

Beneficiary Consultation: Mā'ili Homestead Community Residential Development Plans
Virtual Beneficiary Consultation Meeting
June 22, 2021, 6:30 pm to 8:00 pm

Background

Background: The Department of Hawaiian Home Lands (DHHL) is planning the design of approximately 40 acres of DHHL lands in Mā'ili, Wai'anae, O'ahu. The purpose of the project is to provide residential opportunities for DHHL's waitlist beneficiaries.

Meeting recap includes:

- Comments and Questions from meeting attendees
- Project Information and Answers from DHHL/Gray Hong Nojima

Question: How many homes are planned?

Answer: For the single family alternative, roughly 200 units
For the combination single family/multi-family, roughly 330 units. The breakdown would be about $\frac{1}{3}$ single family and $\frac{2}{3}$ multi-family.

Question: Do we know at this time if utilities will be above ground or underground?

Answer: In the neighboring areas, some utilities are overhead and some utilities are underground. For this project, we are in discussions with the electrical engineer.

Question: Where is the access road for the project?

Answer: The main entry would be off Kulaaupuni Street.

Comment: I'm representing my grandmother who is a waitlist lessee and I also come forward as neighborhood board member for Nānākuli / Mā'ili. I voice our support for multi-family as we move into this new generation understanding not every family needs their own lot so when you do those multi-family things, I think it makes home ownership more accessible for a lot of folks so I voice that support.

Comment: I have concern because as a former resident of Ulu Ke Kukui (UKK), I echo a lot of the concern that's been brought up in the chat.

Comment: Traffic and residents' safety.

Comment: As a tenant under Ulu Ke, we were constantly harassed by neighbors across the street. I wonder if DHHL has taken into consideration putting homes there already and thinking about safety moving forward.

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- Question: When you say safety, you mean not necessarily traffic safety but safety from other neighbors that may threaten personal harm?
- Answer: Yes, both traffic safety and personal safety but ultimately a development that size I don't think there's much influence they do have, but it is an issue and I'd think of ways to avoid that, but I don't think you can avoid neighbor dispute like that. Sharing that as somebody who used to live in UKK.
- Comment: Not sure if they mentioned that UKK, they're working towards closure. Relocating homeless Catholic Charities project there. It is DHHL's property and they have a Request for Proposal (RFP) for development of homes there.
- Question: So UKK would be transferred to DHHL property and DHHL would potentially maintain the property and use it?
- Answer: About a year ago, the Department went out with a request for proposal to develop the UKK project into affordable rentals for beneficiaries so there was a developer selected and they are currently securing their financing and design of their new project. Eventually the transitional housing residence will depart and the current activations on that site will cease and those units will be rehabilitated and used as affordable rentals for beneficiaries.
- Question: There's a handful of questions about access and egress in traffic issues. Some questions are how will they access from Farrington Highway? Traffic's been a big issue, do we have a plan to resolve that? Whether only one way in and one way out into the project?
- Answer: As far as traffic studies, I mentioned we were fortunate to have the same traffic engineer that worked on the traffic impact assessment for Kamehameha Schools' (KS) Community Learning Center Project. That project was actually a 3 phase project. What you see on the screen is just phase 1. Recent discussions, we understand that KS does not have the resources at this time to further develop that area.
- Question: How many access points to the property?
- Answer: The main access point would be what I showed at the bottom left hand corner of our site. That would come off Farrington Highway, at St. John's, and down to our site. This is something that has come up in a previous discussion, even in the previous traffic impact report and so when we do model, depending on the layout selected, our traffic engineer will model the trip generations. Vehicle trip rates will be modeled for the full build out and so through those models we'll find out the level of service we can expect to see for the different roads surrounding the project site then at that point would need to make recommendations as to what kind of improvements will be necessary, if any.
- To answer the question, we're not sure yet, but once we nail down the site plan, we'll get to work on finishing that traffic study

