

Jade Battad-Waialeale

- **Infrastructure is key to every aspect of Kauai's growth and sustainability, what solutions would you implement to increase and improve the County's infrastructure (roads, sewer, water, schools, utilities, etc.) to encourage new sustainable businesses and residential development for all income levels?**

Infrastructure is very expensive, but in some cases, it is regulations rather than new infrastructure that need to be addressed. Looking just at water issues, with low flow fixtures, household water use is reduced significantly, yet regulations may continue to reserve water capacity based on outdated usage patterns. Reconfiguring capacities based on actual consumption patterns can potentially open up far more water infrastructure capacity at essentially no additional cost. In just the five years from 2010 to 2015, domestic water use per capita in the nation dropped 7 percent. If this pattern holds for Kaua'i, then that would justify increasing system households, at no additional infrastructure cost. The old Facilities Reserve Charge is another issue. It adds dramatically to the cost of new housing development, without regard to house size and usage patterns. Changing the facilities reserve charge to spread new infrastructure costs across all ratepayers is one way to ease the cost of new housing development. Alternatively, a per-fixture fee schedule can significantly reduce the cost of development for smaller, compact houses that our community desperately needs. Furthermore, our available housing stock does not match the characteristics of the population, and one solution is to continue to expand infill development, increasing densities in existing communities where infrastructure can be shown to handle the additional density. This requires a recognition that in many cases, a higher unit count does not necessarily mean more demand on infrastructure. Four studio or one-bedroom units can often have fewer individuals than a three-bedroom home that houses multiple generations of a single family. That translates to less water and sewer demand, and potentially even fewer vehicles on the road. We need to encourage planning and permitting flexibility to ensure that we take maximum advantage of existing infrastructure. That will help provide housing faster, and it can help reduce costs. That said, our focus on lower cost, smaller units should not reduce the recognition that new subdivisions with market and higher-priced housing are also appropriate. We need housing at all price levels if we are to stabilize the island's critical shortage.

- **As part of the Council's job it writes, modifies, and deletes all laws related to housing and zoning. The County is currently the main developer of housing and cannot provide what is needed solely on their own. What ideas or suggestions would you implement to encourage private and governmental entities to work together for our housing needs?**

What many of my friends in the construction and development community tell me is that it takes government too long to get to "yes". Our zoning and permitting process in some situations can be a huge time consumer, and that adds to the cost of housing. Simple permits can take weeks, months or even years. That can turn a project that makes economic sense into one that cannot pencil out. It is one reason some developers have walked away from doing business on Kaua'i. Both the county and state governments have put into place numerous, often overlapping sets of regulations to protect the community but some of these have stood in the way of innovative housing solutions. We must find mechanisms to cut through that red tape.

We need to rally behind the county housing agency in its programs to develop homes, but we also need to turn county regulators into allies of private and non-profit house creation – doing everything possible to remove roadblocks and make decision expeditiously. If the sources of delays can be identified, there needs to be a process to intervene immediately with additional staffing, contracted assistance or, other measures. Let’s turn good housing ideas into vertical construction faster.

Dr. Addison Bulosan

- **Infrastructure is key to every aspect of Kauai's growth and sustainability, what solutions would you implement to increase and improve the County's infrastructure (roads, sewer, water, schools, utilities, etc.) to encourage new sustainable businesses and residential development for all income levels?**

Infrastructure is one of the major hurdles that is stalling our housing needs. I am currently working with community experts in introducing effective solutions that address our infrastructure challenges. First and foremost, my focus is enabling communities in town core center with pre-existing infrastructure by developing, removing, or editing policies that will get housing going. By doing so, we will reduce traffic, save agricultural lands, diversify our housing stock, and build homes at affordable prices.

Secondly, I’m working with our community leaders to develop incentives for infrastructure for home builders that will enable multi-use buildings and non-traditional housing in areas on Kauai that have shovel-ready projects. By being creative in our solutions and working collaboratively, we will be able to address the needs of all socioeconomic backgrounds.

Lastly, I’m working with experts to utilize bonds to enable infrastructure development for housing. As the need for more infrastructure increases, we are discussing Tax Increment financing (TIF’s) and Community Facility District (CFD) bonds to meet current and future demands for water and sewer. These solutions require massive coordination and community support in which I hope I’m elected as your council-member to be able to facilitate.

