

Hōkūao 201H Residential Project

INFOSHEET

Pending Approval

What is Hōkūao?

- Rental project available for people living and working on Lānaʻi
- 150 two bedroom single family homes for rent
 - 51% affordable in perpetuity (76 homes)
 - 49% added to existing Pūlama Lānaʻi inventory (74 homes)
- Conceptual two bedroom home (2BD/2BA)
 - Interior: 1,150-1,175 square feet
 - Lanai: 370-375 square feet
 - Carpark pad or carport
- Lot sizes start at ~8,000 square feet

What are the benefits of Hōkūao?

- New housing inventory with modern finishes
 - Solar and batteries included
 - Fully furnished
- Utilities included for affordable homes
- Low density, larger lots than Lānaʻi City
- Amenities
 - Community Center open to all Lānaʻi residents
 - On-site parking and street parking
 - Pocket parks along the south border

Where will Hōkūao be located?

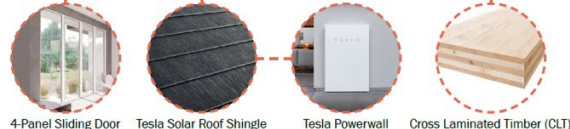


What will the homes look like at Hōkūao?

Subject to change based on final construction design



Section perspective view of Living Room



Two-Bedroom Unit
Pūlama Lānaʻi - Hōkūao Subdivisor



PERSPECTIVE 01
STREET VIEW: GROUP OF HOMES
HOKUAO SUBDIVISION
NOVEMBER 23, 2020



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Can I apply for an affordable home?

- If your household's total earnings and assets fall within 'Below Moderate', 'Moderate', and 'Above Moderate' categories you can apply!

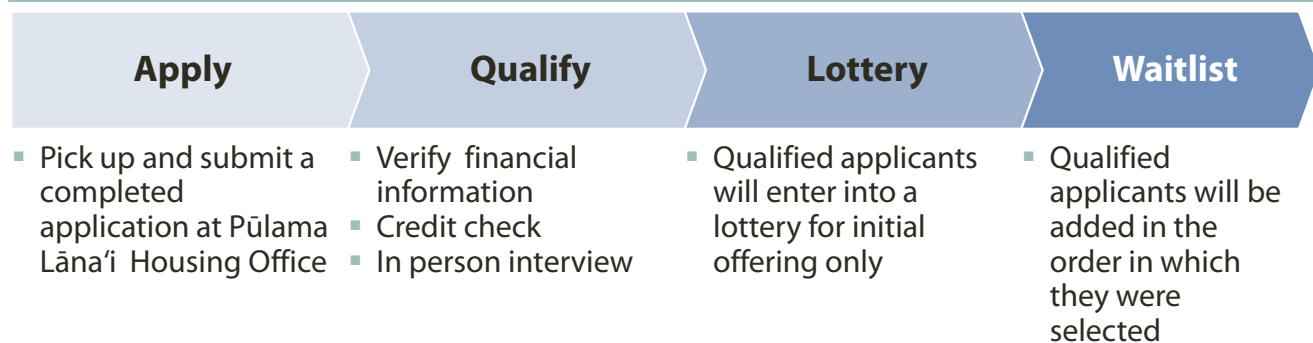
2021 Affordable Income Limits-set by Maui County DHHC (Annually in May)

Income Category	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
	Income cap and below							
Below moderate	\$38,820	\$44,370	\$49,910	\$55,460	\$59,900	\$64,330	\$68,770	\$73,210
Moderate	\$46,590	\$53,240	\$59,900	\$66,550	\$71,880	\$77,200	\$82,520	\$87,850
Above Moderate	\$54,350	\$62,120	\$69,880	\$77,640	\$83,860	\$90,070	\$96,280	\$102,490

What if I don't qualify for an affordable home?

- If you don't qualify for an affordable home, you can apply to rent one of the other 74 homes that will be added to the Pūlama Lāna'i inventory

What is the process to rent one of the 76 affordable homes?



