

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Land Division
Honolulu, Hawaii 96813

September 22, 2017

Board of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

Hawaii

Consent to Sublease of Lands under Governor's Executive Order No. 4224 to
County of Hawaii for Elderly Housing and/or Low-Income Housing and Related
Services Purposes, Waiakea, South Hilo, Hawaii, Tax Map Key: (3) 2-4-001:185.

CONTROLLING AGENCY :

County of Hawaii, a municipal corporation of the State of Hawaii.

APPLICANT :

Hawaii Island Community Development Corporation (HICDC), a Hawaii Non-Profit
Corporation.

Hawaii Island Adult Care, Inc. (HIAC), a Hawaii Non-Profit Corporation

LEGAL REFERENCE:

Section 171-11, Hawaii Revised Statutes, as amended.

ZONING:

State Land Use District: Urban
County of Hawaii CZO: RM-1.5 (Multiple-Family Residential, 1,500sf min/unit)

TRUST LAND STATUS:

Section 5(b) lands of the Hawaii Admission Act
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: NO

CURRENT USE STATUS:

Governor's Executive Order No. 4224 to County of Hawaii for Elderly and/or Affordable Rental Housing and Related Purposes.

SUBLEASE TERMS & CONDITIONS:

CHARACTER OF USE:

Adult day care and related supportive services for the community at large.

AREA: 1.585 acres, more or less.

TERM: 67 years, commencing February 1, 2018 and expiring on June 29, 2084.

RENT AMOUNT: \$10.00 per annum.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

The Final Environmental Assessment for the subject project was published in the OEQC's Environmental Notice on May 8, 2009 with a finding of no significant impact (FONSI).

DCCA VERIFICATION:

Place of business registration, registered business name and good standing confirmed for the following applicants:

Hawaii Island Community Development Corporation:	YES
Hawaii Island Adult Care, Inc.:	YES

REMARKS:

At its meeting of February 22, 2008, agenda item D-4, the Board approved the set aside of 15.948 acres to the County of Hawaii (COH) for elderly and/or affordable rental housing and related purposes, which resulted in execution of Governor's Executive Order No. 4224 (EO4224) on June 24, 2008.

Since then, the original 15.948 acre parcel has been subdivided into 4 separate parcels identified as parcels 177 (6.376 acres), 184 (6.569 acres), 185 (1.585 acres) & 186 (1.418 acres), known collectively as Mohouli Heights Senior Neighborhood.

At its meeting on December 9, 2016, item D-6, the Board consented to three long-term leases between the COH and:

- Mohouli Senior Phase 1 LLLP for parcel 177;
- Mohouli Senior Phase 2 LLLP for parcel 186; and
- Hawaii Island Community Development Corporation for parcels 184 & 185.

The COH and HICDC are requesting Board consent to a sublease of parcel 185 between HICDC and Hawaii Island Adult Care, Inc. The sublease will provide for the operation of a facility to provide adult day care, health care, nutrition programs and supportive services for elderly residents and residents with disabilities, including residents of rental units located within the Mohouli Heights Senior Neighborhood. The expected completion date of the facility is February 2018.

The sublease is consistent with the limited purposes of EO4224.

RECOMMENDATION:

That the Board:

1. Consent to a sublease between Hawaii Island Community Development Corporation and Hawaii Island Adult Care, Inc., subject to any applicable conditions cited above which are by this reference incorporated herein and further subject to the following:
 - a. Review and approval by the Department of the Attorney General; and
 - b. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

Respectfully Submitted,



Candace Martin
Land Agent

APPROVED FOR SUBMITTAL:

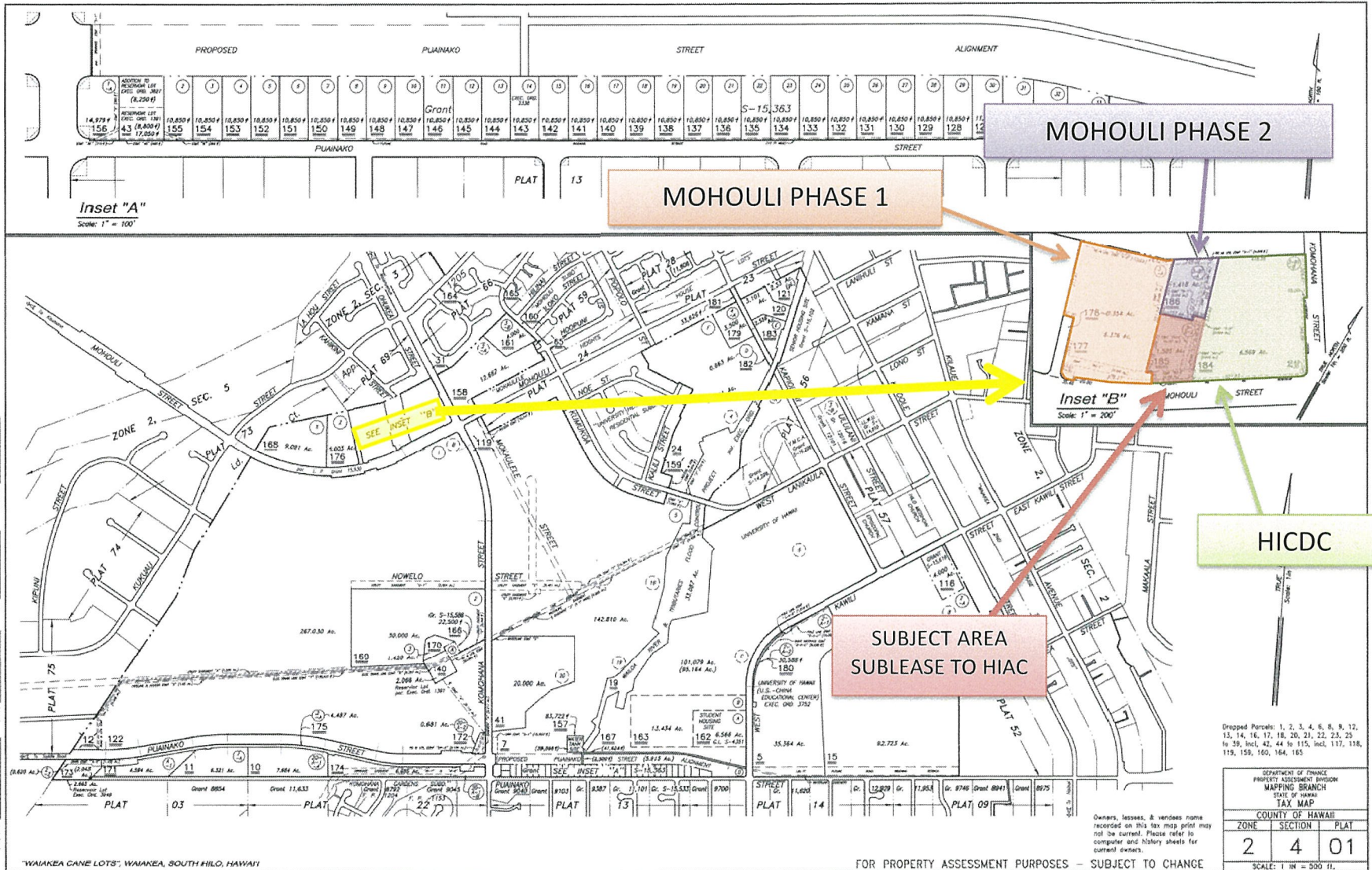


Suzanne D. Case, Chairperson

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EXHIBIT A

2 - 4 - 1 3RD. DIST.



WAIKEAE CANE LOTS; WAIKEAE, SOUTH HILO, HAWAII

FOR PROPERTY ASSESSMENT PURPOSES - SUBJECT TO CHANGE

Owners, lessees, & vendees name recorded on this tax map print may not be current. Please refer to computer and history sheets for current owners.

Dropped Parcels: 1, 2, 3, 4, 6, 8, 9, 12, 13, 14, 16, 17, 18, 20, 21, 22, 23, 25, 26, 28, incl. 42, 44 to 115, incl. 117, 118, 119, 158, 160, 184, 185

COUNTY OF HAWAII		
ZONE	SECTION	PLAT
2	4	01

Scale: 1 IN = 500 FT.