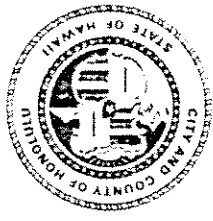


DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 5TH FLOOR
HONOLULU, HAWAII 96813
PHONE: 523-4427



May 3, 1989

MIKE N. SCARFONE
DIRECTOR
HIRAM K. KAMAKA
DEPUTY DIRECTOR

FRANK F. FASI
MAYOR

Dear

Subject: Kuakini Housing Project

Thank you very much for sharing your concerns about the proposed Kuakini Housing Project in your letter dated April 21, 1989.

The first two questions in your letter are addressed in the attached question and answer sheet which was available at the Liliha-Kapalama Neighborhood Board meeting on May 2.

In response to your other questions, the design of the project is proposed to be a 6-unit, 3-story apartment building. Each unit will have 2 bedrooms.

At the present time, it is intended that the building be situated lengthwise on the property. Design considerations for fencing have not yet been determined but a fence surrounding the property will be provided.

Thank you again for your written comments.

Sincerely,

MICHAEL N. SCARFONE
DIRECTOR

MNS:11

Attachment

KUAKINI STREET RESIDENCE
QUESTIONS AND ANSWERS

Q. WILL THE KUAKINI STREET RESIDENCE POSE ANY PROBLEMS FOR THE
NEIGHBORHOOD AND ITS RESIDENTS?

A. No out of the ordinary problems are expected to occur. The Kuakini Street residence will provide short rental housing for at least five abused spouses and their children and is the last step before they go on to find a permanent home, a job and a life of their own. Before coming to the residence, the clients have spent at least 60 days at an emergency shelter. Emotional or physical confrontations are most likely to occur at the emergency shelter. By the time the clients move into the housing units at the Kuakini Street residence, they will have gone through the counseling and support program provided at the emergency shelter. The clients who will live at the Kuakini Street residence are at a point of emotional stability in their separation from the relationship. Staying at the residence gives them needed time to find a permanent place to live, learn skills, get a job and become self-sufficient. The Kuakini Street residence will be operated no differently from any other apartment complex. A resident manager will oversee the apartment building and CFS will provide support services as needed.

Q. HOW WAS THE PROPERTY FOR THE RESIDENCE CHOSEN AND HOW WAS IT PROVIDED TO CHILD AND FAMILY SERVICES FOR ITS USE?

A. The property is a City owned parcel which was intended at one time to be used to extend Alaneo Street and is currently vacant.

In June, 1988, the City, through the Department of Housing and Community Development (DHCD) advertised for proposals for the development of a special needs housing project on the property. The team of Pacific Housing Assistance Corporation and CFS was the only respondent to the request for proposals. DHCD evaluated the proposal and determined it to be feasible to implement, subject to the approval of the City Council. Preparation of an environmental assessment and meetings with the Neighborhood Board are among the activities which are being undertaken prior to requesting City Council approval.

Q. WHAT TYPE OF FACILITY WILL TAKE ITS PLACE SHOULD THE FUNDING OF THE PROGRAM STOP?

A. Should the funding of the proposed program stop, the City will use the facility for another affordable housing program.

A. It is anticipated that property values in the area will not be adversely affected by the proposed project. Previous special needs projects in other areas have not shown to adversely affect property values in their areas.

Q. WHAT WILL HAPPEN TO PROPERTY VALUES IN THE AREA?

A. The City can use its powers under Chapter 201E, Hawaii Revised Statutes, to exempt an affordable housing project, such as the Kuakini Street residence, from zoning requirements.

CODES?

Q. HOW CAN THE CITY JUSTIFY PUTTING UP A 6-UNIT BUILDING ON THE PROPERTY WHEN RESIDENTS THEMSELVES MUST COMPLY WITH BUILDING

A. Public agencies and elected officials representing the neighborhood, including Representative Michael Liu and Councilmember Gary Gill, received letters requesting comments to include in an environmental assessment. These comments provide information about utilities, traffic, schools, etc. and assist the City in evaluating the feasibility of a project. Meetings with the Neighborhood Board, community groups and affected residents were planned after all comments were received and evaluated.

PROPOSED FACILITY FROM A FEW CONCERNED PEOPLE?

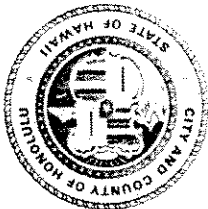
Q. WHY DID THE RESIDENTS OF THE AREA GET INFORMATION ABOUT THIS

Q. WILL THERE BE INCREASED TRAFFIC ON KUAKINI STREET?

A. Most of the residents of the project will be using the bus for transportation. However, since there will be only 6 units in the dwelling, the effect of this project on traffic would be minimal.

OFFICE OF THE MAYOR
CITY AND COUNTY OF HONOLULU

HONOLULU, HAWAII 96813 • AREA CODE 808 • 523-4141



July 5, 1989

FRANK F. FASI
MAYOR

Mr. Curtis Won, Chair and
Members

Liliha-Kapalama Neighborhood

Board No. 14

c/o Liliha Library

1515 Liliha Street

Honolulu, Hawaii 96817

Dear Chair Won and Members:

Subject: Distribution of Special Needs Housing Projects
Among Neighborhoods on Oahu

This is in response to the request, made at the June 6, 1989 meeting of the Liliha-Kapalama Neighborhood Board No. 14, that my Administration examine whether or not other neighborhoods on Oahu have their "share" of special needs housing relative to the number of such projects located within the Kalihi, Palama, Nuuanu and Liliha neighborhoods.

Special needs housing projects, as defined by the City, are for persons for whom social problems or physical or mental handicaps impair their ability to live independently; and for whom such ability can be improved by more suitable housing conditions. The attached Table A lists, by Neighborhood Board area, all special needs housing projects on Oahu, completed as well as under development, which have been developed with government assistance.

As indicated on Table A, there are a total of 38 projects existing or under development in various Neighborhood Board areas throughout the island. Of these projects, one is located in Kalihi Valley, three in Kalihi-Palama, one in Liliha/Kapalama, and two in the Nuuanu-Punchbowl Neighborhood Board area. This confirms that: (1) special needs housing projects are well-distributed among the majority of Oahu's neighborhoods; and (2) the Nuuanu-Punchbowl, Kalihi-Palama and Liliha-Kapalama and Kalihi Valley Neighborhood Boards do not have an inordinate share of Oahu's publicly-assisted special needs housing projects relative to other Neighborhood Boards.

