

JOHN WAIHEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 627
HONOLULU, HAWAII 96808

Keith W. Ahue
Chairperson
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

JOHN P. KEPPELER, II
DONA L. HANAIKE

AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
CONSERVATION AND
ENVIRONMENTAL AFFAIRS
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
PROGRAM
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

Ref. LM-GYT

Office of Environmental Quality Control
220 S. King Street, 4th Floor
Honolulu, HI 96813

July 1, 1994

Gentlemen/Ladies:

Subject: Direct Lease of State Land at Waiakea, South Hilo, Hawai'i
Tax Map Key:3rd/2-4-28:34
Applicants: Steadfast Housing Development Corporation on behalf of
SHDC No. 2, Inc.

In accordance with the requirements of Chapter 343, Hawai'i Revised Statutes, and Chapter 200 of Title 11, Administrative Rules, a Final Environmental Assessment has been prepared for the subject project.

Notice of availability of the Draft Environmental Assessment for the project was published in the April 23, 1994 OEQC Bulletin. No comments were received during the 30-day public comment period.

As the proposing agency, we are forwarding herewith, one copy of the OEQC Bulletin Publication Form, and four copies of the Final Environmental Assessment. We have determined that there will be no significant impacts as a result of the project and, therefore, are filing the Final Environmental Assessment as a negative declaration. We respectfully request that public notice of the Final Environmental Assessment be published in the next scheduled OEQC Bulletin

Very truly yours,

Handwritten signature of Keith W. Ahue in cursive.
KEITH W. AHUE
Chairperson

c: Hawai'i Land Board Member
Land Management Administrator
Hawai'i District Land Office
William L. Moore

1994-07-23-HI-PEA-Waiakea Residential
Group Home for Mentally Ill

JUL 23 1994

ENVIRONMENTAL ASSESSMENT

**STEADFAST HOUSING DEVELOPMENT CORPORATION
RESIDENTIAL GROUP HOME
FOR THE SERIOUSLY MENTALLY ILL**

TMK: (3) 2-4-28: 34
HILO, HAWAII

APPLICANT:

Steadfast Housing Development Corporation
on Behalf of SHDC No. 2, Inc.
677 Ala Moana Blvd. Suite 507
Honolulu, Hawaii 96813

CONSULTANTS:

William L. Moore, Principal
William L. Moore Planning
411 Haili Street
Hilo, Hawaii 96720

and

Ron Terry Ph.D.
Geometrician
HCR 9575
Keaau, Hawaii 96749

APPROVING AGENCY:

Division of Land Management
Department of Land and Natural Resources
State of Hawaii
P.O. Box 936
Hilo Hawaii 96720-0936

CLASS OF ACTION:

Use of State Lands
Use of County funds

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PART 1: ACTION DESCRIPTION

1.1. Technical

1.1.1 Project Location

The proposed project would involve the lease of a State of Hawaii parcel identified as TMK: (3) 2-4-28:34, in the District of South Hilo, Island of Hawaii (Attachment 1). The property is located within the city of Hilo on the Hamakua (north) side of Mohouli Street, approximately 600 feet mauka of the intersection with Kinoole Street. The parcel contains approximately 17,973 square feet.

1.1.2 Purpose and Objectives of Action

The proposed action involves the expenditure of federal and Hawaii County funds in order to build and operate a residential group home for the seriously mentally ill (SMI). The SMI residents are those who have been diagnosed with severe and persistent mental or emotional disorders that limit his/her functional capacity. The project is directed to those who desire and/or are capable and willing to live in a non-supervised setting or the least restrictive setting possible.

The project is sponsored by Steadfast Housing Development Corporation (SHDC), which in September of 1992 was awarded \$440,100 in capital advance funds from the federal Housing and Urban Development (HUD) Section 811 program. SHDC No. 2, Inc., was formed by SHDC and will be the owner and developer of the proposed project.

As required by HUD, SHDC No. 2, Inc. is a separate single-purpose, single-asset nonprofit corporation formed specifically to develop, own and manage the project. SHDC, also a nonprofit corporation, provides housing opportunities state-wide for persons who are seriously mentally ill. Both corporations have the same Board of Directors.