- **As part of the Council’s job it writes, modifies, and deletes all laws related to housing and zoning. The County is currently the main developer of housing and cannot provide what is needed solely on their own. What ideas or suggestions would you implement to encourage private and governmental entities to work together for our housing needs?**

Building more homes for local families is one of my highest priorities as I know firsthand of the struggles of finding a home. Based on the research that has been done and the General Plan recommendations, Kauai needs approximately 6,000 new homes by 2030 just to fulfill the needs of our local people. We cannot continue to rely solely on our local government to product large housing projects, which has produced roughly 200 new homes a year in combination with our nonprofits and single home builders.

I am currently working with home builders, nonprofits, policy makers, and community experts in developing legislation and building codes that can fast track our housing growth. Secondly, my generation and the coming generations are currently being priced out of Kaua'i because of our inability to diversify our housing stock. We have no entry-level housing or housing for Kupunas to transition their

lifestyle. My focus to diversify the housing stock by enabling multiuse buildings that has commercial and residential abilities in town core centers that can create condos and apartments at affordable prices.

I support what our community and county has been doing to enable innovative builds such as tiny homes, ARUs, and ADUs. As previously mentioned, I'm working on innovative ways we can provide infrastructure needs to enable more homes to be built. We must diversify the new housing stock so that all socioeconomic families can find a place they can call home. In order to reach the goal of meeting community demand for new housing, the County must continue to forge partnerships with housing producers and modify policies and codes to facilitate a joint effort. I'm committed to seeing this through as I'm disheartened to keep seeing local families move off island because they simply can't afford our astronomically priced homes. I need your vote to help me work diligently to prevent Kaua'i from turning into a place for tourists, the ultra-rich and those who serve them.

Bernard Carvalho

- **Infrastructure is key to every aspect of Kauai's growth and sustainability, what solutions would you implement to increase and improve the County's infrastructure (roads, sewer, water, schools, utilities, etc.) to encourage new sustainable businesses and residential development for all income levels?**

Funding has always been a major challenge in maintaining and the development of our County infrastructure. I support the continued use of the G.E.T surcharge to support the repair, maintenance, infrastructure and enhancement of our County roads. It is especially important that we secure additional funding similar to our efforts in securing a \$15.1 million TIGER (Transportation Investment Generating Economic Recovery) program which took dedicated teamwork and partnerships from all Federal, State and County levels to begin the transformation of our infrastructure into a walkable, bikeable, and complete streets design. As the former Mayor, I signed the Kauai-Kakou County General Plan which was completed in 2018 and this very document charts the course for our island by guiding our growth and sustainability for generations to come. It is important that we as leaders completely embrace and support this plan because it represents, defines and supports the desires, dreams and a shared vision for our residents and our Island Home.

- **As part of the Council's job it writes, modifies, and deletes all laws related to housing and zoning. The County is currently the main developer of housing and cannot provide what is needed solely on their own. What ideas or suggestions would you implement to encourage private and governmental entities to work together for our housing needs?**

It has been my experience as the former Mayor, that affordable housing cannot be done by the County alone. I have worked in partnership with government, private and non-profit entities to begin and complete approved affordable housing projects like Kolopua in Princeville (workforce housing); Kaniko`o in Lihue (kupuna housing), Koa`e in Koloa (workforce housing) and the current Lima Ola project in Elelee which will develop homes that blend traditional and contemporary eco-friendly features that foster sustainable lifestyles and create a sense of community. I support the construction of affordable housing within the town core areas on our island with the intention of offering smaller, livable and accessible homes for our residents to live where they work and at the same time be accessible to better mobility options. Overall, I believe that the construction of affordable housing can be completed in a variety of ways and we as leaders need to be held accountable in getting it done.

