



MANY HANDS WORKING TOGETHER

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

### **Public Meeting**

**Hanapēpē Neighborhood Center**

**November 10, 2016**

**1:00 pm to 2:00 pm**

**KAUA'I COUNTY HOUSING AGENCY**



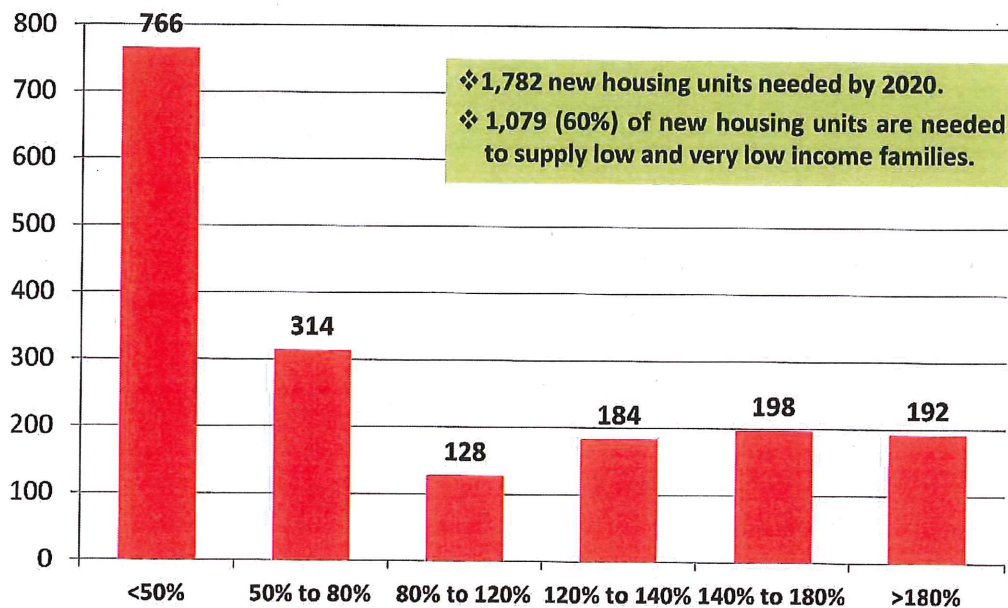
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**The purpose of tonight's meeting:**

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

# Kaua'i's 2020 Housing Needs

HAWAII HOUSING PLANNING STUDY 2016



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## LIMA OLA

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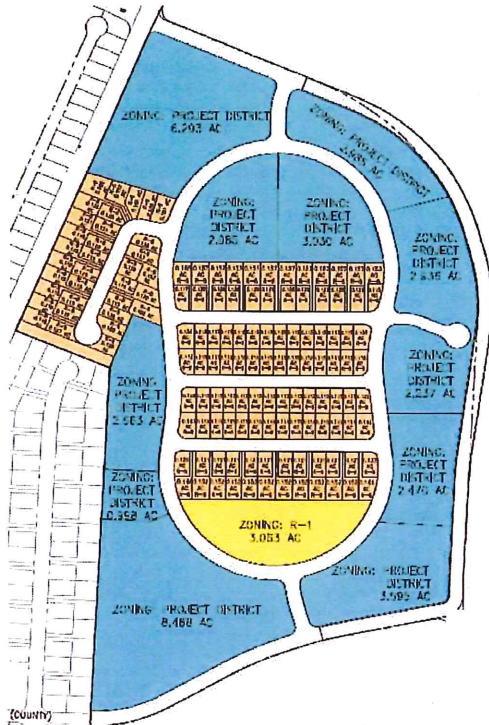


- **New Affordable Housing Inventory for Kaua'i's Residents**
  - 100% Affordable
  - Incorporates green features
  - Promotes healthy lifestyles
  - Encourages a close-knit community
- **4-Phased Development Spanning 15-20 Years**
  - Phase 1 to commence in 2017 with 149 units
  - A mixture of single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

