

# **AFFORDABLE HOUSING COMMITTEE**

**Council of the County of Maui**

## **MINUTES**

**September 27, 2021**

**Online via BlueJeans Link**

**CONVENE:** 1:30 p.m.

**PRESENT:** VOTING MEMBERS:  
Councilmember Gabe Johnson, Chair  
Councilmember Michael J. Molina, Vice-Chair  
Councilmember Tasha Kama  
Councilmember Kelly Takaya King  
Councilmember Alice L. Lee  
Councilmember Tamara Paltin  
Councilmember Shane M. Sinenci  
Councilmember Yuki Lei K. Sugimura

**EXCUSED:** Councilmember Keani Rawlins-Fernandez

**STAFF:** David Raatz, Supervising Legislative Attorney  
James Forrest, Legislative Attorney  
Shelly Espeleta, Supervising Legislative Analyst  
Alison Stewart, Legislative Analyst  
Laksmi Abraham, Legislative Analyst  
Kasie Apo Takayama, Legislative Analyst  
Rayna Yap, Committee Secretary  
Kristeena Locke, OCS Assistant Clerk

Axel Beers, Executive Assistant for Councilmember Kelly Takaya King

Ellen McKinley, Executive Assistant for Councilmember Kelly Takaya King

Evan Dust, Executive Assistant for Councilmember Tasha Kama

Davideane Sickels, Executive Assistant for Councilmember Tasha Kama

Kate Griffiths, Executive Assistant for Councilmember Gabe Johnson

Jordan Helle, Executive Assistant for Councilmember Yuki Lei Sugimura

Stacey Moniz, Executive Assistant for Councilmember Gabe Johnson

Roxanne Morita, Lanai District Office

**ADMIN.:** Linda Munsell, Deputy Director, Department of Housing and Human Concerns

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Jordan Hart, Deputy Director of Planning, Department of Planning  
Johann Lall, GIS Analyst V, Department of Planning  
Tara Furukawa, Staff Planner, Department of Planning  
Rowena Dagdag-Andaya, Director, Department of Public Works  
Michael Gormley, Lieutenant, Plan Reviewer, Department of Fire  
and Public Safety  
Sean Bio, Community Police Officer, Department of Police  
Eric Nakagawa, Director, Department of Environmental  
Management  
Karla Peters, Director, Department of Parks and Recreation  
Sam Marvel, Parks Planner, Department of Parks and Recreation  
Wendy Taomoto, Engineering Program Manager, Department of  
Water Supply  
Michael Du Pont, Deputy Director, Department of Transportation  
Mimi DesJardins, Deputy Corporation Counsel, Department of the  
Corporation Counsel

**OTHERS:** Todd Apo, Hawaii Community Foundation  
Faith Chase  
Cara Flores  
Jeff Gilbreath, Executive Director, Hawaiian Community Assets  
Aolani Yamasato-Gragas, AGY LLC  
Chad Kadokawa, Austin, Tsutsumi & Associates  
Tyler Fujiwara, Austin, Tsutsumi & Associates  
Steve Wong, SVP, Mitsunaga & Associates Hawai'i, Inc.  
Chad McDonald, VP, Mitsunaga & Associates Hawai'i, Inc.  
Gary Furuta, GSF LLC  
Jeff Furuta, GSF LLC  
Kari Luna Nunokawa, Senior Manager, Munekiyo Hiraga  
Tessa Munekiyo Ng, Vice President, Munekiyo Hiraga  
Grant Chun, Hale Mahaolu  
Michael Magaoay, Catholic Charities Housing Development  
Corporation  
Thelma Akita-Kealoha, Maui Community Director, Catholic  
Charities Maui  
Trevor Yucha, Cultural Surveys Hawai'i

**PRESS:** *Akakū Maui Community Television, Inc.*

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CHAIR JOHNSON: . . .*(gavel)*. . . Will the Affordable Housing Committee of September 27, 2021 please come to order? The time is now 1:30 p.m. Thank you all for joining us today. I'm Gabe Johnson, Committee Chair. Present with me is Legislative Analyst *[sic]* Kate Griffiths, and the whole floor is empty. As required by the Governor's most recent emergency proclamation, Members at non-public locations should state who is present with them. Please also note that information on online connectivity and related

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procedures can be found on the last page of the agenda. Members, today joining us are Committee Vice-Chair Mike Molina. Atima.

VICE-CHAIR MOLINA: Aloha, and atima to you in recognition of Scotland, where our colleague, Councilmember King is heading out to. Hope you and my colleagues and everyone else will have a very productive meeting today. And for the record, I am at home in Makawao in a room by myself, and in the other room, my wife and the pets. Aloha.

CHAIR JOHNSON: Aloha. Okay. Let's move on to Councilmember Tasha Kama. Atima . . .  
*(inaudible)*. . . Kama.

COUNCILMEMBER KAMA: Aloha 'auinalā, Chair, and atima to each and every one of you this afternoon. Aloha.

CHAIR JOHNSON: Aloha.

COUNCILMEMBER KAMA: And I am in...and I am in my converted bedroom all by myself.

CHAIR JOHNSON: Okay. Got it, loud and clear. Next, let's move on to Councilmember Kelly Takaya King. Atima to you, Councilmember.

COUNCILMEMBER KING: Aloha. Okay. So we got a new...I'm assuming this is from Scotland as well, but it's...the other one was good morning. So this is good afternoon. Feasgar math? Is that right? Feasgar math? Oh, okay...so in Scottish. And I am here by myself. No one else is in the room with me. Had a great lunch, happy to be here, Chair.

CHAIR JOHNSON: Okay. So from atima to feasgar math, I guess. Next, let's move on to Council Chair Alice Lee. Feasgar math, Chair Lee.

COUNCILMEMBER LEE: Feasgar math to you and to all of our colleagues. Looking forward to a great meeting.

CHAIR JOHNSON: Thank you, Chair.

COUNCILMEMBER LEE: I'm here alone in my room...here alone in my room.

CHAIR JOHNSON: Okay. Got it, loud and clear. Next, move on to Councilmember Tamara Paltin. Feasgar math, Ms. Paltin.

COUNCILMEMBER PALTIN: Aloha 'auinalā, mai Malu Ulu Olele, and feasgar math kākou. I'm alone in the Lāhainā District Office and, you know, the public is welcome, but I won't be talking to them because I'm talking to all of you.

CHAIR JOHNSON: And then you're not giving out any marriage license today? That's what they always think your office is.

COUNCILMEMBER PALTIN: Hopefully not. Maybe I should lock the door and make it be a

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non-public location. No marriage license today.

CHAIR JOHNSON: Okay. Let's...so Councilmember...Vice-Chair Keani Rawlins-Fernandez is excused for now. And let's move on to Councilmember Shane Sinenci. Feasgar math, Councilmember Shane.

COUNCILMEMBER SINENCI: Feasgar math, Chair. It's great to be a part of this atima [sic], and...here at the virtual hale with the pets.

CHAIR JOHNSON: Very nice on the pun moves. Okay. And finally, we have Councilmember Yuki Lei Sugimura. Feasgar math, Councilmember Sugimura.

COUNCILMEMBER SUGIMURA: Feasgar math all the way from Kula, and looking forward to approving another project for housing for our people. Thank you, Chair.

CHAIR JOHNSON: Got you. And you're home alone, I assume, yes?

COUNCILMEMBER SUGIMURA: Yes.

CHAIR JOHNSON: Okay. So thank you, Councilmember Sugimura. From the Administration, we have Housing and Human Concerns Deputy Director Linda Munsell, Housing Administrator Buddy Almeida, Assistant Housing Administrator Jessica Crouse, Planning Director Michele McLean, and Planner Tara Furukawa, Public Works Director Rowena Dagdag-Andaya, Deputy Corporation Council Mimi DesJardins, and joining us later for comments and questions, our representatives from our Departments. So we're going to have the Police Department, Fire and Public Safety, Parks and Rec, Department of Water Supply, Department of Environmental Management, and the Transportation Department. Our Committee Staff is Legislative Analyst Alison Stewart, Committee Secretary Rayna Yap, Legislative Attorney James Forrest, Legislative Analyst Laks Abraham, and Assistant Clerk Kristeena Locke. So Members, today on our agenda we have one item, AH-2(1), Housing Projects Under Chapter 2.97, Maui County Code: Hale Pilina Rental Housing Project, (Kahului). Let's begin with our public testimony. Testifiers can join BlueJeans meeting us...meeting using the information on the agenda, and oral testimony is limited to three minutes. While waiting for your turn to testify, please turn off your microphone and video.

UNIDENTIFIED SPEAKER: Recording has started.

CHAIR JOHNSON: When we...you're called upon, please unmute yourself and state your full name for the record, and if you are testifying on behalf of an organization or a paid...or if you are a paid lobbyist. If you have joined this meeting on BlueJeans, Staff will add your name to the testifiers list. The link on the list will be posted in the chat, and the chat should not be used to provide commentary or to engage in conversation. If you do not wish to testify, or once testimony is closed, you will be disconnected from BlueJeans. You may also continue to view meeting...view the meeting on *Akakū* channel 54, not...it's different now, it's 54, as usually it's 53. Or you can watch it on Facebook Live or the mauicounty.us website. Written testimony can be sent in using the eComment

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link at [mauicounty.us/agendas](http://mauicounty.us/agendas). Mahalo for your cooperation. Members, I'd like to proceed with oral testimony. Any objections? Seeing no objections, Ms. Stewart, will you please call the next...the first testifier?

**. . .(BEGIN PUBLIC TESTIMONY). . .**

MS. STEWART: Yes, Chair. We have three people signed up to testify today. The first testifier is Chad Kadokawa, to be followed by Todd Apo.

MR. KADOKAWA: Oh, sorry. I was not a testifier. I'm just attending. Thank you though.

CHAIR JOHNSON: Okay then. Thank you, Chad. Ms. Stewart, will you call the next testifiers, please?

MS. STEWART: The next testifier is Todd Apo, to be followed by Faith Chase.

MR. APO: Aloha, Chair and Committee Members.

CHAIR JOHNSON: Good afternoon, Todd.

MR. APO: Aloha. I'm greeting you from Miami today. So I'm at a conference out here. So thank you for the opportunity to participate. But again, in strong support of this measure. Obviously, as we work through our House Maui Initiative--and again, I'm officially testifying on behalf of the Hawai'i Community Foundation--this is a great piece of needed housing for...especially in Central Maui. So strong support. We appreciate the Council moving this forward, as I know you guys are working hard on a lot of different issues in regards to housing. Just again, glad to be able to add our voice to this effort and bring about these solutions throughout numerous areas within your County. So look forward...and hope...certainly hope that you guys are able to move this along expeditiously, because while we...you know, we know after this approval, there's still a lot of work to be done by the developer. And the fact that Catholic Charities has chosen to partner with A&B to move this along is fantastic. You know, we know that this is an investment by the County. Any of these 2.96, 2.97 efforts that the County does is an investment into affordable housing. And so while there are resources that go to this and exemptions that go to this, it's needed to bring about this affordable housing. So appreciate the Council taking that on. We believe these are good steps to help solving Maui's housing issue for its residents. Thank you very much, Chair. Aloha.

CHAIR JOHNSON: Thank you, Todd, for your clear testimony. Members, do we have any questions for Mr. Apo? We do have one from Councilmember Kelly King.

COUNCILMEMBER KING: Hi, Todd. Good to see you again.

MR. APO: Aloha.

COUNCILMEMBER KING: Thank you for joining the Housing meeting. I wanted to ask you

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about...you know, we've been...we've got this whole Affordable Housing Plan, and nothing's really...it's...there's not really a heavy focus on trying to...trying to get a LEED certification or some form of, you know, climate action. We've got...we have some affordable housing projects, but is that part of...when you're supporting these kinds of projects like Hale Pilina, is that part of what you're encouraging and helping to educate the developers on?

MR. APO: Yes, absolutely. And while we haven't dove in specifically to Hale Pilina, I'll just use an example, the Pūlama Project that you guys recently approved. We've actually been in touch with them in regards to how...we have an initiative called the Fresh Water Initiative, which really looks to either reuse, recharge, save water use. And so talking to them about what they're doing in order to do that. So as we move forward, this Hale Pilina moves forward, we will be talking with Catholic Charities about how some of these sustainability issues--and especially around water usage and water opportunities--can take place. So it is part of our overall initiative and ties in with some of the other initiatives that we have outside of housing that we will can talk...we will continue to talk about these projects with, and see how we can help and play in that assistance for sustainability.

COUNCILMEMBER KING: So you can bring some resources to bear. I know we have a couple of truly affordable, 60 percent and under, that have actually gotten LEED certified at the gold level. So I know it can be done. So I mean, I just...thank you for focusing on that. And we really need...we need...I think they're going to need assistance to get there. So we need help.

MR. APO: Okay. So, yeah. And LEED certification is something I've been involved with in some of my past careers. So familiar with it, and again, we'll certainly work with the developers and the projects to talk about how that might be worked into what they're doing.

COUNCILMEMBER KING: Okay. Great. Thank you so much. Thank you, Chair.

CHAIR JOHNSON: Okay. Thank you, Councilmember King. Members, any other questions for our testifier? Okay. Seeing none, thank you so much for your testimony, Mr. Apo.

MR. APO: Aloha.

CHAIR JOHNSON: Ms. Stewart, will you call the next testifier?

MS. STEWART: Next testifier is Faith Chase, to be followed by Cara Flores.

CHAIR JOHNSON: Aloha, Ms. Chase.

MS. CHASE: Afternoon, Chair. Good afternoon, Committee. I'm taking this opportunity, the very first Affordable Housing Committee after last week's Kanahā strip sweep to ask, conveniently, before Hale Pili is done...or Piliāna...Pilina...Hale Pilina, where might people who need housing or a safe place to sleep, where might these people go? Can

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you please tell me which campgrounds are open, or going to be open, or being discussed? Because you cannot send a compassionate transitional team to Lāhainā to go do what's expected that's right around the corner without any kind of safe sleeping spaces. So I'm taking advantage of this time, of this being on the agenda, to mention that because that was...that was heart-wrenching. That was devastating. It's shameful. I know that there was a debrief meeting that I wasn't able to attend yesterday and that Chair Johnson, you attended that. I'm glad. I'm waiting for a report on that. I didn't hear any direct action steps come out of that meeting. So we're back again to square one. I just wanted to confirm that, with the community's help, this population of Maui residents, of vulnerable residents, can self-regulate, if it hasn't...it wasn't obvious already. So I don't want to hear any obstacles about security and things like that. We...there was a Pu'uhonua there, and it can be done again in other places. Just wanted to mention to Chair...to Councilmember Kelly King that the Commission on Healing Solutions for Homelessness, we just created a temporary investigative group for sustainable housing. So your questions to Mr. Apo are valid, and I will make sure that we reach out to him and any kind of updates that they have, they are working in unison with that. Thank you.

CHAIR JOHNSON: Thank you, Ms. Chase. Members, do we have any questions for our testifier? We do have one from Councilmember King.

COUNCILMEMBER KING: Thank you, Chair. So Faith, thanks for being here again, and thank you for showing your lovely face this time. We usually don't see you in person. But you know, for this project, Hale Pilina, do you see any possibility of some of those folks from the...you know, the sweep actually being able to get into any of these types of housing? Because I know when we...when they did the...when they...when we did the Kaiwahine Village, the Housing Department told me that they were actually able to house some homeless people in there because the rents were so low.

MS. CHASE: I couldn't...I don't think I could answer that. I don't think I'm the right person. I would certainly hope so, and follow the progress...I mean, follow the process and the application process to make sure. You know, I always say that we need...we need a lot of options. There's not one size fits all, and generally the local, you know...

COUNCILMEMBER KING: I was just wondering if you had any...if you had any insight.

MS. CHASE: I don't, but I will follow closely, and I'm...you know, any activity of affordable housing is exciting to all of us.

COUNCILMEMBER KING: And I'm...and I'm happy to work with you on the sustainability issues too, with your TIG.

MS. CHASE: Yeah. It's basically to make recommendations of sustainable housing for you guys.

COUNCILMEMBER KING: That's awesome. Thank you.

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MS. CHASE: Thank you.

CHAIR JOHNSON: Okay. Ms. Chase, we have a question from Councilmember Sinenci. Go ahead, Shane.

COUNCILMEMBER SINENCI: Thank you, Chair. And aloha, Ms. Chase. Thank you for your testimony. I was just curious about how many families were left over that didn't get...that weren't either sent to the shelter or to the other housing options.

MS. CHASE: I got...I went down there personally, and I...the number I heard was 14, and we lost somebody. Somebody died. It's not clear if that person...it's not clear how they died, but we did lose somebody down there that was pretty...experiencing a lot of trauma.

COUNCILMEMBER SINENCI: Okay. Thank you. Thank you, Chair.

MS. CHASE: Mostly, it had to do with the pets, yeah. We need to create a situation where people can move in with their pets.

COUNCILMEMBER SINENCI: Oh, where pets...where pets are also allowed, yeah?

