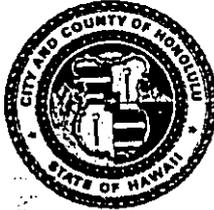


DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 5TH FLOOR
HONOLULU, HAWAII 96813
PHONE: 523-4427 • FAX 527-5498

FRANK F. FASI
MAYOR



RECEIVED

MIKE N. SCARFONE
DIRECTOR

GAIL M. KAITO
DEPUTY DIRECTOR

'91 MAY 17 P3:39

OFC. OF ENVIRONMENTAL QUALITY CONTROL
May 16, 1991

Mr. Brian J. J. Choy, Acting Director
Office of Environmental Quality Control
220 South King Street, 4th Floor
Honolulu, Hawaii 96813

Dear Mr. Choy:

Subject: Negative Declaration
Center for Homeless Families
Tax Map Key: 1-5-6: 15 and 16

Please publish a Negative Declaration in the May 23, 1991 OEQC Bulletin for the subject project. The OEQC Form for Publication and four copies of the subject document are enclosed.

The Environmental Assessment prepared for the project indicated that there were no significant effects on the quality of the environment. The assessment is on file with the Department of Housing and Community Development at the Honolulu Municipal Building, 650 South King Street, 5th Floor, Honolulu, and is available for inspection by the public during regular office hours between 7:45 a.m. and 4:30 p.m., Monday through Friday.

Sincerely,

Gail Kaito

for MICHAEL N. SCARFONE
Director

Enclosures

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1991-05-23-0A-FRA-

FILE COPY

ENVIRONMENTAL ASSESSMENT
FOR THE
CENTER FOR HOMELESS FAMILIES

Department of Housing and Community Development
City and County of Honolulu
May 1991

ENVIRONMENTAL ASSESSMENT

ADMINISTRATIVE INFORMATION

- A. Name of Project: Center for Homeless Families
- B. Type of Action: Applicant
 Agency
Department of Housing and Community Development
City and County of Honolulu
650 South King Street, 5th Floor
Honolulu, Hawaii 96813
Michael N. Scarfone, Director
- C. Approving Agencies:
Department of Housing and Urban Development
300 Ala Moana Boulevard, Room 3318
Box 50007
Honolulu, Hawaii 96850
State of Hawaii
Office of Environmental Quality Control
220 South King Street, 4th Floor
Honolulu, Hawaii 96813
- D. Environmental Assessment Prepared by:
Department of Housing and Community Development
May 1991

DESCRIPTION OF PROPOSED ACTIONS

- A. Proposed Actions: Single Activity
 Aggregation of Activities
 Multi-year Activities

ENVIRONMENTAL ASSESSMENT PREPARED FOR COMPLIANCE WITH HUD REQUIREMENTS AND ENVIRONMENT REVIEW REQUIREMENTS OF OTHER LEVELS OF GOVERNMENT AS FOLLOWS:

- A. State of Hawaii, Supplemental Form EA-S-SOH
B. Guam, Supplemental Form EA-S-Guam
C. Northern Mariana Islands, Supplemental Form EA-S-NMI

- D. Trust Territories of the Pacific Islands, Form EA-S-TTPI
E. American Samoa, Supplemental Form EA-S-ASG

FINDINGS AND CONCLUSIONS RESULTING FROM THE ENVIRONMENTAL REVIEW

A. Environmental Findings

- Finding of No Significant Impact on the Environment (FONSI)
 An Environmental Impact Statement is required.

B. Agencies/Interested Parties Consulted

(See Appendix B.)

C. Publication Notification

1. Finding of No Significant Impact on the Environment and Request Release of Funds (Combined Notice)

- a. Date FONSI/RROF published in local newspaper _____
b. Last day for recipient to receive comments _____
c. Last day for HUD to receive comments _____
d. Date FONSI transmitted to Federal, State, or local governmental agencies or interested groups for individuals _____
e. Date HUD released grant conditions _____

2. Negative Declaration (Hawaii Only)

- a. Date Negative Declaration published in OEQC Bulletin _____
b. Date on which 60-day waiting period expires _____
c. Documentation attached: Yes No

PROPOSED PROJECT

The Department of Housing and Community Development (DHCD) proposes to develop a multi-purpose facility to serve homeless women, children and families on a property of approximately 30,000 square feet located in Kalihi-Palama (see location map attached as Appendix A).