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## August 2016, County Council Approved

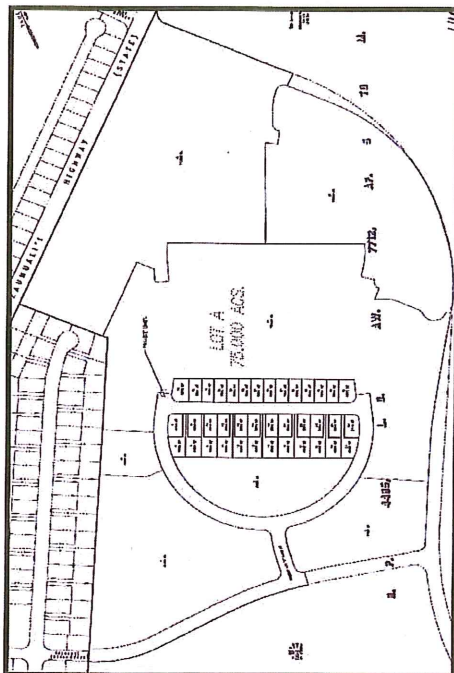


1. The General Plan designation change from agriculture to residential.
2. The project area zoning change from agriculture to R-1, R-6, and Project District.

ZONING R-1	
ZONING R-6	
PROJECT DISTRICT	

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## August 2016, County Council Approved

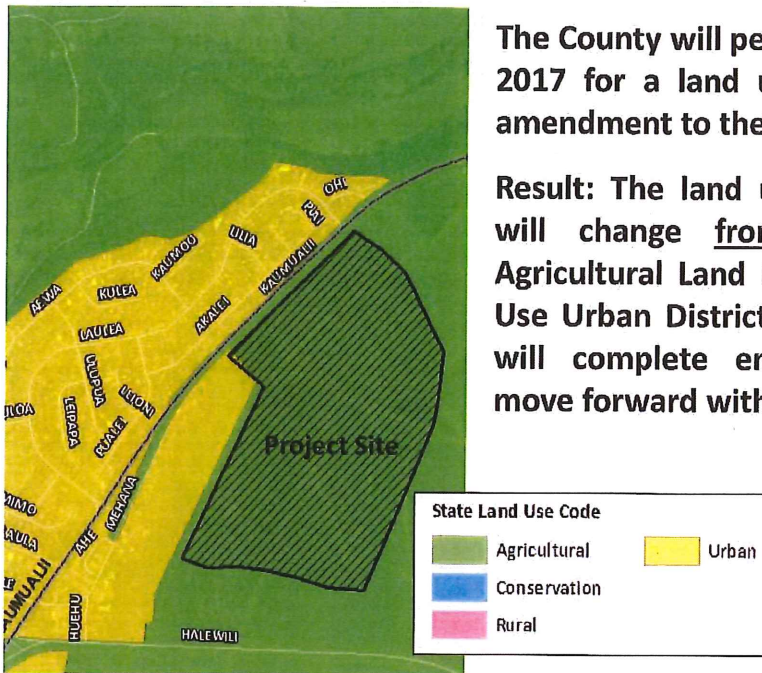


3. Subdivision for the Lima Ola parcel and Phase 1. In the future, Phases 2, 3, and 4 will be subdivided prior to the development of each phase.
4. Requested Exemptions and Proposed Alternate Standards to allow design flexibility for Lima Ola. (hand out available)



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## 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**

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## Community Engagement

- **Citizens Advisory Committee**
  - Established goals that is the framework of the Lima Ola master plan.
- **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.
- **Mayor's Community Meetings**
  - Shared Lima Ola's ongoing progress at community meetings held across the island.
- **County Council Meeting**
  - 201 H application approved in August 2016. 28 public testimonies supporting Lima Ola.
- **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

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## 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.

