

First, I offer my deepest condolences to our community that have lost their loved ones.

My name is Leilani Pulmano, and I work at PRL, a private real estate investment, development, and management company. I also am a board member for HPHA and Maui Nui Empowered, and on the Housing Advisory Council for Hawaii Community Foundation's House Maui initiative. I also was on the Board of HHFDC for eight years.

The first housing initiative that PRL is working on is developing a community called Lipoa, formerly known as Maui Research & Technology Park. Within the next year, we hope to break ground on our Makai Subdivision consisting of 130 residential units, predominantly single-family homes, and our Mixed Use Subdivision consisting of 377 MF residential units. The Lipoa community vision is a place where people will be able to live, work, and play.

Our second housing initiative, along with our partners, Paramount Hotel Group and Dowling Company, is working with HHFDC to convey the HAGGAI property located in Kihei for housing displaced families. Last session, the Legislature approved funding for the purchase of HAGGAI. The property currently has 175 units. HHFDC's board will be reviewing the proposal in their November meeting.

Our third housing initiative is providing pro-bono services to Maui Health's Maui Lani Fairways 16-lots. Tamar Goodfellow and I have met with many of you to provide an update. Basically, Maui Health will be submitting their building permits and constructing homes. The goal is to have families moving in next year. Their focus is to provide transitional housing to displaced Maui Health families.

For HPHA, two properties (David Malo and Piilani Homes) were affected by the Lahaina Wildfires. HPHA is working with the tenants to find permanent housing through housing vouchers or relocating to other HPHA properties. For additional housing, HPHA is focusing on their housing initiative called Ka Lei Momi which involves 9 properties across the state for a total of 10,000 units. One of those properties is Kahekili Terrace in Wailuku. They envision redeveloping the existing 82 units to 300 units.

As our community looks to the future towards transitory housing, which I would define as the period between immediate housing needs and moving back to a permanent home, the community will need some guidance, rules if you may. I have looked to California from their experience with Camp Fire which destroyed over 13,000 homes.

I would suggest establishing ordinances for Interim Housing:

- 1) Temporary modular housing projects
 - a. Where the ordinance would set allowable zoning districts which in our case would be AG or project district
 - b. Establish Standards
 - c. Including Reclamation Plans for Removal
 - d. Processed through a transitory administrative permit
- 2) Accessory Dwellings or Ohana Units
 - a. Where you would set allowable zoning districts, in all Residential zoning districts, and allow for additional ohana units in AG
 - b. Establish Standards including parking requirements
 - c. Processed through a transitory administrative permit
- 3) Cargo Storage Containers – for storage needs
 - a. Processed through a transitory administrative permit
- 4) STVR – how we can utilize the existing STVR housing stock for transitory housing. There are 4,781 STVR in Lahaina according to UHERO Housing Dashboard. The resolution would need to be fair to both the displaced families, through subsidies, and the property owners.

I would also suggest establishing ordinances for permanent housing:

- 1) Reconstruction of legal nonconforming homes
 - a. Where a deadline would be set on when to start i.e. 2-years after fire debris has been removed and 3-years from starting to complete.
- 2) Reconstruction of single-family homes
 - a. Homes that received their building permit with the old building code IBC 2012, can automatically rebuild the same home.
- 3) Reconstruction of single-family homes in the SMA
 - a. Allow for SMA exemptions, what planning department is categorizing as “no need” SMAs.

I heard the Mayor suggest standing up a separate permitting office for the wildfires. I think that would be very helpful.

These are some of my thoughts on ordinances for transitory and permanent housing after the wildfires.