Because residents of Kalihi, Kalihi-Palama, Liliha and Nuuanu have also expressed concerns about the number of private care homes operating in these communities, research regarding the location of such homes was also conducted. State data show the following distribution of private care homes among their respective Neighborhood Board areas:

<u>Neighborhood Board Area</u>	<u>No. of Care Homes</u>
Nuuanu/Punchbowl N.B. 13	0
Liliha/Kapalama N.B. 14	6
Kalihi/Palama N.B. 15	42
Kalihi Valley N.B. 16	76

As these data indicate, the Kalihi Valley and Kalihi-Palama Neighborhood Board areas contain a large number of privately operated care homes, while the Nuuanu/Punchbowl and Liliha-Kapalama Neighborhood Boards do not.

While the data regarding the location of private care homes, combined with the aforementioned information on publicly-assisted special needs housing projects tend to support the concerns raised by the Kalihi-Palama and Kalihi Valley Neighborhood Boards, there is no apparent statistical basis for the Liliha-Palama and Nuuanu-Punchbowl Neighborhood Boards' position that their communities have borne a disproportionate share of Oahu's special needs housing projects.

Warm personal regards.

Sincerely,

FRANK F. FASI

FFF:bt

Attachment

Bcc: Honorable Donna Mercado Kim
Honorable Gary Gill
Representative Mike Liu

TABLE A

Special Needs Housing Projects
by Neighborhood Board Location

Neighborhood Board	Project	Clients
Hawaii Kai N.B. 1	Kamehame Group Home	Persons with mental retardation.
Kaimuki N.B. 4	19th Avenue Group Home	Persons with mental retardation.
	Mahina Avenue Group Home	Persons with mental retardation.
	6th Avenue Intermediate Care Facility (ICF)	Persons with mental retardation.
McCu11y/Mo111111	Fern Street Group Home	Persons with mental retardation.
	Phillip Street	Elderly
Makiki/Lower Punchbow1/Tantalus N.B. 10	Dominis Street ICF	Persons with mental retardation.
	Independent/Emancipation Training Apartment I	Homeless youth.
	Independent Living/Emancipation Training Apartment II	Homeless youth.
Nuuanu/Punchbow1 N.B. 12	Lusitana Street Group Home	Persons with mental retardation.
	Lusitana ICF	Persons with mental retardation.
Downtown N.B. 13	Edwin Thomas Home	Homeless families.
	Quinn Lane Shelter	Homeless families.
L111ha/Kapalama N.B. 14	Kunawai Lane Group Home	Elderly
Kal11hi/Palama N.B. 15	Research Center of Hawaii Group Home	Persons with mental retardation.
	Institute for Human Services	Urban homeless.
	Kokea Street Shelter	Homeless families.

Neighborhood Board	Project	Clients
Kalihi Valley N.B. 16	Shelter for Abused Spouses and Children	Abused spouses and children.
Atiamanu/Salt Lake/ Foster Village N.B. 18	ARCH Site A	Persons with mental retardation.
Aiea N.B. 20	Halawa Group Home	Persons with mental retardation.
Pearl City N.B. 21	Research Center of Hawaii Group Home	Persons with mental retardation.
Pearl City N.B. 21	The Duplex	Chronically mentally ill.
Waipahu N.B. 22	Home No Na Kuli	Persons with mental retardation.
Ewa N.B. 23	Shelter for Abused Spouses and Children	Abused spouses and children.
Waianae Coast N.B. 24	Ewa Elderly	Elderly
Waianae Coast N.B. 24	ARCH Site B	Persons with mental retardation.
ARCH Site C	ARCH Site C	Persons with mental retardation.
ARCH Site C	ARCH Site C	Persons with mental retardation.
Mauiiand	Ohana Oia O Kahumana	Homeless families.
Waiahua N.B. 26	Waiahua Group Home	Persons with mental retardation.
Waiahua Complex	Persons with mental retardation.	Persons with mental retardation.
North Shore N.B. 27	Helemano Plantation	Persons with mental retardation.
Home by the Sea	Homeless youth.	Homeless youth.
Youth Crisis Shelter	Homeless youth.	Homeless youth.

Neighborhood Board

North Shore N.B. 27
(continued)

Koolauloa N.B. 28

Kailua N.B. 31

Project

Independent Living Skills
Program

Kahuku Rental Housing

Kailua Group Home

Clients

Homeless youth.

Displaced families.

Persons with mental
retardation.

HANDOUT DISTRIBUTED TO NEIGHBORHOOD BOARDS AND
MINUTES OF THE MAY 2, 1989 MEETING OF THE
LILIHIA KAPALAMA NEIGHBORHOOD BOARD NO. 14
AND OF THE MAY 17, MEETING OF THE KALIHU
PALAMA NEIGHBORHOOD BOARD NO. 15

A. No out of the ordinary problems are expected to occur. The Kuakini Street residence will provide short rental housing for at least five abused spouses and their children and is the last step before they go on to find a permanent home, a job and a life of their own. Before coming to the residence, the clients have spent at least 60 days at an emergency shelter. Emotional or physical confrontations are most likely to occur at the emergency shelter. By the time the clients move into the housing units at the Kuakini Street residence, they will have gone through the counselling and support program provided at the emergency shelter. The clients who will live at the Kuakini Street residence are at a point of emotional stability in their separation from the relationship. Staying at the residence gives them needed time to find a permanent place to live, learn skills, get a job and become self-sufficient. The Kuakini Street residence will be operated no differently from any other apartment complex. A resident manager will oversee the apartment building and CFS will provide support services as needed.

NEIGHBORHOOD AND ITS RESIDENTS?

Q.

KUAKINI STREET RESIDENCE
QUESTIONS AND ANSWERS

IN RESPONSE TO SOME OF THE COMMENTS
RECEIVED FROM CONCERNED NEIGHBORS
AND TO CLARIFY THE SPECIFIC PROJECT
PROPOSAL, THE DEPT. OF HOUSING &
COMMUNITY DEVELOPMENT DISTRIBUTED
THIS QUESTION AND ANSWER SHEET
AT THE LILIHUA AND KALIHU PALAMA
NEIGHBORHOOD BOARD
MEETINGS.

Q. HOW WAS THE PROPERTY FOR THE RESIDENCE CHOSEN AND HOW WAS IT PROVIDED TO CHILD AND FAMILY SERVICES FOR ITS USE?

A. The property is a City owned parcel which was intended at one time to be used to extend Alaneo Street and is currently vacant.

In June, 1988, the City, through the Department of Housing and Community Development (DHCD) advertised for proposals for the development of a special needs housing project on the property. The team of Pacific Housing Assistance Corporation and CFS was the only respondent to the request for proposals. DHCD evaluated the proposal and determined it to be feasible to implement, subject to the approval of the City Council. Preparation of an environmental assessment and meetings with the Neighborhood Board are among the activities which are being undertaken prior to requesting City Council approval.

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Q. WHAT WILL HAPPEN TO PROPERTY VALUES IN THE AREA?