The proposed project will be a 2-3 story structure of approximately 20,000 to 25,000 square feet. The structure will serve a maximum of 175 persons and contain dormitories, food service facilities, staff offices, a health care room, multi-purpose rooms and a child care center. Approximately 12 parking stalls and landscaped open areas totalling approximately 6,000 square feet will be provided on site.

NEED FOR PROJECT

There is an overall need on Oahu to provide appropriate emergency shelter and services for the increasing numbers of homeless women and families with children. This group represents the fastest growing and the most vulnerable segment of the homeless population. Whereas, prior to the 1970s, the homeless population originally did not include families with children or single women, families with children now comprise approximately 26.5% of all homeless cases on Oahu, according to a 1990 study of Hawaii's homeless by SMS Research, Inc.; women comprise 30% of Oahu's homeless population.

The proposed project is being developed in response to the need for the Institute for Human Services to provide expanded and more suitable facilities to accommodate the growing numbers of its homeless clients who are women and families with children.

The Institute for Human Services (IHS), a Hawaii nonprofit corporation, is the only open-door, unrestricted shelter for homeless men, women and children on the island of Oahu. Founded in 1978 by the Rev. Dr. Claude DuTeil in a small vacant store in the old Chinatown area of Honolulu, IHS has grown from a small "Peanut Butter Ministry" providing sandwiches and coffee to street people to becoming a major shelter for the homeless in Honolulu. IHS currently serves over 5,000 meals a week, provides sleeping space for over 300 individuals and families each night and arranges for emergency medical and mental health care, housing and welfare assistance for them.

In 1986, the City and County of Honolulu, in cooperation with the Pu'uuhonua Nonprofit Corporation, constructed a building especially for IHS at 350 Sumner Street in Iwilei, situated adjacent to the Honolulu waterfront commercial warehouse district. The population of homeless families appearing at the doors of IHS has increased substantially. Daily, from 80 to 100 women, 30 to 60 children (i.e., 15 to 30 families) seek emergency shelter and crisis assistance at IHS. These women and children now represent over one-third of the total IHS homeless population. The second floor of IHS is reserved primarily for the use of the growing population of homeless families.

In addition to the need to relieve existing overcrowding conditions, there is a need to provide more appropriate accommodations for homeless families with children because the Iwilei Shelter was designed primarily to serve single individuals. There are also concerns that the mixture of all elements of the homeless population at the Iwilei shelter, including chronically mentally ill and substance abusers, creates an unsafe and unsuitable environment for women and children. Development of a separate facility for women and families with children will ensure the safety and security of the most vulnerable segment of the homeless population.

Proposed Action

The Department of Housing and Community Development (DHCD) proposes to acquire two privately owned parcels, fronting King Street, in Kalihi-Palama and develop the proposed multi-purpose center for homeless women and families on a portion of the consolidated property. Upon completion, the facility will be leased to IHS, who will oversee day-to-day operations of the facility. An approximately 6,000 square foot portion of the consolidated property, fronting King Street and abutting Palama Theater, will be subdivided and sold back to one of the current private owners. Total land acquisition and development costs are estimated at \$6.6 million. City funds will be used for these activities. Community Development Block Grant funds may be used in later stages of project development.

Alternative Considered

1. **Alternative location.** For prospective clients of the shelter, the project site is conveniently located relative to public and private social service providers, employment centers, schools, retail stores and public transportation. It is also in close proximity to the existing IHS shelter in Iwilei, which will facilitate the coordination of services and administration of the facility by IHS. Finding another developable site in a similarly convenient location and of a suitable size would delay the project and add unnecessary costs, which could undermine the feasibility of the proposed undertaking.
2. **Higher density use.** The project site could be developed to a maximum floor area ratio of 3.5 and height of 200 feet. However, such development is incompatible with existing development in the area and would be inappropriate for the type of clientele to be served by the proposed project.
3. **No project.** Should this project not be implemented, overcrowding conditions and the same unsuitable mixture of client groups that poses safety and security threats to women and children will continue to exist at the existing IHS facility in Iwilei. Homeless women and families with children will be forced to continue to seek shelter at the Iwilei facility or remain unsheltered and face continued obstacles to the receipt of urgently needed shelter and supportive services. The positive social benefits of the proposed project far outweigh the project's potential negative environmental impacts.

Based on an analysis of the alternatives considered, it is determined that there are no practical alternatives other than to develop the project as proposed at the subject site.

SITE INSPECTION

A site inspection was conducted on May 16, 1991 by Eileen Mark, Planner, Department of Housing and Community Development.