The HUD Section 811 funds will be used to construct a single-story, six-bedroom home in Hilo. When completed, the home will provide affordable rental housing opportunities for five very-low income SMI persons.

In addition, SHDC No. 2 plans to utilize County of Hawaii Community Development Block Grant funds (CDBG) to supplement the HUD Section 811 funding. SHDC No. 2 is awaiting a decision from the County Office of Housing and Community Development (OHCD) concerning this funding.

In compliance with federal regulations, the home will be designed to be accessible to persons with physical disabilities. A staff person employed by SHDC No. 2 will reside in the home. SHDC No. 2 will be responsible for maintaining and operating the home for a minimum term of 40 years.

Residents of the home will pay no more than 30% of their adjusted gross income towards the cost of operating the home, or "rent." HUD, through a Project Rental Assistance Contract (PRAC) with SHDC No. 2, will provide the difference between the resident's share of the "rent" and the operating costs, up to a maximum operating cost standard approved by HUD.

Similar to other homes managed by SHDC, residents of the proposed home will receive supportive services from the State of Hawaii Department of Health Community Mental Health Center (CMHC). The CMHC will provide the supportive services such as case management and bio-psycho-social programs to help the residents manage their mental, physical and social welfare. In addition, the CMHC will be responsible for identifying prospective residents of the home. As the proposed home will be used for residential purposes only, there will be no treatment there. Therefore, no license is required from the State Departments of Health or Human Services.

1.1.3 Ownership and Lease

The parcel for the proposed project is owned in fee by the State of Hawaii. The proposed action would involve no change of ownership. The Board of Land and Natural Resources (BLNR) has approved, in principal, a direct to the Steadfast Housing Development Corporation on behalf of SHDC No. 2, Inc. The lease of the property would be for 65 years for the purpose of construction and operation of a residential group home for the seriously mentally ill. This lease will be finalized upon satisfaction of the requirements of Chapter 343, HRS, relating to Environmental Impact Statements. (See Attachment 2-).

1.1.4 Consultation With Agencies, Organizations and Individuals

As part of the application process for the proposed lease, the Division of Land Management, Department of Land and Natural Resources (DLM-DLNR) solicited comments from the following county and state agencies:

County:

Planning Department
Office of the Mayor
Department of Water Supply

Department of Public Works
Hawaii County Council
Office of Housing and
Community Development

State:

Department of Health
Hawaii Housing Authority

Office of Hawaiian Affairs
Housing and Finance
Development Corporation

Copies of replies from those agencies with substantive comments are provided as Attachment 3 and discussed in the appropriate sections of the Environmental Assessment.

On February 23, 1994, officials with the State Department of Health's Mental Health Division explained the proposed program to neighborhood residents at the Higashi Hongwanji on Mohouli Street. Community concerns voiced at this meeting have been referenced and addressed in appropriate sections of this Assessment.

PART 2: ENVIRONMENTAL SETTING

2.1 Physical Environment Characteristics

2.1.1 Geology, Soils and Hazards

The surface geology on the site of the proposed project is located is Holocene, prehistoric basaltic lava from the Ka'u Series of Mauna Loa (MacDonald et al 1983:351). The site elevation is approximately 80 feet above sea level. The slope is roughly 5 percent and is not anticipated to pose any problems in grading.

A shallow covering of soil classified as Keaukaha Extremely Rocky Muck that has developed over the pahoehoe lava. This soil is rapidly permeable above the lava, but slowly permeable in the lava itself, except through cracks. Runoff is medium and the erosion hazard is slight. No significant engineering limitations are associated with this soil group (U.S. Soil Conservation Service 1973).

Volcanic hazard is assessed by the United States Geological Survey as 3 on a scale of ascending risk 9 to 1 (Heliker 1990:23). The project area shares this rating with most of Hilo.

In sum, no geologic conditions impose constraints on the project.

