

**COUNTY OF HAWAII     STATE OF HAWAII**

**RESOLUTION NO. 303 94**  
**(DRAFT 2)**

RESOLUTION AUTHORIZING NEGOTIATION AND EXECUTION OF AN AGREEMENT TO DEVELOP THE PROPOSED "OULI ELUA" AFFORDABLE HOUSING PROJECT.

WHEREAS, the County of Hawaii (hereinafter "County"), a municipal corporation, will become the owner of 11.25 acres of land at Ouli, South Kohala, Hawaii, identified as TMK: 6-2-01: Por. 74 (the subject property); and

WHEREAS, on July 28, 1993, the County Council adopted Resolution No. 84-93, approving the exemption of a 15-acre portion of the Ouli Golf Community from certain zoning, subdivision and roadway codes and requirements; and

WHEREAS, on November 17, 1993, the County Council adopted Resolution No. 133-93, approving exemptions to allow the subdivision of the Ouli Golf Community parcel into three (3) lots; and

WHEREAS, the County desires to develop up to forty (40) lots with a minimum size of 10,000 square feet, on the subject 11.25 acre parcel to provide affordable housing; and

WHEREAS, the County desires to develop the proposed project in conjunction with the Ouli Ekahi tax credit affordable rental housing project to prorate off-site development and other related costs; and

WHEREAS, by virtue of Chapter 46-15.1, Hawaii Revised Statutes, (HRS) as amended, and by the regulations related thereto, the County is empowered to develop real property, either by itself, on behalf of the State of Hawaii, or in partnership with qualified developers or contractors; and

WHEREAS, by virtue of Chapter 2, Article 13, Section 2-70, of the Hawaii County Code of the County of Hawaii, the County is empowered to develop and construct dwelling units, alone or in partnership with developers or contractors; and

WHEREAS, the County hereby acknowledges that (1) the Ouli Affordable Housing Corporation (hereinafter "OAHC") is an acceptable and qualified partner in satisfaction of the requirements of Chapter 201E of the HRS; and (2) the Ouli area is a good and proper choice for housing development and construction; and

WHEREAS, the County desires to use its resources to provide decent, safe and sanitary housing to qualified families; and

WHEREAS, the County and the OAHC mutually desire to combine resources to develop an affordable subdivision for families with income levels of 120 percent (120%) and below of the median family income for the County of Hawaii.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE COUNTY OF HAWAII that the Mayor of the County of Hawaii or his duly authorized representative is hereby authorized to execute an agreement with Ouli Affordable Housing Corporation to develop the "Ouli Elua" affordable housing project.

BE IT FURTHER RESOLVED THAT the Mayor of the County of Hawaii or his duly authorized representative is hereby authorized to execute other documents required to develop the "Ouli Elua" affordable housing project.

BE IT FURTHER RESOLVED THAT copies of this resolution be transmitted to the Office of Housing and Community Development and the Ouli Affordable Housing Corporation.

Dated at Hilo, Hawaii, this 19th day of October, 1994.

INTRODUCED BY:



COUNCIL MEMBER, COUNTY OF HAWAII

COUNTY COUNCIL  
County of Hawaii  
Hilo, Hawaii

I hereby certify that the foregoing RESOLUTION was by the vote indicated to the right hereof adopted by the COUNCIL of the County of Hawaii on October 19, 1994.

ATTEST:



COUNTY CLERK      CHAIRMAN & PRESIDING OFFICER

ROLL CALL VOTE

	AYES	NOES	ABS	EX
ARAKAKI	X			
BONK - ABRAMSON		X		
CHILDS	X			
DE LIMA	X			
DOMINGO	X			
HALE		X		
RATH	X			
ROSEHILL	X			
SCHUTTE	X			
	7	2	0	0

Reference C-1359.01; C-1360

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