



P.O. BOX 328 KĪLAUEA, KAUA'I, HAWAII 96754

**MEETING MINUTES
SEPTEMBER 1, 2020
VIA ZOOM VIRTUAL MEETING (DUE TO COVID-19)**

Time: 7:00 PM

Location: Zoom Meeting

KNA Directors Present: Yoshito L'Hote, Beryl Blaich, Jeremy Burns, Gary Pacheco, Bill Chase, Adam Hadley, ~~Stephenie Brown~~, Thomas Daubert, Mike Latif, Mike Lyons, Charlie Martin, ~~Don McConnell, Jim O'Connor~~, Ron Paul

Community Attendance: 15, including guest speakers Monica Belz, Larry Dill, Adam Roversi, and Councilwoman Felicia Cowden.

Call to Order: President L'Hote called the meeting to order at 7:11 PM. There is a quorum.

Treasurer's Report: Gary Pacheco reported 2 checks for Maui Circular for \$50 each. Our bank balance is now \$7,250.74.

Committee Reports:

Beautification Committee: No report.

Planning Committee: Ron Paul said the planning commission met a couple weeks ago and discussed the traffic roundabout, affordable housing and the COVID-19 impact on the community. As a result Adam Roversi (housing) and Larry Dill (transportation) were invited to join this meeting.

Communications Committee: Thomas Daubert reported to please sign up for the email list by sending a note to joekilauea@gmail.com to get on the mailing list. If any community members have any events they want to share please email or share it via Facebook.

Fundraising Committee: No report.

New Business:

KGEFCU

Monica Belz and Chantal Zarba and Brandon Sassone tuning in from the newly-opened (today!) Kilauea Branch of KGEFCU. They just helped launch the Small Business BOOST program and systems are stressed all around. They are open Tues – Thurs 8:30 – 4:30, Fri

8:30 – 5:30 and Saturday (check website for all the latest hours). They are a full service branch and open to the entire community. Credit unions are a hui (group) of local community who provide and use funds within and for the benefit of the community. They are working hard to secure and steer federal funds in the millions into our Kaua'i community.

Councilwoman Felicia Cowden is a new customer and believes they will be an excellent team partner for our community.

Adam Roversi had a question about allocation of state funding to be administered by Catholic charities. Monica Belz answered yes they are involved and it's in development. It is delayed as many things are these days but there was a comment that they will administer as many funds as Kaua'i can administer and prove demand for (which could be around \$2M to start).

Question on the Kaua'i BOOST funding amount? It was confirmed at \$5M total, which at \$7500 per grant is about 650 grants.

TRANSPORTATION

Larry Dill is presenting a PowerPoint.

For the Kalihiwai Slope Stabilization project, he reported the contractor was given the go-ahead to work in this low-traffic time from 8 am to 6 pm. Tree trimming has stopped during Bat season but will resume after September 15th. Anchored wire mesh should be completed December 30th. Total project completion anticipated in February.

Next project – Resurfacing Kuhio from Wailapa to Kahiliholo. Paving from Wailapa to Pili should be completed by September 15th (which is end of bat season, but start of bird season which requires no night lights for work). Construction will resume in 2021. Lanes will be narrowed from 12' to 11' as that promotes greater driver attention and lower speeds. Kapuna to Wailapa will begin roughly April 2021 with same lane narrowing and adding centerline rumble strips.

Kuhio Highway and Kolo Rd intersection project – a consultant will begin early 2021 to review a traffic light or a roundabout and present the pros and cons to the community. This will require a Section 106 consultation due to federal money involved, the entire project will likely wrap up at the end of 2022.

Question on the planned main entrance to Kilauea (current Shell station vs. down by Anaina Hou)? This intersection project is independent of that potential change.

Question on travel lane size for vehicles, will the shoulders get wider? Yes they will.

Question on posting signs with the new intersection – Larry reported a reduced speed would likely be posted with a roundabout, but potentially not with a traffic signal.

Question on fitting a roundabout? Larry reported they are requesting Right Of Way funding to acquire enough land around the immediate area to facilitate the roundabout, or design the roundabout into the existing margins... the outcome is unclear until the preliminary study is done.

Felicia reiterated this stop is important due to the nonstandard crosswalk situation and bus stop.

Question on Kalihiwai land owners – Larry reported more tree removal at the top will happen with their permission at the top of the slope after bat season.

Question on can the speed limit on Kuhio be reduced to 35 like it is in Anahola? Larry reported they are looking into that in conjunction with pedestrian improvements, especially in the vicinity of the crosswalk.

HOUSING

Adam Roversi is the Housing Director for County of Kaua'i. He reported on current housing projects on island. There are 3 in Lihue (one with 28 units ready for move in by the end of this month – specifically developed for currently homeless who are willing to participate in an array of social service programs). Others will be permanently affordable County property for those making up to 60% Kauai median income.

Question – is there any residency requirement? Yes all projects have a residency preference but it is illegal to do any sort of duration of residency as a qualifier. It is theoretically possible that someone could fly in and become a resident shortly thereafter and qualify but it is not anticipated that that happens often if at all.

There are several other projects going on around the island, including Eleele wrapping up with 15 open lots remaining. They are poised to break ground on Lima Ola project in Hanamaulu which is 75 acres (600 houses) which will be sold (deed restricted) or long-term leases or rentals.

The total projects add up to 250 total primarily rental units created 2019-2020. They are also working on a tiny home pilot project in Waimea. This would also be targeted towards currently homeless with wraparound services.

