

L I M A W O L A

MANY HANDS WORKING TOGETHER

A Master-Planned Community for Kaua'i's 'Ohana, Keiki to Kupuna

Public Meeting
'Ele'ele Elementary School Cafeteria
November 9, 2016
6:00 pm to 7:00 pm

KAUAI COUNTY HOUSING AGENCY



LIMA WOLA

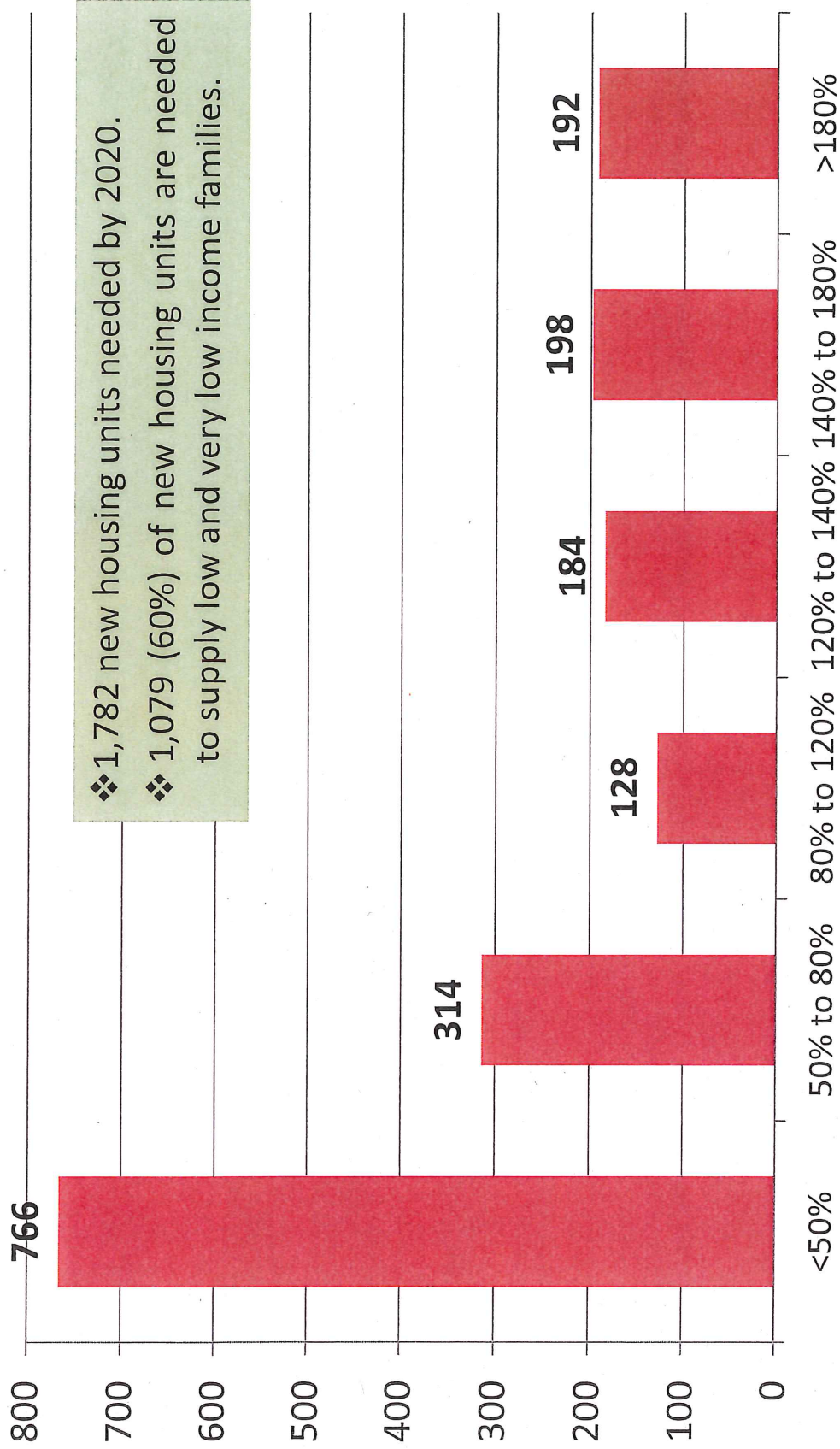
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The purpose of tonight's meeting:

- Provide an update of Lima Ola
- Discuss the County's intent to petition the State Land Use Commission (LUC)
- Share "What's next?" and engage community participation
- Receive your input on Lima Ola

Kaua'i's 2020 Housing Needs

HAWAI'I HOUSING PLANNING STUDY 2016



LIMA WOLA

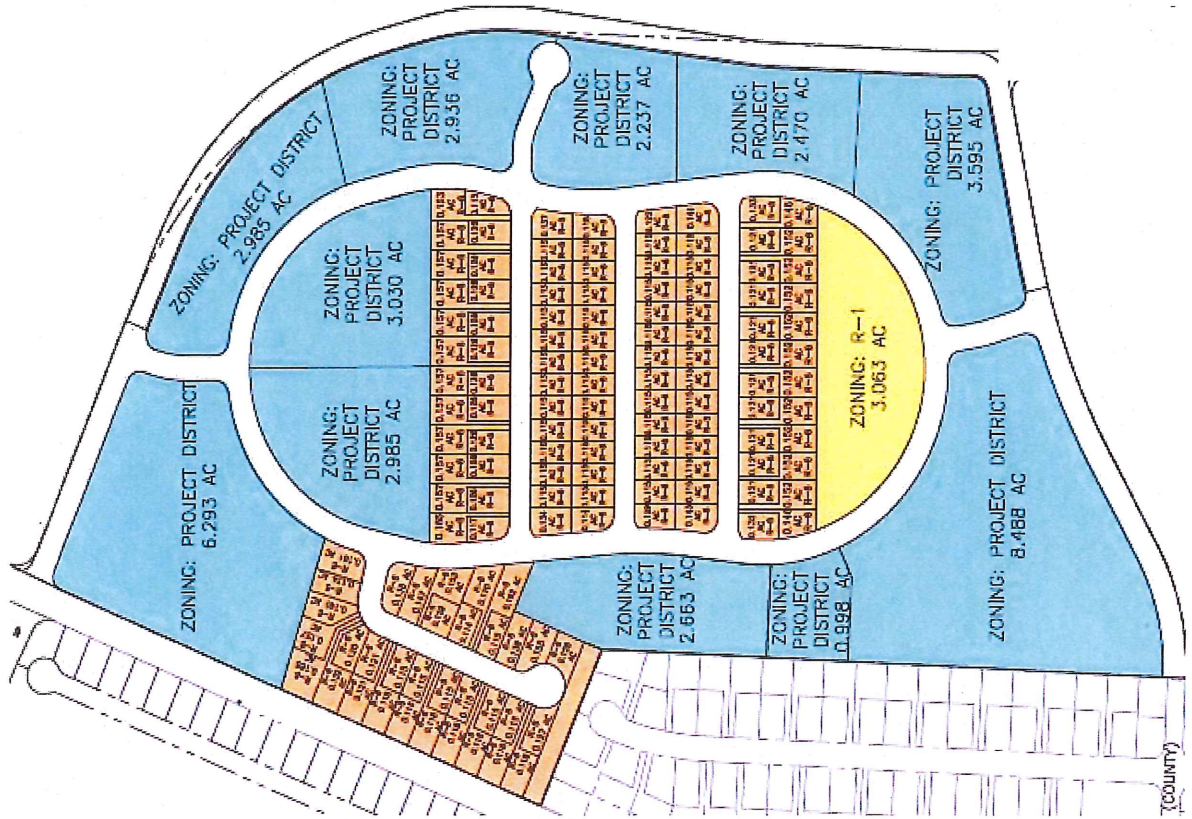
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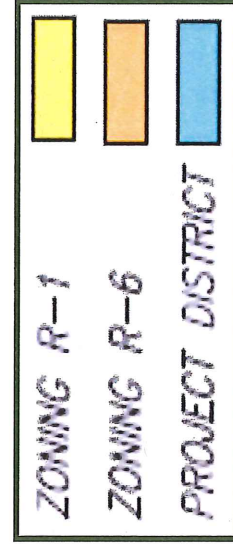
Conceptual design and subject to changes

