

AH Committee

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 3rd 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 no later than January 3rd 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 your 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
Laksmi.abraham@mauicounty.us | 808-342-4165



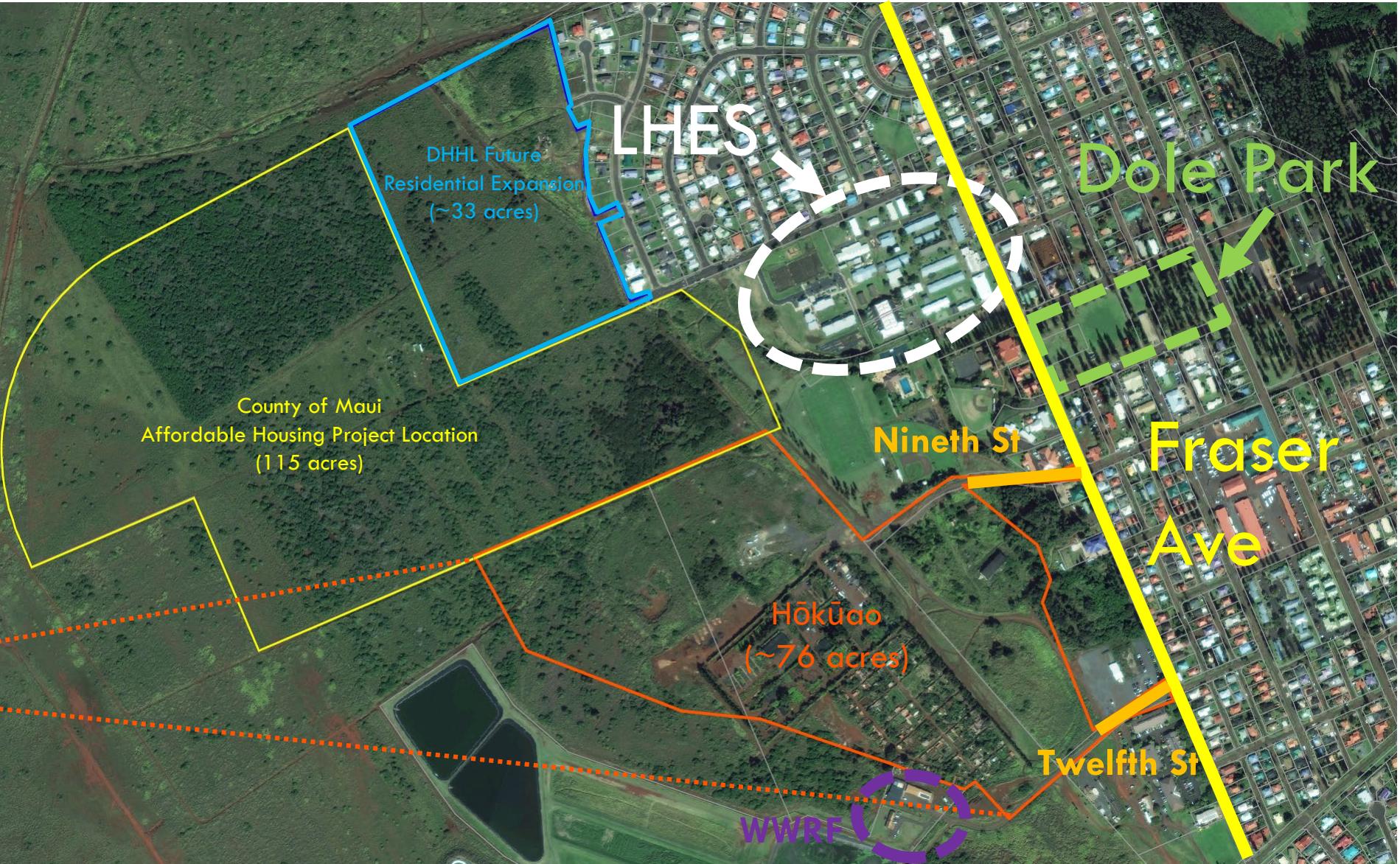
HŌKŪAO 201H RESIDENTIAL HOUSING UPDATE

AFFORDABLE HOUSING COMMITTEE

COMPREHENSIVE AFFORDABLE HOUSING PLAN: PRIORITY PROJECTS (AH-14(8))
JANUARY 3, 2022, 1:30PM



WHERE IS HŌKŪAO LOCATED?



HŌKŪAO CONCEPTUAL SITE PLAN



HŌKŪAO PROJECT HIGHLIGHTS



What is Hōkūao?