SITE DATA

TMK: 1-5-6: 15

TMK: 1-5-6: 16

Ownership:	Anastacio & Leoncia Azcueta	Molly Achuck Rev. Trust
Location:	Kalihi-Palama	Kalihi-Palama
Land Area:	6,193 Square Feet	29,564 Square Feet

Land Use Data

State Land Use District:	Urban	Urban
Development Plan Designation:	Commercial	Commercial
Zoning:	BMX-3 Community Business District	BMX-3
Existing Use:	Retail food sales, residential and office.	Construction trades storage yard, used car lot and demonstration home.
Flood Zone:	Zone X, outside the 500-year flood plain.	Zone X.
Special Management Area:	Not in SMA.	Not in SMA.

IMPACT CATEGORIES

The following criteria is used to rate the level of impact the project will have on the various categories:

- 1 - Potentially beneficial impact.
- 2 - No impact anticipated.
- 3 - Minor adverse impacts anticipated.
 - a. Short Term
 - b. Long Term
- 4 - Adverse impact. Requires mitigation.
- 5 - Adverse impact. Requires modification to project/activity.

A. Land Development

1. Conformance with Comprehensive Plans and Zoning

Rating: 3 - Minor Adverse Impacts Anticipated

Sources: Department of Land Utilization letter dated August 27, 1990

Department of General Planning letter dated September 11, 1990

State Land Use Commission letter dated August 15, 1990

The project site is within the State Land Use Urban District, is designated for commercial use on the City's Primary Urban Center Development Plan Land Use Map, and is zoned BMX-3, Community Business District. The Department of General Planning noted that the existing zoning allows for development to a much higher height and density than that of the proposed project. The Department of Land Utilization classifies the proposed project as a "group living facility," because a State license is required to operate the facility and care services will be provided to clients, and will require a Conditional Use Permit, Type 2. DHCD will seek an exemption from this permit processing requirement and other development regulations, including residential parking and possibly Park Dedication requirements, provided that such exemptions do not jeopardize public health and safety.

2. *Compatibility and Urban Impact*

Rating: 2 - No Impact Anticipated

Sources: "Social Impact Assessment for the Homeless Shelter for Women and Children Project," Earthplan, May 1991

Kalihi-Palama Community Council letter dated September 13, 1990

Councilmember Gary Gill letter dated September 14, 1991

The following are among the concerns raised by elected representatives and residents of the Kalihi-Palama area regarding the social impact of the proposed project.

- Over-concentration of facilities for special need groups in Kalihi-Palama.

Concerns were expressed that Kalihi-Palama is being used as a "dumping ground" for low-income housing and community facilities by public and social service agencies. The existing IHS Iwilei facility is viewed as a magnet for homeless people from all over the island, and it is feared that the proposed facility would only increase the area's attractiveness to homeless people.

It is felt that social services, particularly those for homeless people should be "spread around" to other communities.

- Incompatibility of the Proposed Project with the Surrounding Community

On one hand, concerns have been expressed that the area may not be safe for women and children. Akepo Lane has been identified as sometimes the scene of dangerous crime, with incidents of stabbings, homicide, muggings and gang fights in the immediate vicinity.

At the same time, concerns regarding the desirability of the proposed facility as a neighbor have also been raised. The ability of IHS to effectively manage the project is at question. It was pointed out that the Iwilei facility is not a good neighbor because of crime and loitering and fears that such management problems would be duplicated at Akepo Lane have been expressed.

The City and County of Honolulu contracted with the planning firm, Earthplan, to evaluate these concerns and prepare a social impact assessment for the proposed project, which is attached as Appendix C. Earthplan undertook a detailed analysis to explore whether the "dumping ground" perception is an accurate portrayal of what is really occurring in this community. To explore this perception, (1) the types of public and social-related facilities currently located in Kalihi-Palama and (2) socio-economic characteristics which may be indicators of need for these facilities were examined and the following conclusions were made:

- There are three types of social-oriented facilities in Kalihi-Palama.
 - Facilities which are specifically designed to accommodate the larger islandwide community and have very little direct service value to the Kalihi-Palama community. Examples include the Oahu Community Correction Center and the Keehi Lagoon and Honolulu Harbor maritime facilities.
 - Facilities which are intended for the larger region or even islandwide need, and can be used by Kalihi-Palama residents as well. For example, the Honolulu Community College and Sand Island Regional park can be enjoyed by Kalihi-Palama residents. In the same vein, care homes are open to residents around the island, including those in Kalihi-Palama.
 - Facilities which are in the area to specifically serve Kalihi-Palama residents. These are facilities such as immigration services, housing assistance programs, job training, health clinics, public assistance agencies and so on.