MS. CHASE: Yeah. And there's that really sensitive conversation about how pets are so important because some of the single women, you know, they tend to have emotional support animals, certainly, but also, you know, it helps them to feel safe. And so while some people think that their animals are aggressive, maybe they chose a certain kind of pet for a reason, just to be safe while they sleep.

COUNCILMEMBER SINENCI: Thank you. Thank you for that. Thank you, Chair.

CHAIR JOHNSON: Okay. Thank you. Any other questions for our testifier? Seeing none, thank you so much, Chase, for your...for your words. Aloha.

MS. CHASE: A hui hou.

CHAIR JOHNSON: Okay. Ms. Stewart, will you please call the next testifier?

MS. STEWART: The next testifier is Cara Flores, to be followed by Jeff Gilbreath.

MS. FLORES: Aloha. Can you hear me?

CHAIR JOHNSON: Loud and clear, Ms. Flores.

MS. FLORES: Awesome. I'm very excited to see this on the agenda, and that it's backed by Catholic Charities, and it's being run by them. They're a great organization and have worldwide integrity. So they're very trustworthy on a global scale. In Maui, we have a lot of people who are severely cost-burdened by housing, which means that it's over 50 percent of their monthly income, and it has a ripple effect on the entire community. So



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any amount of affordable housing that can provide relief is good, and will help the entire community find housing. So I encourage this to go through and get passed quickly, and more projects like it to continue. And I thank you for that. There's a lot of people who live in overcrowded situations, and I know so many people with housing instability. And they're constantly being forced to move and find a new place, and there's a lot of discrimination that happens. So there's a lot of problems that need to be fixed, but this is a small part of a bigger solution. I appreciate it. Thank you.

CHAIR JOHNSON: Thank you, Ms. Flores, for your testimony. Members, do we have any questions for our testifier? Seeing none. Thank you once again for your testimony. Okay. Ms. Stewart, will you please call the next testifier?

MS. STEWART: Chair, the last person signed up to testify is Jeff Gilbreath.

CHAIR JOHNSON: Good afternoon, Jeff.

MR. GILBREATH: Hi, Councilmembers. Great to see everybody. Hope you're well. Super exciting time. Na Hale Pilina was one of the 36 priority projects in the Comprehensive Affordable Housing Plan, and we're 100 percent supportive of this. And as you folks know, we went out and did a lot of community meetings, saw the real value Hale Pilina would be bringing to a community to address the needs we know you're aware of. You know, Councilmember King, you had made a mention about potential of housing some of those families or individuals who got swept. And I will tell you, as part of the plan, what we were looking at is projects like Hale Pilina. They're our low-income housing tax credit projects. What are ways the County can help make sure...target the affordability as far down as 30 percent area median income and we, in our analysis, have found that if you put in about \$175,000 per unit--and it depends on the project--you can get that qualification from 60 percent AMI down to below 50 percent AMI. It could be a potential for these 14 individuals or families who were left. Likely, they are at the 30 percent AMI. So I share this because part of the solution that we put forward in the plan was to take a project like Hale Pilina and grab grant funds from the Affordable Housing Fund to invest in this project so it can get deeper in terms of level of affordability. If we just looked at the 14 families who got swept, or the individuals, you'd be talking about \$2.4 or 5 million out of the Affordable Housing Fund to make sure that you get down to the AMI levels likely to meet these folks' need. Now I say that, but I say that without having consulted with Catholic Charities. Their...the analysis might look different, but if there was a real partnership and negotiation, potentially, if you folks were willing to subsidize some of those units even further to make sure that they get deeper levels of affordability, that might be a way to get to those families. And that would be consistent with the plan we put in front of you. But just mahalo, you folks. We're extremely supportive of Hale Pilina. We appreciate all of your leadership on this. And I'm . . . *(inaudible)*. . . any questions if you have any.

CHAIR JOHNSON: Okay. Mr. Gilbreath, we have two question...or three questions from [sic] you. So we'll go with Councilmember Paltin, followed by Councilmember King, followed by Chair Lee.

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COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Mr. Gilbreath. I just was wondering if...in your research for your housing plan, if you came across where the need is greatest, one bedrooms, two bedrooms, three bedrooms, or four bedrooms?

MR. GILBREATH: We looked more at just the AMI levels, Councilmember. So about 50 percent of the need right now is under 50 percent area median income. And that's individuals to families. So you need a mix. And I think Hale Pilina is a...is a family project, which I think is critical to get to some of those higher household numbers, but we didn't have it broken out by that data.

COUNCILMEMBER PALTIN: And then I just was wondering, when you say family project, what do you mean by that?

MR. GILBREATH: The...in our...in our sense, the units that they're putting forward for folks to move into, when you're talking two-bedroom units, you got a chance to bring some families in the door where there's big need, yeah.

COUNCILMEMBER PALTIN: And your definition of family? Just...

MR. GILBREATH: I would say, you know, wage earners with dependents.

COUNCILMEMBER PALTIN: Okay. I just was wondering, because throughout the reading, it said that they didn't anticipate many school-aged children in the units. So I just was wondering what the definition of family was. Like, I mean...

MR. GILBREATH: Well, I would defer to Catholic Charities as the expert on the project, but I would say as soon as you're starting to do, you know two-bedroom units or higher, you're getting more folks in the door. Likely, there will be dependents, even if they're adult dependents potentially.

COUNCILMEMBER PALTIN: Okay. Thank you.

CHAIR JOHNSON: Okay. Thank you, Councilmember Paltin. Let's move on to Councilmember King, followed by Chair Lee.

COUNCILMEMBER KING: Thank you, Chair. Nice to see you, Jeff. Just for the record, my adult dependent just left about a month ago, got a job on the mainland and finally in his field, in research...it was in his field that he graduated in. So yeah, I do...I think family has a lot of different definitions. But when you...when you gave that figure as far...for, you know, what steps that you would take to get to that 50 percent AMI, did you talk to people like Ikaika 'Ohana folks? You know, they...when they...when they opened that Kaiwahine Village, at the very lowest level, they had people that were, I think under...earning under \$30,000 a year, and they were able to rent a two-bedroom apartment for...starting at \$511, depending on how many people were in their household. So that's below the 30 percent of their income if they're making, you know, a couple thousand a month. But so then they're doing another project in South Maui and...just up above the golf course, which is going to be the same model. So did

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you...were you able to talk with those folks to figure out how they got to that level and with these really low rents and also, were able to get it LEED certified on top of it?

MR. GILBREATH: Yeah, we talked to a lot of nonprofit developers that are experts in low income projects, and I think it really depends on the pro forma for the project in terms of what subsidy is needed, right. And after we had done all of those talks with the nonprofit developers, they said on average, about \$175,000 per unit. So it's not...it's not hard and fast that's what it would take for Catholic Charities, but I just want to open the idea that the County can dig deeper on affordability by investing Affordable Housing funds in these units as a way to drop the monthly rents to people who need it the most, you know. And likely, these 14 individuals who got swept would be in that group.

COUNCILMEMBER KING: Yeah. I just wanted to make sure that you were amortizing all the information that was out there. Because I do think that this type of housing lends itself to people being able to actually save some money when they get in there. The other thing is not having to have three jobs so they could actually raise their kids, if they do have dependents, and be home. Because that's one of the societal ills that we have to deal with, is people having to work and having latchkey kids. So that was one of the greatest thing I saw about those, you know, low levels. And then once you can save enough money, then you can try to...you know, try to buy something eventually. But that's how we all grew up when we were...you know, when we were in our early 20s, it used to be really reasonable to rent a cottage somewhere, or a room in a house, and then you could save money. And these days, you know, people want \$2,000, \$3,000 for a studio. So it's just ridiculous. But that's...that was my main concern, is just making sure that we talk to everybody, and that we're getting the best information. You know, and it's hard to ask developers to share their...you know, a lot of their information on where the tax credits are and stuff. That's their IP. So you know, asking them to share their...basically, their intellectual property, which is their stock in trade, is hard. But as much as we can get it out of them, I think we need to because this is a shared problem and it needs a shared solution. That was...that's it from me. Thank you, Chair.

CHAIR JOHNSON: Okay. Well said, Councilmember King. Let's move on to Chair Lee.

COUNCILMEMBER LEE: Thank you, Chair. Hi, Jeff.

MR. GILBREATH: Hi.

COUNCILMEMBER LEE: I know you mentioned a \$175,000 subsidy, but you do realize that the County's already subsidizing the units substantially, either by direct funds or through exemptions, right?

MR. GILBREATH: I do, Councilmember. But to get to...get to the deeper levels below 50, below 30, it takes investments in the families, the people, to...further investments to get to that level of affordability. You got to...you got to put some pretty serious dollars up.

COUNCILMEMBER LEE: So when you did your study, also, did you...when you talk about

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subsidies, when it comes to the homeless, many of them don't have jobs. You know, what kind of subsidy are you proposing or suggesting to the County with regard to that population?

MR. GILBREATH: I mean, in our experience, folks who are houseless, oftentimes are receiving Social Security, maybe Social Security Disability, maybe VA benefits. So there's typically some kind of income coming through the door. So in order to get to the monthly rent that's affordable, you know, it's supporting projects like Hale Pilina. But then to get even deeper into that affordability for houseless folks who might be on those income levels, it's significant subsidies in specific units, right, and negotiated with the developer so that you can get to that level of income.

COUNCILMEMBER LEE: So Jeff, I'm running out of time. So finally, do you recommend a project like this incorporate some homeless in the project?

MR. GILBREATH: If the County is willing to make the investments that's necessary for the pro forma to work for Catholic Charities, absolutely.

COUNCILMEMBER LEE: Thank you. Thank you, Mr. Chair.

CHAIR JOHNSON: Okay. We have a question from Councilmember Sinenci.

COUNCILMEMBER SINENCI: Thank you, Chair. Aloha, Jeff. Yeah, just clarification. You mentioned 38 priority projects listed in the Housing Plan. So with...should all 38 be approved, is that going to meet our 5,000 five-year goal?

MR. GILBREATH: It won't meet it all entirely by itself. If you remember, we had some other strategies that we proposed, including how to make it possible to...for low and moderate income families to access existing housing stock. So it's not all about building, it's also finding other opportunities in the market.

COUNCILMEMBER SINENCI: Thank you.

MR. GILBREATH: But that's a significant portion of it, yeah.

COUNCILMEMBER SINENCI: Thank you, Chair.

CHAIR JOHNSON: Okay. Members, any further questions for Mr. Jeff Gilbreath? Seeing none, thank you for coming out and testifying. Aloha.

MR. GILBREATH: Thanks, folks.

CHAIR JOHNSON: Okay. All right. Ms. Stewart, are there any other testifiers?

MS. STEWART: Chair, there are no other testifiers signed up today.

CHAIR JOHNSON: Okay. Well, this will be the last call for testifiers. If you would like to

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testify, please unmute your video or audio and identify yourself. Okay. Seeing there are no more individuals wishing to testify, without objection, I will now close oral testimony. No objections.

**COUNCILMEMBERS VOICED NO OBJECTIONS.** (Excused: KRF)

CHAIR JOHNSON: And so the record will introduce any written testimony. Any objections for written testimony? No objections.

**COUNCILMEMBERS VOICED NO OBJECTIONS.** (Excused: KRF)

**. . .(END PUBLIC TESTIMONY). . .**

### **AH-2(1) HOUSING PROJECTS UNDER CHAPTER 2.97, MAUI COUNTY CODE: HALE PILINA RENTAL HOUSING PROJECT (KAHULUI)**

CHAIR JOHNSON: Okay. Let's move on to the big agenda, today's agenda item, AH-2(1), Housing Projects Under Chapter 2.97, Maui County Code: Hale Pilina Rental Housing Project (Kahului). An application for the development of the Hale Pilina Rental Housing Project in Kahului under Chapter 2.97, Maui County Code, was submitted on July 21st, 2021. The Council has 60 days, or until November 12th, 2021, to approve, approve with modifications, or disapprove the project, or the project will be deemed approved. The proposed project will be located at 150 South Pu'unē Avenue on 4.865 acres owned by Alexander & Baldwin Properties Hawaii, LLC. Developer is Catholic Charities Housing Development Corporation, a nonprofit subsidiary of Catholic Charities Hawai'i. Hale Pilina consists of four three-story buildings containing 108 one-bedroom units...108 one-bedroom units and 70 two-bedroom units, for a total of 178 units to be rented to households earning 60 percent and below the area median income, AMI. The deed-restricted affordable period will be 61 years, Members. Okay. By using the 2.97 process, the project can request exemptions from certain requirements, these...in the Maui County Code. The Council can also add modifications to the project. With no objection, I propose we begin with a presentation from the developers, followed by comments from the Departments, and then the discussion.

**COUNCILMEMBERS VOICED NO OBJECTIONS.**

CHAIR JOHNSON: Okay. All right. So I have the developer representing today...will introduce herself and the team...and her team. We have Kari, if I'm pronouncing your name right. Kari, are you on the call?

MS. NUNOKAWA: Good afternoon, everyone, it's Kari.

CHAIR JOHNSON: Kari, beg your pardon. Okay, Kari, if you don't mind, just, since we're all on board, can you introduce all of your staff?

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MS. NUNOKAWA: Sure. Thank you, Chair Johnson. And good afternoon, Councilmembers. I'd like to introduce Michael Magaoay from Catholic Charities Housing Development Corporation. We also have Thelma Akita-Kealoha, she's from Catholic Charities Maui. My colleague, Tessa Munekiyo Ng, is also on the call. Project Managers Jeff Furuta and Gary Furuta from GSF LLC. The architect and engineer from M&A Hawai'i, we have Steve Wong and Chad McDonald. Landscape architect is Aolani Yamasato-Gragas. From ATA Hawai'i, who did the traffic study, we have Tyler Fujiwara and Chad Kadokawa. We have Grant Chun from Hale Mahaolu, they'll be the property managers. And I believe...oh, we have Trevor Yucha from Cultural Surveys Hawai'i, who did the archaeology for the project.

CHAIR JOHNSON: Okay. Thank you.

MS. NUNOKAWA: Did I miss anyone? I hope I didn't miss anyone.

CHAIR JOHNSON: All right. Thank you, Ms. Nunokawa. Members, without objection, I would like to designate the identified individuals as resource people under Rule 18(A), Rules of the Council.

**COUNCILMEMBERS VOICED NO OBJECTIONS.** (Excused: KRF)

CHAIR JOHNSON: No objections? Okay. Thank you. So Ms. Nunokawa, you can proceed with your presentation. The floor is yours.

MS. NUNOKAWA: Thank you, Chair Johnson. Before we begin, I'd like to actually ask Michael Magaoay to say a few words, if that's okay.

CHAIR JOHNSON: Certainly.

MR. MAGAOAY: Thank you, Kari. Thank you very much. Good afternoon, Chair Gabe Johnson and the Maui County Affordable Housing Committee Members. My name is Michael Magaoay, the President of Catholic Charities Housing Development Corporation, a wholly-owned subsidiary of Catholic Charities Hawai'i, also in collaboration with CCH Maui with Thelma Akita-Kealoha. Thank you, Maui County Council and Affordable Housing Committee, for this meeting. I just want to give you a brief overview of Catholic Charities Development Corporation, its mission. Catholic Charities Hawai'i Development Corporation was formed in 1999 to help resolve the increasing need for affordable housing in Hawai'i. We are governed by a volunteer board of directors from the community. I've been with Catholic Charities Development Corporation since the inception as a volunteer. The organization is an independent 501(c)(3) nonprofit corporation operating as a subsidiary of Catholic Charities Hawai'i. We are tasked to address challenges faced by Catholic Charity Hawai'i clients having difficulty transitioning from housing shelters to permanent affordable housing. CCHDC set a course to own, develop, and manage real estate properties to provide affordable housing for the elderly, individuals with special needs, and those socially or economically disadvantaged. We are very thankful for Maui County giving the approval and opportunity to develop Kahului Lani Senior Affordable Rental Project, and

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appreciate the Affordable Housing Committee for giving us the opportunity to present our, hopefully, next affordable housing project, Hale Pilina, a family affordable housing. Mahalo nui loa. Thank you. Kari.

MS. NUNOKAWA: Thank you so much. So Chair Johnson, is it all right if I go ahead and share my screen now?

CHAIR JOHNSON: Certainly.

MS. NUNOKAWA (*PowerPoint Presentation*): Thank you. Can everyone see the screen okay? Yep?

CHAIR JOHNSON: Yep.

MS. NUNOKAWA: All right. So thank you again so much for the opportunity to present the proposed Hale Pilina family affordable rental housing project located in Kahului, Maui, Hawai'i. As I mentioned earlier, the project team...so we have CCHDC as the developer; GSF LLC, the project manager; M&A Hawai'i, architect and engineer. Contractor will be the Arizumi brothers; traffic engineer Austin Tsutsumi and Associates; landscape architect AGY LLC; archaeologist, Cultural Surveys Hawai'i; the property manager, Hale Mahaolu; and planning consultant, Munekiyo Hiraga. I'd like to give Jeff Furuta an opportunity to talk for a little bit.