Rental project available for people living and working on Lāna‘i

150 two bedroom / two bathroom single family homes for rent

- 76 affordable homes in perpetuity
- 74 homes added to existing Pūlama Lāna‘i inventory

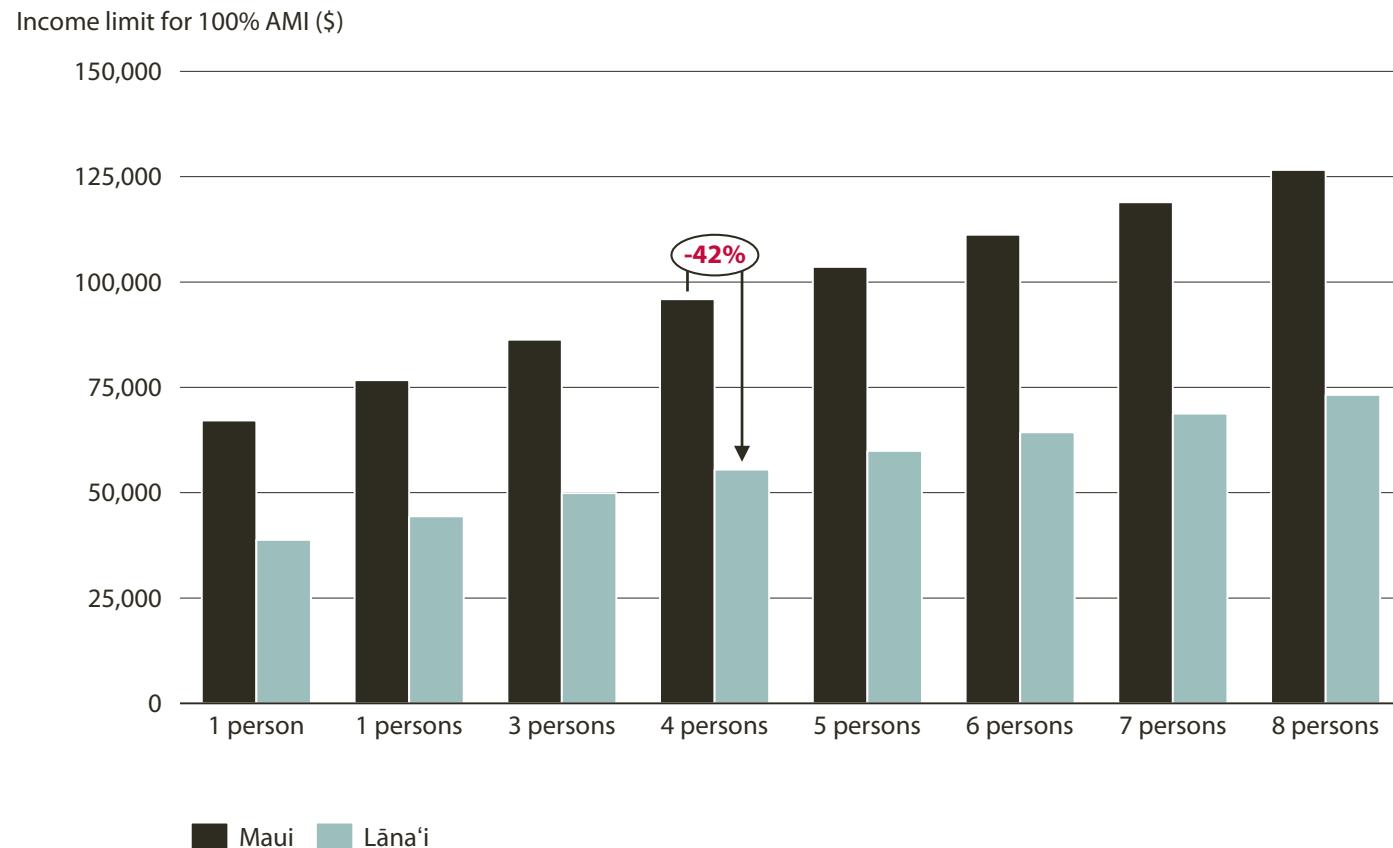
Conceptual two bedroom home (2BD/2BA) with a garage

