

AH Committee

From: Olivia Simpson <osimpson@pulamalanai.com>
Sent: Monday, August 02, 2021 12:16 PM
To: AH Committee
Cc: Keiki-Pua Dancil; Alison N. Stewart
Subject: Final Hokuao Presentation - Affordable Housing Committee Meeting
Attachments: Hōkūao 201H Presentation 02AUG21 vFinal to Council Services.pdf

Aloha,

Please find the presentation for today's Affordable Housing Committee meeting.

Mahalo,
Olivia



HŌKŪAO 201H RESIDENTIAL APPLICATION

AFFORDABLE HOUSING COMMITTEE
AUGUST 2, 2021



PROJECT TEAM

Landowner/Applicant.....	Pūlama Lānaʻi
Civil Engineer	RM Towill
Environmental Consultant.....	TRC
Archaeology Consultant.....	Honua Consulting
Planning Consultant.....	Munekiyo Hiraga



Why do we need Hōkūao now?

Hōkūao 201H Residential Project

Exemptions and Modifications

FONSI-FEA received

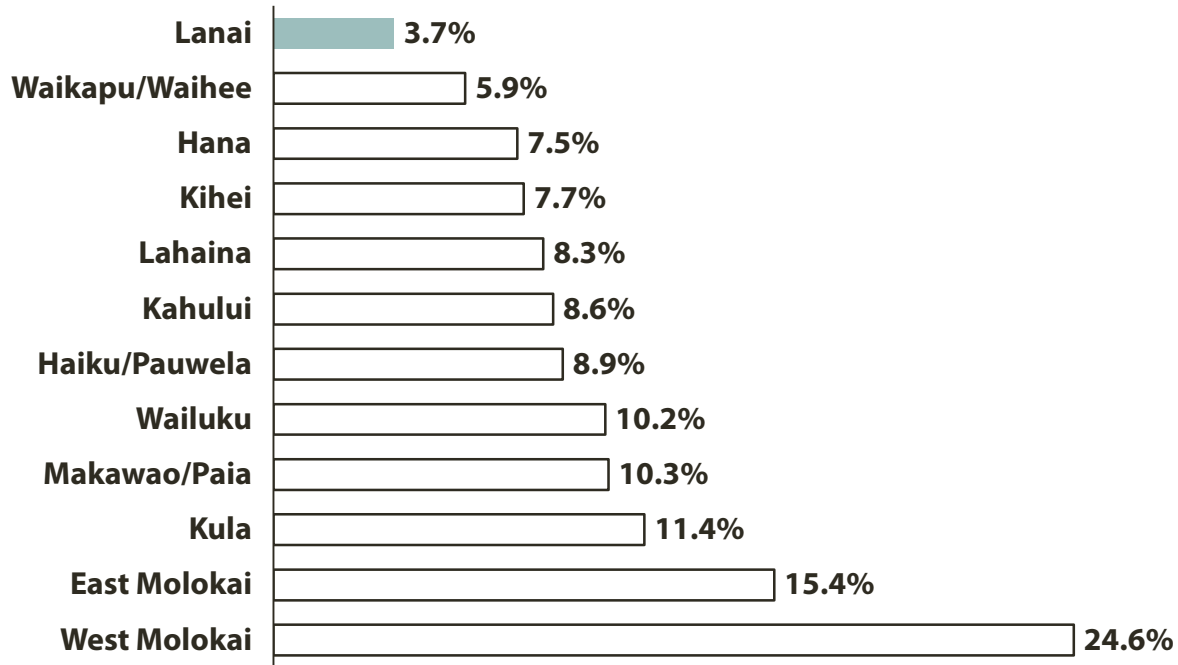
Estimated Project Schedule

Community Support

Summary Request

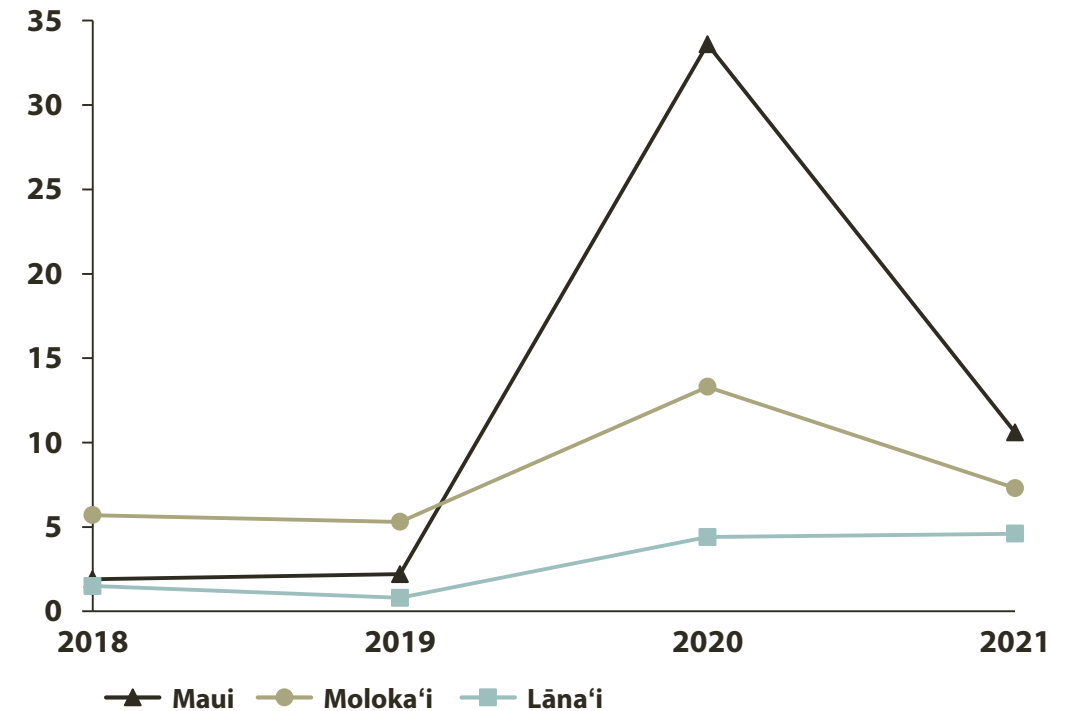
PROBLEM IS LACK OF INVENTORY

Lānaʻi has the **LOWEST** poverty rate in the County¹



Lānaʻi has the **LOWEST** unemployment rate in the County²

May Yearly Unemployment Rate (%)



Multi-generations live in one home

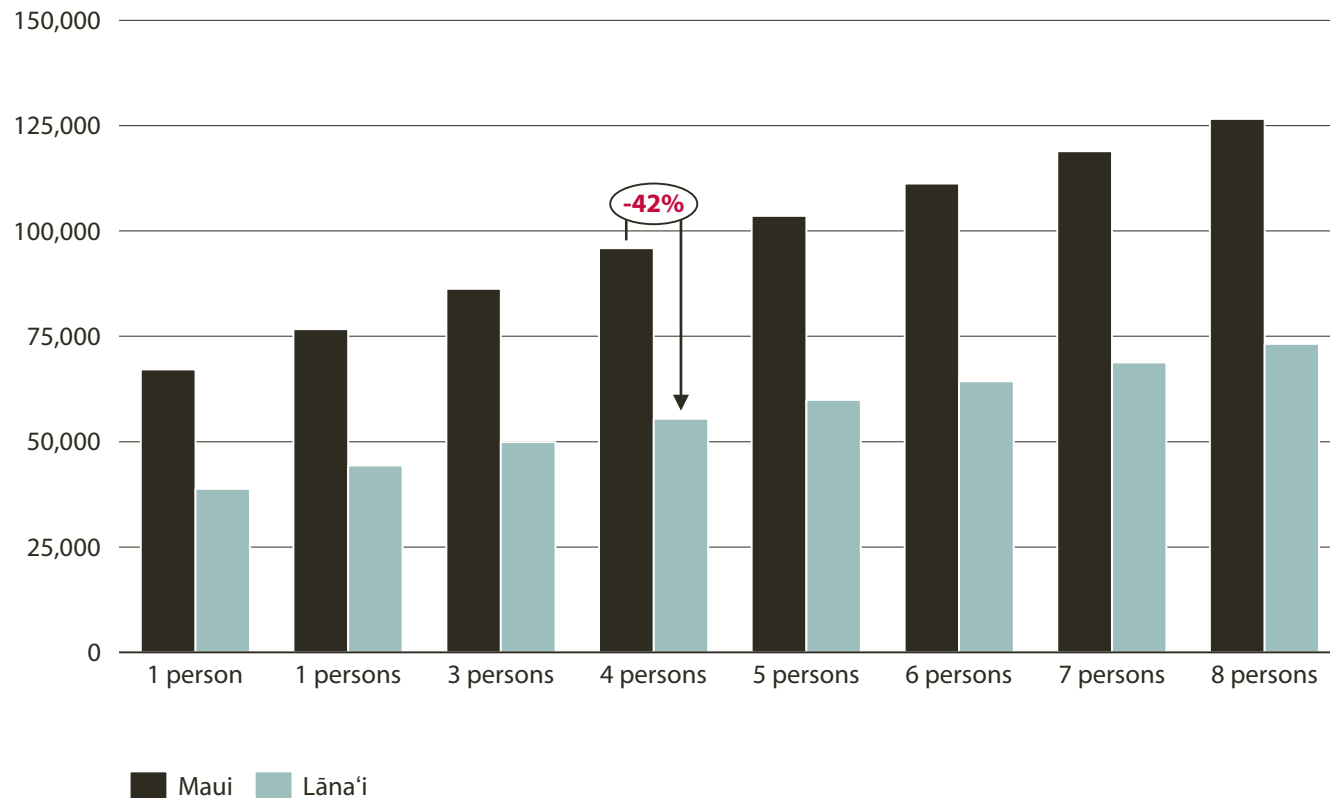
Sources:

1. Data downloaded on 16JAN21 from <https://data.census.gov>, 2019 American Community Survey
2. Monthly Economic Indicators by Maui County's Mayor's Office of Economic Development and in partnership with Hawaii Business Research Library, May 2021, Released June 30, 2021.

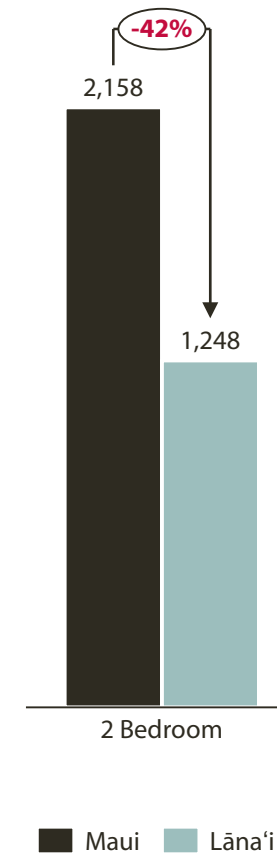
FOR CONTEXT, LĀNA‘I IS DIFFERENT FROM MAUI PER DHHC GUIDELINES

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

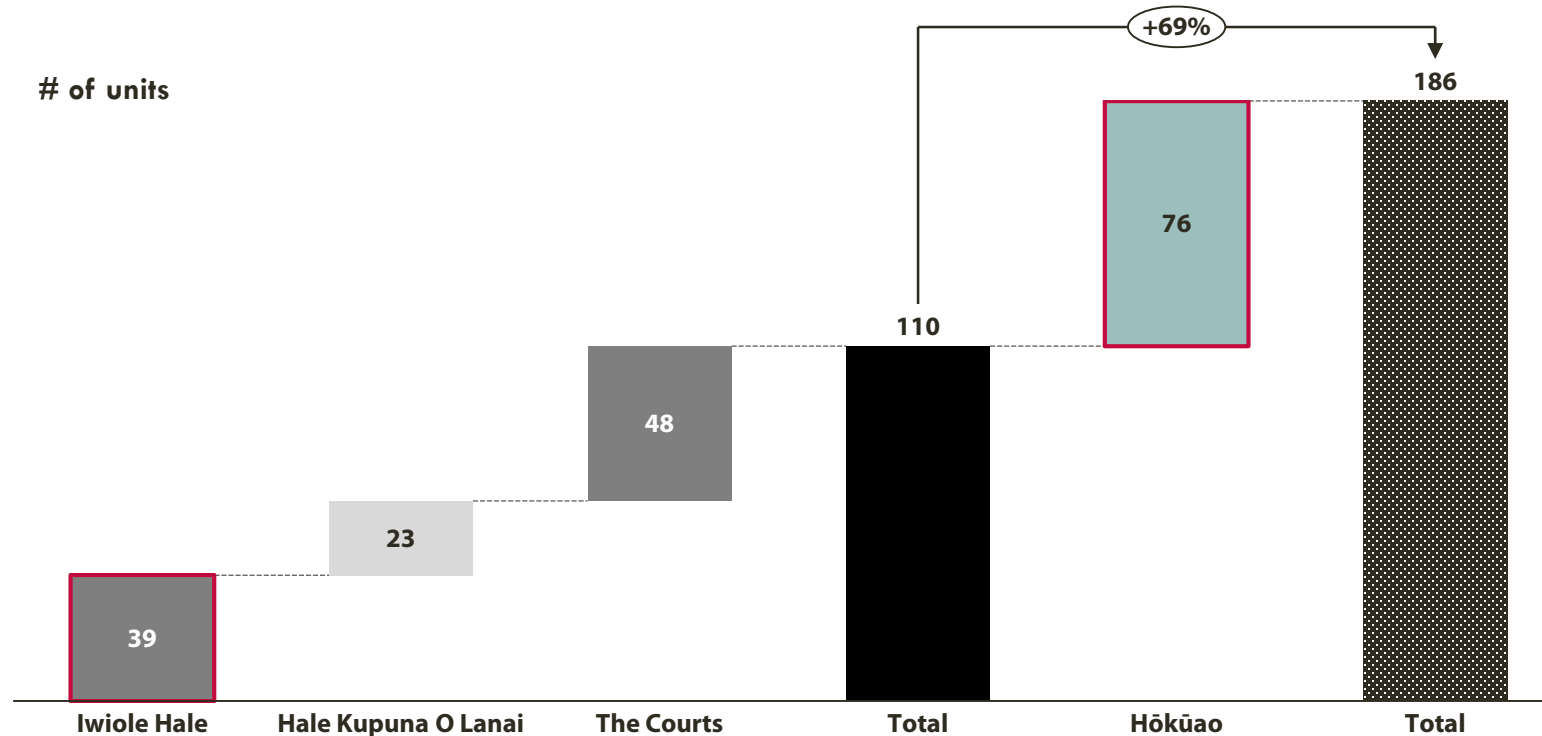
Income limit for 100% AMI (\$)



2 Bedroom monthly rent is 42% lower than Maui



HŌKUĀO MEETS AN UNMET NEED AND INCREASES THE AFFORDABLE UNITS BY 69 PERCENT ON LĀNAʻI



% AMI	Category	Iwiolo	HK	Courts	Hōkūāo
≤50	Very Low	x	x	x	
60	Low			x (61%)	
70	Low				
80	Low				
80 < x ≤ 100	Below Moderate				x
100 < x ≤ 120	Moderate				x
120 < x ≤ 140	Above Moderate				x

Sources:

1. <https://affordablehousingonline.com/housing-search/Hawaii/Lanai-City/Iwiolo-Hale/10054597>, <https://affordablehousingonline.com/housing-search/Hawaii/Lanai-City/The-Courts/10054598> and <https://images.locationshawaii.com/Rentals/CourtsBrochure.pdf>, <https://affordablehousingonline.com/housing-search/Hawaii/Lanai-City/Hale-Kupuna-O-Lanai/10055377> and <http://halemahaolu.org/housing/hale-kupuna-o-lanai/>
2. For Hale Kupuna O Lanai, there are 24 units, however one is for the resident manager, therefore only 23 units are affordable units available for occupancy

