

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

October 11, 2024

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

OAHU

Set Aside to the Statewide Office on Homelessness and Housing Solutions for
Kauhale Housing Project Purposes; Issuance of Immediate Management Right-of-
Entry Permit: Waimanalo, Koolaupoko, Oahu; Tax Map Key: (1) 4-1-008:008.

APPLICANT:

Statewide Office on Homelessness and Housing Solutions, established by Act 252, Session
Laws of Hawaii 2022 and administratively attached to the Department of Human Services.

LEGAL REFERENCE:

Sections 171-11 and 55, Hawaii Revised Statutes (HRS), as amended.

LOCATION:

Portion of Government lands situated at Waimanalo, Koolaupoko, Oahu, identified by Tax
Map Key No.: (1) 4-1-008:008 as shown on **Exhibit 1**.

AREA:

10.98 acres, more or less, subject to review and approval by the Department of Accounting
and General Services, Survey Division.

ZONING:

State Land Use District: Agriculture
City and County of Honolulu LUO: AG-1

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:

Occupied by the community as homeless shelter site without approval of the Board of Land and Natural Resources.

SET-ASIDE PURPOSE:

Kauhale Housing Project Purposes.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

Pursuant to the Governor's Proclamation dated January 23, 2023, which has been extended multiple times, with the latest being the Twelfth Proclamation dated August 30, 2024 (collectively, the "Proclamations"), Chapter 343, Hawaii Revised Statutes is suspended to "the extent necessary to expedite the provision of housing for homeless persons, subject to the attached Governor's emergency rules". Copy of the Twelfth Proclamation is attached as **Exhibit 2**.

APPLICANT REQUIREMENTS:

Applicant shall provide survey maps and descriptions according to State DAGS standards.

REMARKS:

Statewide Office on Homelessness and Housing Solutions ("SOHHS"), together with a local 501(c)3 non-profit entity, aio Foundation, is planning to build a community village for homeless individuals and families off Oluolu and Hilu Streets. The proposed project will consist of 32 single units, 18 double room units, 6 family units and 2 units for cancer patients, with a total of 58 dwelling units, shared kitchen and bathroom facilities, a laundry facility and classrooms. See information provided by aio Foundation attached as **Exhibit 3**.

Around March 2020, a local non-profit entity started building dwelling units at the subject location for homeless individuals/families without the authorization of any governmental regulatory agencies and without Board approval.¹ Over the past few years, some non-profit entities engaged in assisting the occupants to obtain proper authorization. Today's request is the outcome of the partnership involved for the project.

¹ Staff reported to the Board on the situation as a part of Department-wide presentation on the challenges homelessness creates in the management of State lands at the Board's meeting of October 23, 2020. The presentation was a non-action item and no staff submittal was prepared for it. However, the presentation can be viewed on YouTube (<https://www.youtube.com/watch?v=nDJMYsMkRKs>) beginning at the 5:23:39 mark, with the discussion on the Waimanalo situation beginning at the 5:34:04 mark. There Land Division explained how the Chairperson's office at the time was endeavoring to work with the proponents of the project instead of treating it as a violation of the public lands statute. See also **Exhibit 4** attached, which is a screenshot from the YouTube recording.

The subject parcel is situated in a flood hazard zone. Pursuant to a topographical study and discussion with aio Foundation and the appropriate authorities from the State and County regarding any development planned in a flood zone, it was determined that a portion of the property was elevated enough to allow the development of this project. The housing units and other supported facilities will be built on the Makapuu side of the parcel and shown with proposed layout on page 3 of Exhibit 3.

aio Foundation has experience in this type of development involving public and private partnership with its development and operation of Kahauiki Village near the airport, a 144-unit community that houses almost 700 adults and children.

The Kahauiki Village area is under a set-aside to the City and County of Honolulu, which in turn issues a lease to aio Foundation for operating the community. The same approach is planned for the subject location where aio Foundation is planning to obtain a lease from SOHHS. Land Division anticipates that a request seeking the Board's consent to the lease issued to aio Foundation by SOHHS will be placed on the Board agenda when more specific terms and conditions of the proposed lease become available.

SOHHS also requested the issuance of an immediate management right-of-entry permit for the planned programs/activities of the overall housing project. The right-of-entry is scheduled to expire upon issuance of the requested executive order. In addition, SOHHS was reminded to meet other statutory requirements that have not been suspended by the above-mentioned Emergency Proclamation in relation to its project described above.

There are no other pertinent issues or concerns. Land Division does not have objection to the subject request.

