

COUNTY OWNED PARCEL (AH-8) UH MAUI DORMS

Affordable Housing Committee

Wednesday, March 13, 2019

1:30 pm

Departments

- Dept. of Management - Sandy Baz, Managing Director
- Office of the Mayor - Saumalu Mataafa, Executive Assistant
- Dept. of Planning – Jordan Hart, Deputy Director
- Dept. of Public Works – Rowena Dagdag-Andaya, Deputy Director
- Dept. of Housing & Human Concerns – Linda Munsell, Assistant Housing Administrator

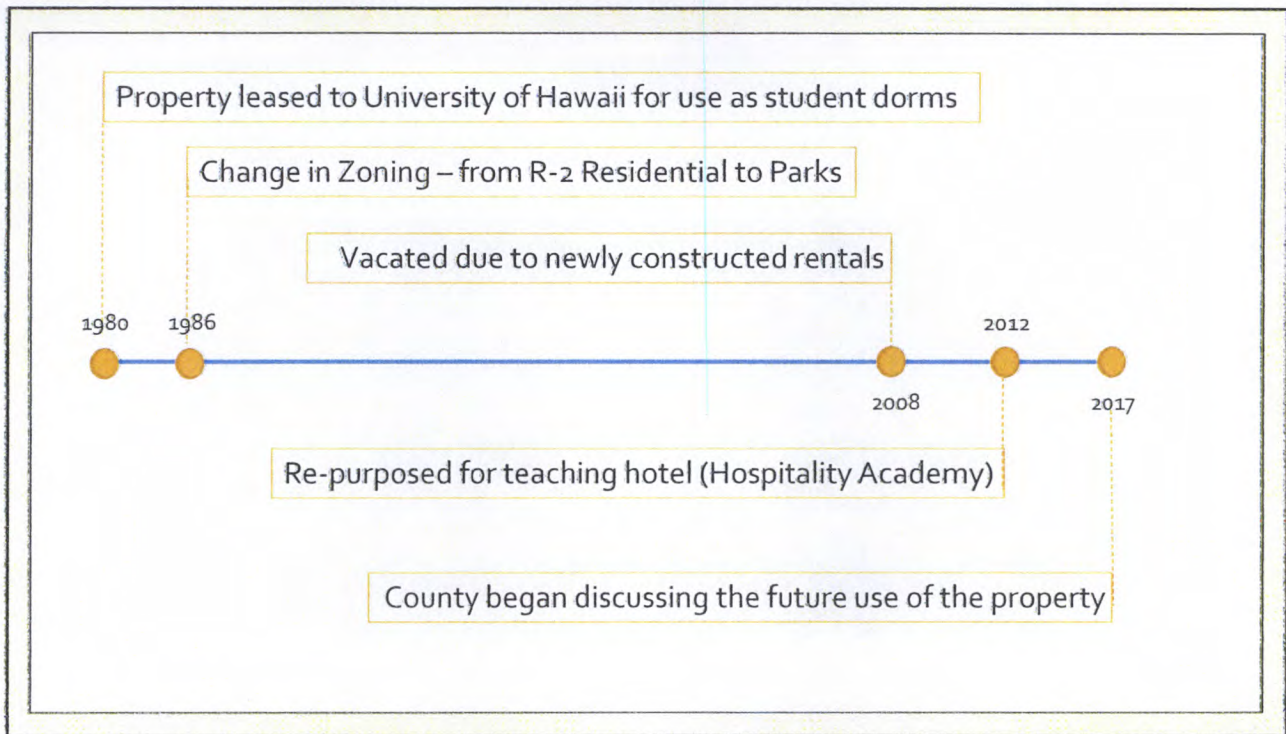
RECEIVED AT AH MEETING ON 3/13/19

Governor's Proclamation

- Declared an emergency for the purposes of establishing housing and shelter resources for homeless populations.
- Initially issued on December 14, 2018, set to expire on April 13, 2019
- Grants exemptions for the following:
 - Chapter 6E, HRS, Historic Preservation
 - Chapter 46, HRS, and county permitting, licensing, zoning, variance, etc.
 - Chapter 103D, HRS, Hawaii public procurement code
 - Chapter 205, HRS, Land Use Commission
 - Chapter 205A, HRS, Coastal zone management
 - Chapter 343, HRS, Environmental Impact Statements