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Lima Ola Update Public Meeting  
Hanapēpē Neighborhood Center  
November 10, 2016  
1:00 p.m. – 2:00 p.m.

County of Kaua'i Housing Agency representatives present:

Kanani Fu, Gary Mackler, Kylan Dela Cruz, Keith Perry, Steve Franco, Brice Moritsugu

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

**Summary of Comments/Questions/Responses**

**Question:**

Will there be condos?

**Response:**

Multifamily units are generally used for rentals. Whether units will be offered for sale has not yet been determined.

**Question:**

County ownership – what does that mean?

**Response:**

County does own the 75 acre parcel. County can make homes for sale fee simple or to retain ownership of land offer leasehold sales. Leasehold sales offer lower cost to purchaser. County will look at both.

**Question:**

Where does the \$50M come from?

**Response:**

How to build affordable housing – lot of combinations of financing involved. One can utilize low interest or zero interest loans. That's what we intend to do for infrastructure. Will borrow money from state. And paid back over time. For vertical, developers use different kinds of credits and investors that capitalize on tax credits.

Will develop thru public/private partnerships. Work with private nonprofit and for profit affordable housing developers as are more effective opportunity to secure various kinds of financing. Multifamily rental housing – LIHTC, rental housing trust fund, home investment partnership. Can bring multiple sources of financing together.

**Question:**

Will these units ever be able to convert to "vacation rental" or speculation, flipping, etc.?

**Response:**

Goal is to preserve affordability. When do for sale homes, there is a 20 year buyback. The trend for those who retain for 20 years is they keep it to pass on to future generations. This project is restricted in a way that doesn't allow for transient vacation rentals.

**Question:**

How will this development affect the roads, traffic, schools, etc.?

**Response:**

Traffic- TIAR Studies showed that based on 150 additional units, there's no impact to traffic that merits improvements. This is based on Dept. of Transportation model. Currently, for Phase I, re-doing TIAR to include pedestrian counts. In doing so, it may provide enough data to use with DoT to merit improvement at intersection.

Mahea Road will intersect thru Habitat and into Kaumuali'i Highway. On other side, turns into Laulea which loops up to the top of Lima Ola through Ele'ele Nani. Lima Ola parcel has a finger of land which extends to Halewili Road and is a potential 3<sup>rd</sup> major road access.

**Question:**

Why are all the units coming to this area?

**Response:**

Most of the folks in the Habitat project have jobs on the westside. PMRF employs 1,000; landscaping company -100, Kauai Coffee – 200, and KIUC over 100.

County has not done a project on Westside. In past 10 years, put 300 in Lihu'e will put a 100 homes in Po'ipū. County has served Lihu'e, Hanamā'ulu, Po'ipū, Princeville – none on the Westside.

Part of process required working with state agencies, including the Dept. of Education and Planning Dept. Ele'ele School has capacity to increase and they are looking forward to expansion. Waimea High School and Waimea Canyon Intermediate want more children in their schools. Funding for the schools is based on student enrollment.

It is critical for land development is to be near the wastewater system and Ele'ele sewage treatment facility is nearby. Any development of this scale outside of the service area of a wastewater treatment will be on individual waste water systems like septic tanks. Density will be limited.

Also, the properties of the land were looked at. It has a gentle slope, less than 5% grade from top to bottom. Very suitable for development.

**Question:**

What will happen to Kaua'i Coffee giving up the land?

**Response:**

The Lima Ola parcel is less than 3% of their available land for planting coffee. They have the option to move the trees but they will be planting new trees on different land.

The County also has an agreement with Kaua'i Coffee that they can continue to use the land at no cost until it becomes a residential development. They have also indicated that their workers need housing in the area.



LIMA OLA 2014 UPDATE MEETING  
COMMUNITY MEETING  
Hanapēpē Neighborhood Center  
November 10, 2016, 1:00 pm-2:00 pm

NAME

AFFILIATION

Contact Info (phone, email, address)