




COMMUNITY
ENGAGEMENT AND
SUPPORT SUMMARY

APPENDIX

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Hökūāo 201H Residential Project Community Engagement and Support

Throughout the planning stages of the Hökūāo 201H Residential Project, there have been at least five opportunities for larger community engagement, including three Community Informational Meetings, the Draft Environmental Assessment (DEA) comment period, which incorporated an atypical Lānaʻi Planning Commission (LPC) meeting, and a Maui County Council meeting, where Bill 10 (2021), potentially impacting the Hökūāo 201H Residential Project, was discussed. These five community engagement opportunities resulted in over 200 supportive on the record testimonials for the Hökūāo 201H Residential Project at a County venue (i.e., LPC or Council Meeting), which further elaborated on the profound need for housing on Lānaʻi. The community engagement efforts and supported commentary by Lānaʻi residents are summarized in the table below and further discussed herein.

Community Engagement Opportunity	Date	Community Touchpoints
Community Informational Meeting #1	August 1, 2016	102 participants
Community Informational Meeting #2	November 12, 2018	65 participants
DEA Public Comments - LPC Meeting - DEA supportive comment letter sent to DHHC as part of the public comment period for the DEA	LPC Meeting: - January 20, 2021 Additional DEA supportive written comments: - January 2021	LPC meeting supportive testimony: - 7 written - 10 oral Supportive DEA comment: - 2 letters
Community Informational Meeting #3	February 22, 2021	96 participants
Maui County Council Meeting: Bill 10 (2021)	March 5, 2021	Supportive testimony: - 7 written - 1 written with 175 Lānaʻi resident signatures

Community Informational Meeting #1

The first Hökūāo Community Informational Meeting was held on August 1, 2016. There were 102 persons in attendance at an in-person meeting on Lānaʻi. A flyer was circulated via email distribution and posted around Lānaʻi City to inform the community of this meeting. During this meeting, Pūlama Lānaʻi shared preliminary information about the Hökūāo project, including the location, and that 51% of the 150 homes would be affordable. Carol Reimann, the County of Maui Director of Housing and Human Concerns (DHHC) at the time, was also in attendance and discussed the County's affordable housing project. She also

introduced a survey that was meant to identify the demand for affordable housing, and encouraged everyone to participate. Director Reimann explained the Affordable Sales Prices and Affordable Median Income as it relates to a 20% down mortgage balance and monthly payment handout that was distributed at the meeting.

Community Informational Meeting #2

The second Hökūāo Community Informational Meeting was held on November 12, 2018, 65 participants attended in person on Lānaʻi. A flyer was used to inform the community of this meeting. Pūlama Lānaʻi shared updated information about the project, including design details such as plantation style homes, park, and community center. The permitting process, including the Environmental Assessment and the 201H application was explained.

DEA Comment Period

The Draft Environmental Assessment (DEA) for the Hökūāo 201H Residential Project was submitted in Q4 2020 and published in the OEQC Environmental Notice on December 23, 2020, starting the statutory 30-day public review and comment period.¹

The accepting agency for the DEA is the Department of Housing and Human Concerns (DHHC) and not the Lānaʻi Planning Commission. The Planning Department recently adopted a policy to have all DEA documents for affordable housing projects reviewed by the appropriate Planning Commission during the public comment period. As such, the Planning Department requested comments from the Lānaʻi Planning Commission on the DEA.² The DEA was included on the LPC meeting on January 20, 2021, as Agenda Item C.1.³

Seven community members submitted supportive written testimony and ten community members provided supportive oral testimony at the LPC meeting. Two additional supportive letters were submitted directly to the DHHC as part of the DEA public comment period. All written comments regarding the DEA submitted to the LPC and DHHC within the public comment period are included and addressed in the Hökūāo Final Environmental Assessment.

The number of supporting comments (e.g., written and oral) were overwhelming compared to the number opposing comments. There were a few members of the Lānaʻi community that expressed concerns with project details (e.g., location), however overwhelmingly the testimonies agreed that there was a severe shortage of housing on Lānaʻi and that the Hökūāo 201H Residential Project would address the immediate need.

Community Informational Meeting #3

The third Hökūāo Community Informational Meeting was held virtually via the BlueJeans Events platform on February 22, 2021, there were ninety six unique participants. A flyer was distributed via email and posted in Lānaʻi City to inform the community of this meeting.

¹ The Environmental Notice, OEQC, December 23, 2020, [2020-12-23-TEN.pdf \(hawaii.gov\)](#), page 3.

² Department of Planning Memo to the Lānaʻi Planning Commission, [012021_Item-C1_EAC-20-15-Hokuao-Housing-Project-Memo \(mauicounty.gov\)](#)

³ Lānaʻi Planning Commission Agenda, January 20, 2021, [27895 \(mauicounty.gov\)](#), page 2.