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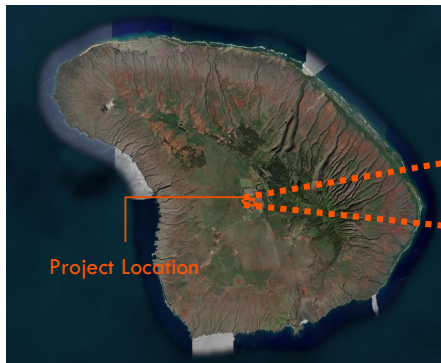
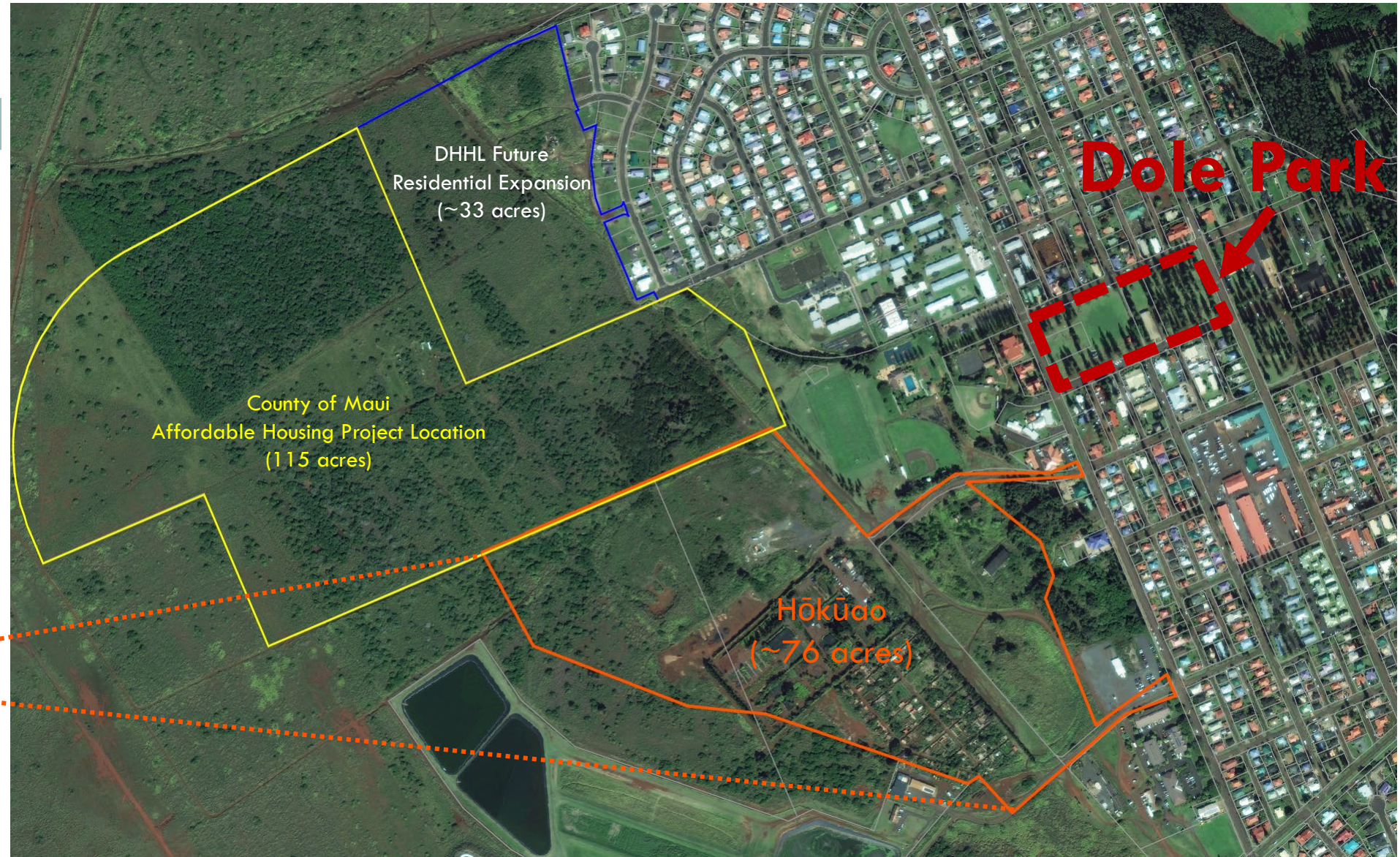
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PROJECT LOCATION MAP

Hōkūao TMKs

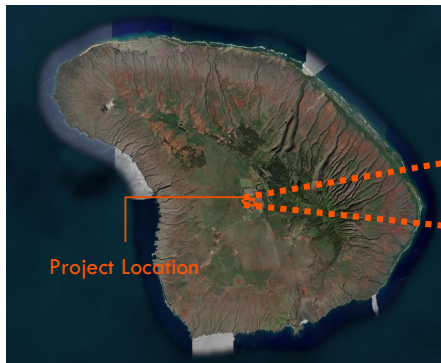
TMK (2) 4-9-002:061 (por) ~20 acres
TMK (2) 4-9-014:001 (por) ~40 acres
TMK (2) 4-9-014:009 (por) ~13 acres



PROJECT LOCATION MAP

Hōkūao TMKs

TMK (2) 4-9-002:061 (por) ~20 acres
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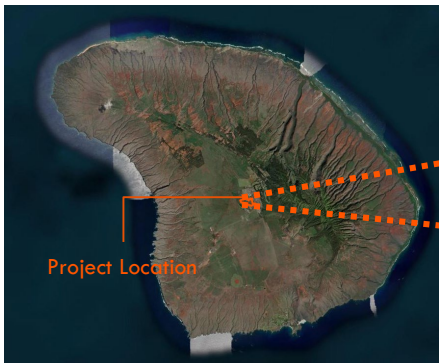
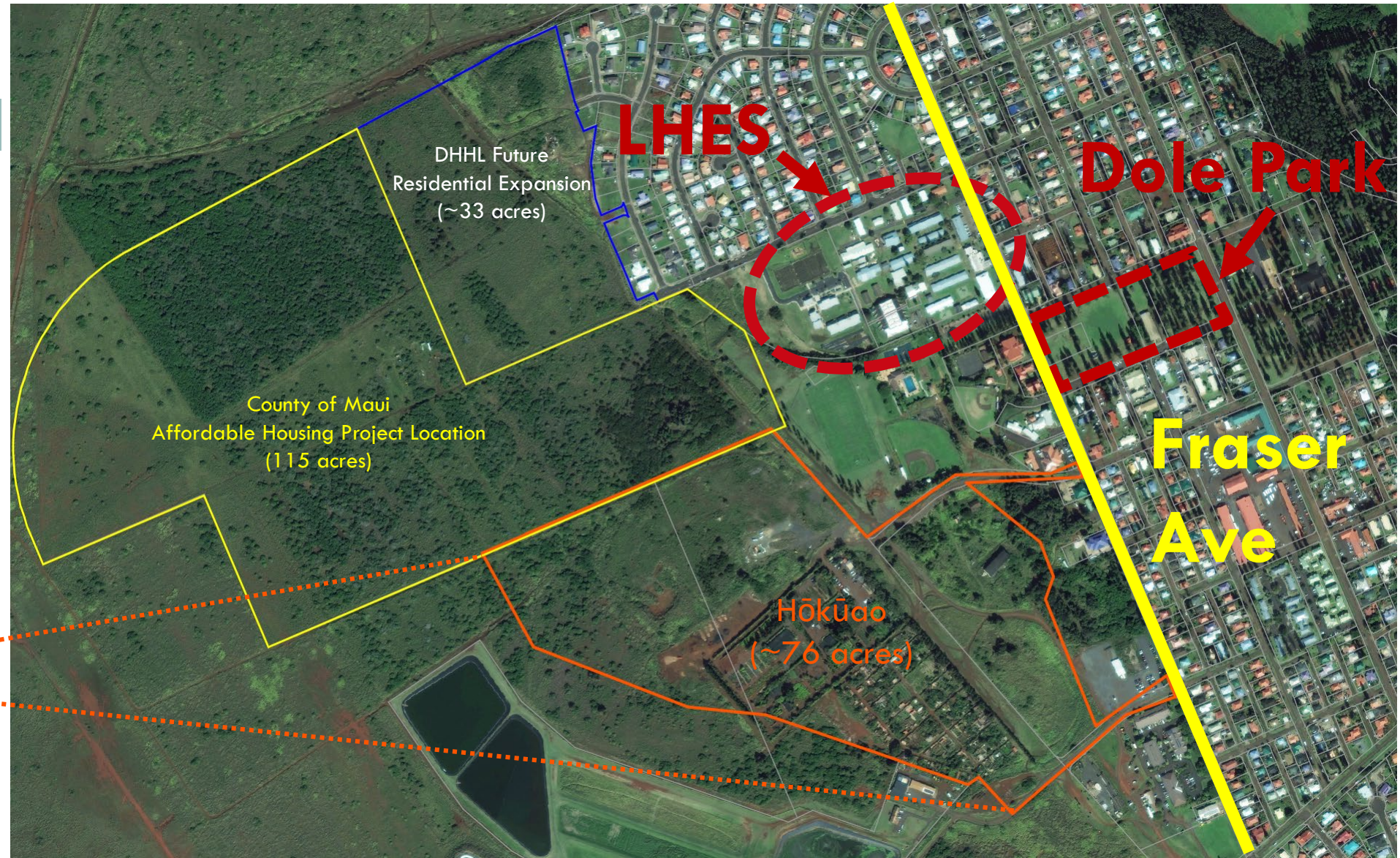
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Hōkūāo TMKs

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TMK (2) 4-9-014:001 (por) ~40 acres

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HŌKŪAO PROJECT HIGHLIGHTS (I/II)

What is Hōkūao?