2.1.2 Flora, Fauna and Ecosystems

A botanical survey was conducted by co-author Ron Terry, Ph.D., on September 14, 1993. The vegetation on the property was found to be almost completely composed of alien species derived from ornamental plantings, neighbors' dumping, and natural weed spreading. A cover of tall, weedy trees

covered by alien vines dominates the property. Alien grasses, cosmopolitan ferns, weeds and ornamental ground covers and herbs make up the understory.

The most common species were California grass (Brachiaria mutica), African tulip tree (Spathodea campanulata), impatiens (Impatiens wallerana), palmgrass (Setaria palmifolia), wedelia (Wedelia trilobata), trema (Trema orientalis), banana (Musa spp.), avocado (Persea americana), ti (Cordyline fruticosa), guava (Psidium guajava), mango (Mangifera indica), sword ferns (Nephrolepis spp.) and monstera (Monstera spp.). A small bamboo (possibly Bambusa vulgaris) grove was present at the very back of the property. Several dozen other alien ornamentals and weeds were also present. No species in need of conservation was present in this overgrown urban lot.

No listed, candidate or proposed endangered animal or plant species are found on the property. In terms of conservation value, no botanical or zoological resources requiring protection are present.

2.2 Social and Economic Setting

2.2.1 Existing Land Uses

The parcel is zoned Residential (RS-10) by the county and is located in the State Land Use Urban District. Zoning in the surrounding area is similar. Neighboring land uses include residences behind the lot and across the street, the Higashi Hongwanji Mission, just mauka, and a new physical therapy center just makai. The parcel abuts the Lanakila Housing Project, a low income housing project owned and operated by the State's Hawaii Housing Authority.

The proposed project is a permitted use according to the requirements of the State Land Use Law and the Hawaii County Zoning Code. No Special Permit or Use Permit is required in order to establish the proposed group home use. The proposed improvement is a six bed room single family dwelling and will meet all the requirements of the Zoning and Building Codes.

Federal laws strictly prohibit discrimination against the mentally ill in housing. Nevertheless, community members may be uneasy about the establishment of such homes, particularly if they are unfamiliar with the extensive screening requirements, supervision and treatment programs that are an integral part of the program.

Therefore, the Mental Health Division of the State Department of Health has a policy of informing and educating neighbors when a facility is proposed. A meeting with residents was held at the Higashi Hongwanji, which is adjacent to the proposed home, on February 23, 1994. While some residents expressed support for the facility, various concerns were raised, including the effect on property values, noise, burglaries and the safety of children's groups who use the church.

The officials from DOH explained that adverse social effects from the home would be unlikely. Steadfast Housing Development Corporation currently operates twenty-three (23) group homes for the seriously mentally ill throughout the State of Hawaii. Potential clients are carefully screened for suitability, and the violently mentally ill are not placed in such homes. All residents have a busy schedule of treatment and/or work, are under the direct supervision of a resident manager and also receive oversight from DOH personnel. Because of the strict guidelines of the program, all twenty-three existing homes have been successfully integrated into their neighborhoods. Police report that the incidence of disturbance of crimes is far lower than for the average household.

2.2.2 Public Facilities

Traffic would enter and exit the facility on Mohouli Street, which currently experiences little congestion. The sight-distance up and down Mohouli Street is sufficient so that cars may turn right and left out of the proposed facility with no hazard to themselves or other traffic. The residents may not possess cars, but transport to and from treatment facilities, shopping, doctors, etc., would generate a level of traffic equivalent to that of a single-family home with a large family. The Police Department does not expect the construction and use of the proposed project to have negative impacts on traffic (pers. comm. Major Lyman, Hawaii County Police Dept., 9/13/93).

The project site is served by electricity, telephone, and County water. Electricity and telephone hook-ups are not expected to pose any problems. The county Department of Water Supply has stated that water service can be made available from a 6-inch waterline in accordance with DWS rules and regulations. The county Department of Public Works stated that sewer service currently does not extend above Kinoole Street but may be extended in the future. Therefore, in accordance with state Department of Health rules, either a Individual Wastewater System designed and certified by a Registered Professional Engineer licensed in the State of Hawaii or construction of a sewer lateral to an existing sewer line will be required.

