

4. American Planning Association (APA) Hawaii Chapter-only complimentary membership to members of the planning-related boards and commissions at the County of Maui, Department of Planning.

Ms. Preza: Okay, no worries. Thank you. And E-4 is the American Planning Association Hawaii Chapter only complimentary, or complimentary membership to members of planning related boards and commissions. I believe we all got a flyer. I'm not sure if anyone is speaking on this or if it's just acknowledging that we do indeed have this invitation.

Mr. Hart: Yeah, nothing really to say. Basically that you are extended a complimentary membership and there is some benefits that are described that you're welcome to take advantage of.

5. Agenda Items for the February 17, 2021.

Ms. Preza: Okay, great. And the next one is agenda items for February 17th. I'm not sure if Leilani or anyone knows besides, you know, the updates that we just mentioned, if there's anything that we know that will be on it.

Ms. Ramoran-Quemado: There is two public hearing items, bill for ordinances. One is amending chapter or section 19, and the other one is amending a portion 2.80B. But I'll send you the draft agenda a week before the mail out.

F. NEXT REGULAR MEETING DATE: February 17, 2021

G. ADJOURNMENT

Ms. Preza: Okay, thank you so much. And before we close, I just want to reiterate, if you know for commissioners and if anyone else is still here participating, if you do decide to have further comment on the draft EA, mentioning the website that you can go to, it's O, E, Q, C. Or if you just Google O, E, Q, C, that's the entity that is taking public comment I believe on this, this document. And so I believe public comment closes on Friday, so if anything has come up that we think we didn't address, please feel free to submit your testimony there. Is that correct, Jordan or anyone else in the Planning Department, that's the right entity, right?

Mr. Hart: I'm sorry Chair. I was trying to read my past emails for the update on the short term rental home ordinances. Could you briefly repeat?

Ms. Preza: I was just confirming that OEQC is the entity that people can submit their testimony to regarding the EA if there are any further comments as a community member.

Mr. Hart: Yes. OEQC but I believe that would be ideal to check the environmental notice on the OEQC website. I believe it's the December 23rd edition, and it will provide you all of the information on the project and where to email your comments. And I will check that one second because I have it up too.

Ms. Preza: Thank you. Sorry, and I just, you know, I hope everyone feels like we, we covered some good ground tonight. And if anything else comes up in the next couple of days, I just wanted to make sure that everyone feels like they've been heard.

Mr. Hart: I'm going to --. Chair, I apologize. I'm going to paste the email addresses into the, the chat, the chat for the communication, points of communication that are provided for comment on this draft EA.

Ms. Preza: Okay, great. Thank you. And I also want to point out that this, if it moves forward, then there will be other forums for people to comment also, so this won't be the, the last you'll see this hopefully. I mean, the last in front of the LPC. But there will be other forums that we can participate in as community members.

Mr. Wollenhaupt: Hi. This is Kurt again. And there is actually another process. Because it tends to go to the State Land Use Commission for the District Boundary Amendment. And that will be, that'll be another somewhat . . . (inaudible) . . . judicial process. So it's quite different from other processes, but there will be opportunities for testimonies there.

Ms. Preza: Thank you so much, Kurt. And thank you, everyone. And thank you, Jordan, I see that you put in the chat the links. Great.

Mr. Hart: Yes.

Ms. Preza: So with that, our next regular meeting is --. I'm sorry.

Mr. Hart: I was just going to say if I could just give a brief update on the STRH and B&B ordinances. They were basically deferred by the chair to address a couple of other items on the agenda. And so they're basically going to give us information about rescheduling in the future.

Ms. Preza: Okay, I see. Thank you. If you folks catch wind of when those will be, would you be able to kind of pass that information along to us if you hear about it in time?

Mr. Hart: Yeah, we can, we can.

Ms. Preza: Okay, thank you so much. Okay, and with that, I appreciate all of your, your time and your efforts tonight. It's been, you know, almost three hours, so thank you so much. And I know working in this virtual space can be a challenge, but I really appreciate all of your time, everyone who testified, and Commissioners for your volunteerism so thank you so much. And

with that, our next regular meeting date is February 17th 2021, and we'll adjourn at 7:49 p.m.
Thank you all.

There being no further discussion brought forward to the Commission, the meeting was adjourned at 7:49 p.m.

Respectfully submitted by,

LEILANI A. RAMORAN-QUEMADO
Secretary to Boards and Commissions II

RECORD OF ATTENDANCE

PRESENT:

Roxanne Catiel
John Delacruz
Sally Kaye
Sherry Menze
John Ornellas
Shelly Preza, Chair
Natalie Ropa
Shirley Samonte

EXCUSED:

Chelsea Trevino, Vice-Chair

OTHERS:

Jordan Hart, Planning Deputy Director
Kurt Wollenhaupt, Staff Planner
Jared Burkett, Staff Planner
Richelle Thompson, Deputy, Corporation Counsel

EXHIBIT C.3

Supportive Hōkūao Draft Environmental Assessment Public Comments
Comment Letter submitted to the Department of Housing and Human Concerns

January 22, 2021

Testimony for:

Lana'i Hokuao Affordable Housing Project

Dept. of Housing and Human Concerns

Director.hcc@mauicounty.gov.

Cc: Kdancil@pulamalanai.com

Cc: PeterYoung@hookuleana.com

Lana'i residents have been waiting for more than 30 years for an affordable housing project. Now that we are on the cusp of having a project built by Pulama Lana'i, Maui County is once again saying they are on the verge of building one. We have waited long enough! If Pulama Lana'i is able to move forward to build it now, they should receive the permits they need to proceed with it.

It would have been great if this project had houses that could be purchased by our island's residents. However, we are experiencing a severe shortage of rental units. People need clean, safe, and affordable rental units to live in NOW, not some time in the distance future.

I personally would have liked to see multi-family rental units similar to the Kanepu'u units with studio, one bedroom, and two-bedroom units. I would have also liked to see some three-bedroom, two bath units included. However, the lot size proposed for the Hokuao project will give tenants space to have a home garden and a bit more privacy than in a multi-family project such as Iwiolo.

Please help to make this project a reality. It may not be exactly what we want, but it definitely fill a great need for affordable rental housing in our community.

Alberta de Jetley, Private citizen

330 Fraser Avenue, Lana'i City, HI 96763

Email: adejetley@gmail.com ph. 808-649-0808

EXHIBIT D

Hōkūao Community Information Meeting #3 Flyer

February 22, 2021

COMMUNITY UPDATE

Informational Meeting



Hökūao 201H Residential Project

Monday, February 22, 2021 • 5:30 p.m.

Online Meeting via BlueJeans

Please note that there is a meeting capacity of 200 participants, join early!

For more information or a link to the meeting, please email
communitymeetings@pulamalanai.com



Pūlama Lānaʻi
Preservation. Progress. Sustainability.

EXHIBIT E

Supportive Written Testimony submitted to Maui County Council

March 5, 2021 Meeting, Agenda Item K Bill No. 10 (2021)

County Clerk

From: Kari Bogner <kkbogner@gmail.com>
Sent: Thursday, March 04, 2021 7:35 AM
To: County Clerk
Cc: Gabe Johnson; Alice L. Lee; Keani N. Rawlins; Tasha A. Kama; Kelly King; Mike J. Molina; Tamara A. Paltin; Shane M. Sinenci; Yukilei Sugimura
Subject: Bill 10 (2021) Council Agenda March 5, 2021—oppose as written

Aloha Maui County Council,

I am writing to you to state that I oppose Bill 10 (2021) as written, because I believe as a constituent in Maui County, currently living in Lanai City, that there are unintended consequences of passing Bill 10 (2021) as written.

Please consider aligning the new proposed language in Bill 10 with State law by adding the "above-moderate" income level up to 140% AMI into Section F. There are many households on Lāna'i that would benefit from the additional language to align Bill 10. Currently the affordable housing units on Lāna'i do not provide options for income levels above 61% AMI. 61% is extremely hard to live on in Hawaii with or without government support. Keeping the low AMI criterion does not necessarily incentivize folks to put in the effort to make more money or get out of the poverty situation that they in, because then they don't have housing, because it is hard to find market-price housing that one can afford until a much higher AMI is achieved per household. Having SUCH an incredibly low AMI standard (61%) for affordable housing, in my opinion, is a crutch to poverty, versus a solution to ending poverty, which I hope is always the long term goal in this County.

I also ask that you support housing options on Lāna' by approving the Hōkūao 201H application as submitted, including the parts of the application that mentions the project will continue to provide 51% affordable housing in perpetuity and provide workforce housing up to 140% AMI. I also ask that you support moving the County's affordable housing project forward on Lanai, so that hard-working folks will continue to remain on Lanai because they are able to own their own home.

