

JOHN WAIHEE
GOVERNOR



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Mitsuo Shito
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
HAWAII HOUSING AUTHORITY
P. O. BOX 1
HONOLULU, HAWAII 96817

IN REPLY REFER

TO:
90:HM/108

January 31, 1990

Marvin T. Miura, Ph.D., Director
Office of Environmental Quality Control
Kekuanaoa Building, #104
465 South King Street
Honolulu, Hawaii 96813

Dear Dr. Miura:

Subject: ENVIRONMENTAL ASSESSMENT AND NEGATIVE DECLARATION
FOR THE ACQUISITION OF BANYAN STREET MANOR

We have reviewed the Environmental Assessment for the acquisition of the Banyan Street Manor and because we have determined that no significant environmental impacts are anticipated, we are filing a Negative Declaration.

The Banyan Street Manor is an existing low rent housing development with a federal Section 8 rent subsidy contract. The acquisition of the development is subject to the transfer of the subsidy contract, therefore no displacement of current tenants will be necessary as a result of this action.

The acquisition of the Banyan Street Manor by the Hawaii Housing Authority will ensure that the development will remain in the low rent housing supply, which is an objective of the State Housing Functional Plan of 1989.

Attached please find four (4) copies of the Environmental Assessment for the project as required by your office in compliance with EIS Regulation, Chapter 343, 1.31 C2, HRS.

We would appreciate publication of this Negative Declaration in your February 1990 newsletter.

If you should have any questions, please contact Mr. Michael Hee at 848-3273.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mitsuo Shito".

MITSUO SHITO
Executive Director

Attachments

1990-02-23-0A-FEA

ENVIRONMENTAL ASSESSMENT
* ACQUISITION OF BANYAN STREET MANOR
*
PALAMA, HONOLULU DISTRICT, OAHU, HAWAII

Prepared Pursuant to Chapter 343,
Hawaii Revised Statutes and
Chapter 200, Title 11 Administrative Rules
Department of Health, State of Hawaii

Prepared for
HAWAII HOUSING AUTHORITY
STATE OF HAWAII
By
GERALD PARK URBAN PLANNER

JANUARY, 1990

ENVIRONMENTAL ASSESSMENT

PROJECT: ACQUISITION OF BANYAN STREET MANOR
LOCATION: TMK: 1-7-31:29
Palama, Honolulu District, Oahu, Hawaii
PROPOSING AGENCY: Hawaii Housing Authority
State of Hawaii
CONTACT PERSON: Mr. Michael Hee
Ph: 848-3273

AGENCIES AND ORGANIZATIONS CONTACTED OR
CONSULTED IN PREPARING THE ASSESSMENT

FEDERAL
Department of Housing and Urban Development

STATE OF HAWAII
Department of Land and Natural Resources
Hawaii Housing Authority

CITY AND COUNTY
Board of Water Supply
Department of General Planning
Department of Land Utilization
Department of Public Works - Wastewater Division

OTHERS
Hawaiian Electric Company

TABLE OF CONTENTS

	<u>Page</u>
I. <u>DESCRIPTION OF THE PROPOSED ACTION</u>	1
A. Technical Characteristics	1
B. Economic Characteristics	3
C. Social Characteristics	3
II. <u>SUMMARY DESCRIPTION OF THE AFFECTED ENVIRONMENT</u>	3
III. <u>SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS AND MEASURES TO MITIGATE ADVERSE EFFECTS</u>	5
IV. <u>ALTERNATIVES TO THE PROPOSED ACTION</u>	6
V. <u>DETERMINATION AND REASONS SUPPORTING DETERMINATION</u>	6

REFERENCES

LIST OF FIGURES

<u>NO.</u>	<u>TITLE</u>	<u>PAGE</u>
1	Location Map	2
2	Site Plan	4

I. DESCRIPTION OF THE PROPOSED ACTION

The Hawaii Housing Authority proposes to acquire the Banyan Street Manor, a multi-family apartment building located in Lower Palama, City and County of Honolulu. A location map is shown in Figure 1. The property is identified by Tax Map Key: 1-7-31:29 and encompasses a land area of 33,153 square feet. The property is owned by the Honolulu Redevelopment Agency and leased to Hei Wai Wong developer of the existing complex.