MR. J. FURUTA: Thanks, Kari. And thank you, Chair Johnson and the Councilmembers, for your time today. So I just wanted to give you a quick overview of our project team's experience. Our project team has remained relatively intact since completing our first project back in 2000. Since then, we've completed 19 affordable rental projects. This is over 1,500 rental units for families and seniors at or below the 60 percent AMI. The team currently has three more projects fully financed and at some stage of construction, and these three projects are going to add another 268 affordable units to the State's inventory. Kari, are the pictures on?

MS. NUNOKAWA: I am not sure what is happening. I don't know if my screen is going a little cuckoo, but I'm frozen, I think. So I'm going to actually just stop sharing for a minute and see what's going on here.

MR. J. FURUTA: All right. But the pictures that were...or should be on there are Kahului Lani Phases I and II. Kahului Lani I was completed back in 2019, and for us achieved occupancy...100 percent occupancy in a record time. It took, I think, less than four months for it to completely rent up. Our Phase II, we're keeping our fingers crossed. We're hoping to get our TCO...okay. We're hoping to get our TCO in October. And this past...maybe two weeks ago, Hale Mahaolu held their lottery for the Phase II applicants, and there were over 330 applicants for the 83 units. So again, showing that there's a huge demand for affordable housing. With the Council's support, we're hoping to add another 178 more affordable rental units to Maui's inventory with our Hale Pilina. Thank you. And Kari, I'll hand it back to you.

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MS. NUNOKAWA: Thanks. And I just want to say thanks to Laks, yeah. My screen just froze and decided to shut down. So we have backup. So thank you so much to Laks. I'll just let you know when...you can advance to the next slide, please. Oh, other way. One more. There we go. So outlined in yellow...sorry, can you go back one, Laks? Yep. Outlined in yellow is the project site at 150 South Pu'unēnē Avenue. It's also known as our old Kahului swap meet site. Outlined in red is the Kahului Lani Senior Affordable Housing Project that you just heard about, and next door to the Kahului Lani Senior Affordable Housing Project is the new Central Maui bus hub. So you can see it's in very short walking distance from the project site. I do also want to point out, around the project site, you know, it's a built-out environment on urban infill. The Coach Spencer Shiraishi Memorial Pool, and also the Kahului Post Office is next door as well. Next slide, please. So this is a closer view of the project site map outlined in blue, and you can see the Kahului Post Office, the Coach Spencer Shiraishi Memorial Pool. Just across South Pu'unēnē Avenue, you see Walgreens, Bank of Hawai'i, McDonald's. There are sidewalks on Kaulawahine Street and South Pu'unēnē Avenue. And actually, on the next slide, we'll show you a little bit more of the multimodal connectivity of the project site. So it's in very close proximity to bus stops and to also infrastructure already. So we can go to the next slide, please. So this is a multimodal connectivity slide of the Hale Pilina Family Affordable Housing Project. So you can kind of see the project site in black diagonal markings. It says project site. You can see there's a bus stop just on Kamehameha Avenue, and there's several bus stops there, servicing six different routes. The orange is the...I think the existing bike lanes, or sidewalks and bike lanes, and then also the red are the various crosswalks that are right in close proximity to the project as well. So again, it's surrounded by sidewalks. Kamehameha Avenue also has existing bike lanes, as noted there as well. Next slide, please. This is if you were to look at the project site today. So in the top photo, South Pu'unēnē Avenue looking toward the entire project site. So off to the right you would see the Kahului Post Office, and off to the left would be the homes on Alehela Street. And just in the back, in the back right portion below the beautiful Mauna Kahalawai, you see Coach Spencer Shiraishi Memorial Pool. On the back side, on the lower picture, is if you were standing on Kaulawahine Street looking into the project site. So off to the right are the homes on Alehela Place, and then to the left would be the entrance into the Coach Spencer Shiraishi Memorial Pool. And you see those pine trees surrounding...that used to be an old tennis court, so little point of interest there. Next slide, please. Currently, the property is owned by A&B Properties Inc. Thanks. CCHDC has accepted the purchase agreement. It is located in urban Kahului. The Wailuku-Kahului Community Plan designates the project area as park, and Maui County zones it as P1 public/quasi-public. Next slide, please. As Jeff Gilbreath had noted, this project was actually on...a priority project for the affordable housing study that was just submitted to you guys for consideration, but once built out, four three-story residential buildings built in two phases, so two buildings will be built per phase. 108 one-bedroom units, 12 of which will be ADA compliant; 70 two-bedroom units, 11 of which will be ADA compliant; and then an additional two-bedroom ADA-compliant resident manager unit. And I'd like to note that all of the units can be retrofit to ADA standards. There will be a private park for residents, a multipurpose room, laundry facilities in each building, 250 parking stalls for 179 units, PV carports in the parking lot, landscaping, and other utility improvements. And again, this project will be available to households earning up to 60



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percent of the HUD area median income. And Hale Mahaolu will be the property manager. Next slide, please. So this is the 2021 60 percent area median income, as determined by the U.S. Department of Housing and Urban Development. Thanks. And so you can see this...if the project were to...was built out already and ready to be occupied, these are the income limits that you would be looking at. So for one person, \$43,440 and on up. The max gross rent, which is also determined by HUD, for a one-bedroom is 1,163, and for a two-bedroom, 1,395. This is a family project, and so families will be able to utilize a utility allowance. So in 2021 for a one-bedroom, the utility allowance was \$129, and in...for a two-bedroom, \$179. So that would be taken off their rent. Next slide, please. This is a site plan, once...what the project area would build...look like once built out. So at...South Pu'unēnē Avenue is at the top, and running parallel to that is building B, B as in boy. There's a private park area down at...towards the bottom of the slide off of Kaulawahine Street, that's the private park. And next to the private park will be building A. Building D runs next to the Kahului Post Office, and Building C runs parallel to the Coach Spencer Shiraishi Memorial Pool. Phase I will include Buildings A and B, and I do want to note that there is a right turn in and right out only on South Pu'unēnē Avenue, but the main entrance will be off of Kaulawahine Street by the private park area. I do want to mention that Alehela Place, our single-family homes, most of those homes that are right on that property line already have a CMU wall or fence that's on their property distinguishing it from the open space area that currently exists today. We did community meetings, and one of the feedback when we went out early on, back in October of 2020, was they wanted to see a little bit bigger setback where building A is now. And so the architects and engineers did take that information back and set that building back as far as possible as they could, and also increased the landscape that you see as a private buffer area as well. Also, the resident manager is now located in building A, and that's to help provide security for the private park area, the multipurpose room, and because it is in close proximity to those single-family homes there as well. Next slide, please. This is a typical floor plan. We decided to show building A so that you can see the orange and tan area of the two-bedroom next to the blue units. That's the resident manager unit. Next to the resident manager unit in that light tan is the multipurpose room. There will be laundry facilities in each building and an elevator. The green units represent the one-bedroom units, and the blue are the two-bedroom units. So buildings B, C, and D look exactly like building A, minus the multipurpose room. Next slide, please. This is a typical building elevation. As we mentioned, it's a three-story building, 34 feet in height from the bottom to the top of the gable. Next slide, please. This is a conceptual rendering of Buildings B and D. So if you're standing on South Pu'unēnē Avenue looking into the property, building B, as in boy, is off to your left, building D to the right, and off the picture, off the slide, would be the Kahului Post Office to the right. Next slide, please. This is the opposite of that. So this is if you're standing inside of the parking area looking out towards South Pu'unēnē Avenue. So running parallel would be building B, and off to the left, building D. And behind building D would be the Kahului Post Office. Next slide, please. And finally, we have building C. So behind building C are offices and just beyond that, Kamehameha Avenue, and to the left of building C would be Coach Spencer Shiraishi Memorial Pool. Next slide. So I'll take just a moment to orient you because this is a little bit different site plan. So you can see South Pu'unēnē Avenue to the right of the property. So Building B off to the right. Down at the bottom is building A, and then to

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the left of that would be the private park area. And so I do want to point out that this is the landscape plan with the PV park...carports that are shown in the parking lot. Next slide, please. The project is estimated to cost about \$85 million, and for Phase I, utilizing the Maui County Affordable Housing Fund, developer equity, Federal and State low income housing tax credits, and the State Rental Housing Revolving Fund. Next slide, please. As far as infrastructure, it is located within DWS's Central Maui water system service area, and this project area will require water service lateral and new water meter. It will connect to the County wastewater system via South Pu'unēnē Avenue, and additional runoff generated by the development will be retained onsite via underground detention systems or above-ground shallow retention basins. Next slide, please. As far as traffic, I did mention there's a right in and right out access via South Pu'unēnē Avenue, there's a full intersection access on Kaulawahine Street, and 250 off-street parking stalls will be developed as well. I do want to point out that the project will assign one stall to every unit, which is what Hale Mahaolu currently does at their family housing sites. And should any family require more than one stall, they can purchase an additional stall for a nominal monthly fee, which would be on a first-come, first-served basis. It's an infill site, and it has various multimodal transportation options. So as I mentioned earlier when I showed you the multimodal connectivity slide, there's six bus routes provided near the service...near the project area. There are existing sidewalks and bicycle lanes in the vicinity. And the TIAR that was prepared for the project, or the Traffic Impact Analysis Report, the project expected to generate 83 a.m. peak hour trips and 100 p.m. peak hour trips in the afternoon. If you were driving, you would notice maybe a one- to four-second increase in commute time on the surrounding roadways, and as a result of that, no roadway improvements were recommended for the project. Next slide, please. The project will try to attain the...will go for LEED certification. They will be utilizing ENERGY STAR qualified light fixtures in each unit and common areas, ENERGY STAR qualified appliances, ENERGY STAR low emissive roofing products or at least 50 percent of the roof area, and landscape with native trees and plants with the...appropriate for soil type and micro cultivate to minimize irrigation will be used, and as we showed you earlier, the photovoltaic panels and carports. Next slide, please. I did mention that the project went out to the community. So there were two community meetings held back in 2020 when the project was first kind of getting going, and I mentioned some of the modifications that were also done in response to the community feedback. There was also a public comment period following the draft EA back in December of 2020. And the project were presented to the Urban Design Review Board, as well as the Maui Planning Commission, and received comments from those two Commissions as well back in April. And the project just recently did another community meeting just last week actually, to inform the public of the status of the project and what was going on, and also to invite people to participate in the public process that the Council is going through. Next slide, please. The final Environmental Assessment was published on July 8th of this year with a finding of no significant impact issued. The project also consulted with the State Historic Preservation Division through the 6E review process. I do want to mention that a previous AIS was done on the project site back in 2004, which the SHPD did accept. However, during consultation, the SHPD asked for a more recent AIS to be done, which Cultural Surveys Hawai'i did do another dig and investigation, and they didn't find any historic properties or historical artifacts. And so the AIS became an archeological

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assessment or an AA report. So that was filed with the SHPD, and was accepted by the SHPD on July 30th of 2021. The SHPD does require archaeological monitoring once construction begins, which the project will comply with. And the 2.97 Affordable Housing application was filed with the County on September 13th of this year. Provided everything goes well, funding comes through, the target construction start date is late 2022, early 2023. Next slide, please. So we'd like to go through a list of the exemptions, which you all received in your Chapter 2.97 application as well. So the project seeks an exemption to the disposal permanent payment of disposal charges, which will provide the project with much-needed cost savings. The project is also seeking an exemption to the payment of wastewater assessment fees. Section 14.34.080 exempts 100 percent residential workforce housing units from this fee, but we just wanted to mention it, and it will allow for affordability for the project. Next slide, please. The project is also respectfully requesting the exemption to pay for permit and inspection fees, which will help to ensure that the project is financially feasible. The project does intend to meet all inspection and code requirements. And the project would also like an exemption from seeking a community plan amendment and change in zoning. These exemptions would expedite the delivery of affordable workforce housing. The Community Plan designates the area as park, and it is zoned P1 public/quasi-public. Next slide, please. An exemption from grubbing and grading permit and inspection fees will also provide savings to the project. The project will meet all inspection and code requirements. An exemption is also sought to permit the development and use of the property for multi-family residential use consistent with the A2 apartment district zoning standards. Again, this exemption will allow the expeditious delivery of workforce housing. Next slide, please. The project also seeks a reduction in parking requirements to allow for the development of one stall for every one-bedroom unit and two stalls developed for every two-bedroom unit. The proposed project will provide adequate parking for residents, and the exemption will allow flexibility in the number of parking stalls and number or sizes of loading areas for the project. The project is also hoping for the support to waive the exemption from the water system development fees, as this exemption would advance the affordability of the project. And the project does respectfully recognize that the DWS does not support this exemption, but left it up to...for the Council to decide. The exemption requested by the project from the improvement to public streets...oh, sorry. Next slide, please, final slide. The exemption requested by the project from the improvements to public streets, as it relates to the undergrounding of overhead utility lines, this again...this exemption will help to advance the affordability of the project. Next slide, please. So in summary, Catholic Charities Housing Development Corporation requests the Affordable Housing Committee's review of the project and its favorable recommendation to the Maui County Council. Next slide. So thank you very much, everyone. We really appreciate the opportunity to present the Hale Pilina Family Affordable Rental Housing Project. This concludes our presentation.

CHAIR JOHNSON: Okay. Thank you. Thank you, Ms. Nunokawa and all your associates. Members...yeah, thank you for...stop sharing. Thank you for the informative presentation. Let's hold off on our questions for now to the developer because we'll probably get into the Departments next. So we want to...you know, they're on a time and we're all on a time. So let's move right into the Departments' comments. Then after the Departments, then we can have what you're...so if you have a burning question,

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write it down now and who knows, maybe the Departments will speak on it. So without further ado, let's take comments from Housing and Human Concerns, followed by the Police Department.

MS. MUNSELL: Thank you, Chair. Good afternoon, Committee Members. My name is Linda Munsell. I'm the Deputy Director for the Department of Housing and Human Concerns. We really appreciate your consideration of this project. Hale Pilina is a family project, which you know is going to provide 178 affordable rental units for families earning 60 percent and below of AMI. That's a very high need for our County, as indicated in studies that we've already done. This is also an infill project. It's very well located in Kahului, and it's going to have a 61-year affordability period. The Department is in full support of this project, and we thank you for the opportunity to comment today.

CHAIR JOHNSON: Okay. Thank you. Members, any questions for the Department? Otherwise, we'll go...oh, go ahead, Vice-Chair Molina.

VICE-CHAIR MOLINA: Thank you very much, Mr. Chair. Good afternoon, Madam Director. Quick question. Will families like larger than four, perhaps with children, maybe not qualify for a two-bedroom unit because of HUD requirements? Just curious about that.

MS. MUNSELL: Thank you...thank you for the question. Generally, the HUD requirements are two persons per sleeping room. And so if there is a two-bedroom apartment, there would be two bedrooms--so that'd be four people--and then the living room might be considered as well. So you might possibly get six people in there. I don't know what this project is going to indicate for occupancy, but that's the general rule of thumb.

VICE-CHAIR MOLINA: Okay. And one last quick question. If a family starts to make more than their income limit, how soon would a family be required to leave once, you know, graduating out of their allowable AMI?

MS. MUNSELL: Thank you for that question as well. There is actually a process, and I'm not well versed on it. So I would defer that question to the developer. I don't believe that they are thrown out of the project. I think that it...they're in...their rent is adjusted based on income, but that's a question for the developer.

VICE-CHAIR MOLINA: Okay. Thank you. When we get to that point, I'll ask that question. Thank you. Thank you, Mr. Chair.

CHAIR JOHNSON: Okay. Thank you, Councilmember Molina. Let's move on to Councilmember Sugimura. She has a question for you, Deputy Director Linda Munsell, followed by Councilmember Kelly King.

COUNCILMEMBER SUGIMURA: Thank you very much, Linda, for all your knowledge. Appreciate it. I don't know if you heard Jeff Gilbreath when he testified, and he was talking about putting more funds into this project in the...from the Affordable Housing Fund to get to lower AMIs. So do you have a comment about that, please?

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MS. MUNSELL: Yeah. Thank you for the question. Usually, the developer does a pro forma, and they're assuming that they have to carry a certain amount of debt. And in order to carry that debt, then they also have to have a certain amount of income. So if the County would like to have them have lower income people in that project, we would have to offset the amount of funding that would be required for debt so that the lower rents could help pay for that. So you know, what that penciling would actually look like in this particular project, I'm sure that the developer can run those numbers and let us know, but that's how it would be done.

COUNCILMEMBER SUGIMURA: Okay. So that...you're open to that then, discussion?

MS. MUNSELL: Yes. Actually, generally they would apply for those funds. I guess if we were asking them to target a certain number, I think that there could probably...possibly be a different process for that.

COUNCILMEMBER SUGIMURA: Can you explain that? What do you mean, a different process for that?

MS. MUNSELL: So generally, we have an open application period for Affordable Housing funds. That has recently closed. So unless the developer comes in through that formal process, we would have to seek another process to, you know...because I know that we don't want to hold this project up. I know that they're applying for funding, I think, in the next round--I'm not certain--from the State. So this would have to be a conversation during, probably, the budget process.

COUNCILMEMBER SUGIMURA: Okay. I can talk to the developer. Thank you. Thank you, Linda.

