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STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

P. O. BOX 1879
HONOLULU, HAWAII 96805

FILE COPY

MAY - 8 2020

WILLIAM J. AILA, JR.
CHAIRMAN
HAWAIIAN HOMES COMMISSION

TYLER I. GOMES
DEPUTY TO THE CHAIRMAN

April 17, 2020

In reply refer to:
PO-20-073

- To: 1. Director, Office of Environmental Quality Control
oeqchawaii@doh.hawaii.gov and OEQC electronic intake process
2. Stewart Matsunaga, Acting Land Development Division Administrator
Attn: Darrell Ing
DHHL, Land Development Division
91-5420 Kapolei Parkway
Kapolei, Hawai'i 96707

FROM: Chairman of the Hawaiian Homes Commission

SUBJECT: Exemption Notice for the Redevelopment of Ulu Ke Kukui Multi-Family Housing Project TMK (1)8-7-10:007 (por), Mā'ili, Wai'anae Moku, O'ahu (reference-file # PO-20-073)

DATE: April 17, 2020

AGENCY OR APPLICANT ACTION

Check applicable box

- This exempted action is an agency action as defined by Section 343-5(b), Hawai'i Revised Statutes (HRS), and Section 11-200.1-8, Hawai'i Administrative Rules (HAR),
- This exempted action is an applicant action as defined by Section 343-5(e), HRS, and Section 11-200.1-9, HAR

EXEMPTION TYPE:

The Exemption Notice for the action described below is based on the general types enumerated in Section 11-200.1-15(c), Hawai'i Administrative Rules (HAR), Exemption Type 2, 3, 4, 8.

As applicable, the exemption for the action described below is also supported by the Exemption List for the Department of Hawaiian Home Lands, reviewed and concurred to by the Environmental Council on June 30, 2015.

Exemption Class #2: Replacement or reconstruction of existing structures and facilities where the new structure will be located generally on the same site and will have substantially the same purpose, capacity, density, height and dimensions as the structure replaced.

20-249

1. Replacement, reconstruction, alteration, modification (no change in use), or installation of any building, structure, facility, equipment or utility, including, but not limited to:
 - b. Community use structures such as recreation buildings, multi-purpose buildings, clubhouses, and education buildings
 - c. Administration buildings, storage and operations buildings, and caretaker residences
 - e. Installation of systems with improved technology for energy savings, including but not limited to solar hot water and photovoltaic systems
 - o. Pavements including, but not limited to, roadways, driveways, parking lots, carports, walkways, bikeways, sidewalks, jogging paths, multi-use pathways, and covered walkways
 - cc. Outdoor showers, drinking fountains, ornamental and swimming pools, and hose bibs

Exemption Class #3: Construction and location of single, new, small facilities or structures and the alteration and modification of the same, including, but not limited to:

(d) Water, sewage, electrical, gas, telephone, and other essential public utility services extensions to serve such structures or facilities; accessory or appurtenant structures including garages, carports, patios, swimming pools, and fences; and acquisition of utility easements

1. Construction of new structures on DHHL lands (to include leased lands) of any of the following

- e. Accessory or appurtenant structures including domestic water source development for homesteading purposes, collection, distribution and storage systems; small structures needed to house utilities, garages, carports, patios, swimming pools, driveways, swales, and individual and cluster unit mailboxes

Exemption Class #4: Minor alteration in the conditions of land, water, or vegetation.

12. Paving of previously existing graded parking areas and roadways

Exemption Class #5: Basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource

1. Surveys, research, and investigations into all aspects of water use, quantity, and quality
2. planning data collection
5. Drainage studies
6. Flood control studies
8. Building Evaluations
9. Economic analysis
21. Development feasibility studies
24. Measurements of stream flow in accordance with the prescribed method and practices of, or acceptable to, the U.S. Geological Survey, installation of surface water monitoring equipment, and collection of data
30. Permission to enter state lands for the purpose of conducting the activities listed above

Exemption Class #6: Construction or placement of minor structures accessory to existing facilities.

4. Construction of fencing, gates, lighting, security alarms, camera systems and similar items for security and/or safety

7. Construction of interior roadways, driveways, parking lots, sidewalks, curbs, and gutters

Exemption Class #7: Interior alterations involving things such as partitions, plumbing, and electrical conveyances.

Interior alterations to buildings or structures that do not increase the floor area or change the occupancy, including but not limited to:

- 6. Renovations that will result in energy or other operational cost savings
- 8. Normal removal and replacement of windows, doors, partitions, floors, ceiling, roof, and other building accessories/components due to wear and tear. This exemption does not include procedures needed to handle lead paint, asbestos, and other toxic substances

Exemption Class #10: Continuing administrative activities including, but not limited to purchase of supplies and personnel-related actions.