The objectives of the project are to preserve and maintain the State's existing inventory of low-rent housing stock. This action is consistent with the goals and policies of the State Housing Functional Plan for rental housing.

A. Technical Characteristics

Completed in 1977, the four-story, "E" shaped building (plan view) consists of 55-apartment units of varying mix as presented below:

<u>No. of Units</u>	<u>Unit Type</u>	<u>Area (SF)</u>
12	1 BDR, 1 BATH	450
42	2 BDR, 1 BATH	630
1	2 BDR, 2 BATH	708

The 4-story building is primarily of concrete and concrete block construction and topped by a built-up roof. Common facilities include a laundry room, elevator, trash room, and outdoor sitting area.

Both open and covered off-street parking for 66 vehicles are available at ground level. The parking area and driveways off Palama and Banyan Streets are of a.c. paving. Eighteen stalls are arranged in tandem fashion.

The project is served by existing water, sewer, and gas lines. Access is taken off Palama and Banyan Streets however there is no through access for vehicles.

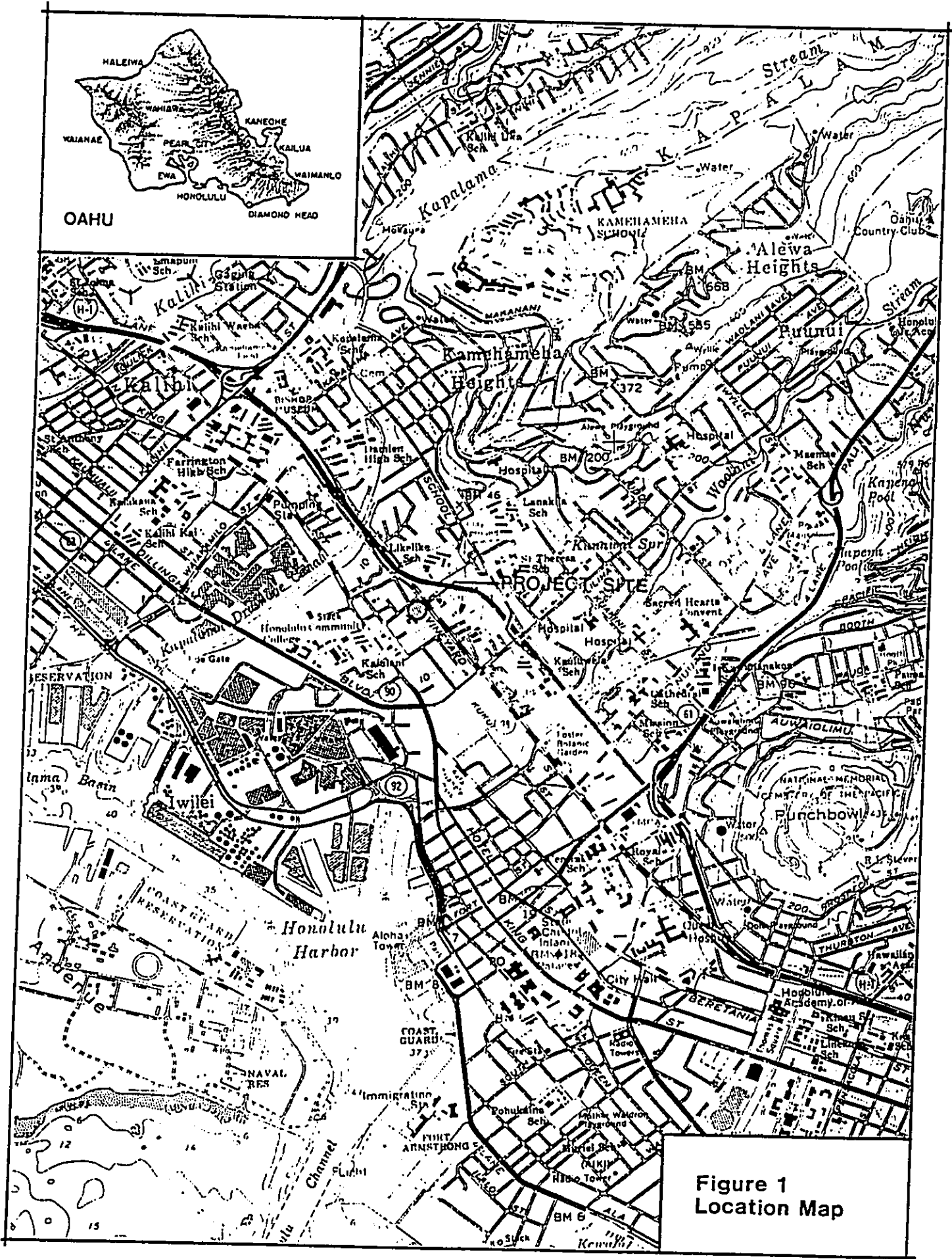


Figure 1
Location Map

A site plan is shown in Figure 2.

B. Economic Characteristics

The cost of acquiring the leasehold improvements is estimated at \$3.7 million (\$1989) which includes assumption of an existing \$1.7 million dollar mortgage. Acquisition monies are available from the Hawaii Housing Authority's Capital Improvement Program (CIP) appropriations.

The Authority expects to commence negotiations in 1992 to purchase the land from the City and County of Honolulu.

