

AFFORDABLE HOUSING COMMITTEE

Council of the County of Maui

MINUTES

August 2, 2021

Online via BlueJeans Link

CONVENE: 1:33 p.m.

PRESENT: VOTING MEMBERS:

Councilmember Gabe Johnson, Chair
Councilmember Michael J. Molina, Vice-Chair
Councilmember Kelly Takaya King
Councilmember Alice L. Lee
Councilmember Tamara Paltin
Councilmember Keani N.W. Rawlins-Fernandez
Councilmember Shane M. Sinenci
Councilmember Yuki Lei K. Sugimura (in 3:38 p.m.)

EXCUSED: Councilmember Tasha Kama

STAFF: David Raatz, Supervising Legislative Attorney
James Forrest, Legislative Attorney
Shelly Espeleta, Supervising Legislative Analyst
Alison Stewart, Legislative Analyst
Laksmi Abraham, Legislative Analyst
Wilton Leauanae, 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

Kate Griffiths, Executive Assistant for Councilmember Gabe Johnson

Lois Whitney, Executive Assistant for Councilmember Tasha Kama

Davideane K. Sickels, Executive Assistant for Councilmember Tasha Kama

Roxanne Morita, Lanai District Office

Jordan Helle, Executive Assistant for Councilmember Yuki Lei Sugimura

Kate Griffiths, Executive Assistant for Councilmember Gabe Johnson

Stacey Moniz, Executive Assistant for Councilmember Gabe Johnson

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Autumn Ness, Executive Assistant for Councilmember Gabe Johnson

Sarah Freistat-Pajimola, Executive Assistant for Councilmember Keani N.W. Rawlins-Fernandez

ADMIN.: Linda Munsell, Deputy Director, Department of Housing and Human Concerns
Clyde (Buddy) Almeida, Housing Administrator, Department of Housing and Human Concerns
Jessica Crouse, Assistant Housing Administrator, Department of Housing and Human Concerns
Rowena Dagdag-Andaya, Director, Department of Public Works
Samuel Marvel, Civil Engineer, Department of Parks and Recreation
Shayne Agawa, Deputy Director, Department of Environmental Management
Mimi DesJardins, Deputy Corporation Counsel, Department of the Corporation Counsel

OTHERS: Karlynn Fukuda, Munekiyo Hiraga
Kevin Mendes, Civil Engineering, RM Towill
Kehau Watson, Archaeology, Honua Consulting
Jon Swope, Environmental, TRC
Keiki-Pua Dancil, Pūlama Lānaʻi
Sharon Thom, Pūlama Lānaʻi
Olivia Simpson, IT Support, Pūlama Lānaʻi
Deb Rosenblum, Resource/Project Manager, Design Create Space
Sanoe Kaaihue
Diane Preza
Val Janikowski
John Janikowski
Jacob Janikowski
Anabel Raqueno
Leif Sjostrand
Jonathan Tirosh
Kainalu Morimoto
Pat Riley
Butch Gima
Kathy Carroll
Douglas Bigley
Scott Pisani
Ben Sheets
Anela Sanches
Jenna Majkus
Nanette Amba
Alberto Gonzalez
Nelinia Cabiles
Scott Ashworth

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Phoenix Dupree
Jonathan Sprague
Noemi Barbadillo
Roger Alconcel
Faith Chase
John Dean
Uri Cabatu
David Arakawa
Saul Kahihikolo
Linda Kay Okamoto
Sandi Rabaca
Alastair McAlpine
Others (13)

PRESS: *Akaku Maui Community Television, Inc.*

CHAIR JOHNSON: . . .*(gavel)*. . . Aloha. Will the Affordable Housing Committee meeting of August 2nd, 2021, please come to order. The time is 1:33 p.m. I'm Gabe Johnson, your Committee Chair. And thank you all for joining us today. If you'd please silence your cell phones and other devices, you can do that now. Thank you. Please also note that this is information...online connectivity and related procedures can be found on the last page of the agenda. Members joining us today are Committee Vice-Chair Mike Molina. . . .*(French spoken)*. . .

VICE-CHAIR MOLINA: . . .*(French spoken)*. . . to you, Mr. Chairman, to my colleagues, and everyone else joining in on this wonderful Monday, second day of August.

CHAIR JOHNSON: Yeah. It's Monday, that's right. Okay. Councilmember Tasha Kama is excused. Next we have Councilmember Kelly Takaya King. . . .*(French spoken)*. . .

COUNCILMEMBER KING: I was just going to say, bonjour, très bien, comment allez-vous.

CHAIR JOHNSON: I...I like bonjour a little bit better. I'm...I'm killing the other one. Next we have Council Chair Alice Lee. She's coming a little bit late, followed by Councilmember Tamara Paltin. Bonjour, Councilmember Paltin.

COUNCILMEMBER PALTIN: Aloha 'auinalā, bonjour, quoi de neuf.

CHAIR JOHNSON: Lovely, lovely. You're getting better every...every day, getting ready for your trip. Next we have Council Vice-Chair Keani Rawlins-Fernandez. Bonjour.

COUNCILMEMBER RAWLINS-FERNANDEZ: Aloha 'auinalā, Chair, mai Moloka'i nui a Hina. And . . .*(foreign language spoken)*. . .

CHAIR JOHNSON: Wow. Nice, lovely. I...ditto. Good to see you. Next we have Councilmember Shane Sinenci. Aloha, Shane. Bonjour.

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COUNCILMEMBER SINENCI: Bonjour, monsieur. . . *(French spoken)*. . . comment allez-vous.

CHAIR JOHNSON: And good afternoon to you as well, Councilmember Shane Sinenci. Now, Councilmember Yuki Lei Sugimura is excused today. And we're going to go from the Department of Housing and Human Concerns, we have Deputy...oh, there's Alice Lee. Our...our illustrious Chair Alice Lee. Bonjour.

COUNCILMEMBER LEE: Bonjour, Mr. Chair. And . . . *(French spoken)*. . . How you like that? . . . *(French spoken)*. . .

CHAIR JOHNSON: Lovely, lovely. Great. So from...that's all of our Councilmembers today. And now we'll go on to the greeting of our Department of Human Concerns, we have Deputy Director Linda Munsell. We also have with us today Deputy Corporation Counsel Mimi DesJardins. Planning Deputy Director Jordan Hart. And other departments requested to monitor the meeting and will be available after the presentation for comments and questions are Public Works, Environmental Management, Fire and Public Safety, Police, Parks and Rec, Transportation, and Finance, and Management. Our Committee Staff is Legislative Analyst Alison Stewart, Committee Secretary Rayna Yap, Legislative Attorney James Forrest, Legislative Analyst Laks Abraham, and Assistant...Assistant Clerk Kristeena Locke. So today on our agenda we have AH-1, Housing...(1), Housing Projects under Chapter 201H, Hawai'i Revised Statutes: Hōkūao Housing Project (Lāna'i City). I'll first call everyone's attention to the three revised proposed resolutions uploaded to the Committee file. They contain a corrected Exhibit A listing the requested exemptions for this project. Since the legislation has been revised, we may still proceed with the meeting; however, no legislative action will be taken at this meeting. We'll post a new agenda on this item for August 16th. So Members, let's begin with public testimony. Testifiers can join the BlueJeans meeting using the information on the agenda. Oral testimony is limited to three minutes per item. While waiting for your turn to testify, please turn off your microphone and video. When you are called upon, please unmute yourself and state your full name for the record, and if you're testifying on behalf of an organization or if you're a paid lobbyist. If you have joined this meeting on BlueJeans, Staff will add your name to the testifier's list. The link to the list will be posted in the chat. The BlueJeans chat should not be used to provide commentary or to engage in conversation during this meeting. If you do not wish to testify, or once testimony is closed, you'll be disconnected from BlueJeans, and you may continue to visit the meeting on *Akakū* Channel 53, Facebook Live, or the mauicounty.us website. Written testimony can be sent at any time using the eComment link at mauicounty.us/agendas. Mahalo for your cooperation. Members, without any objections, I'd like to proceed with oral testimony.

COUNCILMEMBERS VOICED NO OBJECTIONS

CHAIR JOHNSON: Okay. Ms. Stewart, will you please call the...the first testifier, and then please state the person after. Mahalo.

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. . .(BEGIN PUBLIC TESTIMONY). . .

MS. STEWART: Chair, the first person to testify is Sanoe Kaaihue, to be followed by Diane Preza.

MS. KAAIHUE: Aloha, Council Chair. And thank you for holding this meeting. Well, good afternoon. I don't know the French version of that, but good to see everybody. And I just...I'm...I'm the Executive Director for Women Helping Women, and we do have an office on Lānaʻi. But I am here in support of this housing project, Hōkūao. And you know, it's...it's such a good opportunity for us, in particular for our survivors, to be able to be housed at least for a longer term period. So you know, we...we know that there's dire straits out there and so many people are looking for housing, and this is only to add more to this community who is in desperate need of housing in general. And this includes not just survivors, but the...the general workforce. So you know, for us, I definitely support this and I...I...my testimony is very short. And so my pitch is always for survivors, and this is one way that we can truly support survivors. So thank you all, and have a good afternoon.

CHAIR JOHNSON: Thank you, Sanoe, for your testimony. Members, we...oh, we have a question for you from Councilmember Kelly King.

COUNCILMEMBER KING: Aloha, Sanoe. Thank you for being here and testifying. And thank you for your work. Do you have a range of rental...like rental prices that you consider affordable?

MS. KAAIHUE: Yeah. For us, single-family income what we're looking at now is, you know, they can safely put towards housing about 1,500 a month. That's safely. And these are the things that we can also help fund through our agency as well, so you know, there's...we've done it in many other housing areas, and so this is one of the areas that we would definitely benefit...

COUNCILMEMBER KING: Okay. And this would be a family...a two-income family? Or one...

MS. KAAIHUE: This is for single income.

COUNCILMEMBER KING: Single income.

MS. KAAIHUE: Single-income family. Yeah. That's affordable right now, and including what this project is trying to provide in terms of bedroom space and living area is...I mean, it's a...it's a steal. If you're looking out there, studios are 1,500 and up, so...at this point.

COUNCILMEMBER KING: Okay. And you would...and you would assume 1,500 for like a two-bedroom or something like that, two or three bedroom?

MS. KAAIHUE: Yeah. That's --

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COUNCILMEMBER KING: Okay.

MS. KAAIHUE: -- that's a great deal, very affordable right now.

COUNCILMEMBER KING: Okay. Thank you.

MS. KAAIHUE: Yeah. You're welcome.

CHAIR JOHNSON: Okay. Thank you, Councilmember Kelly King. I just have a quick question for you, Sanoe. What is the result of...of...when...for women, when there is no affordable housing, what happens?

MS. KAAIHUE: Yeah, so the result for that is generally they'll end up going back to their abusive household. They'll go back to their partners. If not, some of them remain homeless, and so, you know, that's...that's the reality of the things. And...and...or they'll end up fleeing to another state in order to get some kind of safety and support somewhere else, which is not the case for everybody, especially those that are born and raised here.

CHAIR JOHNSON: Yeah, yeah. Okay. Thank you, Sanoe, for you responses. Members...I don't see any other questions. So let's see, please call the next...the next testifier, Ms. Stewart.

MS. STEWART: The next testifier is Diane Preza, to be followed by Val Janikowski.

MS. PREZA: Hi. Aloha. I'm Diane Preza, and I'm not a paid lobbyist, and I'm testifying on behalf of myself as a lifetime Lānaʻi resident, so...and I'll keep it brief. I just thank you for the opportunity to testify. And I...I testify in support of this project because, you know, in general, we just need some kind of housing on Lānaʻi. We're so overcrowded here. I just wanted to share about, you know, looking through the eyes of a child. From a child's perspective, it's hard to...to be at home in a crowded situation. It's hard to have your own space if you're a teenager. It's hard to study if you're a child trying to do homework after school. Those things, you know, maybe adults might take for granted, but the ability to be in a quiet area and have your own space to...to do things that they...you know, need to be done I think is critical. I think that the overcrowding adds to stress in the family, and it's not a good situation. So I could see how Hōkūao could help with this. And you know, that's...I...I know there's a lot of testifiers. So I...I know you all understand that we need housing on Lānaʻi, so you know, please support this project. And I hope the decisions that we make as adults, you know, have a good outcome for the children. So thank you.

CHAIR JOHNSON: Thank you, Diane. Members, do we have any questions for our testifier? Just a clarifying question from me, Diane. Do you...do you work for the company still?

MS. PREZA: Yes. I work for Pūlama Lānaʻi.

CHAIR JOHNSON: Okay. All right. Thank you so much. I have no --

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MS. PREZA: You're welcome.

CHAIR JOHNSON: -- further question. Okay. Ms. Stewart, will you call the next two testifiers please?

MS. STEWART: The next testifier is Val Janikowski, to be followed by Anabel.

MS. JANIKOWSKI: Hello, Councilmembers. Thank you very much for allowing us this opportunity and having...holding this meeting. I...I want to share really briefly. This is my family. It's not just me testifying. My husband, John Janikowski, and my son, Jacob Janikowski. I hope that's okay.

MR. JOHN JANIKOWSKI: And none of us are paid lobbyists. And none of...and are all...and we're all testifying personally. And I, as a healthcare provider here on Lānaʻi, can give some of our personal insight into what is going on. This has been, as you know, a problem going on for long before we got here 12 years ago. But in our search for housing here 12 years ago, we found two things. One, housing was sparse; and two, a lot of the available housing was uninhabitable, especially from the health perspective. I think still, as a physician here, I do make home visits, and I'm able to be in homes where I...I render care to patients and into apartments. And what I see is not...the single-family home should really be, in a lot of cases, renamed as multigenerational-family housing...and a lot of overcrowding. And as Diane already alluded to, that can lead to some significant health and behavioral problems. Even in the apartments here, I know...I've been personally in apartments where a family of more than six people living in a two-bedroom apartment, many of them children, school age, well overcrowded. So my testimony...oh, and one final thing, this recent COVID pandemic has led another...to another situation; that is, quarantine and isolation availability even limits more because you have to have a separate bedroom and bathroom for those people, which most of the single-family homes here do not have available. So I think what I'm looking at from what I know of this project, it is available housing, affordable housing, environmentally friendly housing, and a healthful housing. And I'm very much in favor.

CHAIR JOHNSON: Okay. Thank you. Members, do we have any questions for the Janikowskis? Okay. Thank you for your testimony, folks. Aloha.

UNIDENTIFIED SPEAKER: Thank you.

CHAIR JOHNSON: Oh, you want to add something?

MS. JANIKOWSKI: Jacob wanted to say something, Gabe. Sorry.

CHAIR JOHNSON: Okay. Go ahead, Jacob.

MR. JACOB JANIKOWSKI: Hi. My name is Jacob Janikowski. I'm testifying on behalf of myself. I just believe that one of the biggest concerns I heard from many community members is that it's going to increase the population size. But what I've heard and seen

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as the facts of that, it's not going to do that, it's going to help dispersed [sic] and it...I think really, like being in all the crowded households, I've seen them. My friends and classmates, I've seen it, it is there. And that I think it'll just be really helpful and it'll make a lot of families less stressed and raise morale. And it'll make the community as a whole happier, so I am showing my support. Thank you.

MS. JANIKOWSKI: We all agree --

CHAIR JOHNSON: Okay.

MS. JANIKOWSKI: -- and support that. Thank you for allowing us --

CHAIR JOHNSON: Wonderful.

MS. JANIKOWSKI: -- to testify.

CHAIR JOHNSON: You're welcome. Do we have any questions for the Janikowskis? Oh, we do have one from Councilmember Molina. Go ahead.

VICE-CHAIR MOLINA: Thank you, Mr. Chairman. No, not so much a question, but just more clarification and for public record. Can we have the full names of the testifiers of the...