CHAIR JOHNSON: Okay. Thank you, Councilmember Sugimura. Let's move to Councilmember Kelly King.

COUNCILMEMBER KING: Thank you, Chair. You know, I don't have too many questions because I did meet with Kari and the group before. They probably...I think they were trying to meet with most of the Councilmembers individually. And I'm really happy to hear they're putting the LEED certification in there and the photovoltaic, because we did talk about...you know, I'm trying to bring that up with all the developers because it's just so important. But the one question I have...and maybe Linda can answer. I'm not sure who wants to answer it, but just in the timing of this project, are we going to be able to add this project to that list that we're working on? Will...I mean, will they be able to participate in the benefits of this...you know, the interest list and then it's going to go into the project, or is the timing...is it...is it going to happen sooner than that, than your ability to get that list together?

MS. MUNSELL: Thank you for the question. I guess the timing of the list is a question, you know, how quickly we can have something like that put together. We did meet with the software folks today. So there are some possibilities, but yeah, I don't know the timing yet. Sorry.

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COUNCILMEMBER KING: Okay. And then, the other...related to that, the last conversation I had with Ikaika 'Ohana, they wanted to go ahead and move up the lottery. You know, they usually wait until they're vertical and they're getting close to finishing, but you know, his suggestion was, let's do it earlier. And you know, we can give people, the people who get picked for that, a comfort level that they have an opportunity...they're going to have an opportunity, if they qualify, to have a home, and they...something they can look forward to. Because it's a scary thing to not know, you know...there's a lot of people right now that are getting displaced because of the rush on home sales and, you know, other reasons like that. But I just talked to a friend who sold her house to a couple who promised to let her tenants stay in there, and as soon as the deal closed, they kicked the tenant out and let their friend move in. So all kinds of things are going on right now, and there's just so much unrest, but I thought that was a really great idea to do...to do the lottery sooner rather than later. You know, as long as they know the project's going to go through, and they've broken ground, and they're already starting, that...I thought that was . . . *(inaudible)*. . . that the benefits of trying to do the lottery earlier, whether or not we get this list, but just starting to, you know, reach out to people who are--some people are on the verge of homelessness--and try to get them some kind of a opportunity that...and especially for people who missed earlier opportunities, because I've also been approached by people who didn't make it in the drawing for Kaiwahine Village and, you know, they want to know what's coming up next.

MS. MUNSELL: I appreciate that question. I think the timing of the lottery will have to do with when they have to be eligible. So you know, I don't know about the LIHTC projects specifically, but I do know that when you're doing other kinds of funding, you have to do an eligibility within 60 days, for example, and I don't know if that applies to this project or not. So doing a lottery earlier and saying, yes, you are on the lottery list, but not completing the eligibility in a timely fashion, might prove to be...give somebody a false hope, for instance. You know, I'm not eligible after all. I've been waiting and thinking that I am going to get into this project. So there might be challenges with that.

COUNCILMEMBER KING: Oh, okay. Well, that's good to know. That...I hadn't thought about that when it had come up, but you know, something to think about, you know, just because, I mean, there's a lot of . . . *(inaudible)*. . . Thank you, Chair.

CHAIR JOHNSON: Okay. . . .*(timer sounds)*. . . Thank you...thank you, Councilmember Kelly King. Any further questions for our Housing and Human Concerns Department? Seeing none, thank you for your time with us, Deputy Director Linda Munsell. Let's move on to the next Department. And once again, Members, I want to remind...we're going to try to make a 3:00 break. So two minutes for our questions if we can. Police Department is up next for their comments. Are you on the call? See here.

MR. BIO: I am.

CHAIR JOHNSON: Oh, go ahead . . . *(inaudible)*. . .

MR. BIO: Good afternoon. Good afternoon, Chair. Good afternoon, Members. My name is

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Officer Sean Bio. I'm the Kahului Community Police Officer. The Police Department has no objections to this project. I think it's really needed. Our main concern is that our police officers and first responders alike are able to access the property in times of emergency with ease and with little hindrance. That's it.

CHAIR JOHNSON: Okay. Thank you. We have a question for you, Mr. Bio, from Councilmember Paltin.

COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Mr. Bio. Somewhere--I forget if it was one of the meetings or a Commission--they were saying to ask you folks, the Police Department, about a need for fencing around the private playground area. I guess there was concern that it might become an area that homeless would stay in. So I just was wondering if the developer, consultant, or anyone had asked you that question, and if you had a response.

MR. BIO: No, ma'am. No one asked me that question.

COUNCILMEMBER PALTIN: Do you think that fencing around the playground...or the park...private park area is needed as a condition, or do you think that the inhabiting of that area will deter it, that they don't need fencing as a condition?

MR. BIO: I would say fencing, ma'am, is always a good idea. You know, unless they have onsite security actively patrolling the area, fencing would be a good idea.

COUNCILMEMBER PALTIN: Okay. Thank you. Thank you, Mr. Bio. Thank you, Chair.

CHAIR JOHNSON: Okay. Thank you, Councilmember Paltin. Members, any further questions for the Police Department? Seeing none, thank you for your time, Mr. Bio. Okay. Well, okay. Let's move on to Department of Fire and Public Safety, followed by Department of Public Rec...or Parks and Rec.

MR. GORMLEY: Hello. This is Mike Gormley representing the Fire Department.

CHAIR JOHNSON: Aloha, Mr. Gormley.

MR. GORMLEY: We have no objections...aloha. We have no objections at this time. We just reserve the right to comment on the development once we...you know, through the plan review process, you know, building permits and stuff like that, just to ensure the access water supply and fire protection measures for this...for the project.

CHAIR JOHNSON: Okay. Thank you, Lieutenant Gormley. Members, do we have any questions for LT (*phonetic*)? Seeing none, thank you once again for testifying...or commenting, I should say. Okay. Next we have Parks and Rec, followed by Water Supply. So Parks and Rec is up next. We see Director Peters on. Aloha.

MS. PETERS: Aloha, Chair. Aloha, Committee. The Parks Department is also in support of this project. Pursuant to Maui County Code 18.16.320(I)(5), it is exempt from park and

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playgrounds requirements, providing approval by the body. Also, we...the applicant is providing, like they said, a private park, and we are supportive of that. We are also always supportive of parks and open spaces within these developments. And we, too, agree that the park should be fenced in to provide additional security, as we do most of our parks. Thank you.

CHAIR JOHNSON: Okay. Director Peters, we have a question from you from Councilmember Paltin.

COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Director Peters. I just was wondering, any thoughts about needing of a playground structure there, or...if you had any thoughts about that?

MS. PETERS: Thank you, Chair. Thank you, Member Paltin. So those are always good amenities within those open spaces. I'm not sure what the applicant has thought of for the space, but that's always a possibility that we can include to make it a little...and you can do a multi-generational playground like how we did at the Wailuku Heights playground.

COUNCILMEMBER PALTIN: And so it wasn't you folks that suggested the playground structure and the picnic tables?

MS. PETERS: No. That was out of the applicant.

COUNCILMEMBER PALTIN: Oh, okay. Okay. Thank you. Sorry. I read it a little while ago and I'm getting mixed up with who suggested what. Thanks.

CHAIR JOHNSON: Okay. Thank you, Councilmember Paltin. Any for...any questions for Director Peters? Okay. Seeing none, thank you for coming out, Director. Let's see here. We next have Department of Water Supply, followed by Environmental Management. So from Water Supply, we should have Director Jeff Pearson, if he's on the call, or Wendy Taomoto.

MS. TAOMOTO: . . .*(inaudible)*. . . me, Chair?

CHAIR JOHNSON: We can hear you loud and clear.

MS. TAOMOTO: Sorry. My camera wasn't plugged in. Yeah. I'm Wendy Taomoto, Engineering Program Manager on behalf of Jeff Pearson. I...we are, actually, in support of the project as a whole, but we do have one objection to the requested exemptions that Director Pearson notified Housing Deputy of, and that would be Exhibit A of the resolutions. That would be on the last page of Exhibit A, Item 8, the water system development fee. Generally, we're saying that the Water Department has never waived the water system development fee, and if the Councilmembers would refer to 2.97.150, fee waivers, if you notice, the Department of Water Supply isn't listed in the Maui County Code in that section, for 2.97, as a fee that the Council intended to waive. And I can tell you that, you know, both Director Pearson and I has not been aware of any fees being waived for



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the water system development fee. And he wanted to let me know...you guys know that the primary reason is that...because we're an enterprise fund. And being an enterprise fund, the fees that we collect are charged...are charges for services we provide to our customers. So because we're a enterprise fund, that probably is why in 2.97.150, waiver of the water system development fee is not intended to be waived, you know, when the...this chapter was passed. I can take any questions now.

CHAIR JOHNSON: Okay. Before we lead on the questions, I was going to ask Mimi DesJardins to speak to this. But if Councilmember Paltin has a question that is in regard to that, I could let you speak on it, Ms. Paltin, if it's different.

COUNCILMEMBER PALTIN: Maybe it might help to...I just wanted to clarify on their presentation slide that they gave today for number 8, which is the exemption that Ms. Taomoto is talking about, they listed the cost as \$250,000. And I just wanted to confirm with Ms. Taomoto that...if she agrees with that estimate before we go further, if it's okay with you.

MS. TAOMOTO: Chair.

CHAIR JOHNSON: Ms. Taomoto.

MS. TAOMOTO: We don't have the backup for that, but we're assuming that they're going to propose a specific meter size that that's tied into. However, the project hasn't submitted the calculations for the meter sizing, so...but nonetheless, we're recommending that the Council not deviate from Chapter 2.97.150. And if the County wants to support the project, we were...so he suggested that you guys look at using the Affordable Housing Fund as a way to give a grant or something like that, just to stay consistent.

COUNCILMEMBER PALTIN: Okay.

MS. TAOMOTO: Thank you.

COUNCILMEMBER PALTIN: Thank you.

CHAIR JOHNSON: Okay.

COUNCILMEMBER PALTIN: Yeah. That's what I was thinking too. Thanks. Okay. Go ahead. Sorry, Chair.

CHAIR JOHNSON: Okay. No, that's very valid. Let's have Mimi DesJardins speak to this, and then...before we move forward. Mimi?

MS. DESJARDINS: Thank you, Chair. So 2.97.150, fee waiver, lists fee waivers, and it says shall be eligible for the following. So those are mandatory. We don't construe this to mean that the developer can't come in and ask you for other fee waivers. These are the mandatory ones that they are eligible for if you'd like to provide them to them, but they can ask you for another fee waiver, and then you need to consider whether or not you

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will be providing that additional fee waiver to them. So that's our interpretation of that language.

CHAIR JOHNSON: Okay. Mimi, a follow-up question, could we use Affordable Housing Funds to cover that cost in a grant or any other way?

MS. DESJARDINS: You know, I believe that you could, but let me...give me a minute to go look at 3.35 and kind of review that and get back to you.

CHAIR JOHNSON: Okay. We'll move on because we have a question from Councilmember Kelly King. Thank you, Ms. DesJardins. Councilmember King.

COUNCILMEMBER KING: And Chair. Before you leave, Mimi, just a quick clarification because you're saying it's mandatory. Mandatory indicates that you have to give it, but you're not...it's not mandatory, it's eligible. Is that what...yeah.

MS. DESJARDINS: Yeah, shall be eligible for them.

COUNCILMEMBER KING: Right, right. Okay.

MS. DESJARDINS: So yeah.

COUNCILMEMBER KING: I just wanted to clarify that, that it's not mandatory, it's eligible.

MS. DESJARDINS: No, no, no. Of course...it's within your discretion whether to grant them or not, of course.

COUNCILMEMBER KING: So...thank you for that. So Wendy, what...can you give us a rough estimate of what the fee might be?

MS. TAOMOTO: Give me one second while I pull up the 2022 budget to look at the fee. And Councilmember Paltin, what was the fee amount that you said they mentioned?

COUNCILMEMBER PALTIN: In their presentation for number 8 exemption, they mentioned \$250,000, but I see on your letter that says there's no existing water meter for the subject property. Therefore a water service lateral and box shall be installed in accordance with the standards and all that stuff. So I would imagine...is that additional money...in addition?

MS. TAOMOTO: Yeah. So what I can say is that the \$250 [sic] might have been an older fee. The current fee...let me give you just the...the current fee, water system development fee for a two-inch meter is \$125,012, and a three-inch meter, which is the next size, is \$279,380. So I'm not sure where they got the \$250,000 from, but whatever the meter size is based on the number of fixtures and other things that they need to support, the meter size will just be what it is. So if you want me to give you any other fees under the current budget, I can, but that 250- doesn't really match any of the meter sizes we have right now.

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COUNCILMEMBER KING: Okay. So I was just trying to get my head around what we're talking...we're talking about possibly 3 to 500,000, something like that? Is that accurate?

MS. TAOMOTO: No. They...the 250- is somewhere between the two-inch and the three-inch meter, based on the fee they stated, but I...like I said, the...I don't believe we have approved the meter size yet. So it could be up to 500,000 because the four-inch meter is 496,460.

COUNCILMEMBER KING: Yeah, that's what I said, it would...we're talking about somewhere, probably, between 300 and 500,000. We're not...we're not talking about millions of dollars.

MS. TAOMOTO: No. Yeah. Three to four...half a million.

COUNCILMEMBER KING: Okay. All right. Thank you. Thank you, Chair.

CHAIR JOHNSON: Okay. Thank you, Councilmember King. We have a question from Councilmember Sugimura.

COUNCILMEMBER SUGIMURA: I'm just curious. I missed that 250-. What page is that on, Tamara? I'm looking through my exhibit, and I don't find it.

COUNCILMEMBER PALTIN: I wrote it down as they were doing the presentation because that was one of my questions if they could provide the list of how much the exemptions cost. I missed the number 1 and number 2 because I didn't get my pen out fast enough, but I took notes from the presentation that Ms. Luna Nunokawa did. So maybe she can provide that section of the presentation to us via email?

CHAIR JOHNSON: It's in Granicus.

COUNCILMEMBER PALTIN: Oh.

CHAIR JOHNSON: And it's on page 27 of their presentation. So Councilmember Sugimura, you can go into Granicus. On page 27 it has a list of exemptions, and we're talking about . . . *(inaudible)*. . . number 8.

COUNCILMEMBER SUGIMURA: Thank you.

CHAIR JOHNSON: Okay. Members, any other questions for our Director [sic] Taomoto? We do have one from Ms. Paltin. Go ahead.

COUNCILMEMBER PALTIN: Thanks. I just was wondering. So you're saying that regarding what size meter they want depends on that cost, but I'm not sure, like, you know, the non-layperson terms of things, if the water service lateral and box is included in that amount of money or if that's an additional thing that they need to provide, and if they

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think that they're asking for us to pay that or if they already planned on paying that. I'm not clear because I'm not a technical water person...I mean, this kind of water.

MS. TAOMOTO: Chair, I could answer. So the lateral...cost of the lateral and the water meter box and the connection to our 12-inch pipe on Pu'unēnē will be borne by the developer or, you know...and they will pay the contractor to do the installation. So we don't see that as a fee, right, because they're going to hire a contractor and an engineer to design it, and our role is to approve the plans, and to be there when they make the connection.

COUNCILMEMBER PALTIN: Okay. And so once they tell you...once they submit to you guys the civil plans, then you guys determine the size of the water meter they need and the cost. And then we can have them like put in a grant from the Affordable Housing Fund to pay. Because when you say enterprise fund, that means you're like self-sustaining with the money coming in as the money goes out and you got to have like a zero balance. And otherwise, you wouldn't have a place to get the money from unless it's like the General Fund? Or has that been done before?

MS. TAOMOTO: No. No one has gotten their water system development fee paid for, I believe.

COUNCILMEMBER PALTIN: Okay. Thank you. And...

MS. TAOMOTO: We can...yeah. But the...like I said, the...it's a little bit different than what you laid out as the sequence. So what happens is as soon as they have their buildings and their toilets and sinks and faucets and everything finalized, they will submit a water meter sizing worksheet with their irrigation demand, and then we're going to calculate the meter size. And once that is done, that...then we will approve the plans because everything will be done, and then they'll construct based on that meter size, yeah. And once they finish construction, and we approve it and inspect it, then we'll approve the installation of the meter.

COUNCILMEMBER PALTIN: Okay. And then I think Mr. Pearson wrote in about like the water sense features and whatnot. Do you think that needs to be put in as a condition, or is it something that people just do based on like what they present that they're going to do it? Or do you think it needs to be conditioned as part of the approval, that they use those fixtures that Mr. Pearson recommended in his letter?

MS. TAOMOTO: I would not include any more requirements of them, just to allow them the flexibility, because they're going to use low-flow fixtures anyway. Because as an affordable housing project, they don't want, you know, high water usage, because that'll attribute to the high water bill. So they're going to use water-saving features throughout the project just to reduce their cost of maintaining the project. I wouldn't add that if I were you.

COUNCILMEMBER PALTIN: Perfect. Thanks.

MS. TAOMOTO: Thank you.