Lot sizes start at ~8,000 square feet

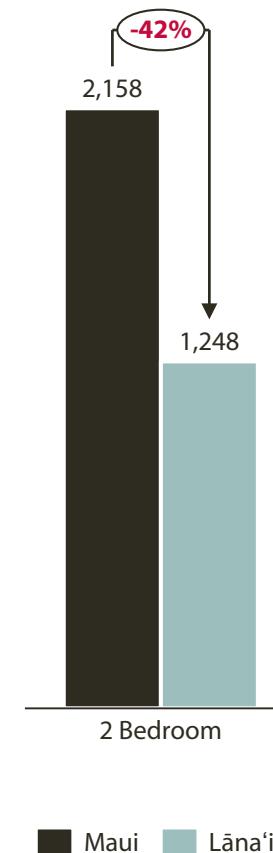


FOR CONTEXT, LĀNA‘I IS DIFFERENT FROM MAUI, PER DHHC GUIDELINES

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



2 Bedroom monthly rent is 42% lower than Maui

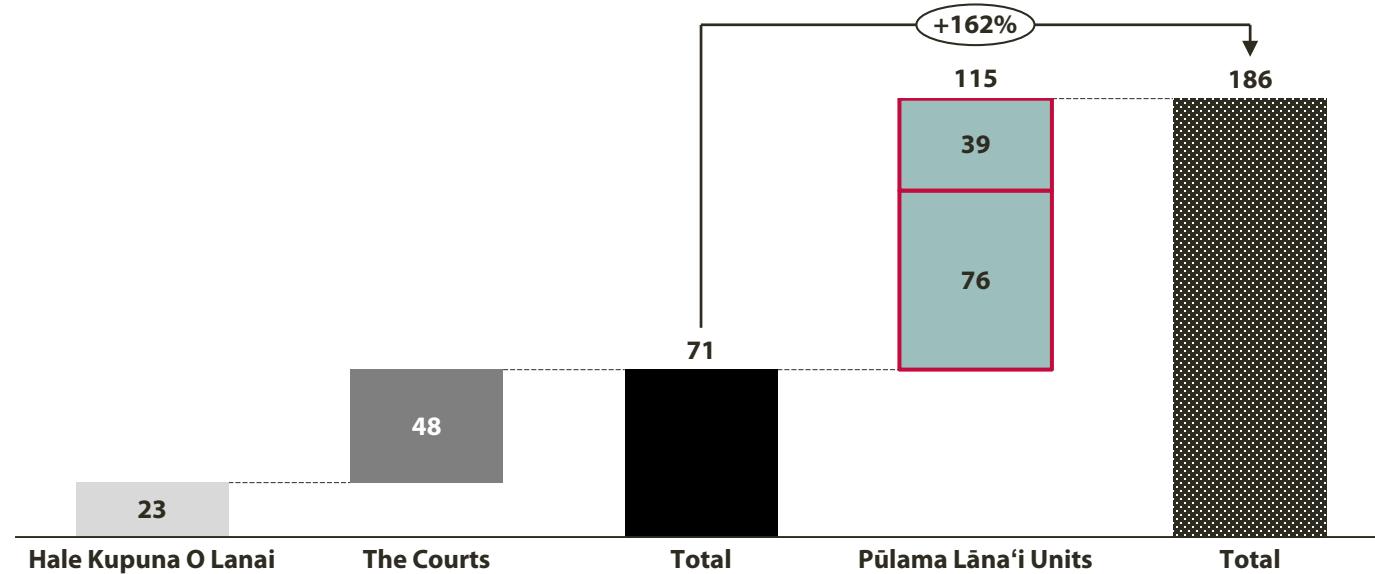


PŪLAMA LĀNA‘I IS COMMITTED TO AFFORDABLE HOUSING ON LĀNA‘I

Pūlama Lāna‘i is providing units in all income categories

