

COUNTY OF HAWAII STATE OF HAWAII

RESOLUTION NO. 99 97

RESOLUTION OF THE COUNTY COUNCIL OF THE COUNTY OF HAWAI'I AUTHORIZING THE EXEMPTION OF CERTAIN ZONING CODE REQUIREMENTS, PURSUANT TO CHAPTERS 201E-201 AND 201E-210 OF THE HAWAI'I REVISED STATUTES FOR THE PROPOSED HUALALAI ELDERLY LOW INCOME HOUSING TAX CREDIT RENTAL HOUSING PROJECT.

WHEREAS, the Hawai'i Island Community Development Corporation (hereinafter "HICDC"), an islandwide based non-profit entity, has been working to develop an affordable rental housing project for the elderly (hereinafter "Hualalai Elderly") on land at Kailua, North Kona, Hawai'i, and identified as TMK: 7-5-10: 10, to provide decent, safe and sanitary housing to qualified senior citizens of the County of Hawai'i (hereinafter "County"); and

WHEREAS, the Office of Housing and Community Development (hereinafter "OHCD") has been working with the HICDC to develop this project; and

WHEREAS, the County and HICDC mutually desire to develop affordable rental housing units to senior citizens with income levels of 60 percent (60%) and below the median family income for the County of Hawai'i; and

WHEREAS, the OHCD has determined that (1) the HICDC is an acceptable and eligible developer in satisfaction of the requirements of Chapter 201E of the Hawai'i Revised Statutes; and (2) the Kailua area is a good and proper choice for housing development and construction; and

WHEREAS, the County and HICDC will be entering into an agreement to develop the Hualalai Elderly Low Income Housing Tax Credit rental housing project; and

WHEREAS, the HICDC has applied for and has received conditional approval for the use of State and Federal Low Income Housing Tax Credits from the State's Housing Finance and Development Corporation; and

WHEREAS, the preliminary plans submitted for the Hualalai Elderly affordable rental housing project are attached hereto as "Exhibit A"; and

WHEREAS, to enable the Hualalai Elderly Low Income Housing Tax Credit rental housing project to remain affordable, as defined by the Interim Affordable Housing Policy for the County

of Hawai'i, the OHCD is proposing to utilize Chapter 201E-210 of the Hawai'i Revised Statutes, which allows certain housing projects to be exempt from certain laws and rules, provided the County Council approves; and

WHEREAS, the Hualalai Elderly Low Income Housing Tax Credit rental housing project will promote the goals contained in Chapter 201E, 46-15.1, of the Hawai'i Revised Statutes, and in Chapter 2, Article 13, of the Hawai'i County Code.

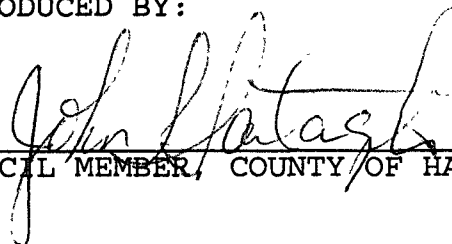
NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE COUNTY OF HAWAII, that preliminary plans for the Hualalai Elderly Low Income Housing Tax Credit rental housing project site are hereby approved as attached hereto as "Exhibit A."

BE IT FURTHER RESOLVED, that pursuant to provisions of Chapter 201E-210(a)(3)(C) of the Hawai'i Revised Statutes, that the Mayor of the County of Hawai'i or his duly authorized representative shall be the responsible County official who will certify maps and plans of lands connected with the Hualalai Elderly Low Income Housing Tax Credit rental housing project as having complied with applicable laws and ordinances relating to the zoning-parking requirements.

BE IT FURTHER RESOLVED, that a copy of this resolution be transmitted to the Hawai'i Island Community Development Corporation, the Planning Director for the County of Hawai'i and the Office of Housing and Community Development.

Dated at Hilo, Hawai'i, this 2nd day of June, 1997.

INTRODUCED BY:



 COUNCIL MEMBER, COUNTY OF HAWAII

COUNTY COUNCIL
County of Hawaii
Hilo, Hawaii

ROLL CALL VOTE

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 June 2, 1997.