A. The City can use its powers under Chapter 201E, Hawaii Revised Statutes, to exempt an affordable housing project, such as the Kuakini Street residence, from zoning requirements.

CODES?

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A. Public agencies and elected officials representing the neighborhood, including Representative Michael Liu and Councilmember Gary Gill, received letters requesting comments to include in an environmental assessment. These comments provide information about utilities, traffic, schools, etc. and assist the City in evaluating the feasibility of a project. Meetings with the Neighborhood Board, community groups and affected residents were planned after all comments were received and evaluated.

Q. WHY DID THE RESIDENTS OF THE AREA GET INFORMATION ABOUT THIS PROPOSED FACILITY FROM A FEW CONCERNED PEOPLE?

Q. WILL THERE BE INCREASED TRAFFIC ON KUAKINI STREET?

A. Most of the residents of the project will be using the bus for transportation. However, since there will be only 6 units in the dwelling, the effect of this project on traffic would be minimal.

PROJECT FACT SHEET
(As of 5/2/89)

KUAKINI STREET RESIDENCE

PROJECT TITLE

SITE DATA

Geographic Area: 1.111ha

Tax Map Key: 1-7-40: 41

Land Area: 6,778 Square Feet

Owner: City and County of Honolulu

Census Tract: 49

LAND USE DATA

Development Plan: Residential

Zoning: R-3.5 - Single Family Residential

Existing Land Use: Vacant

Surrounding Land Uses: Single Family Dwellings

DEVELOPMENT POTENTIAL

Access: Kuakini Street

Infrastructure: Adequate; relocation of sewer line

Unit Configuration: Six (6) 2-bedroom units

(estimated at 100 square feet)

Kuafact/akeep

KUAKINI PROJECT



MINUTES OF THE REGULAR MEETING

MAY 2, 1989

LILIIHA PUBLIC LIBRARY

CALL TO ORDER: Chair Suzanne Chun called the meeting to order at 7:00 p.m. A quorum was reached at 7:06 p.m.

MEMBERS PRESENT: Chairman Alu Wong (Late) Clinton Basler (Late), Kent Bennett, Suzanne Chun, Wilda Levenenz (Late), Barbara J. Souza, Curtis K. S. Won, Glennard Fong, Lowell Kaanehe.

MEMBERS ABSENT: Barbara Tam Ching (excused).

GUESTS: See attached list.

INTRODUCTION OF GUESTS: Chair Chun invited the guests to introduce themselves.

COMMUNITY CONCERNS/ISSUES:

A. Honolulu Police Department (HPD) - Lt. Nelson Lam and Officer Jake Au Sing reported and responded to the following community concerns:

1. DUIs (Driving Under the Influence) - HPD is actively monitoring DUIs and arrests are being made.

2. Graffiti paint-over campaign - HPD is sponsoring "Graffiti Busting, a Kalihl Community Effort". Community support, manpower, paint, painting equipment and funds are all welcome to help clean up the graffiti in the Liliiha, Kapalama, and Kalihl areas. Sgt. Roger Kort at 943-3138 is HPD's contact person.

B. Honolulu Fire Department (HFD) - James Aea reported that residents can get their blood pressure checked for free at the Fire Department.

Chair Chun thanked HPD and HFD for their participation in the meeting.

At 7:06 p.m. Basler, Alu Wong and Levenenz arrived. A quorum is now present.

APPROVAL OF THE APRIL 4, 1989 MEETING MINUTES: Kaanehe moved and won seconded that the minutes be approved as circulated. The motion carried unanimously.

TREASURER'S REPORT: Won read the following report for the month of April 1989:

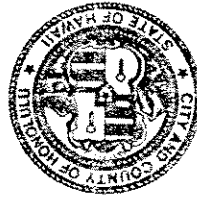
Account: Operating Funds Central Publicity Funds

Previous Balance \$363.00

\$1,195.00

LILIIHA/KAPALAMA NEIGHBORHOOD BOARD NO. 14

c/o LILIIHA LIBRARY
1515 LILIIHA STREET
HONOLULU, HAWAII 96817



Current Expenses	\$ 58.75	-0-
Balance	\$304.25	\$1,195.00

There being no objection, the report will be filed subject to audit.

ELECTED OFFICIALS:

A. Representative Michael Liu - Representative Liu made the following report:

1. State rebate - Each person, including dependents, will receive a \$125 rebate.

2. Contra-flow - Pending an Environmental Impact Statement approval, \$250,000 is approved for this project. The total cost will be approximately two million tax payer dollars, and should be completed by 1991.

Kaanehe extended his thanks and gratitude to Liu for his stance on the Governor's pay raise and State spending.

B. Councilmember Gary Gill - Councilmember Gill made the following report:

1. City Budget - 90% of the Neighborhood Board's Capital Improvement Project (CIP) requests are retained in the City budget.

— Three new positions may be established:

1. Child care coordinator
2. Bicycle transportation coordinator
3. Recycling coordinator

C. Mayor's Office - Chair Chun reported for the Mayor's Representative that a record 91,000 ballots were returned for this year's Neighborhood Board election.

D. Representative Rod Tam - Representative Tam made the following report:

1. Education Budget - The budget has been increased by approximately 5.6%, only \$2.4 million more than last year. This increase will assure provisions for about the same kind of education we are currently providing with some innovative improvements. Over the next two years, the following will be provided:

- a. \$10.3 million financial management system
- b. \$3.9 million for 133 core learning teachers to teach the basics
- c. \$2.2 million for microcomputers for classrooms
- d. \$35 per student will assist school/community based management
- e. \$4.2 million to assist schools that need special help
- f. 503 temporary positions will be permanent and a conversion of other temporary positions

Future needs that still need to be addressed are:

- Funds to prevent violence and vandalism in the schools
- Funds to extend the school day for students who need help
- Funds for library assistants
- \$10 million cut will probably mean a 60% reduction for renovation of bathrooms, showers, locker facilities, and science classrooms
- Utility funding for next year was cut from \$1 million to \$200,000.

2. Vandalism and Violence in schools - Tam expressed a strong desire to work with the Neighborhood Boards to conquer the violence and vandalism problem in our schools.

PRESENTATIONS:

A. Academy of the Pacific's (AOP) plans to construct a student assembly hall - Business manager Dave Lerp, and architect Dan Klein made the following presentation and responded to community concerns:

AOP, located at 913 Alewa Drive, proposes to build an assembly hall that will have a seating capacity of 300 people. At the present time there is no place on the campus where the entire student body and faculty can gather under cover. Consequently, events involving the entire school community, e.g. May Day/Founder's Day, the Annual Awards Ceremony, and Graduation are held out-of-doors while drama presentations and talent programs are held off campus at other facilities. There are no plans to hold any additional school activities or hold any sport events in the hall. This facility will be more than adequate for its 145 student body. There are no plans to expand student enrollment nor does the school intend to build any more structures.