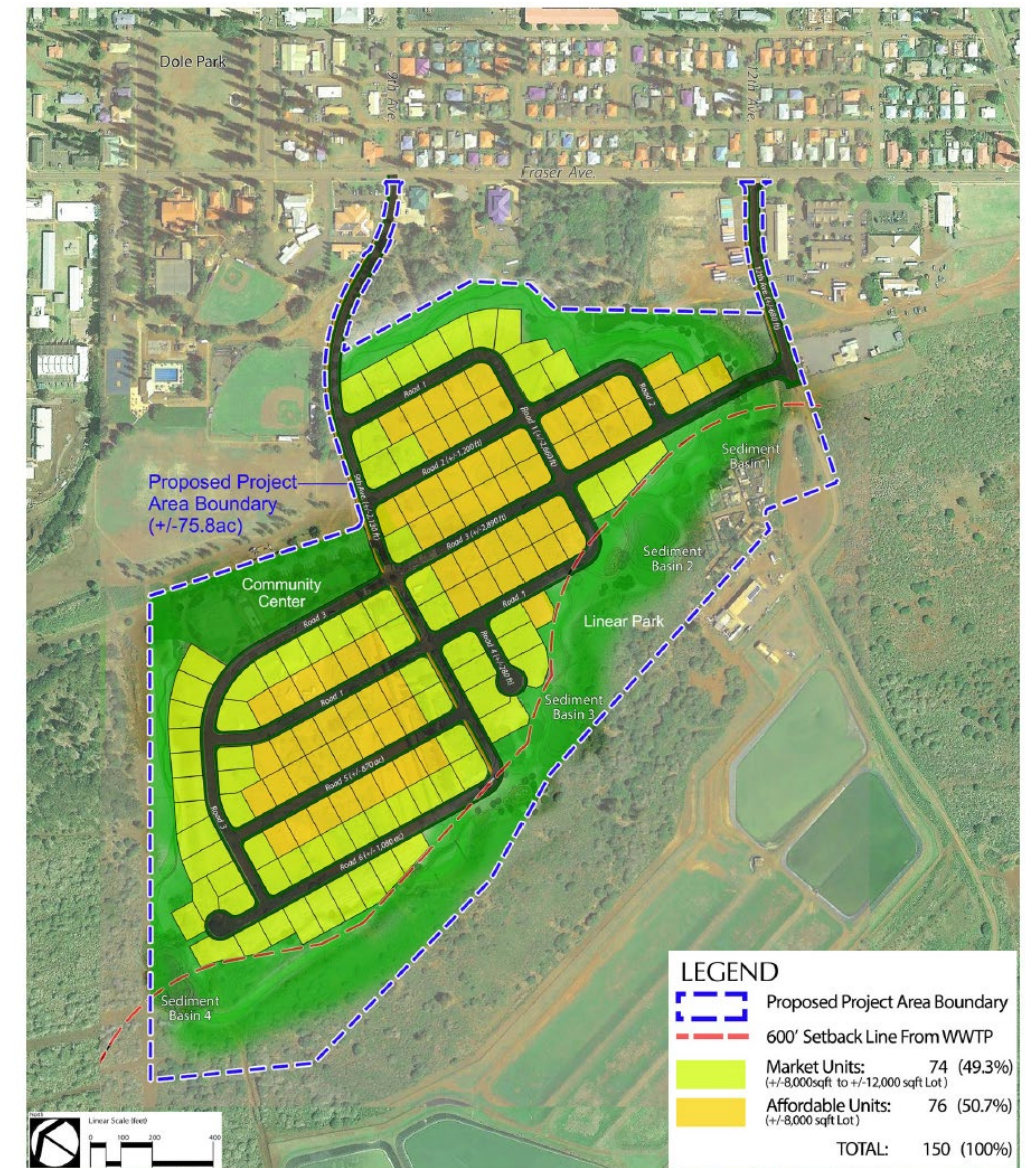
Rental project available for people living and working on Lānaʻi

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)

- Interior: 1,150-1,175 square feet
- Lanai: 370-375 square feet
- Carport
- Lot sizes start at ~8,000 square feet



Hokuao Homes 201H Housing
Conceptual Lot Plan
10/16/2020



Pūlama Lānaʻi

HŌKŪAO PROJECT HIGHLIGHTS (II/II)

What are the benefits of Hōkūao?

New housing inventory with modern finishes

- Solar and batteries included
- Fully furnished

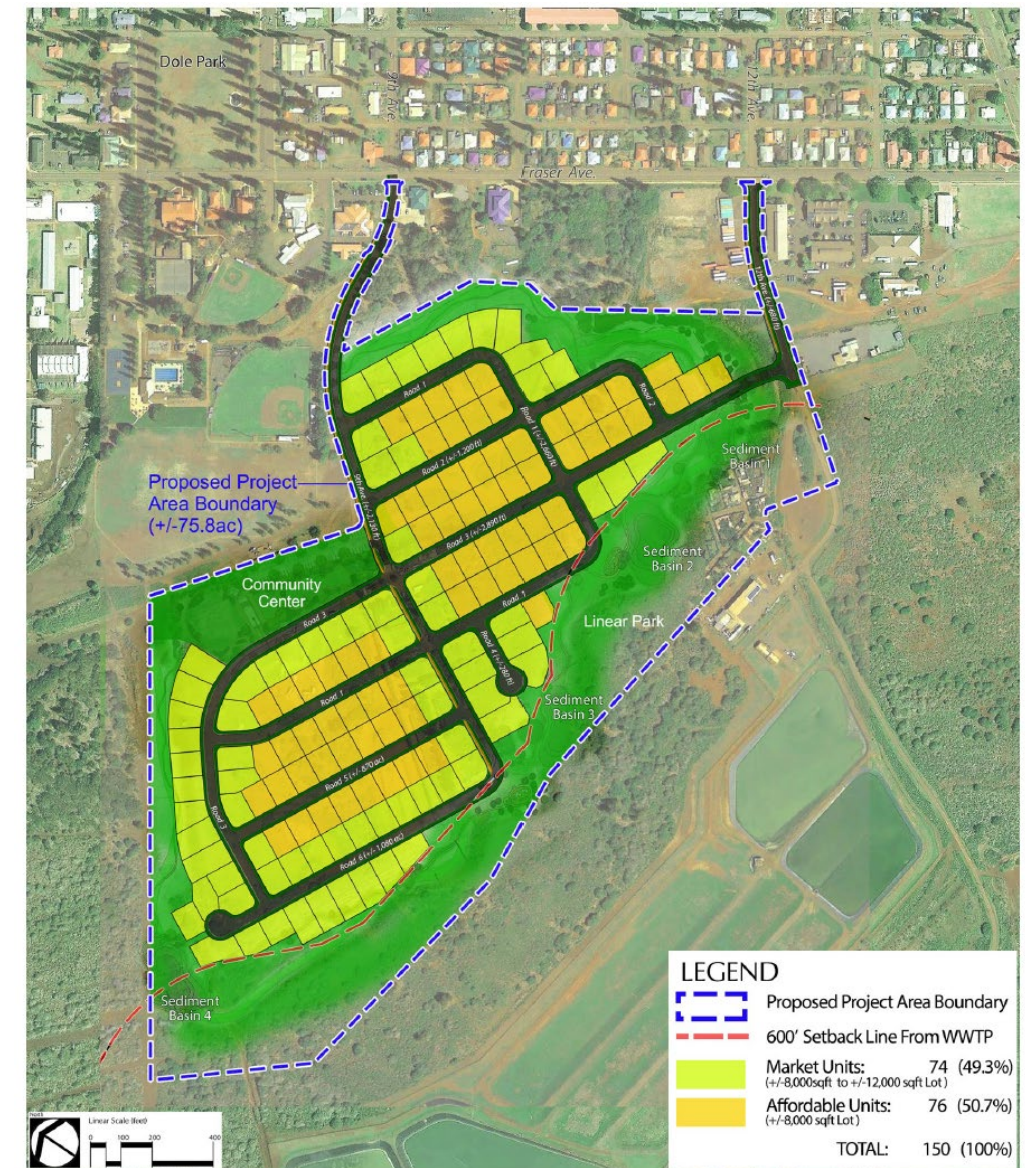
Landscaping maintained by Pūlama Lānaʻi

Utilities included for affordable homes

Low density, larger lots than Lānaʻi City

Amenities

- Community Center and Park open to all Lānaʻi residents
- On-site parking and street parking
- Pocket parks along the south border

