

DAVID Y. IGE
GOVERNOR



DENISE ISERI-MATSUBARA
EXECUTIVE DIRECTOR

STATE OF HAWAII

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

IN REPLY REFER TO:

21:PECB/70

October 5, 2021



TO: Mary Alice Evans, Director
Office of Planning and Sustainable Development

FROM: for Denise Iseri-Matsubara, Executive Director *Francis Paul Keeno*

SUBJECT: Petition for a State Land Use District Boundary Amendment
Docket No. A21-810, Pulama Lanai, Lanai City
TMK: (2) 4-9-002-061 (por), (2) 4-9-014-001 (por), (2) 4-9-014-009 (por)

We have reviewed the subject Petition for the proposed Hokuao 201H Affordable Housing Project and offer the following comments.

Petitioner proposes to construct 150 single-family dwelling units for lease at affordable and market rates, as well as a park, community center, and 60-stall parking lot in Lanai City. Development of the rental project will be on approximately 56 acres of private land and privately financed.

Seventy-six of the 150 units will be affordably priced for low-moderate and moderate-income households with incomes ranging from 80-140% of the area median income, with the remaining 74 units offered at market rents. Additionally, 39 units in the existing 128-unit Iwiole Vista rental project will be offered for rent to very low- and low-income households with incomes below 80% of the area median income.

Objective A of the State Housing Functional Plan (February 2017) is to increase and sustain the supply of permanent rental housing that is affordable and accessible to Hawaii residents, particularly those with incomes at or below 80% AMI. One of the strategies to attain this objective, is to expand and preserve the supply of affordable rental housing units through joint public/private efforts.

Policies A(2) and A(3) of the housing functional plan seek to:

- Encourage increased participation from private developers and other state entities to develop rental housing and

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- Ensure that (1) housing projects and (2) projects which impact housing provide a fair share/adequate amount of affordable housing opportunities, including rental housing opportunities.

Petitioner's proposal conforms to these applicable objectives and policies of the State Housing Function Plan.

Should you have any questions, please contact Janice Takahashi, Chief Planner at 587-0639.
Thank you for the opportunity to comment.