

DAVID Y. IGE
GOVERNOR



CRAIG K. HIRAI
EXECUTIVE DIRECTOR

LAND USE COMMISSION
STATE OF HAWAII

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
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2019 JUN 27 A 11:06

IN REPLY REFER TO:
19:DEV/0096

June 21, 2019

To: Daniel E. Orodener, Executive Officer
Land Use Commission

From: Craig K. Hirai 
Executive Director

Subject: Docket No. A90-660 – Status of Village 9
Villages of La'i'opua
Kealakehe, North Kona, Hawaii
Tax Map Key No. (3) 7-4-020: 004

Village 9 at the Villages of La'i'opua at Kealakehe, North Kona, Hawaii, Tax Map Key No. (3) 7-4-020: 004, was excluded from the sale of the Villages of La'i'opua to the Department of Hawaiian Home Lands because the HHFDC Board of Directors approved development of the Kona Community Hospital at that site. However, the Hospital failed its construction commencement deadline so development of the site reverted back to HHFDC.

Attached, please find a status of recent activity at Village 9. The County of Hawaii is currently completing a master plan and HRS Chapter 343 Environmental Assessment of the site for the County's proposed emergency and permanent facilities for the homeless project on the makai (western) portion of the site and HHFDC's affordable rental housing project on the mauka (eastern) portion of the site. After subdivision, HHFDC proposes to issue a 65-year ground lease at \$1/year to the County for its portion of the site.

Should there be any questions or comments regarding this matter, please contact Stan S. Fujimoto, Project Manager, at 587-0541.

Attachment

6/21/19

CHRONOLOGY
VILLAGE 9
VILLAGES OF LA'I'OPUA

LAND USE COMMISSION
STATE OF HAWAII

2019 JUN 27 A 11: 06

<u>Date</u>	<u>Event</u>
8/29/17	HHFDC received a letter from Mayor Kim of the County of Hawaii requesting for a set aside or ground lease to 15-20 acres of the makai portion of Village 9 for permanent facilities for the homeless and an immediate right-of-entry to 5 acres for an emergency homeless encampment
9/14/17	The HHFDC Board approved the set aside of Village 9 to HHFDC, a right-of-entry to the County for 5 acres for an emergency homeless encampment, subdivision, a ground lease to the County for 15 to 20 acres for permanent facilities for the homeless, and easements for access at Village 9
10/13/17	BLNR approved the set aside and an immediate management right-of-entry of Village 9 to HHFDC
1/11/18	The HHFDC Board approved an MOU with the County for the development of Village 9 and a DURF budget of \$250,000 for planning and design work, including an EA for Village 9; the Governor approved the release of DURF funds on February 20, 2018
3/14/18	The County Council approved the MOU; the Mayor executed the MOU on April 2, 2018
2/17/18	HHFDC accepted DLNR's management right-of-entry to Village 9
May 2018	The Hawaii Legislature appropriated \$10 million in DURF to HHFDC based on a recommendation from the Hawaii Interagency for Transit-Oriented Development which included \$3.5 million for an access road for Village 9; the Governor signed the bill June 8, 2018 as Act 39 SLH 2018
12/14/18	The Governor issued an emergency proclamation for homelessness as supplemented on February 12 and April 12, 2019
12/19/18	Executive Order No. 4575 set aside Village 9 to HHFDC for affordable housing and related purposes

4/5/19

HHFDC and the County executed a Right-of-Entry and Amendment No. 1 to the MOU for the construction of the emergency homeless shelter and planning and approvals for permanent facilities for the homeless under the Governor's emergency proclamation.

4/23/19

The County's consultant held a charrette to discuss concepts and on May 23, 2019 met to discuss preferred concepts for the permanent facilities for the homeless and an affordable rental housing project at Village 9.