ATTEST:

	AYES	NOES	ABS	EX
ARAKAKI	X			
CHUNG	X			
LEITHEAD-TODD	X			
RAY	X			
REYNOLDS	X			
SANTANGELO	X			
SMITH	X			
TYLER		X		
YAGONG	X			
	8	1	0	0

Reference C-323



 COUNTY CLERK CHAIRMAN & PRESIDING OFFICER

RESOLUTION NO. 99 97

SITE PLAN

HUALALAI ELDERLY HOUSING KAILUA-KONA, HAWAII

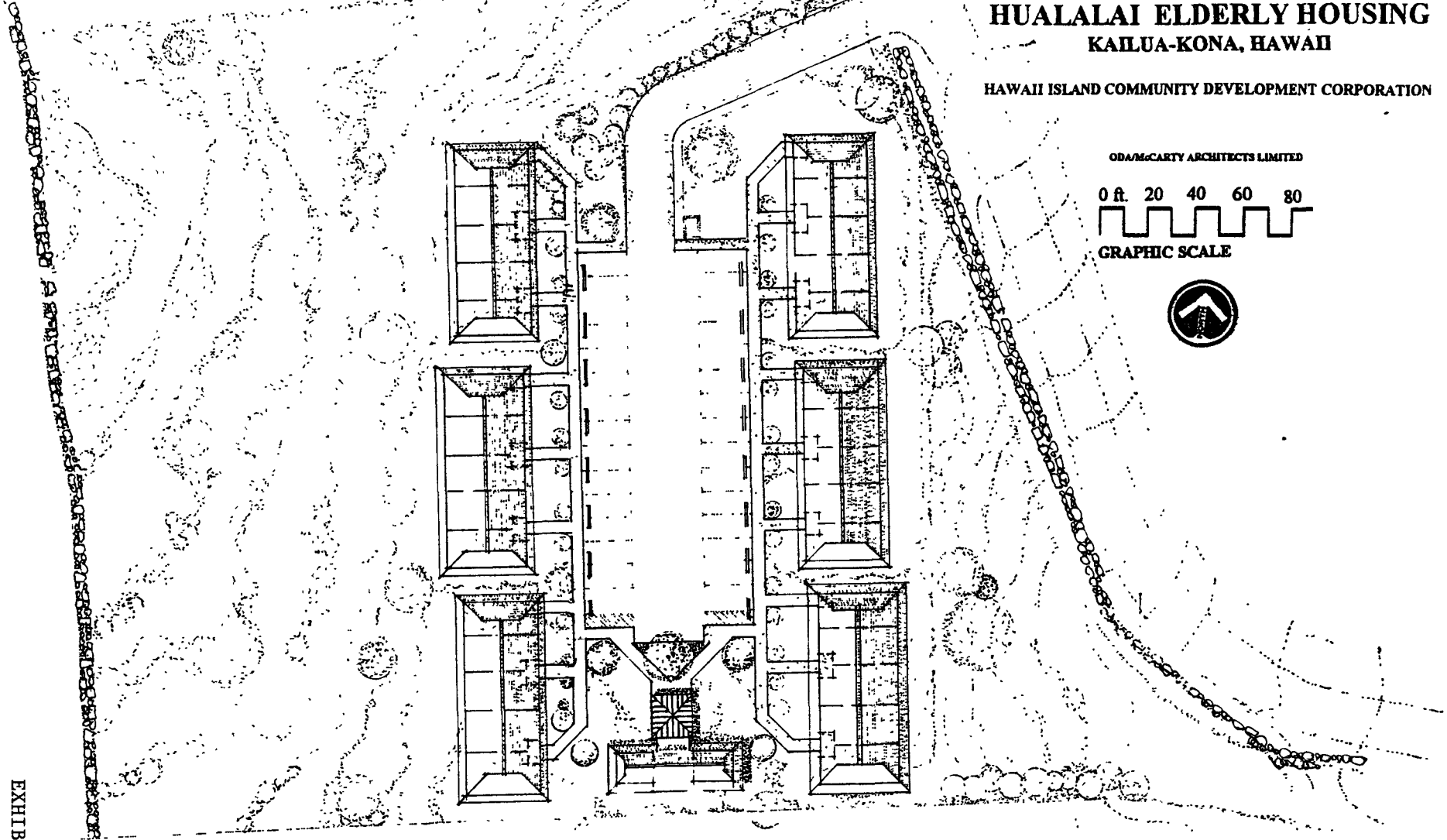
HAWAII ISLAND COMMUNITY DEVELOPMENT CORPORATION