DESCRIPTION OF ACTION

Proposing Agency or Applicant: DHHL, Land Development Division

Project Name & Address/Location: Redevelopment of Ulu Ke Kukui Multi-Family Housing

Anticipated Start Date: Phase I 1/1/2021
Phase II 05/31/2021

Anticipated End Date: Phase I 10/31/2021
Phase II- indefinite

Island and District: O`ahu Wai`anae

Tax Map Key(s) and other geolocation means: portion of (1) 8-7-10: 007

All Necessary Permits and Approvals:

- National Pollutant Discharge Elimination System (NPDES)
- City & County of Honolulu Building Permits
- City & County of Honolulu Plumbing Permits
- City & County of Honolulu Electrical Permits
- City & County of Honolulu Grubbing and Grading Permit
- State Historic Preservation approval for ground disturbing activities
- ADA compliance review by DCAB

NARRATIVE

Describe the action and why it qualifies for the exemption:

Exemption 2 is described in §11-200.1-15 as follows: Replacement or reconstruction of existing structures and facilities where the new structure will be located generally on the same site and

will have substantially the same purpose, capacity, density, height and dimensions as the structure replace.

The project as proposed will repurpose the existing Ulu Ke Kukui transitional apartments located on approximately five-acres into long-term affordable rentals. This is consistent with DHHL's 2014 O'ahu Island Plan (OIP) recommendation to convert this transitional housing complex into native Hawaiian housing opportunities when the State of Hawai'i's Public Housing Authority lease expires.

DHHL's primary mission is to administer the Hawaiian Homes Commission Act (HHCA) as amended. The HHCA purpose is to elevate the lāhui o Hawai'i by creating opportunity for native Hawaiians to reside on public lands given the status of Hawaiian Home Lands. DHHL maintains a waitlist for native Hawaiian beneficiaries interested in DHHL leases on O'ahu. As of February 29, 2020, there were 10,818 beneficiaries waiting for residential housing opportunities on O'ahu. The OIP found that 33% of respondents attending Beneficiary Consultation Open Houses preferred a rental option.

Ulu Ke Kukui was designed for short-term, 30-day stays for homeless families. The complex currently includes a total of 80 residential units, (40 two-bedrooms, and 40 studios) within five buildings. In addition, Ulu Ke Kukui includes paved parking facilities and an administration building with offices, classrooms, a cafeteria, a commercial kitchen and two early childcare centers. To make the complex more suitable for long-term rental, the five residential buildings will be reconfigured into 40 renovated two-bedroom units. The administration building will be reconfigured into community center (for residents) and a social services wing to be accessed from outside the residential complex. In addition, the parking will be expanded, and community amenities will be added to the grounds. A concept site plan is attached. This redevelopment of the structures and grounds will occur as part of Phase I, administered by DHHL and its developer.

Phase I- Redevelopment

The following actions are proposed to renovate the interior of residential units as part of Phase I: interior space redesign with increased storage and closet space; replacement of flooring, plumbing, and fixtures; renovation of bathrooms and kitchens, installation of air conditioning, energy efficient windows, washer dryer hook ups and new paint. The residential buildings will also include exterior additions of awnings and lanai to improve shade and cooling as well as individual electric meters for each unit. The project will utilize a greywater system for landscape irrigation, car washing, and toilet flushing.

As part of Phase I, the five acre complex will also include the new construction of additional parking (along the east side of complex), a swimming pool/pavilion, landscaping walking and exercise paths, bicycle parking facilities, recycling stations, fencing with access gates, security cameras, as well as PV carports for new and existing parking. The redevelopment of the administration building will also be conducted during phase I to provide community spaces for the residences that are separate and segregated from social services that will be accessed outside of the community areas.

Phase II- Rental/Lease and Facility Management

The rental of units may begin as soon as the first residential building has been redeveloped. However, DHHL may choose to complete all of phase I prior to initiating phase II. DHHL and its agents will develop and administer a program for the rental of the 40 residential units. DHHL may choose to convert rental units to residential homestead leases at its discretion.

RECEIVING ENVIRONMENT

Describe the site, including any impacts on the receiving environment:

The project site is located on a developed 5-acre area in the north-west corner of an 80-acre parcel. It is currently under general lease to the State of Hawai'i's Public Housing Authority and is being operated and maintained by Catholic Charities Hawaii to provide transitional housing to homeless families, day care for children and subsidized meals. Adjacent to the project site is Ho'omalua o nā Kamali'i, a State of Hawaii Department of Health Services childcare institution operating under DHHL General Lease (GL) GL285. The southern end of the parcel is the Community Learning Center- Mā'ili operated by Kamehameha Schools under GL296. The remainder of the parcel is vacant. The project site is bounded to the north by a canal and to the west by Kulaaupuni Street (see figure titled, Former Voice of America Site)

ENVIRONMENTAL ANALYSIS

I have considered the potential effects of the proposed project and all related activities against the criteria checked below:

	Not Applicable
<input checked="" type="checkbox"/> Land Use and Zoning Conformance	<input type="checkbox"/>
<input checked="" type="checkbox"/> Traffic (Vehicles, Bicycles, Pedestrian)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Infrastructure (Roads, Buildings, Utilities)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Air Quality Pollutant Emissions	<input type="checkbox"/>
<input checked="" type="checkbox"/> Noise Emissions	<input type="checkbox"/>
<input checked="" type="checkbox"/> Solid, Hazardous, and Liquid Waste Management	<input type="checkbox"/>
<input checked="" type="checkbox"/> Social	<input type="checkbox"/>
<input checked="" type="checkbox"/> Economic	<input type="checkbox"/>
<input checked="" type="checkbox"/> Health and Safety	<input type="checkbox"/>
<input checked="" type="checkbox"/> Recreation	<input type="checkbox"/>
<input type="checkbox"/> Public Beach Access	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Cultural Resources and Practices	<input type="checkbox"/>
<input checked="" type="checkbox"/> Visual/Aesthetic	<input type="checkbox"/>
<input checked="" type="checkbox"/> Environmental Justice	<input type="checkbox"/>
<input checked="" type="checkbox"/> Rare, Threatened, and/or Endangered Species	<input type="checkbox"/>
<input checked="" type="checkbox"/> Surface and Ground Water Resources	<input type="checkbox"/>
<input checked="" type="checkbox"/> Wetlands	<input type="checkbox"/>
<input checked="" type="checkbox"/> Floodplains	<input type="checkbox"/>
<input checked="" type="checkbox"/> Riparian/Coastal Resources	<input type="checkbox"/>
<input type="checkbox"/> Other	<input type="checkbox"/>

Comments/summary of impact analysis:

The proposed project will not have significant negative impact on the above criteria.

The project will result in a net decrease in the number of residential units from 80 to 40. It is anticipated that the project will not result in changes to traffic, infrastructure, air, noise, waste

management, over the previous use. Because the project will repurpose the existing structure, there will be no change in view planes. While the project is located in an area zoned Ag-2, it is also identified in DHHL's OIP for proposed residential development which is consistent with a residential homestead land use designation. The project is located outside of any floodplains (X), the special management area and does not include any riparian/coastal resources or habitat for threatened, rare and/or endangered species. The project's northern boundary is located along an existing canal system that is identified as a wetland and is within the 3.2-foot sea-level-rise exposure area. However, the natural topography of the site causes stormwater to flow from the northeast corner of the property to the southwest corner. The existing drainage system then directs the flow into the Ma'ili Stream. As a result of the topography and drainage, stormwater and other nonpoint source run-off is directed away from the wetland area north of the project area.

MITIGATION

Describe all mitigation measures and best management practices planned to address impacts during the project activities and after project completion:

DHHL, the lessee, and their respective contractors shall comply with all County, State, and Federal permit, and approval requirements.

The project will generate short-term construction related fugitive dust and noise impacts during construction. Best management practices need to be employed to reduce dust emissions. DHHL, the lessee and their respective contractors shall comply with HAR §11-46 relating to community noise control.

All activities should include erosion control and other best management practices to reduce/eliminate pollution generating activities from impacting the project site and the surrounding areas.

Phase I will require DOH NPDES permitting requirements if ground disturbance is one acre or greater.

Although not located within critical habitats, outdoor lighting shall be fully shielded so the bulb can only be seen from below bulb height and only used where necessary

Stormwater runoff shall be reduced by minimizing new impervious surface areas that are installed and integrate stormwater infiltration into design during Phase I where possible. This could include actions like capture/reuse of roof runoff, use of pervious pavements, and or redirection of rainwater to allow for on-site infiltration. Stormwater management activities should be integrated into Phase II site management requirements.

The northern perimeter of the project site may be affected by sea-level rise is located along an area identified by US Fish and Wildlife as a man-made wetland. Any action in this area should mitigate for potential water intrusion caused by a rise in sea-level. Additionally, this area should be managed to minimize project effect on the wetland. If federal funding is sought, compliance with Executive Order 11990 regarding wetlands protection is required.

If any human remains or funerary material are discovered during ground disturbing activities, all activity in the immediate area must stop. The State Historic Preservation Division (SHPD) and

County Police shall be called. Work in the area may resume only after SHPD and County Police authorize activity in the area.

Submit declaration of land use designation to City and County of Honolulu if one has not already been submitted for the 5-acre project site.

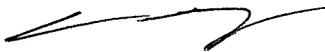
CONSULTATION

The following parties have been consulted about this declaration exemption: none
Information from the following agencies was collected from their digital reference materials between April 10-17, 2020.

County- Department of Planning and Permitting
State- Department of Agriculture
Department of Land and Natural Resources
Department of Health, Clean Water Branch
Federal- U.S. Census Bureau
USDA, National Resources Conservation Service
Federal Emergency Management Agency
U.S. Fish and Wildlife Service

EXEMPT DECLARATION

The direct, cumulative, and potential impacts of the action described above have been considered 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 requirement to prepare an environmental assessment.

 FOR

William J. Ailā, Jr., Chairman
Hawaiian Homes Commission

4/17/20

Date

Attachments

Form Po-343-1 Intake Worksheet packet
Concept Site Plan- April 2020
State Land Use Designations
County Zoning
Flood Hazard Areas
Wetlands
Sea-level Rise Exposure area
Critical Habitats
Special Management Area
April 17, 2020 DHHL letter to HHFDC

- This document is on file in our office and is available for public review.
- This document has been submitted to the Office of Environmental Quality Control for publication in *The Environmental Notice*.

DEPARTMENT OF HAWAIIAN HOME LANDS
HRS 343 EXEMPTION PROCESS INFORMATION INTAKE WORKSHEET

DESCRIPTION OF PROPOSED USE ON DHHL LAND

1. Land Development Division (Darrell Ing)

Name of Applicant Proposing Use (If DHHL is proposing use, please specify Division or Office)

2. What types of use(s) and/or action(s) is the applicant proposing to conduct on DHHL Land? If proposed use includes construction activity, describe materials that will be used as well as dimensions of proposed structure (height, length, width).