The hall will prevent rain from hampering school activities and save students from walking down to St. Francis Hospital or the Community Church of Honolulu where other meetings are held.

There have not been any complaints about noise problems in the past. The building will be constructed so that any noise will rise and not interfere with the abutting neighbors below the property line.

Construction is proposed to begin in June 1990 with the majority completed by September 1990 leaving only the finishing work (carpentry, plumbing, and electrical) to be done. All electrical work will be redone as current wiring is very old. No drainage problems are anticipated.

AOP is required by the Department of Land Utilization to get a Site Plan Review, which includes formal review by all City agencies, a formal presentation to the Neighborhood Board (which was done tonight) and if the Director of Department of Land Utilization determines that a public hearing is necessary, one will be held.

Chair Chun thanked AOP representatives for their presentation.

B. Proposed transitional housing project for abused spouses and their children at Alaneo and Kuakini Streets - Director Kathy Dashiell, Conflict Management

Program, Neighborhood Justice Center; Director Mike Scarfone, City's Department of Housing and Community Development (DHCD); Director Marvin Awa, Pacific Housing Assistance Corporation; Wendy Mow-Taira, representative from Child and Family Service, made the following presentation and responded to community concerns:

The proposed three-story, six-unit apartment building will be all two-bedroom, one bath units. The units will be rented to carefully screened abused mothers and their children. One unit will be rented to a resident manager. Homes such as this in addition to providing housing, offer a support group for its clients. This is only for transition residents, until the client can find permanent housing. The maximum stay for a family is 18 months at the existing crisis shelter at an unidentified location. This transitional housing project would give women more time to find affordable housing.

This site has been selected for this special needs housing project since it is a city owned parcel, accessible to public transportation, schools, medical facilities, grocery stores and employment. The City Council has approved a waiver for these special needs projects in general, from zoning requirements. Although there is no island-wide master plan, approximately 15 other special needs homes are proposed on other city-owned parcels in various locations on Oahu.

Residents' concerns:

- The Liliha/Kapalama/Kalihi area has been saturated with special needs houses.
- There was concern expressed regarding the density (i.e. maximum occupancy); potential violence erupting from the dwelling and future use of the building.
- When city, state and or federal funds are depleted, the maintenance on the facility will decline and become an eye sore.
- Children are currently using a path through the lot to get to school. These children are trespassing. If there is no access through this lot, children will have to walk down Lanakila Avenue, where there are no sidewalks.
- This may set a precedent for rezoning the area.

According to Ken Akamine, the Kalihi-Palama Neighborhood Board No. 15 is opposed to the project.

A special needs housing person stated that it is easy for "Mr. & Mrs." to sit in their own homes and past judgement and treat "us" as outcasts. "Mr. & Mrs." need to understand and have some compassion. It takes a tremendous amount of courage for a mother to leave the father of her children and go out on her own, alone with her children. Not everyone is eligible for this very rigid program. A person has to make a commitment to make their life work to be involved.

Chair Chun stated that the Board will continue to work with the Department of Housing and Community Development (DHCD) as this project is only in its

Infancy stage. She requested the DHCD, keep the Neighborhood Board and its residents informed as more concrete plans are developed.

Chair Chun thanked the participants for their informative presentation and the residents for their candid remarks and constructive criticism. She also asked residents to sign the attendance sheet so that they would be informed of future meetings regarding this project.

UNFINISHED BUSINESS:

A. Kuakini Medical Center (KMC) update - Garret Kawamura reported the following:

The City Council had eleven stipulations for KMC at the public hearing some of which are: eliminating the noise generated by vehicles in the existing parking building; the response time has been increased for automobile alarms, owners are asked to either turn off or desensitize their alarm systems; the proposed traffic mitigation will include KMC replacing all loss of on-street parking on Kuakini Street; Kaluhikakai Lane will not be used as a permanent ingress - egress; residents will be allowed to use KMC parking during non-peak hours; storage lanes will be created to facilitate left and right turns into KMC without holding up traffic Diamond Head or Ewa bound along Kuakini Street.

The City wants to be sure that KMC complies with all the stipulations. Any deviation will require City Council's approval. Preliminary plans will be submitted to the Department of Land Utilization. Any portion of the five year plan can be revoked at any time. Also, KMC will be required to inform the Neighborhood Board of its plans prior to each phase of the KMC expansion.

The Board took no position on this matter.

Chair Chun thanked Kawamura for his update.

B. Fall and Like-like Highways Contra-Flow Proposal - Basler moved and Souza seconded that the Board oppose the State's proposal to have contra-flow lanes on the Fall and Like-like Highways. The motion carried unanimously.

Several members of the Board indicated that the proposal did not adequately address the bottleneck problems associated with each highway.

Chair Chun will write to the State Department of Transportation, City Department of Transportation Services, the Legislature and Governor and City Council advising them of the Board's position.

C. Surplus State Funds - The consensus of the Board was that their motion on the State's surplus funds was premature as not enough facts and public input was available for them to make a conclusive decision. If it had been appropriate, they would have entertained rescinding the motion.

NEW BUSINESS:

A. Kuakini Street Special Needs Housing Project - The consensus of the Board was to defer action until more concrete plans are available.

ANNOUNCEMENTS:

A. Chair Chun presented each Board member and neighborhood assistant with a lei and thanked Neighborhood Assistants Laurie Tam and Carolyn Walther, and all the participants for an extremely productive year for the Lilha - Kapalama Neighborhood Board No. 14.

B. The first Board meeting for the newly elected members will be on June 6, 1989, 7:00 p.m. at the Lilha Library meeting room.

ADJOURNMENT: There being no objection, Chair Chun adjourned the meeting at 9:02 p.m.

Submitted by,

Suzanne N. J. Chun
Chair

Carolyn Walther
Neighborhood Assistant

DATE: Thursday, May 2, 1989

DATE: Thursday May 2, 1989

NAME (PLEASE PRINT)	NAME (PLEASE PRINT)
DAVID KLEIN	G. Oak
DAVE LERPS	T. Hyoung, Thia
Ken Akamine	Phyllis Ellen Soble
Susan Morrison	MARNIN ANJAP
Dorothy Douthett	Mike Liu
Jennyang Joo Hwa	MASACHI OSHIRO
Frank Shimizu	HATSUKO OSHIRO
Mrs KAZUYOSHI KIDANI	Quadr. Chairman
Maryrose McClelland	Ch. Budy L. Hall
Irene Fujimoto	LYCEL T. H
Laure Kaidanomon	EMMA T. M
Roger C. Chang	Gill, Gary
Kenetha Kawakami	SUSAN TAUM
James AEA	Bernadette Young
M/M Kawata Tsuji	Alba Thompson
M/M Morris Umeno	Alicia Kumink
Jane T. Chang	Ueda Yoko
Gareth Kawamura	Steven Clark
Nelson Lam	J. Brunfer
DAVE Paul Sindy	Kenji Shimoda

L. Hinshaw
 Robert Choy
 Peter Soong
 Edna S. Hege 144
 Elaine Thomkins 142
 Alice Paet resident
 Lei Kearnost 20



KALIHU-PALAMA NEIGHBORHOOD BOARD NO. 15

c/o NEIGHBORHOOD COMMISSION • CITY HALL, ROOM 400 • HONOLULU, HAWAII 96813

MINUTES OF REGULAR MEETING
MAY 17, 1989
HONOLULU COMMUNITY COLLEGE

CALL TO ORDER: Chair Gard Kealoha called the meeting to order at 7:12 p.m. with a quorum present.

