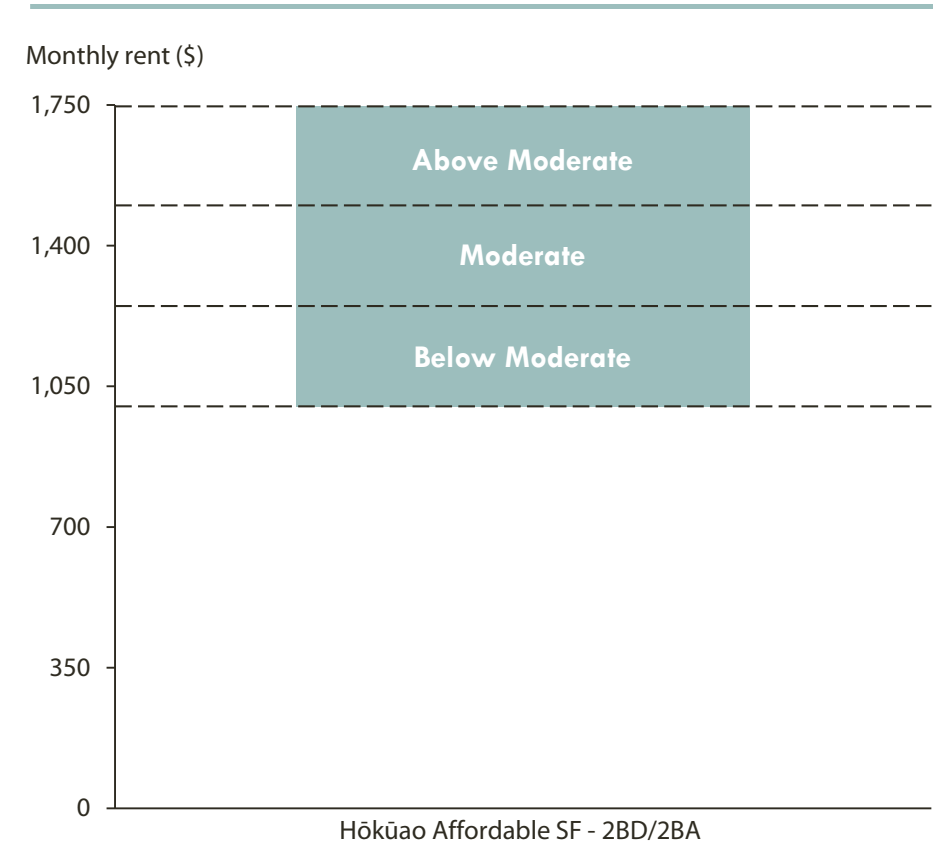


# AFFORDABLE UNITS AVAILABLE FOR <80 TO 140% AMI, ADJUSTED FOR LĀNA‘I

2021 Income Limits-set by Maui County DHC (Annually in May)

Income Category	% AMI	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Below Moderate	80% < x ≤ 100%	\$31,061	\$35,491	\$39,931	\$44,371	\$47,921	\$51,471	\$55,021	\$58,571
		\$38,820	\$44,370	\$49,910	\$55,460	\$59,900	\$64,330	\$68,770	\$73,210
Moderate	100% < x ≤ 120%	\$38,821	\$44,371	\$49,911	\$55,461	\$59,901	\$64,331	\$68,771	\$73,211
		\$46,590	\$53,240	\$59,900	\$66,550	\$71,880	\$77,200	\$82,520	\$87,850
Above Moderate	120% < x ≤ 140%	\$46,591	\$53,241	\$59,901	\$66,551	\$71,881	\$77,201	\$82,521	\$87,851
		\$54,350	\$62,120	\$69,880	\$77,640	\$83,860	\$90,070	\$96,280	\$102,490