The initial agenda for this meeting was set to discuss the changes from the second Community Informational Meeting, however the agenda was adjusted due to the eminent Second and Final Reading of Bill 10 (2021), which was scheduled for the Maui County Council Meeting, on March 5, 2021.⁴ In summary, Bill 10 (2021) was a bill for an ordinance amending Section 2.96.030 Section F, to increase the minimum percentage of affordable housing units for 201H projects to 75%, unless approved by council resolution, and excluded households in the “above-moderate” income category, earning between 120% and 140% AMI.⁵ Bill 10 (2021), as drafted, had unintended consequences to the Hōkūāo 201H Residential Project. Pūlama Lāna’i informed the community about Bill 10 (2021) and how it could affect the Hōkūāo 201H Residential Project. Pūlama Lāna’i also informed the community about the County of Maui’s Affordable Housing Project. Pūlama Lāna’i encouraged residents to voice their concerns to Councilmembers at the March 5, 2021 Council Meeting regarding Bill 10 (2021)’s unintended consequences regarding affordable housing on Lāna’i.

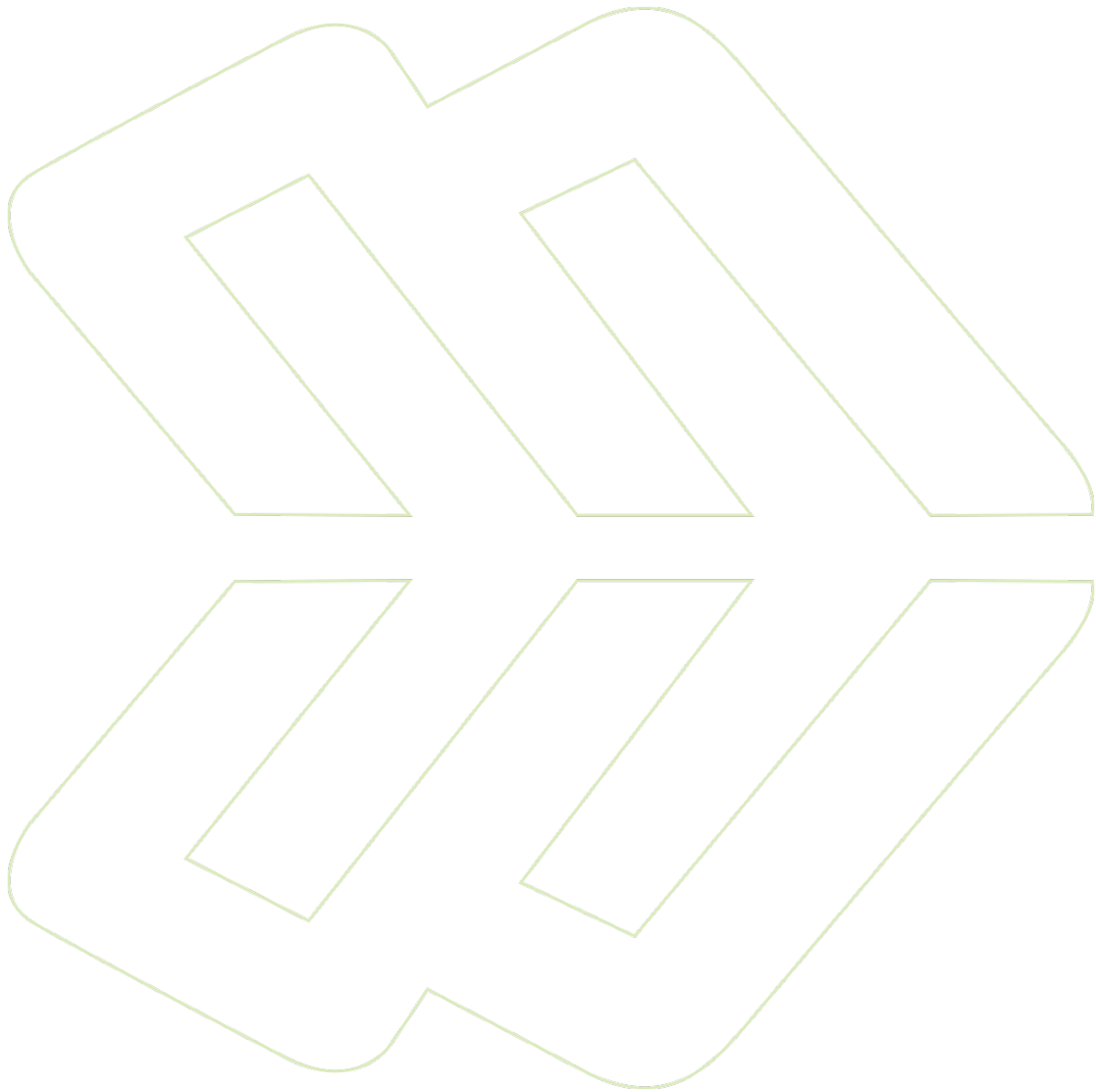
Maui County Council Meeting

Bill 10 (2021) was discussed at the Maui County Council Meeting on March 5, 2021.⁶ Written testimony for Bill 10 (2021) was submitted by many Lāna’i residents and business owners. Seven letters and a petition was signed by 175 Lāna’i residents in opposition to Bill 10 (2021), as drafted were submitted. The testimonials described the housing shortage on Lāna’i and demonstrated strong overwhelming support for the Hōkūāo 201H Residential Project as submitted to DHHC.

⁴ Maui County Council Agenda, March 5, 2021, [A G E N D A \(legistar.com\)](#), page 8.

⁵ Bill 10, dated February 23, 2021, [View.ashx \(legistar.com\)](#)

⁶ Maui County Council Agenda, March 5, 2021, [A G E N D A \(legistar.com\)](#), page 8.



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