- **New Affordable Housing Inventory for Kaua'i's Residents**
 - 100% Affordable
 - Incorporates green features
 - Promotes healthy lifestyles
 - Encourages a close-knit community
- **4-Phased Development Spanning 15-20 Years**
 - Phase 1 to commence in 2017 with 149 units
 - A mixture of single family and multifamily residences
 - Homeownership and rental opportunities

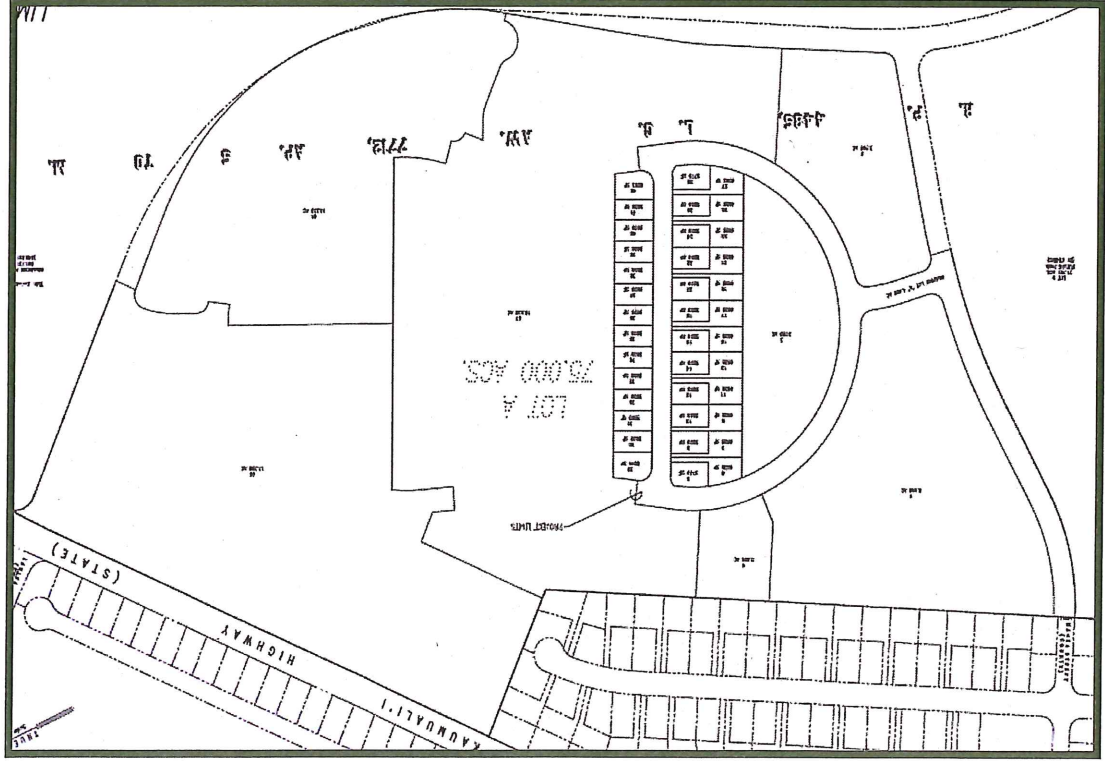
August 2016, County Council Approved



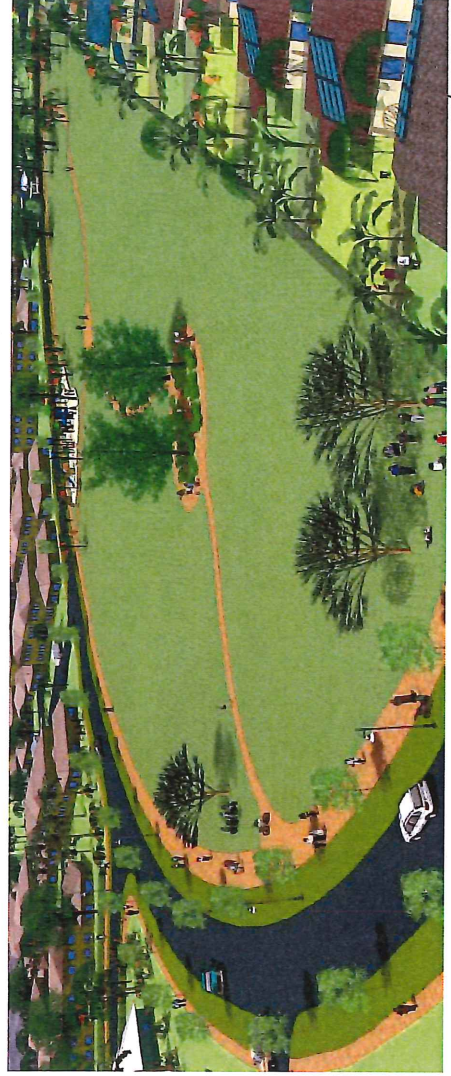
1. The General Plan designation change from agriculture to residential.
2. The project area zoning change from agriculture to R-1, R-6, and Project District.



August 2016, County Council Approved



3. Subdivision for the Lima Ola parcel and Phase 1. In the future, Phases 2, 3, and 4 will be subdivided prior to the development of each phase.
4. Requested Exemptions and Proposed Alternate Standards to allow design flexibility for Lima Ola. (hand out available)



Next Step: Lima Ola Requires LUC Approval to Proceed

The County will petition the LUC in early 2017 for a land use district boundary amendment to the project site.

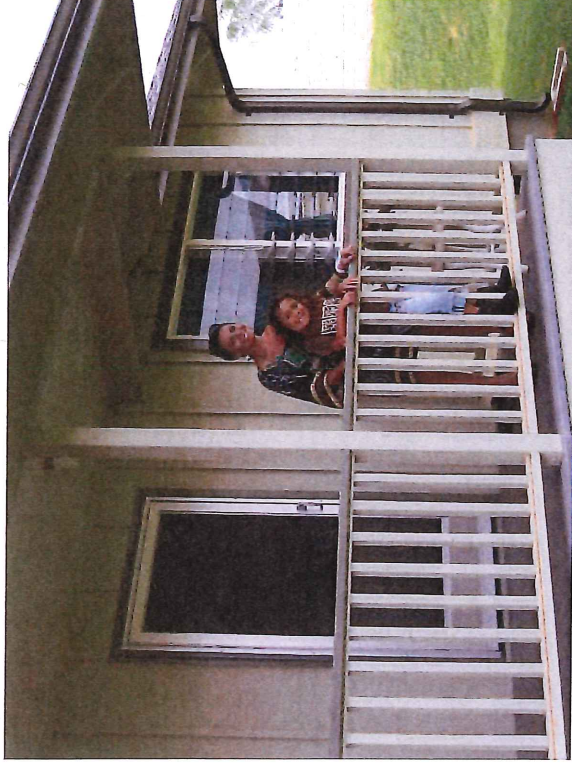
Result: The land use district boundary will change from State Land Use Agricultural Land District to State Land Use Urban District and the project site will complete entitlements and can move forward with developing Lima Ola



Community Engagement

- **Citizens Advisory Committee**
 - Established goals that is the framework of the Lima Ola master plan.
- **County Council Meeting**
 - 201 H application approved in August 2016. 28 public testimonies supporting Lima Ola.
- **Public and Community Meetings**
 - 18 community meetings held in Hanapepe and Eleele to share Lima Ola's ongoing progress, hear concerns and discuss how to best mitigate impacts.
- **State Office of Environmental Quality Control**
 - Finding of No Significant Impact (FONSI) issued for Environmental Assessment (EA).
- **Other Community Events**
 - Homebuyer Loan Program
 - Habitat for Humanity
 - Kauai County Farm Fair
- **Mayor's Community Meetings**
 - Shared Lima Ola's ongoing progress at community meetings held across the island.

Kaua'i Benefits From Lima Ola



- **Increases Housing Supply:** Lima Ola will provide affordable housing units to meet current and future housing demands.

- **County ownership:** The County will be able to direct future development and ensure permanent affordability.

- **Provide Economic Opportunities :** Phase 1 will infuse more than \$50 million into Kaua'i's economy, provide jobs, and generate commerce for businesses.