MEMBERS PRESENT: Ken Akamine, Brickwood M. Galuteria, Rob Santiago, Gard Kealoha, David F. Kong, Margarita T. Rivera, Maria-Violetta M. Becera, Fernie S. Nicholas, Wendy Pollitt, Eugene M. Cachola, Victor Mon.

MEMBERS ABSENT: Kenneth S. Haina, Grace Marcos, Ignacio Bautista, Jonathan Michael Faulk, Jesse Floirendo, Juan Sablan Borja (excused), Winona Kualoha Nihoa, Jerry Ranton Jr.

GUESTS: Alan Horoschak (Keel Lagoon Ad Hoc Citizens Committee), Maryrose McClelland (Kalihui Valley Neighborhood Board), Irene Fujimoto, Lt. Nelson Lum (HPD), Sgt. Mark Ross (HPD), Sonia Iugnao (Councilmember Donna Mercado Kim's Office), Loreta Fukuda (Mayor's Representative), Mike Scartone (Dept. of Housing and Community Development), David Parsons (State Dept. of Transportation, Harbors Division), Rosemary Lumpahan (Neighborhood Commission Office Staff).

APPROVAL OF FEBRUARY 15, 1989 MEETING MINUTES AND MARCH 15 APRIL 19, 1989 MEMORANDUMS FOR THE RECORD:

The meeting minutes and the memorandums for the record were approved as circulated.

COMMUNITY CONCERNS:

Honolulu Police Department - Lt. Lam reported the following:

There were 24 Driving Under the Influence arrests for the past week. Police are enforcing truancy stops, the graffiti program, and pedestrian violations due to four pedestrian fatalities in Kalihi since the beginning of the year. Police are also working on cars illegally parked on Richard Street.

May 15th to May 19th is "Police Week". The public is invited to an open house at the Police Training Academy in Waipahu on Saturday, May 20th, 9:00 a.m. to 3:30 p.m.

Questions, answers, and concerns followed:

-- Parking on a red curb zone is not a violation unless the vehicle is too near a driveway or a fire hydrant.

-- It was requested that Officer Ieighton Kaonohi's "No Hope In Dope" program be presented at a future Board meeting.



--- Akamine, Crime Prevention Chair, stated for the record, that he was pleased with police enforcements in the downtown area for addressing the problems of drug dealers and homosexuals.

--- The police departments High Visibility Patrol program has alleviated some of the "gang" fights.

Mon moved and Akamine seconded that a Resolution by the Board be written, Whereas, the Police Department has been supportive of the Kalihi/Palama Neighborhood Board and since they have been efficiently servicing and contributing to the Kalihi/Palama area making it a better place to live in, Be it resolved that May 20th to 27th be declared Police Week for the Kalihi/Palama Neighborhood Board and that a copy of this Resolution be sent to the Chief of Police. The motion passed unanimously.

Honolulu Fire Department - A fire department representative reported that there was a recent two story structure fire on Merkle Street. The fire was under control in 25 minutes and extinguished in 90 minutes.

May is High Blood Pressure Awareness month and free blood pressure checks are given by the fire department between 9:00 a.m. and 8:00 p.m., Monday through Sunday. Fire Chief Frank Kalooanohano received a national award for the successful program.

Akamine moved that a similar Resolution like the police department's be written to the fire department. The motion failed for lack of a second.

Keahi Lagoon Update - David Parsons reported the following:
The State Department of Transportation, Harbors Division, has selected a consultant to start the cleanup effort in the harbor. In less than 18 months, the cleanup project will begin and requests for proposals for the development of the triangle and the lagoon marina will be advertised. Designs of the water facilities have begun and will be done in two phases. The water areas and landings will be done in the first phase by the State DOT Harbors Division and the complex building may be done by a private industry.

Questions, answers, and comments followed:

--- People will be prohibited to live in houseboats near the new marine facilities along the edge of the marina. Parsons was unsure whether people will be allowed to live in the mooring areas of the lagoon. People with permits to live in Keahi's small boat harbor will be permitted to remain.

--- Chair Kealoa stated that he felt the Vietnamese fishing in our waters can be very destructive to the economic development of Hawaii's fishermen. He hoped the Board will be taking up this subject in its future meetings.

Santiago moved and was seconded by Akamine that a Resolution be written by the Board commending David Parsons for his contributions to the Board and for his perfect attendance. The motion passed unanimously.

Board member Maria Violetta Secera arrived at 7:31 p.m. during the presentation by David Parsons.

Other Residents' Concerns:

1. Contra-flow on Likelike and Pali Highways - Maryrose McClelland, Chair of Kalihu Valley Neighborhood Board, and Irene Fujimoto, Kalihu Community Council, made the following comments:

Pali and Likelike highway residents that are against contra-flow asked the Legislature to delete all the funds for the proposal from the State budget. The construction money was deleted however, planning and design money has been left intact.

There was a proposal that all four communities affected by this (Kaliua, Kaneohe, Nuuanu, and Kalihi) needed to concur before planning and design money could be released. The budget proposal went to the appropriate legislative committees and the proposal that regarded the four communities to concur was deleted. In its place, another proposal was inserted, which stated that providing that a special fund appropriation to O'ahu highways and services, no funds for the Pali and Likelike Highway contra-flow lanes shall be expended until the State Department of Transportation prepares an Environmental Impact Statement.

McClelland noted that the agreement excluded community input because of the deletion of the first proposal. Some of the communities concerns are, 1) School Street/Likelike Highway bottle neck problem will not be addressed; 2) traffic will back up if there is an accident in the Kaneohe bound lane because the plans call for only one lane into Kaneohe; and 3) if traffic backs up on Likelike, emergency vehicles will have a difficult time trying to get through.

According to McClelland, she felt that the State should address the bottle neck problems first before considering contra-flow. She noted that the windward residents should not have to be accommodated just to save them six minutes of travelling time.

