RESOLUTION NO. 634 18**RESOLUTION AUTHORIZING THE EXEMPTION OF CERTAIN CODE REQUIREMENTS, PURSUANT TO SECTION 201H-38 OF THE HAWAI‘I REVISED STATUTES FOR PHASE 3-92 OF THE MOHOULI HEIGHTS SENIOR NEIGHBORHOOD AFFORDABLE HOUSING PROJECT IN SOUTH HILO, HAWAI‘I**

WHEREAS, the Hawai‘i Island Community Development Corporation (“HICDC”) is proposing to develop an additional 92 affordable housing units (hereinafter “Project”) on land dedicated for that purpose and transferred to the County of Hawai‘i (“County”) by Gubernatorial Executive Order 4224 (“EO”) in South Hilo, Hawai‘i, originally identified as Tax Map Key (3) 2-4-001:177 (hereinafter “Original Parcel”), to provide decent, safe and affordable housing for qualified low- and moderate-income residents in the County; and

WHEREAS, the Hawai‘i County Council, by way of Resolution No. 709-08, authorized the Director of Finance to negotiate a seventy-five-year lease with the HICDC, a non-profit Hawaii corporation, for development of senior housing and supportive services; and

WHEREAS, the HICDC is an experienced developer of affordable housing and has successfully developed 280 multi-family residential low-income senior rental units and over 300 single family self-help housing units for low-income residents in the County; and

WHEREAS, the parcel identified as tax map key (3) 2-4-001:184 (hereinafter the “Property”), consisting of 9.572 acres, was subdivided from the Original Parcel to separate the Phase 1, Phase 2 and Hilo Adult Day Center portions of the Property for financing purposes; and

WHEREAS, Resolution 311-15 approved the zoning classification of the Property to Multiple Family Residential (“RM”) One Thousand Five Hundred (“RM-1.5”), and allowed for the total development of 160 units on the Original Parcel; and

WHEREAS, Resolution 536-16 subsequently approved the zoning classification of the Original Parcel to RM Three Thousand (“RM-3”), and allowed for the total development of 182 units; and

WHEREAS, the HICDC now wishes to continue development of Phases 3 and 4 on the Property, which are now combined and referred to as Phase 3-92 of the Project, in accordance with the requirements and allowances of the EO, and is requesting those certain exemptions provided in Exhibit “A” attached hereto; and

WHEREAS, Hawai‘i Revised Statutes (“HRS”), Section 201H-38, in conjunction with HRS 46-15.1, allows the County to exempt the Project “from all statutes, ordinances, charter provisions, and rules of any government agency relating to planning, zoning, construction standards for subdivisions, development and improvement of land, and the construction of dwelling units thereon ...” contingent on County Council approval; and

WHEREAS, the Project will promote the goals contained in Section 201H-38 of the HRS, and Chapter 2, Article 13, of the Hawai'i County Code; now therefore,


BE IT RESOLVED BY THE COUNCIL OF THE COUNTY OF HAWAI'I, that the exemptions requested for the Project listed in Exhibit "A," attached hereto, are hereby approved and shall supersede all previously approved resolutions for the Property.

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.

BE IT FINALLY RESOLVED that the County Clerk of the County of Hawai'i shall transmit copies of this resolution to the Office of the Mayor, the Finance Department, the Planning Department and to the Office of Housing and Community Development.

Dated at Hilo, Hawai'i, this 10th day of July, 2018.

INTRODUCED BY:



COUNCIL MEMBER, COUNTY OF HAWAI'I

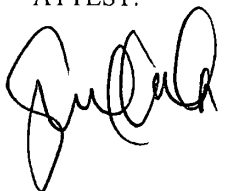
COUNTY COUNCIL
County of Hawai'i
Hilo, Hawai'i

ROLL CALL VOTE

	AYES	NOES	ABS	EX
CHUNG	X			
DAVID	X			
EOFF	X			
KANUHA	X			
LEE LOY	X			
O'HARA	X			
POINDEXTER	X			
RICHARDS	X			
RUGGLES	X			
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I hereby certify that the foregoing RESOLUTION was by the vote indicated to the right hereof adopted by the COUNCIL of the County of Hawai'i on July 10, 2018.

ATTEST:



COUNTY CLERK



CHAIRPERSON & PRESIDING OFFICER

Reference: C-973/Waived FC

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EXHIBIT A

A. INCREASE IN TOTAL UNIT COUNT

1. An approval to increase total unit count for the Project to 182 units.

B. EXEMPTION FROM CHAPTER 25, HCC, ZONING

1. An exemption to Chapter 25, HCC, Zoning. The zoning classification shall be Multiple Family Residential One Thousand Five Hundred (RM-1.5).