Housing policy changes are coming. The current policy was enacted 2008 just as the housing crisis set in; it imposes an affordable housing percentage of total units at various defined workforce housing limits which is 80-140% of area median income (AMI). This has not resulted in the creation of any workforce housing units since it was imposed. There have been numerous attempts to amend the policy through multiple task forces which have not made any progress. Now based on a Nexus report there has been a proposal to change the affordable housing policy into a new structure which narrows the definition of workforce housing (down to only 80-120% of AMI because 140% is too close to market rate units as a deed-restricted property). 140% is a \$737K home while 120% is a \$634K home). The affordable housing term would be extended from 20 years to 50 years, because for one example a Kilauea affordable housing lucky lottery purchasers bought homes for \$180K and then 10 years later were able to resell them for \$500K+. Also proposed are narrowly tailored affordable housing exemptions in Lihue town core, Koloa and Kalaheo which are communities that wanted higher density infill development. Such maximum density targeted projects would be exempt from the affordable housing requirement, as it is envisioned they would naturally be workforce types of housing. There is a 10 year sunset provision on both new policies to provide a trial period to see if they work.

Question on how this affects Kilauea? Kilauea was specifically excluded because Kilauea has a town plan with specific development plans. The only impacts would be the

narrowing of workforce price points and increase in affordability term to 50 years if or when an affordable housing development happens in Kilauea.

The last policy change is a reduction from 30% workforce housing percentage to 20%, given that 30% potentially is imposing too much of a burden on developers so there have been no housing developed since 2008.

Also, these rules do not apply to VDA areas.

Lastly, CDBG funding is a separate Community Development Block Grant (Kauai received \$9.2M, Big Island \$100M for lava flow damage). This does not need to be spent specifically on housing but that is a preference, and must benefit north shore, and primarily those who make (about) 80% or less of AMI. There have been discussions to acquire land around the Kilauea area.

Question – how can KNA get involved early with site selection activities? There is a CDBG input form online, or Adam can provide a special update if requested to the KNA. Perhaps an introductory discussion with the KNA Planning Committee to start.

Adam reported the Kapa'a Highlands project (above the Kapa'a roundabout) just petitioned again for their permit – the wheels are beginning to turn on that project again.

Question – is it one project in Kilauea or could other sites and communities across the north shore qualify and benefit from the \$9.2M? Adam reported there are some other options in the action plan such as a hydrological study of the Hanalei Valley for water flow and mitigation measures to help with future flooding; a couple lots in Hanalei for housing development; improving individual homes and lots in Wainiha... but for the latter two there are strict requirements about building inside a flood zone or tsunami inundation area which makes them more challenging. There is \$17M in State flood money that may address the hydrological study so they also don't want to potentially duplicate efforts in that area.

Question on whether the land must be owned by the County? No not a requirement, but a property owner would need to agree to strong long term agreements.

Question on Kealahou – is that a sober living place or unrestricted? Adam reported there is not a strict requirement for sober living but it is strongly encouraged. The only strict restrictions are for registered or violent sex offenders.

Question on Bill 2774 – what kind of other stimulus island-wide for workforce development is there? Adam reported the 30% workforce percent could be reduced to 20% or even 10% under certain circumstances. There are developers interested and willing if it is financially feasible. There are other incentives which could add up to up to \$20K per unit depending on the details. There have been very preliminary discussions about property tax reductions for affordable housing but these are difficult with COVID-19 economic challenges currently.

Question – what is Adam's contact info? Work email is aroversi@kauai.gov

Election Committee: No report.

Seniors: No report.

PTSA: Adam Hadley reported the kids are back in school virtually through the end of the first quarter (fall break) as far as we know so far. Everyone is trying to do their best and teachers are doing a great job. Some teachers are putting their donation needs on a website called donorschoose.org – you can go there and search for Kilauea and see our local teachers and what they are asking for.

Ag Center: Yosh reported that USDA has extended our Farmers to Families Food Box Program contact unexpectedly from Sep 1 – 18 which should bring in around another \$250K in funding to the community.

Y-Hata is also asking us to be a partner for last-mile delivery on Kauai for their combination boxes under the new version of the USDA Farmers to Families program. AHK would be doing only delivery, but there may be an opportunity to become GAP certified and provide the produce portion of the boxes.

There are 3.5 acres of hemp planted, with first ½ acre harvested and next ½ acre to come shortly. We are improving systems in this area. The Governor just signed a law that terminates the State pilot project in June and changes hemp over to a federal program that is far less restrictive.

The Piggery is proceeding with 2 pens constructed. We are continuing the Kaneshiro legacy and looking into slaughter operations and off-site pig raising programs to better connect Hawaiians to the land.

The CARES Act grant is proceeding as planned. We have purchased the equipment and most of the greenhouses and have additional farm staffing.

National Fish and Wildlife / Kilauea Point – Jen Waipa reported the Hanalei wetlands conservation and management plan has been released and can be reviewed and commented online at nfws.gov.

The reservation system is in place and can now be used. There are kamaaina passes for residents.

September 26th is public lands day (fee free). There is a 25 visitor maximum at a time on the refuge. This is currently a typical daily visitation so should not be a problem.

Anaina Hou – No update.

Announcements:

Question – does anyone know what's going on with the Princeville golf course tent development glamping project? Felicia reported there are no known existing codes that would make this legal.

Question – is there any truth to the 50 year use restriction and it ending in 2026? Not known.

Approval of Minutes:

Upon motion duly made by Bill Chase, seconded by Ron Paul and carried unanimously, it was resolved to approve the August 2020 Kilauea Neighborhood Association meeting minutes.

Adjournment of Meeting:

Upon motion duly made by Gary Pacheco, seconded by Charlie Martin and carried unanimously, it was resolved to adjourn the August 4, 2020 Kilauea Neighborhood Association meeting at 9:06 pm.