2.3 Archaeology and Historic Sites

A site inspection of the subject property did not reveal any archaeological or historic features. The area was once part of the Waiakea Mill Company's sugar fields. Because of the prior commercial cultivation of sugar on this site, no archeological sites are anticipated.

PART 3: ENVIRONMENTAL IMPACTS AND PROPOSED MITIGATION MEASURES

3.1 Short Term Impacts

Impacts: Short term impacts will result from land clearing and construction activities. The impacts will consist of temporary noise, dust and exhaust from machinery and heavy equipment.

Mitigation: The applicant will restrict construction activity on the property to daylight hours to the greatest extent feasible.

3.2 Long Term Impacts

No adverse long-term impacts are expected as a result of this project. The project will benefit the East Hawaii community by providing an appropriate facility for several residents of the Hilo area whom are in need of and can benefit from a residential group home.

The development of a group home on the subject site will transform an overgrown, weed infested site into an improved residential lot.

3.3 Permits, Approvals and Conditions

On July 9, 1993, the Board of Land and Natural Resources (BLNR) approved in principle SHDC No. 2's request to lease State-owned land located in Hilo. The major condition imposed was completion and clearance of this environmental assessment. A building permit from the County of Hawaii will be required to construct the proposed group home. Other than ministerial permits, including a permit to allow construction with a government right-of-way, no other permits or approvals are required for this project.

PART 4: ALTERNATIVES

4.1 No Action

There is a great need for this facility in the East Hawaii community. If the project is not approved in its current site, it is likely that SHDC No. 2 will attempt to select another site. This will set back the opening date of the proposed facility and delay benefits to the residents.

4.2 Alternative Site Locations

At present, SHDC No. 2 has not identified any alternative site locations.

PART 5: DETERMINATION

The proposed project will not significantly alter the environment and impacts will be minimal. Therefore, the Department of Land and Natural Resources has determined that a Negative Declaration is appropriate, and that the preparation of an Environmental Impact Statement is not warranted.

PART 6: FINDINGS AND REASONS

The proposed action involves the construction of a single family dwelling and its subsequent operation as a group home for the SMI. Based on the following, the proposed project will not have any significant effect in the context of Chapter 343, Hawaii Revised Statutes and section 11-200-12 of the State Administrative Rules :

1. The proposed project will not involve an irrevocable commitment or loss or destruction of any natural or cultural resources.
2. The proposed project will not curtail the range of beneficial uses of the environment.
3. The proposed project will not conflict with the State's long-term environmental policies.
4. The proposed project will not substantially affect the economic or social welfare of the community or State.
5. The proposed project will not involve substantial secondary impacts, such as population changes or effects on public facilities.
6. The proposed project will not involve a substantial degradation of environmental quality.
7. The proposed project will not substantially affect any rare, threatened or endangered species of flora or fauna or habitat. No endangered species of flora or fauna are known to exist on the project site.
8. The proposed project will not detrimentally affect air or water quality or ambient noise levels.
9. Although the proposed project is located in an zone exposed to some earthquake and volcanic hazard, there are no reasonable alternatives. The proposed action would not expose any person to unreasonable risks.

REFERENCES

Heliker, C. 1990. Volcanic and Seismic Hazards on the Island of Hawaii. Washington: U.S. GPO.

MacDonald, G.A. , Abbott, A.T., and F.L. Peterson. 1983. Volcanoes in the Sea: The Geology of Hawaii. 2nd ed. Honolulu: University of Hawaii Press.

U.S. Soil Conservation Service. 1973. Soil Survey of Island of Hawaii, State of Hawaii. Washington: U.S. GPO.

Wright, T.L. et al 1992. "Map Showing Lava-flow Hazard Zones, Island of Hawaii." U.S. Geological Survey Miscellaneous Field Studies Map MF-2193. Washington, D.C.

