



EXECUTIVE CHAMBERS  
KE KE'ENA O KE KIA'ĀINA

JOSH GREEN, M.D.  
GOVERNOR  
KE KIA'ĀINA

NANI MEDEIROS  
LEAD HOUSING OFFICER

**Build Beyond Barriers Working Group (BBB)**

Tuesday, August 29, 2023

9:30 – 11:30 A.M.

**MEETING SUMMARY**

MEETING RECORDING:

<https://www.facebook.com/GovernorHawaii/videos/6685181758213684/>

No.	Representatives	Name
		<b>*virtual attendance</b>
1	Office of Planning and Sustainable Development	Mary Alice Evans
2	Department of Business Economic Development and Tourism	Absent
3	Hawaii Housing Finance Development Corporation	Dean Minakami
4	Department of Land and Natural Resources	Dawn Chang
5	State Historic Preservation Division	Alan Downer, Susan Lebo
6	Commission on Water Resource Management	Dean Uyeno
7	Land Use Commission	Daniel Orodenker
8	Department of Health	Dr. Kenny Fink
9	Department of Transportation	Absent
10	Hawaii Public Housing Authority	Hakim Ouansafi
11	Department of Budget and Finance	Luis Salaveria
12	Island Burial Council, Hawai'i	*Scott Mahoney
13	Island Burial Council, Kaua'i/Ni'ihau	Absent
14	Island Burial Council, Maui/Lāna'i	Absent
15	Island Burial Council, Moloka'i	Keomailani Hanapi Hirata
16	Island Burial Council, O'ahu	Kamana'o Mills
17	Chair of legislative subject matter committees relating to housing	Rep. Troy Hashimoto
18	Chair of legislative subject matter committees relating to housing	Sen. Stanley Chang
19	Mayor, City & County of Honolulu	Alternate: Kevin Auger
20	Mayor, County of Hawai'i	Absent
21	Mayor, County of Kaua'i	Absent
22	Mayor, County of Maui	*Alternates: Pono Asana; Priya Landgraf

Build Beyond Barriers Working Group Meeting Agenda

August 29, 2023, 9:30 – 11:30 A.M.

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<b>No.</b>	<b>Representatives</b>	<b>Name</b>
		<b>*virtual attendance</b>
23	County permitting and regulatory agency representatives, Hawai'i	Susan Kunz
24	County permitting and regulatory agency representatives, Hawai'i	Zendo Kern
25	County permitting and regulatory agency representatives, Hawai'i	Absent
26	County permitting and regulatory agency representatives, Honolulu	*Dawn Takeuchi-Apuna
27	County permitting and regulatory agency representatives, Kaua'i	Adam Roversi
28	County permitting and regulatory agency representatives, Kaua'i	Kaaina Hull
29	County permitting and regulatory agency representatives, Maui	*Lori Tshako
30	County permitting and regulatory agency representatives, Maui	*Kathleen Aoki
31	County department of water supply representatives, Hawai'i	Keith Okamoto
32	County department of water supply representatives, Honolulu	Ernie Lau
33	County department of water supply representatives, Kaua'i	*Joe Tait *Alternate: Micheal Hinazumi
34	County department of water supply representatives, Maui	Absent
35	Hawaiian Electric Company	Alternate: Colton Ching
36	Kaua'i Island Utility Cooperative	*David Bissell
37	Honua Consulting	Trisha Watson
38	The Executive Director of Housing Hawai'i's Future	Sterling Higa
39	Economic Research Organization at the University of Hawai'i	Carl Bonham
40	The Executive Director of the Sierra Club of Hawai'i	Wayne Tanaka
41	The Executive Director of the Land Use Research Foundation	*David Arakawa
42	Lead Housing Officer	Nani Medeiros
43	Department of the Attorney General	Linda Chow
44	State Housing Team	Scott Glenn
45	Department of Human Resources Development Subject Matter Expert	Brenna Hashimoto
46	Hawai'i Government Employees Association Subject Matter Expert	Debra Kagawa-Yogi

**I. The meeting is called to order [00:06:11]**

**II. Opening remarks from Governor Josh Green [00:09:04]**

Governor Josh Green opened the meeting by emphasizing the importance of collective input and open dialogue for the challenges Hawai'i is facing, particularly in housing and the recent crisis in Maui. The Governor reassured attendees that all opinions are respected and the process will be open and transparent. Before the crisis in Maui, the state had declared a housing emergency. The Governor pinpointed housing as a critical issue that will shape the years ahead.