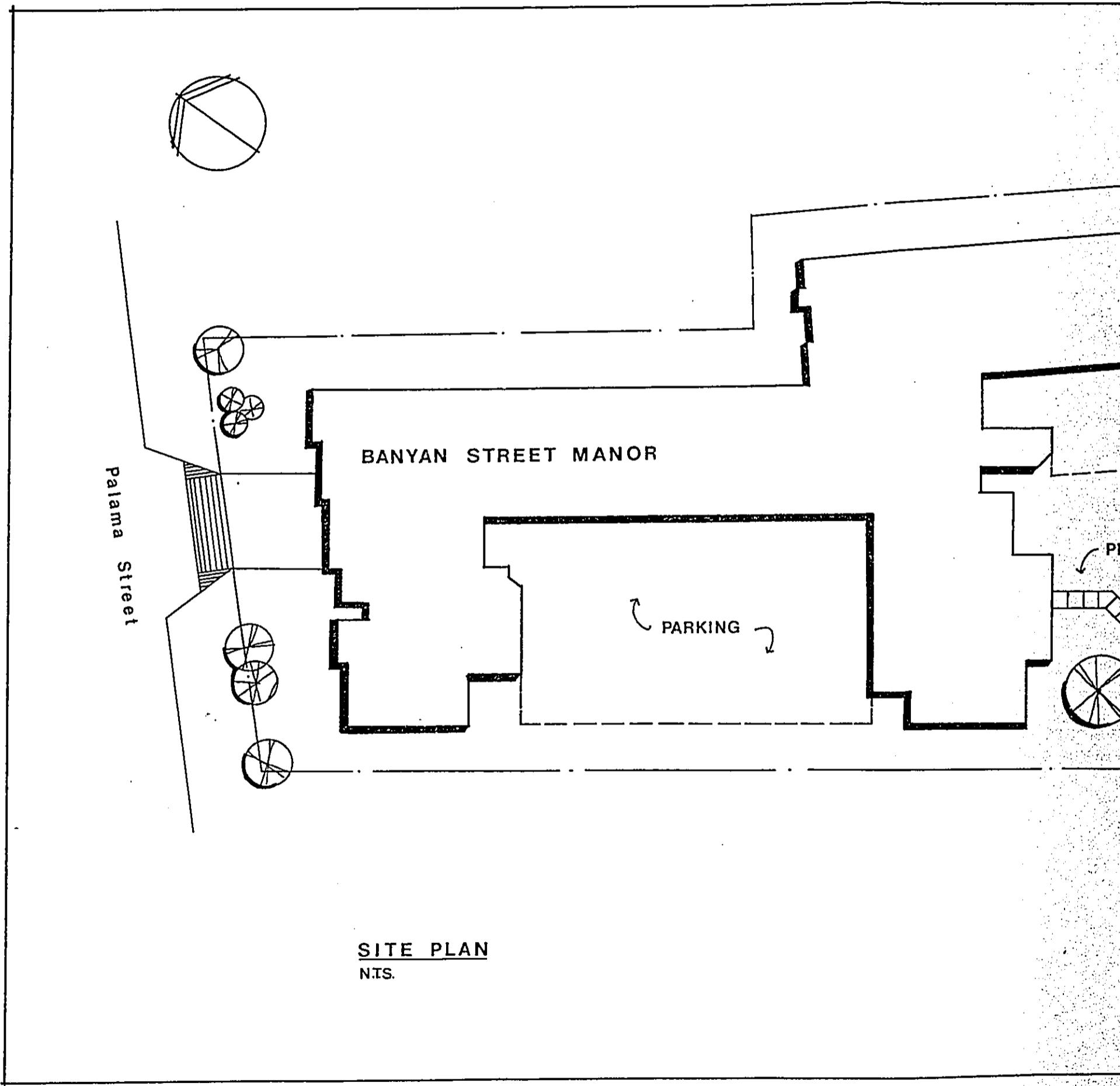
C. Social Characteristics

Construction of Banyan Street Manor was aided by Federal monies under the Department of Housing and Urban Development Section 221(d)(3) program. All units are thus federally subsidized rental units. All units are currently