Steadfast Housing Development Corporation
Environmental Assessment
Attachment No. 1

Project Location



**Steadfast Housing Development Corporation
Environmental Assessment
Attachment No. 2**

**Letter From Department of Land and Natural Resources
Land Management Division**

State of Hawai'i
DEPARTMENT OF LAND AND NATURAL RESOURCES
Division of Land Management
Honolulu, O'ahu, Hawai'i 96813

July 9, 1993

Board of Land
and Natural Resources
State of Hawai'i
Honolulu, O'ahu, Hawai'i

HAWAI'I

SUBJECT: Steadfast Housing Development Corporation on
Behalf of SHDC No. 2, Inc. - Request for Approval
in Principle of a Direct Lease of Government
Lands Situate at Waiakea, South Hilo, Hawai'i;
Tax Map Key: 3rd Div./2-4-28:34

STATUTE:

Chapter 171-43, Hawai'i Revised Statutes, as amended

APPLICANT:

STEADFAST HOUSING DEVELOPMENT CORPORATION on behalf of SHDC
NO. 2, INC., a single asset non-profit corporation

FOR:

Direct lease of government lands, situate at Waiakea, South
Hilo, Hawai'i, further identified as Tax Map Key: 3rd
Div./2-4-28:34

STATUS:

Unencumbered

SPECIFIC USE:

For construction and operation of a residential group home
for the severely-disabled mentally ill

ZONING:

State Land Use Commission: Urban
County of Hawai'i CZO: Residential (RS-10)

ITEM F-1

BLNR - SHDC
Lease (TMK: 3rd/2-4-28:34)

-2-

July 9, 1993

AREA:

17,973 square feet, more or less, subject to survey submitted by the applicant and confirmed by the Survey Division, Department of Accounting and General Services

LAND TITLE STATUS:

Subsection 5(b) lands

LEASE TERM:

Sixty-five (65-) years

ANNUAL LEASE RENTAL:

Twenty-five percent (25%) of the fair market annual lease rental as determined by an independent appraisal, same subject to the review and acceptance by the Chairperson.

LEASE RENTAL REOPENINGS:

At the end of the 20th, 35th, and 50th years of the lease term.

ENVIRONMENTAL REQUIREMENTS:

An Environmental Assessment shall be submitted to the Office of Environmental Quality Control prior to the direct issuance of lease.

REMARKS:

Steadfast Housing and Development Corporation on behalf of SHDC No. 2, Inc., a single asset non-profit corporation, is proposing to construct a six- (6) bedroom residential group home to house severely-disabled mentally ill clients under HUD's Section 811 program. The applicant has already been awarded an HUD grant to "new construct" a home. A condition of the grant is that the applicant must show evidence of site control.

Steadfast Housing and Development Corporation is the sponsor of the proposed project. SHDC No. 2, Inc., formed by Steadfast, will be the lessee and developer of the project. HUD Section 811 program requires that Steadfast form a separate single-purpose, single asset corporation to lease, develop, and manage the project.

July 9, 1993

REMARKS (Cont'd):

SHDC No. 2, Inc. will be responsible for maintaining and operating the home. The Community Mental Health Center (CMHC) will provide the supportive services, such as case management and bio-psycho-social programs, to help the residents manage their mental, physical, and social welfare. In addition, the CMHC will be responsible for identifying prospective residents for the home.

The proposed home will be used for residential purposes only. There will be no treatment at the home. Therefore, licenses from the State Department of Health and the State Department of Human Services are not required, nor will any use permit be required by the Planning Department, County of Hawai'i.

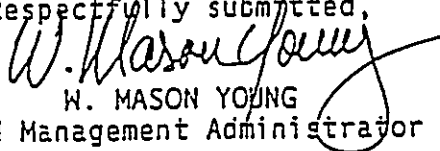
After reviewing comments from our cooperating agencies and analyzing the time constraints on SHDC to obtain "site control", your staff recommends that the Board approve, in principle, the lease of the subject site to SHDC No. 2, Inc., to operate and manage a residential group home for the severely-disabled mentally ill, subject to certain terms and conditions.