RECOMMENDATION: That the Board:

1. Authorize the issuance of immediate management right-of-entry permit to the Statewide Office on Homelessness and Housing Solutions 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 right-of-entry permit form as may be amended from time to time;
 - B. Delegate to the Chairperson authority to approve any continuation or renewal of the right of entry for additional one-year periods for good cause shown; and
 - C. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.
2. Subject to Applicant fulfilling the Applicant Requirements above, approve of and

recommend to the Governor the issuance of an executive order setting aside the subject lands to the Statewide Office on Homelessness and Housing Solutions under the terms and conditions cited above, which are by this reference incorporated herein and subject further to the following:

- A. The standard terms and conditions of the most current executive order form, as may be amended from time to time;
- B. Disapproval by the Legislature by two-thirds vote of either the House of Representatives or the Senate or by a majority vote by both in any regular or special session next following the date of the setting aside;
- C. Review and approval by the Department of the Attorney General; and
- D. 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:



Dawn N. S. Chang, Chairperson





TMK (1) 4-1-008:008

OFFICE OF THE GOVERNOR

STATE OF HAWAI'I

ELEVENTH PROCLAMATION RELATING TO HOMELESSNESS

By the authority vested in me as Governor by the Constitution and laws of the State of Hawai'i, in order to provide relief for damages, losses, and suffering, and to protect the health, safety, and welfare of the people, I, Josh Green, M.D., Governor of the State of Hawai'i, hereby determine, designate, and proclaim as follows:

WHEREAS, homelessness is a humanitarian crisis that threatens the health, safety, security, and wellbeing of our community; and

WHEREAS, on January 23, 2023, a Proclamation was issued relating to homelessness that declared an emergency created by homelessness for the people of Hawai'i ("Proclamation"); and

WHEREAS, on January 26, 2023, a second Proclamation was issued relating to homelessness that clarified the terms of the Proclamation; and

WHEREAS, on March 20, 2023, a third Proclamation was issued relating to homelessness that clarified the terms of the Proclamation; and

WHEREAS, on May 19, 2023, a fourth Proclamation was issued relating to homelessness that clarified the terms of the Proclamation and that included Rules Relating to the Construction of Homeless Dwelling Units; and

WHEREAS, on July 18, 2023, a fifth Proclamation was issued related to homelessness that clarified the terms of the Proclamation and that included Rules Relating to the Construction of Homeless Dwelling Units;

WHEREAS, on September 15, 2023, a sixth Proclamation was issued related to homelessness that clarified the terms of the Proclamation and that included Rules Relating to the Construction of Homeless Dwelling Units;

WHEREAS, on November 9, 2023, a seventh Proclamation was issued related to homelessness that clarified the terms of the Proclamation and that included Rules Relating to the Construction of Homeless Dwelling Units;

WHEREAS, on January 8, 2024, an eighth Proclamation was issued related to homelessness that clarified the terms of the Proclamation and that included Rules Relating to the Construction of Homeless Dwelling Units;

WHEREAS, on March 8, 2024, a ninth Proclamation was issued related to homelessness that clarified the terms of the Proclamation and that included Rules Relating to the Construction of Homeless Dwelling Units;

WHEREAS, on May 3, 2024, a tenth Proclamation was issued related to homelessness that clarified the terms of the Proclamation and that included Rules Relating to the Construction of Homeless Dwelling Units ("Emergency Rules"); and

EXHIBIT 2

WHEREAS, based on the tenth Proclamation and the Emergency Rules, the effort to issue development agreements that allow for the construction of homeless dwelling units is underway; and

WHEREAS, more time is needed to continue the construction of homeless dwelling units and to relocate homeless individuals and families to completed dwelling units; and

WHEREAS, the creation of more permanent affordable housing, permanent supportive housing, transitional housing, and shelter space is necessary to protect the health, safety, and welfare, not only for individuals experiencing homelessness, but for all residents of the State, but it must be done in a way that is respectful to our environment, our history, and our *iwi kupuna*.

NOW, THEREFORE, I, Josh Green, M.D., Governor of the State of Hawai'i, hereby determine and proclaim that an emergency contemplated by section 127A-14, Hawaii Revised Statutes (HRS), is continuing in the State of Hawai'i, and in order to promote and protect the public health, safety, and welfare of the people of the State of Hawai'i, and to prepare for and maintain the flexibility to take proactive, preventative, and mitigative measures to minimize the adverse impact that the present emergency may cause on the State, and to work cooperatively and in conjunction with federal and county agencies, do hereby invoke the following measures under the Hawaii Revised Statutes:

I. Suspension of Laws

Section 127A-13(a)(3), HRS, **Additional Powers in an Emergency Period**, to the extent necessary to expedite the acquisition, construction, repair, renovation, and occupancy of housing that is designed exclusively for permanent, temporary, or transitional occupancy by persons experiencing homelessness or at risk of being homeless, and the provision of services to those persons, I hereby suspend the following statutes and regulations:

Section 127A-30, HRS, **Rental or Sale of Essential Commodities During a State of Emergency; Prohibition Against Price Increases**, to prevent the automatic statewide, 96-hour operation of this section, which is unnecessary for this emergency. The invocations and suspensions of section 127A-30, HRS, contained in my July 2, 2024 Twelfth Proclamation Relating to Wildfires are not affected by this Proclamation.