The situation in Maui is a tragedy and has displaced about 12,000 people, with about 6,000 currently housed in hotels or short-term rentals. The Governor vowed to rebuild Lahaina only when Lahaina is ready and based on Lahaina's voice at the forefront.

The Governor briefly touched on plans to keep displaced people in stable housing for at least 18 months and to explore options for building semi-permanent structures outside Lahaina. Given the dire situation in Maui, where many people are without basic services, the Governor emphasized the need for humanitarian support and federal aid. Despite the crisis, the Governor explained that it is essential to continue working on pressing issues like housing and homelessness, which is why this meeting was not canceled. Governor Green expressed his gratitude to everyone for participating in the dialogue and emphasized the need to find housing solutions that work for all alongside the immediate challenges in Maui.

**III. Lead Housing Officer's (LHO) opening remarks to the BBB, providing an updated perspective on the working group's role in the context of housing and the redevelopment of Lahaina. [00:14:47]**

Lead Housing Officer Nani Medeiros outlined the role and responsibilities of the BBB, which was established following the Emergency Proclamation Relating to Housing. She highlighted the importance of this inter-agency collaboration in accelerating housing projects and emphasized the need for compassion and community input in decision-making.

The BBB includes state and county agencies, private sector experts, and advocates. It is responsible for reviewing and certifying housing project applications. Members are expected to evaluate projects with the same diligence as they would for those not covered by the emergency proclamation.

Medeiros reiterated the Governor's earlier statement that Lahaina redevelopment is not under discussion until the community is ready. The Working Group stands ready to assist when the time comes. Assessments have been conducted in Maui to understand residents' housing and infrastructure needs affected by recent fires.

Efforts by the Housing team to enhance communication are in progress, including launching a website at <http://hale.hawaii.gov> to disseminate pertinent information. Lastly, plans are in place to update the emergency proclamation, including refining state and county housing project definitions.

Medeiros closed her remarks by urging the Working Group to move forward with "aloha in their hearts" and stressed the importance of listening and learning from communities to support them effectively.

**IV. Project Proposals to the Lead Housing Officer**

- A. Department of Hawaiian Home Land's (DHHL) request for the LHO's determination to develop the following for beneficiaries: 1) Honokowai Water System, including source and transmission to support housing in the Villages of Leiali'i and DHHL property in Honokowai; 2) Villages in Leiali'i; 3) Wailuku Single-Family Residential homestead; and 3) Waiehu Mauka Homestead in response to an increased need for housing on the island of Maui due to the wildfires. [00:17:55]**

The agenda was set to discuss four project proposals submitted by the DHHL related to housing needs in Maui, particularly in response to the wildfires. However, the projects were withdrawn at DHHL's request and following an overwhelming public response. Medeiros emphasized the importance of community input and thanked the Working Group for their willingness to review the projects.

The projects are with the DHHL and the Hawaiian Homes Commission for any additional steps, particularly concerning the Villages of Leali'i.

Medeiros closed by thanking everyone for their input and emphasizing that the community's voice had been heard "loud and clear."