Renovation of Ulu Ke Kukui rental housing project by Hawaiian Community Development Board.

The facilities are on approximately five acres of an 85-acre parcel and consist of the following:

Five residential buildings. Each building has 16 units that include 8 two-bedroom units and 8 studio units.

The existing administration building includes offices, classrooms, a cafeteria, commercial kitchen and two early child care centers.

There are marked parking stalls and ADA stalls in the parking lots. There are fire lanes with fire hydrants on three sides of the facility.

Developer will renovate interiors of the existing rental units.

Exterior improvements include: swimming pool; PV carports; Hawaiian inspired landscaping; greywater system to irrigate landscape, water for car washes, and toilet flushes; recycling stations; walking exercise paths; repaving of the existing parking lot and installation of a new parking lot.

3. What is the extent of the area of the proposed use(s) (in acres or square feet), i.e., what is the "footprint" of the proposed use?

Site layout attached.

4. What infrastructure demands (if any) will the project require? How will those demands be met? EXAMPLES: If proposed use includes irrigation, what is the estimated daily water use and what is the water source? Or, if proposed use generates solid waste, how much solid waste is estimated to be generated and where would it be disposed?

Existing facilities connected to water, wastewater, and electrical systems. No new off-site improvements required.

**DEPARTMENT OF HAWAIIAN HOME LANDS
HRS 343 EXEMPTION PROCESS INFORMATION INTAKE WORKSHEET**

5. Approximately January 2021. Currently negotiating development agreement. Developer also requires time to arrange project financing and submit building renovation plans for City & County review and approval.

When is the proposed use(s) anticipated to begin and end? (specify month & year)

DESCRIPTION OF SURROUNDING ENVIRONMENT

6. Oahu, Mokupuni (Island) Waianae Moku (District) portion of (1) 8-7-10: 007 TMK#

7. General Lease 283
Existing DHHL Lease #, License #, RP#, or ROE# etc. (if applicable)

8. Oahu Island Plan – Homestead Proposed Residential
DHHL Island Plan Land Use Designation for area of proposed use

9. What is the existing condition of the area in which the proposed use(s) will take place? (What uses are currently occurring on the parcel? Is there existing development on the parcel? If so, what type(s) of development? If no existing development, describe the landscape characteristics (i.e., existing vegetation (if any) or significant characteristics of note such as water features).

The property is currently under general lease from DHHL to the Hawaii Public Housing Authority. In anticipation of the expiration of the lease LDD issued a request for proposals for a developer to renovate, operate, and manage the residential rental facility.

The property had been developed as a transitional housing facility for homeless families. Facilities are being operated and maintained by Catholic Charities Hawaii. Services include transitioning homeless families into permanent housing, day care of children, and subsidized meals at the facility and other locations throughout Leeward Oahu.

The facilities are on approximately five acres of an eighty-acre parcel. Adjacent to Ulu Ke Kukui, is Ho'omalulu o na Kamali'i, a child caring institution operated by the Department of Human Services (GL 285). On the southern end of the parcel Kamehameha Schools is operating a Learning Center (GL 296). The remainder of the parcel is vacant.

10. Describe the existing condition of neighboring parcels. (What uses are currently occurring on the neighboring parcels? Is there existing development on those parcels? If so, what type(s) of development? If no existing development, describe the landscape characteristics (i.e. existing vegetation (if any) or significant characteristics of note such as water features)

Surrounding the eighty-acre parcel are residential developments.

Former Voice of America Site

TMK (1) 8-7-10: 007



Ulu Ke Kukui
(HPHA GL 283)

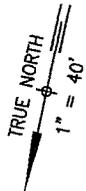
Ho'omalulu o na Kamali'i
(DHS GL 285)

USCG
Retained
Parcel

Kamehameha Schools
GL 296



Original Site layout of Existing Facilities



M-2
(1/2" PIPE w/ CAP)
5,448.34 N
530.01 S
ELEV.=6.01

258'19'34" 605.24 (M-1 TO M-2)

EXISTING CONCRETE CHANNEL (CITY)

HOLT ROAD (CITY)

NEW 10' WIDE SEWER EASEMENT

SEWERLINE "SL-A"