occupied and the resident population numbers approximately 143 persons. Existing occupants will not be displaced because of the proposed action unless they choose to relocate their household elsewhere.

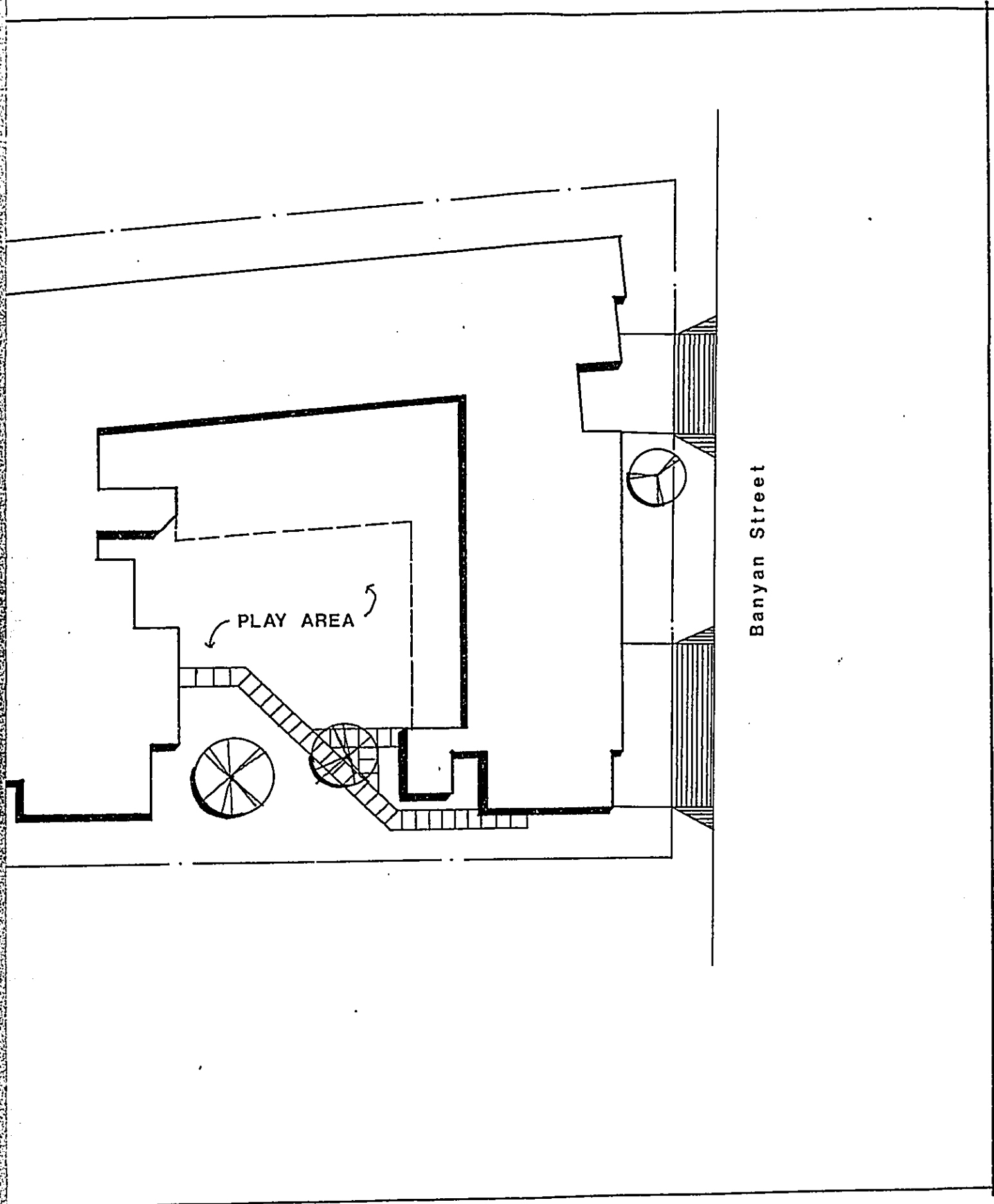
II. SUMMARY DESCRIPTION OF THE AFFECTED ENVIRONMENT