Mason Chock

- **Infrastructure is key to every aspect of Kauai's growth and sustainability, what solutions would you implement to increase and improve the County's infrastructure (roads, sewer, water, schools, utilities, etc.) to encourage new sustainable businesses and residential development for all income levels?**

Last budget, council appropriated 3 million in sewer maintenance, improvements and expansion targeting Kapaa and in Hanapepe ultimately expanding residential development opportunities and we need more. Koloa is close to solidifying a treatment facility which will allow for further build out. As the housing ordinance is amended, the county will need to identify infrastructure needs to assist potential housing development. This can be accomplished through issuing a bond and it must meet the goals of the county housing agency. The school system is not county jurisdiction however, zoning for growth areas is. Such is the case in the zoning amendment passed classifying the KCC and island school region as University zoning increasing its density. Equally important is targeting the Mahelona hospital Kapahi region for local housing in coordination with the school and hospital. Once the West Kaua'i Community Plan is complete, East and North will need to be revisited. As far as roads go, the county GET is targeted to assist our needs. While we are currently focused on catching up on maintenance, I believe it could be a source to assist road infrastructure expansion needs.

- **As part of the Council's job it writes, modifies, and deletes all laws related to housing and zoning. The County is currently the main developer of housing and cannot provide what is needed solely on their own. What ideas or suggestions would you implement to encourage private and governmental entities to work together for our housing needs?**

Infrastructure can be approached as a public/private partnership particularly where the county lacks the land to develop. The amend housing ordinance will need to be followed closely and revised if it does not generate housing units. In addition to the ARU and its incentive package, I will be working with our building division to establish a partnership with building suppliers/contractors to provide preapproved plans that are fast tracked with discounted permits. During the Kilauea eruption HPM and Honsador worked with Hawaii County at establishing such a program. Until we can get a handle on managing our surface water to benefit of all stakeholders, we will continue to stumble on the opportunity to build out Lihue and other areas where surface water is needed. This will require private landowners, public agencies and the community at large to collaborate towards solutions. Water catchment systems need to be expanded to support build out options. The same is true for transitioning our cesspools to septic systems where sewer will never be an option. There are new technologies and companies providing fully contained systems that the county should be supporting.

Felicia Cowden:

- **Infrastructure is key to every aspect of Kauai's growth and sustainability, what solutions would you implement to increase and improve the County's infrastructure (roads, sewer, water, schools, utilities, etc.) to encourage new sustainable businesses and residential development for all income levels?**

Cost challenges for provision of new infrastructure have been a central roadblock to affordable housing development and all aspects of Kauai's growth and sustainability for decades. Partnerships and flexibility to simplify our living designs are key to retaining our enduring population who currently are dependent upon expensive infrastructure stretched along the island's perimeter. Our county needs to continue our success at the competitive grant application process for earning federal assistance for many infrastructure needs. The COVID19 safety protocol has created profound changes in how we use our infrastructure, offering a reset opportunity to rethink how we rebuild our economy. It is clear we need a fresh high-speed fiber-optic cable to grow remote work capacity which diminishes the burden of road construction and repair. The world is changing; we need to be prepared to re-think best practices and take a practical approach to our policies that more closely reflect our island ways of living, regenerative agriculture and a diversified economy while returning to a lighter visitor footprint on the island. Families and farms have a natural preference for living in clusters where shared small wastewater systems can be a possibility. More dense, walkable town cores similarly offer efficiency. We are still learning what will be the long-term impacts of the climate events, shifting economics and health safety risks. We need to shift to a more self-reliant strategy for our future.

- **As part of the Council's job it writes, modifies, and deletes all laws related to housing and zoning. The County is currently the main developer of housing and cannot provide what is needed solely on their own. What ideas or suggestions would you implement to encourage private and governmental entities to work together for our housing needs?**

My housing policy strategies would be to add options that more closely reflect what is evident in how our ohana's seem to choose to naturally live. We cannot expect the public to pay \$500k for an apartment in which people can't afford rent and into which they are ambivalent to live. The proposed deed restrictions of 30-50 year affordability are overwhelming to the emerging generations and drives them off the island. Social Enterprise possibilities that combine housing and its supportive business have demonstrated themselves to be a good model for individual participants who are able to contribute to the efforts of a group that together function in economic stability. This constructively serves the more at-risk populations without public cost. A proposal requirement of affordable-by-design by developers in an application process can allow creativity in the approach for the multiple-family dwellings we hope to encourage in the town cores. The rigid prescriptions to Average Median Income percentages and deed restrictions limit available design creativity and may be ill-suited to unexpected changes that may be presented, such as sharp shipping increases, for example. It is very evident that extended families want to live in close proximity in the island location in which they identify. Families support each other in life's complexity and many prefer to stay together. We can change policy choices that almost prohibit a shared central living space serving separated private units

Mike Dandurand:

- **Infrastructure is key to every aspect of Kauai's growth and sustainability, what solutions would you implement to increase and improve the County's infrastructure (roads, sewer, water, schools, utilities, etc.) to encourage new sustainable businesses and residential development for all income levels?**

Infrastructure. So we can either build more roads or have less cars. Which would you prefer? Ask yourself this? Are restaurant and hotel prices cheaper or more expensive because of tourism? Which businesses do you think pays the least per hour to their workers? Without benefits.