Mahalo,
Kari Bogner

1410 Pakali St.
Lanai City, HI 96763

RECEIVED
2021 MAR -4 AM 7:56
OFFICE OF THE
COUNTY CLERK

County Clerk

From: Gantt Charping <gantt@sensei.ag>
Sent: Wednesday, March 03, 2021 5:30 PM
To: County Clerk
Cc: Gabe Johnson; Alice L. Lee; Keani N. Rawlins; Tasha A. Kama; Kelly King; Mike J. Molina; Tamara A. Paltin; Shane M. Sinenci; Yukilei Sugimura
Subject: Bill 10 (2021) Council Agenda March 5, 2021

Dear council members,

When I first moved to Lanai over two years ago, one of the first conversations I had stuck with me for a long time. When I questioned a resident about what industry sustained the island after the pineapple years their answer surprised me. They told me, albeit somewhat sarcastically, that currently the 'biggest export' from Lanai were its youth who were raised here. I didn't quite know what that meant at the time. Now I get it.

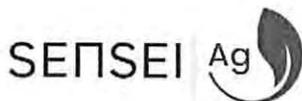
I'm telling you this because I believe affordable housing is essential in keeping and growing families here. I have grown to understand that Lanai has different circumstances and needs than the rest of Maui county. Specifically, Lanai is in need of housing options in general. To grow industry here it seems essential to have a place to grow families as well. Therefore, I wholeheartedly support moving the Hōkūao project forward as presently submitted but to align more with state law and add above moderate income (up to 140% AMI) residents as well.

Agriculture is once again a growing industry here on Lanai, and there is a need for housing to match that growth. Currently the majority of our farm employees are in their twenties. These young farmers are not only feeding their community but learning new skills that could sustain them and their families for years to come. Their skill and experience are only likely to stay here on Lanai if they have a place to live. Timing is of the essence and moving affordable housing projects forward will prevent the 'export' of these young farmers.

Thank you for your time and consideration,

Gantt Charping
Operations Manager

Cell: 808.346.0372
Gantt@sensei.ag
<http://www.sensei.ag/>



RECEIVED
2021 MAR -4 AM 7:55
OFFICE OF THE
COUNTY CLERK

Maui County Council

Via email: County.clerk@mauicounty.us

Testimony for Friday, March 5 – Affordable Housing – Bill 10

Maui Council Chair Alice Lee
Lanai Council Member Gabe Johnson
and, all other councilmembers:

Our community has been very fortunate to have a majority owner with deep pockets who is intent on helping us to develop a sustainable economy. During the plantation days, employees were not allowed to purchase their homes until after a major strike against James Dole's Hawaiian Pineapple Company in the early 1950s.

When the island's previous owner David H. Murdock was the majority owner of the island (1985-2012), he developed two subdivisions with affordable homes for sale, constructed new homes for sale on in-fill lots within Lana'i City, and build three multi-family rental projects. The Hawaiian Homes lots were also developed along with the Courts, a low-cost housing complex using government funds. In the early 2000s, he gave employees who were renting older plantation homes an opportunity to purchase the homes they lived in. He also gave Maui County land to build more affordable houses for us. To date, this land is still vacant although our community has sat through endless meetings and surveys over the years.

Today, Pulama Lana'i has been restoring older plantation houses it owns in the community and placing them into the island's rental pool. This has helped to preserve our community's status as being one of the last plantation towns in Hawaii. It has also continued to upgrade its multi-family rental complexes and made them attractive, safe places for our families to live. However, It is still not enough! We continue to have a severe shortage of affordable homes and apartments for rent.

The Hōkūao project being proposed by Pulama Lana'i will be 100 percent financed by it; it uses no public funding or grants. Our community has the lowest unemployment and poverty rates in Hawai'i. We have always been able to take care of our own, but now, we must ask you, as councilmembers to help us open up our rental housing inventory and to move forward on the County's project to build houses for sale on the land which has been sitting vacant.

Hōkūao is not going to be the end solution to our housing problems, but it is certainly a start to help us attract younger people to Lana'i to fill our job vacancies. Please align State and County guidelines to include incomes up to the 140 percent AMI with 51 percent of affordable units. Then, hopefully the County will be able to move forward to finally build affordable houses for sale which we have been waiting impatiently for.

My testimony reflects my own personal opinions as a life-long member of this community. When I returned to Lana'i in 1980, we were a dying community. We have a chance to make this a model community of healthy living with vibrant, active residents of all ages. Mahalo.

Alberta de Jetley, P. O. Box 630601, Lana'i, HI 96763 email: 808-649-0808

RECEIVED

2021 MAR -2 PM 1: 49

OFFICE OF THE
COUNTY CLERK

200 N. Vineyard Blvd. #B140
Honolulu, HI 96817
Direct: 808-587-7653
Main: 808-587-7886
Toll Free: 866-400-1116
TTY: 877-477-5990
Fax Direct: 808-628-6879
Web: www.hawaiiancommunity.net

 Please consider the environment before printing this email

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential, proprietary and or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this email in error, please contact the sender and delete the material from all computers.

County Clerk

From: MaryLou Kaukeano <mlk924@gmail.com>
Sent: Wednesday, March 03, 2021 12:45 PM
To: County Clerk
Subject: Bill 10 (2021)

RECEIVED
2021 MAR -3 PM 12:56

OFFICE OF THE
COUNTY CLERK

Aloha County Council,

I am in support of the intent to increase the number of affordable housing units in the County.

I think it is important to all the islands in Maui County, but we do have to remember each island has different circumstances. I understand that the County is dealing with homelessness but the Island of Lanai is not. I also understand that the County of Maui has 3 islands and we are not all the same and there should be some stipulations for each island.

Lanai residents need to have housing but also need to align with the new proposal with the State law, by adding the above moderate income level to 140% AMI into Section F.

The affordable housing units on Lanai do not provide options for income levels above 61% AMI.

The residents of Lanai still would not qualify for housing if the bill is passed the way the County wants to pass it.

The county has not provided any affordable housing for Lanai residents in over 30 years, maybe you should build on the land that was turned over to the County many years ago.

Remember we are one County but we are 3 different Islands. Lanai and Molokai have different needs than the island of Maui.

Sincerely,

MaryLou Kaukeano
PO BOX 631174
Lanai City, HI 96763

(808)563-2703



RECEIVED

2021 MAR -4 AM 7:55

OFFICE OF THE
COUNTY CLERK

STATE OF HAWAII
DEPARTMENT OF EDUCATION
LĀNA'I HIGH & ELEMENTARY SCHOOL
P.O. BOX 630630
LĀNA'I CITY, HAWAII 96763

March 3, 2021

Maui County Council
By email: county.clerk@mauicounty.us

RE: "A bill for an ordinance amending section 2.96.030, Maui County Code, relating to residential workforce housing projects developed under Chapter 201H, Hawaii Revised Statutes."

Dear Chair Lee and Council Members:

I am writing in opposition of Bill No. 10 (2021), "A bill for an ordinance amending section 2.96.030, Maui County Code, relating to residential workforce housing projects developed under Chapter 201H, Hawaii Revised Statutes." The reason I oppose this bill relates to the requirement "to provide a minimum of seventy-five percent of the total dwelling units for very low, low, below-moderate, and moderate-income households, unless a lower percentage, which is greater than fifty percent, is approved by council resolution."

Specifically, I oppose this requirement based upon my former experience as a Corporate Banking Officer at Liberty Bank and as an Internal Asset Review Officer at American Savings Bank. As a Corporate Banking Officer who reviewed loan requests from commercial real estate developers, I would question their ability to repay my loan as the percentage of market rental units decreased. At some point, I would reject the loan because of the questionable cash flows to cover operating expenses and make timely loan payments. I realize Pulama Lana'i will most likely not seek external financing, however, not being able to cover their project costs may dissuade them from going forward with the project.

I would like to commend the council members that supported the increase in affordable units as I know their motivation was to support a greater number of residents who need this assistance. However, there are situations where expanding the number of beneficiaries could jeopardize the project, and in the end, everyone loses.

My major concern is housing for my faculty and staff at Lana'i High and Elementary School. This is my eighth year at the school and every year my greatest challenge is to fill my teaching vacancies. At the beginning of last school year and this year as well, I stopped my recruiting efforts because there were no more available rental units on the island. In both years, there were unfilled vacancies that we ultimately staffed with substitute teachers. Pulama Lana'i has supported the school by providing an inventory of rental units for my staff and I realize they need to balance their support to the school with the needs for their entities' personnel as well.

I also question the number of residents that might qualify for the increased affordable units. Our school has been a Title I school only once in my time here. This means the number of families that qualify for Free and Reduced School lunches based upon income is below the percentage required to qualify for Title I funds. I surmise, from knowing my families, that this is so because many of my parents have second and sometimes third jobs. Should there not be enough qualifying residents for the affordable units, these units would remain vacant, while at the same time there may be a shortage of available market rental units to meet the demand.

Thank you for allowing me this opportunity to provide testimony.

Sincerely,

A handwritten signature in black ink that reads "Elton Kinoshita".

Elton Kinoshita
Principal

Charles H. Palumbo
PO Box 631702
Lanai City, HI 96763
(808) 563-0036

RECEIVED

2021 MAR -3 PM 3:11

OFFICE OF THE
COUNTY CLERK

March 3, 2021

Maui County Council

By email: county.clerk@mauicounty.us

RE: Affordable Housing on Lānaʻi: unintended consequences of Bill 10 on March 5, 2021 Council Agenda

Aloha Chair Lee and Councilmembers,

I would like to share my thoughts on the proposed Bill 10 regarding change of income qualification and proportion of affordable housing units per development.