MS. JANIKOWSKI: Sure. So John Janikowski, Jacob Janikowski, and Valerie Janikowski.

VICE-CHAIR MOLINA: Thank you.

UNIDENTIFIED SPEAKER: Thank you.

CHAIR JOHNSON: Okay. Thank you. Thank you so much. Ms. Stewart, please call the next testifier. Thank you once again. And it is...it is Lānaʻi style, we know everybody. I sometimes forget that everybody knows everybody. I got to remember that. Thanks for that reminder, Councilmember Molina.

MS. STEWART: The next testifier is Anabel, to be followed by Brent N.

MS. RAQUENO: Hi, all. Thank you so much for having us this afternoon. As we all know, that we have been had a shortage of home here in Lānaʻi, so I do fully support this project. As a single mom with a limited income, hopefully this will be an opportunity for me and my children to have a chance to have our own home with a backyard. And having a teenager, as well as...they have been asking for their own private place where they can concentrate and take a moment for themselves. And that would be very good to have. And yeah, we had been a very desperate in need, so I too support this project.

CHAIR JOHNSON: Okay. Anabel, we have a question for you from Councilmember Shane Sinenci. Go ahead, Shane.

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COUNCILMEMBER SINENCI: Mahalo, Chair. And I don't know if Anabel knows it or you, when was the last time that Lānaʻi City had an affordable housing project?

MS. RAQUENO: Sorry, say that again?

COUNCILMEMBER SINENCI: When was the last time Lānaʻi City had an affordable housing project, if you knew that?

MS. RAQUENO: As far as I know...I know that we probably had a plan, but nothing was been in place. And again, this would be a good opportunity to have for...even not for myself, it's for everyone.

COUNCILMEMBER SINENCI: Thank you, Chair.

MS. RAQUENO: Thank you.

CHAIR JOHNSON: Okay. I think the number is 30 years, Councilmember Shane Sinenci. Councilmember Paltin has a question for you, Anabel.

COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Ms. Anabel, for your testimony. I just was wondering if you were aware of the area median income qualifications, and you qualify at 80 percent and above AMI?

MS. RAQUENO: I do, a small part of it. I joined the meeting last week, if I'm not mistaken, yes.

COUNCILMEMBER PALTIN: And...and so you meet the income requirements to qualify to live in this project?

MS. RAQUENO: I believe so. Again, I'm a single mom with two children with a limited income, and I did look at what I've been making monthly. And again, hopefully I would be able to be a part of it.

COUNCILMEMBER PALTIN: Okay. Great. Thank you.

MS. RAQUENO: Thank you.

CHAIR JOHNSON: Okay. Thank you, Councilmember Paltin. We don't have any questions more for you, Anabel, so thank you for your testimony.

MS. RAQUENO: Thank you.

CHAIR JOHNSON: Okay. Ms. Stewart?

MS. STEWART: The next testifier is Leif Sjostrand, to be followed by Garret (*phonetic*).

CHAIR JOHNSON: Leif, are you on the call?

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MR. SJOSTRAND: I am. Sorry. I...I'm calling in support of the project. I apologize, I didn't know I was testifying. But I am in support of the project. I do a lot of work on Lānaʻi. Just...I love Lānaʻi and just love to see a positive project for the community like this.

CHAIR JOHNSON: Okay. Thank you. Members, do we have any questions for Leif? We do have one from Councilmember Paltin. Go ahead.

COUNCILMEMBER PALTIN: Oh, I just was...thank you, Mr. Sjostrand, for your testimony. I just was clarifying, so you don't live on Lānaʻi, and you wouldn't be applying for this housing, you just want to see it happen for the community there?

MR. SJOSTRAND: Correct. I live on Maui.

COUNCILMEMBER PALTIN: Okay. And you wouldn't be renting a house in this project, you just want to see it happen for the folks there?

MR. SJOSTRAND: Absolutely.

COUNCILMEMBER PALTIN: Okay. Thanks. Thanks for the clarification.

MR. SJOSTRAND: Sure.

CHAIR JOHNSON: Okay. Thank you, Councilmember Paltin. Any further questions for our testifier? Seeing none. Ms. Stewart, please call the next testifier.

MS. STEWART: The next testifier is Garret, to be followed by Jonathan T.

CHAIR JOHNSON: Aloha, Garret. Are you on the...are you on the call? Okay. We can come back to Garret, and we'll move on to the next testifier. Ms. Stewart?

MS. STEWART: The next testifier is Jonathan T., to be followed by Kainalu Morimoto.

MR. TIROSH: All right. Am I on now? Let's see. Can you guys see me?

CHAIR JOHNSON: We can hear and see you.

MR. TIROSH: Awesome. Hello, everyone. My name is Jonathan Tirosh. I am not a paid lobbyist. And I want to thank you all...my computer is here, my camera is here, not the best setup. But I want to thank you all for this opportunity. It's a beautiful system where we can talk directly to people who make changes and are able to make a positive impact in the community as a community. So I really appreciate this opportunity. I am not a paid lobbyist, as I said, paid hydroponic trainee over at Sensei Farms here in beautiful Lānaʻi. And I am incredibly fortunate that I actually have family friends who have lived here for 20-plus years, and additional friends here that gave me housing, so I was able to come here and work in the farm that provides sustainable food security for the island. And a couple things I noticed is...the reason why I'm in support of this

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project, sorry, got to make that clear. I am in support of this project for people who potentially live here already and maybe want to get out of an overcrowded situation, and maybe an unhealthy situation. We've already heard two people who were in support of the project already who had those concerns. And additionally, space for the next generation. I've been told by many people that the number one export off of Lānaʻi is its young people, and that can be for many reasons. One of which we at Sensei are trying to work on by creating additional positions in our workforce for the young people of Lānaʻi to then excel and stay here, raise a family here if they choose to, et cetera. And currently, the options are very limited, and ones that open up are potentially out of reach for people. And I know that these properties are all for rent, many low-income properties. And to me, that semi negates the possibility of outsiders coming in and purchasing up more land here that would then create some type of a fence of ownership away from the people who are here, as they are all rentals. And I could be incorrect, but I believe infrastructure will also be put in place for the County itself to potentially build some homes for the people to purchase. So again, thank you for this opportunity. I hope I didn't go on too long. I'm in support of this project. And yeah, you all are awesome. Any questions, I guess?

CHAIR JOHNSON: All right. Thank you, Jonathan. We do have a question for you from Councilmember Kelly King.

MR. TIROSH: Hi, Kelly.

COUNCILMEMBER KING: Aloha. Aloha, Jonathan. Thanks for the tour when I went over there. I really appreciate seeing what you guys are doing with your...your farm model.

MR. TIROSH: Thanks for coming.

COUNCILMEMBER KING: So my question is, you know, the...according to the Housing Division, Lānaʻi's median income...area median income is about 55,500, just under that. And so the housing...the rentals are being built for 80 percent of that and above, which means that around 40...just under 45,000, people making that. So does that sound like an...an average income for people of Lānaʻi, in your mind? I don't know...

MR. TIROSH: I know some people who are making significantly less and live in a house of eight people that should be one or two people living in it. So kind of, not really. A lot of people make less than that. And the people who make more are...they make more because they're working really, really hard.

COUNCILMEMBER KING: Okay. So we need...we need the other part of it, which I think is what you alluded to, the under 80 percent AMI, which is people making less than 44,368, which is what the County property is...you know, what we're looking at doing on County property. And...and you said that the Pūlama Lānaʻi was willing to put in infrastructure for that project, to...

MR. TIROSH: Yes, it would...yes, that would be fantastic if that happens.

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COUNCILMEMBER KING: Okay. Great. We'll try. We'll work on that. Thank you.

MR. TIROSH: You all are awesome.

CHAIR JOHNSON: Okay. Great. Any other questions for our testifier? Seeing none. Thank you, Miss...thank you, Jonathan. Ms. Stewart --

MR. TIROSH: Have a good one.

CHAIR JOHNSON: -- will you call the next testifier please?

MS. STEWART: The next testifier is Kainalu Morimoto, to be followed by the user logged in as Anonymous.

MR. MORIMOTO: Hello, Councilmembers. My name is Kainalu Morimoto, and I'm not a paid lobbyist. Okay. Good afternoon, esteemed Councilmembers. My name is Kainalu Morimoto, I'm a recent graduate of Lānaʻi High and Elementary School. I've lived on Lānaʻi since I was one, so I hope I can provide some insight as a youth on Lānaʻi. I know all of you are probably well informed about the facts and figures of the project, so instead I'll try to paint a more personal picture. I come here today to voice my adamant support for Hōkūao affordable housing project. As a recent graduate, I can see firsthand the effects that the housing shortage on Lānaʻi has on its young adults who can't rent...or who want to rent their own place to live, but can't. This leaves the working youth two options; to continue living with their family, having crowded, stressful, small homes, or to move elsewhere. Moreover, the housing options are limited, despite a growing number of job opportunities for young people throughout our community. From my...from my graduating class alone, more than half plan to or have joined the workforce. Additionally, more young Lānaʻians are joining the workforce and starting families, yet the prospects of their own home seem grim. We also have people like myself who are going to attend college elsewhere, and would like to return to Lānaʻi, but can't because of the scarce housing...housing opportunities. This hinders our ability to gain valuable skills and bring them back to serve our community. While the housing project doesn't provide 100 percent affordable housing units, it's still 76 more rental homes than we've had in a while. The alternative is either less affordable housing units or none at all. While the housing project is more complicated than I described, and there are many more facets to consider, the youth perspective and the implications your decisions have are still of importance. I graciously...graciously ask all of you for your support of this project. I appreciate your time and the opportunity to testify. Thank you.

CHAIR JOHNSON: Right on, Kainalu. Thank you for your testimony. We have a question for you. Go ahead, Councilmember Kelly King.

COUNCILMEMBER KING: Thank you, Chair. Aloha, Mr. Morimoto. Thank you for testifying. It's always great to get the perspective of somebody who lives there and went to school there and wants to return. So would your goal be to...to return to Lānaʻi and actually own a home?

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MR. MORIMOTO: Well, primarily I'd like to return to Lānaʻi after my...my college degree, and possibly at first renting a home. I know, of course, there's not really provisions to buy a home right now. But I think the first step is definitely renting, and then saving up to buy another home. So that's my plan.

COUNCILMEMBER KING: But if there were an option for you, would you...would that be your preference, to return to Lānaʻi and live there?

MR. MORIMOTO: Yeah, definitely. But I think as a youth, you know, our income isn't too high at start, so renting is a bit more of a reasonable option than outright buying. Of course, I think for adults that are...or adult families that are a bit more...I wouldn't say wealthy, but a bit more...they have a bit more expendable income or...or stuff saved...saved up, I think that'd be more of a viable option for them.

COUNCILMEMBER KING: Okay. All right. Great. I hope...I hope we can...we can work on that opportunity for you.

MR. MORIMOTO: Thank you.

CHAIR JOHNSON: Thank you, Councilmember Kelly King. Mr. Morimoto, we have another question for you from Ms. Paltin.

COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Mr. Morimoto, for your testimony today. I just was wondering, so you plan to go away for education and then come back and work and then rent...try to rent one of these houses? Or were you going to go straight to the workforce and apply for one of these houses?

MR. MORIMOTO: So I'd be going...coming back with a college degree. I'll be at college elsewhere, and then hopefully when I come back, if it's available to me and if I have the...secured a job and I have a steady income, I'd like to be able to rent my own place. I have a family of seven, so it's a little bit crowded in our house. Not as much as a lot of my peers per se, but you know, I definitely could see some merit in renting my own home.

COUNCILMEMBER PALTIN: And I just was wondering, what you plan to pursue at school? Sorry.

MR. MORIMOTO: So in school, I plan to do political science and then go into law school.

COUNCILMEMBER PALTIN: Oh, awesome. Okay. Thank you so much. Just was curious.

MR. MORIMOTO: Thanks, Member.

CHAIR JOHNSON: Okay. Thank you, Councilmember Paltin. Any further questions for our testifier? Seeing none. Thank you again, Kainalu. Okay. Ms. Stewart, will you please call the next two testifiers? And once again, Members, we have a long list of testifiers,

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so if we can maintain it to clarifying questions, that would be...that would stream up the process. Thank you.

MS. STEWART: The next testifier is logged in as Anonymous, to be followed by Butch Gima.

MR. RILEY: They told me...this is Pat Riley. I'm not --

CHAIR JOHNSON: Okay.

MR. RILEY: -- anonymous.

CHAIR JOHNSON: Mr. Riley, we hear you loud and clear, feel free to testify. The floor is yours.

MR. RILEY: Okay. I'm surprised, I didn't know that was my name. I...I am Pat Riley. I have lived on Lānaʻi for 43 years and was a counselor at Lānaʻi High and Elementary School for 31 years. I have so much to say, but I'm going to keep...I'm going to post an opposition to this project. And I notice that the resolutions leave the Council with three...three opportunities. Either you support, modifications, or do not support. So the point is, I'm advocating not for myself, but for that group of Lānaʻians that have lived and worked here for years and years and years, and can never get an asset. They can never have a house. They're going to work the rest of their life and have nothing. And to me, the obligation of the corporation is to address that problem in part. Now, I know it goes back and forth...oh, no, the County should do it. No, the company should do it. No, the County should do it. That is leaving everybody out. I agree with Miss...Councilmember King that you need to lower the affordable rate, and these houses need to be for sale. Some of these houses need to be for sale. It is not right that people work their whole life, whether it's in pineapple, hotels, or any other corporation, and that corporation denies them a right, which I will call a right, to at least have some legacy for their children. And the highest price house I see so far listed on this island is almost a million dollars. That's unreasonable. That is...our...these people cannot get into that market. And I know it's not only true on Lānaʻi, I know it's true in Hawaiʻi. You cannot get in that market. And I disagree with the AMI, the calculation of the AMI. I would agree that...that any affordable housing for sale should be at...starting at 40 percent or 60 percent. That's affordable, given their incomes right now, if you...if you're taking a 30 percent of your money to go for housing. We can do all kind of things. They could have 0 percent down. They could set up rent-to-buy. There are all kind of programs that could address this segment. And I will limit it there. I think you know my passion for this group of people that will not be able to speak for themselves, and all my friends that used to be teachers. Aloha.

CHAIR JOHNSON: Okay. Mr. Riley, we have some questions for you, sir. So let's start --

MR. RILEY: Oh, I bet you do.

CHAIR JOHNSON: -- with Councilmember Kelly King.

COUNCILMEMBER KING: Aloha, Mr. Riley. So good to...

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MR. RILEY: Hi, my friend.

COUNCILMEMBER KING: It's been a long time since I've heard your voice, and I wish I could see you on video, but thank you for your testimony. And you know, I just...I think there's some collaboration with a developer who develops for the very low income who was looking at the County parcel on Maui. So if these two projects could be developed in conjunction with each other, with...with the Pūlama Lānaʻi project providing infrastructure for the...the...the other project, which is the...which is probably going to be 80 percent AMI and lower, for the 80 percent AMI and lower income. Would that...would that be acceptable to you? Would you support that?

MR. RILEY: I'm sorry, I would have to say no because in your statement...I know they want to move the County project close to the Hōkūao project. And I don't know if you're aware, Member King, but we have a master plan for the school from preschool through college. And we've spent ten years designing that plan, the State invested hundreds of thousands of dollars for architects to do it, and to move your housing closer to Hōkūao would be right in the middle of our master plan for the whole school, and it would destroy the master plan. So we...we've actually made a statement, the master plan committee has addressed that with the State and with the DOE that that's an unacceptable solution to us. I...my...my reaction is the County has limited budget; the corporation, depending on how you look at, has much more capital available to do these kinds of projects. I agree with you, it should be a collaborative project, but please, don't destroy our master plan.

COUNCILMEMBER KING: Okay. We'll take a look at that. Great. Thank you so much for coming out and speaking up and...