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CHAIR JOHNSON: Okay. I noticed Mimi DesJardins is on the call, probably in regards to our previous question. So Mimi, will you speak to that?

MS. DESJARDINS: Thank you, Chair. So under 3.35.040, use of the fund, the Affordable Housing Fund, there appears to be two sections that could apply here for the use of that 250,000. The first is Section A, which is to increase the supply of affordable rental and owner-occupied housing. So arguably, by giving fee waivers, you're increasing the supply. And also H, to increase investment in public infrastructure in connection with related affordable housing projects. So if you were to allow that exemption and pay for it out of the Affordable Housing Fund, you would need a budget amendment to do that. So if you were going to go that route, you might want to put language in your modification that says that, subject to approval through a budget amendment, so that that process could go forward under the 3.35.

CHAIR JOHNSON: Okay. Before we move on, I saw Linda Munsell turned her camera on. Did you want to add to this conversation, Deputy Director?

MS. MUNSELL: Yeah. Thank you. I just went back to look at exemptions that had been requested for 201H projects, and then we've had two 2.97 projects, and I did check at least one of them. I'm verifying for the second. But in no case have we approved an exemption for a water development fee, although I noticed that it was listed in the Hale Ke Ola as a request. I'm going to go back and check to see if it was granted. But just as information point for you.

CHAIR JOHNSON: Highly unusual. Okay. Thank you so much.

MS. TAOMOTO: Chair. Chair Johnson.

CHAIR JOHNSON: Go ahead.

MS. TAOMOTO: I had a clarification for Mimi. Just...because she used the word public infrastructure on her item H, I believe, Mimi, you were saying, the second item. So the water system development fee is a...is a...not considered part of our public infrastructure. So I don't know if it matters. It's a user fee, almost like a customer fee. So we wouldn't consider it like a part of the public infrastructure. And I thought you said...used the word public infrastructure. Sorry. Thank you.

CHAIR JOHNSON: Okay. All right. Thank you so much. I also want to quibble a bit here and thank the Department for...one of the recommendations is to use the Native Hawaiian climate-adapted plants for this project. So I really appreciate you guys thinking outside the box, and how important that is. So thank you for that recommendation. Members, I don't see any other questions for our Department. So we're going to move on. And then...we'll do one Department, and then we'll take our afternoon break, okay? So the next Department is Environmental Management. Director Eric Nakagawa or Deputy Director Shayne Agawa, if you're on the call. Okay. Director Nakagawa's on the call. The floor is yours.

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MR. NAKAGAWA: All right. So yeah. So...I mean, we really don't have any comment. We have sewer capacity in this area because it's...we have existing sewer all around it. The only clarification that we want, and this is...because it's 100 percent affordable, we waive our wastewater assessment fees. We just want to get clarification from this group that you guys...kind of clarify when you waste...when we exempt them from wastewater fees, is that all buildings? Typically we do it for the actual residential units only, but a lot of times these complexes or projects has ancillary buildings like laundry facilities, maintenance manager facility, and community centers, yeah. So if you guys can just be very clear so that when we go through the building permit process, that we know if we're waiving all...everything in this whole project. And that's it.

CHAIR JOHNSON: Okay. All right. Thank you, Director. Before we move into questions from the Members, let's bring up Mimi DesJardins once again. She's going to...we're going to ask the lawyer on this one. So Mimi, if you're on the call, can you speak to what was just spoken about?

MS. DESJARDINS: Yeah. Thank you, Chair. So there has been some question whether or not when you allow these exemptions, whether it should be construed as a matter of law as exempting the project, which is the entire...entirety of what you have before you that you approve, or whether or not you intend that exemptions shall apply, for example, to only portions of the project. And it becomes most unclear when you have affordable rate housing combined with market rate housing, whether you want these exemptions and fees to apply for the entire project, which would be everything. In a case like this, you have a 100 percent affordable project, but you do have a few ancillary things, like the property manager's unit and then also, I think, a community center. So just to make it clear when we're all trying to work through the intent...the legislative intent here, to just be clear that the entire project, for example, in this kind of a situation is exempt if that's your intention. Thank you.

CHAIR JOHNSON: Okay. So let's move on to Members' questions. We have one from Councilmember Shane Sinenci. Councilmember...followed by Member Sugimura.

COUNCILMEMBER SINENCI: . . .*(inaudible)*. . . Chair. And aloha, Director Nakagawa. Just curious, you know, for construction waste, do you guys separate that from our domestic users, or is that just with all the trash?

MR. NAKAGAWA: Chair...Member Sinenci, do you mean like when they're constructing this place? You said construction waste. So...

COUNCILMEMBER SINENCI: Yeah. Yeah, construction waste, is that mixed with like domestic users?

MR. NAKAGAWA: Ultimately, yeah. All of the...we try to encourage them to go to the different construction, demolition type of recycling centers that...I mean, there's like two or three of them on island, but other than that, they all get...you know, it goes to our Central Maui landfill.

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COUNCILMEMBER SINENCI: Oh, okay. All right. Great. Thank you. Thank you, Chair.

CHAIR JOHNSON: Okay. We have a question from Councilmember Sugimura.

COUNCILMEMBER SUGIMURA: Thank you very much.

CHAIR JOHNSON: Followed by Councilmember Paltin.

COUNCILMEMBER SUGIMURA: Thank you, Director. I noticed that existing conditions is stated in the...from the development project, that there's capacity for the wastewater system, but can you explain what this means? A property service manhole does not exist on the property site. Is that a...is that a big thing that we need to pay attention to, or what is the impact of that?

MR. NAKAGAWA: Yeah, Chair. Okay. Thank you, Member Sugimura. So typically, what happens is like these larger developments, is they have a...their own network of sewer lines inside the development. And so because they have their little network, what we require is they put a property service manhole right inside to feed inside of their property so that when they go to...either they're going to clean out their own sewer system inside their development, that they can put a catch for all that dump doesn't flow into our lines and clog our lines. So typically, if you look at every residential, right, we require you guys to have a cleanout, right, but that's just because it's a small little cleanout. You guys, it's only one house, right. So these larger developments, they just have more stuff. So that...we just make them put a bigger manhole so it's easier for them to clean out and service. That's all it is.

COUNCILMEMBER SUGIMURA: Okay. So this is something the Department is going to require them to do anyway, it sounds like. So...

MR. NAKAGAWA: Yeah. Every...no matter, every development.

COUNCILMEMBER SUGIMURA: Okay. Thank you.

CHAIR JOHNSON: Okay. Councilmember Sugimura. Let's move on to Councilmember Paltin.

COUNCILMEMBER PALTIN: Thank you, Chair. I just wanted to confirm with Mr. Nakagawa that there is no R-1 water in...available in the area?

MR. NAKAGAWA: That's correct, currently no R-1 available in that area.

COUNCILMEMBER PALTIN: And is there any expectation in the near future for it to become available?

MR. NAKAGAWA: Yes. So as you all remember in my presentations, right, we're basically developing that large recycle waterline that you guys already funded into that central area, right, where pretty much Mahi Pono is, right. So then you'll have...in the near future, you should have R-1 water available. Whether or not it comes this way though,

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towards the alignment along Pu'unēnē, I'm not too sure. I don't think so, but if they were fronting it, they would be able to...per ordinance, they would have to tie in. And then they could irrigate their little park area.

COUNCILMEMBER PALTIN: And if you could clarify, or remind us, what is the near future, like 2023, when they break ground or more future than that?

MR. NAKAGAWA: Yeah, Chair. So we are...right now, you guys already approved the permitting and design funds for the R-1 line and a pump station, as well as the SAT basin side, right. So I mean...I mean, if you're saying when can...would they be...actually break ground, I mean, my guess is it's going to be maybe another three years, I would say, in order for them to actually tie in because we still got to go through the EIS process, right. And then the design should be fast. And then two years of construction.

COUNCILMEMBER PALTIN: And then--sorry, just a follow up on that. Would they be able...if they make their landscape irrigation lines, would they be able to just easily...if R-1 comes to their doorstep, just switch out potable water for the R-1 water, or do they need separate like purple pipes, or does the color matter? I'm not super familiar with that kind of stuff.

MR. NAKAGAWA: Yeah. Great question. So yeah. So all of our recycled water systems is purple pipes. All the different...basically what happens is they apply with us. That gets reviewed and submitted to the Department of Health. And so they need to meet the reuse guidelines for the Department of Health, signages, purple pipe. They need to have a total separate system from the potable water so there's no cross-contamination. They need a physical--they call it an air gap--so a physical break. So they could easily design that stub out into their irrigation system, and then later on at a certain...in the future, if it ever becomes available...and it's a real minimal cost, and they could always tie into that, yeah. And there...

COUNCILMEMBER PALTIN: And can you remind me, is that what Kukuia did in Lāhainā as well?

MR. NAKAGAWA: Sorry, which one is that? Kukuia, is that the Keawe Street?

COUNCILMEMBER PALTIN: On Keawe.

MR. NAKAGAWA: Yeah. So Keawe Street, yeah...I believe they were all...all of that Lāhainā one, they're trying to develop their own separate irrigation system as well. Yeah.

COUNCILMEMBER PALTIN: Okay. Okay. And how much did you estimate it would be to do the stub out for R-1?

MR. NAKAGAWA: I mean, I'm not too sure. All it is is a really...just a T in the line with another blank stub out. So it's just a...it's a minimal cost. I mean, you're just creating another connection point. So there's no real...I don't know, the cost of a fitting and a extra stub



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out, I guess.

COUNCILMEMBER PALTIN: Oh, okay. So the underground line, you don't need like two separate lines, it's just the connector that needs to be different?

MR. NAKAGAWA: Yes.

COUNCILMEMBER PALTIN: Okay. Okay. Thank you. Sorry. Sorry, Chair. Thank you.

CHAIR JOHNSON: That's fine. Members, any further questions for Director Nakagawa? Seeing none, thank you for coming out and joining us today, Director. Okay, Members. We're now at our break. So I just want to...before we go on a ten-minute break, I want to just give a...let you know who's up next. We got Transportation, Public Works, and then Planning, and we'll be done with our Departments. So it...we're going to take our ten-minute break. It's 3:07. On 9/27/2021, the Affordable Housing Committee is on break until 3:18 p.m. . . .*(gavel)*. . .

**RECESS: 3:07 p.m.**

**RECONVENE: 3:19 p.m.**

CHAIR JOHNSON: . . .*(gavel)*. . . Will the Affordable Housing Committee of 9/27/2021 come back from our evening...afternoon recess? And the time is now 3:19. Okay, Members. We're now going to get into our Departments. We have...we have a few left, and then after we do that, we're going to get...we're going to speak to the developer and hear their takes on all of this, and then we'll get down into the exemptions, and then the modifications. So that's kind of an overall outline. I have reserved a time...what's the date, October 5th? Was it 9:00 a.m. or 10:00 a.m.? No, 9:00 a.m. But we'll see how far we can get to today, all right? Now, without further ado, we can bring up our Departments here. We are now in Transportation Department, Deputy Director Michael Du Pont. Aloha.

MR. DU PONT: Aloha, Chair. Aloha, Councilmembers. Good to see you guys today. For this project, the Department does not have any comments.

CHAIR JOHNSON: Okay. Simple. Members...we have questions for you though. Let's start with Councilmember Paltin.

COUNCILMEMBER PALTIN: Thank you, Mr. Du Pont. I just was wondering if you could consider, when the project is at completion, that...if a bus stop could be added in the area?

MR. DU PONT: So it would be a little hard to add bus stops in that area. We do have...on Kamehameha we do have six routes that do service that area, so it's just right down the street from the proposed project.

COUNCILMEMBER PALTIN: Okay. Thanks. Yeah, that's pretty close. Okay. Thanks.

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MR. DU PONT: You're welcome.

CHAIR JOHNSON: Okay. I don't see any other...any further questions for the Department. I do want to...want to recognize you folks for...appreciate your recommendation to provide connected sidewalks and walking paths in the...in the...in the project. So that's a very important thing for our folks with disabilities, and I appreciate you recommending that. So let's...thank you once again for coming out here, Mr. Du Pont. Let's now bring on Department of Public Works, Director Rowena Dagdag-Andaya. The floor is yours, Director.

MS. DAGDAG-ANDAYA: Good afternoon, Chair. Aloha. Good afternoon, Members. The Department of Public Works did provide comments to the applicant on January 27th, 2021. And in our comments, we mainly had...we basically had comments regarding drainage, and asked that the applicant provide a little more information about drainage, demonstrating that post-development storm water discharge along the property line would not adversely affect downstream properties. We also asked for information regarding onsite runoff as it enters the property, and that...and then the applicant did respond back with a letter on May 25th, '21, addressing those concerns. I also want to note that, should the project receive its approvals from the County Council and move forward with their building permit applications and other ministerial projects, the project will still continue to get reviewed for engineering and drainage studies. So the review of the project just doesn't end here with the 201H application. It still does get...it gets further refined and reviewed by the Department. I want to note that in our letter dated January 27th, 2021, we did express some concern regarding the request for an exemption under 16.26B.3600, as it relates to frontage improvements. I think...my understanding is that this would address...their request basically addresses the need for undergrounding of electrical utilities along Pu'unēnē Avenue, and in the applicant's exhibit, they had provided an estimated cost of what it would cost to underground these electrical...I believe this is for electrical utilities, and the cost of approximately \$887,258. So we understand that this is a very significant cost to construction, and although we expressed concern, you know, we do understand that there is a significant cost associated with underground utilities. So we can answer any questions that you would have if you have any concerns about them receiving this exemption. We want to note that the project already has frontage improvements, they include curb, gutter, and sidewalk. This is located along Kaulawahine Street and Pu'unēnē Avenue, so there wouldn't be any need for the applicant to construct those types of improvements. I also wanted to note too, in reviewing some of the letters from other agencies, the Planning Commission, I think, had some concerns over on-street parking, and asked that the applicant consider on-street parking prohibitions. I wanted to note that there are no parking signs currently along Kaulawahine Street fronting the project area alongside the sidewalk, so they're already installed there. And I also wanted to note...I think the Deputy Director, Mike Du Pont, had mentioned that there is a bus stop located at Kamehameha Avenue fronting the Salvation Army, so there's transportation opportunities available there. It's in the vicinity of retail, churches, several shopping areas. So it's in a...we think it's very good in terms of multimodal and connected to retail and other types of services. But with that, those are the comments from the

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Department of Public Works.

CHAIR JOHNSON: Okay. We have some questions for you. We got some...Councilmember Shane Sinenci, followed by Councilmember Paltin.

COUNCILMEMBER SINENCI: Mahalo, Chair. And aloha, Director Dagdag-Andaya. Thank you for your comments. You mentioned...I understand that further down the road by Christ the King Church, sometimes that area is susceptible to ponding. Does this...will this being close to that is...would this have any effect? Some...

MS. DAGDAG-ANDAYA: Yes, Councilmember. You know, we have experienced some drainage issues in this area of Kahului, especially in the vicinity of...well, along Pu'unēnē Avenue, Kamehameha Avenue, Wakea Avenue. And it was apparent during the storm in March that, you know, we...when there is significant rainfall, that there is ponding. The project in itself, however, would...what we look for is its ability to comply with the drainage rules. So the applicant has indicated that they would be able to comply with the drainage rules with the improvements that they propose onsite. You know, any...you know, any kind of improvements that, you know, you'd like to know more about with respect to drainage, I would have to defer that, though, to the project applicant. They can better explain what they have...what they are proposing in terms of improvement. But they are...they have indicated that they will be...they will be complying with our existing drainage rules and that, you know, we would also continue to review that in the later stages of development.

COUNCILMEMBER SINENCI: Okay. Thank you, Director. Thank you, Chair.

CHAIR JOHNSON: Okay. Thank you, Councilmember Sinenci. Let's go to Councilmember Paltin, followed by Councilmember Molina, followed by Councilmember Sugimura, followed by Chair Lee. I'm going to write it...all that down.

COUNCILMEMBER PALTIN: Thank you, Ms. Dagdag-Andaya. I just also had a few questions. I think the Planning Commission also was asking for some way to ensure of the right in, right out, I believe...was it on Pu'unēnē Street? And I was wondering if you had any comment on how that would be done. Like, I think Maui Marketplace, the one that opens up into Lehuakona, they have that triangle thing. So you absolutely cannot turn left unless you go out into the street and make a u-ey, and I just was wondering if...I know it was Planning's suggestion, but it seems like something that you would know about, and I was wondering if you had any comment on that.

MS. DAGDAG-ANDAYA: Well...thank you, Chair. And thank you, Councilmember. That...those...that requirement would likely be something that State Department of Transportation would have comments on because Pu'unēnē Avenue is a State facility. So they can comment more on what they would require or what they would allow with the driveway's intersection with Pu'unēnē Avenue. And that's another question that perhaps the developer or the applicant can also provide information on, on what they propose in that area there. As far as the other entrance, the back--I consider it the back entrance, the Kaulawahine Street--my understanding is that it's not a right in, right out,

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it's actually a full...not...it's not quite an intersection, but it would...you would allow...be allowed to make left turns in from Kaulawahine Street.