Chapter 6E, HRS, **Historic Preservation** to the extent necessary to expedite the provision of housing for homeless persons, subject to the attached Governor's emergency rules.

Section 37-41, HRS, **Appropriations to Revert to State Treasury; Exceptions**.

Section 37-74(d), HRS, **Program Execution**, except for sections 37-74(d)(2) and 37-74(d)(3), and any such transfers or changes considered to be authorized transfers or changes for purposes of section 34-74(d)(1) for legislative reporting requirements.

Section 40-66, HRS, **Appropriations Lapse When**.

Chapter 46, HRS, **General Provisions**, to the extent prescribed by the counties in order to meet the minimum requirements for health and safety and floodplain management.

Chapter 76, HRS, **Civil Service Law**.

Chapter 89, HRS, **Collective Bargaining in Public Employment**.

Chapter 89C, HRS, **Public Officers and Employees Excluded from Collective Bargaining**.

Section 102-2, HRS, **Contracts for Concessions; Bid Required, Exception**.

Section 103-2, HRS, **General Fund**.

Section 103-53, HRS, **Contracts with the State or Counties; Tax Clearances, Assignments**.

Section 103-55, HRS, **Wages, Hours, and Working Conditions of Employees of Contractors Performing Services**.

Section 103-55.5, HRS, **Wages and Hours of Employees on Public Works Construction Contracts**.

Section 103-55.6, HRS, **Public Works Construction; Apprenticeship Agreement**.

Chapter 103D, HRS, **Hawaii Public Procurement Code**.

Chapter 103F, HRS, **Purchases of Health and Human Services**.

Chapter 104, HRS, **Wages and Hours of Employees on Public Works**.

Sections 105-1 to 105-10, HRS, **Government Motor Vehicles**.

Chapter 171, HRS, **Public Lands**.

Section 183C, HRS, **Conservation District**.

Chapter 205, HRS, **Land Use Commission** except as it applies to conservation district lands and important agricultural lands.

Chapter 205A, HRS, **Coastal Zone Management**.

Chapter 206E, HRS, **Hawaii Community Development Authority**.

Chapter 237, HRS, **General Excise Tax Law**, to the extent that the suspension shall only apply to qualified persons or firms involved with a newly constructed, or a moderately or substantially rehabilitated, project that is developed under this Proclamation for the provision of housing for homeless persons, subject to the attached Governor's emergency rules. The suspension shall apply to the planning, design, financing, construction, sale, or lease in the State of a project that has been certified under the attached Governor's emergency rules. "Moderate rehabilitation" and

“substantial rehabilitation” shall have the same meaning as set forth in section 201H-36(d), HRS.

Sections 302A-1601 through 302A-1608, HRS, **School Impact Fees**.

Chapter 343, HRS, **Environmental Impact Statements** to the extent necessary to expedite the provision of housing for homeless persons, subject to the attached Governor’s emergency rules.

Chapter 346, HRS, **Social Services**.

Section 464-4, HRS, **Public Works**.

Sections 601-1.5, 708-817, 708-818, 708-820(1)(c), 708-830.5(1)(d), 708-840(1)(c) and (d), HRS, to the extent these sections contain provisions for the suspension, tolling, extension, or granting of relief from deadlines, time schedules, or filing requirements in civil, criminal, or administrative matters before the courts of the state or to the extent that these sections contain provisions for criminal penalties that are automatically heightened by reasons of any declared disaster or emergency.

Section 127A-25(c), HRS, rules and orders, to the extent the requirement to publish rules adopted pursuant to chapter 127A, HRS, in a newspaper of general circulation in the State shall be suspended inasmuch as the posting of such rules on the applicable state or county government website or by other means of official announcement as provided by this section brings the rules’ content to the attention of the general public.

Pursuant to section 127A-25, HRS, I hereby adopt the Rules Relating to Construction of Homeless Dwelling Units attached hereto. These rules shall have the force and effect of law.

II. State Cooperation

Pursuant to Section 127A-12(b), HRS, I hereby direct all state agencies and officers to cooperate with and extend services, materials, and facilities as may be required to assist in all efforts to address the objectives of this Proclamation.

III. Severability

If any provision of this Proclamation is rendered or declared illegal for any reason, or shall be invalid or unenforceable, such provision shall be modified or deleted, and the remainder of this Proclamation and the application of such provision to other persons or circumstances shall not be affected thereby but shall be enforced to the greatest extent permitted by applicable law.