MR. RILEY: Oh, thank you for you too.

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

COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Mr. Riley, for your testimony today. I...I just wanted to clarify, when you were talking about opportunities for Lānaʻians to own homes and that this project is only for rentals, was it not made clear what one thing that the developer representatives had said to me in pre-meetings was that the plan was to take folks from the existing rentals in Lānaʻi City, and then make this one be the rentals, and then the homes in Lānaʻi City would then be offered for sale. Was that not made clear to folks on Lānaʻi that there would then be that opportunity to...for homeownership or...

MR. RILEY: Member Paltin, I know part of what you're saying, but I saw nowhere in the written document that homes would be--in this particular project, in the documents in this project--there are any homes for sale. There are none for sale. And maybe yes, that might happen someday; but my advocacy is these people have been waiting 30 years. I happened to be able to get a workforce housing in 1991. Prior to that, I lived in State

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teacher housing for 14 years. And Mr. Murdock...this was the last project, and I was on the list, but I didn't work for the company. I was one of the last guys on the list, and they called me up one day and say, Riley, you're up for a house, you want it? Bring me \$5,000 today. Okay. That's the way that one worked. I got one of the last houses in the project as a State worker. But we have State workers, County workers, healthcare workers who do not work for the corporation. They should have a right to buy a house.

COUNCILMEMBER PALTIN: So...so to clarify, you want the for-sale housing to be a part of this project and not separate in Lānaʻi City, or is it that you want it in...

MR. RILEY: This...this is the project...to stop you, right, Member Paltin, that is exactly my position.

COUNCILMEMBER PALTIN: Okay.

MR. RILEY: Some of these houses should be for sale.

COUNCILMEMBER PALTIN: Thank you. Thank you for clarifying.

CHAIR JOHNSON: Okay. All right. Thank you, Mr. Riley...oh, we do have one more question for you from Councilmember Molina.

VICE-CHAIR MOLINA: Thank you, Mr. Chair. Aloha, Pat. Good to hear your voice again, long time --

MR. RILEY: Hello.

VICE-CHAIR MOLINA: -- no hear. Just a quick question, of the 76 units, about how many of them would you recommend that they be up for ownership, homeownership?

MR. RILEY: Well, as you know, Mike, it's hard to judge that because of all the other factors that we don't really know yet about cost and et cetera, et cetera. But I would say if we could get 15 to 20 houses for sale, my guess is, and that...I have no basis for deciding whether eligibility and what kind of mortgaging and financing, but 15 to 25 houses, 20 houses, I think they...that could go. I think there are people that would qualify when you're talking about a mortgage. And let me just add one more thing, Mike, then I'll shut up. I think the rental rates should also be fixed. Now, that's a very unusual situation. But you know, if you have a fixed rate, 30-year mortgage, you know what your budget is going to be. In this kind of a process, your rent can change from year to year. What if you lose your job? What happens to...you know, today...I mean, I don't know, today is the end of the eviction moratorium. What happens if somebody gets a house and they lose their job? Are they going to get evicted? There are so many questions about the process of this thing that...I...I submitted a lot to Ms. Dancil. And you know, she said the other day, I read it, but I didn't have time to answer your questions. But I...you know me, I...I could have 40...40 pages of questions that should be addressed upfront. I think the Council at some point has to stand for...as an advocate for the lesser people on Lānaʻi that have been waiting a long time. Thank you.

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VICE-CHAIR MOLINA: Thank you very much, Pat. Thank you, Mr. Chair.

MR. RILEY: Yeah.

CHAIR JOHNSON: Okay. Thank you, Mr. Molina. No further questions for our testifier. Thank you, Mr. Riley, for your passionate testimony. Ms. Stewart --

MR. RILEY: Thank you.

CHAIR JOHNSON: -- will you please...aloha. Will you please call the next two testifiers?

MS. STEWART: The next testifier is Butch Gima, to be followed by Kathy Carroll.

CHAIR JOHNSON: Aloha, Butch.

MR. GIMA: Hey, good afternoon. I agree with the intent of this project to increase the housing supply in our community. At the same time, I'm not a big fan of the following, but not necessarily dealbreakers. Number one, the...where the project is sited; number two, the applicant's decision to change from for-sale to all rentals; number three, the floor plan; number four, the fact that the units are furnished; number five, that the applicant claims that the proposed County affordable housing projects abuts the project...Hökūao project, which it doesn't. As Pat Riley just said, the school's master plan abuts the Hōkūao project. Hōkūao and the County affordable housing project I feel are mutually exclusive, and I don't think it has any bearing on this Committee's deliberations. Number six, there's several documents on this docket that references the West Maui Community Plan. Okay, what the hell does the West Maui Community Plan have to do with Lānaʻi? So I don't know if this was a cut and paste error or somebody messed up. Number seven, not a big fan of how the applicant...the Environmental Assessment and the County's approval of how water use allocation information was provided. The information that was provided was project specific and did not include its impact on the overall water use . . . *(inaudible)*. . . for the entire island. Had this project been vetted before the Lānaʻi Water Advisory Committee, this would not have been an issue. I personally would have wanted more facts about water use allocation and water use, and less rhetoric. Now, with regard to exemptions that the applicants are asking for, I can live with the sidewalk exemption. I can live with the no tree per each lot exemption, but I would want to know from the applicant what their tree planning...planting plans are. I am unclear about the Ag zoning exemption. I'm going to give the applicant the benefit of the doubt, but I'm hoping that they did not request this exemption so they can avoid either a community plan amendment or a Land Use Commission district boundary amendment. Overall, I can live with some or all of the exemptions if the applicant declares how much they're saving as a result of being granted these exemptions. Now, another consideration is...and...and Tamara and...and Pat already . . . *(timer sounds)*. . . kind of touched upon it, but I agree with the recommendation to mitigate complaints about the applicant's decision to switch to an all-rental project by offering Lānaʻi residents the opportunity to purchase plantation homes they're currently renting. There's already precedence for this. Lastly, on the qualification and selection process,

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it must be fair, it must be transparent, it must dispel the perception that the project is designed solely for Pūlama and Four Seasons' workers. Pūlama and County made representations at prior meetings that the Housing and Human Concerns Deputy Director will oversee the lottery to ensure what I just mentioned. Absent...absent this process where Housing and Human Concerns oversees the lotteries, I would then withdraw my support for this project. Thank you.

CHAIR JOHNSON: Okay. All right. Thank you, Butch. We have some questions for you from Councilmember Kelly King.

COUNCILMEMBER KING: Hi, Mr. Gima. Good to see you. Yeah, I just...I have a quick question. The plans for...I should have asked Pat this, but the plans for the expansion of the school, how many acres is that. do you know?

MR. GIMA: Anywhere from 43 to 50 out of the initial 115 acres that was deeded over to the County as a result of the permitting process either for the Manele or...and/or Koele Project District.

COUNCILMEMBER KING: Okay. But it's adjacent to the school, correct? So --

MR. GIMA: Part of it, yes.

COUNCILMEMBER KING: -- the plans...the expansion plans that you folks have been working on is about 40 to 50 acres?

MR. GIMA: Yes.

COUNCILMEMBER KING: Okay. And you've designed out to use all that?

MR. GIMA: Yes.

COUNCILMEMBER KING: Okay. All right. Thank you.

CHAIR JOHNSON: Okay. Members, any other questions for our testifier? Seeing none. Thank you, Butch, for your testimony. Aloha. Oh, wait, we do have one. I'm sorry, hold on one sec. Councilmember Paltin?

COUNCILMEMBER PALTIN: Thank you, Chair. I didn't see a written testimony for you. I just was wondering if you would be willing to expand on the reasons you don't like those things in writing? Or if not, it's okay, but it's just a request.

MR. GIMA: Yeah. I can...I can submit written testimony.

COUNCILMEMBER PALTIN: Thank you. Thank you, Chair.

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CHAIR JOHNSON: Okay. Great. Thank you once again. Thank you, Councilmember Paltin. Thank you once again, Butch, for your testimony. Ms. Stewart, will you please call the next testifiers please?

MS. STEWART: The next testifier is Kathy Carroll, to be followed by Douglas.

MS. CARROLL: Aloha. Thank you. I'm Kathy Carroll testifying on behalf of myself and my husband, and we're not paid lobbyists. We've lived on Lānaʻi about 20...20 years and had our own business here 14-1/2 years. And so we're speaking more as kind of small business owners, having lived here and worked here. In our view, this is probably...in our opinion, it's the most important and most direly needed project that Pūlama Lānaʻi has ever undertaken. We see that there are too many people in the workforce on Lānaʻi that they do not have adequate housing. Too many people are crowded into old homes that desperately need repairs. Repairs can't really happen while people are living there. Too many people are leaving Lānaʻi because of the lack of housing when they'd really rather stay. And I know you can argue all about the nuances of it, but to us, it would be a crying shame if a project like this did not happen. Pūlama Lānaʻi is ready, willing, and able to step up to rectify this situation. And my understanding is the homes are...

CHAIR JOHNSON: Kathy, I'm really sorry to interrupt your testimony. Staff, can you...thank you. Okay. Go ahead, Kathy.

MS. CARROLL: I'm sorry. Okay.

CHAIR JOHNSON: I just wanted to free up the camera for you. So go ahead, Kathy. Thank you.

MS. CARROLL: Oh, okay. No problem. But Pūlama Lānaʻi is going to be 100 percent financing this, and our understanding is the homes are...are really beautiful, and that the affordable ones will remain that way in perpetuity, which I think is really important. So from our view, this is a very fortunate thing for the community, and we really urge the Council to...to not delay in approving this project.

CHAIR JOHNSON: Okay. Thank you, Ms. Carroll, for your testimony. Members, do we have any questions for our testifier? Seeing none. Thank you once again, Kathy. Aloha.

MS. CARROLL: Thank you so much.

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

MS. STEWART: The next testifier is Douglas, to be followed by Scott Pisani.

MR. BIGLEY: Hello there. This is Douglas Bigley from Ikaika Ohana. And I'm not a paid lobbyist. In fact, the segment of the population that I serve there on Maui and throughout, you know, California and Maui are...and Kauaʻi actually are the 80 percent and below. And I just wanted to make a few observations today that I think are really important. Number one is I've never done a perfect project, so no matter what project I

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have, there's a lot of...you know, there's people that are really for it, but you have issues regarding whether it's traffic or parking or I didn't get enough, you know, for-sale or the rents aren't right, or whatever the case may be. We always have challenges out there. Even in our developments, we have people we have to actually turn away because they're above kind of the level of income that we actually provide. I think the County has an asset in Lānaʻi that is not being used, and that is because it has...you know, as...they have about 100 acres that have been out there for about 30 years. And I think the largest...or the impediment to developing that housing for the most part, what's made it undevelopable is the high cost of infrastructure. And I think one of the things I was going to speak to today was Maui's in a unique position right now to take advantage of a unique situation because you have a developer out there that has the wherewithal to overcome one of the most big...the biggest obstacle you have is the infrastructure. How do you get the infrastructure to the site, and we're talking about water, we're talking about sewer, we're talking about roads. And to...so what...what happen if you allowed this project to go forward, I think people would be surprised at not only the fact that you would have more options going forward. And I'll speak to a couple things, anonymous...or I think...or Mr. Riley's, some of his concerns. We're doing some of those models right now on the Big Island. We actually have homes that are being sold at 30, 40, and 60 percent of area median income. But the issue here is that the cost of actually...again, that infrastructure, bringing all that in is so high that it really becomes cost prohibitive to do some of those things. So I think if the developer would work closely with the County and, you know, find ways they could work together to bring all that infrastructure in, and that...and...and activate the County's 100 acres, like I said, that's been there...100-plus acres that's been there for so long, then I think they could really make a...headway into providing affordable housing. Now, this project is also in a unique position because one of the hardest areas going forward to develop is probably going to be over 80, maybe that 80 to 100 or 80 to 120. Because when you're below 80, you have...you can tap into a whole bunch of Federal and State subsidies. But over 80, you don't qualify for a lot of those programs. So I always call that area kind of never-never land, those are the people that can't afford the housing still, but also can't have...don't have access to subsidies to do it. And so I just want to say for...and I'm going to give you guys kind of written testimony. . . .(timer sounds). . . I'm just saying it's...I don't think it's an either/or, I think it should be considered this and. And I think --

CHAIR JOHNSON: Okay.

MR. BIGLEY: -- and...and you would come out better. I'm sorry, go ahead.

CHAIR JOHNSON: Okay. Thank you, Mr. Bigley.

MR. BIGLEY: Okay.

CHAIR JOHNSON: We have some questions for you. Go ahead, Councilmember Kelly King.

COUNCILMEMBER KING: Thank you, Chair. Aloha, Doug, good to see you.

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MR. BIGLEY: Hi.

COUNCILMEMBER KING: So the...the...have you...actually, I know Tom went over and looked at the property, I'm not sure if you have yet. But if you've looked at the property, or at least a map, is there a way to get to a critical mass for development of the 80 percent and under AMI for-sale homes, and say 100...100...150, 180, something like that, and still allow for the expansion that the school is proposing?

MR. BIGLEY: Yeah, you know, I have to look at that because I wasn't...I wasn't...I had heard about that piece, but wasn't, you know, heavily focused on...you know, like I said the critical infrastructure comes with both water, it comes with sewer, it's not just about kind of roadways. So I kind of have to look at how that site fits in. I recognize it isn't adjacent, but we may...there may be some access points we need or...or something like that if it was developed. But again, and I'm going to say this, I know it's going to probably ruffle a bunch of feathers, but whenever we're doing developments like this, everybody has to give a little. And I don't think...I'm not sure it's a lot. And I only make that statement is because everybody has a stake in this situation, right? And so I always kind of run up to the situation that they say I really want it, we really need it, but for, and then they go on you to tell why I can't get it done, or why you can't use my piece, or why you can't...you know, so what's important, I think, is to get everybody's buy-in. And if we really want to solve the housing piece...and...and I have to tell you, housings and schools work together, they have to work together. We want to be snuggled up right next to a school when we develop because a lot of it...education happens at home. Because we have to...inside of our developments...and...and I'll make one point, it's no knock on the developer for Honokohau or Honokau [sic] is that we're an expert in this area. There's a lot of different circumstances that impact, you know, kind of the 80 and below group. And we have to do...we typically have to do a lot more lifting. And we're set up like...companies...and companies like us are set up for that kind of engagement, right? So you'll have large community centers that are engaged with that school. I have to be next to a school. But if my property is behind, there...and there's no access point for...for...for me to get into that thing, then we got to give...because we can't render a 100-plus acres or 150 acres irrelevant just because we can't find an access point. I mean, I...I'm just stressing the fact that it's...we can deliver a win-win-win, but we have to sit down...you know, like we did in...in Lāhainā, you know, nobody thought that would get done. But we have to sit down with everybody and say okay, what can we do as a group. But that group...and I...and I have no doubt that they have an agenda also of their own that they have to fulfil to encourage them to deliver their project. And if we want to deliver projects that are below 80, it seems to me that to encourage them to...to solve one of the biggest problems we'll have when we're there, this infrastructure issue might be a starting point. Because I don't know of too many deep pockets can solve that particular problem. Infrastructure is tough over there, and it's particularly tough on that island.

COUNCILMEMBER KING: I understand...I understand that. And you know --

MR. BIGLEY: Yeah.

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COUNCILMEMBER KING: -- when I met with them, they were willing to help out with that. But you know, just...just maybe you can go take a look and see if there's a way to work with the school so that they can --

MR. BIGLEY: Sure.