- **Promote Future Affordable Housing Development:** Lima Ola will serve as a land bank where affordable housing can be readily developed.



LIMA WOLA

MANY HANDS WORKING TOGETHER



www.limaolakauai.net

241-4444

limaolakauai@kauai.gov

LIMA OLA 201H UPDATE MEETING
 COMMUNITY MEETING
 Ele'ele Elementary School Cafeteria
 November 9, 2016, 6:00 pm-7:00pm

	NAME	AFFILIATION	Contact Info (phone, email, address)
1	Shaylisse Sarmiento		808-681-7644 Shaylisse.Sarmiento@yahoo.com P.O. Box 871 Ele'ele, HI 96705
2	Leticia P. Serafini		335-0076 lthysaraipa@yahoo.com P.O. Box
3	Bearfutz a. Sarapio		P.O. Box 692 Ele-ele HI 96705
4	Dee Morikawa	State Legislator	
5	Randall Francisco	Resident	
6	Vangie Fernandez		402 1433 PO Box 51003 Ele'ele
7	Rita J. R. Tan	Kanakaiani	835-5480 - PO Box 158 96747
8	Espela E. Sarapio	Kanakaiani	335-5822 P.O. Box 692 Ele-ele HI 96705
9	Sarah Date	Waimea	338-1898 P.O. Box 333, Waimea HI
10	Alberta Takashiba	Resident of Ele'ele	POB 836 Ele'ele 96705
11	Susan Remaaldo	Ele'ele	P.O. Box 885, Ele'ele, HI 96705 335-8520
12	CAROLINA D. AMO	ELE'ELE	P.O. BOX 4156 ELE'ELE HI 96705 635-2346
13	David Honma/Keri Kaneshiro	Ele'ele	(808) 227-5102 Keri.kaneshiro@gmail.com
14	Teresa Akana	Ele'ele resident	3350852 - t_mack@kawaii.net
15	Mei Lin Miyashiro	Ele'ele	651-2348 PO Box 898 Ele'ele, HI.
16	Bonnie Pasilio	Ele'ele	# email PO Box 51091 Ele'ele # (808) 346-1760
17	Shaylen Kushi Miyashiro		684-6426 shaylenkushi@gmail.com
18	Chelbie Orsatelli		684-3767 PO Box 892 Lihai HI 96765 chelbie7@hotmail.com
19	Linaka Turalde	Waimea Res.	PO Box 991, Waimea HI 96796
20	Ladd Turalde	"	lkturalde@hawaii.ntl.net

LIMA OLA 201H UPDATE MEETING
 COMMUNITY MEETING
 Ele'ele Elementary School Cafeteria
 November 9, 2016, 6:00 pm-7:00pm

	NAME	AFFILIATION	Contact Info (phone, email, address)
1	Girley Napchukin		808-651-6011, girleynapchukin@gmail.com, P.O. Box 4732 Hanalei, HI 96716
2	Charles Carlos Kahalekomo		808-346-3947, kahalekomo@yahoo.com, P.O. Box 1084 Waimanalo, HI 96794
3	Maile Mier		808-652-3480 mier-maile@yahoo.com X
4			
5	Hsq Staff: Present: Kananu Fu.		
6	Gary Mackler, Kylen DeLuca,		
7	Kathleen Perry, Alex Franco, Shelley Dracoe		
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Lima Ola Update Public Meeting
Ele'ele Elementary School Cafeteria
November 9, 2016
6:00 p.m. – 7:00 p.m.

County of Kaua'i Housing Agency representatives present:

Kanani Fu, Gary Mackler, Kylan Dela Cruz, Keith Perry, Steve Franco, Shelley Teraoka

Also: Representative Dee Morikawa
Sign in sheets attached.

The meeting opened with Kanani Fu and Gary Mackler providing power point presentation of the updates to the Lima Ola Project. The meeting was then opened up for questions/comments. Attendees were also invited to submit questions for responses at a later date.

Summary of Comments/Questions/Responses

Question:

Was soil testing done?

Response:

Phase I environmental done as well as drill testing. Test results indicated no contamination.