IV. Enforcement

No provision of this Proclamation, or any rule or regulation hereunder, shall be construed as authorizing any private right of action to enforce any requirement of this Proclamation, or of any rule or regulation. Unless the Governor, Director of Emergency Management, or their designee issues an express order to a non-judicial public officer, no provision of this Proclamation, or any rule or regulation hereunder, shall be

construed as imposing any ministerial duty upon any non-judicial public officer and shall not bind the officer to any specific course of action or planning in response to the emergency or interfere with the officer's authority to utilize his or her discretion.

I FURTHER DECLARE that the disaster emergency relief period shall commence immediately and continue through August 30, 2024, unless terminated or superseded by separate proclamation, whichever shall occur first.

I FURTHER DECLARE that notwithstanding the termination of this emergency relief period, all contracts and agreements entered into and all procurements started during the emergency relief period shall continue in full force and effect until expiration or termination of the contracts and agreements, and all construction projects commenced during the emergency relief period shall remain covered by the terms of this Proclamation through completion of construction.

I FURTHER DECLARE that this Proclamation or subsequent emergency rules is not intended to create, and does not create, any rights or benefits, whether substantive or procedural, or enforceable at law or in equity, against the State of Hawai'i, the counties of this State, or any State or County agencies, departments, entities, officers, employees, or any other person.

Done at the State Capitol, this 2nd day of July, 2024.



Josh Green, M.D.
Governor of Hawai'i

APPROVED:

Anne E. Lopez

Anne E. Lopez
Attorney General, State of Hawai'i

Rules Relating to
Construction of Homeless Dwelling Units

- §1 Purpose and Authority
- §2 Definitions
- §3 Applicability of Proclamation and Rules
- §4 Project Eligibility
- §5 Project Agreements

§1 Purpose and Authority.

These rules are intended to expedite and apply only to construction of temporary or permanent housing for people experiencing homelessness or who are at risk of homelessness. Quickly creating such spaces is key to reducing unsheltered homelessness.

Projects that propose to house or serve low-income people living in public housing or people experiencing homelessness or who are at risk of homelessness are eligible for coverage under the Eleventh Proclamation Relating to Homelessness issued on July 2, 2024 ("Proclamation") and these rules.

These rules are adopted pursuant to sections 127A-11, 12, 13, and 25, Hawai'i Revised Statutes ("HRS"), to respond to the homelessness emergency declared by the Governor and have the force and effect of law.

§2 Definitions.

"At risk of homelessness" is defined as:

- (a) An individual who is exiting an institutional facility where he or she resided and who resided in an Emergency Shelter or place not meant for human habitation immediately before entering that institution, provided that no subsequent residence has been identified; and the individual or family lacks the resources or support networks, e.g., family, friends, faith-based, or other social networks, needed to obtain other Permanent Housing.
- (b) An individual or family who will imminently lose their primary nighttime residence, provided that: (i) The primary nighttime residence will be lost within 14 days of the date of application for Homeless assistance; (ii) No subsequent residence has been identified; and (iii) The individual or family lacks the resources or support networks, e.g., family, friends, faith-based, or other social networks, needed to obtain other Permanent Housing; or

- (c) Any individual or family who: (i) is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence; (ii) has no other residence; and (iii) lacks the resources or support networks, e.g. family, friends, faith-based, or other social networks, needed to obtain other Permanent Housing.

“Dwelling,” “dwelling unit,” or “unit” means any structure or room, for sale, lease, or rent, that provides shelter. § 356D-1, HRS.

“Emergency Shelter” means a homeless facility designed to provide temporary shelter and appropriate and available services to homeless families or individuals for a specified period of time who are not able to stay in a transitional shelter or reside in a dwelling unit. § 346-361, HRS.

“Homeless” means:

- (1) An individual or family who lacks a fixed, regular, and adequate night-time residence; or
- (2) An individual or family who has a primary night-time residence that is:
 - (A) A supervised publicly or privately operated shelter designed to provide temporary living accommodations;
 - (B) An institution that provides temporary residence for individuals intended to be institutionalized; or
 - (C) A public or private place not designed for or ordinarily used as sleeping accommodations for human beings.

This term does not include any individual imprisoned or otherwise detained under an act of Congress or a state law. § 346-361, HRS.

“Homeless facility” means a development designed to provide shelter for homeless families or individuals pursuant to this part, or to facilitate any other homeless program authorized by this part and may include emergency or transitional shelters. § 346-361, HRS.

“Institutional facility” means a:

- (1) Hospital;
- (2) Convalescent home;

- (3) Nursing home;
- (4) Extended care facility;
- (5) Mental institution;
- (6) Rehabilitation center;
- (7) Health maintenance organization;
- (8) Psychiatric center;
- (9) Intellectual disability center;
- (10) Penal institution; or
- (11) Any other organization whose primary purpose is to provide a physical environment for patients to obtain health care services or at-home care services, except those places where physicians, dentists, veterinarians, osteopaths, podiatrists, or other prescribers who are duly licensed, engage in private practice. HRS § 328C-1.