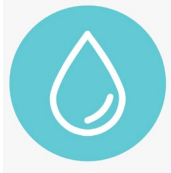


Hokuao Homes 201H Housing
Conceptual Lot Plan
10/16/2020



Pūlama Lānaʻi

INFRASTRUCTURE AT HŌKŪAO, 100% FINANCED BY PŪLAMA LĀNA‘I



Water

- Development of Well 7
 - Will feed into Lāna‘i City distribution system along with Well 6, 8, and 3.
 - Will provide additional source capacity and reliability



Electric

- Renewable resources will provide majority of the power to the homes.
- Solar tiles and batteries are estimated to provide all of the power to the homes
- Underground utilities within Hōkūao



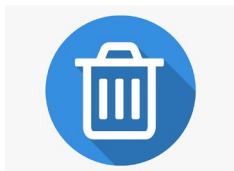
Wastewater

- Relocation of the wastewater lines



Roads

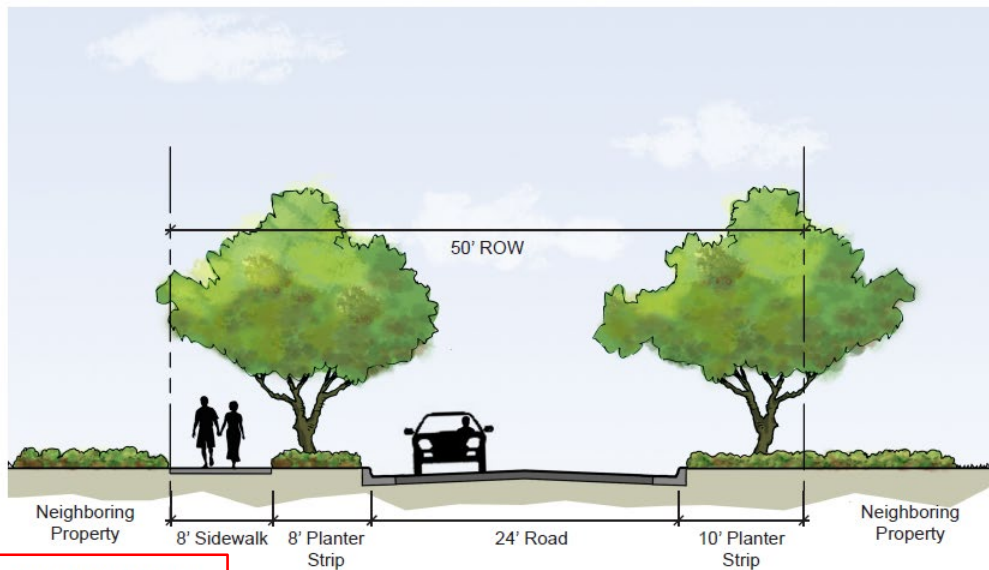
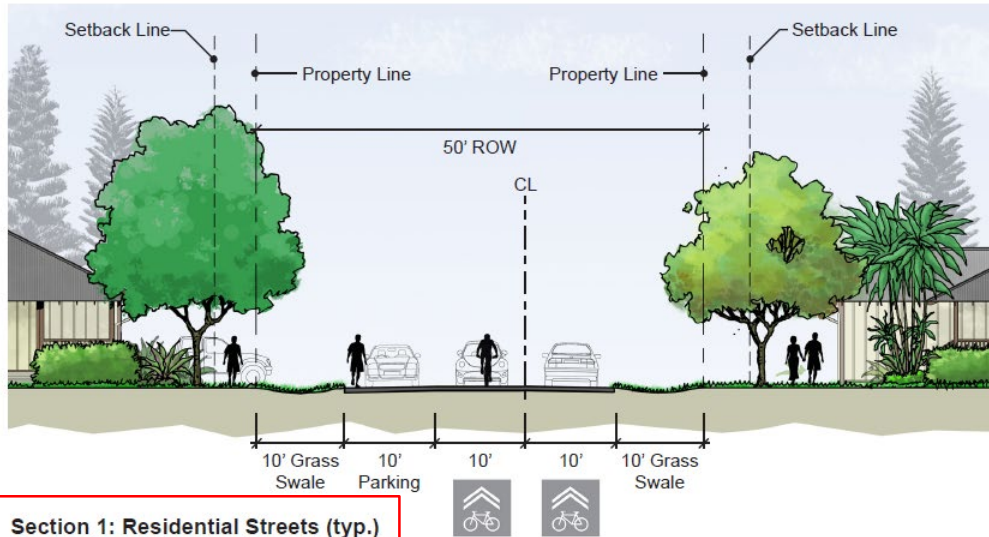
- Roads will be maintained by Pūlama Lānai
- Landscaping will be maintained by Pūlama Lāna‘i



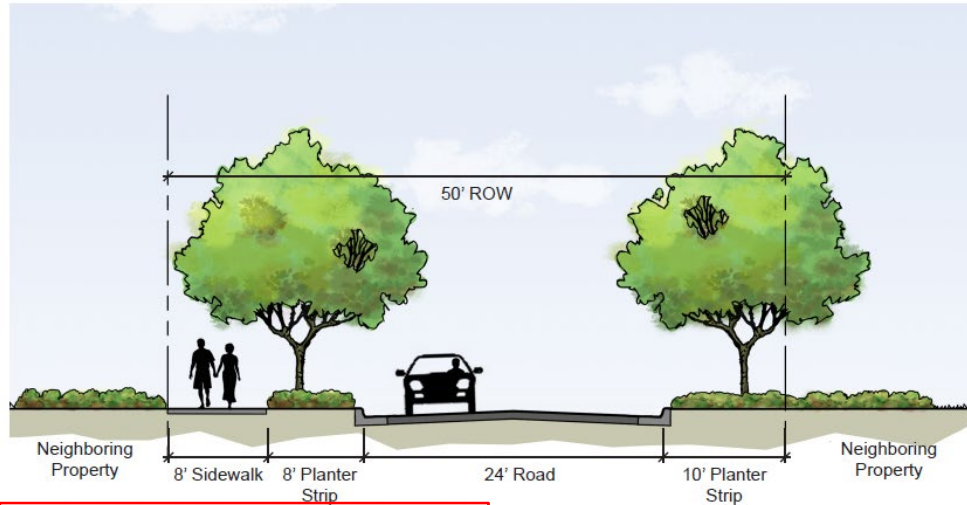
Trash

- Trash service provided by Pūlama Lānai

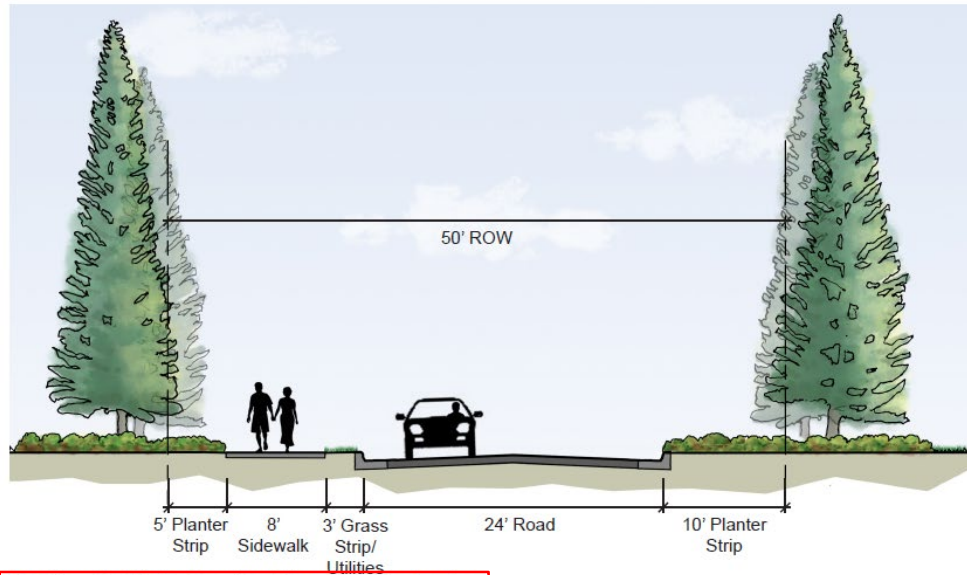
CONCEPTUAL LANDSCAPE AMENITIES PLAN (I/II)