COUNCILMEMBER PALTIN: And then I had a other question about Kaulawahine. Regarding what you were saying about the existing no parking signs, is that legislated like how you had suggested for Komo Mai, where there would be towing? Is that under that legislation?

MS. DAGDAG-ANDAYA: Chair, that's a...it would be under a different section of the Code. So towing...no towing zones are not considered under the no parking. So any time you see a no parking sign, if there's no indication in the parking sign that there's towing involved, then that means that...I mean, it's only for Maui Police Department to enforce no parking, and they would issue a citation. The...another section of the Code would, however, indicate certain sections of a road to be a no towing...or a tow away zone. So if there is a car parked there, the MPD has the authority to tow these vehicles from that section of roadway. So it's two different sections of the Code.

COUNCILMEMBER PALTIN: So do you think that it should become the tow away zone section?

MS. DAGDAG-ANDAYA: I...my...again, that is...that generally goes to the County Council for review, and I would think too, that you would want to hold, perhaps, public meetings to discuss that change in the works.

COUNCILMEMBER PALTIN: There's houses currently on Kaulawahine?

MS. DAGDAG-ANDAYA: Yeah. Because my understanding right now, there's...it...Kaulawahine, there are no trespassing signs next to the church. But my understanding is there's no tow away zones along that road, but I can double check in the Code.

COUNCILMEMBER PALTIN: Like there aren't any tow away zones that...

MS. DAGDAG-ANDAYA: I don't think so, but I can do a quick check.

COUNCILMEMBER PALTIN: Okay.

MS. DAGDAG-ANDAYA: Yeah, after this.

COUNCILMEMBER PALTIN: I guess, if it becomes a problem, then we could address it at that time maybe?

MS. DAGDAG-ANDAYA: Yes.

COUNCILMEMBER PALTIN: Okay. Thank you. I had other questions, but I'll yield.

CHAIR JOHNSON: Okay. Thank you, Councilmember Paltin. Let's move on to Councilmember Molina, followed by Councilmember Sugimura.

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VICE-CHAIR MOLINA: Yeah. Thank you, Chair. You know what, I think when you asked...you opened the floor for questions, I think Member Sugimura had her hand up first, but before I yield the floor, just a quick question for procedure. Early on in the meeting, you said you'd have us on timer; am I correct?

CHAIR JOHNSON: Yeah. I don't know if you heard it. It was...we got a...we got three minutes. So...or two minutes.

VICE-CHAIR MOLINA: Yeah. I didn't hear any bell go off. That's why.

CHAIR JOHNSON: Yeah.

VICE-CHAIR MOLINA: Okay. Because I knew you want to respect our time. So I want to, you know, make sure we stay with your recommendation, Chair.

CHAIR JOHNSON: Important point of order.

VICE-CHAIR MOLINA: So I'll yield the floor to Member Sugimura, and then we can come back to me. Thank you.

CHAIR JOHNSON: Okay.

COUNCILMEMBER SUGIMURA: Go ahead, Mr. Molina. Go ahead.

VICE-CHAIR MOLINA: No, go ahead. Go ahead. You had your hand up first. So...

COUNCILMEMBER SUGIMURA: So I was...wanted to talk about...actually I was going to ask the same questions about the underground utility and...on South Pu'unē Avenue, which is \$800,000. So the cost would be...and I'm just wondering, is it a requirement for the undergrounding, or do...is there a choice? Because I know like in Kula, not everywhere is...or other places, right, it's not a requirement. So is it a requirement for undergrounding?

MS. DAGDAG-ANDAYA: Chair, and Councilmember Sugimura, yes, it's required under 16.26B.3600. There is language in the Code that provides that undergrounding of utilities--let me pull up the language--to require the undergrounding of utilities as part of the frontage improvement. This includes any kind of relocation of existing utilities as well. And this is...this comes from...well, the Subdivision Code, and you know, just in my research of the Subdivision Code, it's something that's been in place since 1974. So even back then, there was that requirement for undergrounding of utilities, and...but you know, from a...I did have a discussion with Mahina Martin over at Department of...or at Maui Electric about the undergrounding of utilities, because I know several communities have been asking for...you know, whether or not they should consider more of it for older communities. And you know, there are some pros and cons. The benefits, of course, are...you know, less...reduced operations and maintenance, reduced like tree trimming costs--I mean, you have to trim trees near utility lines, electrical lines--

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-less impacts associated with storm damage. But you know, in undergrounding utilities, there's also that...not that risk, but there's also increased costs associated, as you can see, with the 800,000. And then Mahina and I also talked about during storms and earthquakes, trying to get to those underground utilities may also be a bit of a challenge. And they're experiencing that...or many communities are experiencing that with recent hurricanes, that there's so much debris that sometimes it's hard to get the...get to the underground utility lines, that it's faster to just erect the wooden poles and get the electrical line. So there's a lot of pros and cons. But in our Subdivision Code and in our...in our Building Code, which triggers this requirement, there is that requirement, yeah, for the undergrounding of utilities. For the Department of Public Works, I mean, we did express concerns, but we also see the benefit for this affordable housing project in being...you know, having it allowed to retain the utilities overhead.

COUNCILMEMBER SUGIMURA: So you're open to either way, is that what you're saying?

MS. DAGDAG-ANDAYA: We are.

COUNCILMEMBER SUGIMURA: Okay. Thank you very much.

CHAIR JOHNSON: Okay. Thank you, Councilmember Sugimura. Let's move on to Councilmember Molina, followed by Chair Lee.

VICE-CHAIR MOLINA: Thank you very much, Mr. Chair. Good afternoon, Madam Director, yeah. And my question was along the same lines with the cost of undergrounding utility. And I guess it's more like we created our own dilemma with the Code, I guess, yeah? And the question is, I guess, over the years, has it been followed for other projects? Because we're being asked to...as an...to exempt the \$800,000 cost to the developer. Now, is this opening the door for future projects if they're, you know, 100 percent affordable? So that's a policy issue that I think, you know, this and future Councils will have to wrestle with. Because it's expensive, yeah, at least from the aesthetic standpoint, but I guess for the reasons that you mentioned, it may be a necessity. So...yeah. So it was 800,000, and I was even thinking about the possibility if the developer would be interested in at least cost sharing, but then again, if it's something that we're telling them that they have to...you know, it's a requirement on their part...so we've created the law, and now they're asking us to exempt them from the law. So...and I know you mentioned something about the runoff issue. So your concern is more about the money aspect then, I guess? It's not just doing it, but it's the money aspect?

MS. DAGDAG-ANDAYA: Oh, for drainage concerns?

VICE-CHAIR MOLINA: Yeah.

MS. DAGDAG-ANDAYA: You know, we're basically concerned about them meeting the Code. So...and meeting our drainage rule requirements. And the developer has indicated that they are not...you know, they will design it to the standards that are outlined in our drainage rules, and will comply with existing ordinances relating to drainage. So they're not asking for any exemptions related to drainage. The only exemptions that they are

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asking for are related to building permit fees and grading permit fees as well, in addition to the undergrounding of utilities.

VICE-CHAIR MOLINA: Okay. All right. That's about all I have, Chair. So I'm well under my three minutes. So whoever wants to use my additional minute or so, feel free. Thank you, Chair. Thank you, Madam Director.

CHAIR JOHNSON: Okay. So let's go to Chair Lee then. Thank you so much.

COUNCILMEMBER LEE: Thank you, Mr. Chair. Rowena, I've kept my P.O. Box in Kahului all these years, and I don't know why I do. I don't go there. I ask my sister to pick up my mail because of the traffic congestion in that location. I can't stand waiting in line to turn left and everybody's turning right. You know, and there's these long lines to get into the post office. So are you...you have no concerns that that right in and right out turn is not going to add to the congestion?

MS. DAGDAG-ANDAYA: Chair...again, yeah, this is a State Department of Transportation facility. You know, we see the traffic issues. I understand too, that State DOT has a...an improvement project along Pu'unēnē Avenue. And that is expected to...I believe that's on our transportation improvement plan, part of the upcoming TIP. So there will be an opportunity for...and I believe that State DOT had also commented on this project as well, but my understanding is that there are anticipated improvements along Pu'unēnē Avenue that may address some of those congestion issues.

COUNCILMEMBER LEE: Okay. That's great news. Secondly, do you know if the post office is going to move to NASKA?

MS. DAGDAG-ANDAYA: Chair, I have no...I don't know about that.

COUNCILMEMBER LEE: Okay. And the other thing I'm grateful for is that the main entrance is on Kaulawahine, right? So this is the right in, right out, and hopefully that's not going to...I know that's going to add some congestion, but hopefully...and the other good news is this project is going to be built in two phases. So there'll be, you know, a transitional period. Okay. So thank you. Thank you, Mr. Chair.

CHAIR JOHNSON: Okay. I have a question for Mimi DesJardins in regards to our discussion, Director Rowena Dagdag-Andaya. So it's in regards to the underground utilities and how it pertains to this particular project. Because it's not a subdivision, and I thought this makes that exempt because it's not a subdivision. So let's have a lawyer come and tackle this because it's a concern. I want to make sure that I'm clear on it. So Mimi, can you speak to this?

MS. DESJARDINS: Thank you, Chair. My understanding is that the only section of the Code that applies here is 16.26B.3600, because this project does not include a subdivision. In other words, they're not asking to subdivide this parcel in order to create this project. If they were, for example, the Lāna'i project that involved subdivision of property, then you would apply Chapter 18. But the resident expert, of course, is Rowena, so she...you

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can check in with her, but that's my understanding of the subdivision section and why it doesn't apply here.

CHAIR JOHNSON: Okay. Let's have Director speak to that. Does that...is that applicable here?

MS. DAGDAG-ANDAYA: Yes, Chair. And the reason why 16.26B has that section, 3600...if you notice, the number is high, 3600, because it was incorporated later, as...you know, in the years. That section of the Code really was...you know, was placed there to address any of those, you know, other...those subdivision...you know, previous subdivisions that didn't require any of those improvements. This section of Kahului, you know, is fairly...you know, it's been there for a long time. I grew up around this area, and I can't recall what else had been there previously in...before the '80s and the '70s. So I...my understanding is that, you know, because when that initial area was subdivided out many years ago, I think there may have been...I think the Subdivision Code wasn't written as such, in the time, to require any underground utilities. So that 3600 section does...you know, was meant to be placed...or was placed there to kind of address some of that so that we'd be able to require sidewalks when there's a major development placed, like a new building or, you know, additional homes to be put in, that would then require sidewalks to be placed, that we would require underground utilities to be placed. So that's the reason for that section of the Code.

CHAIR JOHNSON: Okay. So for this project, it still is applicable is what I'm hearing.

MS. DAGDAG-ANDAYA: Yes.

CHAIR JOHNSON: Okay. Got it.

MS. DAGDAG-ANDAYA: Yeah.

CHAIR JOHNSON: Thank you for the clarification. Members, any further questions for Director Dagdag-Andaya? Okay. We do have some from Councilmember Paltin. Go ahead.

COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Ms. Dagdag-Andaya. I just was wondering, you know, the...where they were asking...the Planning was asking for crosswalks from the parking lot to the building and traffic calming measures like raised speed humps and things like that, if you had any comment on that, because that's kind of within your wheelhouse of knowledge. But I think they were suggesting it for livability conditions. Any comment on those? Can't hear you, though. You're muted, don't hear what you're saying.

MS. DAGDAG-ANDAYA: I'm sorry. It was mainly...when I read through the comments, I...my understanding, it was mainly for inside, you know, where the parking area is, where the parking lots are, and just connecting the buildings together. So typically we wouldn't comment on that. I mean, that's a internal roadway or driveway for themselves. We would comment on needs along the right of way. In this area here, I believe there's



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a...no, there is a speed hump already in front of the development. You know, there could be consideration for, perhaps, a crosswalk from where the pool is located to...you know, across the street. That's another area as well. But for within the...you know, within the development itself, you know, that's another thing that the developer, they can...they can create those, you know, internal walkways and crosswalks between buildings without having to go through a review from Public Works.

COUNCILMEMBER PALTIN: Okay. Okay. And shucks, you don't think we should've asked Fire or anything if that's going to be a problem if they have raised speed humps within the parking area?

MS. DAGDAG-ANDAYA: You might want to ask them. I...my understanding is...I know several other apartment complexes where they have those...you know, those speed humps just to slow and calm traffic within the parking lots, but I'm not sure, however, if the Fire Department would have any comment on that. But...

COUNCILMEMBER PALTIN: Okay. Okay. Thanks. I just figure you're kind of an expert in that area. So...

MS. DAGDAG-ANDAYA: My Staff is the expert. So...

COUNCILMEMBER PALTIN: Thanks, Chair.

CHAIR JOHNSON: Okay. Well, thank you...thank you, Councilmember Paltin. And thank you, Director Rowena Dagdag-Andaya. Okay, Members. I really appreciate all these...everyone...all the Departments being here for...take time out on this. And we have Planning next before we go any farther. So thank you, Deputy...or Director Rowena Dagdag-Andaya.

MS. DAGDAG-ANDAYA: Thank you.

CHAIR JOHNSON: Let's bring up Planning, and we have Jordan Hart from Planning. Aloha, Jordan.

MR. HART: Chair.

CHAIR JOHNSON: Okay. So any comments you...from the Department?

MR. HART: Sure. The Department's supportive of the project. There's three exemption line items that pertain to the Department regarding land use designations, and then also regarding parking requirements. Regarding the parking requirements, we're supportive. We did ask for some information regarding bicycle storage and lockup to facilitate the need for no vehicles. On page 10 of the PDF, there's a very brief statement that they will exist, but there's not really much more. I hope the Council will ask for a little bit more clarification from the applicant that there would be sufficient bike storage and lockup for the number of units that would be expected to only have one parking stall. The other item...we did provide our comments into the Draft EA, and so on, so I'll just

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touch on one other item. There was a proposal to fully fence the park area, which the Planning Department is supportive of, but we would ask that there be consideration of a gate to allow nearby existing community residents to be able to use that same park. So you could fence to control the point of access, but also still allow members of the community to use that facility. And I think that in consideration of the previous designation for community plan of park for this location, that is somewhat relevant. But other than that, we are very supportive of the project, and have no further comments.

CHAIR JOHNSON: Okay. Thank you, Deputy Director Hart. We have a question for you from Councilmember King.

COUNCILMEMBER KING: Thank you, Chair. Hi, Jordan. Thanks for being here. So you mentioned something about bicycle locks. Is that a requirement for the parking exemption?

MR. HART: No. Because this parking reduction would be done through 2.97, there would be no standard as exists in the Maui County Code for a reduction that's done by the Director, but just that one of the things that we had asked for information on was the bus stops, which was provided previously in the presentation, and another thing to supplement that would be alternate modes of transportation, so the ability to lock up or store those types of alternate modes of transportation.

COUNCILMEMBER KING: So I just wanted to make sure that was the case because I do think that, you know, because they're nearby a bus stop, they shouldn't...I'd actually like to see those exemptions in ordinance if they're near...if...I don't think anybody needs two parking spaces if they're within a couple blocks of a bus stop. But I just was concerned because you said you wanted to make sure they had bike lockups, and you know, I don't...I don't think anybody should be required to ride a bike to get that exemption. So you're not saying that?

MR. HART: Well, I'll paste into the chat what the current standard is for an administratively-granted reduction in parking. But what I was trying to say is that the applicant says that there will be these features in their project summary, but they're not shown in the site plans or described more in text. So I was just basically...for example, there's 108 one-bedroom units. You know, some of those people will be couples who could otherwise have had two cars in normal situations. So is there...is there bike storage or lockup for, you know, something comparable to that volume of vehicle reduction, or is it just going to be one...you know, one 15 set of bike racks; you know what I mean? Like, I'm just talking about proportionality in the context of how many total potential second vehicles might be expected in a normal project, versus what the actual bike accommodation facility that's being proposed. Because it's just a single segment of a single sentence without much detail. So it may be fully fleshed out by the applicant. I was just asking that it be put on the record.

COUNCILMEMBER KING: Okay. Because yeah...well, I just wanted to make sure that you weren't requiring it because I think, you know, having a bus right there is really...that's a good substitute. Okay. And they're downtown, so they're also close to walking...within

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walking distance of a lot of amenities. That's the only question I had, Chair. Thank you, Jordan.

CHAIR JOHNSON: Thank you, Councilmember King. Let's move on to Councilmember Paltin for questions.

COUNCILMEMBER PALTIN: Just I saw your question about the location of the 8 ADA-accessible stalls, and it seemed like in their presentation there were 23 ADA units. Was there any concern that there's 23 ADA units and only 8 ADA stalls?

MR. HART: You know, the Planning Department doesn't administer the ADA requirements. That's done...the way the County of Maui does that is through...the design team basically presents that to the County and confirms for the Department of Public Works they will comply. So I would need them to...their design team to confirm the actual standard, the ADA standard. Our request had basically been that they identify them, I believe.

COUNCILMEMBER PALTIN: So you're not concerned that there's only 8 ADA stalls, but 23 ADA...