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

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



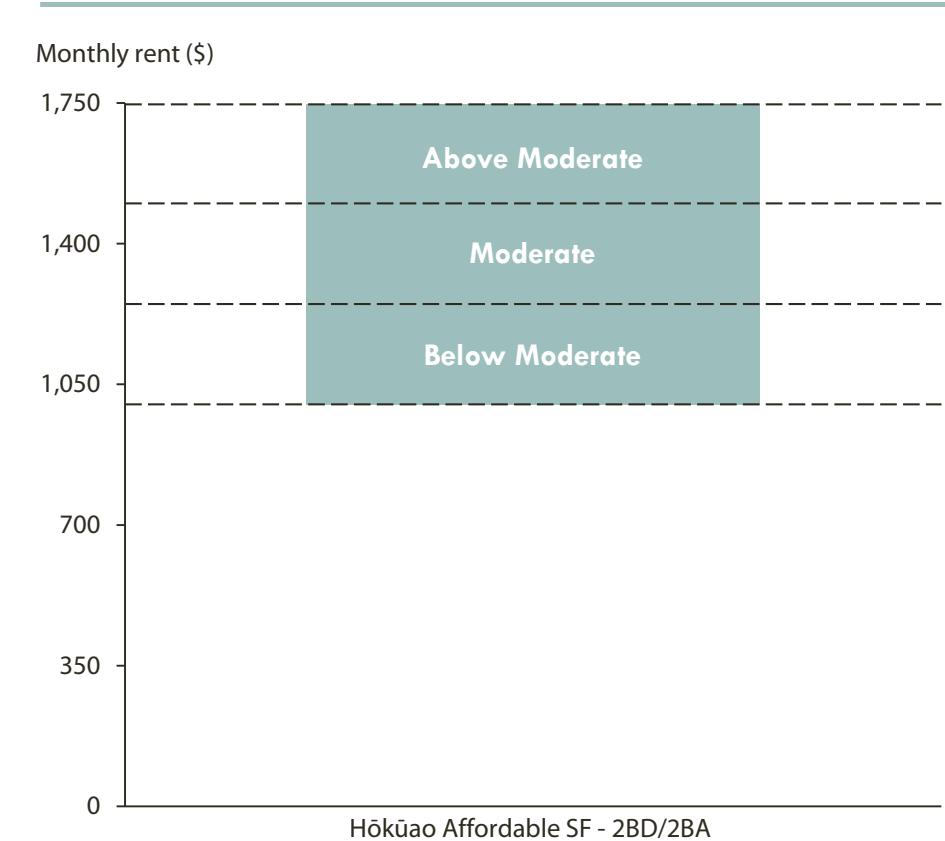
Affordable units spanning all income levels in perpetuity

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

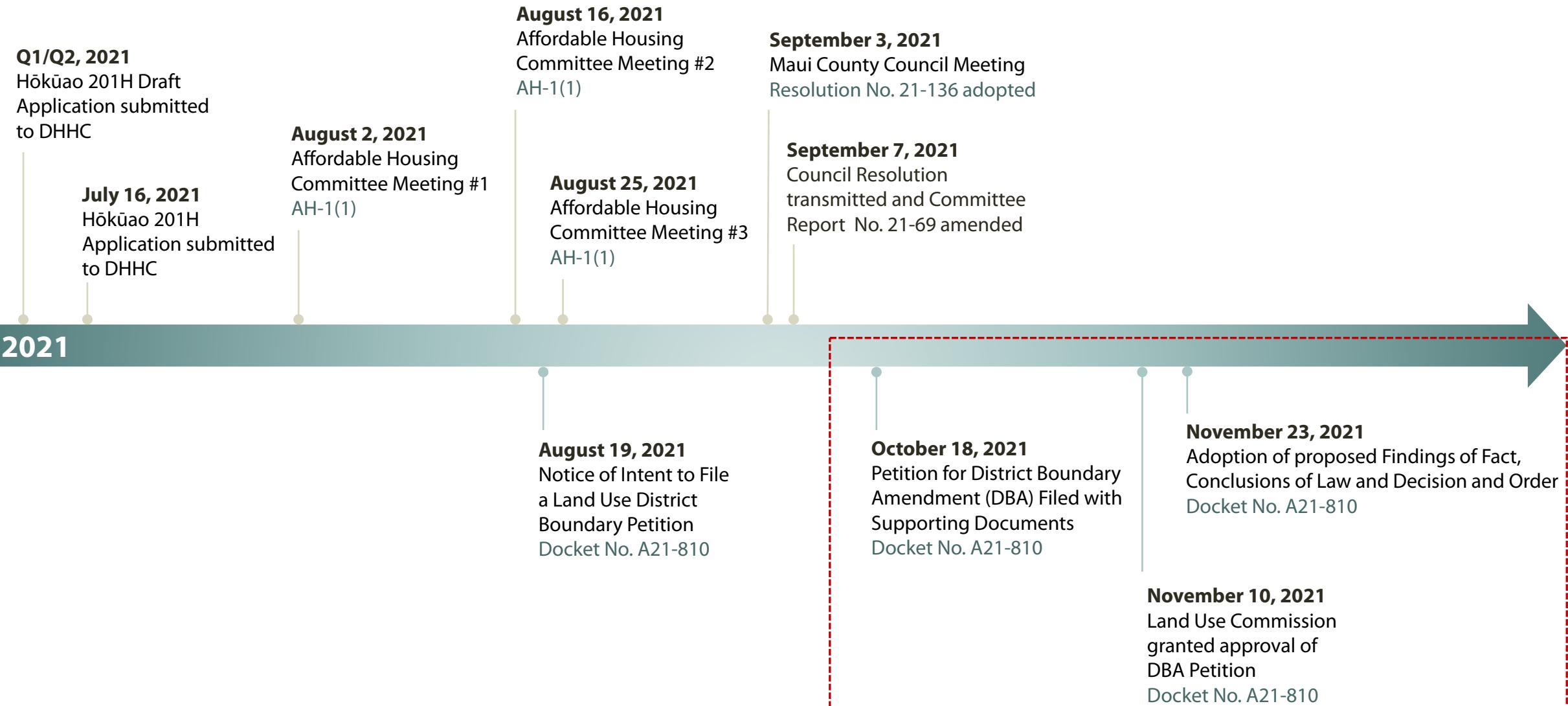
2021 Income Limits-set by Maui County DHHC (Annually in May)