1. **The proposed proportion of affordable units per development, changed from 51% to 75% is onerous and extremely unusual in the US.** My understanding is only THREE counties in the entire USA have such a proportion of affordable and those counties have all seen a downturn in development projects after legislation was enacted. Although your heart may be in the right place, the actual result could be disastrous for Maui County if enacted, especially Lanaʻi.
2. **Lowering the qualifying affordable threshold doesn't make sense in Lanaʻi's economy.** Lowering the maximum qualifying AMI from 140% to 120% restricts many Lanaʻi families from qualifying for the affordable units being offered for rent once the Hokuao project is completed. Many of our teachers, construction workers, and other semi-professionals will earn too much to qualify for affordable housing. A family of 4 with Mom and Dad working and both earning over \$16 an hour at a max of 40 hours per week will not qualify for affordable housing! The present administration is pushing for a \$15 an hour Federal Minimum Wage. That means ANYONE legally employed at \$1 an hour over minimum wage soon will NOT qualify for affordable housing. Does that make sense?
3. **Lanaʻi has the lowest unemployment rate in all of Maui County.** We have no homeless problem. We have a housing problem! We need more and better housing for our hardworking community. There are many multi-generational Lanaʻi families of 8 or more living in cramped plantation homes built 80 years ago for a family of four. This is not due to the cost of rentals but rather a lack of inventory.

RE: Affordable Housing on Lānaʻi: unintended consequences of Bill 10 on March 5, 2021 Council
Agenda
Page Two

4. **Please get started on the Maui County Affordable Housing project!** Lanaʻi needs affordable homes for sale AND rent. The proposed Hokuao project will add 150 much needed rental units to the Lanaʻi home inventory. These homes will be unlike any others in Maui County. Solid wood construction (less chance of mold and less interstitial wall space for pest infestation and toxins to be released into the home environment). Hokuao will feature Tesla roof tiles and back-up battery power. Each home will be situated on a minimum of 8,000 SF lots, larger than any other 201H single family development ever built in the County. Hokuao will be a walkable community with close access to work, school and market.

Councilmembers, please get started on development of for-sale product in the acreage given to the County over 30 years ago. We need affordable for sale product also to compliment the proposed Hokuao workforce rental inventory. The developers of Hokuao are willing to greatly reduce the infrastructure of the County affordable for-sale project by stubbing out utilities close to the proposed County project thereby saving millions in infrastructure costs. Please get moving on the County project and fulfill the promises made over 30 years ago to develop affordable homes for sale! The Hokuao developers are ready to assist!

5. **At the very least, please grandfather the Hokuao project so we can address our housing crisis.** As Councilmembers, what you can do to help us here on Lanaʻi is to grandfather the Hokuao project and exempt it from Bill 10's proposed changes to 201H development standards in Maui County. Hokuao has been in the planning stages for over five years now, has been submitted for entitlement approvals, and has the commitment for funding with NO government assistance. We need this project as it addresses the needs of the island's critical housing shortage and delivers a very high quality housing product affordably. Please support our project!

Thank you for your consideration.

Sincerely,



Charles H. Palumbo

County Clerk

From: Diane Preza <dpreza@pulamalanai.com>
Sent: Thursday, March 04, 2021 11:25 AM
To: County Clerk
Cc: Alice L. Lee; Keani N. Rawlins; Tasha A. Kama; Gabe Johnson; Kelly King; Mike J. Molina; Tamara A. Paltin; Shane M. Sinenci; Yukilei Sugimura
Subject: Affordable Housing on Lānaʻi
Attachments: Affordable housing_signatures.pdf

Aloha Clerk,

Please accept the written testimony of Lānaʻi residents regarding the unintended consequences of Bill 10 and how it may negatively affect affordable housing on Lānaʻi. There are 16 signatures attached to the letter. I appreciate you allowing the written testimony into the record.

Respectfully,
Diane Preza



Diane Preza
Director of Community Affairs
1311 Fraser Avenue | PO Box 630310 | Lānaʻi City, Hawaiʻi 96763
Tel 808 565 3990 | Fax 808 565 3881 | Cell 808 224-5769
www.pulamalanai.com | dpreza@pulamalanai.com

Confidentiality Notice: This email message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and permanently delete this transmission and destroy all copies of this communication and any attachments thereto. Thank you.

RECEIVED
2021 MAR -4 AM 11:36
OFFICE OF THE
COUNTY CLERK

March 3, 2021

Maui County Council
By email: county.clerk@mauicounty.us

RE: Affordable Housing on Lānaʻi: unintended consequences of Bill 10 on March 5, 2021 Council Agenda

Aloha Chair Lee and Council members:

We have two landowners that have planned affordable housing projects, the County of Maui (100% affordable for sale, conceptual / design phase) and Pūlama Lānaʻi (51% affordable for rent, Hōkūao draft 201H application submitted to Department of Housing and Human Concerns). The proposed bill may have unintended consequences for the only planned affordable projects on Lānaʻi. We are not like Maui, where there are many landowners. Collectively, both projects could increase the housing inventory on Lānaʻi by 32%.

There is a need for affordable housing on Lānaʻi. Our depleted housing inventory levels are resulting in families living in over-crowded situations. Consequences of multiple families living in one home can be detrimental to the well-being of residents. Lānaʻi has the lowest unemployment and poverty rates in Maui County. Many residents are prohibited from moving into their own home due to the lack of inventory and not necessarily due to financial constraints.

There are possible solutions to our housing shortage if the County is willing to help us. We ask that you:

- Align State and County guidelines to include incomes up to 140% AMI
- Support the Hōkūao rental project with 51% affordable units
- Move the County's Lānaʻi affordable homes for purchase project forward

The fact that Hōkūao will be 100% financed by Pūlama Lānaʻi and no public funding or grant funding will be used is a taxpayer benefit. Affordable units will also remain in perpetuity.

Maui County could take advantage of the infrastructure that Pūlama Lānaʻi will install should Hōkūao be built. The two properties are adjacent to one-another, stubbing out the infrastructure from Hōkūao, could reduce the infrastructure expenses for the County's project. Land was given to the County for free and our community has been patiently waiting for the County's promise of affordable housing for nearly 30 years.

The proposed bill for an ordinance amending 2.96.030 would have unintended consequences for our community. Many of our residents seeking opportunities to rent would fall into the category of 120%-140% AMI. They would not qualify for affordable housing under the guidelines. This would defeat the purpose creating the availability of more affordable homes. Currently, there are no affordable housing units available for residents earning between 60%-140% AMI. Hōkūao could meet this unmet need.

Please make Lānaʻi housing a priority. We humbly ask you to support our Lānaʻi community by providing opportunities to rent at Hōkūao or purchase homes at the Maui County affordable housing project on Lānaʻi.

Mahalo for your consideration,

The undersigned residents of Lānaʻi

Printed Name	Signature
JUANITA BALA	Juanita V. Bala
Barbara M Guillen	Barbara M Guillen
Lucille Cayari-Bertley	L. Cayari-Bertley
Lydian Batoon	Lydian Batoon
Patricia Kawasaki	Patricia Kawasaki
ELEANOR OZOG	Eleanor Ozog
NANCY COSTALES	Nancy Costales
FELIPA CABATA	Felipa Cabata
Lemora Estrada	Lemora Estrada
Jessie F. Myers	Jessie F. Myers
Hansel Costales	Hansel Costales
Kayla Sanchez	Kayla Sanchez
Kathleen Costales	Kathleen Costales

Printed Name	Signature
Jean Sumagit	<i>Jean Sumagit</i>
RODULFO SUMAGIT	<i>Rodolfo Sumagit</i>
Jonathan Preza	<i>Jonathan Preza</i>

RECEIVED

March 3, 2021

2021 MAR -4 AM 7:55

Maui County Council

By email: county.clerk@mauicounty.us

RE: Affordable Housing on Lānaʻi: unintended consequences of proposed bill in AH-15 CC 20-241, CR 21-1 on February 19, 2021 Council Agenda

Aloha Chair Lee and Council members:

We have two landowners that have planned affordable housing projects, the County of Maui (100% affordable for sale, conceptual / design phase) and Pūlama Lānaʻi (51% affordable for rent, Hōkūao draft 201H application submitted to Department of Housing and Human Concerns). The proposed bill may have unintended consequences for the only planned affordable projects on Lānaʻi. We are not like Maui, where there are many landowners. Collectively, both projects could increase the housing inventory on Lānaʻi by 32%.

There is a need for affordable housing on Lānaʻi. Our depleted housing inventory levels are resulting in families living in over-crowded situations. Consequences of multiple families living in one home can be detrimental to the well-being of residents. Lānaʻi has the lowest unemployment and poverty rates in Maui County. Many residents are prohibited from moving into their own home due to the lack of inventory and not necessarily due to financial constraints.