Comments followed:

- Sonia Laguna, Councilmember Donna Mercado Kim's staff, indicated that the State and the City agreed to look into the bottle neck problem.
- Mayor's Representative Loretta Fuwada pointed out that the City Department of Transportation Services had suggestions for an overpass near the bottle neck problem.
- McClelland affirmed that as soon as construction funds are obtained, construction will possibly take place by mid 1990.

-- Board member Politt asked that this item be placed on the next agenda.

Because she was not feeling well, Board member Maria Violetta Becerra left the meeting at 8:05 p.m.

2. Relocation of the State Library - Akamine announced a hearing will take place on May 24th, 7:00 p.m., Mckinley High School Auditorium.

OLD BUSINESS:

Height Limitation for Aloha Motors Convention Center - A concern was expressed by Chair Kealoa regarding the proposed height of 500 feet (maximum height limitation is 350 feet) for the convention center. Kealoa indicated that a decision does not have to be taken at this meeting regarding the proposed development of the center however, he felt that the viewplane of the Koolau Mountain Range would be disturbed with the construction of the center.

Alkaine moved and was seconded by Rivera that the height limitations be maintained at its present regulations.

Kong declared that he would need more information from an Environmental Impact Statement and to see a example of how the viewplane would be affected before he could make a decision.

The motion failed to pass, 8-1-1. Nay - Kong. Abstain - Mon.

NEW BUSINESS:

1. Limited County Home Rule Resolution - This Resolution was drawn up by the Kailua Neighborhood Board which was attached to the Boards April 19th. Memorandum for the Record.

Kong pointed out that the city should have a lot more say in expenditures and revenues.

Mon moved and was seconded by Nicholas to support the Kailua Neighborhood Boards Home Rule Resolution. The motion failed to pass, 9-1-0. Nay - Kealoa.

Board member Victor Mon left the meeting at 8:20 p.m. A quorum was not present at this time.

2. Spouse Abuse Center on Kuakini Street - Director Mike Scaroni, City Department of Housing and Community Development; Marvin Aways, Pacific Housing Assistance Corporation; and Wendy Mow-Taira, Director of Child and Family Service made the following presentation:

A proposed three-story, six-unit apartment building, is being proposed for abused women and their children. Cost for development of the project is estimated at \$630,000. The apartments will be 680 feet, two bedrooms and one bath units. On sight parking will be provided for nine vehicles.

There will be one unit for the resident manager. The resident manager will be a trained person and will also provide support for the women. There will be an area for children to play.

This is only for transitional women and is temporary. The maximum stay for a family is 18 months. After a careful screening process, eligibility is determined. Construction cannot take place unless the City Council approves the project.

Questions, answers, and comments followed:

--- Kong disclosed that he had no opposition to the project and feels it is a necessary endeavor. He suggested that residents that live near the area should be on the planning committee of the Spouse Abuse Project.

--- Akamine stated that he attended the last meeting of the Iliha/Kapalama Neighborhood Board and the residents' main concern was the worry of husbands or boyfriends who may be dangerous and pose a threat to the community. He insisted that the safety of the surrounding residents cannot be guaranteed. Akamine questioned Scarfone as to why he did not inform the Board of Iliha's concerns.

--- Chair Kealoha noted that a guarantee on any program cannot be expected. He stated that Kalihi/Palama should be known as a caring place with caring people.

--- Rivera agreed with Kealoha however, the concerns need to be addressed.

Since there was no quorum, Chair Kealoha suggested that those in favor of the project, send letters to the City Council.

COMMITTEE REPORTS:

1. Honolulu International Airport Master Plan - Kong reported that along with the expansion of the airport, the overseas terminal will be completed, inter-island facilities will be improved, and inter transportation will be provided in the airport. The three phases of plans will be from 1987 - 1990, 1990 - 1995, and 1996 - 2005. Passenger demand will rise to 73 percent.

ANNOUNCEMENTS:

1. Loretta Fukuda announced that the amendment to the Real Property Tax Law has increased exemption from \$20,000 to \$40,000. The senior citizen exemption must be filed by December 31, 1989.
2. Camping permits for the Memorial Day weekend are now being issued first come, first served at all the satellite City Halls.
3. Politt asked that the relocation of the State Library be placed on the next agenda.
4. Rep. Romy Cachola announced that he will send a copy of the Capital Improvement Project items to the Board.
5. Akamine gave his appreciation to outgoing Board members for their participation with the Kalihi/Palama Neighborhood Board.

ADJOURNMENT: The meeting was adjourned at 9:21 p.m.

Submitted by,

Gard Kealoha
Chair

Rosemary Limpahan
Neighborhood Assistant



Board of Directors

PRESIDENT
J. N. Musio

VICE PRESIDENT
Betty Hirozawa

SECRETARY
Bruce Barnes

TREASURER
Peter Moynahan

ASSISTANT TREASURER
Frederick Izumi

John Barkai

Margaret Bennett

Carol Case

David Chandler

Diane Chung

Meredith Chung

Frank Chung

Diana Dericks

Jack Durham

Guy Fujimura

Edwin Futa

Kobert Grantman

David Helela

Arvina Howell-Livingston

Harold A. Ilim-Dampor

Philip Kimicuit

Doreen Leana

Peter Lewis

Frank T. Luakwood

Bruce Mc Ewan

Jeffrey Metrose

Harvey Mizutai

Pat Schneck

Barbara Sunderland

KAREN TVEJERBERG FOR

Leana Chung

LiLiha Neighborhood Board
DHCD Presentation
LiLiha Library
May 2, 1989

GROUP MEMORY

The Neighborhood Board scheduled 60 minutes of its agenda for a presentation by the Department of Housing & Community Development (DHCD) regarding a proposal to build a 6-unit apartment house on city owned property on Kuakini Street. The apartment would be operated by Child & Family Services (CFS) as transitional housing for abused spouses and children. The building would be built by Pacific Housing Assistance Corporation (PHAC), a non-profit development organization.

A presentation describing the project was made by Michael Scarfone, Director of DHCD, Marvin Awaya of PHAC and Wendy Mow-Taira of CFS, following which persons present asked questions and made comments regarding the project. This part of the meeting was facilitated by Kathleen Dashiell, of the Conflict Management Program of the Neighborhood Justice Center.

The participants' questions, comments, and responses are set forth below and attached hereto is a copy of question & answer package distributed by DHCD at the beginning of the presentation.

Presentation by DHCD, CFS & PHAC:

The project will be build on a city owned lot on Kuakini Street - the property had been purchased by the Department of Public Works for a road extension which use is not longer being considered.

The proposal is by Child and Family Services plus a nonprofit organization (PHAC), the city would not operate the project or build the building.

"Special needs" housing, such as this proposal for abused spouses and children, has a high priority for the City and County.