- B. Hawai'i Public Housing Authority's (HPHA) request for the LHO's determination to proceed in hiring qualified personnel for public housing construction, renovations in compliance with the National Standards for the Physical Inspection of Real Estate (NSPIRE) standards, vacancy management, accommodations for individuals with disabilities, housing vouchers, inspections, and staff recruitment. [00:20:00]**

HPHA's Hakeem Ouansafi highlighted challenges in staffing, federal procurement requirements, and the implications of using emergency proclamations for hiring. The proposal focuses on staffing to manage existing vacant units and does not involve new construction. The Housing Authority has over 300 vacant units and a similar number of available housing vouchers, but they lack the staff to manage these resources. They have over 80 vacant positions. The proposal seeks permission to hire staff on a temporary basis or contract with firms to help bring vacant units into use.

Questions about adherence to state and federal procurement standards and the agency's plans to comply were raised. Concerns about bypassing existing civil service rules and the potential impact on current employees were expressed.

It was highlighted that the staffing issue is not unique to HPHA but is a broader problem affecting multiple agencies involved in housing. Broader reforms outside the emergency proclamation are needed to help agencies staff up more efficiently without compromising skills or pay.

**C. HPHA’s request for the LHO’s determination to proceed with the construction project, Hale Aloha O Puna in Keaau, Hawai’i, to accommodate very low-income tenants displaced by fires caused by Hurricane Dora’s high winds. [00:36:01]**

The HPHA’s Hakeem Ouansafi presented an update on their construction project, Hale Aloha O Puna, in Keaau, Hawai’i. The project aims to renovate public housing units to accommodate very low-income tenants displaced by fires caused by Hurricane Dora. HPHA also experienced losses from fires in Maui, including two projects, and one tenant confirmed deceased.

Initially, HPHA sought approval to expedite this project through the Lead Housing Officer (LHO) under the emergency proclamation. However, Hakeem Ouansafi announced that they have reached an agreement with Hawai’i County officials to issue the necessary permits within the next two weeks, rendering the need for an emergency proclamation moot.

Keith Okamoto from the County of Hawai’i confirmed no objections to the project.

Susan Kunz from the County of Hawai’i supported the project and appreciated the coordination between HPHA and the Department of Public Works.

Zendo Kern from the County of Hawai’i’s planning department also offered support and help to expedite the process.

**V. Oral Testimony [00:41:35]**

- Al Medeiros [00:42:42]
- Testifiers name is unknown [00:50:33]
- Kamie Davis [00:55:37]
- Mrs. Coon [00:57:42]
- Wylann Christian [00:58:31]
- Gary Cordery [01:09:31]

Medeiros called a recess [01:11:53]

- Bj Penn [01:18:33]
- Jessica “Priya” Ciazzo [01:26:00]
- Marty Townsend [01:29:19]
- Testifiers name is unknown [01:33:00]
- Jessica Wortham [01:38:21]
- Sterling Higa [01:40:09]
- Dalyin Heather [01:44:42]
- Tara Rojas [01:47:24]

**VI. Member Discussion: Wayne Tanaka & Sterling Higa [1:53:08]**

**VII. Announcements [01:59:59]**

- **Next meeting:**

- Date and Time: Tuesday, September 26, 2023, 9:30 – 11:30 A.M.
- Location: State Capitol Conference Room 329, 415 South Beretania Street, Honolulu, HI 96813

**VIII. Adjournment [02:03:07]**

DRAFT



STATE OF HAWAII  
BUILD BEYOND BARRIERS WORKING GROUP

**RECRUITMENT APPLICATION FORM**

Under the Governor's Proclamation Relating to Affordable Housing, dated October 24, 2023, and any successive Proclamations issued, the Build Beyond Barriers Working Group may review agency requests submitted for certification under this Proclamation for suspensions to chapters 76, 89, and 89C, Hawaii Revised Statutes, to allow agencies to hire capable personnel or contractors.

**Submittal Instructions**

Applicants can submit the application in the following ways:

- Email the completed PDF to [gov.housing@hawaii.gov](mailto:gov.housing@hawaii.gov) with the subject: BBB Recruitment Application; OR
- Use this PDF as a reference and complete the electronic form that can be accessed and submitted here: [Recruitment Application Form](#). If you are unable to open the online application form, please contact the Housing Team at [gov.housing@hawaii.gov](mailto:gov.housing@hawaii.gov) for assistance.