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- Question: To clarify, there's one existing planned access right now, but there might be others? Is there is a potential to extend the Kulaaupuni Street to the KS exit so that could be another access point?
- Answer: Right. We can't determine what the traffic impact is yet, until the Department comes to a decision on which site plan we will select, which is what we're here tonight to get beneficiary feedback on preference.
- Question: Just to clarify, the lot sizes we discussed in the plan were 5,000 square feet?
- Answer: Right, 5,000 square foot lots. We haven't made a determination as to whether these are going to be turnkey homes or vacant lots.
- Question: We haven't talked at all about what the vertical's going to look like?
- Answer: No and actually those are questions we have for the group later on to see what beneficiary preference would be.
- Question: One of the questions is how many bedrooms and what the price will be?
- Answer: Those are things we can tackle later on.
- Question: Wouldn't it be faster for people to access their homes from Kaukama and better for those of us passing that road?
- Answer: I think that is an option we can look at and see if access from Kaukama makes sense
- Question: Will there be a bus through the neighborhood?
- Answer: We don't know right now if there will be a bus system. During the planning process, we can consult with the City & County to see what their requirements would be to provide bus service to the new homestead community.
- Question: I heard everyone's concerns and I've expressed concerns in the past about the traffic. I want to point out that I understand you are going to try to look for access other than St. John's Road and coming through Sea Country, same access as the Kamehameha Learning Center. I want to point out I live in Nānākuli. I'm a Nānākuli lessee. I've lived here since I was born in 1967. My grandparents were already here. I basically grew up in Nānākuli and on Farrington Highway, through Nānākuli, is the one and only access to get to Mā'ili, Wai'anae, Mākaha and so what I want to say is that growing up in Nānākuli, my tutu has always been open to homes, especially homes for individuals in the community, for their families, their children, and for multi generations to grow up in. I understand concerns about traffic but I want it to be acknowledged that for those of us in Nānākuli have always kept our hearts open and especially those that live on Farrington Highway living on Nānākuli Homestead, getting impacted by all those additional cars that went to Sea Country and other developments in Wai'anae and so I want that to be taken into consideration by everyone and at the same time I acknowledge that there needs to be traffic safety as far as road safety when it comes to getting off Farrington Highway

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into the project. I want to point out it's very important to me that it is acknowledged that those of us in Nānākuli have always been impacted as those that go past us, further into the West Coast. Just to make all of that information as well.

Answer: Based on the feedback that we received so far from meeting participants, it does seem like the Environmental Assessment (EA), when we go through it, we will need to address the traffic and identify traffic mitigation efforts that are appropriate to this project

Question: Can I add something in regarding traffic: I wanted to see if you could reconsider and look by Sea Country, the back side of the project, if somehow we can utilize the connecting road. There's an emergency access road. I'm not sure if that can be used for this project. Have development from UKK and the Voice of America Property so the access area would be on your right side of Sea Country. They have an exit to the emergency access road, back side of Sea Country. You can take that into consideration too.

Answer: We can take a look at that too and the potential to use that emergency access road as an access to the property.

Question: There's one other comment asking if the infrastructure work will include sewer lines or if it's going to be septic?

Answer: The intention was to provide sewer service to the property. I want to highlight for everyone that we will be making a copy of the chat so there are some statements in the chat, not necessarily questions, so we are recording anything you are putting in the chat as far as a statement of concern or anything like that. We are making sure that's included as part of this beneficiary consultation (BC).

BENEFICIARY SURVEY and ADDITIONAL Q&A

DHHL: We have questions for the meeting participants that we were hoping to get feedback and guidance to help us get through the planning process. As said, one of the things we have to get feedback on is what type of community the beneficiaries would like to live in. This brings us back to some initial survey questions. I will be launching a poll. You can tell us what your preference is. There was a question earlier from a participant, is it going to be a turnkey house, is it going to be a vacant lot?

Right now, we don't know but what will help us make a decision is beneficiary feedback on your preference. A turnkey house, for those of you who don't know, is a house that the Department constructs. We construct a standard house. We have standard floor plans the lessee can select from. When the Department is done, you get your key and turn it.

A vacant lot, on the other hand, allows a lessee to construct a home to the lessee's preferences.

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The Department's turn key products are usually limited in the option that you can choose for your house. Vacant lot allows for more flexibility. Allows lessee to build to what he or she can afford.