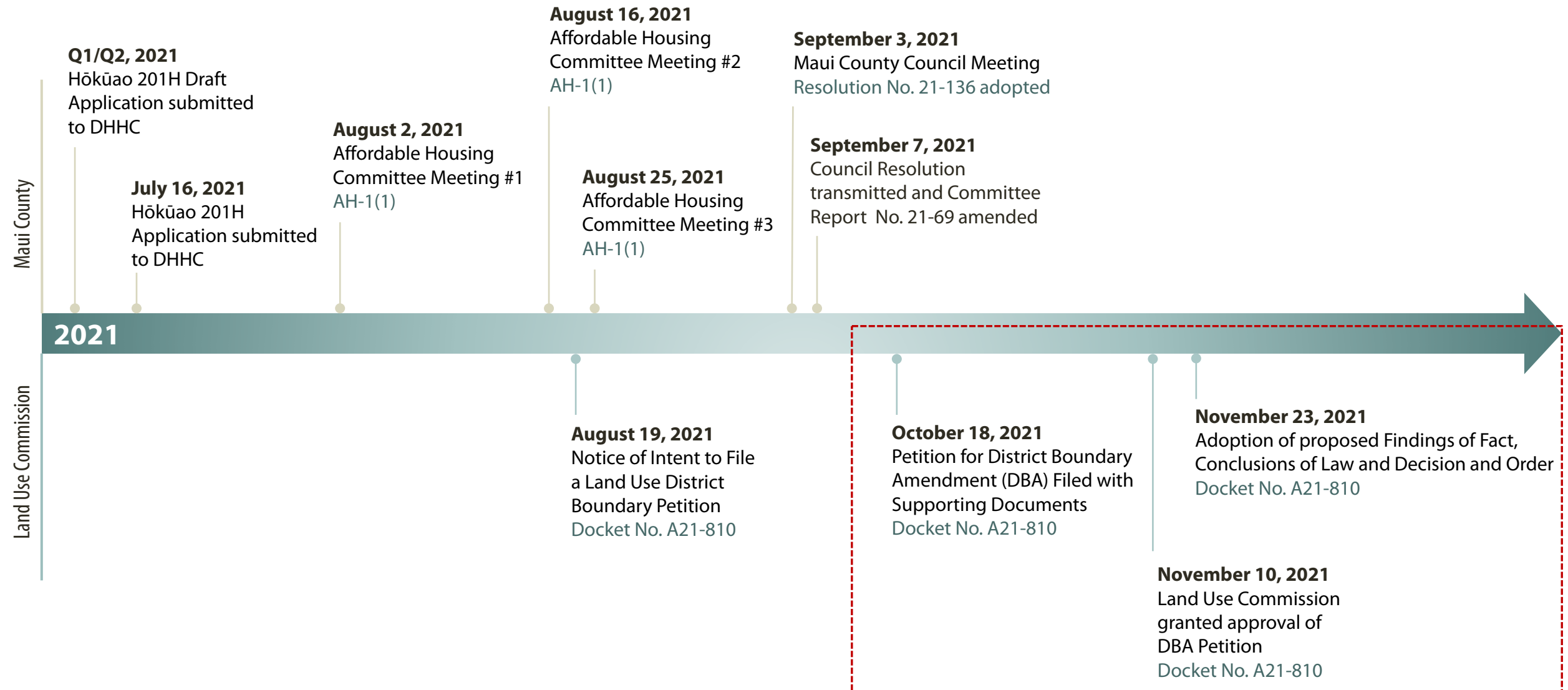
2021 Monthly Rent, set by Maui County DHC (Annually in May)



Sources:

1. DHC 2021 affordable rental guidelines for a two bedroom home on Lāna‘i, <https://www.mauicounty.gov/DocumentCenter/View/126858/2021-Workforce-Housing---Affordable-Sales-Guideline>

# WE COMPLETED THE ENTITLEMENT PROCESS





# HŌKŪAO ESTIMATED DEVELOPMENT TIMELINE

Activity	2021	2022				2023				2024				2025			
	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Entitlements Acquired	█																
Construction Permits Acquired	█	█	█	█	█												
Site Work (e.g., Grading, utilities, etc.)		█	█	█	█												
Phase 1 Construction			█	█	█	█	█	█	█								
Phase 2 Construction							█	█	█	█	█	█	█				
Phase 1 Homes Move In					█	█	█	█	█	█							
Phase 2 Homes Move In										█	█	█	█	█	█		

1/3/2022

conceptual rendering



*Hokuao Community Street View*

**We appreciate your continued service and support, mahalo!**