

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

June 24, 2022

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

OAHU

Second Amendment of General Lease No. S-6077 for Temporary Mobile Access to Services and Housing for Housing First Transition Purposes to Extend for Four (4) Years; City and County of Honolulu, Lessee; Sand Island, Honolulu, Oahu, Tax Map Key: (1) 1-5-041: portions of 130 and 334.

APPLICANT:

City and County of Honolulu ("City").

LEGAL REFERENCE:

Section 171-95(a) Hawaii Revised Statutes, as amended.

LOCATION and AREA:

Portion of Government lands situated at Sand Island, Honolulu, Oahu comprising approximately 5.088 acres, as shown on the attached map labeled **Exhibit A**, Tax Map Key: (1) 1-5-041: portions of 130 and 334.

ZONING:

State Land Use District: Urban

City and County of Honolulu CZO: P-2

TRUST LAND STATUS:

Section 5(a) lands of the Hawaii Admission Act, and PL 88-233, i.e. non-ceded and ceded respectively.

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: No

CURRENT USE STATUS:

General Lease No. S-6077 for Temporary Mobile Access to Services and Housing for Housing First Transition Purposes.

TERM:

Seven (7) years commencing on October 1, 2015 and expiring on September 30, 2022.

RENT

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CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

The Final Environmental Assessment for years 4-7 of the subject project was published in the OEQC's Environmental Notice on March 23, 2018 with a finding of no significant impact (FONSI).

In accordance with Hawaii Administrative Rules ("HAR") § 11-200.1-15 and -16 and the Exemption List for the Department of Land and Natural Resources reviewed and concurred on by the Environmental Council on November 10, 2020, the subject request for an extension of lease covering the project site is exempt from the preparation of an environmental assessment pursuant to General Exemption Type 1, Part 1, that states, "Operations, repairs or maintenance of existing structures, facilities, equipment, or topographical features, involving negligible or no expansion or change of use beyond that previously existing," Item 40, that states the "Leases of state land involving negligible or no expansion or change of use beyond that previously existing". The subject request is a de minimis action that will probably have minimal or no significant effect on the environment and should be declared exempt from the preparation of an environmental assessment and the requirements of § 11-200.1-17, HAR, as a de minimis action.

APPLICANT REQUIREMENTS:

None

REMARKS:

At its meeting of September 2014, under agenda item D-4, as amended, the Board approved the issuance of a 3-year lease to the City for the purposes mentioned above exempted the project from an environmental assessment. At the same meeting, the Board also noted that in the event the lease is extended beyond three (3) years, the environmental assessment exemption would no longer be applicable.

In March 2018, the City published the FONSI mentioned above. At its meeting of May 25, 2018, under agenda item D-5, the Board authorized the amendment of the lease by

extending the lease up to September 30, 2022, i.e. an additional term for four (4) years.

By its letter dated June 2, 2022 (**Exhibit B**), the City requested a second amendment of the lease which would further extend the lease term for four (4) additional years until September 30, 2026. The City is not proposing any changes to the use of the subject property. A recent site inspection by Land Division staff indicated the City is in compliance with the terms and conditions of the lease.

The Governor's Coordinator on Homelessness provided his support for the request. Staff did not solicit comments from other agencies on the requested extension as there are no changes to the existing use.

There are no other pertinent issues or concerns, and staff recommends the Board authorize the second amendment as mentioned above.

RECOMMENDATION: That the Board authorize the second amendment of General Lease No. S-6077 to extend of four (4) additional years from October 1, 2022 to September 30, 2026 covering the subject area under the terms and conditions cited above, which are by this reference incorporated herein and further subject to the following:

- A. The standard terms and conditions of the most current direct lease amendment document form, as may be amended from time to time;
- B. Review and approval by the Department of the Attorney General; and
- C. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