I saw a comment in the chat that we should provide both opportunities in the development. These numbers just give us a gauge

DHHL: It does seem like there is feedback from beneficiaries that both should be considered. I'm going to end the poll right now and share the results so you can see. Seems like there is a significant percentage of beneficiaries that would like both products but it does look like the majority would like a turnkey so maybe the Department, in the future, can plan for mostly turnkey but allow for vacant lots in some portions of that area. Seems like the overall feedback is we should plan for providing both types of products

DHHL: The next 2 questions are related to beneficiaries' financial situation. We don't want to be nosy about your personal business, but it gives us a sense of whether or not folks would like to be homeowners or whether we should consider rental options as well. Even for myself, I don't know what my income will be in 8 years. It's ok to mark unsure in this one. This question I'll post as a poll, for those of you not financially ready, would you be interested in affordable rental options. I'm going to launch the poll and you can enter the results

Question: Will this new housing have a rent to own option?

Answer: The Department did do a rent with option to purchase in Kapolei and we just launched one in Kona. We have not determined if this project will be available for that, but will include there was some interest in a rent with option to purchase in the report

Question: Who will be the management for the rentals? For UKK, I don't know the name of Kali's group. There is a manager that has been selected for the UKK project.

Answer: If the Department were to offer a rent to own option, we would have to go through competitive procurement process to select the developer and manager of that project.

DHHL: For those calling in and not able to see the chat, our Land Development Division (LDD) did say that we will consult with the State Department of Transportation during the EA process with regard Farrington Highway access.

Question: Would the rent to own be open to allow Section 8?

Answer: Depends how the competitive process works and how the respondents put together a rent with option to purchase product.

Question: Will the multi-family dwellings be available for rental option if we do the version that has single family with some multi-family in the middle?

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Answer: With regards to the Section 8 housing, we don't know that yet. You can let us know what your preference would be if that is something you'd like to see or you would not like to see it. Sometimes we get the feedback that some beneficiaries in other geographies that are in the gap group but they don't qualify for the lower income programs but they don't make enough to afford in the regular housing market so they're stuck in between. If you can let us know if you prefer or would like the Department to look into Section 8 type of income qualification, that would be good input for us to know.

DHHL: Looks like everyone had an opportunity to take the poll. I'm going to close the poll and share the results. It looks like the majority of folks attending tonight's meeting are most interested in becoming a homeowner.

There are some folks that aren't sure what their financial status will be

Looks like there's a mix of folks that would be very interested or somewhat interested in rentals.

A good portion of the folks that are not really interested in rentals at this time.

A couple folks, 3 persons, that don't know right now. For those who indicated that you don't know right now, if you can let us know what questions or information you'd need to make a decision. Can do in chat or let me know vocally right now. Can let us know what other information you might need to arrive at a decision.

Question: Couple questions in the chat seem to be related to what the cost of the rental would be, if it would stay the same, if it would increase. Is there interest in a Ho'olimalima Project in Kapolei, which is the rent with option to purchase project.

Answer: There were barriers that developers had with that project so that's good feedback. The potential interest in renting is dependent upon the rent price and people want to make sure the rent price stays pretty stable. That's one, the other is there could be an appetite for an option to purchase if there was a rental. I'm glad people have asked questions on what would be rental options and they'd like to see rent with purchase options.

Question: Would multi-families would be rentals?

Answer: It is a possibility and we want feedback if they think that would be desirable. We know our population is aging so there might be interest in kūpuna housing. A lot of you have already voiced interest in rent to rent with option to purchase of single family homes.

For this one, feel free to choose more than one choice. If you're interested in more than one, feel free to indicate that to us. 2 minutes for people to take the poll.

Question: For rental housing, would there be a homeowner's association? What are the risks if there is a hiccup in finances?

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Answer: I don't think we have a definitive answer right now. I do believe in the Ho'olimalima Project as well as our current rent to own project in North Kona on Hawai'i Island, in La'i 'Ōpua, that there is a homeowner's association that makes sure the property is in good condition so at the time of purchase the property is in good condition so we might have a similar model for that and might use a lot of our lessons learned from the Ho'olimalima and La'i 'Ōpua experiences.