There are possible solutions to our housing shortage if the County is willing to help us. We ask that you:

- Align State and County guidelines to include incomes up to 140% AMI
- Support the Hōkūao rental project with 51% affordable units
- Move the County's Lānaʻi affordable homes for purchase project forward

The fact that Hōkūao will be 100% financed by Pūlama Lānaʻi and no public funding or grant funding will be used is a taxpayer benefit. Affordable units will also remain in perpetuity.

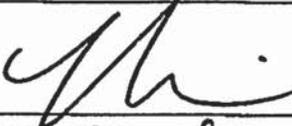
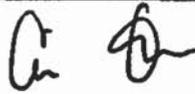
Maui County could take advantage of the infrastructure that Pūlama Lānaʻi will install should Hōkūao be built. The two properties are adjacent to one-another, stubbing out the infrastructure from Hōkūao, could reduce the infrastructure expenses for the County's project. Land was given to the County for free and our community has been patiently waiting for the County's promise of affordable housing for nearly 30 years.

The proposed bill for an ordinance amending 2.96.030 would have unintended consequences for our community. Many of our residents seeking opportunities to rent would fall into the category of 120%-140% AMI. They would not qualify for affordable housing under the guidelines. This would defeat the purpose creating the availability of more affordable homes. Currently, there are no affordable housing units available for residents earning between 60%-140% AMI. Hōkūao could meet this unmet need.

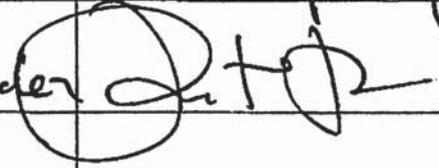
Please make Lānaʻi housing a priority. We humbly ask you to support our Lānaʻi community by providing opportunities to rent at Hōkūao or purchase homes at the Maui County affordable housing project on Lānaʻi.

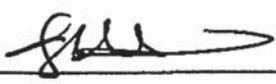
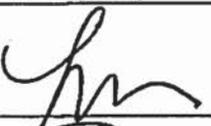
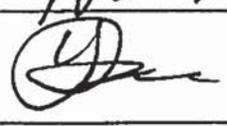
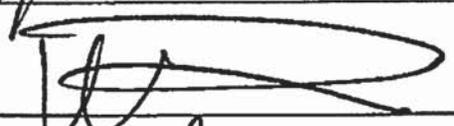
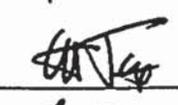
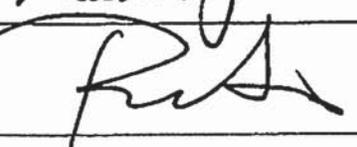
Mahalo for your consideration,

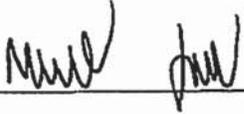
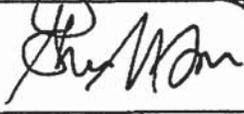
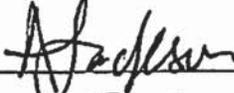
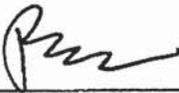
The undersigned residents of Lānaʻi

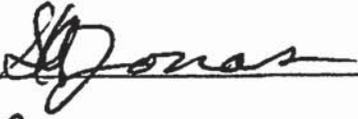
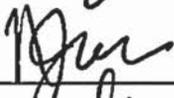
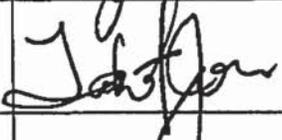
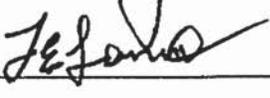
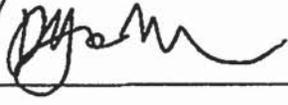
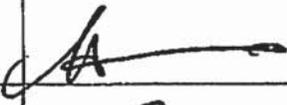
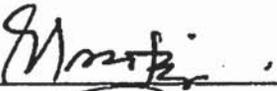
Printed Name	Signature
Shelby Preza	
Alice Granito	Alice Anto
Trena Grabau	Trena Guba
Primo Amba	Primo Amba
Gladys M. Amba	Gladys m. Amba
Nanette N. Chin	Nanette N. Chi
Nelinia Cabiles	
Curtis Onun	
Diane Preza	Diane Preza
MARK POTTER	Mark Potter
Charlin Clarabal	Charlin Clarabal
Sherry Sarne	Sherry Sarne
Kimberly Vitoria	

Printed Name	Signature
Rethana Demayn	Rethana
Kekoa Cattel	Kekoa
Andre Adams	Andre Adams
Delaurie Dameg	Delaurie Dameg
Luke John Sandi	Luke John Sandi
Micah Manuel	Micah Manuel
PAULINE TAN	Pauline
CRAIG TAN	Craig
Josep R Huber	Josep R Huber
Patricia Noble	Patricia Noble
Gina Antton	Gina Antton Duplicate
Jake Ballesteros	Jake Ballesteros
JOSUE ANTIQUO	Josue

Printed Name	Signature
Mary Claire Manuel	Mary Claire Manuel
Tomas Vergara	Tomas Vergara
Joel Nisperos	
Coralynne Fralkiewicz	Coralynne Fralkiewicz
Bernadette Fernandez	

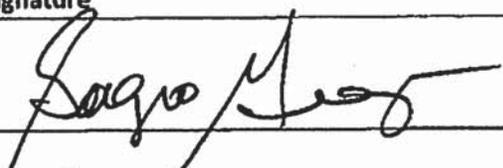
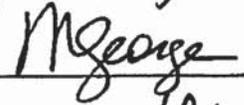
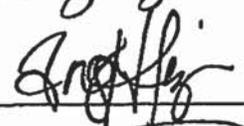
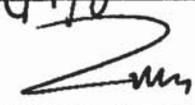
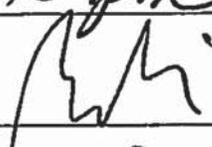
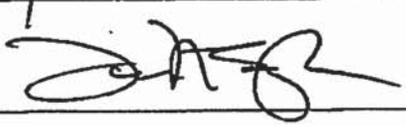
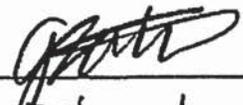
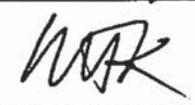
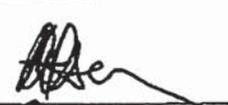
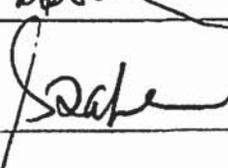
Printed Name	Signature
JayAnne Abraham	
KENYE - Thomson	Kenye T
Palikkan Thomson	P. Thomson
LEZINA S. TALLEY	
Floyd	
Julie	Alaben
Wanlyn Idema. Joe	
Vanisa Lynn Waguk	V. Waguk
Arthur A Tadhung	
Kenye Cornelius	Kenye
Millarina Cornelius	Millarina
DARNELL JONAS	Darnell Jonas
Pamelyn Jonas	

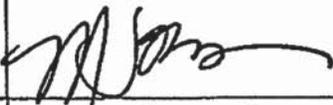
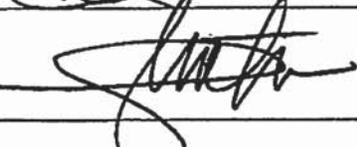
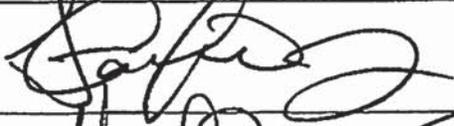
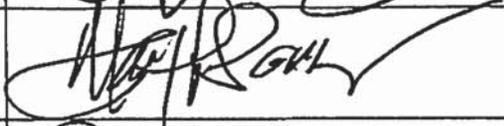
Printed Name	Signature
Morgan Jonas	
PAUL W. JACK	
YONIS. P. JACK	
STREW JONAS	
Jackson Taulung	
Tulpe Taulung	
ALDEN JACKSON	
STEVEN. K. JACKSON	
Elizabeth S Jackson	
ANTON ANTON	
Gina Anton	
Rhonda Mite	
Robson Abraham	

Printed Name	Signature
Arney Jones	
Shrue Jones	
Nayomi Jones	
Tabert Jones	
Tarryella Lonno	
REDACTED	
Reedson Abraham	
Daisy Joshua	
MARY GEORGE	
BRYAN TOLANON	
GLASSTINE CORNELIUS	
DANIO TIEAS	
ELIAXA TOLENOA	

Stevick Talley

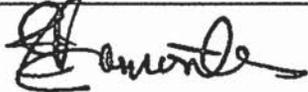
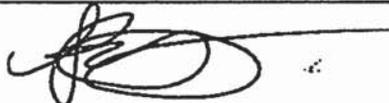
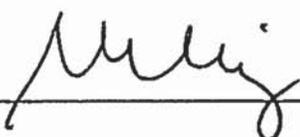


