

**Application for Housing
Development Pursuant to
Section 201H-38, Hawaii
Revised Statutes**

**PROPOSED LANAI AFFORDABLE
HOUSING PROJECT
(TMK (2)4-9-002:058(POR.))**

Prepared for:

**County of Maui,
Department of Housing and Human Concerns**

January 2010


MUNEKIYO HIRAGA, INC.

EXHIBIT "5"

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Development Pursuant to
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1. PREFACE

Preface

The County of Maui, Department of Housing and Human Concerns (DHHC) proposes the development of the Lanai Affordable Housing project on approximately 73 acres of a 115-acre parcel identified as TMK (2) 4-9-002:058. The proposed housing project will consist of approximately 239 single-family 5,000 square foot residential lots on 29.15 acres and 173 multi-family units on 14.48 acres of multi-family designated areas with a proposed density of 12 units/acre. The project will also include two (2) park sites consisting of 2.83 acres and 2.08 acres and a 4.94-acre public/quasi-public site for a future community center and 4.0-acre detention pond. Approximately 15.52 acres will be for street right-of-way. The estimated total unit count, combining single-family and multi-family units, is 412 units.

The proposed project is being processed in accordance with Section 201H-38, Hawaii Revised Statutes (HRS). Section 201H-38, HRS promotes the delivery of affordable housing by allowing the exemption of endorsed projects from:

... all statutes, ordinances, charter provisions, and rules of any governmental agency relating to planning, zoning, construction standards for subdivisions, development and improvement of land and the construction of units thereon.

A key component of the Section 201H-38, HRS application is the Final Environmental Assessment (EA) which was prepared pursuant to Chapter 343, HRS, and Chapter 200 of Title 11, Administrative Rules, Environmental Impact Statement Rules. The EA documents the project's technical characteristics and environmental impacts, and advances findings and conclusions relative to the significance of the project.

In addition to serving as the primary technical document for a Section 201H-38, HRS application to the Maui County Council, the EA will also serve as the technical support document for a petition of district boundary amendment which will be filed with the State Land Use Commission (SLUC).

Input received on the preliminary Section 201H-38, HRS application has been included in the Final Section 201H-38, HRS application which is submitted to the Maui County Council for review and consideration. The Final Section 201H-38, HRS application includes the list of exemptions, as well as the Final EA.

2. FINAL ENVIRONMENTAL ASSESSMENT

I. PROJECT OVERVIEW