- Population statistics show that growth in Kalihi-Palama has been very moderate, yet there continues to be an increase in agencies and facilities. That the existing community warrants at least some of these agencies appears to be supported by the following statistics:
 - Kalihi-Palama has more children and more elderly people than the islandwide community, thereby needing certain services, such as affordable health, child and elderly care, more than other parts of Oahu.
 - The district has proportionately more immigrants than other areas, thereby indicating a need for immigrant services, language programs and cultural assimilation and access activities.
 - Education and job training programs are needed, since less people completed high school and more people are not actively participating in the labor force.
 - High poverty levels and low family incomes increase the need for public assistance programs.
 - Housing is expensive and rent is high, thereby creating greater financial burden on residents.

Earthplan concluded that residents are correct in saying that Kalihi-Palama has an inordinate share of social service agencies but that what is not often articulated is the distinction between the different types of agencies or facilities.

Earthplan found that the greatest degree of resentment is generated by the prison and other island-oriented facilities which have little direct value for Kalihi-Palama residents but cause direct impacts on the surrounding community. Unfortunately, it is these very types of facilities over which the nearby community has limited, if any, input. Thus the "dumping ground" syndrome is perpetuated by these statewide and islandwide facilities.

It was also found that social service facilities established specifically to assist Kalihi-Palama residents generate the least amount of community opposition because there is obvious need for these agencies, as suggested by the socio-economic indicators discussed earlier.

The facilities which are intended for the larger region but are also accessible to Kalihi-Palama residents are often the target of criticism. Though they may be valuable and necessary for the

community's elderly population, care homes are no longer welcome in Kalihi-Palama, for example.

Earthplan concluded that whether the project will further contribute to this "dumping ground" syndrome will depend on how the service population of the proposed Homeless Shelter for Women and Children is perceived.

- The Project as an Islandwide Facility

The IHS Iwilei facility serves an islandwide need and is not intended to only serve Kalihi-Palama residents. Community members have expressed frustration similar to that expressed regarding the Oahu Community Corrections Center. This frustration is especially acute if one believes that Kalihi-Palama had very few homeless people until IHS moved into Iwilei. For these people, the facility was responsible for increasing the number of homeless people in Kalihi-Palama and, therefore, another homeless shelter, i.e., the proposed Homeless Shelter for Women and Children, would perpetuate the dumping ground syndrome and would be an unwelcome addition to the community.

- The project as an Islandwide and Kalihi-Palama Facility

For those who believe that homelessness exists in Kalihi-Palama for the same reason as it does everywhere else, the project will be likely viewed as a solution to an existing community problem. The presence of social service agencies does not encourage the in-migration of poor people but rather assists the already existing population, and, therefore, the proposed Homeless Shelter for Women and Children is a solution to a community problem already existing in Kalihi-Palama.

For the most part, the social service facilities and agencies in Kalihi-Palama are present because many of the clients live nearby or rent is low enough for non-profit agencies to afford. As the 1980 Census indicates, the socio-economic conditions in Kalihi-Palama warrant the presence of many of these agencies.

Inasmuch as regional organizations dislike many of the social service facilities, Earthplan stressed that removing these agencies and facilities from Kalihi-Palama will not eliminate the current socio-economic problems of the area. Further, not building the proposed project will not solve the problem of homeless women and children already present in the area.

Earthplan concluded that what is needed is a concerted effort by government, the regional organizations and social agencies to work together to improve the quality of life for all residents in the area. The proposed Homeless Shelter for Women and Children was identified as a step in the right direction inasmuch as the homeless clientele will need, first and foremost, shelter, and, second, training in life skills to successfully function in the larger society.

The social impact assessment examined community concerns regarding the compatibility of the proposed project with the surrounding area as follows:

The compatibility of the Homeless Families Center with surrounding environs depends on analysis of three factors: (1) the area's existing character, (2) a possible future for the area, and (3) what exactly will the proposed Homeless Shelter for Women and Children add to the area. These factors will determine what subsequent attributions the Homeless Center will have on the existing area.

* Existing Character

The variety of types of business activities and uses in the immediate vicinity and the diversity of residents' housing, attest to the area's cultural heterogeneity. Nearby structures are visited and used by:

- students and immigrants attending nearby service centers, programs, schools and training centers;
- church officials and parishioners;
- health clinic professionals, workers and clients;
- parents and children attending day care centers;
- homeless men, women and children from Aala Park and Iwilei;
- store keepers, business employees and shoppers; and
- residents of nearby apartments and housing projects.