“Permanent housing” means community-based housing without a designated length of stay. Examples of permanent housing include, but are not limited to, a house or apartment with a month-to-month or annual lease term or home ownership.

“Transitional shelter” means a homeless facility designed to provide temporary shelter and appropriate and available services for a maximum of twenty-four months to homeless families or individuals qualified by the pertinent provider agency or department to stay in the transitional shelter. § 346-361, HRS.

§ 3 Applicability of Proclamation and Rules

These rules shall apply only to those construction projects of temporary or permanent housing for people experiencing homelessness or who are at-risk of homelessness which are certified by the Governor’s Coordinator on Homelessness (“Coordinator”) as having met the requirements for eligibility set forth in these rules (“Certified Projects”).

Certified Projects do not require further state approvals to proceed with the project. Certified Projects will not be subject to the state regulations suspended under the Proclamation.

Certified Projects are still required to seek applicable county approval in the appropriate county where the project is located. The counties may adopt an expedited approval process to support the provision of housing for homeless individuals and families while still ensuring that improvements constructed pursuant to the Proclamation meet life safety standards as defined by the counties.

The Coordinator may also approve the application of the suspension of laws set forth in the Proclamation for projects proposed by state agencies where

the use of the suspended laws shall be for operational functions of the agency or to repair, renovate, or refurbish existing housing for use or occupancy by people experiencing homelessness.

§ 4 Determination of Project Eligibility.

(a) Project proponents seeking to have the terms of the Proclamation apply to their project shall submit to the Coordinator the following documentation:

- (1) Name, address, email address and telephone number of the project proponent and each member of the project team. If the project proponent is a corporation or other legal entity, evidence of the project proponent's status and registration with the Department of Commerce and Consumer Affairs, and the names, address, email address and telephone number of each officer and director of the entity. The name, address, email address, and telephone number of the main point of contact should be identified;
- (2) Proof that the project proponent has site control such as a deed, agreement of sale, long term lease, or other disposition;
- (3) A description of the project proponent's experience or involvement, if any, in the development of housing or projects of similar scope, size, and complexity;
- (4) A description of the project proponent's past or current experience or involvement, if any, in any programs or its provision of services, including other than housing, that would give evidence of the project proponent's ability to manage a project of this type and scope;
- (5) A conceptual site plan showing the general development of the project site including the locations and descriptions of proposed and existing buildings, parking areas, unusual site features, proposed and existing major drainage facilities;
- (6) A development plan including the number of units, maximum occupancy, construction method, and infrastructure needs. The infrastructure needs should include a description of methods of sewage and solid waste disposal and sources of water and other utilities as well as depth and location of any trenches required;
- (7) The proposed funding for the project, including the manner in which the project will be funded during the development and construction of the project, and upon completion of the project and sources of repayment of financing, if applicable. This should include any

proposed grants, donations, loans, bonds, tax credits, or other sources of financial resources;

(8) The project's method of homeless verification (e.g., homeless verification letter or Homeless Management Information System database); and

(9) The project proponent's plan for obtaining community input (e.g., via Neighborhood Board meeting, neighborhood survey, or community meeting).

(b) Expedited reviews in the following areas shall be completed, as set forth herein, to determine whether the project is likely to have an adverse impact on resources and to define any mitigation and monitoring of impacts needed. Once the reviews are complete, the Coordinator may certify the project and the project may proceed to be developed under the Proclamation. The project proponent shall provide the following information to the Coordinator:

(1) Historical review (DLNR SHPD)

- a. TMK of property;
- b. Preliminary site plan;
- c. Proposed construction methodology;
- d. Proposed underground infrastructure;
- e. Any grading or trenching plans;
- f. Information of historic properties on the project site;
- g. Any prior historical or archaeological studies or reports done; and
- h. Photos of the property.

(2) Environmental issues (DOH HEER)

- a. TMK of property;
- b. Whether the dwelling units or restroom facilities will be serviced through a sewer connection or whether an individual wastewater system will be installed;
- c. Whether an NPDES permit will be required. An NPDES permit is required if:
 - i. 1 acre or more of land will be disturbed (e.g. by grading), either on its own or as part of a larger common plan of development that will disturb 1 or more acres of land; or
 - ii. if there will be any construction-related discharge to state waters (e.g., hydrotesting, dewatering); and
- d. Whether an U.S. Army Corps of Engineers Regulatory Program permit is required because there is anticipated to be the discharge of dredged or fill material into waters of the United States.