The project site is located in the Palama area of Honolulu between Banyan and Palama Streets. Both the site and surrounding areas have long been developed for urban uses including single and multi-family housing, roads, utilities, and meeting facilities. The site has been entirely improved thus there is no natural environment per se to be affected by the proposed action.

The property does not lie in a flood hazard area (Federal Emergency Management Agency, 1988) and is graded to convey surface flow to either Palama or Banyan Streets for discharge into the municipal drainage system.



SITE PLAN
NTS.



PLAY AREA

Banyan Street

Setback areas along Palama and Banyan Streets are landscaped with ornamental trees and shrubs. Mock orange hedges and chain link fencing define and enclose the property from abutting lots. A tree-shaded interior courtyard provides for passive activities.

There are no recreation facilities but children play pick-up games on the a.c. parking areas and on Banyan Street.

The site is relatively distant from any source of air pollution and noise.

Existing water (6-inch), sewer (8-inch), power, communication systems adequately service the project. Banyan Street and Palama Street (the latter is programmed for widening) are narrow two-way streets without curbs, gutters, and sidewalks. Parking is permitted on both streets and parked vehicles on Palama Street restrict sight distances for vehicles emerging from the subject property. Sight distance is satisfactory on Banyan Street.

III. SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS AND MEASURES TO MITIGATE ADVERSE EFFECTS

The scope of the project was discussed with staff of the Hawaii Housing Authority and Federal, State, and County agencies and utility companies were consulted for information. Time was spent in the field noting conditions of the site and nearby areas. The discussions and field investigations allowed us to identify environmental conditions and features which may affect and be affected by the project and upon which impact assessment would be made. These conditions are:

- . The Hawaii Housing Authority is acquiring the improvements in an as is condition;
- . No significant physical improvements to the site, structures thereon, and utility systems are contemplated as part of the proposed action;

- . Existing tenants will not be displaced or forced to relocate because of the proposed action; and
- . No change in existing use (multi-family rental housing) is proposed.

No impacts are anticipated to the improved environment as a result of acquiring Banyan Street Manor.

A change in ownership maintains the status quo and occupancy and rental rates should not be affected except for occasional turnovers and scheduled rent increases. In the long-term, acquisition by the Authority maintains the State's rental housing inventory and forecloses the possibility of acquisition by private parties. Under State ownership existing tenant leases will not be terminated without good cause and rental subsidies will remain in force to the benefit of existing and future occupants.

IV. ALTERNATIVES TO THE PROPOSED ACTION

If the project is not acquired for public use, then it may be purchased and marketed for private housing. The Authority has rejected this latter option because it could potentially result in a reduction of subsidized public rental housing stock.

V. DETERMINATION AND REASONS SUPPORTING DETERMINATION

An Environmental Impact Statement for the proposed Acquisition of Banyan Street Manor project is not required pursuant to Chapter 343, Hawaii Revised Statutes.

No significant adverse environmental or economic effects are anticipated as a result of the proposed action. In the long-term, the acquisition of 55-rental units preserves and maintains the State's rental housing inventory.

REFERENCES

Federal Emergency Management Agency. 1987. Flood Insurance Rate Maps.

Federal Housing Administration. 1978. Banyan Street Manor Plans and Specifications.