CONCEPTUAL LANDSCAPE AMENITIES PLAN (II/II)



Section 3: 9th St. North of Community Center



Section 4: 9th St. South of Community Center





PERSPECTIVE 01
STREET VIEW: GROUP OF HOMES
HOKUAO SUBDIVISION

NOVEMBER 23, 2020





Section perspective view of Living Room



4-Panel Sliding Door



Tesla Solar Roof Shingle



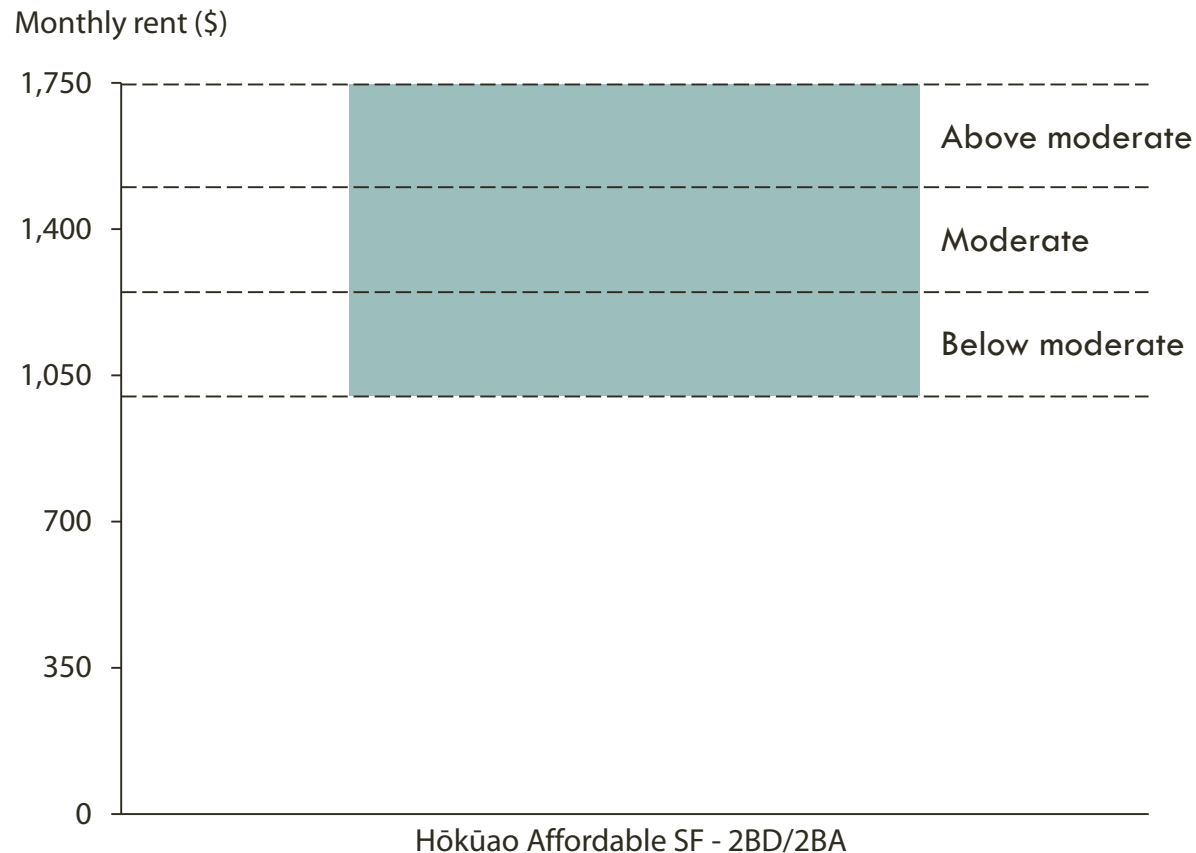
Tesla Powerwall



Cross Laminated Timber (CLT)

WHAT WILL RESIDENTS PAY FOR AN AFFORDABLE HOME AT HŌKŪAO?

Hōkūao affordable home monthly rental range¹



What is included in an affordable home at Hōkūao?

Utilities included in the monthly rent

Modern finishes for a “smart and efficient” home

- Solar shingles and batteries
- Fully furnished
- Central air conditioning
- Nest thermostat
- Full size Washer, Dryer, Induction Cooktop, Microwave, Dishwasher and Refrigerator
- Toto toilets
- Automatic shades

Landscaping maintained by Pūlama Lāna‘i

- Fruit trees incorporated into landscaping

8,000 square foot lot

Two-car Carport

Sources:

1. DHHC 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>

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Collectively the exemptions lead to an overall benefit for the community

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Affordable units only

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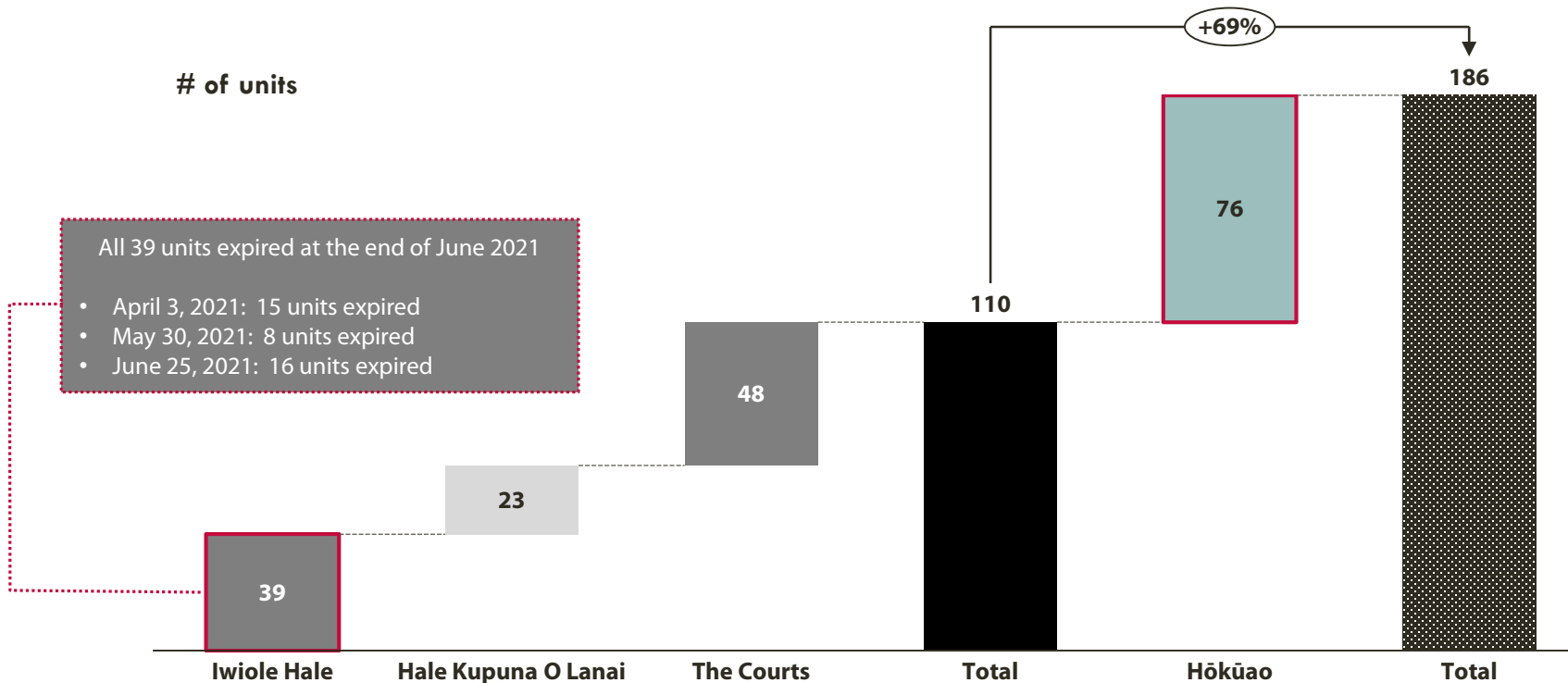
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% AMI	Category	Iwiole	HK	Courts	Hōkūāo
≤50	Very Low	x	x	x	
60	Low	x*		x	
70	Low	x*			
80	Low	x*			
80 < x ≤ 100	Below Moderate				x
100 < x ≤ 120	Moderate				x
120 < x ≤ 140	Above Moderate				x