**1. Applicant Information**

Agency Name:

County of Hawaii Planning Department and Department of Public Works

Agency Address:

101 Pauahi Street  
Hilo, HI 96720

Point of Contact Name:

Zendo Kern

Title:

Planning Director

Branch/Office:

East Hawaii

Phone Number:

808-961-8125

Email Address:

Zendo.Kern@hawaiicounty.gov



Complete the **Vacancy Report** table on page 4.

**2. Provide a justification for why the recruitment exemption is needed.**

The County of Hawaii Planning Department and Department of Public Works has had difficulty filling positions for the past several years. There has been little response to recruitment notices for open positions within each department. Both Departments is currently operating at approximately a 25% reduction in staffing.

**3. Describe in detail why it is not practicable or not advantageous for your agency to hire personnel using the open-competitive recruitment process.**

The standard process for hiring within the open-competitive recruitment process can be a lengthy process, which may include review of applications to confirm qualifications, lengthy background checks, several interviews, among other processes. Once selected, it could take an additional amount of time for a selected applicant to start the position. With our current staffing shortages, anything to speed up this process would significantly help us achieve our goals.

**4. Describe your agency's capacity to meet its goals and other demands given its current personnel and staffing levels.**

As mentioned above, we are currently operating at a 25% reduction in staffing. As a result, we are constantly having to prioritize projects based on our staff reduction because we cannot do 100% of the needed work with our staffing shortage. This creates frustration both for the employees, as well as for the public.

**5. Describe how this exemption will directly or indirectly result in the creation or improvement of affordable housing units.**

Both Departments are essential to the permitting and approval of affordable housing projects on our island. If this exemption were approved for both Departments it would hopefully enable us to fill more positions and get to full capacity.

**6. Provide an estimate of the number of affordable housing units that will be made available or the number of licenses or permit approvals that will be made as a result of hiring personnel under this exemption.**

As a result of hiring personnel under this exemption, both Departments would see a 25% increase in the number of affordable housing units and permit approvals for affordable housing projects.

**AGENCY VACANCY REPORT**

Program ID	Legal Authority	Position Number	Position Title as Budgeted	Perm/Temp (P/T)	Civ Svc/Exempt	Budgeted FTE	SR #	BU #	MOF	Vacancy Date	Brief description of the position
		OO-03100	Planner IV	P	Civ Svc	100%	22	1 3	A	08/01/18	See Attached
		OO-03110	Planner IV	P	Civ Svc	100%	22	1 3	A	12/01/21	See Attached
		OO-03223	Planner IV	P	Civ Svc	100%	22	1 3	A	11/01/21	See Attached
		OO-04956	Planner I	P	Civ Svc	100%	22	1 3	A	12/01/22	See Attached
		OO-02458	LUPC III	P	Civ Svc	100%	15	1 3	A	12/31/22	See Attached
		OO-03724	LUPC III	P	Civ Svc	100%	15	1 3	A	09/15/21	See Attached
		OO-04491	LUPC IV	P	Civ Svc	100%	17	1 3	A	04/16/21	See Attached
		OO-04894	Scty to Boards	P	Civ Svc	100%	18	1 3	A	10/14/23	See Attached
		OO-04573	Scty to Boards	P	Civ Svc	100%	18	1 3	A	07/01/23	See Attached

## **Attachment to Agency Vacancy Report**

Brief description of the position:

### **LAND USE PLANS CHECKER II & III**

Performs counter work in reviewing building permit applications and architectural and cadastral plans for conformance to the Zoning Code and other applicable laws, rules, and regulations; reviews and approves as authorized building permits for simple to moderately complex residential and commercial structures; receives subdivision and zoning applications; and performs other related duties as required.