Rather than GROWTH, I prefer the word SUSTAIN. Let's sustain ourselves. Let's use what we have instead of importing it. We have enough. If this pandemic has taught me anything, it's that we don't need to have so much stuff. My outgoing household task is half because I now buy from local farmers instead of big box stores. Strangely enough, I'm spending less per month than I used to. Regrettably, I should have been doing this from the start. What can we learn from this Pandemic? I believe we need to take this opportunity to focus on the quality of our lives, not the quantity.

- **As part of the Council's job it writes, modifies, and deletes all laws related to housing and zoning. The County is currently the main developer of housing and cannot provide what is needed solely on their own. What ideas or suggestions would you implement to encourage private and governmental entities to work together for our housing needs?**

The County should not be in the real estate or housing development business. The county's job is to govern. We should monitor and guide developers. We should provide incentives that motivate good quality developers. In this case, we are the Sellers, looking for buyers. We should seek out developers that have a good reputation and are willing to invest and have a stake in the direction we want Kaua'i to grow. There are millions of developers out there. I am positive we can find one that would fit our needs. I believe what we need is a concerted marketing effort to find the right type of developer(s) for Kaua'i. Why wait for them to come to us? We should be proactive in this regard.

Billy DeCosta:

- **Infrastructure is key to every aspect of Kauai's growth and sustainability, what solutions would you implement to increase and improve the County's infrastructure (roads, sewer, water, schools, utilities, etc.) to encourage new sustainable businesses and residential development for all income levels?**
- **As part of the Council's job it writes, modifies, and deletes all laws related to housing and zoning. The County is currently the main developer of housing and cannot provide what is needed solely on their own. What ideas or suggestions would you implement to encourage private and governmental entities to work together for our housing needs?**

I feel these two questions can be addressed in part by some overlapping initiatives so I've answered both below.

For the areas where we have enough infrastructure in place we can always go up. Nothing excessive but 1-2 stories in the upstairs of commercial units where people can walk or bike to work if they work nearby and our residents can save money on gas and the wear and tear on their cars. We don't want to develop rural areas because it's too costly and it's not what the people said they wanted in the General Plan.

I believe we need to build sustainable farm communities with our State, County and private businesses all working together to reach this goal. We can create off the grid, single-wall constructed homes that are on long-term State or private leases where our community can live and farm and save money without paying high rent so that one day they can afford to buy a home in the real estate market. With solar, hydropower, or windmill power, and tertiary septic systems to produce potable water that would not hurt our environment, there is no reason we can't make this happen!

The farm dwellings would be built by high school construction students under the guidelines and mentorship of a private construction company. Another example of public-private partnerships that are a win-win situation. The homes could be prefabricated at the schools or at our local community college. These farm communities would grow food like our Kilauea Community Ag Center ('Aina Ho'okupu o Kilauea) with the farmers living on the land. Land size will be determined by what each farmer decides to grow or raise; fruits, vegetables, dairy, meat, etc...

These Farm tenants will still be able to work a 9 - 5 job and farm as time permits. The farm raised products will be added to our sustainable inventory of food at our current Sunshine and farmers markets or create a cooperative market system where other communities can help farm on the weekends and benefit from the harvest. We've seen numerous successful CSA programs that we can model ours after. Maybe on the private lands we could create a lease to own agreement.

