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TO: Buddy Almeida, Housing Administrator
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Scott Glenn, Director
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Mohannad H. Mohanna
Liloa Senior Housing, LP

Grant Chun, Executive Director
Hale Mahaolu

FROM: Lori Tsuhako, Director
Department of Housing and Human Concerns

SUBJECT: Exemption Declaration for Proposed Liloa Hale Senior Affordable Housing Project

DATE: October 25, 2019

BASES OF EXEMPTION

Check applicable box

☐ This Exemption Declaration for the action described below above is based on the Exemption List for the (name of agency), reviewed and concurred in by the Environmental Council on (date of concurrence), Exemption Class and Number _____.

☑ This Exemption Declaration for the action described below is based on

§11-200.1-15.c(10):

New construction of affordable housing, where affordable housing is defined by the controlling law applicable for the state or county proposing agency or approving agency, that meets the following:

(A) Has the use of state or county lands or funds or is within Waikiki as the sole triggers for compliance with chapter 343, HRS;

(B) As proposed conforms with the existing state urban land use classification;

(C) As proposed is consistent with the existing county zoning classification that allows housing; and

(D) As proposed does not require variances for shoreline setbacks or siting in an environmentally sensitive area, as stated in section 11-200.1-13(b)(11).

The Liloa Hale Senior Affordable Housing Project is a 100% workforce housing project. It is an applicant action which will be processed pursuant to Chapter 2.97, Maui County Code, Residential Workforce Housing Policy Incentives and Exemptions. The trigger for compliance with Chapter 343, Hawai'i Revised Statutes (HRS) is work anticipated to occur within the adjoining County roadway rights-of-way for utility system installation and connections, and possible improvements to the County roadways. The project site falls within the State Urban District and the proposed use is in consonance with Chapter 205, HRS, Land Use Commission. The underlying County zoning for the property is Project District 5 (Piilani Village), and the site is located within the Multi-Family and Residential subdistricts within this project district, which allows housing. The subject property will not require a shoreline setback variance nor is it located within an environmentally sensitive area.

DESCRIPTION OF ACTION

Name of Agency or Applicant: Liloa Senior Housing, LP

Project Location and Tax Map Key No.: Kīhei, Maui, TMK No.: (2)2-2-002:072 (por.)

Brief Description of the Action:

The proposed action involves the construction of 150 affordable senior apartments in a single four-story elevator-served building, on an approximately 4.9-acre site. Units will provide one (1) or two (2) bedrooms. Onsite parking will also be provided. The project's amenities will include a lobby and common areas, club room, fitness center, landscaped courtyard, and exterior walking paths.

AGENCY AND COMMUNITY CONSULTATION

1. County of Maui, Department of Housing and Human Concerns
2. County of Maui, Department of Corporation Counsel
3. County of Maui, Department of Planning
4. County of Maui, Department of Public Works
5. County of Maui, Department of Parks and Recreation
6. County of Maui, Department of Water Supply
7. County of Maui, Department of Environmental Management

CHAPTER 343, HRS EXEMPTION ASSESSMENT

The project is deemed to be exempt from Chapter 343, HRS, in accordance with Section 11-200.1 Hawai'i Administrative Rules.

The proposed Liloa Hale Senior Affordable Housing Project is located in Kīhei, adjacent to the existing Hope Chapel, makai of Pi'ilani Highway. Preliminary agency consultation has been undertaken by the applicant. To date, there have been no significant comments raised relative to the proposed action. Additional consultation with agencies will be coordinated through the Maui County Office of the Managing Director and the Department of Housing and Human Concerns via the Chapter 2.97 application process, as well as through the Department of Planning via the application for Special Management Area Use Permit. As part of the application processes, the applicant will be conducting technical studies relating to preliminary engineering, traffic impact, flora and fauna resources, archaeology, and cultural impacts. The project site is not located in sensitive environments such as wetlands, streams or wildlife habitats. The project is not part of a larger action and is not considered to contribute to cumulative or significant secondary impacts.

APPROVAL OF EXEMPTION

I have considered the direct, cumulative, and potential impacts of the action described above pursuant to Chapter 343, Hawai'i Revised Statutes and Chapter 11-200.1, Hawai'i Administrative Rules. I declare that the action described above will have minimal or no significant impact on the environment and is therefore exempt from the preparation of an environmental assessment.

This document is on file in our office and is available for public review.

Rowena Mahaka — 10/25/2019

Director of Housing and Human Concerns — (Date)