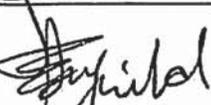
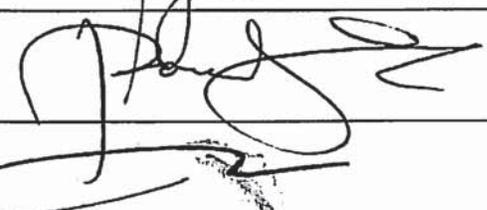
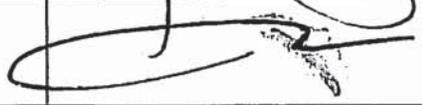
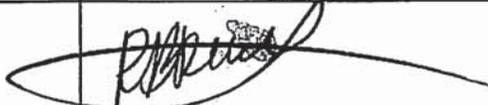
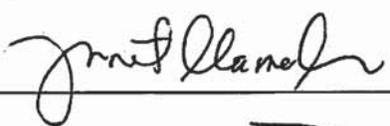
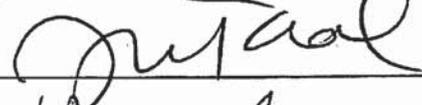
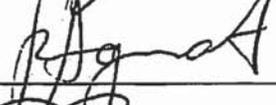
Printed Name	Signature
SONGRO GEORGE	
Mairine Kaiko-George	
INGRED B. GEORGE	
Robinhood Y. Noda	
Remina O. Lipan	
Sam Sigrah	
Tamae N. Sigrah	
Ackyteen Pablo	
Dalyann Benjamin	
Mendelita Kephos	
Shrue Sherry Kephos	
ALSINA S. JONAS	
Sepe Abraham	

Printed Name	Signature
Marcilyn Melander	
Shree Sonia Nena	
JR Travis Melander	
Benton Obet	
Lis a Obet	
Mia Jonas	
YOOYGI Jousi	
Donato Medina	
MARISSA MOLINA	
MARITES MOLINA	
Francisco Cantero or	
Martha Parney	
Karun Cantero	
Tuben Kun Campos	
Alokra Singh	

Printed Name	Signature
Kristin Kahihikolo	Kt K Kahih
MINDY BOLO	Mindy Bolo
CINDY McCLUSKEY	Cindy McCluskey
Leana Silva	Leana Silva

Printed Name	Signature
EDWIN VILA	
JUDITH TEVES	
MARSHA WINSSELL	
MICHAEL IUSTRADO	

Printed Name	Signature
Shirley Samonte	
Raina Mirafuentes	
Roseen Bringas	
EUSE MORA	
ROSE JANE ANCHETA	
ELIZABETH LOGALBO	

Printed Name	Signature
Foger Alconael	
Rowena Nabes	
Sandra Encield	
Rocky Espiritu	
Ben Wolde	
Rowle Bringas	
APRIL Badiuo	
Janet Reymundo	
Tomel Estrata	
Jannet Llamelo	
JEXXIII XI. TAAL	
REYNALDO AGMATA	
MARK AGNAPAY	

Elamir Aricaga

Ruby Quindigara
 (LAWAN KUNIMITA)



County Clerk

From: Athena Del Rosario <adrosario@pulamalanai.com>
Sent: Thursday, March 04, 2021 3:44 PM
To: County Clerk
Cc: Gabe Johnson
Subject: RE: Affordable Housing on Lanai
Attachments: 20210304154106.pdf

Aloha,
Please see attached.
Mahalo.



Athena Del Rosario
LANAʻI BUILDERS, LLC
Office Assistant

1311 Fraser Avenue | P.O. Box 630310 | Lānaʻi City, Hawaiʻi 96763
Tel 808 565 3680 Fax 808-565-3887

www.pulamalanai.com | adrosario@pulamalanai.com

Confidentiality Notice: This email message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and permanently delete this transmission and destroy all copies of this communication and any attachments thereto. Thank you.

RECEIVED
2021 MAR -4 PM 3:46
OFFICE OF THE
COUNTY CLERK

March 3, 2021

Maui County Council
By email: county.clerk@mauicounty.us

RE: Affordable Housing on Lānaʻi: unintended consequences of Bill 10 on March 5, 2021 Council Agenda

Aloha Chair Lee and Council members:

We have two landowners that have planned affordable housing projects, the County of Maui (100% affordable for sale, conceptual / design phase) and Pūlama Lānaʻi (51% affordable for rent, Hōkūao draft 201H application submitted to Department of Housing and Human Concerns). The proposed bill may have unintended consequences for the only planned affordable projects on Lānaʻi. We are not like Maui, where there are many landowners. Collectively, both projects could increase the housing inventory on Lānaʻi by 32%.

There is a need for affordable housing on Lānaʻi. Our depleted housing inventory levels are resulting in families living in over-crowded situations. Consequences of multiple families living in one home can be detrimental to the well-being of residents. Lānaʻi has the lowest unemployment and poverty rates in Maui County. Many residents are prohibited from moving into their own home due to the lack of inventory and not necessarily due to financial constraints.

There are possible solutions to our housing shortage if the County is willing to help us. We ask that you:

- Align State and County guidelines to include incomes up to 140% AMI
- Support the Hōkūao rental project with 51% affordable units
- Move the County's Lānaʻi affordable homes for purchase project forward

The fact that Hōkūao will be 100% financed by Pūlama Lānaʻi and no public funding or grant funding will be used is a taxpayer benefit. Affordable units will also remain in perpetuity.

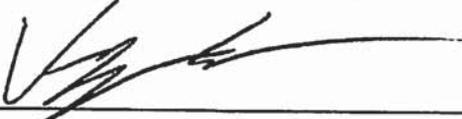
Maui County could take advantage of the infrastructure that Pūlama Lānaʻi will install should Hōkūao be built. The two properties are adjacent to one-another, stubbing out the infrastructure from Hōkūao, could reduce the infrastructure expenses for the County's project. Land was given to the County for free and our community has been patiently waiting for the County's promise of affordable housing for nearly 30 years.

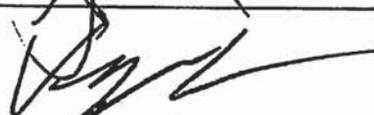
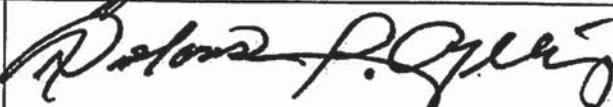
The proposed bill for an ordinance amending 2.96.030 would have unintended consequences for our community. Many of our residents seeking opportunities to rent would fall into the category of 120%-140% AMI. They would not qualify for affordable housing under the guidelines. This would defeat the purpose creating the availability of more affordable homes. Currently, there are no affordable housing units available for residents earning between 60%-140% AMI. Hōkūao could meet this unmet need.

Please make Lānaʻi housing a priority. We humbly ask you to support our Lānaʻi community by providing opportunities to rent at Hōkūao or purchase homes at the Maui County affordable housing project on Lānaʻi.

Mahalo for your consideration,

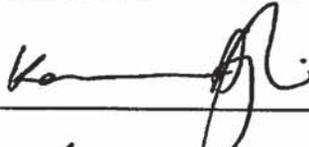
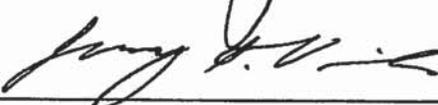
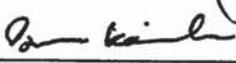
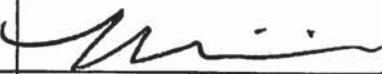
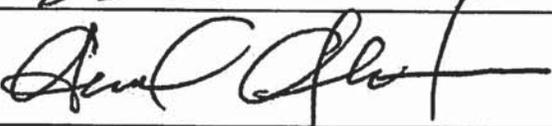
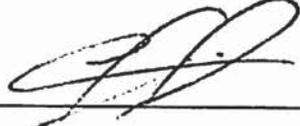
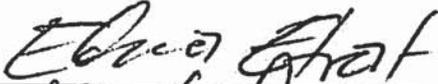
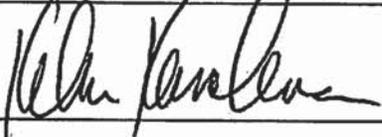
The undersigned residents of Lānaʻi

Printed Name	Signature
Venjo Badua	
Garrett Acra	
Xlo/y Boudillo	

Printed Name	Signature
Johnson Alcantara	
Johnny Sauti	
Venjo Badua	
Dolores I. AFUEJE	
Andres Velasco	

Printed Name	Signature
Crisologo Natividad	
JEAN OLIVA	
CHET ZOLL	chet zoll
Glenn P. Titcomb	Glenn P. Titcomb

Printed Name	Signature
Hy HOE SILVA JR	

Printed Name	Signature
Kaunoa Agliam	
Jerry Cole	
Mikala Infield	
Bruce Kaikala	
Alex Willis	
Amelia Alacador	
Crisologo Natuclad	
Edna Estrada	
KELVIN KANEAKUA	

Printed Name	Signature
ANABEL GIRON	<i>Anabel Giron</i>
Rhod GIRON	<i>Rhod Giron</i>

Printed Name	Signature
FERNANDO HERMANO	<i>Fernando</i>

County Clerk

From: Larry Nixon <larry@sensei.ag>
Sent: Wednesday, March 03, 2021 1:01 PM
To: County Clerk
Cc: Gabe Johnson; Alice L. Lee; Keani N. Rawlins; Tasha A. Kama; Kelly King; Mike J. Molina; Tamara A. Paltin; Shane M. Sinenci; Yukilei Sugimura
Subject: Bill 10 (2010), opposed as written—suggestion to align with state law to add “above moderate” income

Clerks Office and Council members,

Good morning from Lanai. While I have written in support of the affordable housing project on Lanai, as a resident and a business operator ; I was encouraged by my staff to write on behalf of this farm and its team. As much effort as I have put in to understanding the complexity and then explaining it to the staff, it really comes down to Lanai is different from the rest of Maui County. We are helping to get agriculture thriving again here on Lanai, growing people and plants, encouraging them to stay on Lanai, start their families here. I applaud your efforts thus far; to increase the number of affordable housing units here.

