

NEIL ABERCROMBIE
GOVERNOR



CRAIG K. HIRAI
EXECUTIVE DIRECTOR

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
Honolulu, Hawaii 96813
FAX: (808) 587-0600

IN REPLY REFER TO:

14:PEO/17

March 13, 2014

Mr. Herman Tuiolosega, Acting Director
Office of Environmental Quality Control
Department of Health
235 S. Beretania Street, Room 702
Honolulu, Hawaii 96813

REC'D OF ENVIRONMENTAL
QUALITY CONTROL
14 MAR 13 09:04
RECEIVED

Dear Mr. Tuiolosega:

Re: Kapolei Lofts Affordable Apartment Housing, Kapolei Town Center, Kapolei, Oahu,
TMK: (1) 9-1-148: 013, 014, 015, and 016

The Final Environmental Impact Statement ("FEIS") for the Kapolei Town Center was accepted by the City and County of Honolulu, Department of Planning and Permitting (formerly the Department of General Planning) in August, 1988. The Kapolei Town Center action has not yet been fully implemented and we initiated a review of the FEIS with respect to changes in size, scope, location, intensity, use, and timing. We found that our review indicated that no Supplemental Environmental Impact Statement will be required at this time. As indicated in the enclosed letter, the Department of Planning and Permitting has no objections to this determination.

Please publish appropriate notice of this in the next available issue of the Environmental Notice.

If there are any questions, please contact Janice Takahashi at 587-0639.

Sincerely,

Craig K. Hirai
Executive Director

Enclosures: Determination letter
Publication Form

c: Kathy Sokugawa, DPP
Jon Wallenstrom, Forest City
Jeff Overton, Group 70

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2014/EWR-302
CRAIG K. HIRAI
EXECUTIVE DIRECTOR

RECEIVED
14 MAR 13 A9:04
OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX: (808) 587-0600

IN REPLY REFER TO:

14:PEO/10

February 14, 2014

Mr. George Atta, Director
City and County of Honolulu
Department of Planning and Permitting
650 South King Street, 7TH Floor
Honolulu, Hawaii 96813

RECEIVED
14 FEB 19 P2:50
DEPT. OF BUSINESS
AND ECONOMIC DEVELOPMENT
CITY & COUNTY OF HONOLULU, HI

Dear Mr. Atta:

Re: Determination That a Supplemental Statement is Not Required for the Proposed Kapolei Lofts in the Kapolei Town Center, Kapolei, Oahu

The Hawaii Housing Finance and Development Corporation (HHFDC) has determined that a Supplemental Statement is not required for the proposed Kapolei Lofts pursuant to Chapter 200, Title 11, Hawaii Administrative Rules. Our determination report is enclosed for your review.

Please confirm that you have no objections to this determination, by signing and returning this letter. We will request the OEQC to publish a notice of such determination in the next available issue of the "Environmental Notice" (see enclosed sample).

Should you have any questions, please call Janice Takahashi, Chief Planner at 587-0639. We appreciate your assistance in this matter.

Sincerely,

Craig K. Hirai
Executive Director

Enclosures

RECEIVED
HAWAII HOUSING FINANCE
AND DEVELOPMENT CORPORATION
2014 MAR 11 9 1:19

The Department of Planning and Permitting has no objections to the determination that a Supplemental Statement is not required for the proposed Kapolei Lofts.