RECOMMENDATIONS:

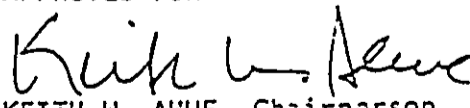
That the Board approve, in principle, the direct lease of government lands at Waiakea, South Hilo, Hawai'i to SHDC No. 2, Inc. a single asset non-profit corporation for the construction and operation of a residential group home for the severely-disabled mentally ill, subject to the terms and conditions listed above in addition to the following:

- A. Resubmittal to the Board for final approval upon the completion of all environmental studies, pursuant to Chapter 343, Hawai'i Revised Statutes, Environmental Impact Statements;
- B. A sunset clause which shall expire two (2) years from the date of approval unless otherwise extended by the Board; and,
- C. Other terms and conditions as may be prescribed by the Chairperson.

Respectfully submitted,


W. MASON YOUNG
Land Management Administrator

APPROVED FOR SUBMITTAL:


KEITH W. AHUE, Chairperson

**Steadfast Housing Development Corporation
Environmental Assessment
Attachment No.3**

Agency Coorespondence

70-A-
Stephen K. Yamashiro
Mayor

Donna Fay K. Kiyosaki
Chief Engineer

Riley W. Smith
Deputy Chief Engineer



Department of Public Works

County of Hawaii • 25 Aupuni Street, Room 202 • Hilo, Hawaii 96720 • (808) 961-8321 • Fax (808) 969-7138

March 3, 1993

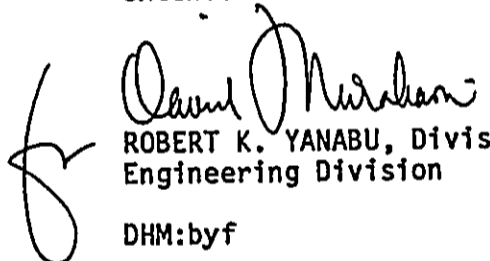
RECEIVED
DIVISION OF
LAND MANAGEMENT
HILLO HILO HAWAII
MARCH 0 1 44 PM '93

MR GLENN TAGUCHI
HAWAII DISTRICT LAND AGENT
DEPARTMENT OF LAND AND NATURAL RESOURCES
75 AUPUNI STREET
HILO HI 96720

SUBJECT: STATE LAND DISPOSITION
Applicant: Steadfast Housing Development Corp.
Location: South Hilo, Hawaii
TMK: 2-4-28: 1 & 34

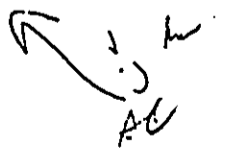
We have reviewed the subject application and we have the following comments to offer.

The sewer line will not extend above Kinoole Street for now but may be extended in the future.


ROBERT K. YANABU, Division Chief
Engineering Division

DHM:byf

cc: Engineering Division
Wastewater Management Division





March 3, 1993

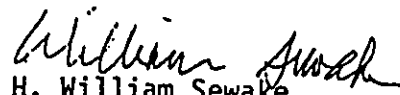
70-A SLAD/SL
RECEIVED
DIVISION OF
LAND MANAGEMENT
HAWAII
DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII
25 AUPUNI STREET • HILO, HAWAII 96720
TELEPHONE (808) 969-1421 • FAX (808) 969-6996

Mr. Glenn Taguchi
Hawaii District Land Agent
State Department of Land and
Natural Resources
P.O. Box 936
Hilo, HI 96721-0936

STATE LAND DISPOSITION
APPLICANT - STEADFAST HOUSING DEVELOPMENT CORPORATION
TAX MAP KEY 2-4-28:1 AND 34

We have no objections to the subject application.

Please be informed that water can be made available from a 6-inch waterline along Mohouli Street. Water service shall be in accordance with the Department's Rules and Regulations.


H. William Sewake
Manager

WA

... Water brings progress...