ODA/McCARTY ARCHITECTS LIMITED

0 ft. 20 40 60 80



GRAPHIC SCALE



COMMON BUILDING FLOOR PLAN

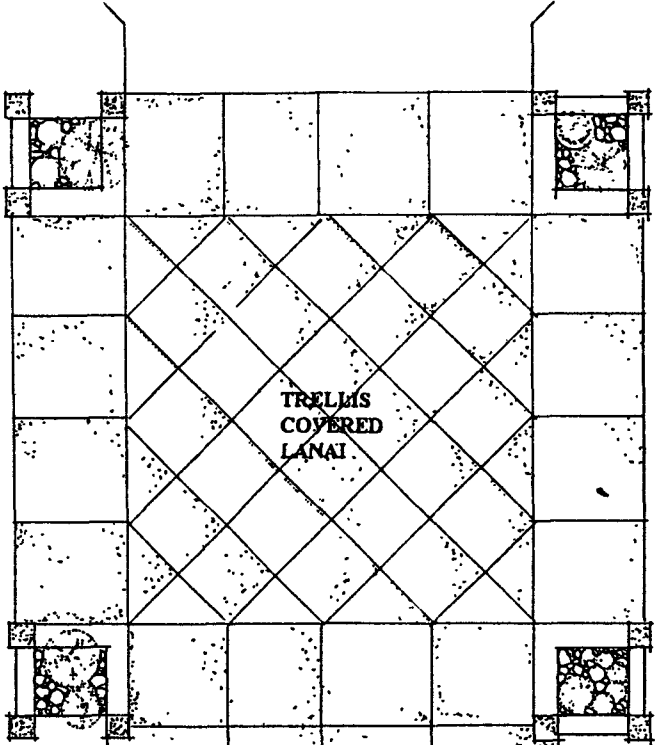
**HUALALAI ELDERLY HOUSING
KAILUA-KONA, HAWAII**

HAWAII ISLAND COMMUNITY DEVELOPMENT CORPORATION

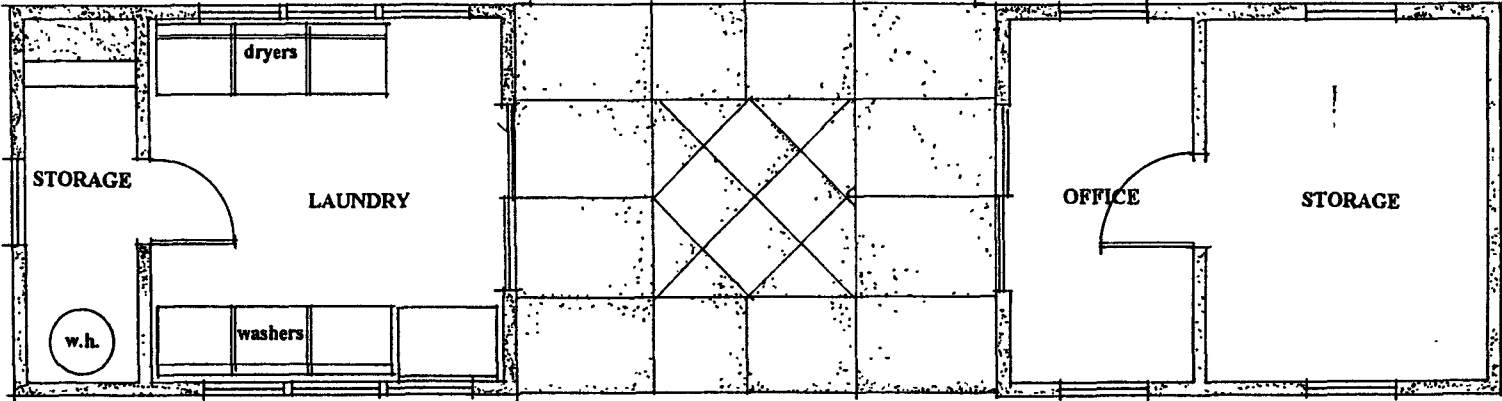
NOTES:

AREA
FLOOR STRUCTURE
EXTERIOR WALLS
ROOF
INTERIOR WALLS
TRELLIS
FLOORING
WINDOWS
STANDARDS

384 SQ. FT.
CONCRETE SLAB
HORIZONTAL WOOD SIDING
ASPHALT SHINGLES
GYPSUM BOARD
WOOD
RESILIENT SHEET
GLASS LOUVERS
IN COMPLIANCE WITH ADA