### **LAND USE PLANS CHECKER IV**

Supervises and participates in the daily operations of the land use plans checker activities, including in the review and approval of simple to complex residential and commercial building permit applications and architectural and cadastral plans for conformance to the Zoning Code, Special Management Areas, and other applicable laws, rules and regulations; and performs other related duties as required.

### **PLANNER I**

Performs as a trainee in a planned program involving orientation, instruction, and fact-finding fundamental to County planning work; and performs other related duties as required.

### **PLANNER III**

Assists in the conduct of community planning projects; conducts fact-finding and collects, compiles, and analyzes social, economic, and physical development data; drafts reports of findings and conclusions, and planning recommendations; and performs other related duties as required.

### **PLANNER IV**

Conducts community planning projects; assists in the conduct, design, and development of major community planning projects through the analysis and application of social, economic, and physical data and reports; conducts or supervises research studies involving the collection and analysis of data for a phase or phases of a planning project; and performs other related duties as required.

### **SECRETARY TO BOARDS/COMMISSIONS**

Serves as secretary to a quasi-judicial board or commission established at the departmental level; takes, records, and transcribes minutes of conferences, meetings, and public hearings; and performs other related duties as required.

**AGENCY VACANCY REPORT**

Program ID	Legal Authority	Position Number	Position Title as Budgeted	Perm/Temp (P/T)	Civ Svc/Exempt	Budgeted FTE	SR #	BU #	MOF	Vacancy Date	Brief description of the position
		00-02323	ARCHITECT II	P	CIV SVC	100%	24	13	A	07/16/22	SEE ATTACHED
		00-04920	STRUCTURAL ENGINEER	P	CIV SVC	100%	24	13	A	08/16/22	SEE ATTACHED
		00-01828	SUPERVISING PLUMBING INSPECTOR	P	CIV SVC	100%	23	04	A	02/01/23	SEE ATTACHED
		00-02507	PLUMBING INSPECTOR	P	CIV SVC	100%	19	03	A	03/01/18	SEE ATTACHED
		00-02324	BUILDING INSPECTOR	P	CIV SVC	100%	19	03	A	07/07/21	SEE ATTACHED
		00-02811	BUILDING INSPECTOR	P	CIV SVC	100%	19	03	A	04/01/23	SEE ATTACHED
		00-04452	ELECTRICAL INSPECTOR	P	CIV SVC	100%	19	03	A	03/01/21	SEE ATTACHED
		00-04932	ELECTRICAL INSPECTOR	P	CIV SVC	100%	19	03	A	09/01/21	SEE ATTACHED
		00-04538	SUPERVISING BUILDING PERMIT CLERK	P	CIV SVC	100%	15	04	A	12/31/22	SEE ATTACHED
		00-04921	ELECTRICAL ENGINEER II	P	CIV SVC	100%	24	13	A	04/14/23	SEE ATTACHED

## **Attachment to Agency Vacancy Report**

Brief description of the position:

### **Architect II**

Performs difficult and complex professional architectural work in the development and/or review and approval of complete designs, plans, drawings, specifications, estimates, and reports for buildings and structures; may supervise the work of lower-level architects and building plans reviewers; and performs other related duties as required.

### **Structural Engineer**

Performs difficult professional structural engineering work in the design and construction of various public works projects in an assigned area; prepares and/or reviews and approves designs, plans, specifications, estimates and reports; and performs other related duties as required.

### **Supervising Plumbing Inspector**

Plans, supervises, and is responsible for the work of subordinates engaged in inspecting plumbing, gas, and sewer line installations and equipment for compliance with plans and specifications, the plumbing code and other pertinent ordinances, and accepted safety and health standards; and performs other related duties as required.

### **Plumbing Inspector**

Inspects and tests plumbing, gas, and sewer line installations and equipment in all types of buildings and structure including multi-storied buildings, for compliance with plans and specifications, plumbing code and other pertinent ordinances, and accepted safety and health standards, and performs other related duties as required.