Respectfully Submitted,

Barry Cheung

Barry Cheung
District Land Agent

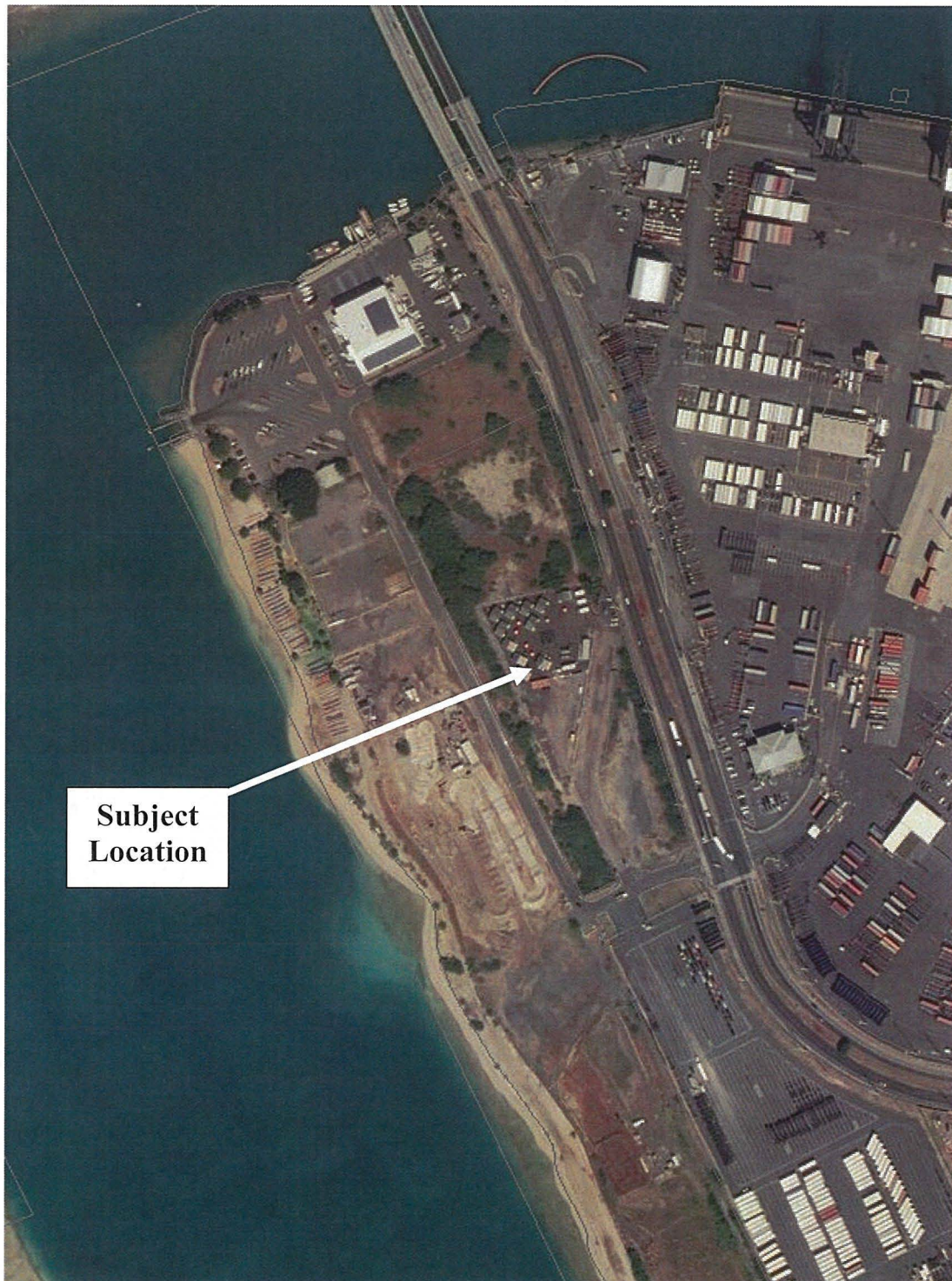
APPROVED FOR SUBMITTAL:

Suzanne D. Case

Suzanne D. Case, Chairperson

KOM

RT



**Subject
Location**

TMK (1) 1-5-041: portions of 130 and 334

EXHIBIT A

DEPARTMENT OF COMMUNITY SERVICES
CITY AND COUNTY OF HONOLULU
925 DILLINGHAM BOULEVARD, SUITE 200 • HONOLULU, HAWAII 96817
PHONE: (808) 768-7762 • FAX: (808) 768-7792
www.honolulu.gov/dcs

RICK BLANGIARDI
MAYOR



ANTON C. KRUCKY
DIRECTOR

AEDWARD LOS BANOS
DEPUTY DIRECTOR

June 3, 2022

Ms. Suzanne D. Case, Chairperson
Board of Land and Natural Resources
State of Hawaii
P.O. Box 621
Honolulu, Hawaii 96809

RECEIVED
LAND DIVISION
2022 JUN -6 PM 1:14
OFFICE OF THE
DIRECTOR OF LAND
AND NATURAL RESOURCES
STATE OF HAWAII

Dear Ms. Case:

SUBJECT: General Lease No. S-6077 between the State of Hawaii and the City and County of Honolulu, Department of Emergency Management, for the Hale Mauiola Navigation Service Center,
Tax Map Key: (1) 1-5-041:130 por. and 334 por.

Request for an Extension of the Lease for Four (4) Additional Years
For the Period October 1, 2022 – September 30, 2026

The City and County of Honolulu ("City") respectfully requests approval by the Board of Land and Natural Resources (BLNR) of the above referenced request to allow the continued use of the subject property for serving unsheltered homeless needing short term stabilization.

The Hale Mauiola Navigation Center is a housing navigation center that provides a full range of services including temporary private housing units to clients while providing social services such as employment assistance, case management support, access to health care resources and options to navigate to permanent housing. The navigation center is designed to be low barrier, allowing couples to remain together and welcomes pets. Since its inception in November 2015, a total of 100 individuals have been provided assistance monthly.

The City proposes no changes to the existing use of the property.

We greatly appreciate BLNR's strong support of this, and other endeavors, to address homelessness on O'ahu, without which our combined efforts would not have garnered the success that we have had.

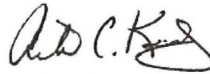
EXHIBIT B

Ms. Suzanne D. Case, Chairperson
Board of Land and Natural Resources
June 3, 2022
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Thank you very much for your consideration of this request. We look forward to your reply and when we may be able to present this request to the BLNR.

Should you have any questions, please call me at (808) 768-7760 or email at anton.krucky@honolulu.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Anton C. Krucky", with a stylized flourish at the end.

Anton C. Krucky
Director

Attachment:
Draft Board Action