*add this income category to Iwiole after expiration dates

- LIHTC: Low-Income Housing Tax Credit
- Section 515 Rural Rental Housing
- Pūlama Lāna'i inventory

Sources:

1. <https://affordablehousingonline.com/housing-search/Hawaii/Lanai-City/Iwiole-Hale/10054597>, <https://affordablehousingonline.com/housing-search/Hawaii/Lanai-City/The-Courts/10054598> and <https://images.locationshawaii.com/Rentals/CourtsBrochure.pdf>, <https://affordablehousingonline.com/housing-search/Hawaii/Lanai-City/Hale-Kupuna-O-Lanai/10055377> and <http://halemahaolu.org/housing/hale-kupuna-o-lanai/>
2. For Hale Kupuna O Lanai, there are 24 units, however one is for the resident manager, therefore only 23 units are affordable units available for occupancy

MODIFICATION OF INCOME ALLOCATION AT HŌKŪAO YIELDS OVERALL BENEFIT

Income Category	2.96.040.C.2 (%)	2.96.040.C.2 Modification (%)	2.96.040.C.2 (Affordable Unit Count)	2.96.040.C.2 Modification (Affordable Unit Count)	
Very Low/Low	33.33 %		25	39 (1wiole Units)	56% increase in the the number of units in the Very Low/Low category
Below Moderate	33.33 %	10 %	25	8	
Moderate	33.33 %	20 %	26	15	
Above Moderate		70%		53	51% increase in overall number of units and units will remain affordable in perpetuity
Total	100%	100%	76	115 in perpetuity	

EXEMPTIONS ARE SOUGHT TO FIT THE NEEDS OF LĀNA‘I

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8	MCC 2.96.070.F. - Residential workforce housing restrictions - rental units	Volume I of III: Section 7 (PDF page 136 of 314)
9	MCC 2.96.100.A(3) - Applicant selection process—Rental units	Volume I of III: Section 7 (PDF page 136 of 314)
10	MCC 2.96.100.D - Applicant selection process—Rental units	Volume I of III: Section 7 (PDF page 137-139 of 314)
11	MCC 2.96.160.B – Fast track permitting	Volume I of III: Section 7 (PDF page 139 of 314)
12	MCC 2.96.160.C – Fast track permitting	Volume I of III: Section 7 (PDF page 139 of 314)

Collectively the exemptions lead to an overall benefit for the community

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Collectively the exemptions lead to an overall benefit for the community

Why do we need Hōkūao now?

Hōkūao 201H Residential Project

Exemptions and Modifications

FONSI-FEA received

Estimated Project Schedule

Community Support

Summary Request

TECHNICAL STUDIES COMPLETED, ENVIRONMENTAL IMPACTS IDENTIFIED, AGENCY AND PUBLIC COMMENTS ADDRESSED

Studies completed for the Final Environmental Assessment (FEA)

Agricultural Impact Assessment

Terrestrial Vegetation and Wildlife Surveys

Archaeological Inventory Survey, including End of Field Work Report

- SHPD Chapter 6E-42 Historic Preservation Review
- Archaeological Monitoring Plan

Cultural Impact Assessment

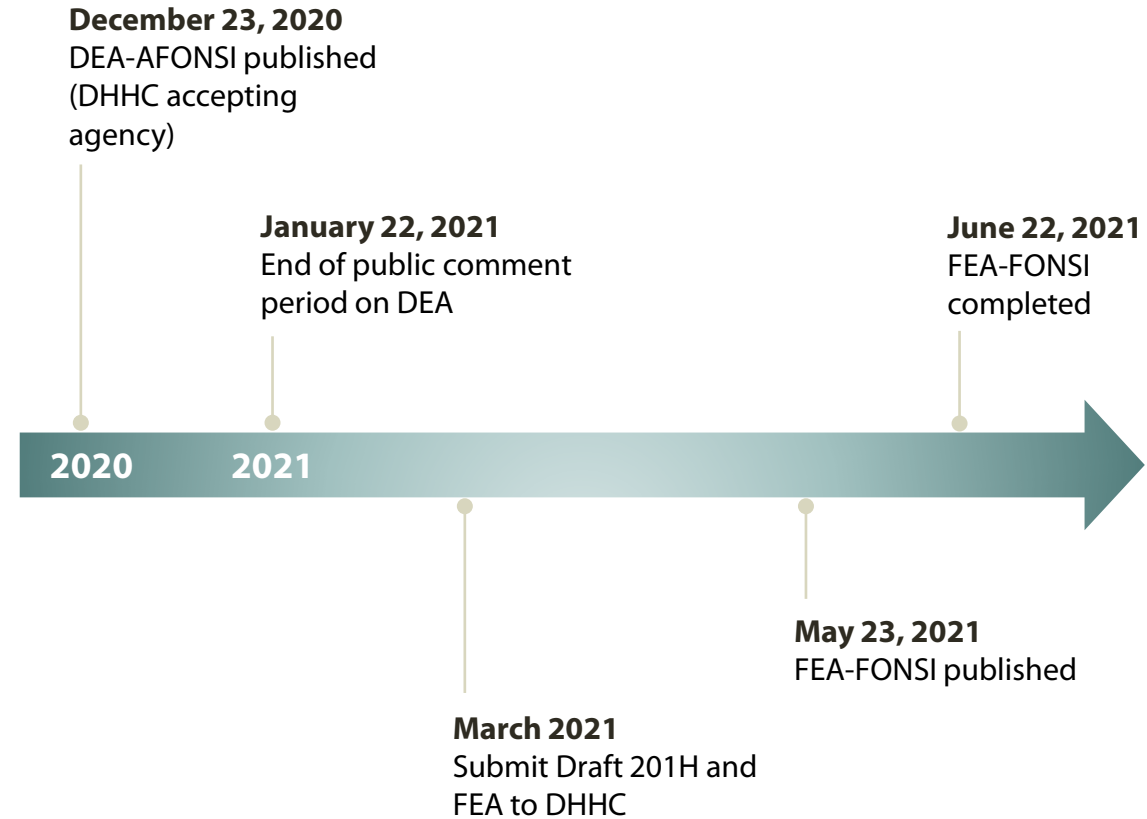
Air Quality Study

Environmental Site Assessment Phase 1, including Site Characterization Report

- State Department of Health Hazard Evaluation and Emergency Response Office Letter on Site Characterization Report

Market Study Economic Income Analysis & Public Cost Benefit Assessment

Preliminary Engineering Report, including Traffic Impact Analysis Report



Finding of no significant impact (FONSI) on Final Environmental Assessment (FEA) received

Why do we need Hōkūao now?

Hōkūao 201H Residential Project

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Estimated Project Schedule

Community Support

Summary Request

WE CHOSE THE 201H PROCESS FOR AN EXPEDITED REVIEW TO DELIVER MUCH NEEDED INVENTORY TO LĀNAʻI RESIDENTS



Hōkūao is 100% financed by private funds, permit approvals will determine whether homes can be delivered sooner than anticipated

Why do we need Hōkūao now?

Hōkūao 201H Residential Project

Exemptions and Modifications

FONSI-FEA received

Estimated Project Schedule

Community Support

Summary Request

LĀNA‘I RESIDENTS WANT THIS PROJECT TO MOVE FORWARD, AS PROPOSED

Community Support

AH-1(1) Housing Projects under 201H, HRS: Hōkūao Housing Project

- Overwhelming support on e-comment and in person
 - 21 individual testifiers in support via e-comment
 - 10 petitions, totalling 367 Lānaʻi residents (signatures) via e-comment
 - Representation across the community

Maui County Council Meetings (Bill 10) during Q1 of 2021

- Awe-inspiring community support
 - 7 written testimony
 - Multiple on camera via Blue Jeans
 - Petition signed by 175 residents, less than 20% were employed by Pūlama Lānaʻi

“There is a need for housing on
Lāna‘i...depleting inventory has resulted in
families living in over-crowded situations.