COUNCILMEMBER KING: -- so...you know, so you can create a win-win. *(audio interference)*

MR. BIGLEY: Yeah. And...and...and just...one last point and I'll let it go, but I just want to make sure that everybody understands that when we approach this, it's not...it's how, not...because we've got to be the least amount of impact as possible to make sure that the school gets as much as they can get, that these other guys that are developing their housing get what they want, and we still get that 80 and below. And I got to tell you something, we were...we moved a bunch of people into for-sale housing, we just did our first phase over there, and you know, there were a lot of tears over there because people in that...and these were below 60s.

COUNCILMEMBER KING: Tears of joy --

MR. BIGLEY: And...

COUNCILMEMBER KING: -- right?

MR. BIGLEY: Yeah. *(audio interference)* That model will work on Lānaʻi. That model.

CHAIR JOHNSON: Okay. Wow.

MR. BIGLEY: Okay.

COUNCILMEMBER KING: Thank you. Thank you, Chair.

MR. BIGLEY: Thanks.

CHAIR JOHNSON: All right. Thank you, Councilmember Kelly King. Thank you, Doug. We do have a question for you from Councilmember Paltin.

MR. BIGLEY: Hello. Go ahead.

COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Mr. Bigley. I just was wondering, on...based on what you were testifying, when I met with the Pūlama Lānaʻi folks, and in terms of infrastructure opening up to the County parcels and whatnot, they said, you know, they are willing, but the time is now. And I just was wondering if you knew anything about that getting solidified or not?

MR. BIGLEY: You know, I don't know about it getting solidified, but the point...I mean, I know you guys...you know, you will probably have to go through a...you know, some kind of

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RFP process, right, and then we have to...I mean, we're going to apply, and I'm sure there'll be others. It'll be a, you know, competitive process.

COUNCILMEMBER PALTIN: Thank you.

MR. BIGLEY: But my...my point is, is that...my point here is that as quickly as possible, we should be...you know, people should be communicating with the other party to let them know what they're...what their needs are. They have to say what...what kind of units they're putting in, what demands they've got to go through. So they've got to have some kind of starting point so that they...

COUNCILMEMBER PALTIN: That's my point as well.

MR. BIGLEY: Yeah. No doubt about it.

COUNCILMEMBER PALTIN: We need to get that solidified for sure. Okay. Thank you.

MR. BIGLEY: Yeah, yeah, yeah. Yes, you do.

CHAIR JOHNSON: Okay.

MR. BIGLEY: You definitely do. Yeah.

CHAIR JOHNSON: All right. Thank you, Mr. Bigley. Thank you, Councilmember Paltin. Okay. We have a question from Councilmember Shane Sinenci. Members, once again, clarifying question. We have a long list of testifiers. All right. Thank you. Go ahead, Shane.

COUNCILMEMBER SINENCI: Yeah. Thanks, Chair. Yeah, just real quick. Is Ikaika Ohana interested in doing the Lānaʻi County project?

MR. BIGLEY: Yeah, we would be. We would now because I think it's viable. I think if they get on board and we can work with your school, I think that now...we...we looked at it before, but it didn't look viable because it was just too much money.

COUNCILMEMBER SINENCI: Okay.

MR. BIGLEY: With them participating, it normalizes it for the...for the State --

CHAIR JOHNSON: Okay.

MR. BIGLEY: -- and Federal government. All right. Thanks.

CHAIR JOHNSON: Great. All right. Okay. Thank you, Mr. Bigley, for answering --

MR. BIGLEY: Thanks.

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CHAIR JOHNSON: -- our Members' questions. Ms. Stewart, let's move on to the next...can you tell us how many are on the list so far?

MS. STEWART: Chair, there are about 30 left.

CHAIR JOHNSON: Okay. So 30 left, Members. Now, I want to finish before 4:30, and I want to get a presentation in. So once again, please try to keep your questions short and succinct. And as far as the testifiers, allow them to be short and succinct as well. If they answer your question, you can move on. All right. Thank you. Ms. Stewart?

MS. STEWART: The next testifier is Scott Pisani, to be followed by Ben Sheets.

MR. PISANI: Hi, Councilmembers. Thanks for making the time to get testimony from the community. It's really great to hear all the different points of view. I'm the Hawai'i HR Manager for Sensei Farms. We're a hydroponic farm that is located on Lāna'i, although we do have locations elsewhere. And I just wanted to say I'm in support of the project, overwhelmingly in support of the project. I think Kathy Carroll put it well, this is the most important thing that's happening to Lāna'i and it's extremely...the timing is...is extremely important. I've been on the island now for two years and was lucky enough to...to first rent because my wife works for Pūlama Lāna'i, and now we were able to buy a home. There's very few homes on the market. But my experience is that for employees, it's not...they're not so lucky. We do a really great job, I think, of hiring local, hiring people either who grew up in Lāna'i, who currently live on Lāna'i, or who have roots here. But some of the challenges we have, you know, we hired probably a third of the graduating class from the high school last year, and the problem is, is that those folks have nowhere...even though they have a good, reasonable income for not having any experience coming straight-out of high school, but they're still living at home with oftentimes six, eight, ten family members. We've seen it where some of our employees were challenged to make it to work on a regular basis because they were going through a family situation and they had nowhere else to move to or live, and that's real challenging. Because they're great workers, they...we...we provide a really fair income for them, as well as training them on hydroponic farming, which is...you know, it's...it's a modern agricultural technique. And yet they can't...they aren't sure if they're going to get a good night's sleep because of how many people are living at the house. And if there is a problem with anybody in the house, then they have nowhere else to...to find themselves, or sleeping on a couch with a friend. So that's some of the challenge we have. Additionally, we've had high school interns, and we have a number of folks who work for us and then go away to college. And again, it's the same thing. As long as they're coming back and staying with their family, that works great, but it...there's not really any future where they could come back to the island and have...set up their own family and build a family by renting at a, you know, reasonably affordable rate. I also want to make the point that for our associates, if we have two of our associates who, say they're married and have two children, they come in right at about the \$60,000 annual income. When the initial pushback on the project came out, I think it...it made it so that the...the...a couple with two children making \$60,000 a year would not be eligible for...that was not considered low income enough for them to qualify for special pricing. How...however, based upon my observations and experience of living here on

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Lānaʻi, a couple...a young couple making \$60,000 a year . . .*(timer sounds)*. . . without a lot in the bank can't afford to...need that. So --

CHAIR JOHNSON: Thank you.

MR. PISANI: -- I'll just summarize by saying it's really important. And I also...I think it's critical to have the rental project now as soon as possible. And I do encourage you to put pressure on the rest of the Council to also look at the...the...the County building homes for sale in the future.

CHAIR JOHNSON: Okay. Thank you so much. Members, do we have any questions for Mr. Pisani? Seeing none. Thank you for your testimony. Aloha. Ms. Stewart, will you call the next testifiers please?

MS. STEWART: The next testifier is Ben Sheets, to be followed by Anela Sanches.

MR. SHEETS: Aloha, Councilmembers. I am Ben Sheets. I'm the pastor at Lānaʻi Union Church in Lānaʻi City. I'm a new resident to the island. I've been here for about five months with my wife, who's the behavioral health specialist at the school, and my two children, who will be starting school tomorrow. I'll keep this brief as I did submit some written testimony along with about 50 cosigners to that letter, so I would encourage you to...to look at that document if you get a moment. As people of faith, we believe that shelter and affordable housing are more than simple commodities, just extras and things to be, you know, just bought, but they are essential for people to build their lives and for communities to thrive. Many of the people in my congregation have come to Lānaʻi to work from other islands and other places. They are doubled up and tripled up. And when young people graduate from high schools here and get married, they don't have...they don't have the ability to find housing to...on their own here, and so they continue to live with family. And I think it's really essential for our community to thrive, to...to continue to invest in these ways. I echo what others have said, that this is not the only solution, the only part of the solution to the needs here on Lānaʻi, but it is one part of it. On a personal level, my wife and I, we are fortunate that the church is able to provide housing. We have a parsonage in which we live, but that is the only way that we would have been able to make this move and this commitment to this place work, by having some access to affordable housing. So thank you for your time.

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

MS. STEWART: The next testifier is Anela Sanches, to be followed by Alastair.

CHAIR JOHNSON: Oh, you're muted, Anela. Can you unmute yourself?

MS. SANCHES: Thank you, Gabe.

CHAIR JOHNSON: It happens to all of us. Go ahead.

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MS. SANCHES: Good afternoon, everybody. My name is Anela Sanches, and I want to thank you all for the opportunity to testify today. I am testifying on behalf of myself, and I am not a paid lobbyist. And I'm testifying in . . . *(cellphone rings)*. . . oh, sorry, in support of the Hōkūao project. I spent part of my childhood here, and when I graduated and left for college, I always knew I wanted to come back. Last July I took a job here, and my son, husband, and I planned to move home. I never realized how scarce the housing situation was here until we started looking. There is little to nothing available, and what was available was homes for sale that was way out of our price range. So we ended up moving in with my in-laws, and currently all live in a bedroom. I think the opportunity to have more housing on Lānaʻi will benefit the community, as I know many residents that have left would like to come home, but there's just no opportunities for that because there's just no housing available. And I also know a lot of people, a lot of my friends, who are living in overcrowded homes as well with their families because there's just...again, there's just nothing out there. So for this reason I support the project, and I hope that you guys get all the support so that we can see this go live. Thank you.

CHAIR JOHNSON: Okay. Thank you, Anela, for your testimony. Members, do we have any questions? Seeing none. Thank you for your testimony. Aloha. Ms. Stewart, will you call the next testifiers please?

MS. STEWART: The next testifier is Alastair, to be followed by Lynne Fuchigami-Costales.

CHAIR JOHNSON: Mr. McAlpine, are you on the call? Okay. We can come back to Alastair later. Ms. Stewart?

MS. STEWART: The next testifier is Lynne Fuchigami-Costales, to be followed by Jenna Majkus.

CHAIR JOHNSON: Aloha, Lynn. Are you...are you on the call? Okay. We can come back to her if...we can move forward, Ms. Stewart.

MS. STEWART: The next testifier is Jenna Majkus, to be followed by Nanette Amba.

MS. MAJKUS: Hi. I'm Jenna Majkus, long-term resident here on Lānaʻi. Thanks for letting me speak, by the way...long-term resident and a small business owner. So there's just so many comments that I would like...they pretty much said it. I will say though that Anela, what she just said basically I think was kind of my premise for my...for what I was going to say. I've seen so many kids who want to come back or who are back and want to...you know, they've been raised here, give back to the community now, but they can't. Or they are in houses with multiple generations. You see a few kids here and there buy houses lately, and it's the most exciting thing, and it's just not enough opportunity. One...of course, we need more housing in general. We need low income, we need midway. We just need housing. So I am in full support of this. And I wanted to say something, I was listening with the school, and it's great that we have...we are...our school...the expansion is...I can't wait; however, without any more housing, how can we expand? We don't have enough housing right now for, I think, the teachers

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and the quality of the teachers we need. So yes, I'm absolutely 100 percent behind this, but I also want to add just housing in general is needed. So I guess that's all I have to say. Thank you.

CHAIR JOHNSON: Okay. Jenna, thank you for your testimony, appreciate it. Members --

MS. MAJKUS: Thanks.

CHAIR JOHNSON: -- do we have any questions for Jenna? Seeing none. Thank you once again for your testimony. Ms. Stewart, will you call the next testifiers please?

MS. STEWART: Next testifier is Nanette Amba, to be followed by Alberto Gonzalez.

CHAIR JOHNSON: Is that Ms. Ambi [sic], are you on the call? Okay. Ms. Stewart, will you call the next testifier please? We'll come back to her. Oh, there's Nanette. Okay.

UNIDENTIFIED SPEAKER: I think she's trying to...yeah.

CHAIR JOHNSON: Okay. Got you. Aloha. I'm sorry, dear, you're muted. Can you unmute it? It looks like a little microphone button. Oh, yeah, I think that might have been the hang-up button. Are you...yeah. Hello?

MS. AMBA: Hello?

CHAIR JOHNSON: Okay. We can hear you, Nanette.

MS. AMBA: Okay. Hi.

CHAIR JOHNSON: Hey. Hi.

MS. AMBA: Sorry about that. My name is Nanette Amba, and I'm not a paid lobbyist. Thank you for giving me the opportunity to share my testimony. I was born and raised on Lānaʻi in the '60s. When I graduated from high school, I relocated to another island and returned in 2013. As I was settling in, I learned that Lānaʻi had a bad housing situation. The issue seems to be lack of housing or lack of affordable housing. People who do own their own homes have enclosed their garages, extended their homes just so they can provide for their children and/or grandchildren a roof over their heads. I have also found that even if a family has housing, there can be two adults with two children or more in one-bedroom apartments. This will mean that the living room is the children's bedroom. While growing up...while I was growing up here, families had their own homes. It was rare to see multi families living in one dwelling. I have also learned that families have uprooted their lives and relocated away from Lānaʻi due to this fact. It's been eight years since I've moved home, and I'm so disappointed. People of Lānaʻi is experiencing a homeless situation. They cannot...they may not be living on the streets, but living basically on top of each other, to say the least. I believe the Hōkūāo housing project will help eliminate the lack of housing, thus helping the people remain on this beautiful island. I am for this project 100 percent, and I'm looking forward to

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experiencing the changes this project will do for the people and for the island. I thank you again for allowing me to share my testimony.

CHAIR JOHNSON: Thank you, Nanette, for your testimony. Members, do we have any questions? Seeing none. Thank you once again for your testimony. Aloha.

MS. AMBA: You're welcome. Aloha.

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

MS. STEWART: The next testifier is Alberto Gonzalez, followed by the caller with the last four digits 3127.

MR. GONZALEZ: Aloha. Can you guys see me and hear me?

CHAIR JOHNSON: We can hear you loud and clear, Alberto. How you doing?

MR. GONZALEZ: I'm good, thanks. Hi, everyone. My name is Alberto Gonzalez, and I'm the Resident Manager at Iwiole and Kanepuu multifamily housing. I am not a paid lobbyist, and today I'm speaking on behalf of myself and many of the residents that I've met since I've been here. The number one question that I get asked frequently, that I've been asked frequently by many residents is when will housing be available. Here's some of the examples, stories that I've heard, both from residents of Iwiole, Kanepuu, Four Seasons, Sensei, and around town. There's one resident living in a two-bedroom apartment...a home with a roommate. Recently the roommate decided that they weren't going to come back to the island because they left work. Now this roommate needs to find a new roommate, or they need to downsize to a one-bedroom or studio, but they can't because nothing available. Another resident lives with her nephew, and her nephew decided to move off island. She now needs to downsize to a smaller unit because she can't afford to by herself, but she can't because there's no options. We have another long-time resident who in the past couple years married, now has two young girls. They're living in a one-bedroom apartment, and over the past year he has frequently, you know, asked, you know, when will housing be available because my family's growing. We have another unit that's a two-bedroom and there's eight to ten people living in this one-bedroom apartment...two-bedroom apartment. We have another apartment, it's a one-bedroom that had over 12 people living in it. At one point, I even found a family living in the crawl space of one of the apartments because they didn't have anywhere else to go. Not only is this unsafe, but it's unsanitary. We have a Sensei employee who left for whatever the reason off island. When they were ready to come back during COVID, they weren't able to bring back their wife or their newborn child, so he had to stay at the Sensei Hotel for two months without his family because he couldn't bring them with him. We have another employee who...the only thing available for them to move in was a studio at the quads. And because there is no animals allowed at the quads, they weren't able to bring their pet, who was not a service animal, so they had to move their pet somewhere else and it can't live with them. There's an older couple living with relatives. This is an older couple that's in their late 60s, they...they're living with relatives because there isn't other housing available for them to move out on

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their own. There's a few other couples who have recently decided to split up, so because they split up, they need to move into separate housing. They can't because there isn't any housing available. This past weekend I received a call from one of our residents asking me if there was a home available for her and her kids to go into temporarily because she was going through a domestic violence situation. And I couldn't help her out, you know, besides providing her with contact information. You know, me, myself, when...when we first moved here, we got lucky that we found an apartment here at Iwiolo, but prior to that, you know, up until the day before we moved here, we were told that we were going to stay at the hotel because there wasn't housing available. These are just some of the cases of, you know, what's happening throughout . . . (timer sounds) . . . the island.

