

DAVID Y. IGE  
GOVERNOR



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CRAIG K. HIRAI  
EXECUTIVE DIRECTOR

DEC 3 2017

**STATE OF HAWAII**

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM  
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION  
677 QUEEN STREET, SUITE 300  
Honolulu, Hawaii 96813  
FAX: (808) 587-0600

IN REPLY REFER TO:

17:PEO/89

November 28, 2017

Mr. Scott Glenn, Director  
Office of Environmental Quality Control  
235 South Beretania Street, Suite 702  
Honolulu, Hawaii 96813

Dear Mr. Glenn:

Re: Chapter 343, Hawaii Revised Statutes, Record of Determination for the Proposed Kūlia at Ho'opili Located at Ewa, Island of Oahu, TMK: (1)9-1-017:004 (por)

With this letter, the Hawaii Housing Finance and Development Corporation (HHFDC) has determined that no additional environmental assessment (EA) or supplemental environmental impact statement (EIS) is required for the proposed Kūlia at Ho'opili, a 120-unit affordable rental housing project located in the Ho'opili Master Planned Community.

Notice of the Final EIS for Ho'opili was published in The Environmental Notice on August 8, 2008. The FEIS covers the phased development of the 1,525-acre site comprising residential areas which will provide approximately 11,750 dwelling units, business and commercial areas, light industrial/business areas, transit stops, schools and other public facilities, parks, and open space. The proposed Kūlia at Ho'opili affordable rental project will be built on approximately 7.127 acres in Ho'opili and is identified as Lot 10 on the enclosed Exhibit A.

With this Record of Determination, we are writing to inform the Office of Environmental Quality Control that the HHFDC, has determined that:

1. The FEIS contemplated the phased development of Ho'opili and the possible use of State/County funds;
2. The scope of the development of Ho'opili has not changed;
3. The number of residential units planned for development has not changed and includes the development of affordable housing; and
4. The environmental setting and probable environmental impacts as described in the FEIS have not substantially intensified or changed.

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OFFICE OF ENVIRONMENTAL QUALITY CONTROL

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Mr. Scott Glenn  
November 28, 2017  
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Please publish the Record of Determination in the next edition of The Environmental Notice.  
The Publication Form is enclosed.

Should you have any questions, please contact Janice Takahashi, Chief Planner, at 587-0639.  
Thank you for your assistance.