The apartment will have a resident manager

An Environmental Assessment is being done

Presentation by DHCD, CFS & PHAC [cont.]

- DHCD will return to the Neighborhood Board in 2-3 months, after it has collected further information gained from comments made regarding the Environmental Assessment
- The building will be operated by Child & Family Services
- The proposal is for a three-story apartment building with 6 units - units will be 2 bedroom.
- Nine parking spaces will be provided, on-site, in front of the building.
- Ten feet set-backs will be maintained around the property
- The developer is trying to have the building not look like an institution
- It will be used as a short term residence (up to 18 months) for abused spouses and their children - there will be 5 units plus 1 for resident manager
- Will not have people in immediate crisis with spouse abuse - they will only move to apartment after things have begun to be resolved

Questions and Comments:

- Q: What other sites were considered?
A: Because the city is trying to use city-owned land in order to save money for special needs housing projects, other sites were not considered - other "special needs" uses were considered for this specific site.
- Q: Why in Kaihihi-Palama area, where there are already so many projects? Is there a master plan for special needs housing?
A: The city is looking for sites for special needs housing in all areas. Believe this shelter may be safer than others.
- Q: Kids presently using trail on property to get to school. This use would be prevented if apartment built.
A: (By neighbor) Kids are trespassing.

Questions and Comments [Cont']:

- C: One problem for people in Kalihini-Palama is that the convenience of the neighborhood draws special needs housing and other special uses.
- Concerned that there will be danger to children and community.
- Q: Is the apartment for both adults and children?
A: Yes, some residents may have children and some may not.
- Q: Maximum number of occupants in building?
A: [There was not a specific answer to this at the time of the meeting.]
- C: The City needs to understand that Kalihini-Palama has highest rate of special needs housing and uses.
- C: There is a proposed state Dispersal Review Committee for group homes: maybe the city should use it as it develops special needs housing, so as not to over concentrate such uses in one or two neighborhoods.
- Q: Should project stop being run as transitional housing, who will take over?
A: The City would request proposals to operate another special/needs use in the building.
- C: Concerned over both the proposed use plus the possibility of some unknown future use.
- Q: When funds run out, a project has problems with upkeep and the neighborhood suffers the consequences.
A: The operational budget, including maintenance, is supposed to be paid for by the rental income from the project.
- Q: Where will the money come from to back up project?
A: As part of its proposal to the City Council, DHCD will plan for funds to run the project.
- C: Cannot bank on Federal Funds continuing to be available to support the project.
- C: The Kalihini-Palama Neighborhood Board opposes the proposal because the City cannot guarantee the safety of surrounding residents.

Questions and Comments [Cont]:

- Q/C: What effect will the project have on immediate areas? Zoning? Will it allow higher density in area? Concern is that it will.
- A: Special needs housing occurs with special waiver of zoning requirements and does not mean that higher zoning will be permitted in surrounding area.
- A: Each project needs specific council approval
- Concern: higher density on this parcel may result in zoning variances on surrounding property
- Concern: the property fronts an elementary school; interaction between apartment children and children in the school may be negative
- Concern: Fire safety, emergency vehicle access, that is why didn't the city use the parcel for road widening behind Kuakini Street?
- Q: Will the residents have Temporary Restraining Orders against their abusive spouses?
- A: Some will - it may not be necessary in all cases
- Q: Where are other transitional homes for abused spouses located?
- A: There aren't any other transitional homes on the island
- C: Neighbors opposing shelter, should take care of themselves first.
- Q: If more transitional housing is built, where will it be located?
- A: In all different areas - this includes all special needs housing.
- C: A master plan for placing special needs housing is needed.
- C: [DHCD] Use of city owned parcels to provide special needs housing is going on in various neighborhoods.
- C: Would you rather have criminals later on help children now.

Questions and Comments [Cont]:

- C: People in the Shelter for Abused Spouses really need the help that will be provided by transitional housing. The residents will be screened prior to gaining residence.
- Q/C: Why not distribute in other areas, not just in Kalihl-Palama?
- C: Feel community is too institutionalized.
- C: Kalihl-Palama has been receptive to needed projects, other communities must help too.

Exhibit "A" - Agenda:

- Agenda
- Welcome; Introduction of Facilitator
 - Description of project
 - Questions and answers
 - Conclusion

KUAKINI STREET RESIDENCE
QUESTIONS AND ANSWERS

Q. WILL THE KUAKINI STREET RESIDENCE POSE ANY PROBLEMS FOR THE
NEIGHBORHOOD AND ITS RESIDENTS?

A. No out of the ordinary problems are expected to occur.

The Kuakini Street residence will provide short rental housing for at least five abused spouses and their children and is the last step before they go on to find a permanent home, a job and a life of their own. Before coming to the residence, the clients have spent at least 60 days at an emergency shelter.

Emotional or physical confrontations are most likely to occur at the emergency shelter. By the time the clients move into the housing units at the Kuakini Street residence, they will have gone through the counseling and support program provided at the emergency shelter.

The clients who will live at the Kuakini Street residence are at a point of emotional stability in their separation from the relationship. Staying at the residence gives them needed time to find a permanent place to live, learn skills, get a job and become self-sufficient.

The Kuakini Street residence will be operated no differently from any other apartment complex. A resident manager will oversee the apartment building and CFS will provide support services as needed.

Q. HOW WAS THE PROPERTY FOR THE RESIDENCE CHOSEN AND HOW WAS IT PROVIDED TO CHILD AND FAMILY SERVICES FOR ITS USE?

A. The property is a City owned parcel which was intended at one time to be used to extend Alaneo Street and is currently vacant.

In June, 1988, the City, through the Department of Housing and Community Development (DHCD) advertised for proposals for the development of a special needs housing project on the property.

The team of Pacific Housing Assistance Corporation and CFS was the only respondent to the request for proposals. DHCD

evaluated the proposal and determined it to be feasible to implement, subject to the approval of the City Council.

Preparation of an environmental assessment and meetings with the Neighborhood Board are among the activities which are being undertaken prior to requesting City Council approval.

Q. WHAT TYPE OF FACILITY WILL TAKE ITS PLACE SHOULD THE FUNDING OF THE PROGRAM STOP?

A. Should the funding of the proposed program stop, the City will use the facility for another affordable housing program.

It is anticipated that property values in the area will not be adversely affected by the proposed project. Previous special needs projects in other areas have not shown to adversely affect property values in their areas.

Q. WHAT WILL HAPPEN TO PROPERTY VALUES IN THE AREA?

A. The City can use its powers under Chapter 201E, Hawaii Revised Statutes, to exempt an affordable housing project, such as the Kuakini Street residence, from zoning requirements.

CODES?