In regards to financing hiccups, I don't think we're ready to answer something like that yet until we know more about what that could potentially look like.

DHHL: I think everyone has had an opportunity to take the poll. I'm going to close the poll and share the results. It looks like the vast majority of folks would like to rent a single family home versus a townhouse or low rise apartment. There's some interest in kūpuna housing. For those of you who indicated you don't know right now, let us know what information you might need to make a decision. This is the last survey question. The meat of the feedback from beneficiaries. Given that we may have a multi-family opportunity or just single family lots and the different types of housing opportunities: turnkeys, vacant lots, rent with option to purchase. Which would you prefer the Department pursue in this development? Alternative 1 - All single family lots. Alternative 2 - Single family and multi-family lots. You don't know, it depends. Will launch the poll. Let us know what your preference is.

Question: Can you explain what a multi-family lot is?

Answer: A multi-family lot is a townhome or a low rise type of apartment. Townhouse is more popular these days.

Comment: Give about one more minute for people to take the poll. Chairman William Ailā joined the conversation. Just wanted to acknowledge William Ailā, the Chair of the Department, for taking the time to join us this evening

Chair Aila: Great conversation so far

Question: I don't know if I missed it, but Alternative 2, how many single family homes in Alternative 2?

Answer: Alternative 2, we can go up to 100 single family and 200 multi-family, roughly 300 versus Alternative 1 would be all single family, about 200 lots, just for round numbers.

DHHL: There's couple of individuals who said they answered incorrectly to the poll. Just for your reference, we'll take that into consideration when we look at the final results and assign your correct response to the tally.

Question: Is there going to be yards for the multi-families and has it been determined how many bedrooms in the townhouse mix?

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Answer: We have not determined the bedroom size at this point in the planning process. Looking at the site plan, there could be a mini yard but I don't think we've made exact plans of what the multi-family lot would be like. That would probably be handled in the next phase when the Department goes out with a RFP for the vertical or the development of the housing units but there could be gardens in addition to... not really individual yards, but maybe gardens in that multi-family area. So, when we get closer to the actual design, we might be able to make those determinations.

Question: Will parking too come up in the next phase?

Answer: That's correct. There will be many BC on this project as we go through the production pipeline. It does seem like more meeting participants would prefer Alternative 1, the all single family lot option. But I note there is a significant portion of meeting participants that are interested in Alternative 2.

Question: How many O'ahu waitlist did the postcard go out to?

Answer: All O'ahu applicants. We dropped the whole list for this one. There are other comments coming in about the benefits of multi-family would provide opportunity for kūpuna. Some may not have the income for single family lots or the time to maintain the yard for a single family home

DHHL: Thank you for taking the time to share your mana'ō with us during the meeting. These are the immediate next steps in the planning process. We're in the planning phase and need to do the design and engineering phase, then the construction phase then the awards phase. In the immediate future, for the planning phase, these are the next steps. We will be compiling the results from this consultation meeting. We will incorporate the mana'ō into a master plan and present that feedback to the Commission. We also have to complete the preliminary engineering. Have to go through the EA process. All of the comments related to traffic, that's the type of impact that we need to assess and figure out how we can best mitigate those types of impact both to Wai'anae residents and Nānākuli residents. The EA process will be ongoing and into 2022 and 2023 and hope to be pau with the EA process by 2023. The EA needs to be approved by the Hawaiian Homes Commission. The information from tonight's meeting will be on the same website you used to log in to tonight's meeting. It will be on the DHHL.hawai'i.gov site

If you have any questions, here is our contact information. A lot of the questions tonight we might not be able to answer because we're still in the early planning phase but to the extent possible we can try to address your question we will try. Some of the detailed questions like the size of the yard or how many bedrooms, we don't know yet in this early planning phase. With that, just wanted to give Chair Aila and opportunity if he had any closing remarks since he was kind enough to join us this evening.