M-1
(1/4" CUT ON S/W)
5,325.87 N
1,122.73 S
ELEV.=8.57

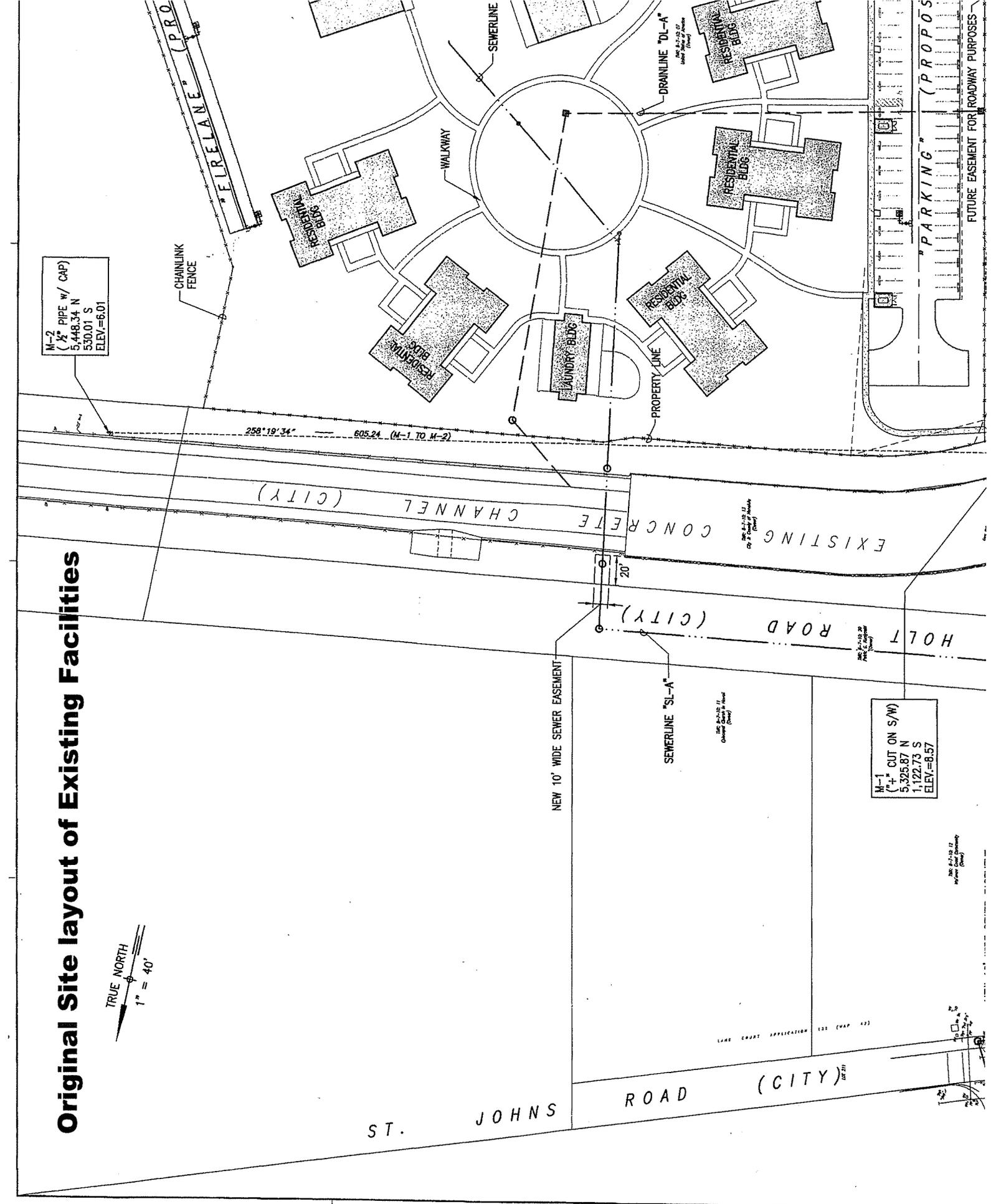
LAKE CRAFT APPLICATION SEE (MAP 43)

ST. JOHNS ROAD (CITY)

D

C

B





PV Carports over parking, typical.

Redevelopment of Ulu Ke Kukui Multi-Family Housing - County Zoning

Zoning (Honolulu Zoning) - County Zoning - City and County of Honolulu



Honolulu Land Information System (Holis), Department of and Permitting, City and County of Honolulu | U.S. Census Bureau; Hawaii Statewide GIS Program | City and County of Honolulu Land Information System (HOLIS); Hawaii Statewide GIS Program | City and County of Honolulu; Hawaii Statewide GIS Program | County of Hawaii; City and County of Honolulu; County of Kauai; County of Maui; Hawaii Statewide GIS Program. | © 2020 Microsoft Corporation, © 2020 DigitalGlobe, ©CNES (2020) Distribution Airbus DS, © 2020 HERE