- (3) Endangered species impacts (DLNR DOFAW)
 - a. TMK of property;
 - b. Any on-site or nearby streams, waterways, or wetlands;
 - c. Any native vegetation on site;
 - d. Any known native fauna on site;
 - e. Vegetation control anticipated to occur as part of construction, including but not limited to tree trimming or cutting, mowing of grassy areas, or removal of native vegetation;
 - f. Any night time construction anticipated, if yes, months during which night time construction will be used;
 - g. Lighting plans; and
 - h. Whether the property is covered by a habitat conservation plan.

- (4) Flood plain management (DLNR Engineering)
 - a. TMK of property; and
 - b. Floodplain management zone.

If potential adverse impacts are identified, the project will be required to address these impacts in accordance with standard State processes for development projects. These processes include, but are not limited to, the review processes set forth in HRS chapters 6E, 322, 342D, 342E, 343, and Hawai'i Administrative Rules chapters 11-53, 11-55, 11-56, 11-62, 13-275, and 13-284.

Notwithstanding the Proclamation, counties may establish their own process or rules for ensuring that a Certified Project meets life safety standards.

§ 5 Project Development Agreements

If, after reviews under section 4 of these rules are complete and the Coordinator finds that the project proponent has submitted the required project information under Section 4(a), the Coordinator may accept the project as qualified under the Proclamation. Upon acceptance, the Coordinator shall enter into a development agreement with the project proponent.

The terms and conditions of the development agreement shall include:

- (a) The purpose of the agreement, which shall include the development of dwelling units for homeless individuals or families;
- (b) A description of the role and responsibilities of the project proponent and other parties to the agreement;
- (c) Any measures required to mitigate any anticipated adverse effects of the project;

(d) A restrictive covenant requiring the property to be used for dwelling units for homeless individuals or families for a minimum of twenty years. Where the project proponent only has a leasehold interest with a remaining term of less than twenty years the restrictive covenant may be for less than twenty years, but in no case shall it be less than fifteen years with the option to extend the restriction to twenty years if the lease term is extended; and

(e) Standard clauses that the Coordinator determines to be required, including, but not limited to, the following:

1. Indemnity
2. Severability
3. Termination; and
4. Assignability.

A memorandum regarding the development agreement will be recorded at the Bureau of Conveyances or Land Court against the fee simple or leasehold interest, as appropriate.

Once an agreement is executed and the memorandum is filed, a project will be considered “certified” under the Proclamation. An annual review of every project is required to verify compliance with the conditions under the Project Agreement.

(f) The fully executed development agreements will be posted on the Coordinator’s or other government website.

June 27, 2024

WAIMANALO COMMUNITY VILLAGE FOR THE HOMELESS

The proposed development of a community village for homeless individuals and families off Oluolu Street and at the end of Hilu Street is envisioned to consist of 58 family dwellings, shared kitchen and bathroom facilities, a laundry facility and classrooms. The dwellings consist of: 32 single units, 18 double room units, 6 family units and 2 units for cancer patients. See Exhibit A.

The developer is aio Foundation, a 501c3 non-profit organization. It intends to build the community and then transfer the property and improvements to a non-profit entity run by Blanche McMillan. It is Aunty Blanche's vision, tenacity and commitment which makes this project work.

The property is owned by the Department of Land and Natural Resources and is identified by TMK# (1)4-1-08-08 consisting of 10.982 acres. The entire property is situated in a flood hazard zone. A topographical study was done and it was determined that a portion of the property was elevated enough to allow the development of this project. See Exhibit B. The determination was made by the developer in consultation with the appropriate authorities with the State of Hawaii and the City & County of Honolulu.