MR. HART: To...whether or not we're concerned about it, that's not what I mean to say. What I mean to say is the Department of Planning isn't the agency that actually does that calculation and enforces it. So I would need to basically...the way it normally is done with the County of Maui is that you're relying on the design professionals' assertion of what the Code is, and that they also certify to the Department of Public Works that they will comply with the ADA standards.

COUNCILMEMBER PALTIN: Okay. I was just also wondering...I think this is under the Urban Design Review Board, but if you could expand on the dormer issue on the rooftops for future solar panel installation?

MR. HART: Could you refer me to the page in the PDF of that comment?

COUNCILMEMBER PALTIN: I think it's page 227. It talks about awnings, and then number 7 from Urban Design and Review Board, it says consider leaving more space atop the rooftops for future installation of solar water heater panels. The existing dormers shown may limit that. It may be better served introducing shading for the windows. I don't even know what dormers are.

MR. HART: Dormers are...how to describe them...the best way to... . . .(inaudible). . . your screen, if that's convenient.

CHAIR JOHNSON: You said you wanted to share screen to explain?

MR. HART: Well, I can. It's easier probably to show a picture than to try and describe verbally.

CHAIR JOHNSON: Sure.

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MR. HART: It's a structure that comes out of the roof to...are you able to see that, Councilmembers?

CHAIR JOHNSON: Yes. What are you...what are you pointing at here?

COUNCILMEMBER PALTIN: It's not a picture.

MR. HART: It's not a picture?

COUNCILMEMBER PALTIN: It's words.

CHAIR JOHNSON: It just says...yeah.

MR. HART: Oh, it might've grabbed the wrong...one second. Let me try...excuse me.

COUNCILMEMBER PALTIN: But basically, you're saying you would prefer to have the awnings or window shading on the south and west elevations? Is a dormer cost extra money?

MR. HART: It...I would say that it can, yeah. It's a...it's a...it's a structural and design feature. So anything that you...add potential cost.

COUNCILMEMBER PALTIN: And do you think a dormer is more expensive or less expensive than the proposed awning or window shading on south and west elevations?

MR. HART: Let me look at that. Based on the elevations that I'm seeing on page 15, 16, and 17 of the presentation, I would say that dormers would be more expensive than what is being proposed because they're additional. They're not currently in the design. And I would also wonder how they would look, just based on the size of the roof that's being shown and what the purpose was. Yeah, that's difficult. Perhaps the design team could talk a little bit about potential costs, as they would've considered the Urban Design Review Board's comments and made an ultimate decision on how they were going to proceed, but I wouldn't really have that technical background based on being outside of the project.

COUNCILMEMBER PALTIN: Okay. And I guess my last question, when you folks talk about picnic tables . . . *(timer sounds)* . . . I'll yield to my colleagues. Thank you.

CHAIR JOHNSON: That's one way to do it. Okay. Hold on. Members, do we have any other questions for Deputy Director Hart? Okay. We'll let Paltin ask her last question. Go ahead, Councilmember Paltin.

COUNCILMEMBER PALTIN: Thank you, Chair. I just was wondering, you know, the livability suggestions coming from the Department in terms of like crosswalks, adequate lighting, playground and picnic area structures, and those things, was it your intent that we should condition these things, or are we taking their word that they're going to look into it and try and do it is good enough? Just wondering your feedback on that. Like your

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bike parking storage, like are these things that you think that we should condition, or if they say they look into it, is that good enough in your experience?

MR. HART: Challenging. Okay. So when we make suggestions, we definitely say what we think would make the project better, but I think that for affordable projects like this, whether or not we're prepared to say that those should be conditions, whether we recommend that to Council, I think that we reserve those for the very...the things that we think are extremely important. And we weren't recommending conditions on any of these things. Similar to the bike storage, if a applicant represents to the Council that that's what they're going to do, then it's not a condition, but it's what they're saying they're going to do. I think that's a different situation. So I think that the short response is that no, we weren't asking that all of these things be conditions. But I also do want to say that just saying we'll look into it doesn't give any level of certainty to anybody in the process of what that outcome is supposed to be, but that's just, you know, in the general context of that subject.

COUNCILMEMBER PALTIN: So maybe something like, project will be developed in substantial compliance with what's been represented at the...

MR. HART: That's a helpful condition because if people describe...a project proponent describes features that are attractive to members of the community, and they become supportive or tolerant of a project because they believe those features exist, and then they don't get added, that's...you know, creates dissatisfaction. So having that condition that the project's going to be developed in substantial compliance with the representations made is helpful because it's a catchall. But I think that when you have projects like this that are a serious net benefit overall, then it comes down to the difficult task of deciding what has to be paid for, and what can be exemptions, and what can be left behind. That's really up for you guys to decide rather than us to demand conditions. So we really try to limit that to something that we think is really important before we would say something like that on a project like this. On normal for-profit projects...I say for-profit, everything's for profit...but normal market rate projects, we're a little bit more direct on what we think should be conditioned.

COUNCILMEMBER PALTIN: Okay. Thank you. And that ADA stall issue, you said Public Works knows more info on that?

MR. HART: Perhaps you can bring Public Works to describe that. It's basically a self-certification that it will be complied with by building permit applicants, and that's the County's standard.

COUNCILMEMBER PALTIN: And you don't know, is there like a bigger width for...requirement for those ADA stalls?

MR. HART: I can't answer that off the top of my head, but there is...there is...there's a supplemental loading space and a aisle space that goes with it, but I don't know if the stall itself is the standard size. But there is...there is two other portions of the stall that go along with it each time. But their project design professional should be able to go

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over these things.

COUNCILMEMBER PALTIN: Okay. Thanks. Sorry, Chair, for sliding that last one in there.

CHAIR JOHNSON: Okay. It's fine.

COUNCILMEMBER PALTIN: Save the envelope.

CHAIR JOHNSON: No, I understand. We...you know, we want to be careful with this project. We want to make sure it's a good fit. So Mr. Hart, I just want to recognize your recommendations from your Department in regards to the photovoltaic, the solar lighting. Those are really important forward thinking in how we're going to address, you know, the crisis, the global crisis we have. And it's not just for rich mansions, it's also for our working class folks that need to, you know, be a part of the solution. So thank you for...your Department for recognizing that. Okay. Let's see. Also, the walkways between buildings for the pedestrians, I'm also really...I want to show my appreciation for recommending that. That's another thing, especially when we're talking about ADA compliancy. So that's a really important part. So that...thank you for that. I don't have any further questions. Members had their round. So thank you again, Mr. Hart.

MR. HART: Thank you, Chair.

CHAIR JOHNSON: That looks like all of our Departments. So now we're going to bring on...we have about a half hour left, okay. And so I think...Members, I propose two rounds of three minutes for questions to the developer, okay. You may also include questions to the Departments, and they can respond if they're available, or Staff can write a follow-up letter. So we're going to be going over the requested exemptions one by one. So you may want to hold off on the questions or comments related to those. So the exemptions will probably be later. But right now, if you guys have clarifying questions in the last half hour for the developer, we'll go rounds, and we'll go three minutes. Paltin, you have your hand up.

COUNCILMEMBER PALTIN: Thank you, Chair. I had a question for you on the follow-up letter. I already would like...I already had a question for a follow-up letter. Should I let you know now so maybe it can come by the next recess date?

CHAIR JOHNSON: Yes, please.

COUNCILMEMBER PALTIN: During my one on one with the developer consultant, they mentioned that they had originally planned a three- to four-bedroom, but the data showed that one and two-bedrooms was more needed. I just was requesting if we could get a copy of that data under the trust but verify mindset.

CHAIR JOHNSON: Okay. Duly noted.

COUNCILMEMBER PALTIN: Thank you.

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CHAIR JOHNSON: We'll...yep, we'll follow that up. So I was going to start with Vice-Chair Mike Molina, and we'll go...these are questions for our developers, okay, folks? So I know...I know you have some, so we'll just go in order. Remember, three minutes. Vice-Chair Mike Molina.

VICE-CHAIR MOLINA: Okay. Thank you very much, Mr. Chairman. I guess my questions, first, will be related to the maximum occupancy of adults and children allowed for the one- and two-bedroom units. And I'd asked that question earlier of our Housing Director, and she recommended that I ask that question to you. I guess the square footage of the one-bedrooms and the two-bedrooms, how big? And also, will families larger than four, perhaps with children, maybe not qualify for a two-bedroom unit because of HUD requirements? And you know, can we also...how can we be assured that if, you know, families exceed their AMI income and...which could basically potentially disqualify them, what can be done to make sure that families remain sheltered? So anyway, hope you guys got all that. I tried to lump it all in my three minutes...in our three minutes, I should say.

MS. NUNOKAWA: Thank you for the question, Vice-Chair Molina. So the one-bedroom units are 442 square feet; the two-bedroom units are 683 square feet. And we do have Grant Chun on the phone from Hale Mahaolu, and they'll be the property manager for the project. So maybe he can speak a little bit about your concerns regarding, you know, families staying sheltered and if they, you know, get out of the AMI range, what happens there. So maybe Grant would be able to unmute his video.

MR. CHUN: Sure. Thanks, Kari. Hello, Mr. Chair and Members. I'm happy to answer that question. So yeah, with tax credit properties, of which this would be one, the hurdle is initial qualification. Generally, to be honest, it's not a problem where people exceed the income, but if perchance they do over time, they are not asked to leave. They are not asked to leave. There are other funding sources out there that we have utilized that do require that the tenancy be ended within X period...a certain period of time. That is not the case with this particular funding source.

VICE-CHAIR MOLINA: Okay. That's great to know. And one last question, I guess for Ms. Nunokawa. Since the one-bedroom units will only be given, you know, one parking stall, where two stalls would, you know, in other cases sometimes are given, did the developers look into redesigning maybe a smaller...maybe smaller parking stalls...or area, I should say, to accommodate overflow parking in the event residents have...you know, for...other relatives come over and visitors? Is there any...was there any discussion on that, like other...

MS. NUNOKAWA: Yes. Thank you for the question, Vice-Chair Molina. So yes, the developer actually has a lot of experience with this parking situation that you're talking about, and one stall will be assigned for every unit. So even the two-bedrooms will have one stall, and like I mentioned in the presentation . . .*(timer sounds)*. . . they will be able to pay for an additional stall, should they need it, at a very nominal fee. And not just Jeff Furuta, but also Grant Chun could also speak to what happens at Hale Mahaolu Family Projects as well, because that is what is in consonance with what they do currently, is

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one stall for every unit.

VICE-CHAIR MOLINA: Okay. Great. Thank you. Thank you for that response. Thank you, Mr. Chairman. Time's up.

CHAIR JOHNSON: Okay. Let's move on to Councilmember Kama, followed by Councilmember King. I know we're running short on time. So if your questions are succinct and the answers are succinct, you get to ask more questions. So...okay. Go ahead, Councilmember Kama.

COUNCILMEMBER KAMA: So for the developer, based upon your timeline, when will applications...when will applicants be able to submit their applications?

MS. NUNOKAWA: Thank you for the question, Councilmember Kama. So maybe Jeff and Grant will be able to speak with that.

MR. J. FURUTA: Hi, Councilmember Kama. Jeff Furuta here.

COUNCILMEMBER KAMA: Yes.

MR. J. FURUTA: So normally what we've done in the past is maybe six months out, prior to building completion or expected TCO, we'll start, you know, the advertising and things. And maybe four months out we'll start the actual application process, where Hale Mahaolu will go out and start, you know, receiving applications in person.

COUNCILMEMBER KAMA: So based on your timeline, when would that be?

MR. J. FURUTA: We're looking at second quarter 2024, again, if everything goes in place. So maybe, you know, the beginning of 2024, we'll start actually going out for applications.

COUNCILMEMBER KAMA: Okay. Thank you. Thank you, Chair.

CHAIR JOHNSON: Okay. Thank you, Councilmember Kama. Let's move on to Councilmember King, followed by Chair Lee.

COUNCILMEMBER KING: Thank you, Chair. I don't really have any direct questions for the developer at this time. I had a really good meeting with them. And so I asked all...Kari all my questions already.

CHAIR JOHNSON: Okay. Wonderful. That's what I like to hear. Okay. Council...or Chair Lee, followed by Member Paltin.

COUNCILMEMBER LEE: Chair Johnson, I also met with the developers, and I'm satisfied with the responses I received, and therefore, I have no questions. Thank you.

CHAIR JOHNSON: Okay. Thank you so much. Let's move on to Member Paltin, followed by Councilmember Sinenci.



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COUNCILMEMBER PALTIN: Okay. Thanks. I'm going to take all their minutes. Nah, nah, nah. So I just was wondering about the commitment level to the design measures that can be implemented to prevent left turns onto South Pu'unēnē Avenue; the...removing the dormers and adding the window shades for the south and west elevation instead; the commitment to install pedestrian walkway from units to the sidewalk and throughout the parking area, crosswalks; and maybe a playground and picnic tables. Like what...what's our level of commitment there, if we...especially if we're able to get the water thing through Affordable Housing Fund?

MS. NUNOKAWA: Okay. So first question...thank you, Councilmember Paltin. So to prevent illegal left turns, there will be design features in place. And we do have Tyler on the phone, who did speak with the State DOT, because as you know, Pu'unēnē is a State highway...or State roadway, I should say. So if he would like to kind of speak to that, because there are some issues, we realize that, but with the right turn design in, and right turn only out that...they're hoping that will be acceptable, which the DOT did accept as well. So I don't know if Tyler wants to add anything more to that.

COUNCILMEMBER PALTIN: Oh, also the ADA stall number, sorry.

MS. NUNOKAWA: Oh, okay. So Tyler maybe can answer the left turns first.

MR. FUJIWARA: Okay. Yeah. Thanks, Kari. Yeah. So we did speak with DOT, and on their recommendation, we are installing a raised concrete curb at the right in, right out access. So it's going to be more on the wider side. So it'll deter any left turns entering and exiting through this access.

COUNCILMEMBER PALTIN: Is that like...kind of like a triangle one on the...by Maui Marketplace onto Lehuakona?

MR. FUJIWARA: That's correct.

COUNCILMEMBER PALTIN: Okay. Thanks. I like that succinct answer. . . .(inaudible). . .

MS. NUNOKAWA: Okay. And then what was your...sorry. Remind me your second question again.

COUNCILMEMBER PALTIN: Can I go for the ADA stalls, 23 ADA units and 8 ADA stalls, and maybe like the lane --

MS. NUNOKAWA: Sure.

COUNCILMEMBER PALTIN: -- the entry loading and stuff?

MS. NUNOKAWA: Okay. Thank you for that. So we do have Steve Wong on the phone, who's the architect, and can speak with that...speak to that.

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COUNCILMEMBER PALTIN: Nice pad.

MS. NUNOKAWA: I see he unmuted his video. Steve, are you there?

MR. MCDONALD: Hey, Kari. This is Chad.

MS. NUNOKAWA: Chad...

MR. MCDONALD: Yeah. Steve might...he might be having problems. Yeah. I'm actually the engineer working on the project. And good afternoon, Chair and Councilmembers. Regarding the ADA stalls, the ADA stalls is based on the ADA . . . *(timer sounds)*. . . is that me? Am I out?

CHAIR JOHNSON: Yeah. Please continue. Go ahead.

MR. MCDONALD: Okay.

COUNCILMEMBER PALTIN: That was Member King's time.

MR. MCDONALD: Okay...is based on the number of stalls and a ratio of the required ADA parking. The stall width, we're providing eight-foot...eight-foot wide aisles for all ADA stalls. And to address...to address your count numbers, our projects actually go through the Disability Communication Access Board for review and concurrence with the ADA guidelines. So we do...actually do receive a letter from DCAB, which we need to send in to the County as part of the building permit process.

COUNCILMEMBER PALTIN: Okay. I guess my concern is what if they have 23 ADA people in the 23 ADA units, and you only have 8 ADA stalls? What do the other 13 or 14 ADA folks got to do? Or is that highly unlikely in your experience?

MR. MCDONALD: Well, maybe Grant can chime in, but if it's absolutely necessary to create additional ADA stalls, it can be created out of the standard parking stalls. So the standard stalls could be converted to ADA stalls if necessary. And again, I don't know the proportion in terms of tenants that Grant may have as a property manager.

MR. CHUN: Would you like me to address that, Mr. Chair?

CHAIR JOHNSON: Yeah, please do, Mr. Chun.

MR. CHUN: Yeah. So consistent with what Mr. McDonald was saying, normally it's not an issue. Americans with Disabilities Act covers all sorts of disabilities, and not all of them are such that tenants require a special parking stall. As long as we've complied with the standards prescribed by DCAB, we usually go with that, but we always have extra stalls. As the...as Chad referred to, and as the project presentation referred to, there will be extra stalls that can always be made available in the event that it becomes necessary to restripe and accommodate for more than what is normal.

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COUNCILMEMBER PALTIN: Okay. I'll yield at this time.

CHAIR JOHNSON: All right. Thank you for that. Let's move on to Councilmember Shane Sinenci, followed up last by Councilmember Sugimura.