Redevelopment of Ulu Ke Kukui Multi-Family Housing- Flood Hazard Areas

Parcels - Hawaii
Statewide - Statewide
TMKS

Flood Hazard Areas
(DFIRM) - Statewide -
State DFIRM

- AE
- X
- VE
- A
- D
- AO
- AH
- V
- OPEN WATER

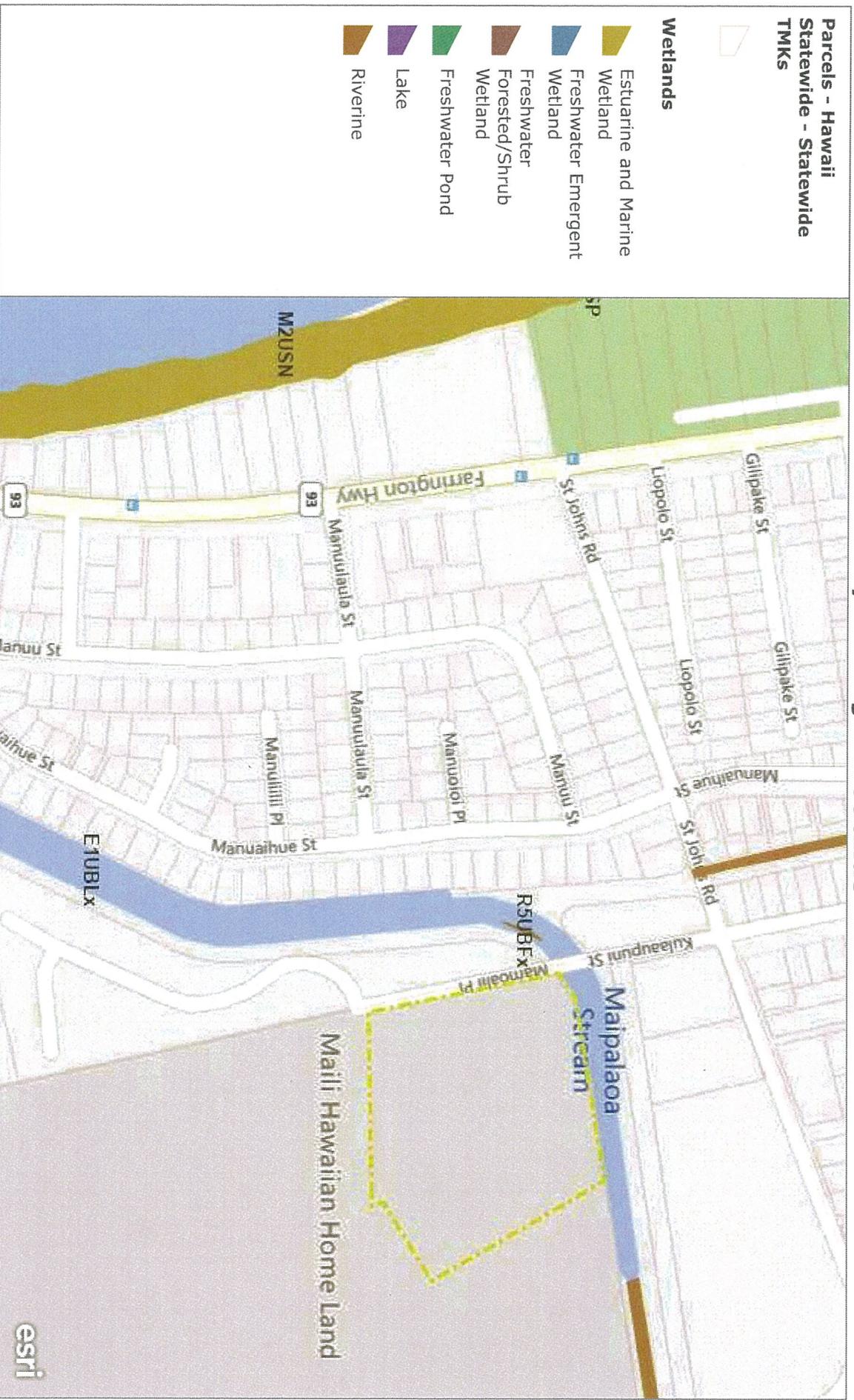


400ft

esri

Honolulu Land Information System (Holis), Department of and Permitting, City and County of Honolulu | U.S. Census Bureau; Hawaii Statewide GIS Program | USDA Natural Resources Conservation Service | Federal Emergency Management Agency (FEMA); Hawaii Statewide GIS Program | United States Fish and Wildlife Service | County of Hawaii; City and County of Honolulu; County of Kauai; County of Maui; Hawaii Statewide GIS Program. | Counties of Hawaii, Honolulu, Kauai and Maui; Hawaii Statewide GIS Program | © 2020 Microsoft Corporation, © 2020 DigitalGlobe, ©CNES (2020) Distribution Airbus DS

Redevelopment of Ulu Ke Kukui Multi-Family Housing Wetlands



R5UBFx- Excavated Riverine system, unknown perennial with an unconsolidated bottom that is semipermanently flooded

E1UBLx-Excavated salt water subtidal estuarine system with an unconsolidated bottom

M2USN- Marine intertidal system with unconsolidated shore that is regularly flooded