Speaking from the farm; this team would be best served by aligning the new proposed language in Bill 10 (2021) with State law, by adding the “above-moderate” income level up to 140% AMI into Section F of Bill 10. We are working hard to offer food security within the state, and this is more suited to their needs. Meeting the “above moderate income “ needs is covered well with the Hōkūao project. The additional language in Bill 10, that more closely matches the state law in much more representative of the needs here on Lanai. Currently the affordable housing units on Lanai do not provide options for income levels above 61% AMI, it is equally important to grow people, alongside our crops, with housing options, the team has something to strive for. Please approve the Hōkūao 201H application as submitted, we need work force housing with options at every level.

While not wanting to cover again my previous letters of support, I must mention, the reason for my pleas. I have spent half my life, getting back to this most special place and just farm. I remind my team we are in service to those we feed, always be on the lookout for ways to be better, which boils down to wide eyes, and a servant’s heart, can’t lose! Each of you have chosen to serve, keep this moving forward and we can’t lose. When it is safe to travel again, I encourage you all to visit our team, here on the farm, let us tell you our story, and show you the real impact of moving Maui County’s affordable housing projects forward, translates to food security,

Respectfully,
The Sensei-Lanai Farms team

RECEIVED
2021 MAR -3 PM 1:07
OFFICE OF THE
COUNTY CLERK



FINAL ENVIRONMENTAL
ASSESSMENT - SUMMARY OF
POTENTIAL IMPACTS AND
MITIGATION MEASURES

11



**HŌKŪAO 201H HOUSING PROJECT
FINAL ENVIRONMENTAL ASSESSMENT
SUMMARY OF POTENTIAL IMPACTS AND MITIGATION MEASURES**

Section	Category	Existing Conditions	Potential Impacts and Mitigation Measures
A	PHYSICAL SETTING		
A.1	Surrounding Land Uses	<ul style="list-style-type: none"> • The proposed project site covers portions of three neighboring parcels owned by Lanai Resorts, LLC, with most of the project located on former pineapple fields. • The project site is located near the Lānaʻi Police Station and Dole Park to the northeast and will connect to Lānaʻi City via 9th Street and 12th Street extensions, which intersect with Fraser Avenue. 	<ul style="list-style-type: none"> • The proposed project is located adjacent to the existing urbanized areas of Lānaʻi and is compatible with the surrounding existing residential uses of the area.
A.2	Climate	<ul style="list-style-type: none"> • Like most areas of Hawaiʻi, the climate of Lānaʻi is stable and relatively uniform year-round. 	<ul style="list-style-type: none"> • The proposed project will not adversely impact climatic conditions in and around the area.
A.3	Agricultural Lands	<ul style="list-style-type: none"> • The Hōkūao 201-H Housing project is located on lands that are designated as “Unique” agricultural land by the Agricultural Lands of Importance map. • The lands underlying the project site are primarily rated by the University of Hawaiʻi’s Land Study Bureau as “C”. 	<ul style="list-style-type: none"> • A portion of the Hōkūao site was cultivated with pineapple as part of the larger Dole Lānaʻi Plantation for decades before production ceased in 1992. • The site has lain fallow for 27 years with no plans forwarded for replanting with any crop. • The Hōkūao site represents a minor portion of the available agricultural lands on Lānaʻi, or about 0.38 percent of the 13,000+ acres of the previously cultivated pineapple plantation. • There is no demonstrated market demand for agricultural use of the Hōkūao site and there is sufficient available supply to meet near to mid-term demand in existing, serviced agricultural subdivisions with some 105 cultivatable acres available for lease. • The proposed subdivision will create more jobs and greater economic activity on the site than occurred under current agricultural use or historic pineapple use.

**HŌKŪAO 201H HOUSING PROJECT
FINAL ENVIRONMENTAL ASSESSMENT
SUMMARY OF POTENTIAL IMPACTS AND MITIGATION MEASURES**

Section	Category	Existing Conditions	Potential Impacts and Mitigation Measures
A.4	Topography and Soils Characteristics	<ul style="list-style-type: none"> • Soils and vegetation adjacent to the roadway have been disturbed by previous flooding, grading, and sidecasting of asphalt and construction debris. • The project area is underlain by Pleistocene lava flows from the Lānaʻi shield volcano. 	<ul style="list-style-type: none"> • The proposed improvements will terrace the land to maintain characteristics which are very similar to the existing conditions. The general terrain of the developed condition will generally conform to the existing terrain, which slopes toward the south, and the tributary drainage area will remain the same as the existing. • During the construction phase, Best Management Practices (BMPs) will be utilized, including temporary erosion control measures to minimize soil loss and erosion hazards. Upon completion of construction, adverse impacts to topography or soil characteristics are not anticipated.
A.5	Flood, Tsunami, and Sea Level Rise Hazards	<ul style="list-style-type: none"> • The project site is located approximately 4.3 miles inland from the shoreline and is not within the tsunami inundation zone, as well as outside of the projected 3.2-foot sea level rise exposure area. 	<ul style="list-style-type: none"> • The currently proposed action does not present any risks of flooding or tsunami hazards.
A.6	Streams and Wetlands	<ul style="list-style-type: none"> • Although historical evidence suggests the existence of perennial streams, no surface water resources currently exist on the island. There are also no wetlands located on or in the immediate vicinity of the proposed project site. 	<ul style="list-style-type: none"> • During the short term, construction Best Management Practices (BMPs) will be carried out to ensure the proposed project will not adversely impact adjacent and downstream properties. • In the long term, the proposed project is not anticipated to adversely impact adjacent properties, streams or wetlands in the vicinity of the project site.

**HŌKŪAO 201H HOUSING PROJECT
FINAL ENVIRONMENTAL ASSESSMENT
SUMMARY OF POTENTIAL IMPACTS AND MITIGATION MEASURES**

Section	Category	Existing Conditions	Potential Impacts and Mitigation Measures
A.7	Flora and Fauna	<ul style="list-style-type: none"> • Terrestrial wildlife and vegetation surveys were conducted. • Because the vegetation in this project area and in the surrounding urban neighborhoods is dominated by common non-native plants, and because there are no rare or protected native species in or near this area, there is little of botanical concern with regard to this project. • None of the project area is encumbered by proposed or designated critical habitat for endangered species. • No listed threatened or endangered species of birds were found within the boundaries of the proposed project; however, should any night work occur for the project, outdoor lights will be shielded and directed downwards to avoid upward directed accent lighting in order to minimize impacts to seabirds. • The survey findings are consistent with previous biological surveys in the vicinity of Lānaʻi City. 	<ul style="list-style-type: none"> • There is no federally delineated Critical Habitat for any species present on or adjacent to the project area. Thus, the proposed actions will not result in impacts to federally designated Critical Habitat. The nature of the land and its present and historical disturbances very much limit the natural botanical resources anticipated to occur in the project area. • Care will be taken during construction to ensure that noxious weeds or other invasive alien species are not accidentally introduced to the construction site.
A.8	Archaeological Resources	<ul style="list-style-type: none"> • An Archaeological Inventory Survey (AIS) was prepared for the proposed Hōkūao 201H Housing Project at Lānaʻi City in 2018. • On August 14, 2020, the State Historic Preservation Division (SHPD) accepted the AIS and the Field Inspection End-of-Fieldwork Summary Report with conditions and requested that Pūlama Lānaʻi submit an Archaeological Monitoring Plan. • Per consultation with SHPD, the Applicant has submitted an Archaeological Monitoring Plan and it is currently under review by SHPD. 	<ul style="list-style-type: none"> • The AIS included surface survey and test excavations with a backhoe. Three (3) potentially significant historic properties were identified during the surface survey, all of which are historic-era artifacts that were transported into the project area for preservation. • Based on this historical information, potentially significant surface structural remains were not anticipated in the proposed Hōkūao 201H Housing Project area. • No potentially significant historic properties were found in the test excavations. • Mitigation measures include monitoring during construction, removal of a historic pineapple harvester, and establishing a visible 10 ft-radius buffer around the perimeter of the historic culvert headwall. These measures will mitigate potentially adverse effects of the residential development of Hōkūao 201H Housing project.

