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Title: HOUSING PROJECTS UNDER CHAPTER 201H, HAWAII REVISED STATUTES: HOKUAO HOUSING PROJECT (LANA'I CITY) (AH-1(1))

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Attachments: 1. Correspondence from Housing and Human Concerns 07-21-2021, 2. Attachment - Hokuao 201H Application (Volume I of III) 07-21-2021, 3. Attachment - Hokuao 201H Application (Volume II-FEA) 07-21-2021, 4. Attachment - Hokuao 201H Application (Volume III-Appendices) 07-21-2021, 5. Testimony Pulama Lanai petition 07-30-2021, 6. Revised Proposed Resolutions 07-30-2021, 7. Presentation from Pulama Lanai 08-02-2021, 8. Testimony Butch Gima 08-04-2021, 9. Correspondence from Fire and Public Safety 08-10-2021, 10. Testimony Alberto Gonzalez 08-13-2021, 11. Amendment Summary Form from Councilmember Paltin 08-16-2021, 12. Possible Modifications from Committee Chair 08-16-2021, 13. Correspondence from Public Works 08-16-2021, 14. eComments Report 08-16-2021, 15. Correspondence to Finance 08-18-2021, 16. Correspondence from Cades Schutte LLP 08-19-2021, 17. Correspondence from Finance 08-23-2021, 18. Revised Possible Modifications from Committee Chair 08-25-2021, 19. Amendment Summary Form from Councilmember Sugimura 08-25-2021, 20. Correspondence to Corp Counsel 08-26-2021, 21. Revised Resolution 08-27-2021, 22. Committee Report 21-69, 23. Correspondence from County Clerk 09-07-2021

Date	Ver.	Action By	Action	Result
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HOUSING PROJECTS UNDER CHAPTER 201H, HAWAII REVISED STATUTES: HÖKŪAO HOUSING PROJECT (LĀNA'I CITY) (AH-1(1))

The Committee is in receipt of the following:

1. Correspondence, dated July 21, 2021, from the Director of Housing and Human Concerns, transmitting the following:
 - (a) An application for the development of the proposed Hōkūao Housing Project in Lāna'i City, Lāna'i, Hawaii, under Section 201H-38, Hawaii Revised Statutes. The proposed project consists of 150 single-family rental homes, of which 74 would be rented at market rate, and 76 would be rented as residential workforce housing units to qualified households earning between 80 and 140 percent of the area median income, as set forth by Department of Housing and Human Concerns guidelines. The project site is near the Lāna'i Police Station and Dole Park to the northeast, Pūlama Lāna'i central offices to the southeast, and a County wastewater treatment facility to the southwest. The project site is approximately 76 acres and covers portions of three contiguous parcels identified for real property tax purposes as Tax Map Key (2) 4-9-002:061 (por.), (2) 4-9-014-001 (por.), and (2) 4-9-014:009 (por.). The

parcels have a State Land Use classification of Urban District and Agricultural District, and a district boundary amendment will be required from the State Land Use Commission. The owner of the parcels and project developer is Lānaʻi Resorts, LLC, d/b/a Pūlama Lānaʻi.

- (b) A proposed resolution entitled “APPROVING THE INDEPENDENT DEVELOPMENT OF THE HŌKUAO 201H HOUSING PROJECT PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES.” The purpose of the proposed resolution is to approve the proposed project with various exemptions from certain requirements contained in the Maui County Code relating to planning, zoning, land development and improvement, and construction standards for subdivisions and dwelling units.
- (c) A proposed resolution entitled “APPROVING WITH MODIFICATIONS THE INDEPENDENT DEVELOPMENT OF THE HŌKUAO 201H HOUSING PROJECT PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES.” The purpose of the proposed resolution is to approve the proposed project with the modifications in “Exhibit B” and with various exemptions from certain requirements contained in the Maui County Code relating to planning, zoning, land development and improvement, and construction standards for subdivisions and dwelling units.
- (d) A proposed resolution entitled “DISAPPROVING THE INDEPENDENT DEVELOPMENT OF THE HŌKUAO 201H HOUSING PROJECT PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES.” The purpose of the proposed resolution is to disapprove the proposed project.

- 2. Correspondence dated July 30, 2021, from Deputy Corporation Counsel, transmitting revised proposed resolutions referenced in paragraph 1 (b), (c), and (d) above, respectively approving, approving with modifications, and disapproving the Hōkūao Housing Project in Lānaʻi City, Lānaʻi, Hawaii, under Section 201H-38, Hawaii Revised Statutes. The purpose of the revised proposed resolutions is to replace “Exhibit A” with a corrected list of exemptions requested by the developer.

Under Section 201H-38, Hawaii Revised Statutes, the Council may approve, approve with modifications, or disapprove the proposed project by September 4, 2021, or it will be deemed approved. The Committee may consider whether to recommend adoption of one of the proposed resolutions in paragraph 1 above, with or without revisions. The Committee may also consider the filing of the correspondence and other related action.