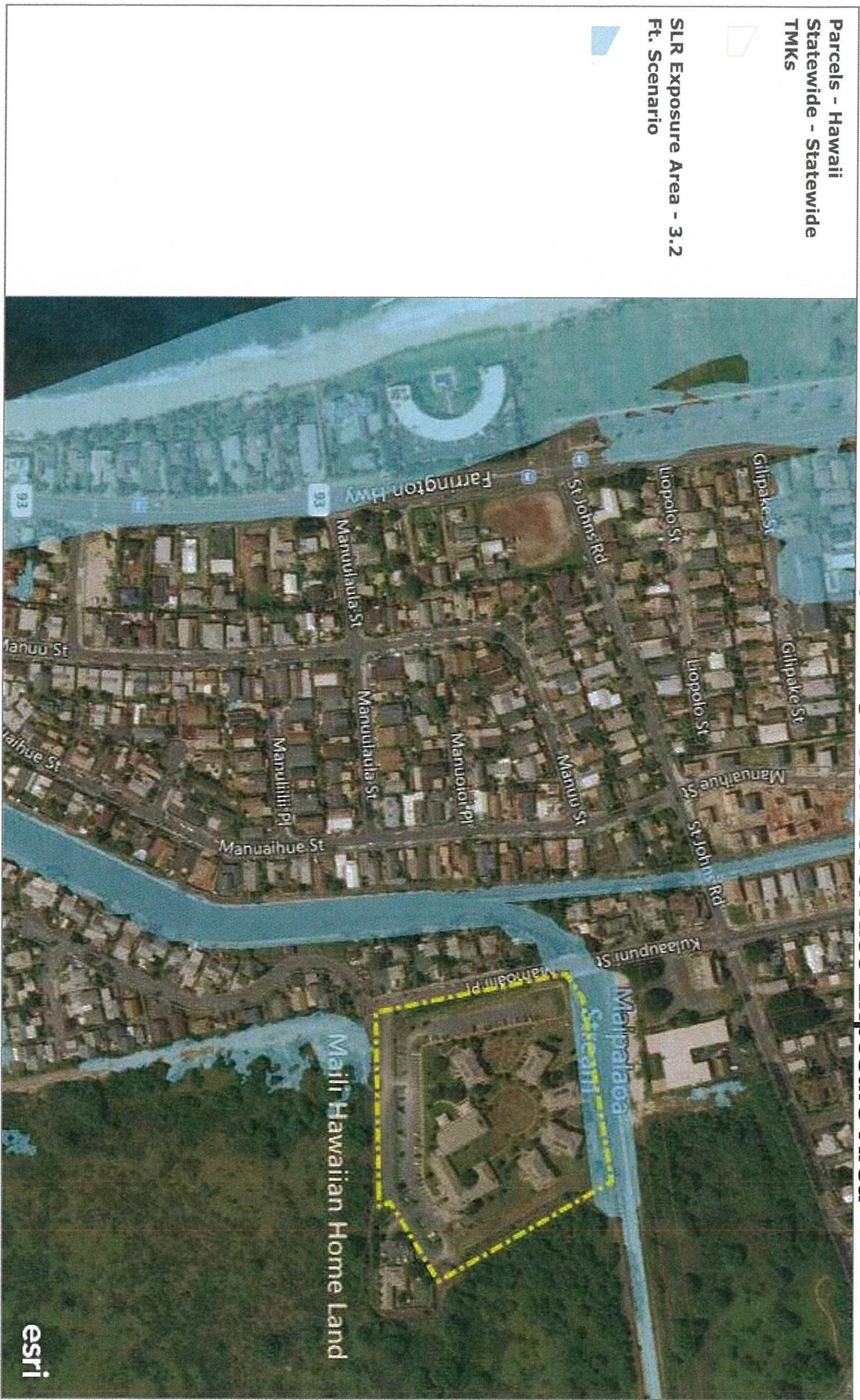
Honolulu Land Information System (Holis), Department of and Permitting, City and County of Honolulu | U.S. Census Bureau; Hawaii Statewide GIS Program | USDA Natural Resources Conservation Service | Federal Emergency Management Agency (FEMA); Hawaii Statewide GIS Program | United States Fish and Wildlife Service | County of Hawaii; City and County of Honolulu; County of Kauai; County of Maui; Hawaii Statewide GIS Program. | Counties of Hawaii, Honolulu, Kauai and Maui; Hawaii Statewide GIS Program | © 2020 Microsoft Corporation, © 2020 HERE

hlistategis.maps.arcgis.com/home/webmap/print.html

Redevelopment of Ulu Ke Kukui Multi-Family Housing **Sea-Level Rise Exposure Area**