This idea would solve our food security issues of being 85% dependent on imports, it would allow our low to middle-class income families a chance to save for a down payment to enter the real estate market and it would create a diversified economy. We need to deregulate some of our building codes and restrictions and allow for exemptions for our residents who are bringing us closer to sustaining our own food supply and who are participating in food sovereignty to connect themselves with Hawaiian culture and also feeding their community. We could even create this same farm community model with our homeless or "houseless" community. It could be a legal farm-to-live program with a shelter or worker housing on site made possible by private-public partnerships. We also need to encourage

developers to build affordable homes that encourage a farm type of community. Right now it seems as though we are targeting a specific client and all the home owner association or community rules don't allow for food sustainable living. We want to attract homeowners that want to be contributing community members and part of our culture and unique traditions. Mahalo for reading

Luke Evslin:

- **Infrastructure is key to every aspect of Kauai's growth and sustainability, what solutions would you implement to increase and improve the County's infrastructure (roads, sewer, water, schools, utilities, etc.) to encourage new sustainable businesses and residential development for all income levels?**

The infrastructure need that the County has the most control over is waste water. I believe that we need a comprehensive plan to identify priority sewer expansion areas within the next twenty years based on zoning, proximity to existing sewer lines, available wastewater treatment capacity, and nearby sensitive environmental areas. This is vital to do so that we know where we're going to be expanding sewer and can figure out an appropriate funding mechanism for it, such as Tax Increment Financing (TIF) or a Business/Residential Improvement District (BID). Plus, it's also important to identify these areas so that homes in upgrade locations don't spend \$20k+ for a septic system only to have the County come in and install a sewer which they get charged a monthly fee for. For homes outside of those identified areas, the County should develop a program to leverage State Revolving Fund loans that can be loaned out to residents to upgrade from cesspool to septic and then pay off their debt to the county via their property tax bill. I support using bonds to help finance infrastructure, only when the infrastructure helps enable higher property tax revenue to pay off the bond.

- **As part of the Council's job it writes, modifies, and deletes all laws related to housing and zoning. The County is currently the main developer of housing and cannot provide what is needed solely on their own. What ideas or suggestions would you implement to encourage private and governmental entities to work together for our housing needs?**

1) We need to revise our current housing ordinance (as we are doing at council now) with the twin goals of ensuring that the private market can produce housing at the rate of population growth to stabilize the market price of housing while also ensuring housing for low income families. I believe that the current draft of the ordinance can help achieve that (high affordability requirement in VDA, 20% requirement outside of VDA, and exemptions for some town core projects).

2) We need to ensure that areas planned for the highest levels of development (i.e. in and around our job centers) have adequate infrastructure through the mechanism identified above in Q1.

3) We need to make it as easy as possible for individual property owners to convert a portion of their house to a rental unit or build a backyard 'ohana unit. A significant component of our housing needs can be met by giving individual home owners the ability to add a rental unit if they choose. Primary barriers to doing so are wastewater capacity (see Q1 above), an onerous and time consuming permitting process, and high permitting fees (can be upwards of \$20k). We need to reduce all three barriers.

Ed Justus:

- **Infrastructure is key to every aspect of Kauai's growth and sustainability, what solutions would you implement to increase and improve the County's infrastructure (roads, sewer, water, schools, utilities, etc.) to encourage new sustainable businesses and residential development for all income levels?**

First, we must open up more bypass roads. Many have been on County plans for decades and have not been acted upon. One reason we "feel the impact of tourism" is because we are forcing all the traffic, resident and visitor, to bottleneck through the same roadways without the option to go around a town they aren't going to. Creating this would relieve a lot of issues, including excessive wear on neighborhood roads. Second, we must recognize agriculture as critical infrastructure for the purposes of public safety. Being isolated in the ocean, we must ensure we can feed our residents in case we are cut off from the world due to deadlier pandemics, war, or political instability on the mainland. This, along with lower property tax for active agriculture, supports our farmers and opens up more jobs, creates supportive industries, and more opportunities for value-added based small businesses. Last, new residential developments must have sufficient capacity infrastructure in place first.

- **As part of the Council's job it writes, modifies, and deletes all laws related to housing and zoning. The County is currently the main developer of housing and cannot provide what is needed solely on their own. What ideas or suggestions would you implement to encourage private and governmental entities to work together for our housing needs?**

We can write legislation to make public-private partnerships for "affordable" housing developments easier to do. The County has zoned or designated most land as non-residential, directly causing the driving up of home prices and limiting supply, therefore it has a duty to ensure that residents have accessibility to lower-priced rentals or "starter" home-ownership opportunities. The County does not need to be focused on Return-On-Investment--it is a public service and has a duty to spend whatever the costs may be on creating lower-priced housing and offering them at a significantly reduced rate. The County must also create a permanent property ladder for our residents. Change from being 10-year co-owner of "affordable" housing buy-ins to being permanent co-owner. When the resident co-owner is ready to sell, they must sell back to the County so it can then offer that same step up the property ladder more residents who need it. I have more ideas, but not enough space to answer.