CHAIR JOHNSON: Thank you.

MR. GONZALEZ: Residents need more housing because people are downsizing, families are growing, people are settling for housing that's not ideal for them, which eventually leads to stress, which impacts the quality of life. You know, some people may not qualify for the affordable housing project, you know, at Hōkūao or are interested in it, but there's plenty people that are and that are ready to go there. And when that happens, it's going to open up more affordable housing throughout the island, and especially here at the apartments. So I support the Hōkūao project because I also support additional housing. Thank you.

CHAIR JOHNSON: Okay. Thank you for your testimony, Alberto. Members, do we have any questions? We have one from Councilmember Paltin.

COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Mr. Gonzalez. So you're talking about the 39 Iwiolo apartment units that's also owned by Pūlama Lānaʻi?

MR. GONZALEZ: Yes. I'm employed by Pūlama Lānaʻi and...and they manage...they own the apartment complex here at Iwiolo. And also on Fraser, there's the Kanepuu, which is also known as the quads.

COUNCILMEMBER PALTIN: And so currently that is for 60 percent and below AMI, or is there not any income requirement?

MR. GONZALEZ: I'm...so this apartment complex, it's...it's...certain parts of it is designated for affordable housing, and some units are at the fair-market rate. So it...it...it houses both types of incomes.

COUNCILMEMBER PALTIN: And then so it wouldn't be...I mean, just from the...the testimony that you gave, it seemed like some folks are wanting to switch apartments, like some guys want to expand and some guys downgrade. That's the reason they cannot because some folks are in affordable and some folks are in market?

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MR. GONZALEZ: No, no, no. It has nothing to do with whether it's affordable or not, it's the fact that there is no other housing for them to move to. It's...cost is not an issue, it's more of the housing inventory that's a concern.

COUNCILMEMBER PALTIN: Okay. And...and then just to clarify again, the 39 units, some of them are market and some of them is affordable right now?

MR. GONZALEZ: I...I...I'm not sure where you got 39 from. I never mentioned 39 units.

COUNCILMEMBER PALTIN: Oh, okay. Sorry. Thank you. My bad.

MR. GONZALEZ: So but to clarify, within...between Iwiole and Kanepuu, there is over 180 different units.

COUNCILMEMBER PALTIN: Thank you.

MR. GONZALEZ: And there's nothing available at the moment.

CHAIR JOHNSON: Okay.

COUNCILMEMBER PALTIN: Thank you, Mr. Gonzalez. Thank you, Mr. Johnson.

CHAIR JOHNSON: Okay.

MR. GONZALEZ: You're welcome.

CHAIR JOHNSON: Thank you, Councilmember Paltin. Thank you, Mr. Gonzalez. Any other questions for our testifier? Seeing none. Thank you for testifying. Members, I was planning to do a 3:00 break. Obviously we have a lot of testimony. So Alison, let's see how many is the list, and then let's try to shoot for a 3:00 p.m. break.

COUNCILMEMBER RAWLINS-FERNANDEZ: Chair?

MS. STEWART: Chair, there appears to be 23 --

CHAIR JOHNSON: Okay.

MS. STEWART: -- people remaining on the list.

CHAIR JOHNSON: Thank you. Councilmember Keani Rawlins-Fernandez?

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo, Chair. *Akakū* went off for a moment.

CHAIR JOHNSON: Well...

COUNCILMEMBER RAWLINS-FERNANDEZ: It looks like they're back on again.

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CHAIR JOHNSON: Oh, okay. All right. Well, if they're back on, we'll...the goal...we'll stick with maybe one more testifier and then we'll take a break. Okay? All right. Technology, yeah. Okay. Ms. Stewart, will you call the next testifier please?

MS. STEWART: The next testifier is a caller with the last four digits 3127.

MS. CABILES: Aloha, Councilmembers.

CHAIR JOHNSON: Aloha. Are you there?

MS. CABILES: Yes.

CHAIR JOHNSON: Hi. We can hear you.

MS. CABILES: Can you hear me?

CHAIR JOHNSON: Yeah.

MS. CABILES: Hello?

CHAIR JOHNSON: Go ahead. Yeah, we can hear you.

MS. CABILES: Aloha. Thank you. Thanks for the opportunity to provide testimony. My name is Nelinia Cabiles. I'm not a paid lobbyist, I'm testifying on my own behalf as a resident of Lānaʻi. I'm here because what I've learned about legislation is that it helps to show up, and so I want to give voice and my full support for the Hōkūao project. I grew up on Lānaʻi and lived in company housing as a child. I remember that when we first moved here from the Philippines in 1969, there were no homes to rent. We lived in...we lived with a family at a time who opened their home to us for a few months until a house for rent became available. We were grateful for their kindness, and looking back, I know that our family of seven sharing a house with another family couldn't have been easy for either family. My parents were finally able to purchase a home, their own home in Olopua Woods back in the early '90s I think, long after I had left home for college. And I think Olopua Woods was the last housing development on the island. The housing shortage now on Lānaʻi is much the same as it was then, with multigeneration families under one roof. And as many have testified today, there is little to no inventory of homes. I support Hōkūao because it would add to the inventory of homes, which is what Lānaʻi desperately needs. Where else could a working person rent a home that comes fully furnished, where utilities are included, and includes a lanai that overlooks a landscaped yard on an 8,000-square-foot lot? I bet you would hard pressed to find such a place anywhere in a major city in the U.S. I lived away on the mainland and in other parts of the world until about two years ago. So my idea of housing and housing costs is grounded in real-time numbers. In 2018, I know that it cost almost \$3,000 to rent a one-bedroom apartment in the Mission District in San Fran, and that was just for an alone. I was lucky enough to have had the chance to walk through the model home at Hōkūao, the...the one near Sensei Farms, and it's beautiful. And I would feel very proud to live in such a place. That pride is, to me, an intangible feeling that contributes to a

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certain quality of life. So for all the reasons, you know, it would free up housing units, I am all-in for Hōkūao. Thank you.

CHAIR JOHNSON: Okay. Thank you, Ms. Cabiles. Members, any questions for Ms. Cabiles? Okay. I have one quick question for you. You said you got a tour of...of the home, are...now, you work for the company, yes?

MS. CABLES: Yes.

CHAIR JOHNSON: Okay. Because...all right, not many have been...I...it wasn't open to the public. Okay. That's all I wanted to just clarify. Thank you so much for your testimony, Ms. Cabiles. Members --

MS. CABLES: Thank you.

CHAIR JOHNSON: -- I would like to take...thank you so much. I'd like to take a ten-minute break so that...and then come back and...and continue with testimony. So without any objection, we'll...we can object...or break...break for ten minutes, and then come back, do the testimony, and keep on going with this meeting. I'm trying to be conscious of everyone's time, but let's take a ten-minute break. It is now 2:59, at 3:10...we will come back in recess at 3:10 p.m. The Affordable Housing meeting is now on recess until ten after 3:00. . . .(gavel). . .

RECESS: 2:59 p.m.

RECONVENE: 3:11 p.m.

CHAIR JOHNSON: . . .(gavel). . . Will the Affordable Housing Committee on August 2nd, 2021 come to order. Now is the time 3:11. Members, we still are in the middle of our public testimony, so without further ado, Ms. Stewart, will you call the next testifier please?

MS. STEWART: The next testifier is Scott Ashworth, to be followed by Kert Shuster.

MR. ASHWORTH: Aloha and good afternoon, everybody. My name is Scott Ashworth and I am the Director of Golf for Four Seasons Resorts Lānaʻi. I have been fortunate to live on Lānaʻi for almost eight years now, and also feel very blessed to be the Director of Golf at the beautiful Manele Golf Course. As many of you know, Manele Golf Course is recognized as one of the best and most beautiful golf courses not only in the State, but also anywhere in the world. I think all our residents who play Manele Golf Course also realize how fortunate we are to have such a great golf course here on Lānaʻi. But as great a golf course as Manele is, our biggest challenge is labor, by far; not only labor for guest service, but labor to take care of the golf course itself. We constantly struggle to fill positions and struggle to keep them once we do get them. We know that while we are doing the best we can, it's difficult to reach our potential when we constantly...when we are constantly short-staffed. In talking with potential applicants and those that have left here in the past, housing has unfortunately been a big reason why. That's including two in the last week that we've lost, two great employees. Being short-staffed has also

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been a challenge for our current team due to stress, as we all work together to put forth the best golf experience we can. That is why I'm in favor of the Hōkūao residential project. We need more housing to fill these open positions, not only at the golf course, but for the many other positions that are vacant on island. I believe this would be a great step in the right direction. Mahalo.

CHAIR JOHNSON: Thank you, Scott, for your succinct testimony. Members, do we have any questions? Oh, we do have one from Ms. Paltin. Go ahead.

COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Mr. Ashworth. Were the applicants Lānaʻi residents, or are you planning with this development for housing to be able to import workers easier?

MR. ASHWORTH: We've been...I mean, we've been open to anybody who will apply, to be honest with you. So you know, we've been fortunate to have some great local talent on our team, but recently we've had some local, and then some applying from the mainland. So...but the challenge still remains, you know, is not a lot of people want to come and live in the hotel for two, three months at a time before...you know, with the possibility of eventually getting into a rental house.

COUNCILMEMBER PALTIN: Okay. Any applicants from Maui County?

MR. ASHWORTH: Very few from Maui County.

COUNCILMEMBER PALTIN: Okay. Thank you.

MR. ASHWORTH: We do get some...we do get some local from Lānaʻi, especially some of our younger...who are graduating from high school and college that are coming back looking for a job.

COUNCILMEMBER PALTIN: Okay. Thank you.

CHAIR JOHNSON: Thank you, Councilmember Paltin. Thank you, Mr. Ashworth. Any...any...any more questions for Scott? Seeing none. Thank you for your testimony. Aloha. Ms. Stewart, will you call the next testifier please?

MS. STEWART: The next testifier is Phoenix Dupree, followed by Saul Kahihikolo.

MR. DUPREE: Good afternoon.

CHAIR JOHNSON: Good afternoon, Phoenix.

MR. DUPREE: I'm Phoenix Dupree, I'm not a paid lobbyist, but I did stay at a Holiday Inn last night. Actually, I'm General Manager of Blue Ginger Café and I'm here today to ask you for an expedited permit for the Hōkūao housing project, and implore you to take action now (*audio interference*) Lānaʻi's critical housing shortage. At issue is whether this application should be approved with 51 percent affordable units and applicants up to

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140 percent of median income. We appreciate your attention to this matter and your responsibility to act in the greatest public interest. Given the dire situation, I would maintain that it's in our best interest to pass this measure, and I believe a majority of Lānaʻians (*audio interference*) but don't do this for me or for Pūlama or for Mr. Larry Ellison, do this for the young Lānaʻi families that are not here today because they're working double job to pay for rent. Do it for Lānaʻi families that have left already to find affordable housing elsewhere. And do it for Lānaʻi families that wish to return, but can't because there is no housing. I'm grateful that when I moved here 30 years ago, the company offered affordable rental housing. I was one of the first tenants of Iwiole Hale. If there's no Iwiole Hale rental housing, there's no me on Lānaʻi. Initially there was no furniture, no carport, and we paid electric. I know that Hōkūao is a major upgrade over that with 8,000-square-foot lots, with furniture and utilities included, and with a carport including storage that's...it's an upgrade. Don't be under the impression that companies are just lining up to build affordable housing here on Lānaʻi...they're not. This is 100 percent funded by Pūlama, who is receiving no tax credit or Federal subsidy fees. Their plan offers up to 140 percent of median income to increase the number of qualifying families. How many of you during this pandemic have family whose children have slept in the living room on the floor or on the couch? I do. Please keep in mind Lānaʻi keiki without a bed tonight when you go to your bed tonight. And please expedite this much-needed housing project. We're very happy on Lānaʻi here that you guys are addressing...currently addressing the situation because we haven't had a housing development in 30 years, and still don't. And consequently, we don't have the inventory of homes needed to support our growing tax and population base. And I think it's because we expect whoever owns the island to be 100 percent responsible, but where else does it work like that? It's been ten years since Mr. Ellison bought Lānaʻi. He's continued to invest hundreds of millions of dollars in making us a world-class destination. This investment in jobs and infrastructure is the economic engine of Lānaʻi and the primary source of income . . .(*timer sounds*). . . To remedy our situation, we need Pūlama and Maui County to come together in partnership to move towards the goal of island self-sufficiency and sustainability. This is the best chance Lānaʻi may ever have. We need you to fast track this project, and we're asking you for an expedited permitting. Young Lānaʻi families need action now. Please vote yes on the application as submitted, which will serve the greatest public interest. Thank you very much.

CHAIR JOHNSON: Thank you, Phoenix, for your testimony. Members...I don't see any questions for you. Thank you once again, Phoenix. Aloha.

MR. DUPREE: My pleasure. Thank you, Gabe.

CHAIR JOHNSON: Yeah. Ms. Stewart?

MS. STEWART: The next testifier is Saul Kahihikolo, to be followed by Jonathan Sprague.

CHAIR JOHNSON: Aloha, Saul. Are you on the call? Okay. We can come back to Saul. If you can call the next testifier please, Ms. Stewart.

MS. STEWART: The next testifier is Jonathan Sprague, to be followed by Roger Alconcel.

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MR. SPRAGUE: Great. Thank you so much. Aloha, Councilmembers. Good afternoon. My name is Jonathan Sprague. I am not a paid lobbyist, and I'm testifying only for myself in support of the Hōkūao project. I've been a Lānaʻi resident for the last six years, and my wife and I are one of the very lucky few who were able to find a house to live in on-island in the last three years. If I'm being honest about it, we feel a little bit of survivor's guilt to a degree about that. But I mention it because while I won't be directly benefitting from this project, I think that it's hugely important for the community in general that we increase available on-island housing. A little bit about myself, I've been in conservation in Hawai'i for about 20 years. One small note, a little bit about the design and the layout of the project, there's some things that impressed me. One is generally speaking, I think it is a fairly efficient design in terms of the use of space while also providing enough space for people to actually live on it. I really love the fact that it's coming with integrated solar power on the roofs, and battery storage. Island resiliency and carbon footprint are hugely important for the long-term health of our island, and I think those are really great aspects of the project. I did want to speak though also to the social component. So again, I'm...I'm in conservation and, you know, probably the most important natural resource that we have in conservation, especially on an island like Lānaʻi, is its people. And since we've moved here, we have seen many dedicated, skilled and...and passionate conservationists, some of whom were lifelong Lānaʻians, some of those who were new residents, who have either left the island for other opportunities or turned down job offers because of lack of housing. Many of these people were younger, earlier in their career, starting families. You know, in some cases, it was the housing was too expensive, or it was too small, or at this point, frankly, it's because it simply doesn't exist. And it's hard to blame them. You know, if you're...if you're starting out on a career, cost-effective housing is a key part to building a life. And you know, it's hard to call a place home when there are no homes to live in, which is where we face ourselves today. You know, no plan is perfect, you know, I want to acknowledge that. I...I really do wish this plan included homes for sale. I understand the logic for why it doesn't. But you know, owning a home, owning a property gives a strong sense of place and investment, and I think that that's important to try to foster in this community if we're truly going to be an island community that's invested in the place. I do hope though that this plan will open up some on-island inventory because currently there just is no inventory. And I think that, you know, again best...you know, the best possible option is it makes the County project more feasible. I do think those two projects really could dovetail with each other very well in that instance. So no...no plan is perfect, I think this a great start though, and I think it's...it's really important for...for our community. So mahalo for your time, I really appreciate it. And with that, I yield.