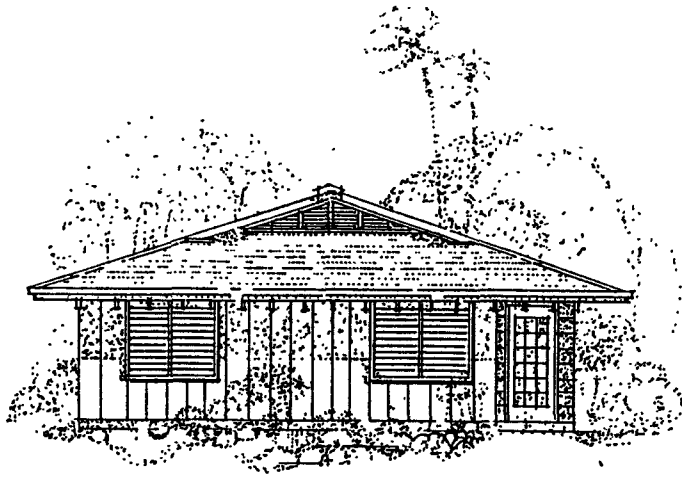
ODA/McCARTY ARCHITECTS LIMITED



TYPICAL UNIT ELEVATION

HUALALAI ELDERLY HOUSING KAILUA-KONA, HAWAII

HAWAII ISLAND COMMUNITY DEVELOPMENT CORPORATION

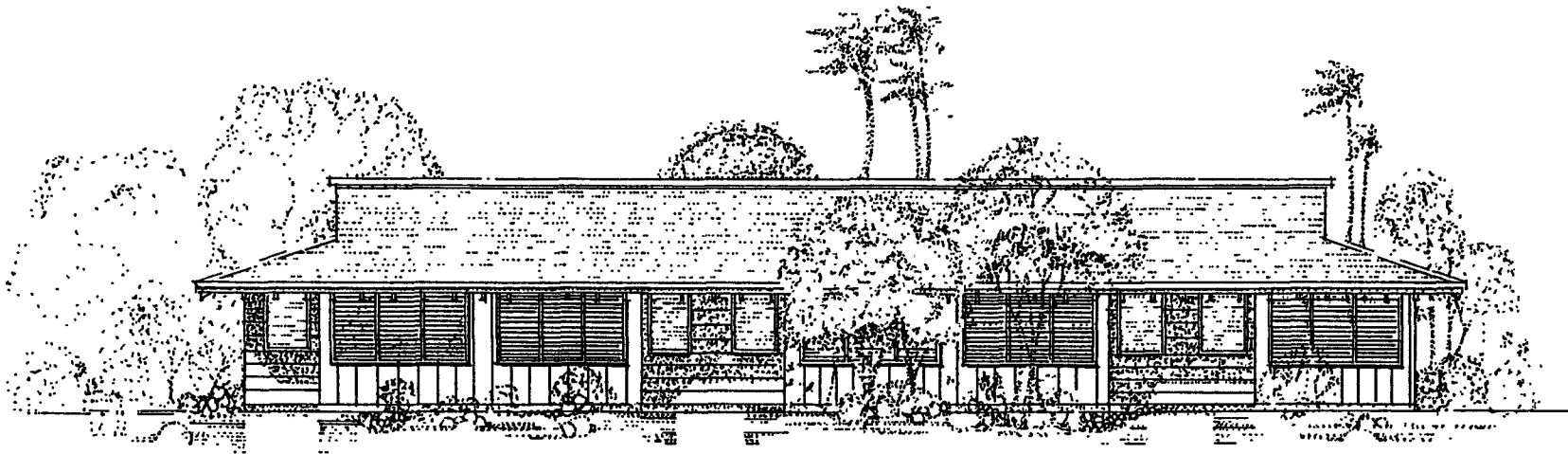


ODAMcCARTY ARCHITECTS LIMITED

0 ft. 4 8 12



GRAPHIC SCALE



NOTES:

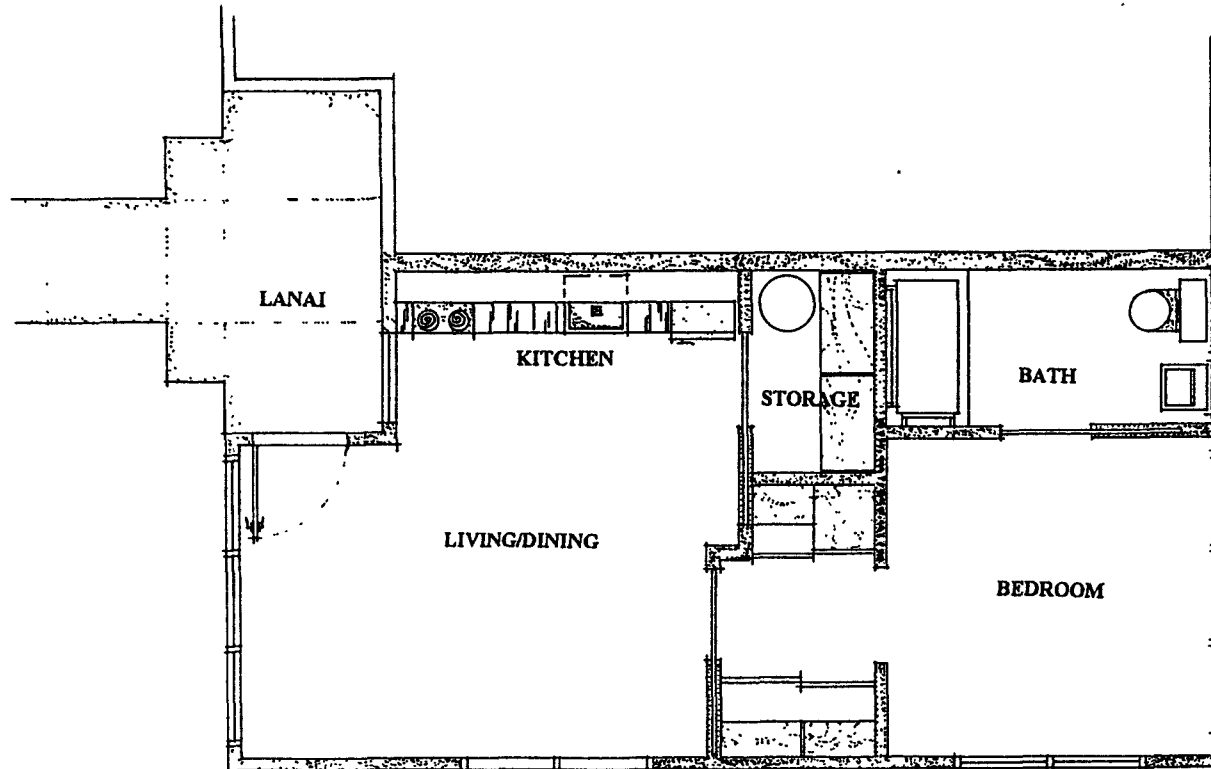
NUMBER OF UNITS	30
AREA OF EACH UNIT	546 SQ. FT.
AREA OF TOTAL UNITS	16,380 SQ. FT.
FLOOR STRUCTURE	POST & PIER
MAKAI UNITS	CONCRETE SLAB
MAUKA UNITS	PLYWOOD SIDING/BATTENS
EXTERIOR WALLS, TYP.	ON WOOD STUDS
EXTERIOR WALL AT LANAIS	HORIZONTAL WOOD SIDING
ROOF	ASPHALT SHINGLES
INTERIOR WALLS	GYPSUM BOARD
FLOORING	RESILIENT SHEET
WINDOWS	GLASS LOUVERS
STANDARDS	IN COMPLIANCE WITH ADA

TYPICAL UNIT FLOOR PLAN

**HUALALAI ELDERLY HOUSING
KAILUA-KONA, HAWAII**

HAWAII ISLAND COMMUNITY DEVELOPMENT CORPORATION

ODA/McCARTY ARCHITECTS LIMITED



Pursuant to Chapter 201E-210, Hawai'i Revised Statutes, the following exemptions from code requirements and standards, as established by the Planning Department, are requested as follows:

1. Zoning Code: County - Agriculture

Exemption: RM-4, Residential Multi-Family use on Agriculture zoned lands.

2. Zoning Code:

Exemption: That the typical number of parking spaces be reduced from 1.25 per unit to the number as shown on the plan attached as Exhibit "A."