

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

May 8, 2020

Governor of the State of Hawai'i
Office of the Governor, Capitol Executive Chambers
415 South Beretania Street
Honolulu, HI 96813
(808) 586-0034

On or about May 19, 2020, the State of Hawai'i will authorize the Hawai'i Public Housing Authority (HPHA) to submit a request to the Department of Housing and Urban Development (HUD) for the release of the following federal funding sources to undertake a project known as the Mayor Wright Homes Redevelopment Project:

- Rental Assistance Demonstration ("RAD") Section 8 Project Based Vouchers (authorized in the Consolidated and Further Continuing Appropriations Act of 2012) - estimated RAD funding for 364 public housing units total \$5 million annually
- The U.S. Housing Act of 1937, Section 9 ACC payments (Operating Fund) and Public Housing Capital Fund (including Capital Fund Financing Program) - based on historical funding, this is estimated to be roughly \$2.4 million annually for Mayor Wright Homes

HPHA and its development partner, MWH Partners, LLC, propose use of these funds for the purpose of redeveloping the existing Mayor Wright Homes (MWH) site, rental assistance, and capital improvements and operating funds for the public housing units. The project includes the demolition of the existing structures and the construction of a mixed-use community consisting of 2,448 residential rental units and up to 80,000 square feet of commercial space. This includes a one-for-one replacement of the existing 364 public housing units based on the number of bedrooms in each unit, as well as up to an additional 2,084 affordable and market rental housing units that can be offered to potential residents in a range of income levels. Two-thirds of the units will be long-term affordable housing units targeting those earning up to 120 percent of the Area Median Income (AMI). The commercial space will include a mix of retail, office space, and community services to support the new residential uses and complement the surrounding neighborhood. A series of open spaces are envisioned throughout the redesigned site including a new community center and park at the heart of the project. The site consists of a ~14.8-acre parcel identified as TMK: (1)1-7-029:003 and is bounded by four existing roadways: North King Street, Pua Lane, North Vineyard Boulevard, and Liliha Street.

The activities proposed comprise a project for which a Finding of No Significant Impact on the environment was published and posted for public comment on February 23, 2020. An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file electronically and can be accessed online at the following websites:

- HUD Exchange Environmental Review Records:
<https://www.hudexchange.info/programs/environmental-review/environmental-review-records/>
- State of Hawai'i Office of Environmental Quality Control:
http://oeqc2.doh.hawaii.gov/Other_TEN_Publications/2020-05-08-OA-NEPA-FEA-Mayor-Wright-Housing-Redevelopment.pdf

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR by emailing them to: MWH@pbrhawaii.com.

All comments received by May 18, 2020 will be considered by the State of Hawai'i prior to authorizing submission of a request for release of funds.

ENVIRONMENTAL CERTIFICATION

The State of Hawai'i certifies to HUD that The Honorable Governor David Ige in his capacity as Governor of the State of Hawai'i consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the HPHA to use HUD Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the State of Hawai'i's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the The State of Hawai'i; (b) the State of Hawai'i has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality.

Due to HUD staff working remotely during the National Emergency concerning COVID-19, objections must be prepared and submitted via email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to Mr. Jesse Wu, HUD Honolulu Field Office at Jesse.Wu@hud.gov. Potential objectors should contact the HUD Honolulu Field Office via email to verify the actual last day of the objection period.

David Y. Ige, Governor
State of Hawai'i