Chair Ailā: Mahalo Andrew and staff. This was a pretty good, comprehensive presentation of what we know now. We know there'll be further discussion and further refinement. I'm sure

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we'll be back with the refinements to the beneficiaries. I would recommend everybody think of the opportunity that's presented here. The last project Wai'anae was the Wai'anae Kai project more than 20 years ago so it's a great opportunity to assist folks on the waitlist with this vision of Kuhio and the opportunity to either have a single family home or be part of a multi-family situation. Once we get through the process, we still will need assistance from beneficiaries on the waitlist and beneficiaries that are lessees to assist us when lobbying the legislature for the construction fund. By no means is this project completely funded at this point. We look forward to your assistance in making this project come to fruition. Mahalo nui to all of you who gave up your evening tonight, especially to staff because I know you had a long day today

Question: Is there an opportunity for a single person to qualify to purchase a single family home?

Answer: I believe the answer is yes, but I'm going to put a link in our chat to our Department's free financial literacy courses where we have financial counselors you can work with directly to have them assess your income and prepare over the next couple of years while we develop this project.

Question: Will the poll questions be posted on the DHHL website to give others an opportunity to respond?

Answer: We will provide that opportunity. The presentation for sure will be on the website. The video of this BC will be there as well as all this contact information so you can communicate directly with the Department. I think the most important thing is you, as beneficiaries, get your opinions and voices over to us anyway so we can compile if before we present to the Hawaiian Homes Commission. To add on to that, we typically take comments up to 30 days after the meeting is held.

Chair Ailā: This presentation and the questions you posted on the screen will be posted on the website so with that 30 day additional comment period, people can view the presentation and provide the answers to the questions by going back and watching this presentation one more time so thank you.

Question: Will applicants on the waitlist prior to 1985 be considered when lots are offered?

Answer: We don't have someone from our Contact & Awards Division here on the call. I do know their process is when they go out for lot offers, they start from application date so they go from the beginning and start offering until we have enough people in the pipeline to produce a list to invite for the lot offering event. As we go through the BC, we can invite somebody from the Contact & Awards Division to be here to answer those types of future questions a little more in depth.

Comments about townhomes, upstairs and downstairs, those are things we will get to as we continue with this process. Whether those multi-family units should have elevators. Yes, we would've liked more people to join our BC as well.

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- Question: Has there been any communication with elementary school and will they be making preparations for increased families?
- Answer: As part of the EA process, we do need to consult with agencies such as the Department of Education (DOE) to see if they have comments on how our proposed project will impact their ability to deliver services so we will be reaching out to the DOE to get their comments.
- Questionn: I had a quick question going back to the waitlist. If you're on the waitlist, for instance I'm like 7,000 on the waitlist, when you begin to award, you start from the top again? It doesn't go from where you left off?
- Answer: It starts from the top. The beneficiaries who've been on the waiting list have an opportunity to accept an offer, accept an opportunity to select or defer. If they defer, we keep going until someone doesn't defer.
- DHHL: Mahalo for taking the time to spend your evening with us and give us your mana'o. Our contact information is up there so feel free to continue to share mana'o with us. We will be posting the information from tonight's meeting on the website. Mahalo nui everyone and have a good evening.
- Question: Regarding the waiting list, if you're on the list and you qualify, is there any way or chance you have a better chance?
- Answer: Being qualified is something we recommend for everyone. Either be qualified on your own or work with our financial literacy program to get qualified. We do go in order so if you're qualified and ready to go when your names comes up, clearly that's going to be good for you and your 'ohana but we do go in order of application date.

Synthesis

Q: How many homes? What were the different amounts that were mentioned?

For single family alternative, we're looking at roughly 200 units. For combination single family / multi-family, we could go up to about 330 units. Breakdown would be about 1/3 single family and 2/3 multi-family.

Q: Do we know at this time if utilities will be above ground or underground?

In the neighboring areas, some is overhead and some is underground. That's something for our electrical engineer, we've already been in discussions about that.

Q: Are you able to say where the access road for the project is?

The main entry would be off Kulaaupuni Street.

Q: Ulu Ke Kukui would be transferred to DHHL property and DHHL would potentially maintain the property and use it?

About a year ago, the Department went out with a request for proposal to develop the UKK project into affordable rentals for beneficiaries so there was a developer selected and they are currently securing their financing and design of their new project. Eventually the

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transitional housing residence will depart and the current activations on that site will cease and those units will be rehabilitated and used as affordable rentals for beneficiaries.