**HŌKŪAO 201H HOUSING PROJECT
FINAL ENVIRONMENTAL ASSESSMENT
SUMMARY OF POTENTIAL IMPACTS AND MITIGATION MEASURES**

Section	Category	Existing Conditions	Potential Impacts and Mitigation Measures
A.9	Cultural Resources	<ul style="list-style-type: none"> • A Cultural Impact Assessment (CIA) was prepared for the proposed project site. • No legendary/mythical entities or ali'i nui were directly connected to the project area, but two (2) post-contact konohiki were mentioned in the literature. • No Contact or Historic people were directly connected to the project area, other than in relation to lands used in the brief Mormon colonizing period, the ranching era, and the pineapple industry. • There is no current evidence of ancient use in the project area although it can be assumed that it was once part of the ancient ahupua'a system. 	<ul style="list-style-type: none"> • The CIA concluded that as there were no cultural resources, practices, and beliefs identified in or connected to the proposed project area, the proposed project will not create any cultural impacts.
A.10	Air Quality	<ul style="list-style-type: none"> • An Air Quality Study for the Proposed Hōkūao 201H Housing Project was prepared by B. D. Neal & Associates and finalized in January 2019. • The ambient air quality of the project site is typically clean and subject to the prevailing on shore winds. There are no major sources of air pollution in the immediate vicinity such as agricultural burning, manufacturing plants, and incinerators. 	<ul style="list-style-type: none"> • The Air Quality Study found that there were no measurable hydrogen sulfide concentrations at any location along the wastewater treatment plant perimeters, i.e., the Jerome analyzer continuously displayed less than 0.003 ppm. Further, there was no noticeable odor present at any location along the plant perimeters. • The study suggested, "While existing conditions suggest that offsite odor nuisance is not an issue, it may be prudent for the proposed project to maintain a buffer distance of at least 300 to 600 feet from the wastewater treatment plant boundary." • In response to this suggestion, the Hōkūao project was purposefully placed 600 feet from the wastewater treatment facility. The project is not anticipated to have a significant adverse impact on air quality or climate.

**HŌKŪAO 201H HOUSING PROJECT
FINAL ENVIRONMENTAL ASSESSMENT
SUMMARY OF POTENTIAL IMPACTS AND MITIGATION MEASURES**

Section	Category	Existing Conditions	Potential Impacts and Mitigation Measures
A.11	Greenhouse Gas Considerations	<ul style="list-style-type: none"> • On Lānaʻi, there are no facilities operating at or above the 25,000 metric ton level. 	<ul style="list-style-type: none"> • Pūlama Lānaʻi, as landowner of 97 percent of the island and the island's foremost employer, will encourage and promote the use of products that minimize or reduce carbon emissions such as electric vehicles by installing electric vehicle (EV) charging infrastructure and EV charging stations at the parking lot near the community center for use by Hōkūao residents. • Pūlama Lānaʻi is also evaluating the option to install photovoltaic and battery solutions for each residential unit that will be designed to provide most of the energy demand for each residential unit. This will significantly reduce the nonrenewable fuel resources for the project (e.g., oil for HECO's power plant), therefore decreasing the total carbon footprint for the project.
A.12	Noise	<ul style="list-style-type: none"> • Noise within Hōkūao 201H Housing at Lānaʻi City's regional vicinity is primarily derived from: <ol style="list-style-type: none"> 1. The natural environment (wind, rain, etc.) 2. Traffic from neighboring roadways 3. Community sounds related to people, animals/pets, etc. 4. Nearby aircraft in flight to/from the Lānaʻi Airport. 	<ul style="list-style-type: none"> • Increased noise activity due to construction will be limited to daytime hours and persist only during the construction period. • Noise from construction activities will be short-term and will comply with DOH noise regulations HAR, Chapter 11-46, Community Noise Control. • Hōkūao is not expected to cause a significant noise impact following completion of construction, and no mitigation measures beyond compliance with applicable regulations, requirements, and standards, are required.

**HŌKŪAO 201H HOUSING PROJECT
FINAL ENVIRONMENTAL ASSESSMENT
SUMMARY OF POTENTIAL IMPACTS AND MITIGATION MEASURES**

Section	Category	Existing Conditions	Potential Impacts and Mitigation Measures
A.13	Hazardous Materials	<ul style="list-style-type: none"> • A Phase I Environmental Site Assessment (ESA) and subsequent testing were conducted on the site and nearby property by TRC Environmental Corporation. • The Final Site Characterization Report & Environmental Hazard Evaluation (SCR/EHE) was conducted with the objective to characterize surface soils within the defined project boundary to determine if the site is suitable for residential use. • The SCR/EHE was submitted to State of Hawai'i, Department of Health (HDOH) on February 10, 2021. The conclusions of the Final SCR and EHE provide final results for all areas of concern (AOCs), with the exception of the former Maui Electric Co. (MECO) Power Plant AOC. • HDOH completed its review of the SCR/EHE and notified Pūlama Lāna'i and TRC via a letter dated March 23, 2021. The letter stated that "HDOH HEER has reviewed the subject report and has no additional comments at this point" and looks forward to receiving the Removal Action Completion Report (RACR) once all removal has been completed. 	<ul style="list-style-type: none"> • Construction activities on the Hōkūao 201H Housing Project will not commence until the Removal Action Completion Report is accepted and/or approved by the HDOH or other applicable regulatory authority has issued a No Further Action (NFA) letter or other similar closure document. • The level of the impact due to findings of the Environmental Site Assessment with the incorporation of HDOH approved mitigation measures, is anticipated to be not significant.
A.14	Scenic and Open Space Resources	<ul style="list-style-type: none"> • Most of the project area topography consists of flat to gently sloping open, patchy forest and scrub lands. 	<ul style="list-style-type: none"> • The project site is not part of a scenic corridor and the project will not affect scenic vistas and view planes. The proposed project will not involve significant alteration of the existing topographic character of the site.
A.15	Beach and Mountain Access	<ul style="list-style-type: none"> • The project is located approximately 8.5 miles from the nearest beach and approximately 3.5 miles from the peak of Lāna'ihale. 	<ul style="list-style-type: none"> • There are no traditional access trails identified in close proximity to the proposed project area. Accordingly, there are no anticipated adverse impacts to beach and mountain access from the proposed project.

**HŌKŪAO 201H HOUSING PROJECT
FINAL ENVIRONMENTAL ASSESSMENT
SUMMARY OF POTENTIAL IMPACTS AND MITIGATION MEASURES**

Section	Category	Existing Conditions	Potential Impacts and Mitigation Measures
B	SOCIO-ECONOMIC ENVIRONMENT		
B.1	Population and Demography	<ul style="list-style-type: none"> • In 2020, CBRE prepared a Market Study Economic Impact Analysis & Public Cost Benefit Assessment for the proposed Hōkūao 201H Housing at Lānaʻi City. • The study provided an estimate of 3,000 residents currently living on Lānaʻi due to out-migration tied to the onset of COVID and associated loss of employment. The population is projected to reach between 3,433 and 3,486 persons by 2035. 	<ul style="list-style-type: none"> • The proposed project is not anticipated to have significant adverse impact on population or demographic trends of Lānaʻi. • It is anticipated that the residents of the proposed project currently reside on Lānaʻi and in Maui County and will be relocating from over-crowded residences and/or older units.
B.2	Economy	<ul style="list-style-type: none"> • According to the data from the State Department of Labor and Industrial Relations, there were 1,600 (annual average) non-agricultural jobs on Lānaʻi in 2019 (Department of Labor and Industrial Relations, 2019). Jobs in the retail trade industry accounted for less than 50 (annual average) of the total jobs on the island, and jobs in the leisure and hospitality industry accounted for 700 (annual average) jobs, or 43.8 percent. • In March 2021, unemployment on Lānaʻi was 4.9 percent 	<ul style="list-style-type: none"> • In 2020, CBRE prepared a Market Study Economic Impact Analysis & Public Cost Benefit Assessment for the proposed Hōkūao 201H Housing at Lānaʻi City. • There are an estimated 1,463 “housing units” on Lānaʻi; there have been no major additions over the past two years but some individual homes have been built. CBRE estimated the 2020 housing unit count is about 1,480, of which 13 are identified as vacation rentals, resulting in 1,467 available housing units. • The Market Study, Economic Impact Analysis and Public Cost Benefit Assessment report concluded that the Hōkūao Project will have positive economic impacts on jobs, earnings, and tax revenues for Lānaʻi and Maui County. • Overall there will be 687 person-years of employment produced over the course of the project. It will produce an estimated \$52 million in earnings, \$19.5 million in state taxes, and nearly \$7 million in county taxes.