Question:

Will ingress/egress intersect with Laulea? Will it be signalized?

Response:

Yes. The intersection will be signalized at some point. Initially, the population increase did not trigger traffic light. TIAR will be re-done counting pedestrian traffic. Pedestrian traffic count should trigger traffic signal.

Once Dept. of Transportation approves traffic signal, will come back to the community.

Also, traffic calming measures are being considered. After each phase of buildout, another TIAR will be done.

Question:

What population will the 1st phase serve?

Response:

The first phase of 149 units will consist of 38 single family homes and 111 multifamily units.

Question:

Is any kind of block housing being considered?

Response:

At this time, none of the parcels have been blocked out.

Question:

Was title search completed?

Response:

Yes. Hard copy will be provided to inquiring party at tomorrow's meeting.

Comment:

Housing Agency should be keeping in touch with Ele'ele School.

Response:

The Housing Agency has been in contact with the Department of Education since the inception of the project and as part of the 201H application. Ele'ele School is capable of absorbing additional students and is planning for expansion of the school. Waimea Canyon and Waimea High School welcome the increased capacity.

Question:

Will the project have underground utilities?

Response:

Yes. Also green features will be featured, such as parking structures with photovoltaic system on top.

Question:

Does the Wastewater Treatment facility have capacity for the project?

Response:

Yes, the Ele'ele Wastewater Treatment plant will be at 70% capacity when Lima Ola is fully developed.

Comment:

Dee Morikawa – In the future, the State will be requiring wastewater to be treated to level for non-potable use.

Question:

Will there be a Homeowners' Assn?

Response:

No, homeowners associations increase fees and decrease buying power.

Question:

Isn't a homeowner association need to establish covenants, etc.?

Response:

Restrictions will be established via zoning.

Question:

Is A&B out of land ownership business?

Response:

A&B retained ownership of adjacent lands. The 75 acres for Lima Ola is owned by the county.

Who receives the rental income?
Who receives proceeds from sale of house?

—Do funds go into general account, or
into a housing budget?

Are the lots big enough for ADUs?

Fee-simple or leasehold?

Homeowner Association? Restrictions on
remodeling?

Traffic circle on North end of Lanika
would be a good calming measure.

tnmak@hawaiiantel.net

KIMA OLA

HOW CAN I KNOW IF I'M
QUALIFIED TO HAVE A
HOUSE

AND WHAT ARE THE
REQUIREMENTS NEEDED
CAROLINA DAND.

635 2346

EMAIL

Gemark 04@gmail.com

Some questions!

① Are all interested buyers have
the chance to avail/get one
unit if their income range are
qualified.

② What are the basic requirements
for us to be qualified for
the project.

lillyserapis@yahoo.com

Keith Perry

To: tnmak@hawaiiantel.net
Subject: Response to Questions 11.14

Good Morning,

In response to the questions we received from you during the November 9th meeting at Eleele School.

Similar to our other projects (Kanikoo, Paanau, Kalepa Village) rental income will be received by the property management company of that particular block lot. Property management and developers of individual block lots will be selected at a later date. Income from the sale of homes will be used to repay the development cost/loans associated with Lima Ola.

Single family lots will vary in size. We do not anticipate zoning to allow for the building ADUs. Lots will be subject to the codes and standards set by the Planning department. In any case, with no exception, 100% of the units on the property are required to be affordable housing.

Lots could be fee-simple or leasehold. This will be determined at a later date.

We do not anticipate a Homeowners Association for the single family homes. Block lots of multi-family units will have community rules similar to our other projects (Kanikoo, Paanau, Kalepa Village). Building permits will be required for remodeling.

We are working with the Hawaii Department of Transportation (HDOT) on the what measures are best suited for Kaunaulii highway. A Traffic Impact Analysis Report will be prepared for each phase of development. The north intersection of Laulea will be addressed during a future phase and all improvements will be coordinated in planning and accepted with HDOT.

I hope this helps with the questions. You can email any questions you may have and I'll do my best to answer.