Clarification: DHHL has owned the land since 2011. Upon termination of the general lease to Hawaii Public Housing Authority in 2020, the improvements reverted to DHHL; no transfer involved.

Q: How will they access from Farrington Highway?

The main access point would be what I showed at the bottom left hand corner of our site. That would come off Farrington Highway, at St. John's, and down to our site.

We will consult with the State Department of Transportation during the EA process with regard to Farrington Highway access.

Clarification: From St. John's Road, the project entry will be off Kula'āupuni Street.

Q: Traffic's been a big issue, do we have a plan to resolve that?

This is something that has come up in a previous discussion, even in the previous traffic impact report and so when we do model, depending on the layout selected, our traffic engineer will model the trip generations. Vehicle trip rates will be modeled for the full build out and so through those models we'll find out the level of service we can expect to see for the different roads surrounding the project site then at that point would need to make recommendations as to what kind of improvements will be necessary, if any. To answer the question, we're not sure yet, but once we nail down the site plan, we'll get to work on finishing that traffic study.

To summarize what you said, we can't determine what the traffic impact is yet, until the Department comes to a decision on which site plan we will select, which is what we're here tonight to get beneficiary feedback on preference.

Based on the feedback that we received so far from meeting participants, it does seem like the Environmental Assessment (EA), when we go through it, we will need to address the traffic and identify traffic mitigation efforts that are appropriate to this project. We will flag that for the EA.

Q: Only one way in and one way out into the project?

There's one existing planned access right now, but there is a potential to extend the Kula'āupuni Street to the KS exit so that could be another access point.

Q: What are the lot sizes?

5,000 square foot lots. We haven't made a determination as to whether these are going to be turnkey homes or vacant lots.

Q: How many bedrooms? What will the price be?

Those are things we can tackle later on.

Q: Can we get a copy of this presentation?

Yes, we will have a copy of this presentation as well as a recording of tonight's meeting on the DHHL website for this development project.

Q: Wouldn't it be faster for people to access their homes from Kaukama and better for those of us passing that road?

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I think that is an option we can look at and see if access from Kaukama makes sense.

Q: Will there be a bus through the neighborhood?

We don't know right now if there will be a bus system. During the planning process, we can consult with the City & County to see what would be their requirements to provide bus service to the new homestead community.

Q: Will the infrastructure work include sewer lines or will it be septic?

The intention is to provide sewer service to the property.

Q: Will this new housing have a rent to own option?

The Department did do a rent with option to purchase in Kapolei and we just launched one in Kona. We have not determined if this project will be available for that, but will include there was some interest in a rent with option to purchase in the report. If the Department were to offer a rent to own option, we would have to go through competitive procurement process to select the developer and manager of that project.

Q: Who will be the management for the rentals?

For UKK, I don't know the name of Kali's group. There is a manager that has been selected for the UKK project.

Q: Would the rent to own be open to allow Section 8?

Depends how the competitive process works and how the respondents put together a rent with option to purchase product.

With regards to the Section 8 housing, we don't know that yet. You can let us know what your preference would be if that is something you'd like to see or you would not like to see it. Sometimes we get the feedback that some beneficiaries in other geographies that are in the gap group but they don't qualify for the lower income programs but they don't make enough to afford in the regular housing market so they're stuck in between. If you can let us know if you prefer or would like the Department to look into Section 8 type of income qualification, that would be good input for us to know.

Q: Will the multi-family dwellings be available for rental option if we do the version that has single family with some multi-family in the middle?

It is a possibility and we want feedback if they that would be desirable.

Q: What would the cost of the rental be? Would it stay the same? Could it increase?

The potential interest in renting is dependent upon the rent price and people want to make sure the rent price stays pretty stable.

Q: For rental housing, would there be a homeowner's association?

I don't think we have a definitive answer right now. I do believe in the Ho'olimalima Project as well as our current rent to own project in North Kona on Hawai'i Island, in La'i 'Ōpua, that there is a homeowner's association that makes sure the property is in good condition so at the time of purchase the property is in good condition so we might have a similar model for that and might use a lot of our lessons learned from the Ho'olimalima and La'i 'Ōpua experiences.