In addition, commuters who cannot find parking in Downtown reportedly park in Kalihi-Palama and bus to work. Shoppers heading to Chinatown markets and retail shops pass through the vicinity on a regular basis by

foot or bus. There is great diversity of ages and ethnicity living and working in the area.

* Possible Future for the Area. Only two projects are planned in the immediate vicinity of the project site. A shopping center, now under development, and a Buddhist prefecture to begin construction in about five to six years on the Palama Theater site.

* What the Homeless Families Center Will Add to the Area. The project will add to the diversity of the area and will likely be a compatible addition to the neighborhood. The project has the potential to add up to 175 people to the area if operating at capacity, and in addition, resident staff and day staff workers and volunteers. The precise number is not presently known because some of the clients of the Homeless Center will include families relocated from the temporary quarters at the Aala Park Emergency Shelter.

Most families will probably comprise homeless mothers with children, though two parent families will be accommodated as will fathers with dependent children. Their children are expected to be quite young or school-aged. These families will have low incomes or be agency-dependent and probably will have experienced some crisis, eviction, abuse, divorce, personal or family tragedy.

The Homeless Shelter for Women and Children will increase the numbers of people in the area, particularly women and children, and thus the potential for crime. Potential for crime is already present in the area because of high density. Male/female relationships may develop, considering the high concentration of single men in nearby apartments.

The Homeless Shelter for Women and Children and its clients are expected to be compatible with nearby residents, businesses and social agencies. Nearby residents and small business owners, who were interviewed by Earthplan, felt the project would have little effect on the neighborhood and would be an improvement over what is there now. Most businesses had their own clientele and felt the project would not have any bearing on their trade. Of concern, however, was the effect of the stereotypical homeless person. Interviews mentioned that they were wary of their own personal safety at night if homeless loiters started hanging around their businesses and parking lots. The project's concept and scope conjured up a

facility like the IHS Iwilei shelter ("peanut butter ministry flop-house").

Clients of the proposed project will have no distinguishing feature or quality which will identify them as homeless families. They will have on-site dining, showering and laundry facilities for personal nourishment, grooming and hygiene. They will possess no collective characteristics which will cause disruption or incompatibility, although a few may be problematic as would be the case in any grouping of people.

The clients may attend nearby churches and patronize nearby shops. They may go to the neighboring physicians and may use the professional services of nearby offices. If there are domestic problems or noise, these instances will be similar to those already occurring in the neighboring apartments. In short, project clients will blend in with an existing mix of people.

The increased presence of children is not expected to be a problem. Supervised child care will be available on-site and students will attend nearby schools during the day. Clients will also have convenient access to nearby social agencies.

The perception of increased crime and actual incidence of crime or personal victimization are polemic issues and must be documented and factually substantiated before law enforcement activity or beat patrols increases. It remains an empirical question whether more homeless women and children in a well managed vicinity will act as bait to attract more undesirable behavior or criminal activity.

The Homeless Shelter for Women and Children may compete with several programs at the Immigrant Service Center and at Kaunakapili Church. The coffee shop and thrift shop proposed to be located at the project to train clients and generate operational income could compete with or take away trade from the Immigrant Service Center's catering operations and job training placement programs. Kaunakapili Church gives away free clothing donated to them for the needy which may compete with the Homeless Families Center proposed thrift shop.

Finally, the proposed project is not expected to devalue the property value of nearby commercial or residential sites. In a recent study for another homeless facility, real estate appraisers and agents were contacted for a general idea of the effect of social agencies on neighboring property values. Those interviewed indicated that federal regulations and

professional ethics contend that no property can be devalued because of its proximity to religious, ethnicity, class dominated structures. In appraising value, comparable properties are the usual criterion. For example, commercial properties in one vicinity would be appraised at a similar rate, regardless if one of these properties were adjacent to a social service agency. Those interviewed knew of no commercial property that has been devalued as the result of a social service facility being contiguous to it. It was pointed out that the property values around IHS, both in its current and former locations, have not been negatively affected (Earthplan, 1990).

3. Hazards, Nuisances and Site Safety

Rating: 2 - No Impact Anticipated

Source: Site Inspection, May 16, 1991

A site investigation revealed no evidence of the presence of thermal or explosive hazards near the project site. The site is not located in an airport clear zone. There is no evidence of natural hazards such as geologic faults, flooding, volcanic activity or landslide.