Q. HOW CAN THE CITY JUSTIFY PUTTING UP A 6-UNIT BUILDING ON THE PROPERTY WHEN RESIDENTS THEMSELVES MUST COMPLY WITH BUILDING

A. Public agencies and elected officials representing the neighborhood, including Representative Michael Liu and Councilmember Gary Gill, received letters requesting comments to include in an environmental assessment. These comments provide information about utilities, traffic, schools, etc. and assist the City in evaluating the feasibility of a project. Meetings with the Neighborhood Board, community groups and affected residents were planned after all comments were received and evaluated.

Q. WHY DID THE RESIDENTS OF THE AREA GET INFORMATION ABOUT THIS PROPOSED FACILITY FROM A FEW CONCERNED PEOPLE?

Q. WILL THERE BE INCREASED TRAFFIC ON KUAKINI STREETS?

A. Most of the residents of the project will be using the bus for transportation. However, since there will be only 6 units in the dwelling, the effect of this project on traffic would be minimal.

Kuafact/akeep

Kuakini Street
Adequacy: relocation of sewer line
Six (6) 2-bedroom units
(estimated at 100 square feet)

Access:
Infrastructure:
Lot Configuration:

DEVELOPMENT POTENTIAL

Residential
R-3.5 - Single Family Residential
Vacant
Single Family Dwellings

Development Plan:
Zoning:
Existing Land Use:
Surrounding Land Uses:

LAND USE DATA

Geographic Area: 1.11ha
Tax Map Key: 1-7-40: 41
Land Area: 6.778 Square Feet
Owner: City and County of Honolulu
Census Tract: 49

Development Plan:

Existing Land Use:

Surrounding Land Uses:

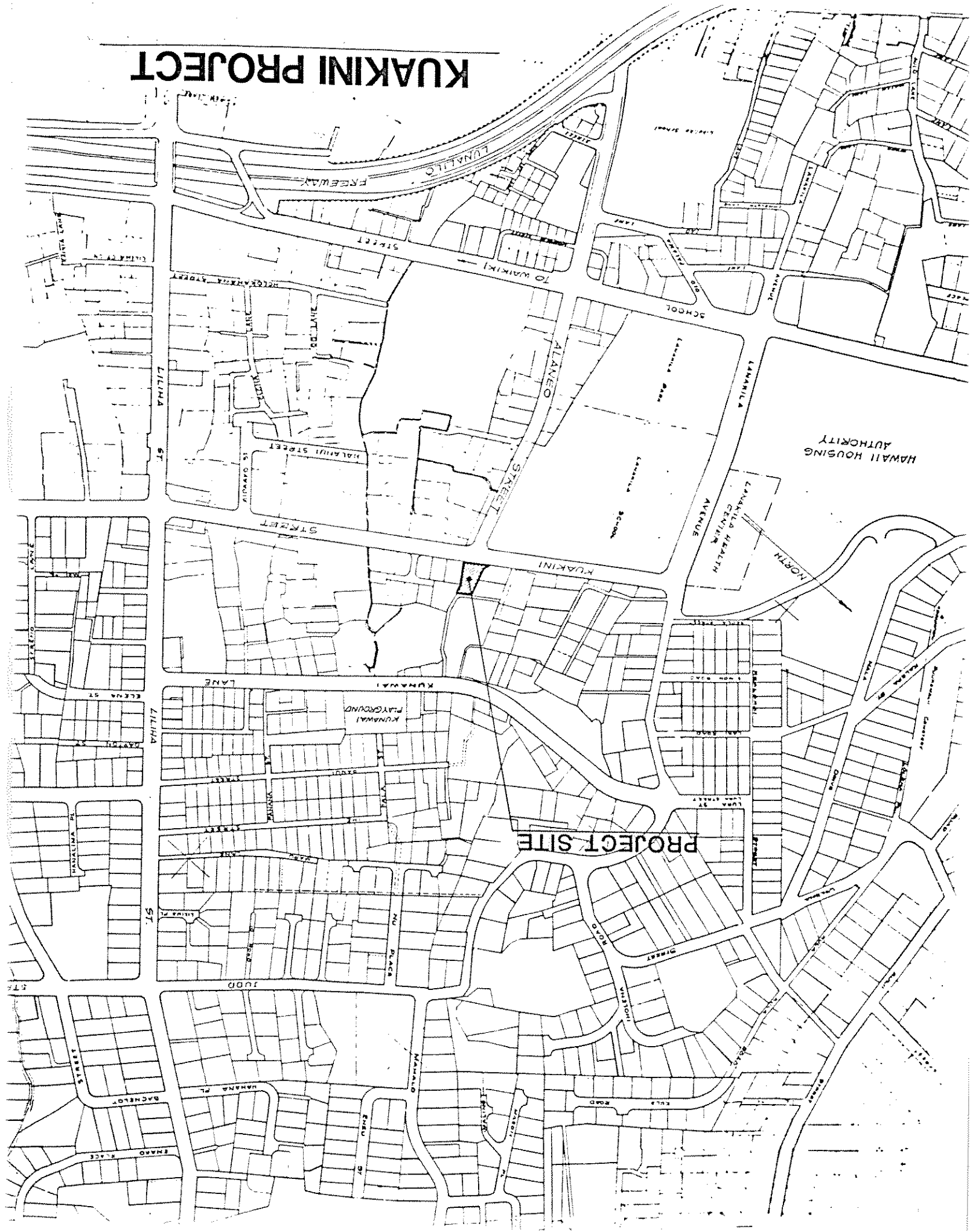
SITE DATA

PROJECT TITLE

KUAKINI STREET RESIDENCE

PROJECT FACT SHEET
(As of 5/2/89)

KUAKINI PROJECT



HAWAII COASTAL ZONE MANAGEMENT PROGRAM
CONCURRENCE LETTER

APPENDIX B

OFFICE OF STATE PLANNING

Office of the Governor



Ref. No. P-9524

June 7, 1989

The Honorable Michael N. Scarfone
Director
Department of Housing and Community
Development
City and County of Honolulu
650 South King Street, 5th Floor
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

Subject: Hawaii Coastal Zone Management (CZM) Program Federal Consistency
For the Kuakini Street Housing Project (FC/89-022)

This is to inform you that we have reviewed your assessment of the
subject activity's consistency with Hawaii's CZM Program and concur with your
finding that the activity is consistent. By copy of this letter, we are
informing the U.S. Department of Housing and Urban Development, Honolulu
Office, that CZM consistency review requirements have been met.
This approval does not exempt your compliance with any other regulations
or permit requirements which may apply.

Sincerely,

Harold S. Masumoto
Director

cc: U.S. Department of Housing and Urban Development
Honolulu Office
Department of Land Utilization

'89 JUN 13 P1:36

OFFICE OF THE GOVERNOR
& COMMUNITY DEVELOPMENT