CHAIR JOHNSON: Thank you, Jonathan. I do have a question for you from Councilmember Paltin.

COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Mr. Sprague. I was wondering if you could clarify the comment you made about the logic of why it doesn't have ownership houses. I might have missed that logic.

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MR. SPRAGUE: Sure. So and I...I mean I can't get too far into the detail because, you know...but my understanding is that, you know, the company is looking at sort of duplicating some of the success that they have had over in Iwiole, which I understand where there's a large need for housing units both for low-income residents who are in more of a rental situation than a purchasing situation, as well as having units that are available for off-island tenants who are either coming as part of new work or something like that. So I think --

COUNCILMEMBER PALTIN: Thank you.

MR. SPRAGUE: -- there's a need for multiple kinds of housing for multiple constituencies on island.

CHAIR JOHNSON: Okay.

COUNCILMEMBER PALTIN: Thank you so much, Mr. Sprague. Thank you, Chair.

CHAIR JOHNSON: Thank you, Councilmember Paltin. Any further questions for Jonathan? Seeing none. Thanks again for your testimony. Aloha. Okay. Ms. Stewart, please call the next testifiers.

MS. STEWART: The next testifier is Noemi Barbadillo, to be followed by Rose.

MS. BARBADILLO: Hi. Good afternoon. My name is Noemi. I grew up here on Lānaʻi, and then I left for a few years and came back, but this is my second time back. The first year I came back was in 2005. And then when I came back to work for the company, I was...I was offered housing, but not housing that I wanted. You know, I lived on mainland for four years, and now I thought I was going to come back to some mainland-type houses, and so I didn't want that house. And so I waited for a little bit and then I got a house that was okay. Then I left, and I came back in 2013, and things were very different. I knew that there wasn't going to have...you know, that inventory of housing was limited. So I was lucky enough that I was able to move back into our family home, and not everyone has that opportunity. But I do work for Pūlama, but I'm testifying, you know, as a Lānaʻi resident. It's hard here without housing. When we work for the company, those of us that work in housing, we...everywhere we go, we get stopped and asked about housing, is there housing, when can I get housing. It's just rough. We are trying to help everyone, and sometimes we end up being the bad guy because we can't help them. But there is nothing for us to offer, and so it's difficult. And I really support the addition of Hōkūao and the 150 homes. Yes, they're all rentals, but I think it's going to really help with the inventory here. Like other people have said, there's families living in multigenerational homes, there's people who want to come home. I have a friend who wants to come back, but she's not going to move into her mom's home because her mom's home is falling apart. And so with the addition of Hōkūao and the type of home that Hōkūao is bringing, I think there's a lot of people who would like to go home to something like Hōkūao and call it home. So please support the project.

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

MS. STEWART: Yes, Chair. I had skipped Roger Alsonel...Asoncel...Alconcel, sorry, and...to be followed by Rose.

CHAIR JOHNSON: Mr. Alconcel, are you on the call? Okay. He's...he might...we can go back to him.

MS. STEWART: The next testifier is Rose, to be followed by Katie McQuinn.

CHAIR JOHNSON: Rose, are you there? Okay. Let's move on to the next testifier please.

MS. STEWART: The next testifier is Katie McQuinn, to be followed by Sarah Simmons.

MR. ALCONCEL: Hi. Sorry, I'm here. Roger Alconcel.

CHAIR JOHNSON: Okay. Yeah, we'll go with Roger, and then we'll come back to that next person. I'm sorry about that. Go ahead, Roger.

MR. ALCONCEL: Yeah, sorry. So yes, I was born and raised here on Lānaʻi, and I was just like Noemi who spoke earlier that I left Lānaʻi after high school and I lived on the mainland for a while. And I was fortunate to come back home because we do have a family home, so I was fortunate to come back. But the reason why I wanted to come back was I have...you know, my daughter was born on the mainland, I wanted her to experience the same life that I had growing up on Lānaʻi. To raise a child where safety is not a concern, they can walk to work...walk to school, walk back home, and enjoy everybody all over on Lānaʻi with a small community. So I wanted her to experience that. And so I was fortunate because there was housing. I know there's a lot of friends, my classmates, and even those before and after me who also want to come home and raise their children to the way they experienced, but they just don't have no place to stay. I support this project because it does allow people who left Lānaʻi, who want to experience the life, not only for us but also for our kids. That's all. Thank you for your time.

CHAIR JOHNSON: Okay. Thank you, Roger. Members, any questions for Mr. Alconcel? I got a quick clarifying question for you, Roger. Do you still work for the company?

MR. ALCONCEL: Yeah. Yes, I work for the company. I work for Richard's Market.

CHAIR JOHNSON: Okay.

MR. ALCONCEL: I'm testifying for myself. And I think it's great that people need help...need housing.

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CHAIR JOHNSON: Amen to that. Okay. Thank you. Oh, we do have a question from Ms. Paltin. Go ahead.

COUNCILMEMBER PALTIN: I just wanted to clarify that your friends that you said that wanted to move back but they didn't have a place to live, did they...did they want to work in the golf course or for the resort and then live in these houses, or did they have --

MR. ALCONCEL: Oh, yeah.

COUNCILMEMBER PALTIN: -- like the...

MR. ALCONCEL: So --

COUNCILMEMBER PALTIN: Oh, okay.

MR. ALCONCEL: -- so a lot of the...yeah, so a lot of the friends who I know, when I've told them that I'm moving back home, of course, a lot of them is they're jealous, they want to come home. Just like me, we did our careers outside on the mainland, but we wanted to give back to the community. But yeah, as much as...and they have a lot more skills than I do that...a lot more skills they could offer to the community. But as much as they wanted to give back to the community, they really have no place to stay. So they basically were jealous, the fact that I was able to come back, and they asked me how, like where your housing? And I said fortunately for me, I have...my family home was still available for me.

COUNCILMEMBER PALTIN: Okay. Thank you.

MR. ALCONCEL: Yeah.

CHAIR JOHNSON: Okay. All right. Thank you, Mr. Alconcel. Any further questions --

MR. ALCONCEL: Thank you.

CHAIR JOHNSON: -- for our testifier? Seeing none. Thank you again, Roger. Ms. Stewart, will you call the next testifier please?

MS. STEWART: The next testifier is Faith Chase, to be followed by John D.

CHAIR JOHNSON: Aloha, Faith. Are you...you're on the call.

MS. CHASE: Aloha. I actually had texted OCS to say that I was just listening. It's easier to watch. But thank you for this. And right on for Lānaʻi. Happy to hear everything. Thank you.

CHAIR JOHNSON: All right. Thank you, Faith. Ms. Stewart, will you call the next testifier please?

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MS. STEWART: The next testifier is John D., to be followed --

MR. DEAN: Actually I'm --

MS. STEWART: -- by...

MR. DEAN: -- I'm just watching. This is the only way I could log on. So I'm going to watch.

CHAIR JOHNSON: Okay. Thank you, Mr. Dean. Ms. Stewart?

MS. STEWART: The next testifier is Uri Cabatu, followed by David Arakawa.

MS. CABATU: Hi, all. Thank you for letting me testifying today. My name is Uri Cabatu. I've been here in Lānaʻi for seven years now with my autistic son. On these years that I've been here in Lānaʻi, I've seen the need for housing. It's...it's really...there's a lot of people who need housing in here. I say this because I was one of the families that has to stay on a multigenerational home for six years now due to a limited or no option of housing at all. And it's very hard, especially for me as a single mom with an autistic son. So these Hōkūao affordable housing project I'm pretty sure, and I know that this project will help the community. So I've been fully supported with this one. Thank you so much.

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

MS. STEWART: The next testifier is David Arakawa, to be followed by Kate Okamoto.

MR. ARAKAWA: Good afternoon, Council Chair Johnson and Vice-Chair Molina. My name is David Arakawa. I am a paid lobbyist for the Land Use Research Foundation of Hawaiʻi, and Pūlama Lānaʻi is one of our 25 members. I'm testifying today in strong support of the proposed resolution approving with modifications the independent development of the Hōkūao 201H housing project pursuant to 201H-38 of the Hawaiʻi Revised Statutes. Yeah, the project will provide...there are five basic reasons. The project...first, the project will provide needed residential workforce housing to meet the current and growing needs of the Island of Lānaʻi. And second, it'll in fact provide 150 single-family homes, with 76 of the homes exclusively for lease by renters falling within the HUD low-income guidelines, and 74 homes to be rented at market rates. Thirdly, it will provide a number of amenities, including putting in the infrastructure and also a one-acre park, 1,500-square-foot community center, and parking stalls, 60 parking stalls for the project residents. And fourthly, the Maui County Department of Housing and Human Concerns recommends approval of the project. We understand that on July 21st, DHHC submitted the preliminary plans and justifications for the project, along with the requested exemption list, and recommended approval of the Hōkūao project pursuant to HRS Chapter 201H. And finally, it is...we understand that it's consistent with the recent Maui County Comprehensive Affordable Housing Plan, and that it's

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listed as one of the priority projects in that plan. We would respectfully request your favorable consideration and action on the Hōkūao application. Thank you very much.

CHAIR JOHNSON: Thank you, Mr. Arakawa. We have a question from you...for you from Ms. Paltin. Go ahead, Councilmember Paltin.

COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Mr. Arakawa, for your testimony today. I just was clarifying because you said you wanted to approve with modification. What was the modification that you wanted...were requesting?

MR. ARAKAWA: Oh, those were the 201H exceptions that are...that are attached to the resolution to approve.

COUNCILMEMBER PALTIN: Oh.

MR. ARAKAWA: There's a resolution to approve with modifications, that's the title of the...the document, and those are the 201H...you know, when they apply for 201H approval, there are certain modifications to the County rules and regulations and...

COUNCILMEMBER PALTIN: Oh, okay. Thank you. Thank you for clarifying.

MR. ARAKAWA: Oh, I'm sorry. I'm sorry. I should have...I should have --

COUNCILMEMBER PALTIN: I thought there was *(audio interference)* --

MR. ARAKAWA: -- said with the 201H...

COUNCILMEMBER PALTIN: -- modifications.

MR. ARAKAWA: Yeah. Sorry, sorry.

COUNCILMEMBER PALTIN: I got confused.

MR. ARAKAWA: Yeah, I didn't have any new modifications. I apologize. I need to be --

COUNCILMEMBER PALTIN: Okay.

MR. ARAKAWA: -- more clear. Sorry.

COUNCILMEMBER PALTIN: Thank you.

MR. ARAKAWA: Sorry.

COUNCILMEMBER PALTIN: No, no, my bad. I...I just was...

MR. ARAKAWA: No, no. No, no. I should have been more clear.

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CHAIR JOHNSON: Okay.

MR. ARAKAWA: I should have been. My...my bad.

CHAIR JOHNSON: All right. Okay. Members, any other questions for Mr. Arakawa? Seeing none. Thank you for your testimony. Aloha.

MR. ARAKAWA: Thank you. Thank you.

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

MS. STEWART: The next testifier is Saul Kahihikolo, to be followed by Kay Okamoto.

MR. KAHIIHIKOLO: Aloha, Council. Can you hear me?

CHAIR JOHNSON: Loud and clear, Saul.

MR. KAHIIHIKOLO: All right. My name is Saul Kahihikolo. I'm testifying on behalf of myself and my family. I'm just going to add to what already has been said pretty much. I've been a resident of Lānaʻi for over 30 years, had the privilege of coming here in the '90s. And just to reiterate, the last housing project that was built was the Olopua Woods project, and that was built just before my arrival. And that was affordable housing, and that's been the last. With that been said, I've had the privilege of wearing many hats within the community. I worked with Lānaʻi Company in the facilities department for a number of years, handling a lot of the facilities, which included Iwiōle Hale. We did not have Kanepuu at the time. But the HUD housing in the late '80s, early '90s was located at Lānaʻi City Apartments. In my years here, I've seen a great need from old to young ones for...for housing. Because as many has already stated, we are stacked on each other. I've had the privilege to purchase my home a few years ago; however, those that...there...there's not a pool of homes that are affordable to our local residents here. And you know, since 2013, the verbiage that we've heard is sustainability, and one of the things that I think we really need to focus on sustaining is the families. And this is a great way to do that, providing them opportunities for rentals in all spectrums of housing that we can make available, whether it's a rental unit or even the opportunity to purchase. And that's what I need...all I have to say. But thank you for your time. Appreciate it.

CHAIR JOHNSON: Thank you, Mr. Kahihikolo. Thank you for your testimony. Members, do we have any questions for Saul? Seeing none. Thank you once again for your testimony. Aloha.

MR. KAHIIHIKOLO: Thank you, guys.

CHAIR JOHNSON: Okay. Oh, let me take this moment to welcome Councilmember Yuki Lei Sugimura. Aloha. Bonjour.

COUNCILMEMBER SUGIMURA: Bonjour...

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CHAIR JOHNSON: Oh, you're muted.

COUNCILMEMBER SUGIMURA: Bonjour. Sorry...yeah, sorry I'm so late. I had an appointment, I'm back.

CHAIR JOHNSON: Okay.

COUNCILMEMBER SUGIMURA: Thank you.

CHAIR JOHNSON: We're in testimonies right now, so thanks for joining us Councilmember --

COUNCILMEMBER SUGIMURA: Okay.

CHAIR JOHNSON: -- Sugimura. Okay. Ms. Stewart?

MS. STEWART: The next testifier is Kay Okamoto, to be followed the last testifier on our list, with the last four digits 9565.

MS. OKAMOTO: Hi. This is Kay Okamoto. I did send in earlier...oops, now I just got lost here. I sent in testimony earlier because I didn't think I would be present. I was on Maui. And I just want to sort of reiterate what I put in the testimony. But also, as I hear all the people talking about bringing other people in, to me it's not that, it's the people who are stacked two and three families in one house. When I...I moved here over 50 years ago, and when I was teaching school, you lived in teacher cottage or you didn't get housing because it was so tight. 50 years later, it still seems to be the same. Housing is very tight. I know that we...we do rentals at Okamoto Reality, and I have...probably we handle about 30 rentals. And when the company is full, they can't do anything, they send them over to us, and most of the time we can't do anything either. One of the ones that really is a problem to me are young couples get married, and then they have to live with mom and dad whether they want to or not. And some families that's okay, others it isn't. I have one young couple, they were both living with different families, they got married. The wife has a brother that is basically an orphan who is living with relatives on the mainland, and she wants to bring him back. She feels like he needs her guidance, but she can't bring him back because they do not have a place to live. So that's my biggest concern is that we've got to be providing housing for those who are already here and simply cannot find a place to live. We have large families living in one-bedroom places, some in studios, and we need to be providing better living conditions. School is starting, and I feel sorry for many of the kids. They go home, there's no place for them to even have a quiet spot because there's so many in a very crowded household. To me, this housing is...should be immediately passed. It's not costing us taxpayers any money. That's very rare. So I just implore you to please pass this, and give your approval to this housing. Thank you.

CHAIR JOHNSON: Okay. Thank you, Ms. Okamoto. Members, do we have any questions for Kay? Seeing none. Oh, wait, we do have one, here you go. Councilmember Paltin.

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COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Ms. Okamoto. Do you know if there's a way to ensure that it goes to those residents that are stacked in one housing, or is that just your assumption?

MS. OKAMOTO: I...I don't believe there's a way to actually ensure, although many of those will qualify as affordable housing. People coming in --

COUNCILMEMBER PALTIN: Okay.

MS. OKAMOTO: -- to work for the golf course or someplace else...oops, am I...you can hear me...aren't going to qualify for the affordable ones, they will take the other ones. I'm more concerned that we get the affordable ones. Young couples who maybe only got one of them works or, you know, they're at low level paying jobs, and they're the ones who will qualify for the affordable portion, and not going to be taken by management type of people.