COUNCILMEMBER SINENCI: Mahalo, Chair. And aloha, Kari. Yeah, just following up on Director Dagdag-Andaya's question about storm water drainage. Does the project have any storm water drainage mitigation measures onsite, like swales, reservoirs, or porous paving?

MS. NUNOKAWA: Thanks for the question. I'm going to pass that to Chad, our engineer.

MR. MCDONALD: Sure. Thank you, Kari. Mahalo for the question, Councilmember. Yes, like Ms. Dagdag-Andaya had mentioned, the project will need to comply with all Maui County drainage standards and storm water management, which means addressing water quality, as well as water quantity. So you know, we're early on in the design process. You know, hopefully we get through all these review and approvals, one of them being you folks. And as we move forward with the design, we'll get into a little more detail, but the current plan is yes, we intend to provide low impact development type strategies such as swales, possibly chambers. Well, actually, chambers will probably be used for underground detention within the parking lot and within the park space to retain that 50-year storm drainage requirement, as required by the County. So short answer to your question is yes, we do have plans to mitigate the effects of the development on the adjacent properties and any increase in runoff.

COUNCILMEMBER SINENCI: Okay. Mahalo for that, Mr. McDonald. And then, Ms. Taomoto from the Department of Water Supply mentioned about...I know you had talked about 250,000, I believe. I don't know if she mentioned that might be a three-inch pipe, but there...they still need to measure the pipe size. So if it was a four-inch pipe, it might be higher than the 250,000 in exemptions that you've asked for.

MR. MCDONALD: Sure. Again, thank you for the question, Councilmember. So when we're going through the...when we received the letters from the different divisions, as well as the Council, what we were asked to do was come up with an estimate, and that estimate is just that. We're not in the building permit process, we don't have fixture units all figured out where...we submit the fixture unit counts to the Department to kind of determine the meter size. So what it was is an estimate based on what we've gone through at Hale...not Hale Pilina, but Kahului Lani that's currently being built. So the total number of units at Kahului Lani was roughly about 160, 165 units, which is kind of in line...close to what Hale Pilina. And for that project . . . *(timer sounds)*. . . we actually had...we actually had two two-inch meters. And that's where the 250,000 came from. So 125,000 times two.

COUNCILMEMBER SINENCI: Okay.

MR. MCDONALD: So that was...that was the estimate...the basis of the estimate, to address Ms. Taomoto's comment. Yes.

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CHAIR JOHNSON: Okay.

COUNCILMEMBER SINENCI: Okay. Mahalo for that. Thank you, Chair.

CHAIR JOHNSON: Okay. Thank you, Councilmember Sinenci. Let's move on, finally, to Councilmember Sugimura.

COUNCILMEMBER SUGIMURA: Thank you, Chair. So the question I have came from one of the testifiers, trying to see--and this is for the developer--trying to see how we can bring the AMI level down to offer to, you know, lower income groups. So Chair, I think this is going to be a question for when we meet again, if the developer could come up with how much would it cost to get there. I know that Linda Munsell answered it from a...from the Housing perspective, but I think it's really...what she said, if I understood it correctly, it would be based upon what the developer's stack would come out to be with his different funding sources. So I wonder if you could send that question to them, because I don't expect them to have an answer right now, but I'm curious what the possibilities might be and how can we, with our Affordable Housing Fund, assist with that, because it sounds like, you know, that might be the...one of the solutions. So thank you, Chair.

CHAIR JOHNSON: Excellent questions, Councilmember Sugimura. Okay. I'd like to take this time to have some questions for you folks. I'll be respectful of your time. So I'm going to...if I get the answer, I apologize, I'll just cut you right off. So again, the maximum rent is at 60 percent AMI, and it's set at 1,153 for one bedroom, but then DHHA...DHHC's guideline for that is 1,079. Is that because you guys had the allowance for utility?

MS. NUNOKAWA: Thank you for the question. So there is a difference between the DHHC and then what HUD determines, and this project is utilizing Federal funds. So it does have to go by what HUD determines as the 60 percent rental max rate. But again, they will be able to utilize the utility fund to get that down.

CHAIR JOHNSON: Okay. Okay. My...so my...

MS. NUNOKAWA: Or utility allowance, I should say. Sorry.

CHAIR JOHNSON: Right. Yeah, I understood what you were saying. Okay. The color scheme, no offense, but it could be a little bit more inspiring. I don't know, that's just how I was looking at it. I know these...you know, I think this because I'm a little bit biased because I just walked around Wailuku Town and there's murals. It's...beautiful murals are popping up everywhere. And I'm looking at the design of your guys' project, and cost-wise, it's just paint, right? I would assume...that's kind of the way I'm looking at it is like, you know, working class folks, we can do...there's plenty of studies out there to say, you know, colors are...bring out...you know, bring out moods, right. You know, that's why the hospitals are painted a certain way to kind of cheer you up. And I see a lot of grays and a little darker colors. Are you amicable to, you know, anything like

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color-wise and murals? Would that...anything like that, would you be, you know...could you speak on something like that?

MS. NUNOKAWA: Thank you for the question. So when we did go to the Urban Design Review Board, they actually commented that they did appreciate the Hawaiian motif that was incorporated into the design, but maybe I can have Jeff or Steve talk about that.

MR. WONG: Steve Wong here. Can you...am I on?

CHAIR JOHNSON: . . .*(inaudible)*. . . hear you, yes.

MR. WONG: Yeah, at the Urban Design Review Board, we actually gave a...we had a color scheme more than...they kind of liked it. What's shown on the...I envisioned lot of...lot of...lot of accent and brighter colors also, but the...you know, the presentation doesn't do justice. We're looking at the...we could...we could lighten...brighten up the colors and make...I had...I had...I...there was one comment to add the Hawaiian motifs, which we did. And I kind of...I tend to agree with you. I...if you...if you...you know, color is a very subjective thing. We can work and we can do anything, and we...I like colorful buildings also. So that's one of the things we could.

CHAIR JOHNSON: Well said.

MR. WONG: I could...I could address, but you know, everybody going to have their own preferences, right?

CHAIR JOHNSON: Yeah. Of course.

MS. NUNOKAWA: Councilmember Johnson, if you'd like, I can show you the finished board that we have.

CHAIR JOHNSON: Oh, you want to put it up on share screen right now, you mean?

MS. NUNOKAWA: I can...yes.

CHAIR JOHNSON: Oh, sure. Go ahead. Yeah.

MS. NUNOKAWA: So that's the finished board that was shared at the Urban Design Review Board.

CHAIR JOHNSON: Okay. All right. So those are the colors. I see...you know, I'm seeing grays and browns, but okay. I mean, you're right, it is subjective. Thank you...thank you for sharing screen. I got a couple more questions that I want to kind of speed up.

MS. NUNOKAWA: Okay.

CHAIR JOHNSON: Okay. This is the...in regards to the school impact fees. The amount of \$424,409, or 2,371 per unit, will the developer pay the full amount to the State? If so,

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where will the funding come from? If not, could those funds be used to offset the cost of, say for example, underground utilities, or additional sidewalks, parking, all the suggestions previous? So can you speak on that?

MS. NUNOKAWA: Sure. Yeah. So the project will...is committed to paying the school impact fee to the Department of Education. It's not...it actually isn't a...an exemption that can be requested of the project. So it is committed to paying the school impact fee.

CHAIR JOHNSON: Okay. Wonderful. Now, my last question is, what are the project start and end dates for construction? Do you have that down yet?

MS. NUNOKAWA: Sorry. I was on mute. So based on...if everything goes well with the funding, their target start date is late 2022, early 2023 for construction. And the project, I believe, is estimated to take, for Phase I, approximately 18 to 24 months.

CHAIR JOHNSON: Okay. I do have one last final question. So I know that we talked about the right way in and the right way out, that turn on Pu'unēnē, and I appreciate people saying that that is a traffic concern. Does it...I mean, you have a back entrance that has...and you know, any way in and out. Does that affect the reason why you need to have one on that main road? What if you just got rid of the one on the main road, and everybody just goes out the back entrance anyways? That's...is that, kind of...there was a reason why you had both? Can you speak on that?

MS. NUNOKAWA: So maybe, Jeff, you can speak to the...or Chad can speak to the two entrances to the project.

MR. MCDONALD: Yeah. Sure, Kari. Tyler can actually confirm, but my understanding in review of the traffic report is there's actually going to be very low volumes--to your point, Chair--very low volumes coming into and out of Pu'unēnē...off of Pu'unēnē. So I think as a secondary...as a secondary access to a property...it always kind of makes sense to have a secondary. On past projects that we have worked on the team with, we did provide secondary accesses, and just based on the operational needs of the property manager, there is a possibility of actually just closing that access off altogether if issues do arise.

CHAIR JOHNSON: Okay. Wow. The more...that's why you ask the questions. Thank you for that, Mr. McDonald. Now I know. Now the body knows. Okay. That's it for us. We have a few moments left. Does anybody have any last burning questions before we go? I think Councilmember Paltin does. So go ahead, Councilmember Paltin. The floor is yours.

COUNCILMEMBER PALTIN: I just was...wanted to follow up on the dormers and the window shades on...I think it was the south and west elevations, your commitment level to crosswalks in the parking area and playground structures and picnic tables, bike storage. What level of commitment is there on those things?

MS. NUNOKAWA: So maybe we can have...yep, Gary. Thank you.

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MR. G. FURUTA: Excuse me. I'm not an architect, but Gary Furuta here. Thank you for letting me speak. In the past, all of our projects...we'd have some criticism that our roofs are all flat and just not much play or shadow to it. So we put dormers in them, and that's...I think that might have been some of the discussions we had in other prior projects here too. The most economical roof would be just a flat roof, but because it's a neighborhood area, we have, you know, the pitch roofs and things, and dormers are in there to break up the wide open expanse of the roof and give it a little bit of articulation there. That's the dormer and the roof design, but the awnings and the other things are not really related. It might've come in the same sentence in the questions, but I think we're talking about maybe indentations in the buildings...in the exterior walls, or to having eyebrows or shades above the windows for that part of the sustainability. And that's a separate issue than the dormers, which are on top of the roof as an aesthetic feature, or maybe some ventilation, some air vents in there for the ceiling air that's trapped there. But we're...the architect is now looking at awnings or some kind of shading on the exteriors of the buildings. And we're trying to come up with, again, the most economical way of putting it up and not causing maintenance problems, because in some other projects, you have birds perched on those constantly with droppings, and it becomes a monthly or a semi-annual maintenance problem. So you know, those are things that we have to kind of balance. And what we've done in other projects is we've indented the exterior walls so that there's some automatic cover above for the shading and...you know, and there are other ways of handling it, but that's the purpose of it. Yeah. So any dollars we put into the project...the permanent financing that we get from the banks because of the rental income is only about 10 percent of the project. The other 90 percent is all Government funding, Federal, County, or the State. So anything we do, we try our best to keep our costs as low as possible to minimize the tax money that's being used to subsidize all of these affordable housing projects.

COUNCILMEMBER PALTIN: So any comment on the dormers maybe prohibiting future installation of solar water heater? If it's an added cost, would you prefer to just leave out the dormers, leave more space for the solar water heaters in the future?

MR. WONG: Steve Wong here, yeah. Gary...

UNIDENTIFIED SPEAKER: Off...off, turn it off.

COUNCILMEMBER PALTIN: We can hear you, Mr. Wong.

MR. WONG: Yeah. I kind of like...I kind of like the idea of eliminating the dormers and adding the...adding the PV. So this is...this is a discussion we got to have. The reason being is that we're trying to be sustainable, and we're trying to...we're trying to get a LEED-certified project, yeah. The PVs will help, and the dormer...yeah, I can...I can live without it if we're adding the PVs. So I think that's a...we got to look at that. The awnings, we're looking at also. But there is...we're finding on a lot of our projects...I don't know if it has to do with COVID and stuff, but we're getting attacked by birds all over the place, more than...more than before. I mean, I don't know what's happening. I don't know if it's because of the food or something. . . .*(inaudible)*. . .

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COUNCILMEMBER PALTIN: I don't know if you noticed those spikes. Sometimes they put like spikes on the ledges. Maybe that's a low-cost solution to the birds.

MR. WONG: Right. Or nets or things like that. But yeah, we should send pictures of some of our buildings that we have now that we have to really...that's why we're looking at it, but I think there's some other alternatives that will work. I didn't hear the other question at all.

COUNCILMEMBER PALTIN: And then crosswalks and playgrounds, playground structure, crosswalks, and . . . *(inaudible)*. . . ?

MR. WONG: Oh, okay. The...I think Chad mentioned previously that it's not just a certification by the developer. We go through the Department of Health, DCAB, and they're the ones that reviews our drawings and they make recommendations on the number, as well as following the Code of the number of handicapped stalls, where our sidewalks should be, the ramp to the...leading to the units, the elevation that the slope is only...can only be so many degrees. You know, they look at all of those things. So those things will be covered in our design. We don't put playground equipment into our senior and our family projects in the past, and on the family projects, we don't find them as well used. In some cases, one of them, we had a relatively...not that large as what we have here, but...on the family units and the tenants just wanted...we...so we removed that small little playground equipment that we had there. I think what we have put, and which we would probably consider here, would be maybe park benches and things like that. So you have passive, quiet recreation there. But those things are...well, yeah. We've done a lot of projects over the years, and we do try to make sure tenants' needs and things like that. So as the project moves along also, even if we don't have something, the property manager, like Grant, you know, they manage a lot of projects here, and they'll provide for the tenants, and I think they do a pretty good job in what they have done on their projects already too.

COUNCILMEMBER PALTIN: And would that include the locked bike storage? The project manager would address that? Or...

MR. WONG: We will...we will have bike racks there. And it's still in the preliminary designs that we're trying to get our 2.97 and all that before we really get designing, but we will. And there's always...there's no problem in us in the future adding more bike racks and things like that as the need arises.

CHAIR JOHNSON: Okay.

COUNCILMEMBER PALTIN: Okay. So sounds pretty good. Thank you, Chair.

CHAIR JOHNSON: Okay. Thank you, Councilmember Paltin. Members, we had a really good discussion today, and we're getting to our time. So I'd like to recess this meeting, but before that, I'd like to thank everyone who participated in today's meeting. I really appreciate it. I look forward to continuing our discussion on this project, and I'd like to



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start the recessed meeting going through the developer's requested exemptions, and then discussing our proposed modifications. If Members have any amendments or proposed modifications, I encourage you to submit them in writing to the Affordable Housing Committee email address as soon as possible. That will help streamline this time-sensitive issue. So...yeah. We're at the end, Members. So without objection, I will recess this meeting. Oh, we have...go ahead, Councilmember Sugimura. Yes?

COUNCILMEMBER SUGIMURA: Before you adjourn...so my question regarding the AMI, are...when are you going to expect...or when could the developer provide an answer to that? Just get it...

CHAIR JOHNSON: Well, next week before the meeting.

COUNCILMEMBER SUGIMURA: Okay. So just before the meeting? Okay.

CHAIR JOHNSON: Yeah. Okay?

COUNCILMEMBER SUGIMURA: Thank you.

CHAIR JOHNSON: So anything else, Members? Without...oh, we do have some hands up. Go ahead, Councilmember Sinenci, followed by Councilmember Paltin.

COUNCILMEMBER SINENCI: Yeah. What was your recess date, Chair?

CHAIR JOHNSON: It was Tuesday, October 5th at 9:00 a.m., noon. Okay? Councilmember Paltin.

COUNCILMEMBER PALTIN: Thank you, Chair. I just was wondering, you know, like if we have proposed modifications, as in conditions, is it okay to write it like layman's way and the Committee Analyst or Staff would make it into the legislative intent way? Because I ain't no lawyer.

CHAIR JOHNSON: Yeah. Yeah, well, I mean, with that, my first response would be then send it in sooner so we don't put the burden on the Staff to, you know, do it the day...the minute before. And I think they'd be amicable about that. Should we ask...let's see. Who...that would be Alison. Alison, would you...is that amenable to you, seeing that you would be doing the work?

MS. STEWART: Yes. Yes, Chair. That's fine.

CHAIR JOHNSON: Okay. All right, then. All right. Anyone else? All right, folks. Well, Members, without objection, I will recess this meeting until Tuesday, October 5th at 9:00 a.m.

**COUNCILMEMBERS VOICED NO OBJECTIONS.**

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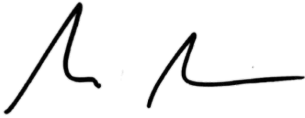
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CHAIR JOHNSON: Seeing no objections, we are in recess. . . .*(gavel)*. . .

**RECESS: 4:37 p.m.**

APPROVED BY:

A handwritten signature in black ink, appearing to be 'Gabe Johnson', written over a horizontal line.

GABE JOHNSON, Chair  
Affordable Housing Committee

ah:min:210927:bc

Transcribed by: Brenda Clark

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CERTIFICATION

I, Brenda Clark, hereby certify that pages 1 through 59 of the foregoing represents, to the best of my ability, a true and correct transcript of the proceedings. I further certify that I am not in any way concerned with the cause.

DATED the 21st day of October 2021, in Wailuku, Hawai'i



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Brenda Clark