Clarification: There are no owners in a rental project, there would be a facility manager to administer and enforce House Rules.

Q: What are the risks if there is a hiccup in finances?

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I don't think we're ready to answer something like that yet until we know more about what that could potentially look like.

Q: Can you explain what a multi-family lot is?

A multi-family lot is a townhome or a low rise type of apartment.

Q: How many single family homes in Alternative 2?

Alternative 2, we can go up to 100 single family and 200 multi-family, roughly 300 versus Alternative 1 would be all single family, about 200 lots, just for round numbers.

Q: Are there going to be yards for multi-family homes? Have you determined bedrooms in the town house mix?

We have not determined the bedroom size at this point in the planning process. Looking at the site plan, there could be a mini yard but I don't think we've made exact plans of what the multi-family lot would be like.

That would probably be handled in the next phase when the Department goes out with a RFP for the vertical or the development of the housing units but there could be gardens in that multi-family area.

Q: What about parking?

That would be determined in the next phase. There will be many BC on this project as we go through the production pipeline

Q: How many O'ahu waitlist did the postcard go out to?

We sent to all O'ahu applicants.

Q: Is there an opportunity for a single person to qualify to purchase a single family home?

I believe the answer is yes, but I'm going to put a link in our chat to our Department's free financial literacy courses where we have financial counselors you can work with directly to have them assess your income and prepare over the next couple of years while we develop this project.

Clarification: Marital status is not a factor in eligibility for a homestead award.

Q: Will poll questions be posted on the DHHL website to give others an opportunity to respond?

We will work to provide that opportunity. The presentation for sure will be on the website. The video of this BC will be there as well as all this contact information so you can communicate directly with the Department. I think the most important thing is you, as beneficiaries, get your opinions and voices over to us anyway so we can compile it before we present to the Hawaiian Homes Commission.

Q: Will applicants on the waitlist prior to 1985 be considered when lots are offered?

We don't have someone from our Contact & Awards Division here on the call. I do know their process is when they go out for lot offers, they start from application date so they go from the beginning and start offering until we have enough people in the pipeline to produce a list to invite for the lot offering event. As we go through the BC, we can invite somebody from the Contact & Awards Division to be here to answer those types of future questions a little more in depth.

Q: Has there been any communication with elementary school and will they be making preparations for increased families?

Beneficiary Consultation: Mā'ili Homestead Community Residential Development Plans

Virtual Beneficiary Consultation Meeting

June 22, 2021, 6:30 pm to 8:00 pm

As part of the EA process, we do need to consult with agencies such as the Department of Education (DOE) to see if they have comments on how our proposed project will impact their ability to deliver services so we will be reaching out to the DOE to get their comments.

Q: If you're on the waitlist, when you begin to award, you start from the top again? It doesn't go from where you left off?

It starts from the top. The beneficiaries who've been on the waiting list have an opportunity to accept an offer, accept an opportunity to select or defer. If they defer, we keep going until someone doesn't defer.

Q: If you're on the list and you qualify, is there any way or chance you have a better chance?

Being qualified is something we recommend for everyone. Either be qualified on your own or work with our financial literacy program to get qualified. We do go in order so if you're qualified and ready to go when your names comes up, clearly that's going to be good for you and your 'ohana but we do go in order of application date.

Community Member Feedback

General Concerns About Traffic and Safety -- given planned construction of new homes and highlighting the impact on Nānākuli as the entry point to the Wai'anae Coast.

Access Concerns -- these include access to and from Farrington Highway and other options for access, such as access from Kaukama, coming through Sea Country, and the existing emergency access road at the back side of the project.

Support for Multi-Family Homes -- due to the understanding that not every family needs their own lot and the option for multi-family homes makes home ownership more accessible for a lot of folks, including kūpuna, and some families may not have the income for single family lots or the time to maintain the yard for a single family home.

Concerns About Traffic and Personal Safety at Ulu Ke Kukui -- past issues as tied to traffic and Ulu Ke Kukui residents being harassed by neighbors across the street.

Interest in Rent to Own and Rental Options -- numerous questions and feedback as tied to rent to own and rental options, which also includes questions about Section 8 eligibility.