Ohana Zone

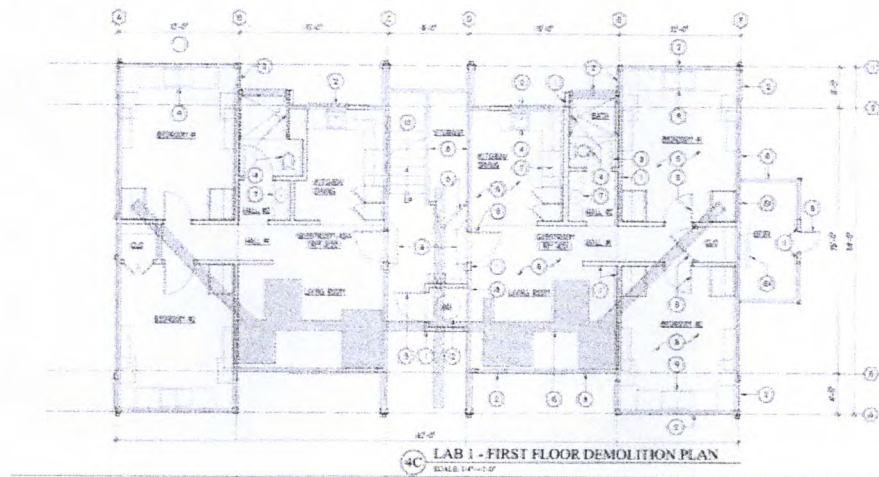
- 3 year pilot program
- An ohana zone means a place:
 - That can provide individuals experiencing homelessness with basic needs, incl. food, shelter, restrooms, showers, and other hygiene needs;
 - Where wrap-around services, social health care, transportation, and other similar services are offered with the goal of alleviating intergenerational poverty and transitioning individuals experiencing homelessness into affordable housing.
- State legislature noted that some homeless encampments have embodied the ethics of "ohana" and have the capacity to improve the lives of those experiencing homelessness.



History

- Located on the corner of Wahinepio and Kaahumanu Avenue
- Built in 1981
- Consists of:
 - 3 residential buildings
 - 1 multipurpose building containing laundry, mail room and recreation hall
 - 17 parking stalls

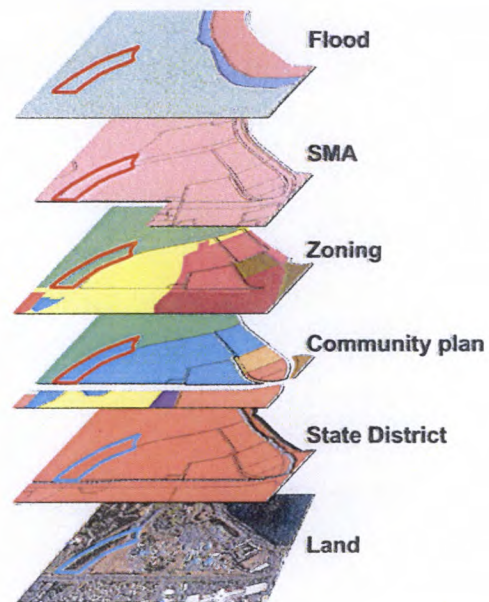
Residential Unit Floor Plan



Present



Land Use



Land Use

- State Land Use
 - Urban
- Community Plan
 - Public: Quasi-Public
- Zoning
 - Park
- SMA
 - In the SMA
- Inundation / Flood / Tsunami
 - Not in those zones

Phase I

- Renovate the Existing Buildings
 - Results in twelve (12), two bedroom units suitable for families
- Community building
 - Wrap around services
 - Laundry & other amenities
- Focus is on homeless families

Phase II

- Planning and Entitlements
 - Concurrent with Phase I
 - EA/SMA
 - Zoning and Community Plan Amendments
 - Consistent with planned use
 - After the fact permits
- Planning for additional buildings – increase density

What We Need From Council

- We may need Council approval to enter into an MOU
- Depending on funding, we may request funding to kick start the planning
- Requesting Council initiate a change in zoning & community plan amendment

Mahalo

Questions?