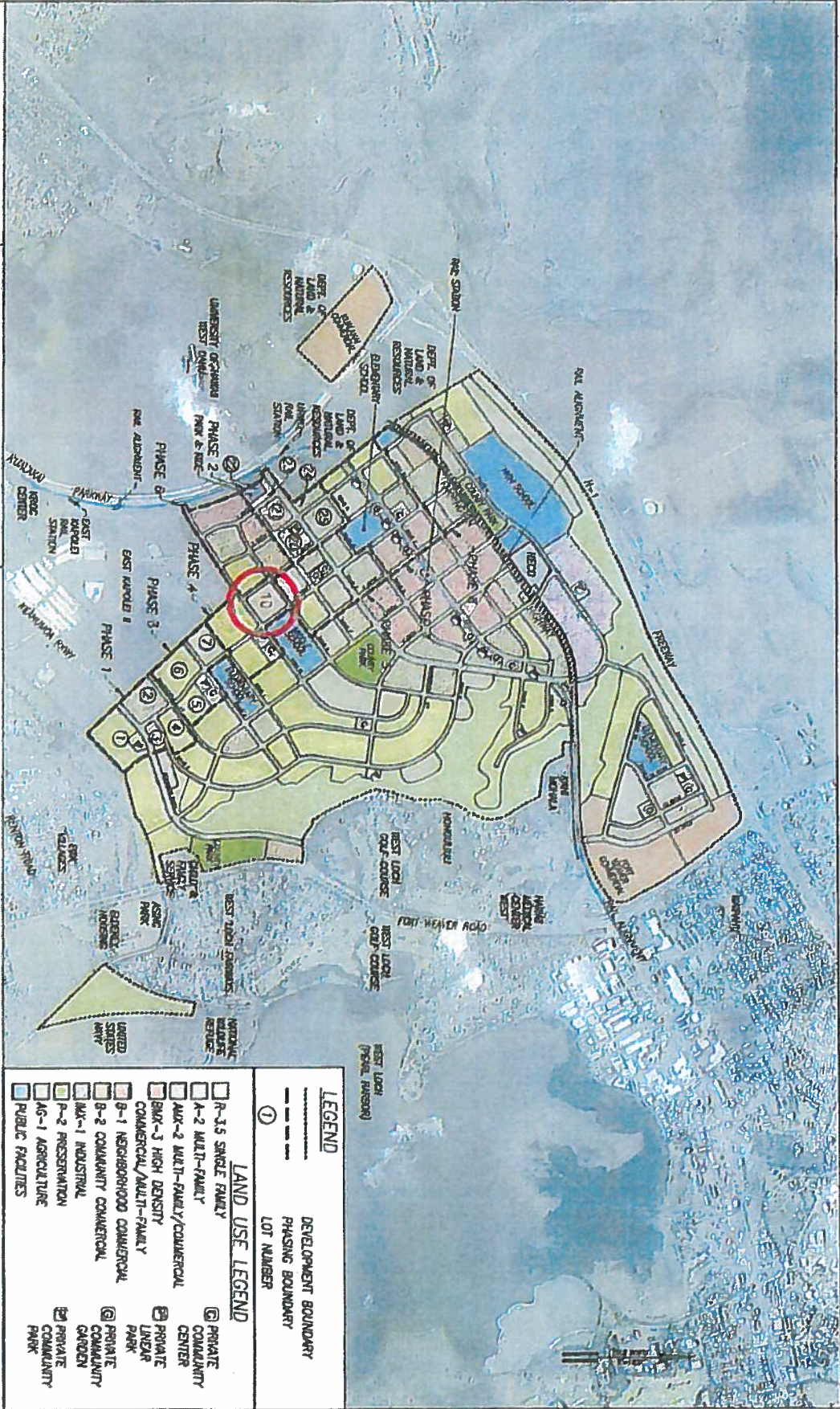
Sincerely,



Craig K. Hirai  
Executive Director

Enclosures: Exhibit A – Ho’opili Master Plan  
Publication form

c: David Nakamura, Mutual Housing Association of Hawaii, Inc.





## APPLICANT PUBLICATION FORM

Project Name:	Kūlia at Ho'opili
Project Short Name:	Kūlia at Ho'opili
HRS §343-5 Trigger(s):	Proposed use of State funds
Island(s):	Oahu
Judicial District(s):	Ewa
TMK(s):	(1) 9-1-17: 004 (por)
Permit(s)/Approval(s):	Subdivision Approval, National Pollutant Discharge Elimination System, Building/Grading Permits, and Water Use Permit, approval of State Rental Housing Revolving Funds
Approving Agency:	HHFDC
Contact Name, Email, Telephone, Address	Janice Takahashi <a href="mailto:janice.n.takahashi@hawaii.gov">janice.n.takahashi@hawaii.gov</a> 808-587-0639 677 Queen Street, Suite 300, Honolulu, Hawaii 96813
Applicant:	Mutual Housing Association of Hawaii, Inc.
Contact Name, Email, Telephone, Address	David Nakamura <a href="mailto:dnakamura@mutual-housing.org">dnakamura@mutual-housing.org</a> (808) 550-0804 900 Fort Street Mall, Suite 1690, Honolulu, Hawaii 96813
Consultant:	Not applicable
Contact Name, Email, Telephone, Address	

**Status (select one)** DEA-AFNSI**Submittal Requirements**

Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEA, and 4) a searchable PDF of the DEA; a 30-day comment period follows from the date of publication in the Notice.

 FEA-FONSI

Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; no comment period follows from publication in the Notice.

 FEA-EISPN

Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; a 30-day comment period follows from the date of publication in the Notice.

 Act 172-12 EISPN  
("Direct to EIS")

Submit 1) the approving agency notice of determination letter on agency letterhead and 2) this completed OEQC publication form as a Word file; no EA is required and a 30-day comment period follows from the date of publication in the Notice.

 DEIS

Submit 1) a transmittal letter to the OEQC and to the approving agency, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEIS, 4) a searchable PDF of the DEIS, and 5) a searchable PDF of the distribution list; a 45-day comment period follows from the date of publication in the Notice.

 FEIS

Submit 1) a transmittal letter to the OEQC and to the approving agency, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEIS, 4) a searchable PDF of the FEIS, and 5) a searchable PDF of the distribution list; no comment period follows from publication in the Notice.

 FEIS Acceptance  
Determination

The approving agency simultaneously transmits to both the OEQC and the applicant a letter of its determination of acceptance or nonacceptance (pursuant to Section 11-200-23, HAR) of the FEIS; no comment period ensues upon publication in the Notice.

 FEIS Statutory  
Acceptance

The approving agency simultaneously transmits to both the OEQC and the applicant a notice that it did not make a timely determination on the acceptance or nonacceptance of the applicant's FEIS under Section 343-5(c), HRS, and therefore the applicant's FEIS is deemed accepted as a matter of law.

- Supplemental EIS Determination      The approving agency simultaneously transmits its notice to both the applicant and the OEQC that it has reviewed (pursuant to Section 11-200-27, HAR) the previously accepted FEIS and determines that a supplemental EIS is or is not required; no EA is required and no comment period ensues upon publication in the Notice.
- Withdrawal      Identify the specific document(s) to withdraw and explain in the project summary section.
- Other      Contact the OEQC if your action is not one of the above items.

**Project Summary**

Provide a description of the proposed action and purpose and need in 200 words or less.

Kūlia at Ho'opili is a planned 120-unit affordable rental housing project targeting families earning less than 60% of the area median income. The Mutual Housing Association of Hawaii, Inc. (MHAH) proposes to use state funds administered by HHFDC to develop the project on an approximately 7.127-acre site within the 1,525-acre Ho'opili Master Planned Community. Ho'opili is a planned mixed-use, transit-ready community which is estimated to provide approximately 11,750 residential units including Kūlia at Ho'opili.

The FEIS for Ho'opili was published in The Environmental Notice on August 23, 2008. It discusses the probable impacts of and mitigation measures for the development of the entire master planned community. The FEIS contemplated the phased development of Ho'opili and the possible use of State/County funds. The scope of development has not changed; the number of planned residential units has not changed and includes affordable housing units; and the environmental setting and probable impacts as described in the FEIS have not substantially intensified or changed.

Thus, HHFDC has determined that no additional Environmental Assessment or Supplemental EIS is required for compliance with Chapter 343, HRS.