Arryl Kaneshiro

- **Infrastructure is key to every aspect of Kauai's growth and sustainability, what solutions would you implement to increase and improve the County's infrastructure (roads, sewer, water, schools, utilities, etc.) to encourage new sustainable businesses and residential development for all income levels?**

Infrastructure is important and we recognize that. Many of our plans and policies attempt to encourage new business and residential development in areas with existing infrastructure. The General Plan for example calls for infill in our town core areas which place housing where infrastructure, jobs, and public services are located. To further promote development we increased density in the Lihue town core and created policies such as Additional Rental Unit legislation to incentivize and encourage housing in areas with appropriate infrastructure.

Areas that lack infrastructure will require collaboration and public/private partnerships. Depending on the area and need, new water and sewer infrastructure will come in any variety of forms from county owned and operated, to privately owned and operated, to county and private partnership. As a councilmember, I understand the County will not be able to do it all and need to be supportive of these options.

We as a County also need to work closer with Department of Water to better align our projects and priorities, so infrastructure can be planned and made available when and where it is needed.

- **As part of the Council's job it writes, modifies, and deletes all laws related to housing and zoning. The County is currently the main developer of housing and cannot provide what is needed solely on their own. What ideas or suggestions would you implement to encourage private and governmental entities to work together for our housing needs?**

We definitely need private development to assist with our housing crisis. The Council is currently in the process of trying to reduce barriers and incentivize private developers to build housing the island desperately needs. Bill 2774 proposes changes to our current affordable housing policy, which unfortunately has not produced any houses since its inception over 10 years ago. The policy is not working and needs to be changed. Changes to the policy include incentives to promote housing in town core areas and to build denser communities. It exempts the affordable housing requirements for projects developed at or above a density of R-10 or developed within designated town core areas. The intent is to expand housing inventory in areas with existing infrastructure, without consuming open space or agricultural land. Creating higher density attached homes will force units to be smaller and therefore more affordable for Kauai residents. We need to do better than producing zero affordable homes.

KipuKai Kualii

- **Infrastructure is key to every aspect of Kauai's growth and sustainability, what solutions would you implement to increase and improve the County's infrastructure (roads, sewer, water, schools, utilities, etc.) to encourage new sustainable businesses and residential development for all income levels?**

Infrastructure is indeed key to every aspect of Kauai's growth and sustainability. The solutions I would like to see implemented in order to increase and improve our County's infrastructure to encourage new sustainable businesses and residential development for all income levels include the following: With regards to Roads, I would like to see our County maximize the collection of General Excise Taxes (GET) and maintain all our County roads in the most efficient and expedient ways possible. Additionally, as per our General Plan and as currently happening along Rice Street in Lihue, I would like to see the retrofitting of our existing County roads as a catalyst for economic development by creating inviting places for socialization and commerce; as well as traffic calming measures and complete streets design strategies. I would also like to see our County work closely with the State to bring about the needed work (repairs/expansion) on/of all our State roads and bridges. With regards to Water, I would like to see our County officials and managers work closely with the Dept. of Water to ensure that their water distribution expansion plans line up with the plans we have for increased density and infill within our town centers, as well as for other housing and business development within the larger town area. I would also like to see our County Planners be engaged with the appropriate folks at the Dept. of Water who are working on implementing and updating the County Water Plan to guide system expansion, improvement, rehabilitation, and rate structures to support growth consistent with the General Plan and Community Plans. With regards to Sewer or Wastewater, I would like to see our County take seriously the need to properly maintain our four (4) wastewater treatment plants which were all built before 1980. We have had some potentially dangerous spills due the deterioration of old lines. Therefore, we must find the funding to provide the necessary upgrades to our current systems; even if that means increasing sewer fees. And, if we do increase fees, it's important that those increases be limited and fully justified with the correlating improvements and investments scheduled out over time with the high priority maintenance and repair projects going first. I would also like to see our County work with in partnership with more private entities like we're doing in Koloa. Lastly, I would like to see us encourage more business and residential development in Lihue in order to take advantage of the only wastewater treatment plant the County has that has significant excess capacity. With regards to Solid Waste, I would like to see our County plan to either get a new landfill up and running in the next 10 to 12 years or come up with another alternative. We have been fortunate in that we have been able to, yet again, extend the life of our landfill in Kekaha. However, that means we are also extending the impact on the residents of Kekaha. It is fairly clear that we will not be able to reach our County goal of 70 percent diversion by 2023 because, according to our General Plan, that would require a new materials recycling facility (MRF) {which is on hold along with the new landfill}, curbside recycling, recycling mandates for businesses, and curbside collection of green waste. Of course, at less than 3 years away, and without funding to invest in these systems, I think it's important we at least be upfront with our citizenry on what is possible when it comes to the near future of our solid waste. With regards to Utilities, it appears to me, as a member and user, that our cooperative, KIUC, is doing an excellent job of meeting and exceeding its' goals. I'm always excited to hear how KIUC is leading the way in achieving greater and greater reliance on clean, renewable energy. In fact, my neighborhood association, the