COUNCILMEMBER PALTIN: Thank you. Thank you, Chair.

CHAIR JOHNSON: Okay. All right. Any other questions for Ms. Okamoto? Seeing none. Thank you for your testimony, Kay. Ms. Stewart, will you call the next testifier please?

MS. STEWART: The next testifier is the caller with the last four digits 9565, to be followed by Alastair McAlpine.

CHAIR JOHNSON: Aloha. Are you there? Hello? Okay.

MS. RABACA: Hello.

CHAIR JOHNSON: Hi there. You have the floor, you can testify if you like.

MS. RABACA: Oh. Hi. My name is Sandi Rabaca, I'm a nurse here on Lānaʻi, fourth generation Lānaʻian, and housing has been an issue for quite some time. So I think this will be a positive impact to Lānaʻi. That's all I have to say.

CHAIR JOHNSON: Okay. Thank you, Sandi, I appreciate your testimony. Members, any questions for Sandi? Seeing none. Thank you for your testimony. Okay. Ms. Stewart, call the next testifier please.

MS. STEWART: The next testifier is Alastair McAlpine, to be followed by Kaleo Leonidas Gonzalez.

MR. MCALPINE: Yeah, aloha. My name is Alastair McAlpine. Please accept my testimony as both a current Lānaʻi City resident, and also General Manager of the wonderful Four Seasons Resorts on Lānaʻi. I'm not a paid lobbyist. And I've lived on the island for a combined seven years. Today I'm in full support of the proposed Hōkūao 201H residential project, which will provide affordable workforce housing for the residents in our community. Tourism is an integral part of Lānaʻi's economy, and our two properties

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at Four Seasons Resort Lānaʻi and Sensei Lānaʻi Four Seasons Resort directly employ around 800 people. It's a significant large segment of the local community. The vast majority of our workforce lives on Lānaʻi. This number does not include the supporting elements of the local business owners and tour operators that play an active role as ambassadors to everyone that visits our beautiful island, as well as the many other members of the community that choose to make Lānaʻi home. It's vital for projects like this to move forward as soon as possible so our residents and those who would like the opportunity to live in the community have access to a choice of available housing. Thank you for the opportunity to share my perspective, and please accept my full support for this project. Thank you.

CHAIR JOHNSON: Thank you, Mr. McAlpine. Good to see you. Members, do we have any questions for Alastair? Okay. I have one quick question for you. So this is something that I...I...I've been trying to balance, and I want to speak to you because you're in a unique position for it. You know, in...in the...in your type of the work you have the front of the house and you have the back of house, and the difference between pricing the salaries of say, for example, a waiter versus a dishwasher, my concern is that the Hōkūāo is going to address people who are making 40,000 and up is their low end. Do you have a lot of people that are working at the Four Seasons that won't make that cut?

MR. MCALPINE: We...we do have a certain element of...of...of the workforce that won't make that cut; however, it is a residential project that is then much needed because it also serves the...the services of the island. And I think it's...it's the bigger picture here that's at play. It's not just about the resorts.

CHAIR JOHNSON: Yeah. That's...

MR. MCALPINE: Although it will help.

CHAIR JOHNSON: Yeah, okay. All right. Thank you, Alastair, for coming out and testifying. Members, any other questions? Seeing none. Thank you for your testimony. Aloha.

MR. MCALPINE: Thank you.

CHAIR JOHNSON: Okay. Ms. Stewart, call the next testifiers.

MS. STEWART: Chair, you've called everyone on the list at least once. There were a few who did not respond the first time if you'd want to repeat those.

CHAIR JOHNSON: Well, we can do a last call. Let's do a last call. Is anybody on the call who would like to testify who hasn't testified yet? Okay. Seeing there's no more individuals wishing to testify, without objection, I will now close oral testimony.

COUNCILMEMBERS VOICED NO OBJECTIONS (Excused: TK)

CHAIR JOHNSON: And without objections, I'd like to introduce written testimony into the record.

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COUNCILMEMBERS VOICED NO OBJECTIONS (Excused: TK)

. . .(END PUBLIC TESTIMONY). . .

CHAIR JOHNSON: Okay. All right. Members, that...I thank...I want to thank all the Lānaʻi folks who came out in their busy schedule to testify today. That was a lot. That was probably the most I've ever seen. So boy, I tell you, if ever there was a...you know, test the air, I...you get a test. All right.

**AH-1(1) HOUSING PROJECTS UNDER CHAPTER 201H, HAWAII REVISED STATUTES:
HŌKŪAO HOUSING PROJECT (LĀNAʻI CITY) (MISC)**

CHAIR JOHNSON: So today's agenda item is AH(1)...or -1(1), Housing Projects Under Chapter 201H, Housing [sic] Revised Statutes: Hōkūao Housing Project (Lānaʻi City). According to the project application, the developer and landowner of Lānaʻi Resorts LLC, doing business as Pūlama Lānaʻi, proposed to build 150 single-family homes. 74 homes would be rented at market rate, and 76 homes, which amounts to 50.6 percent of the project, will be designated as residential workforce housing units. The project would be subject to a housing agreement under Chapter 2.96, Maui County Code. The developer has indicated that the project will be seeking a district boundary amendment, a DBA, from the State Land Use Commission. By using the 201H fast-track process, the project can request exemptions from certain requirements and fees in the Maui Code. Under 201H, the Council has 45 days to approve, approve with modifications, or disapprove the proposed project, or it will be deemed approved as submitted. The application will be submitted by the Department of Housing and Human Concerns on July 21st, 2021. The deadline for the Council action is September 4th, 2021. The clock is ticking, Members. And I'm sure we're all anxious to hear more about this project, so if there's no objections, I would like to proceed as follows. Begin with a presentation from the company, followed by comments from our various departments, and then I'd like to follow up...follow this up by opening the floor to Members for any questions for the Administration, and then a round of questions for the company. I've also set aside...hold on, let me stop right there. That all depends on time. If we...if we just going to do the presentation, then we're just going to do the presentation, but that's just what we were planning on going on. Okay. I'm going to be...I'm aware of your folks' time, and I don't want to go past 4:30. So then I'd like to follow this up by opening up to the floor to the Members for any questions for the Administration, and then a round of questions for the company. I've also set aside our Committee meeting date of August 16th for this item so we can continue our discussion, including the requested exemptions and proposed modifications before we vote to approve, approve with modifications, or disapprove this project. That is our plan, Members. So first we have a presentation from Pūlama Lānaʻi and project consultant Munekiyo Hiraga. So from Pūlama Lānaʻi, we have Keiki-Pua Dancil, Kurt Matsumoto, Sharon Thom, and Olivia Simpson; consultant Karlynn Fukuda from Munekiyo Hiraga; consultants Kevin Mendes of RM Towill, and Kehau Watson from Honua Consulting; Jon Swope from TRC; and Deb

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Rosenblum from Design Create Space. Without objection, I would like to designate the identified individuals as resource person under Rules 18(A) of Rules of the Council.

COUNCILMEMBERS VOICED NO OBJECTIONS (Excused: TK)

CHAIR JOHNSON: Okay. All right. Keiki-Pua, if you're on the call, you can start your presentation. The floor is yours. Okay. Your camera got turned on. I see you...we all see you now. Hi. I don't know if I can hear you yet. Still can't hear you.

COUNCILMEMBER PALTIN: I think they're muted on our end because it has that --

COUNCILMEMBER KING: She's muted (*audio interference*) She's muted.

COUNCILMEMBER PALTIN: -- red line through the white.

CHAIR JOHNSON: Yeah, I can see the muting. Staff, can you make sure they're unmuted? Hello? Did you...did you do a mic check? Staff, can you unmute them as a moderator?

MS. STEWART: Chair, if it's Pūlama Lānaʻi, they are unmuted on our end.

CHAIR JOHNSON: Keani Rawlins-Fernandez?

COUNCILMEMBER RAWLINS-FERNANDEZ: Mahalo, Chair. Their mic is not red, it's white with a red line, so that means that it's on our end.

MS. STEWART: Oh, apologies. On my screen it's showing as unmuted.

MS. FUKUDA: Good afternoon.

CHAIR JOHNSON: Oh. Did you say something? Keiki-Pua, I don't...nope, still...still muted. Alison, why don't you just try it again? Just do the old --

COUNCILMEMBER RAWLINS-FERNANDEZ: Chair?

CHAIR JOHNSON: -- toggle...yeah. Go ahead, Councilmember Keani Rawlins-Fernandez.

COUNCILMEMBER RAWLINS-FERNANDEZ: I also see that Ms. Abraham, Mr. Forrest, and Ms. Yap are also moderators. Perhaps they can see if they can unmute Pūlama Lānaʻi.

CHAIR JOHNSON: Staff, did...

MS. STEWART: And also, if...if Pūlama Lānaʻi hits unmute, they will unmute themselves itself. Oh, it's not working?

CHAIR JOHNSON: They said they're...they're tapping the button.

MS. YAP: This is Rayna.

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MS. STEWART: As am I.

MS. YAP: Just wanted to let you know that on my end, they're unmuted.

CHAIR JOHNSON: Okay. Let's just take a five-minute recess and we'll sort this out. Okay. So it's 3:53, at 3:58 we will...the Affordable Housing meeting will take a recess for five minutes. It's 3:53, at 3:58 we'll come back. . . .*(gavel)*. . .

RECESS: 3:53 p.m.

RECONVENE: 3:58 p.m.

CHAIR JOHNSON: . . .*(gavel)*. . . Will the Affordable Housing Committee of 8/2/2021 come back from its five-minutes recess. And we have solved our glitches in our technology, and we're now ready to hear a presentation from Pūlama Lānaʻi. So without further ado, you have the floor.

MS. FUKUDA: Thank you, Committee Chair Johnson. May we be allowed to share our screen?

CHAIR JOHNSON: Yes, please.

MS. FUKUDA: Thank you.

MS. DANCIL: We already are.

MS. FUKUDA: Okay. Oh, can you see our presentation on the screen?

CHAIR JOHNSON: It's really small. If you can make...

MS. STEWART: You...you are not sharing your screen.

COUNCILMEMBER PALTIN: I think it's like a different interface or something. Because like how she had that sign in...on top of her head that says something about sharing screen. Are you guys on BlueJeans or Zoom?

MS. FUKUDA: We're on the BlueJeans.

CHAIR JOHNSON: Isn't there a little TV right in the center you can share screen with? And Staff, you can also make sure they have the capacity to share screen.

COUNCILMEMBER PALTIN: Screen share cannot be started while the other participant is sharing. That's what it says right above your head.

MS. STEWART: So at the top of your BlueJeans screen, Olivia, you see the icon that looks like a desktop computer?

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UNIDENTIFIED SPEAKER: So since we're sharing through a room interface, it's behaving oddly, because it worked for us this morning.

UNIDENTIFIED SPEAKER: They have the presentation.

CHAIR JOHNSON: Well, yeah, we have the presentation. Staff, can you share it? And they'll just tell you when to flip it? There we go. We got a presentation.

UNIDENTIFIED SPEAKER: Oh, it's working now?

CHAIR JOHNSON: But all I'm seeing is a blue screen like a Windows...

UNIDENTIFIED SPEAKER: How about now?

CHAIR JOHNSON: Okay. Perfect. Got it. Now it's full screen.

UNIDENTIFIED SPEAKER: Yay.

UNIDENTIFIED SPEAKER: All right.

CHAIR JOHNSON: Okay. There you go. Take it away. Your...floor is yours.

MS. FUKUDA (*PowerPoint Presentation*): Okay. Good afternoon, Committee Chair Johnson and Members of the Affordable Housing Committee. My name is Karlynn Fukuda of Munekiyo Hiraga. We are before you today regarding the 201H application for the proposed Hōkūao affordable housing project. The project would be the first affordable housing project on...in Lānaʻi City in almost 30 years, and would provide for affordable units in Lānaʻi in perpetuity. Further, Hōkūao would be privately financed, and would not rely on funding from government sources or nonprofit grants. There is a great need to provide new homes in Lānaʻi City. Joining me today are various members of the project team. On behalf of the applicant Pūlama Lānaʻi, I am joined by Kurt Matsumoto, President; Keiki-Pua Dancil, Senior Vice-President; and Sharon Thom, Senior Vice-President. Kevin Mendes, Project Manager is representing RM Towill Corporation, the project's civil engineer. John Swope, Project Scientist of TRC, is the project's environmental consultant. And Trisha Kehaulani Watson, owner of Honua Consulting, is the project's archeological and cultural consultant. Why do we need Hōkūao now? Lānaʻi is unique in many ways, but relative to the subject of housing, its situation is different from other places in Maui County. The main challenge facing the island for housing is the lack of inventory of homes. The last large project in Lānaʻi City was constructed in the 1990s. Statistically, the island has the lowest poverty rate for the County. Further, the unemployment rate for the island is also generally lower than the rest of the County. There are examples of multiple generations living together in the same household, not necessarily because they want to, but because there are no other units available for rent. Additionally, the annual HUD affordable housing guidelines are adjusted each year by the Department of Housing and Human Concerns for Maui, Molokaʻi, Lānaʻi, and Hāna, recognizing the differences for rural areas. In 2021, the Lānaʻi income limits for the 100 percent of the area median income level were about 42

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percent lower than Maui's income limits for the 100 percent of the AMI, excluding Hāna. Related to this, the rental rate for a unit on Lānaʻi is also about 42 percent lower than on Maui, excluding Hāna as shown here on the right. The black bar represents the monthly rental rate for a two-bedroom, two-bath unit in Maui at the 100 percent AMI versus the rental rate for a two-bedroom, two-bathroom unit on Lānaʻi at the 100 percent AMI level. Hōkūao meets an unmet need. The 76 affordable units will increase the number of affordable units on Lānaʻi by 69 percent. Pūlama Lānaʻi is committed to keeping these affordable units in the affordable housing pool in perpetuity. Hōkūao will also provide a rental housing option for those in the below moderate, moderate, and above moderate income levels. Currently there are no affordable units on island that serve those income groups. Pūlama Lānaʻi sent a survey to their rental inventory to gauge interest in the Hōkūao project. Of the over 400 renters, they received responses from 25 percent of the group. Of those that responded, 69 percent were interested in learning more about Hōkūao. 43 percent of the responders would qualify in the below moderate, moderate, and above moderate income categories. 9 percent of the responders would qualify in the very low and low category. Lastly, 48 percent of the responders would qualify for other units that would be put into Pūlama Lānaʻi's housing inventory. It is noted that Pūlama Lānaʻi rents not just to their employees, Four Seasons employees, or Sensei Farms employees, but also to other essential workers in the community including, but not limited to, teachers, firefighters, police officers, medical workers, and TSA employees. The Hōkūao units would increase the availability of units within Pūlama Lānaʻi's inventory, and also open up other existing units. For example, if a family living in an existing rental unit moves to Hōkūao, then their unit becomes available for another family to rent. We also note that the County has expressed interest in moving forward with their approved affordable housing project on Lānaʻi, and understand that the two projects, Hōkūao and the County's project, can complement each other and support the need for housing on Lānaʻi. Now I'd like to get into a little bit more detail about the Hōkūao project itself. Here's an aerial photo of the area. To provide context and orientation for the Hōkūao project, we see here Dole Park in the red outline, then we have the Lānaʻi High School...High and Elementary School, and lastly we have Fraser Avenue, which would provide the main ingress and egress into the Hōkūao project. The Hōkūao project is outlined in orange and is located adjacent to the existing Lānaʻi City, provides for walkability within the community and connection to the town, as well as keeping with the small town feel of the island. The County's proposed affordable housing project is outlined in yellow, and the State Department of Hawaiian Home Lands residential expansion is shown outlined in blue. As you can see, the Hōkūao site is adjacent to the County's proposed affordable housing site, as well as the State Department of Hawaiian Home Lands site. As approved, the County's project included both multifamily and single-family units. We understand that the latest awards for the Lānaʻi City Department of Hawaiian Home Lands lots were made in June of 2019. As previously noted, Hōkūao and the County project could complement each other, and Hōkūao could assist in preventing the County site from remaining landlocked without access to infrastructure. We understand that the County is contemplating the issuance of a request for proposal for the Lānaʻi City affordable project in the future. Hōkūao could provide a stub-out for the County project for water and sewer service. Lastly, we note that the Hōkūao project is made up of portions of three tax map key parcels. The project will undergo a subdivision action in the future to cut out and