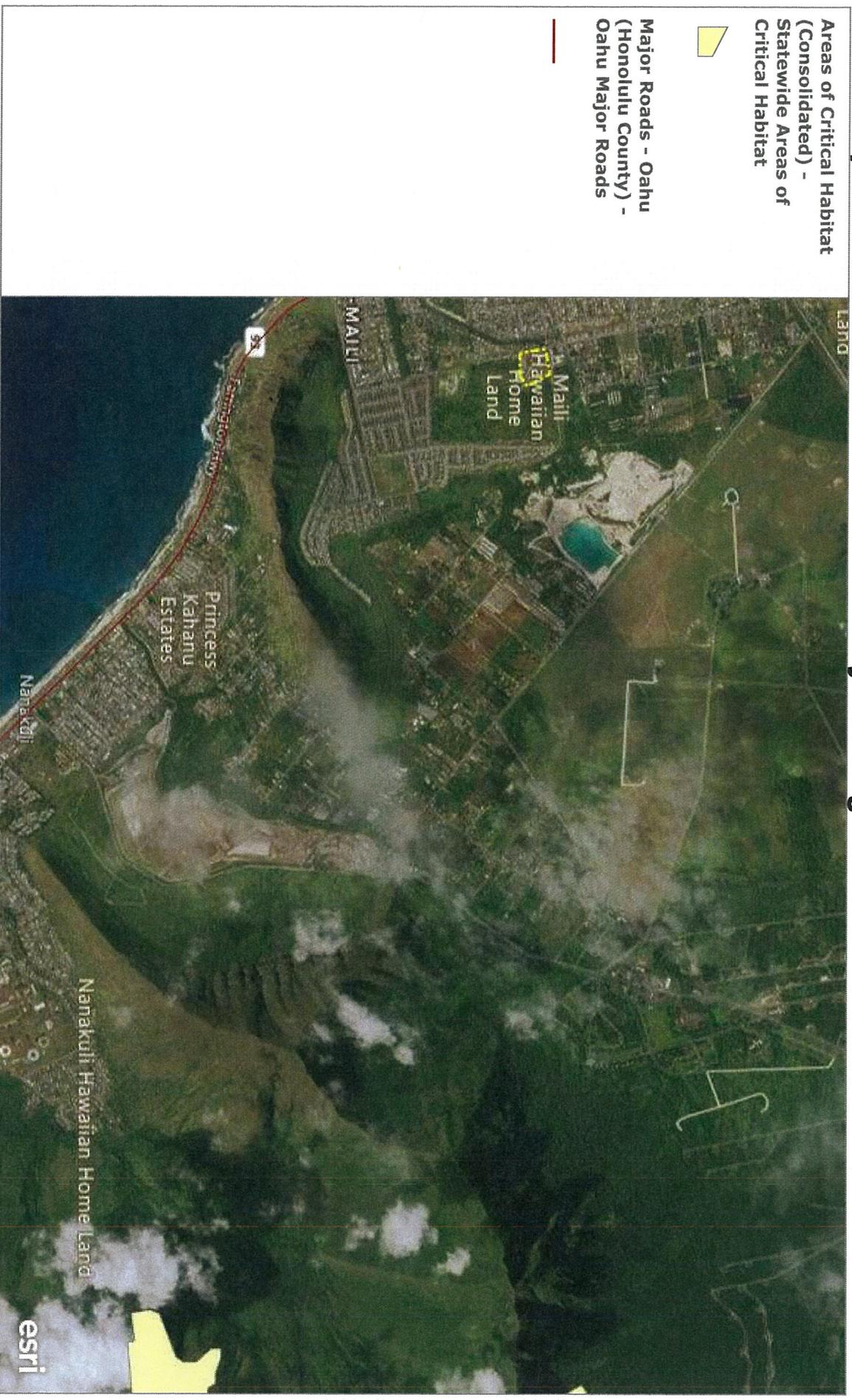
Parcels - Hawaii
Statewide - Statewide
TMKS

SLR Exposure Area - 3.2
Ft. Scenario



Honolulu Land Information System (Holis), Department of and Permitting, City and County of Honolulu | U.S. Census Bureau; Hawaii Statewide GIS Program | USDA Natural Resources Conservation Service | Federal Emergency Management Agency (FEMA); Hawaii Statewide GIS Program | United States Fish and Wildlife Service | County of Hawaii; City and County of Honolulu; County of Kauai; County of Maui; Hawaii Statewide GIS Program. | Counties of Hawaii, Honolulu, Kauai and Maui; Hawaii Statewide GIS Program | © 2020 Microsoft Corporation, © 2020 DigitalGlobe, © CNES (2020) Distribution Airbus DS, © 2020 HERE

Redevelopment of Ulu Ke Kukui Multi-Family Housing- Critical Habitats



Critical Habitat in the vicinity of project area

Honolulu Land Information System (Holis), Department of and Permitting, City and County of Honolulu | U.S. Census Bureau; Hawaii Statewide GIS Program | City and County of Honolulu Land Information System (HOLIS); Hawaii Statewide GIS Program | Hawaii State Department of Agriculture; Hawaii Statewide GIS Program | Land Study Bureau; Hawaii Statewide GIS Program | USDA Natural Resources Conservation Service | Natural Resources Conservation Service (NRCS) | City and County of Honolulu; Hawaii Statewide GIS Program | Federal Emergency Management Agency (FEMA); Hawaii

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DEPUTY TO THE CHAIRMAN

**STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS**

P. O. BOX 1879
HONOLULU, HAWAII 96805

April 17, 2020

Ms. Denise Iseri-Matsubara, Executive Director
Hawaii Housing Finance Development Corporation
677 Queen Street #300
Honolulu, Hawaii 96813

**SUBJECT: REDEVELOPMENT OF ULU KE KUKUI TRANSITIONAL SHELTER INTO
INTO LONG-TERM AFFORDABLE HOUSING**

Dear Ms. Iseri-Matsubara:

The Department of Hawaiian Home Lands (DHHL), as the owner of the subject property, has awarded Hawaiian Community Development Board (HCDB) the rights to redevelop the Ulu Ke Kukui Transient Shelter into a long term affordable rental housing project. To the extent provided by law, DHHL hereby declares the subject property exempt from certain City and County of Honolulu land use statutes, ordinances, rules, and regulations to facilitate the development of this property. Specifically, DHHL exempts itself from the City's current Agricultural District (AG-2) zoning and Special Management Area permits.

Thank you for your assistance in this matter. Please let this letter serve as a zoning and SMA exemption letter for HCDB's LIHTC funding application.

If you have any questions, please call me at 620-9510, or have your staff contact Darrell Ing of the Land Development Division at 620-9276, or via e-mail at darrell.h.ing@hawaii.gov.

Aloha,

William J. Aila Jr., Chairman
Hawaiian Homes Commission