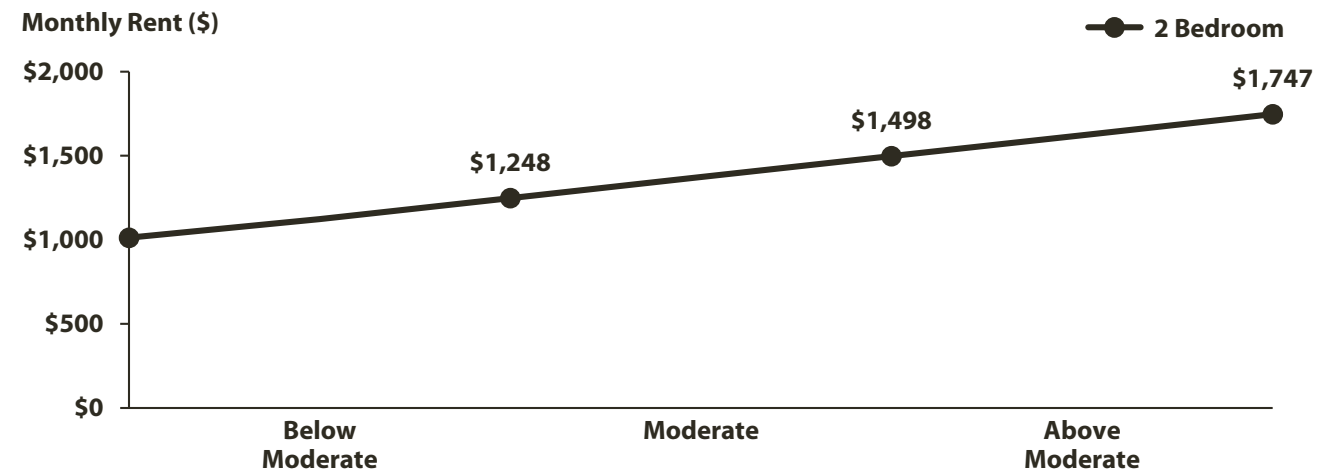
What is the process for the other 74 homes?

- The same process that we use for existing Pūlama Lāna'i rentals will apply

How much will I pay in rent each month?

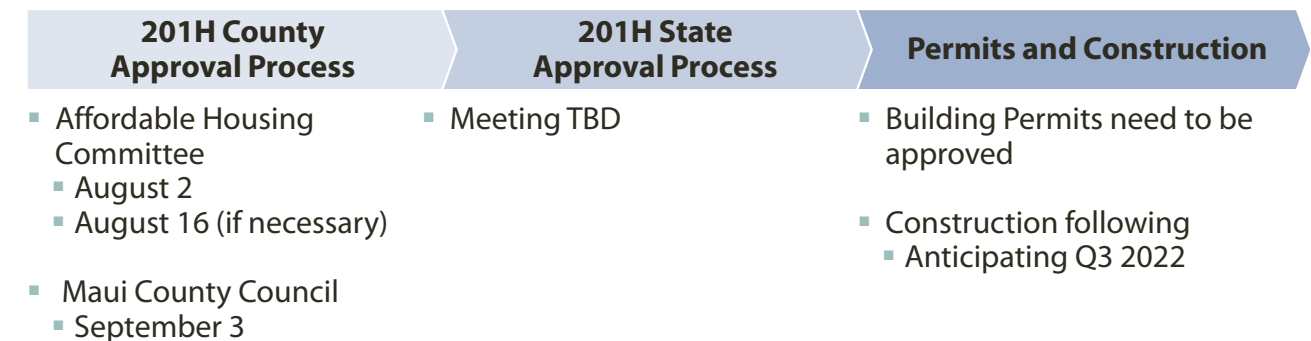
- Rental rates for the affordable homes are set by Maui County DHHC based on 30% gross monthly income
 - Affordable rental rates includes utilities
- Rental rates for the other homes have not been finalized

2021 Affordable Home Rent Guidelines



What are the next steps for Hōkūao?

Dates are subject to change without notice



How can you support?

- Share information with your friends and family
- For the upcoming Maui County 201H Process you can:
 - Testify virtually via BlueJeans
 - Testify via phone
 - Send in written testimony (due 24 hours before the meeting)
- Meeting link(s) and details on where to send written testimony will be shared once available (1 week before meeting date)
- BlueJeans training available in late July
- To learn more, reach out to Diane Preza: dpreza@pulamalanai.com**