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consolidate these parcels into the Hōkūao shape shown here. What is Hōkūao? It's a rental housing project that would be available to people living and working on Lānaʻi. The project area is approximately 76 acres in size, and would feature 150 two-bedroom, two-bathroom units. 76 of those units would be rented at affordable prices per the annual U.S. Housing and Urban Development pricing guidelines as adjusted for Lānaʻi by the County Department of Housing and Human Concerns. The lot size would be a minimum of 8,000 square feet, and all units will look the same and include the same amenities, whether an affordable unit or part of Pūlama's other inventory. Proposed layout of the project is shown to the right of the slide. Hōkūao will provide new housing inventory with modern features and...with modern finishes, excuse me, and will feature a Tesla roof and battery storage to provide power for the home, fully furnished homes with full-sized appliances landscaped yard to be maintained by Pūlama Lānaʻi; a lower density project with larger lots. All utilities will be included in the rents. And additional amenities include a park and new community center, which will be open to all Lānaʻi residents. Pocket parks are also proposed near the boundaries of the site. The project has a lot of amenities and features that may be different from other projects; however, the project was designed to meet the level of quality and standard the team felt was needed for the Lānaʻi community. As previously noted, the project would be privately financed, and unlike most 201H projects, would not seek funding from government sources to proceed. Infrastructure for Hōkūao would be provided by Pūlama Lānaʻi. For water, Well 7 will be developed to provide additional source capacity and reliability for distribution in Lānaʻi City. Regarding electricity, renewable resources will provide almost all power for the homes and amenities in Hōkūao. Distribution lines will also be underground in the residential area. Pūlama Lānaʻi is relocating existing wastewater lines, and the roads will be maintained by Pūlama Lānaʻi, including landscaping surrounding the roadways. Pūlama Lānaʻi is also providing the trash service for Hōkūao. The next few slides provide sections and renderings of the proposed Hōkūao community. Based on the feedback from the community, they wanted Hōkūao to look similar to Lānaʻi City to provide continuity for sense of place. As such, sidewalks are proposed on the main roadways, which are 9th and 12th Street, but not within the internal roads for the project. Here we have Section 2, which is a section of 12th Street, which shows sidewalk along the main ingress/egress. Here we have Section 1, which is a section of a typical residential street within Hōkūao. Sidewalks are not proposed within these internal residential streets, but there will be room for pedestrian access, as shown in this section. Section 3 is on the north side of the community center along 9th Street, and is similar to 12th Street, with sidewalks provided. Section 4 is on the south side of the community center, and continues the sidewalk along 9th Street. Here we have a rendering of homes at Hōkūao. The idea was a modern plantation home feel. They will have a lanai in the front of the home, as well as the back. Also note that all homes will have a carport, although is not...is not shown in the rendering. All homes will look the same and include the same amenities, whether they are an affordable unit or part of Pūlama Lānaʻi's other housing inventory. Next we have a section of a home. From left to right we have the back lanai; the great room, which would feature living room, dining area, and kitchen; and then the front entry lanai. A bedroom and bathroom would be located on each side of the great room beyond the side with the TV shown here, and then on the opposite side of the home. This slide provides the preliminary rental rates for the affordable units at Hōkūao for below moderate,

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moderate, and above moderate. These rates are based on current 2021 HUD rental guidelines as adjusted by the DHHC for Lānaʻi. For the below-moderate units, the rental rates would be approximately 1,000 to \$1,250 per month. For the moderate units, it would be approximately \$1,250 to \$1,500 per month. And for the above-moderate units, it would be approximately \$1,500 per month to \$1,750 per month. These rental rates would include utilities; water, sewer, electrical, as well as trash service. Hōkūao residents will also have the opportunity to save additional funds, as the units will be fully furnished and the landscaping will be maintained by Pūlama Lānaʻi. Other modern features include the solar tiled roof and battery storage system, smart phone features, and central air conditioning. The project was designed to the level of quality and standard the team wanted for the Lānaʻi community. These features will be privately funded; no government or nonprofit funding is being sought. I'd now like to start talking about the proposed exemptions and modifications for Hōkūao. The 201H application includes proposed exemptions for Hōkūao to fit the needs of Lānaʻi. Selectively, the exemptions lead to an overall benefit for the community. Please refer to Chapter 7 in Volume I of your 201H applications for a listing of the exemptions proposed. Many of the requested exemptions are common to the 201H process, which was meant to help expedite the delivery of affordable housing. Others are related to flexibility of design to address comments from the community with the desire to have Hōkūao built with a similar sense of place to Lānaʻi City. The first two exemptions outlined here, a community plan exemption which would provide for the timely delivery of needed affordable housing on island, an exemption from Title 12 for landscaping flexibility. Pūlama Lānaʻi is not asking to reduce the number of trees needed, we are asking for flexibility in the placement of the trees. To the extent possible, we'll use indigenous and endemic plants, as well as Cook pine trees which are part of the character of Lānaʻi. Exemptions from Title 16, the Building Code, include project complying with the fire, electrical, plumbing, and building codes in effect at the time the building permits are submitted. And we are requesting an exemption from the building permit and related fees for the affordable units only. The estimated exemption amount that is shown in Chapter 7 was for...was based on Fiscal Year 2021 fees. Including the units at Iwiolo Hale and Hōkūao, which I'll talk about in a minute, for a cost of approximately \$5,000 per home, the \$581,000 divided by 115 homes comes out to about \$5,052 per home. 115 units will remain affordable in perpetuity. As a side note, all other project-related costs, including infrastructure, is privately financed. No Federal, State, County or nonprofit funds are supporting the project. Next we'll get into exemptions from Title 18, the Subdivision Code. We are asking for these exemptions to provide for timely delivery of homes on Lānaʻi, and to provide the design standard to match the existing sense of place. The exemption from the park and playground and...assessment is to have the proposed park and community center meet the park assessment requirements for the project. What is being provided, the park and the community center, is more than what's required by Code. The park will be privately owned, privately maintained, but open to the public. We are also asking for an exemption for the preparation and processing of the park assessment agreement. Next we have the exemptions from Title 19 zoning. These exemptions are requested to allow the project to proceed as designed, and exempt the project from the Change of Zoning process to provide the timely delivery of homes. Additional provisions for exemptions from the Zoning Code are also requested to allow the project as designed to complement the character of Lānaʻi City, and also

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allow for parcels to be subdivided and consolidated into one parcel. Next I'll get into the exemptions that are being requested from Title 2.96. As you are aware, Chapter 2.96 is applicable to 201H projects. The project team worked with Department of Housing and Human Concerns and Corporation Counsel to discuss the proposed exemptions that we are requesting. Currently, 2.96 doesn't allow for the above-moderate category to be included for rental projects, but as previously noted, we would like that group to be included because it includes many of Pūlama Lānaʻi's current renters who would be the target market at Hōkūao. A Pūlama Lānaʻi survey of its existing renters found that 43 percent would qualify to rent a home if the below moderate, moderate, and above-moderate categories were allowed to be used for Hōkūao. This group may include police officers, firefighters, teachers, and medical workers, as the income qualifications were evaluated based on the survey respondents' disclosure of total household income and asset levels. Also, exemptions are requested to allow for modifications to the waitlist qualification process. We're utilizing the provisions in existing Chapter 2.96, but proposing revisions to address comments from the community. We are also proposing a change to the distribution of affordable units and income categories from what's provided in Chapter 2.96 to allow for the above-moderate units to be included. Based on the Pūlama Lānaʻi survey results, there are current renters who would fall in this category. Hōkūao would provide 76 affordable rental units for the 80 percent to 140 percent AMI income category. Pūlama Lānaʻi has 39 units at Iwiolo Hale which are currently rented to the very-low category. These 39 units recently completed their 30-year requirements as affordable units because they were built by the previous owner. As part of the affordable housing agreement for Hōkūao, Pūlama Lānaʻi is proposing to add the low category AMI levels to Iwiolo so that it would include very low and low AMI levels, and to keep these 39 units at these levels in perpetuity. With this commitment, Lānaʻi would have a total of 115--39 in Iwiolo and 76 at Hōkūao--that would remain in affordable rental ranges forever. As discussed earlier, the breakdown of income categories and number of units is in direct response to the survey conducted of Pūlama Lānaʻi's existing rental tenants. This exemption is requested to fit the unique needs of the Lānaʻi community. The exemption is sought to adjust the allocations of affordable units at Hōkūao. Currently, 2.96 requires that one-third of the rental units be provided to the low and very low, one-third for below moderate, and one-third for moderate income groups. With the Hōkūao project, the proposed allocation would be 10 percent for the below moderate, 20 percent for the moderate, and 70 percent for the above moderate income groups. The proposed breakdown of the units are shown in this last column. For the very low and low-income groups, although not included in Hōkūao, Pūlama Lānaʻi is committed to keeping the 39 Iwiolo units in the very low and low-income groups in perpetuity. This would provide 56 percent more units in the very low and low-income category than what is currently required by Chapter 2.96. Also, the 76 units at Hōkūao will be affordable in perpetuity. In total, as mentioned earlier, 115 units would remain in perpetuity on Lānaʻi, and span the entire spectrum of affordable categories. Next, this exemption is sought from 2.96 to allow the units to remain in perpetuity. Currently 2.96 only requires the 30-year requirement. And as mentioned, we are seeking to add the above-moderate income group to the rental section of the Maui County Code. Listening to the community, Pūlama Lānaʻi has adjusted the application and selection process for the rental units. The exemption is being sought to have applicants prequalified before they are placed on the waitlist. This will be procedurally

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better, as when someone is called on the waitlist, they will already know that they qualify for rental of the unit. The exemption is also sought to modify the procedures for the application process to include this prequalification requirement before an applicant can be placed on the waitlist. This is an existing Chapter 2.96 provision. The prequalification steps include picking up an application in person and an in-person interview with the household. These are also standard procedures that are already in place for rental units. These last two exemptions are being requested from the provisions of Chapter 2.96 to allow the project to utilize fast-track permitting process to help expedite the building permit process for the Hōkūao units. By allowing Hōkūao to expedite the building permit process for the project, it will provide for new units to be constructed in a timely manner. Now I'd like to talk about the Chapter 343 environmental review that the project went through.

CHAIR JOHNSON: Okay. Before you go forward, in the interest of time, we don't have much of it, so I just was wondering if you could speed it up a bit. That's all. Thank you.

MS. FUKUDA: Okay. I'll try to...

UNIDENTIFIED SPEAKER: Let's go back.

MS. FUKUDA: Okay.

UNIDENTIFIED SPEAKER: *(audio interference)* to the screen.

MS. FUKUDA *(PowerPoint Presentation)*: Okay. So the Hōkūao project completed the Chapter 343 HRS Environmental Assessment. The finding of no significant impact was issued in May 2021 by the Department of Housing and Human Concerns. A copy of the final EA is provided in Volume II and Volume III of the 201H application. A summary table of the impacts was included in Volume I, Chapter 11 of the 201H application. The EA document included a number of technical studies to review the proposed project and potential impacts. I won't go through the list of studies that you can see here on the slide. Comments from the agencies and community were responded to, and those letters are included in the final EA. The response letters are included in your documents as Chapter 9 in Volume II of the 201H application. The preliminary timeline for the project initiation and project construction is shown here. The County 201H process is at the very beginning of the timeline for Hōkūao. We anticipate homes to be available in 2023; however, depending on the County departments, this could be expedited, and homes could be available sooner. There is an overwhelming number of Lānaʻi residents that support the Hōkūao project as evidenced by the testimony today on the eComment site on this...for this agenda. I won't go into the numbers here. Okay. There have been a number of community meetings that were held on the project, most recently a week ago. Many of the community also testified on the...during the Council meetings on Bill 10. Some of their statements are captured here along with their names. In conclusion, Hōkūao will address a critical need for new housing on Lānaʻi. It completed the Chapter 343 EA process, and will be privately financed. There is an overwhelming community support for this project, and we ask for the Council's approval to help Hōkūao become a reality. Mahalo.

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CHAIR JOHNSON: Okay. If you could stop screen sharing, that would be wonderful. Okay. Thank you so much for all of the...thank you for the presenters for presenting the presentation. So I...I know we're running short on time, so we were going to have the...the departments, but I think we're going to defer this item. So let me go off with a little bit of a short spiel here. Thank you all for presenting, and I look forward to continuing the discussion on our next scheduled meeting, where we'll listen to concerns from the departments and open it up to the floor for the Members to ask any questions to the Administration and to the company. In the meantime, if Members have specific amendments or proposed modifications for this project, I would encourage you submit them in writing to the Affordable Housing Committee email address before August 16th. That will help streamline this time-sensitive process. So here's a little bit a favor, onegai, I have for you guys is that please see the resolutions in Section 9 that includes the 12-page project's request exemptions. I also encourage you to read Exhibit A, B, and C in Volume I of the three volumes that we put up on Granicus, Applications for affordable housing development pursuant to Section 201H...Hōkūao 201H...Hōkūao project. So Members, there's a little...we...okay. Go ahead, Councilmember Molina

VICE-CHAIR MOLINA: Yeah, thank you, Mr. Chair. So your intent today, you're going to defer. Would you consider maybe recessing for another date so this way...you know, we've heard all the testimony, we spent pretty much the whole day on it, so that way maybe at your next meeting we can --

CHAIR JOHNSON: Right.

VICE-CHAIR MOLINA: -- just get right into the meat of things, deal with the applicant and the departments. So would you consider just recessing if that's your plan?

CHAIR JOHNSON: In any normal situation I would consider that, Councilmember Molina, but we had a bit of a kerfuffle and if we post...there was some documents that got posted wrong and we can't...we...we want to take action, so we can't...we have to defer it and then start a new one because the posting was wrong. And if we would have recessed it, then that's not really...we couldn't make any action, right? So yeah, you guys probably saw that. You're looking at this paperwork like this is totally not the stuff we're going to be talking about today. So that was in the Granicus. We had a bit of a kerfuffle, so that's how we're going to go with the deferring.

VICE-CHAIR MOLINA: Okay. Well, thank you for that explanation and that term. But what is it, garfuffle [sic]?

CHAIR JOHNSON: Kerfuffle. That's a good one, huh? You never...

VICE-CHAIR MOLINA: You're a master coming up with all these terms.

COUNCILMEMBER LEE: Kerfuffle, kerfuffle.

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CHAIR JOHNSON: Okay. So Members, if there's no objections, I would like to defer this...this item.

COUNCILMEMBERS: No objections.

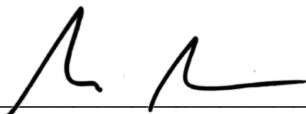
COUNCILMEMBERS VOICED NO OBJECTIONS (Excused: TK)

ACTION: DEFER.

CHAIR JOHNSON: Okay. The time is now 4:31, and the Affordable Housing Committee meeting of August 2nd, 2021 is adjourned. Thank you. . . .*(gavel)*. . .

ADJOURN: 4:31 p.m.

APPROVED BY:



GABE JOHNSON, Chair
Affordable Housing Committee

ah:min:210802:ds

Transcribed by: Daniel Schoenbeck

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CERTIFICATION

I, Daniel Schoenbeck, hereby certify that pages 1 through 55 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 26th day of August 2021, in Kula, Hawai'i



Daniel Schoenbeck