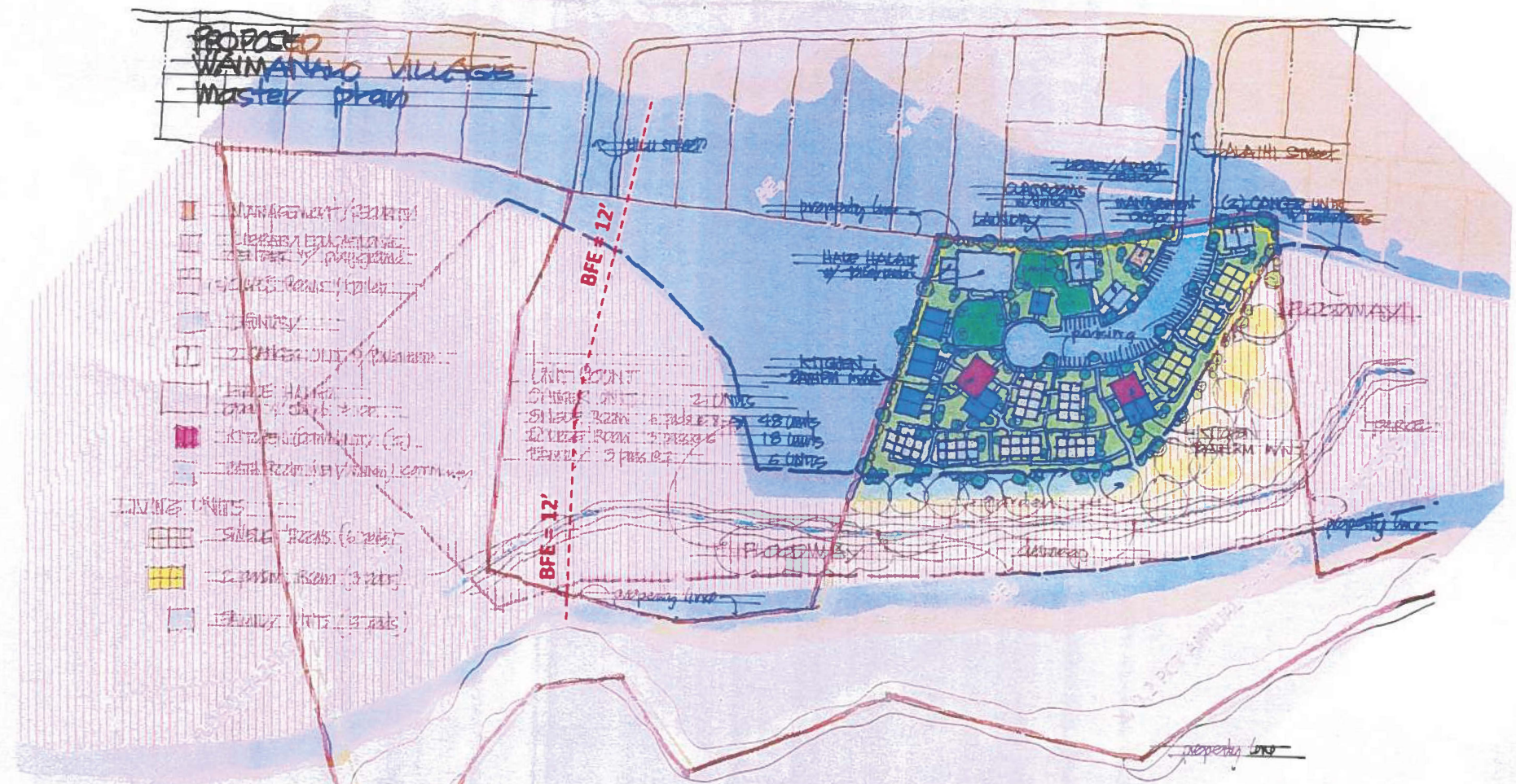
The developer proposes to lease the property from DLNR or the City & County of Honolulu if the property is transferred to them. The aio Foundation has experience in this type of development involving public private partnership with their development and operation of Kahauiki Village, a 144 unit community in Honolulu that currently houses almost 700 adults and children.

The budget for this development is included as Exhibit C.