**HŌKŪAO 201H HOUSING PROJECT
FINAL ENVIRONMENTAL ASSESSMENT
SUMMARY OF POTENTIAL IMPACTS AND MITIGATION MEASURES**

Section	Category	Existing Conditions	Potential Impacts and Mitigation Measures
C	PUBLIC SERVICES		
C.1	Police and Fire Protection	<ul style="list-style-type: none"> The project site is within the service area of the Maui Police Department's District II Lāna'i patrol district which services the island of Lāna'i. Fire prevention, suppression, and protection services for the island of Lāna'i are provided by the County Department of Fire and Public Safety's Lāna'i Fire Station. 	<ul style="list-style-type: none"> Construction activities are not anticipated to adversely impact police or fire prevention and safety services. At the request of the Fire Department, Pūlama Lāna'i will incorporate a fire break of approximately 30-feet around the subdivision. The existing operational limits of police and fire services will not be extended or affected by implementation of the proposed project.
C.2	Medical Services	<ul style="list-style-type: none"> The Lāna'i Community Hospital is the only hospital on the island of Lāna'i. It has limited 24-hour emergency care, acute care and diagnostic imaging. It also provides long-term care (including skilled and intermediate nursing care) 	<ul style="list-style-type: none"> The proposed project will not adversely affect medical services in the area.
C.3	Solid Waste	<ul style="list-style-type: none"> The Lāna'i Landfill on Kaumālapa'u Highway accepts municipal solid waste and construction debris dropped-off from commercial and residential customers. In addition, personal delivery to the landfill of municipal solid waste, green waste, and trash is available. 	<ul style="list-style-type: none"> During the initial short-term construction phase of the project, the contractor will develop and implement a construction-generated waste disposal plan. Appropriate construction debris will be taken to the landfill. Pūlama Lāna'i will contract with a private entity (e.g., Maui Disposal) for solid waste residential pick up for residents in the project.
C.4	Education Facilities	<ul style="list-style-type: none"> Lāna'i High and Elementary School is the only school that serves educational needs on the island of Lāna'i. 	<ul style="list-style-type: none"> The proposed project and associated improvements are not anticipated to generate population growth since most of the future residents of the affordable housing project are anticipated to already be residing on Lāna'i in Maui County, but may redistribute population from one area within Lāna'i City to the project site. As such, adverse impacts on educational facilities are not anticipated.

**HŌKŪAO 201H HOUSING PROJECT
FINAL ENVIRONMENTAL ASSESSMENT
SUMMARY OF POTENTIAL IMPACTS AND MITIGATION MEASURES**

Section	Category	Existing Conditions	Potential Impacts and Mitigation Measures
C.5	Recreational Resources	<ul style="list-style-type: none"> County parks and facilities in Lānaʻi City include: the Lānaʻi Community Center, the Lānaʻi Gym and Tennis Courts, the Lānaʻi Little League Field, Fraser Avenue Park, and Kaumālapaʻu Highway/Fraser Avenue Park. 	<ul style="list-style-type: none"> The proposed project is not expected to have significant adverse impact to public recreational opportunities. Hōkūao 201H Housing Project proposes to add a 1-acre park, a 1,500-square foot community center for use by the Lānaʻi community, and 60 parking stalls for intermittent parking (e.g., community events at the community center, guests visiting residents of the Hōkūao residential units, etc.).
D INFRASTRUCTURE			
D.1	Roadways	<ul style="list-style-type: none"> It should be noted that at the time the Traffic Impact Analysis Report (TIAR) was written, the Hōkūao project was intended to be a 200-unit 201H housing development. Since then, the unit count has decreased to a 150-unit 201H housing development, nonetheless, the footprint of the development has remained the same. The estimated traffic should be lower, and the analyses and conclusions remain valid. Under existing conditions, all intersections currently operate at LOS B or better during the AM and PM Peak hour of traffic. No significant delays or queuing were observed at any of the intersections during the peak hours of traffic. 	<ul style="list-style-type: none"> The Project is forecast to generate approximately 147(221) trips during the AM(PM) peak hours of traffic. All study intersections are forecast to operate at conditions similar to Base Year 2024 traffic conditions, with all manual turning movements operating at LOS C or better during the AM and PM peak hours of traffic. The traffic analysis noted, “No intersection improvements are recommended as a result of the Project.”

**HŌKŪAO 201H HOUSING PROJECT
FINAL ENVIRONMENTAL ASSESSMENT
SUMMARY OF POTENTIAL IMPACTS AND MITIGATION MEASURES**

Section	Category	Existing Conditions	Potential Impacts and Mitigation Measures
D.2	Water	<ul style="list-style-type: none"> • R. M. Towill Corporation prepared a Preliminary Engineering Report (PER) for the Hōkūao 201H Housing Project. • The proposed average daily domestic water demand for the entire project is estimated to be 121,700 GPD. It should be noted that the project has been adjusted to 150 homes versus the 200 homes that the calculations were based on, as such, the estimated water demand is expected to be lower than the calculated 121,700 GPD. • This estimated demand of 121,700 GPD plus recent 12-month moving average for the entire island of 1.60 MGD (Mar 2020) results in total estimated overall usage of approximately 1.721 MGD. 	<ul style="list-style-type: none"> • With the activation of Well 7 by Lanai Water Company, the proposed project will have access to a reliable long-term supply of water for the project. • The anticipated water demand for the Hokuao 201H Housing project, the island of Lānaʻi will still be well below the 4.3 MGD limit set by the Commission on Water Resource Management (CWRM). • The existing domestic water system will provide water service to the project through a new connection to the 12-inch water main on Fraser Avenue. Proposed water distribution mains along the new roads will be 8-inch to 12-inch in diameter to ensure adequate fire protection flows can be provided.
D.3	Wastewater	<ul style="list-style-type: none"> • Lānaʻi’s municipal wastewater collection system is situated in and around Lānaʻi City. • On the western flank, the project sets back from the existing wastewater treatment plant with a 600 foot buffer between the closest lot and the WWTP edge. • The existing 10-inch and 12-inch collector lines will need to be relocated within proposed street right-of-ways and connected back to the 15-inch interceptor sewer going to the WWRF. Easements within privately owned residential lots will not be accepted by the County. 	<ul style="list-style-type: none"> • The proposed development will yield an average daily flow of less than .070 MGD, for a total average daily flow of 0.465 MGD, therefore there is currently sufficient capacity at the WWRF to serve the project. • The project’s civil engineering consultant will coordinate with the Department of Environmental Management (DEM) in regards to the relocation of the existing major sewer collector lines which are within the project area. The sewerlines will allow for continued wastewater service to the WWRF. • Pūlama Lānaʻi will conform with the requirements of the County of Maui Department of Environmental Management and other regulatory entities as it relates to installation, inspection and maintenance of wastewater systems associated with the project. • The impact of the proposed project on wastewater infrastructure is anticipated to have a less than significant impact.

**HŌKŪAO 201H HOUSING PROJECT
FINAL ENVIRONMENTAL ASSESSMENT
SUMMARY OF POTENTIAL IMPACTS AND MITIGATION MEASURES**

Section	Category	Existing Conditions	Potential Impacts and Mitigation Measures
D.4	Drainage	<ul style="list-style-type: none"> • Most of the project area's topography consists of flat to gently sloping open, patchy forest and scrub lands. An existing drainage swale on the western boundary of the site carries storm water away from the existing town and community center. • Runoff from the land mauka of the project is conveyed by drain pipes and along Fraser Avenue, and streets parallel to Fraser Avenue, to the ditch along Kaumālapa'u Road that turns south, mauka of Manele Road, and which flows to Kapano Gulch. Kapano Gulch runs along the south side of Lāna'i City and drains into two dry, abandoned reservoirs before entering Palawai Basin through a series of abandoned irrigation ditches. • Runoff from the site generally sheet flows to the south-southwest, following the existing ground slope towards the wastewater treatment facility and then towards Kaumālapa'u Highway. The northern areas flow towards Fifth Street. 	<ul style="list-style-type: none"> • Three (3) retention basins will mitigate the increase in runoff and flow and will have no impact on existing regional drainage infrastructure. Other than the wastewater treatment facility, there are no downstream properties that would be adversely impacted by the resulting increases in runoff. A new swale will direct runoff away from the wastewater treatment facility.

**HŌKŪAO 201H HOUSING PROJECT
FINAL ENVIRONMENTAL ASSESSMENT
SUMMARY OF POTENTIAL IMPACTS AND MITIGATION MEASURES**

Section	Category	Existing Conditions	Potential Impacts and Mitigation Measures
D.5	Electricity and Telephone Systems	<ul style="list-style-type: none"> Electrical, telephone, and cable television services to the project area are provided by Hawaiian Electric Company (HECO), Hawaiian Telcom, and Spectrum, respectively. 	<ul style="list-style-type: none"> The total anticipated electrical demand load for the proposed Lānaʻi 200 Subdivision Development is approximately 1,000 kilo-Volt Amperes (kVA) or 1.0 MVA. It should be noted that the project has been adjusted to 150 homes versus the 200 homes that the calculations were based on, as such, the estimated power and communication requirements for the project will be lower. A HECO 12.47-2.4 kV substation and incoming and outgoing overhead lines are currently situated within the proposed subdivision footprint. This substation and the 2.4 kV overhead lines currently provide service to the existing Lānaʻi City residences and must be relocated outside of the proposed subdivision prior to development occurring. Based on preliminary information received from Pūlama Lānaʻi underground utility infrastructure is proposed for service to the single-family lots and ancillary buildings. Based on their current practice, both Hawaiian Telcom and Spectrum will likely extend fiber optic cable infrastructure to provide service to this development.