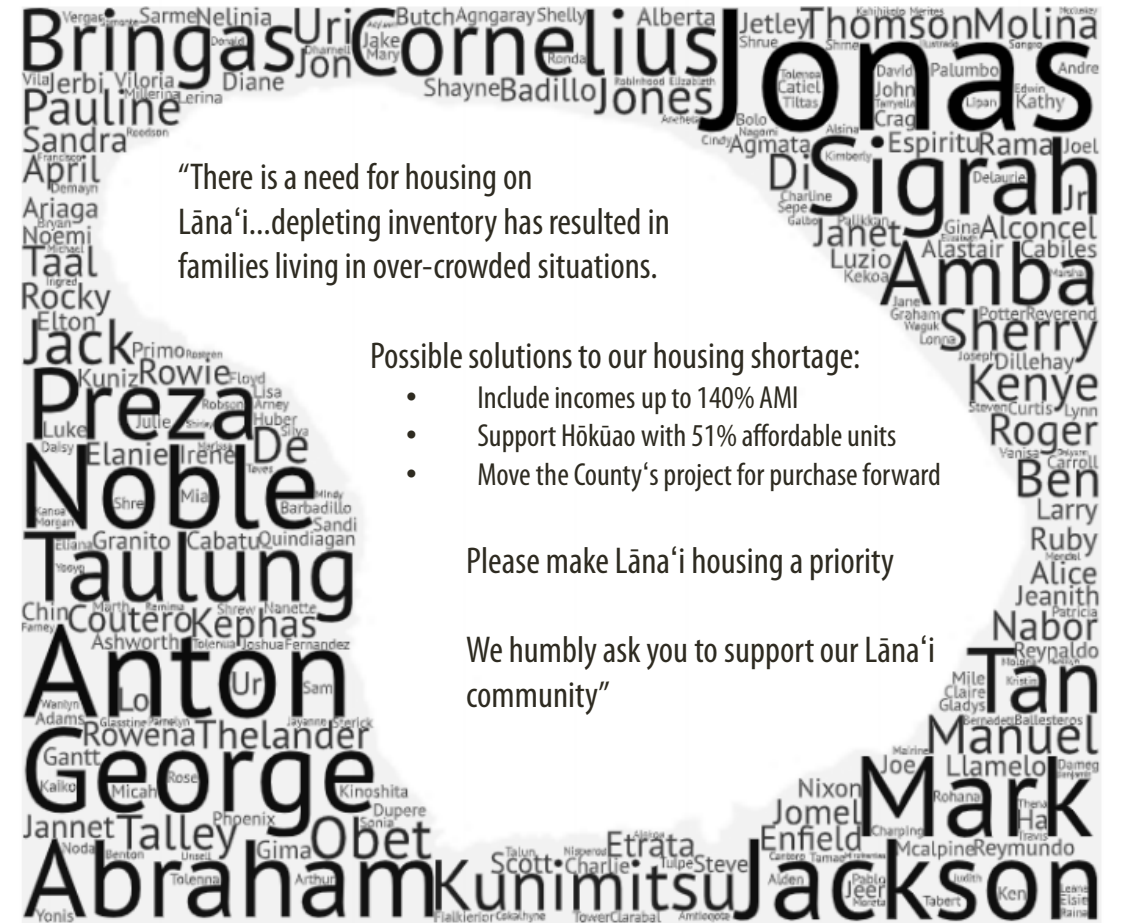
Possible solutions to our housing shortage:

- Include incomes up to 140% AMI
- Support Hōkūao with 51% affordable units
- Move the County's project for purchase forward

Please make Lāna‘i housing a priority

We humbly ask you to support our Lāna‘i community”

Hōkūao will allow residents to move around within our inventory on Lānaʻi



LĀNA‘I RESIDENTS WANT THIS PROJECT TO MOVE FORWARD, AS PROPOSED

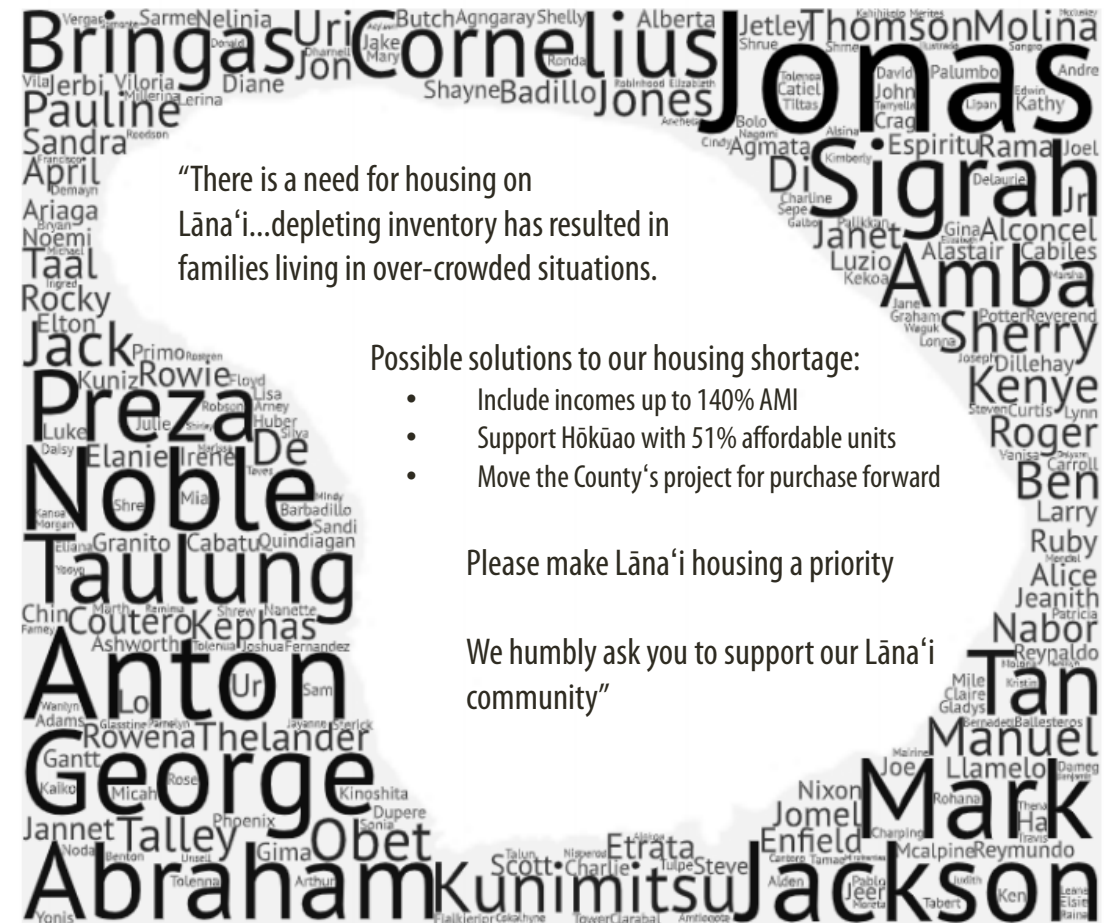
Community Engagement

Four community meetings hosted by Pūlama Lānai

- Meetings began in 2016, with the most recent meeting held in July 2021
 - 319 participants in total
 - Two in-person held on island and two virtual meetings

Draft EA comment period solicited public comments, overwhelming support

- LPC meeting in January 2021
 - 7 written testimony in support and 10 oral (via video) testimony in support
- Draft EA formal written comments solicited
 - 2 letters of support



Hōkūao will allow residents to move around within our inventory on Lānaʻi

Why do we need Hōkūao now?

Hōkūao 201H Residential Project

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Community Support

Summary Request

WE ARE ADDRESSING A NEED FOR HOUSING ON LĀNAʻI...

- We have addressed impacts and concerns in the Final Environmental Assessment
- We will follow the process for permitting approvals
- We have financing
- We have community support



PERSPECTIVE 01
STREET VIEW: GROUP OF HOMES
HOKUAO SUBDIVISION

NOVEMBER 23, 2020

URBAN works
ARCHITECTURAL & LANDSCAPE ARCHITECTURE



We **request your vote to approve** our Hōkūao 201H residential project, Mahalo!