


March 13, 2019

MEMO TO: Members of the Affordable Housing Committee

F R O M: Tasha Kama, Chair   
Affordable Housing Committee

SUBJECT: **COUNTY-OWNED PARCEL ON NORTH PAPA AVENUE (KAHULUI)**  
(AH-8)

On March 7, 2019, I attended a meeting at the State Capitol along with the Affordable Housing Committee Legislative Analyst. The purpose of the meeting was to discuss proposed plans relating to the County-owned parcel located at North Papa Avenue in Kahului, Maui, Hawaii, comprising approximately 8.804 acres, and identified for real property tax purposes as tax map key (2) 3-8-007-117:0000. There were many stakeholders in attendance at the meeting including the following:

- Mayor Victorino, members of the Mayor's office, Department of Housing and Human Concerns, and Department of the Corporation Counsel
- Scott Morishige, the Governor's Coordinator on Homelessness
- Craig Hirai, Executive Director, Hawaii Housing Finance and Development Corporation (HHFDC)
- Senator Gilbert Keith-Agaran
- Representative Troy Hashimoto
- Representative Justin Woodson
- Representative Kyle Yamashita

This item was previously heard in the Housing, Human Services, and Transportation Committee, 2017-2018 Council term, and materials related to the item are available in Granicus. The Department of the Corporation Counsel was asked how the lease agreement could be terminated and how structures could be removed because of their poor and uninhabitable condition.

In a response memo dated June 12, 2018, the Department of the Corporation Counsel opined that based on the terms of the lease, the County would have grounds to terminate the lease due to failure of performance of the terms and conditions of the Lease and abandonment of the premises. If the County chooses to elect the "abandoned use"

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condition, it must provide UHMC with 90 days' notice of the intent to terminate on that condition.

Points of discussion in the March 7<sup>th</sup> meeting included developing an Ohana Zones Project on the County-owned parcel related to this Committee item. The State Homeless Coordinator shared information about various funding options, including Ohana Zones Funding. An "Ohana Zone" is defined in Act 209 (SLH 2018) as "a place: (1) That has a program to address basic needs of individuals experiencing homelessness; and (2) Where wrap-around services, social and health care services, transportation, and other services may be offered with the goals of alleviating poverty and transitioning individuals experiencing homelessness into affordable housing." The Ohana Zones pilot program was established to provide temporary housing and services to homeless individuals and families based on principles similar to the Housing First program. The funds allocated to the County need to be encumbered by June 30, 2019 or the funds will lapse.

On December 14, 2018, the Governor issued a Proclamation in response to the affordable housing and homelessness crisis pursuant to Sections 127A-12 and 127A-13, Hawaii Revised Statutes. These state statutes suspend, as allowed by law, certain statutes to the extent necessary for the purposes of establishing long-term housing, temporary shelter, and services to divert persons who are homeless from frequent utilization of the healthcare and criminal justice systems; and to facilitate contracting for these programs, housing, shelter, and services; provided that housing and shelter units made available under the Proclamation be safe, sanitary, and suitable for human habitation. The Governor issued a Supplementary Proclamation on February 12, 2019 extending the emergency relief period until April 13, 2019.

Providing affordable housing to the people of Maui County is a priority. Resolution 19-5 passed by the Maui County Council on January 2, 2019 tasked the Affordable Housing Committee to consider and make recommendations on the following items:

- Affordable or residential workforce housing programs, including expedited approvals of housing projects pursuant to Chapter 20IH, Hawaii Revised Statutes, or any successor statute, and related district boundary amendments.

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- Amendments to the Residential Workforce Housing Policy and other affordable housing ordinances.
- Homeless programs and related matters.
- Proposals for increasing the availability or affordability of housing.
- Operations and performance audits of the Department of Housing and Human Concerns, Housing Division, including the operational oversight of any grants it administers.

I look forward to working in collaboration with the members of this Committee, the Council, and the Mayor and his administration on fulfilling these tasks and bringing more affordable housing to people of Maui County.

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