GEORGE ATTA, Director
Department of Planning and Permitting

March 10, 2014
DATE

AGENCY ACTIONS
SECTION 343-5(B), HRS
PUBLICATION FORM (FEBRUARY 2013 REVISION)

Project Name: Kapolei Lofts

Island: Oahu

District: Ewa

TMK: (1) 9-1-148: 013, 014, 015 & 016

Permits:

Proposing/Determination Agency:

Hawaii Housing Finance and Development Corporation

677 Queen Street, Suite 300

Honolulu, Hawaii 96813

Contact: Janice Takahashi 587-0639

Accepting Authority: Department of Planning and Permitting

(for EIS submittals only)

Consultant:

Group 70 International

925 Bethel Street, 5th Floor

Honolulu, Hawaii 96813

Contact: Jeffrey Overton, AICP, LEED AP 523-5866

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

14 MAR 13 A9:04

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Status (check one only):

DEA-AFNSI

Submit the proposing agency notice of determination/transmittal on agency letterhead, a hard copy of DEA, a completed OEQC publication form, along with an electronic word processing summary and a PDF copy (you may send both summary and PDF to oeqchawaii@doh.hawaii.gov); a 30-day comment period ensues upon publication in the periodic bulletin.

FEA-FONSI

Submit the proposing agency notice of determination/transmittal on agency letterhead, a hard copy of the FEA, an OEQC publication form, along with an electronic word processing summary and a PDF copy (send both summary and PDF to oeqchawaii@doh.hawaii.gov); no comment period ensues upon publication in the periodic bulletin.

FEA-EISPN

Submit the proposing agency notice of determination/transmittal on agency letterhead, a hard copy of the FEA, an OEQC publication form, along with an electronic word processing summary and PDF copy (you may send both summary and PDF to oeqchawaii@doh.hawaii.gov); a 30-day consultation period ensues upon publication in the periodic bulletin.

Act 172-12 EISPN

Submit the proposing agency notice of determination on agency letterhead, an OEQC publication form, and an electronic word processing summary (you may send the summary to oeqchawaii@doh.hawaii.gov). NO environmental assessment is required and a 30-day consultation period upon publication in the periodic bulletin.

DEIS

The proposing agency simultaneously transmits to both the OEQC and the accepting authority, a hard copy of the DEIS, a completed OEQC publication form, a distribution list, along with an electronic word processing summary and PDF copy of the DEIS (you may send both the summary and PDF to oeqchawaii@doh.hawaii.gov); a 45-day comment period ensues upon publication in the periodic bulletin.

FEIS

The proposing agency simultaneously transmits to both the OEQC and the accepting authority, a hard copy of the FEIS, a completed OEQC publication form, a distribution list, along with an electronic word processing summary and PDF copy of the FEIS (you may send both the summary and PDF to oeqchawaii@doh.hawaii.gov); no comment period ensues upon publication in the periodic bulletin.

Section 11-200-23
Determination

The accepting authority simultaneously transmits its determination of acceptance or nonacceptance (pursuant to Section 11-200-23, HAR) of the FEIS to both OEQC and the proposing agency. No comment period ensues upon publication in the periodic bulletin.

Section 11-200-27
Determination

The accepting authority simultaneously transmits its notice to both the proposing agency and the OEQC that it has reviewed (pursuant to Section 11-200-27, HAR) the previously accepted FEIS and determines that a supplemental EIS is not required. No EA is required and no comment period ensues upon publication in the periodic bulletin.

Withdrawal (explain)

Summary (Provide proposed action and purpose/need in less than 200 words. Please keep the summary brief and on this one page):

Kapolei Lofts is a component of the Kapolei Town Center and comprises approximately 17.429 acres in the Town Center Core. The site is designated for Medium and High Density Residential and Commercial use on the Ewa Development Plan Land Use Map and is also designated for Mixed Use development in the City of Kapolei Land Use Map. It is zoned BMX-3.

The proposed action entails the development of the Kapolei Lofts which will consist of 499 rental apartment units, commercial space, a community center/clubhouse, 1.34-acre linear park and parking. Of the total apartment units, 100 units will be targeted for households at 80% and below the area median income ("AMI") as determined by the U.S. Department of Housing and Urban Development, 200 units for those at 140% and below the AMI, and 199 units will be provided at market rents. On December 12, 2013, the HHFDC Board of Directors approved an interim loan from the Dwelling Unit Revolving Fund for the Kapolei Lofts.