**PROPOSED
WAIMANALO VILLAGES
Master Plan**

- Management/Security
- Offices/Equipment
- Storage/Equipment
- Garages/Service/Storage
- Utility
- 2-UNIT CONDO (2-UNIT)
- 4-UNIT CONDO (4-UNIT)
- 6-UNIT CONDO (6-UNIT)
- 8-UNIT CONDO (8-UNIT)
- 10-UNIT CONDO (10-UNIT)
- 12-UNIT CONDO (12-UNIT)
- 14-UNIT CONDO (14-UNIT)
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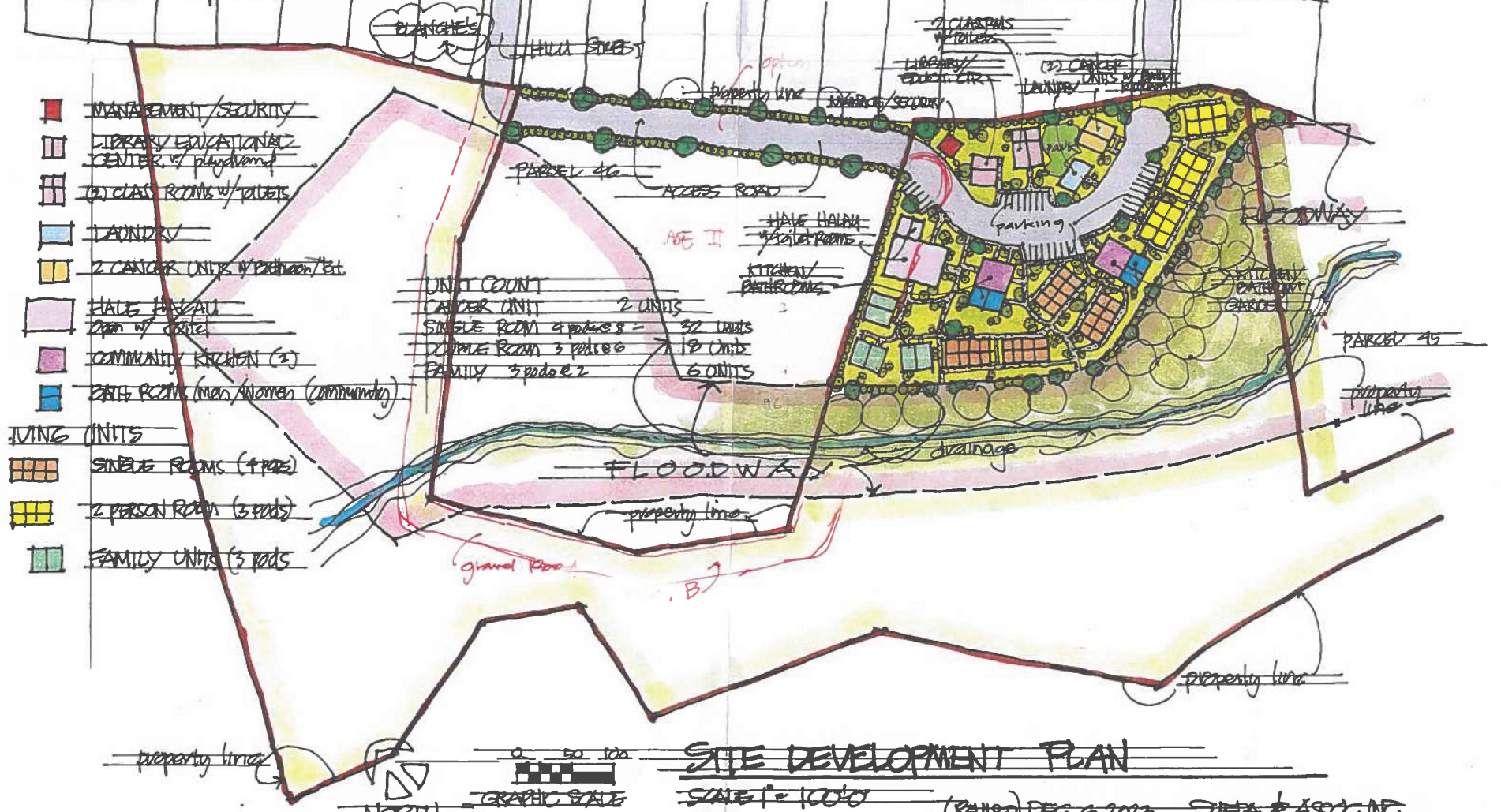
SITE DEVELOPMENT PLAN

Scale: 1" = 100'

Revised: 10/17/2021 SUDA & ASSOC.

EXHIBIT A

PROPOSED WAIMANALO VILLAGE MASTER PLAN



SITE DEVELOPMENT PLAN

SCALE = 1" = 100' (REVISED) DEC. 6, 2023 SURJA & ASSOC. INC.

EXHIBIT B

EXHIBIT C**MCMILLAN WAIMANALO DEVELOPMENT**

	<u>Total Cost</u>	<u>Contractor/Consultant</u>
SITE/CIVIL WORK	\$2,000,000	RMY
RESIDENTIAL STRUCTURES	\$ 850,000	Coastal
CENTRAL KITCHEN & BATHROOM BUILDING:	\$ 250,000	Coastal
CONCRETE SLABS	\$ 250,000	Coastal
PLUMBING - CENTRAL KITCHEN	\$ 100,000	Commercial Plumbing
PLUMBING - CENTRAL BATHROOM	\$ 250,000	Commercial Plumbing
ELECTRICAL	\$ 250,000	TBD
SIGNAGE	\$ 50,000	Alan Low
LANDSCAPING	\$ 100,000	Resort Management
TOTAL CONSTRUCTION COST	<u>\$4,100,000</u>	
KITCHEN FIXTURES AND EQUIPMENT	\$ 250,000	Commercial Plumbing
PROFESSIONAL FEES AND SERVICES	<u>\$ 400,000</u>	Sueda/B&G/WKM
TOTAL ADDITIONAL COSTS	<u>\$ 650,000</u>	
TOTAL COST	<u><u>\$4,750,000</u></u>	

MANAGEMENT CHALLENGES-LAND DIVISION

- Waimanalo example
 - Unauthorized encampment on unencumbered land. Numerous Issues to resolve:
 - Flood zone impact on NFIP
 - DOH Wastewater NOV to DLNR
 - Use inconsistent with State/County zoning
 - No compliance with Chapter 343, HRS
 - If violation continues will need to bring before board for resolution.