Anahola Hawaiian Homes Association, has been a part of that in supporting the siting and construction of KIUC's Anahola Solar Farm. I would like to see our County working closely with KIUC to make sure we're partnering on any projects that makes sense; projects that benefit their members who, of course, are also our County residents. A couple that come to mind are the Westside Pumped Hydro project they're currently working on, as well as any projects involving Electric Vehicle (EV) opportunities. With regards to Schools, Airports & Harbors and any Other Infrastructure, I would like to see our County working closely with the State, U.S. Government or any other appropriate partners to maintain, increase and improve that particular infrastructure. On a particular note, I would like to see our County do a better job of collaborating with the Dept. of Education (DOE) to ensure that we live up to our commitment to provide the DOE with space for their own programming at our Adolescent Drug Treatment and Healing Center (ADTHC) which remains vacant and is potentially being repurposed.

- **As part of the Council's job it writes, modifies, and deletes all laws related to housing and zoning. The County is currently the main developer of housing and cannot provide what is needed solely on their own. What ideas or suggestions would you implement to encourage private and governmental entities to work together for our housing needs?**

Affordable Housing has been a top priority for a long time and the crisis has only been getting worse as the gap between supply and demand gets wider. The County's success with projects has been limited to those built with partners, federal funding and tax credits and only for those with low and very low income according to U.S. Dept. of Housing & Urban Development (HUD) guidelines. There has been very little housing built for those who make too much to qualify for the low and very low income housing and too little to qualify for market rate housing. Our Housing Policy (Ord. 860) was supposed to support the building of workforce housing by private developers for those people in that "gap group". For several years now, it just hasn't worked out that way. What I would implement to encourage private and governmental entities to work together for our housing needs is what we're currently working on which is updating our Housing Policy. We're working to amend the policy so that it will do what it was originally intended to do: incentivize the building of housing by private developers for those people in the "gap group" whether as homeowners or as renters. Under my leadership as Housing Committee Chair, this current Council has been working on Bill #2774, co-sponsored by Chair Kaneshiro & I, since January. We have been working hard on this bill making sure to hear from numerous stakeholders knowing that this is clearly the most important way we can address affordable housing. The housing policy has had at its' core a workforce housing assessment of 30% for housing projects of 10 or more units. That 30% could be reduced to 15% with 25% reduction allowances for both "mixed-in amongst market price units" and "comparable in size to market price units" designs. In our most recent draft of the bill, here are some of the major changes we are recommending in order to provide more incentives to developers to increase our housing supply for purchase and for rental... 1) Reduce the 30% workforce housing assessment to 20%; which could be reduced to 10% with the two options mentioned prior. 2) Eliminate the 140% Adjusted Median Income (AMI) group from the definition for "affordable" thereby only leaving the 80%, 100% and 120% AMI levels. We took this action after realizing the 140% AMI level housing was pricing at the market price level (i.e. Ho'oluana at Kohea Loa); showing us we'd only be requiring developers to do what they'd be doing anyway if we kept the 140% AMI in. Of course, this also provides more units at the other three (3) remaining AMI levels. 3) Add multi-family workforce housing assessment exemptions including... a) specific planning areas in Lihu'e, Koloa and Kalaheo and b) special R-10 zoned lands (meaning 10 or more units per acre) which is mostly located in the greater Lihu'e area. NOTE: We believe that many, if not most, of these units will be available at affordable prices or rents because of the type of unit (i.e. apts) and because of how the market will likely respond to a significant