Income Category	% AMI	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Below Moderate $80\% < x \leq 100\%$		\$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 $100\% < x \leq 120\%$		\$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 $120\% < x \leq 140\%$		\$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

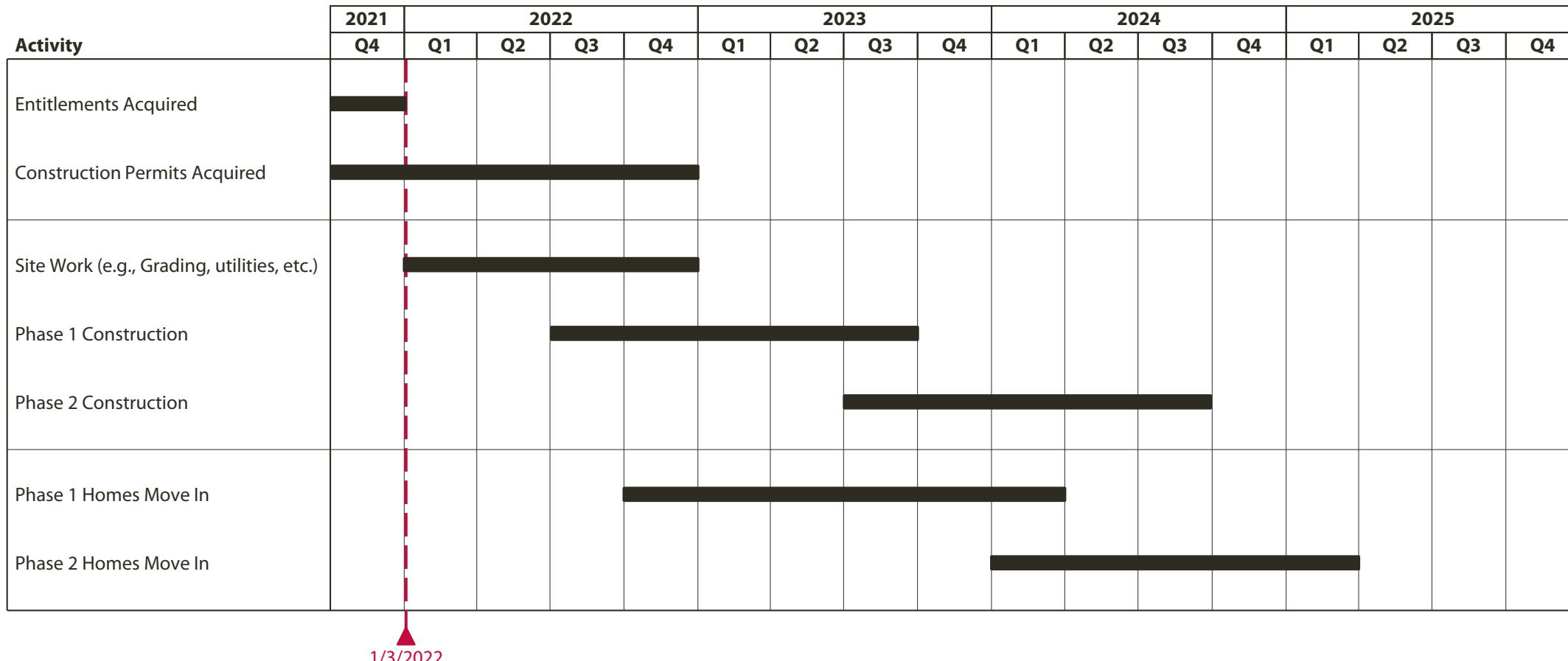
2021 Monthly Rent, set by Maui County DHHC (Annually in May)



WE COMPLETED THE ENTITLEMENT PROCESS



HŌKŪAO ***ESTIMATED*** DEVELOPMENT TIMELINE



conceptual rendering



Hokuaʻo Community Street View

We appreciate your continued service and support, mahalo!