Mahalo,
Keith Perry

Shelley Teraoka

From: Steven Franco
Sent: Monday, November 14, 2016 9:40 AM
To: gemark04@gmail.com
Cc: Shelley Teraoka
Subject: RESPONSE TO QUESTION AT LIMA OLA MEETING (11/9/16)
Attachments: HOME BUYER LIST PROCEDURES.pdf

Aloha Carolina,

Thank you for attending our meeting on the Lima Ola project held on 11/9/16 at the Eleele School cafeteria.

In response to your questions regarding qualifying for a house and what the requirements are for Lima Ola you will need become a participant of the County's Affordable Housing waitlist. This waitlist is open to all Kauai residents who are first time homebuyers and have completed homebuyer education classes. I have attached a copy of our Homebuyer List Procedures which includes the steps to get on our waitlist. Once you are added to the waitlist and assigned a homebuyer number we will request current income documentation to determine your annual household income. For phase 1 of the Lima Ola project we have not determined which household income our units will be sold to but as mentioned at our meeting our affordable housing guidelines go up to 140% of the Kauai Median Household income (KMH). You will also be notified of any County owned properties or projects like Lima Ola that the County is involved with. Those on our list who are homebuyer ready will be given the first opportunity for these properties.

I hope this answers your questions. If you would like more information about our homebuyer list you may go to our website at www.kauai.gov/housing. For more information about the Lima Ola project please visit www.limaolakauai.net. If you have any other questions please contact me by email at sfranco@kauai.gov or my direct line at 241-4419.

Mahalo!

Steve Franco
Homebuyer Specialist
Kauai County Housing Agency
4444 Rice Street, Suite 330
Lihue, Hawaii 96766
Direct Line: (808) 241-4419
Main Line: (808) 241-4444
Fax: (808) 241-5118
E mail: sfranco@kauai.gov



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Shelley Teraoka

From: Steven Franco
Sent: Monday, November 14, 2016 9:53 AM
To: lettyserapio@yahoo.com
Cc: Shelley Teraoka
Subject: RESPONSE TO QUESTION AT LIMA OLA MEETING (11/9/16)
Attachments: HOME BUYER LIST PROCEDURES.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Aloha!

Thank you for attending our meeting on the Lima Ola project held on 11/9/16 at the Eleele School cafeteria.

In response to your questions regarding if interested buyers are given a chance for a unit if they are income qualified and what the basic requirements are for Lima Ola you will need to become a participant of the County's Affordable Housing waitlist. This waitlist is open to all Kauai residents who are first time homebuyers and have completed homebuyer education classes. I have attached a copy of our Homebuyer List Procedures which includes the steps to get on our waitlist. Once you are added to the waitlist and assigned a homebuyer number we will request current income documentation to determine your annual household income. For phase 1 of the Lima Ola project we have not determined which household income our units will be sold to but as mentioned at our meeting our affordable housing guidelines go up to 140% of the Kauai Median Household income (KMHI). You will also be notified of any County owned properties or projects like Lima Ola that the County is involved with. Those on our list who are homebuyer ready will be given the first opportunity for these properties.

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Mahalo!

Steve Franco
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KAUA'I COUNTY HOUSING AGENCY

County of Kaua'i, State of Hawai'i

Pi'ikoi Building 4444 Rice Street Suite 330 Lihu'e Hawai'i 96766

TEL (808) 241-4444 FAX (808) 241-5118

HOME BUYER LIST PROCEDURES

1. Applicant must register for Home Buyer Education classes with a HUD-approved education and counseling agency. Hawai'i HomeOwnership Center (877-523-9503) or Hawai'ian Community Assets (808-632-2070) work in partnership with Kaua'i County Housing Agency to provide the required education and support to potential homeowners.
2. Upon completion of the home buyer education class, the applicant will receive a **CERTIFICATE OF ACHIEVEMENT**; a copy needs to be submitted to the Housing Agency.
3. Complete the **Kaua'i Resident Affordable Home Buyer Registration Form (purple form)** and submit with a copy of the certificate to Housing Agency, to be on the Affordable Housing Waitlist (AHWL).
4. Upon receipt of both forms (purple form and certificate), a letter will be sent to the applicant informing of their perpetual Home Buyer Number.
5. Notification of any affordable "for sale" development, single family home or project will be sent to all active participants on the AHWL.



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