JOHN WAIHEE
GOVERNOR OF HAWAII



RECEIVED
DIVISION OF
LAND MANAGEMENT
HONOLULU, HAWAII

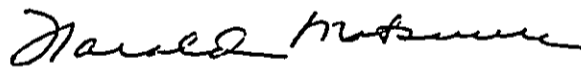
JOHN C. LEWIN, M.D.
DIRECTOR OF HEALTH

Mar 3 1 42 PM '93

STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 918
HILO, HAWAII 96721-0918

DATE: March 1, 1993
TO: Hawaii District Land Agent
Dept. of Land and Natural Resources
FROM: Chief Sanitarian, Hawaii District
SUBJECT: State Land Disposition
TMK: 2-4-28:01 and 34

If public sewer is not available, a Treatment Individual Wastewater System designed and certified by a Registered Professional Engineer licensed in the State of Hawaii is required.


HAROLD MATSUURA
Chief Sanitarian, Hawaii District


M



**Office of Housing
and Community Development**

Stephen K. Yamashiro
Mayor

Housing Administrator

County of Hawaii • 50 Wailuku Drive • Hilo, Hawaii 96720-2456 • (808) 961-8379 • Fax (808) 935-4725

March 15, 1993

Mr. Glenn Taguchi
State of Hawaii
District Land Agent
Department of Land & Natural Resources
75 Aupuni Street
Hilo, Hawaii 96720

RECEIVED
DIVISION OF
LAND MANAGEMENT
HILO, HAWAII
MAR 17 12 41 PM '93

Subject: Steadfast Housing Development Corporation
Housing for Mentally Ill
Land Acquisition
TMK: 2-4-28: 34, 2-4-28: 01

This is to acknowledge receipt of notification from your office of the proposed land acquisition for the above project.

We have no objections to the proposal. In fact, we are working with Steadfast on this project.

We fully support the proposal to build a residential facility for severely disabled mentally ill clients under HUD's Section 811 program.

If there are any questions, please call Clyde Yoshida at 961- 8379.


Edwin S. Taira
Assistant Housing Administrator



AC 3
mm

Form 70-A
For Internal Use

70-A SIKADID

TO: _____
FROM: Land Management.

Glenn Y. Taguchi
Hawaii District Land Agent

RECEIVED
DIVISION OF
LAND MANAGEMENT
Date Sent: February 26, 1993
Date Received: _____
Suspense Date: Two weeks from
Date received

APR 5 1 50 PM '93

STATE LAND DISPOSITION

Location Waiakea, South Hilo, Hawaii Area: 17,973 (Parcel 34) Sq. F.
and/or: 0.370 (Parcel 01) Acres
Tax Map*Key: 3rd/2-4-28:01 and 34 Survey Division Map: _____

_____ Sale X Lease _____ permit _____ E.O. _____ Oth.

Present Encumbrance: None
Prospective Applicant: Steadfast Housing Development Corporation
Intended Use: Housing for Mentally Ill
LUC Zoning: Urban
County Zoning: RS-10
County General Plan: _____

*See Attachments

Other Govt. Agency Referral:

COUNTY: Planning Mayor's Office
Public Works County Council
Water Supply Housing & Community
Development
STATE: OHA
DOH-Sanitation
HHA
HFDC
DOH-Mental Health Div.

DLNR Referrals:

_____ Aquatic Resources
_____ DOCARE
_____ Forestry & Wildlife
_____ State Parks
_____ Water and Land
_____ Fiscal
X Historic Sites
_____ OCEA
X Land Agent- Glenn Abe
_____ Ag. Specialist

Special Conditions (if any): DPW: Please comment on whether a sewer line is
available.

- 1. Letter.
- 2. Map.

Requested by: [Signature]
Land Agent

ENDORSEMENT: Permitted as a single family dwelling. However be aware of
X Approved as submitted neighbors' protests which have occurred over this type of housing.
Not Applicable

_____ Disapproved or Conditional
Approval**

_____ Extra Review Period
Requested**

We note that your description states 5 clients and one live in
manager will comprise the household, which complies with the zoning c...
Virginia Gardner
Reviewing Official

PLANNING DEPT
Division

*Attach Map
**Attach Explanation

APR 01 1993
Date 02413
AS