increase in supply. To note, the forecasted need for housing units in Lihue alone is 5,000 units. In addition to the work we're doing to update our Housing Policy, this current Council has passed several planning bills including five (5) bills last November to support Additional Rental Units or ARUs. The bills passed are now these ordinances: 1) Ord. 1059 which waives zoning permit application fees (approximately \$300) and establishes an ARU Subsidy, utilizing the Housing Development Fund, for efforts associated with the Facilities Reserve Charge (FRC) {water meter} [approximately \$14,000] 2) Ord. 1060 which exempts ARU from the Environmental Impact Assessment (EIA) 3) Ord. 1061 which allows expenditure of Housing Development Funds for efforts associated with the Facilities Reserve Charge (FRC) {water meter} 4) Ord. 1062 which waives the Wastewater Treatment Capacity Assessment (Sewer) [approximately \$3,900] 5) Ord. 1063 which waives building permit fees (including building, electrical, plumbing, and plan review) [approximate total \$1,977 based on a 2-bedroom/1- bath dwelling valued at \$250,000] NOTE: The Additional Rental Unit or ARU provision was established in 2018. An ARU is an accessory to an existing dwelling unit of up to 800 sq. ft. floor area, not including breezeways, lanais, or porches. An ARU cannot be separated from main dwelling and sold. An ARU must be long-term rental (6+ months occupancy); cannot be used as a TVR. The ARU provision allows for additional 10% land coverage as approved by the County's Dept. of Public Works Engineering Division. Another piece of legislation we passed that I'd like to mention is one that I co-sponsored with Councilmember Evslin; Bill #2761. This bill defines a tiny house as "a dwelling that is 500 sq ft or less in floor area excluding lofts." Additionally, unenclosed attached structures such as breezeways, carports, lanais or porches are excluded. The bill legalizes sleeping lofts, lowers the ceiling height to accommodate lofts and allows for stairs and ladders designed for small spaces. Chair Kaneshiro, myself and this Council has been taking the lack of affordable housing for our families, over-crowded and houseless seriously and working hard to address it. We recognize there is more to be done and are open to hearing further from stakeholders with ideas and suggestions that may lead to further solutions. For now, I hope anyone who's taken the time to read this will also take a little time to support our Housing Policy bill, Bill #2774. It's a very important next step!

Wallace Nishimura:

- **Infrastructure is key to every aspect of Kauai's growth and sustainability, what solutions would you implement to increase and improve the County's infrastructure (roads, sewer, water, schools, utilities, etc.) to encourage new sustainable businesses and residential development for all income levels?**

COVID will have a major impact on our finances on the state and county level. A lot of our initiatives to address infrastructure might not be funded and positions may need to be cut. Any furloughs, salary reduction would start with me as a Kauai County Council member I would take a 100% pay cut. I am not running to make another paycheck I am running to fight for my children and the next generation. Our GET tax was raised to fund county road repairs and I would ensure that we continue to do that with the finances we have. I would continue to partner with our state legislature to also get funding for Kauai's infrastructure. A fair share of the TAT when tourism returns is a big part of that. When tourism does return I would look to implement a charge for tourists to park at and use county parks per person. That is something we can do at the county level that can go directly back to our infrastructure.

- **As part of the Council's job it writes, modifies, and deletes all laws related to housing and zoning. The County is currently the main developer of housing and cannot provide what is needed solely on their own. What ideas or suggestions would you implement to encourage private and governmental entities to work together for our housing needs?**

Public and private partnerships are needed to build more housing for Kauai. I want to ensure that housing is built for Kauai people. Land can be rezoned for housing for local people and the private entities can develop it so local people can afford it. Our economy needs time to bounce back and for local people to get back on their feet after COVID. This council will have the opportunity to really address housing for the future. I would be open to all private and public partnerships including working with DHHL for Kauai's housing needs.