### **Building Inspector**

Inspects the construction, alteration, or maintenance of buildings and structures, including multi-storied buildings, for compliance with the provisions of building and zoning codes and ordinances and for adherence to approved plans and specifications; and performs other related duties as required.

### **Electrical Inspector**

Inspects and tests electrical installations and equipment in all types of buildings and structures, including multi-storied buildings, for compliance with plans and specifications, electrical codes and other pertinent ordinances and accepted safety standards; and performs other related duties as required.

### **Supervising Building Permit Clerk**

Supervises the function and activities connected with the receiving and processing of building permit applications, reviewing and approving of building plans, and issuing of permits; and performs other related duties as required.

### **Electrical Engineer II**

Performs difficult professional engineering work in the preparation, review and/or analysis of electrical designs, plans, and specifications for adequacy and compliance with provisions of the electrical code and departmental standards; approves designs, plans, specifications, materials, or methods prepared or proposed; and performs other related duties as required.

## Certification and Assurances

Whereas, County of Hawai'i Planning Department & Department of Public Works (the "Applicant") is applying to the Build Beyond Barriers Working Group (the "BBB") to have the terms of the Governor's Second Proclamation Relating to Affordable Housing (the "Proclamation"), dated October 24, 2023, and any succeeding Proclamation issued thereafter, apply their project.

Whereas, the Applicant understands that it is necessary that certain conditions be satisfied as part of the Application requirements.

Therefore, the Applicant certifies as follows:

1. The Applicant is eligible for assistance under the Rules Relating to the Implementation of the Second Proclamation Relating to Affordable Housing (the "Rules").
2. The Applicant agrees to indemnify and hold harmless the BBB for any and all losses, costs, damages, expenses, and liabilities whatsoever in nature or kind (including, but not limited to attorney's fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgment, any loss from judgment from the Internal Revenue Service) directly and indirectly resulting from, arising out of, or related to acceptance, consideration and approval or disapproval of the Application.
3. The Applicant has received, reviewed and accepts all the documents that are attached to the Application and made a part hereof.
4. The Applicant understands and agrees that the BBB's receipt of an Application does not constitute acceptance of the Application. The BBB reserves the right to return an Application at any time without taking further action on the Application due to, but not limited to, the following:
  - a. Failure to meet the Application submittal requirements.
  - b. Failure to meet the project criteria set forth in the Rules.
  - c. Failure to disclose in the Application any known material defects about the development of the Project, any misrepresentation or fraud.
5. The Applicant further understands and agrees that:
  - a. The BBB reserves the right to reject any application submitted and may exercise such right without notice and without liability to any Applicant or other parties for their expenses incurred in the preparation of an Application.
  - b. Applications are prepared at the sole risk and expense of the Applicant. The completion, receipt, or acceptance of an Application does not commit the BBB to pay any costs incurred in the preparation of the Application. The BBB shall not be

responsible for any costs incurred by the Applicant due to the rejection of any Application.

6. The Applicant understands and agrees that the BBB in no way represents or warrants to any party which may include, but is not limited to, any developer, project owner, investor, or lender that the Project is, in fact, feasible or viable. No member of the BBB shall be personally liable concerning any matter arising out of, or in relation to the approval or disapproval of the Application.
7. The Applicant is responsible to review the applicable federal/state laws to ensure compliance with current regulations.
8. That the foregoing information and the statements made in this Application are true, complete, accurate and correct to the best of the Applicant's knowledge, and hereby authorizes the BBB to obtain further information and to verify any statement made as it deems necessary.
9. The Applicant understands that the completed and accepted Application is subject to Chapter 92F, Hawaii Revised Statutes, the Uniform Information Practices Act of the State of Hawaii.

In Witness Whereof, the Applicant has caused the document to be executed in its name on the 7th day of November, 2023.

County of Hawai'i Planning Department & Department of Public Works

Applicant

By 

Its Zendo Kern, Planning Director

By 

Its Malia Kekai, Public Works Deputy Director

Witness 