4. Slope, Erosion and Soil Suitability

Rating: 2 - No Impact Anticipated

Source: United States Soil Conservation Service: "Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii," August 1972

The United States Soil Conservation classifies the soil at the project site as Ewa silty clay loam, moderately shallow, 0 to 2 percent slopes.

The Ewa soil series consist of well-drained soils on alluvial fans on the islands of Maui and Oahu. These soils formed in alluvium derived from basic igneous rock. They are nearly level to moderate sloping. Elevations range from near sea level to 150 feet. The annual rainfall amounts to 10 to 30 inches.

Ewa silty clay loam, moderately shallow, 0 to 2 percent slopes is found on alluvial fans and terraces. In a representative profile, the surface layer is dark reddish-brown silty clay loam about 18 inches thick. The subsoil, about 20-50 inches thick, is dark reddish-brown and dark-red silty clay loam that has subangular blocky structure. The substratum is coral limestone, sand, or gravelly alluvium. Permeability is moderate, runoff is very slow,

erosion hazard is no more than slight, shrink-swell potential is moderate.

A soils engineer is being retained to evaluate the project site.

5. Energy Consumption

Rating: 2 - No Impact Anticipated

The project will receive electric and telephone services from the respective utility companies.

6. Noise

Rating: 2 - No Impact Anticipated

Source: "Noise Study for the Proposed Edwin Thomas Home,"
Y. Ebisu and Associates, March 1990

The future traffic noise levels associated with project traffic are anticipated to be very low. Due to the nature of the shelter project and limited number of on-site parking stalls proposed, risks of adverse noise impacts from project generated traffic noise are considered to be low, and the proposed project should not cause adverse noise impacts along the roadways in the immediate vicinity of the project. For these reasons, special traffic noise mitigation measures are not considered necessary.

There is some risk of adverse noise impacts on future tenants of the shelter due to the proximity of the project to North King Street. Because of relatively small buffer distances from North King Street, exterior traffic noise levels at some of the apartment windows are expected to exceed the FHA/HUD noise standard for residences of 65 Ldn. However, the project's building materials of concrete and masonry can be expected to act as a partial noise buffer. In addition, because the project may be considered to be temporary lodging, with average occupancies of 6 months per tenant, the 65 Ldn noise standard of FHA/HUD is not strictly applicable to this project. Traffic noise levels as high as 70 Ldn are common in urbanized Honolulu, with many residential and apartment buildings located within these high noise areas. For these reasons and because of the charitable nature of the project, special noise mitigation measures are not considered mandatory for the residential element of the project.

C. Air Quality

Rating: 3 - Minor Adverse Impacts Anticipated

Source: "Air Quality Study for the Proposed Edwin Thomas Home,"
Barry D. Neal and Associates, March 1990

Ambient concentrations of air pollutants are regulated by State and National Ambient Air Quality Standards (AAQS). State of Hawaii AAQS are in some cases considerably more stringent than the comparable national limit. AAQS have been established for six air pollutants: particulate matter, sulfur dioxide, nitrogen dioxide, carbon monoxide, ozone and lead.

The State Department of Health (DOH) operates a network of air quality monitoring stations at various locations around Oahu. Each station, however, does not monitor the full complement of air quality parameters.

Sulfur dioxide is measured by the DOH at an air quality monitoring station at Campbell Industrial Park several miles west of the project site. There were no exceedances of the State AAQS from 1985 to 1988.

Total particulate concentrations were monitored at the DOH building in downtown Honolulu, approximately 1-1/4 mile from the project site. During the 1985 to 1988 reporting period, there were no exceedances of the State AAQS. The nearest monitoring station for particulates 10 microns or less in diameter (PM-10) is located at Kauluwela School, about 1/4 mile from the project site. The State of Hawaii has not established a PM-10 standard. During the 1985 to 1988 reporting period, no exceedances of the National AAQS for PM-10 was recorded.

The nearest carbon monoxide measurements were made at the DOH building in downtown Honolulu. During 1988, no exceedances of the State one-hour AAQS were recorded. During 1985 to 1987, 1 to 3 exceedances of the State one-hour AAQS were recorded each year. During the 1985 to 1987 reporting period, no exceedances of the State 8-hour AAQS were recorded.

The nearest ozone measurements were obtained at Sand Island. Three exceedances of the State AAQS were recorded in 1985; however, no exceedances were recorded in 1986 and 1987.

The closest available measurements of ambient lead concentrations were made at the downtown Honolulu monitoring station. During the 1985-87 reporting period, lead concentrations at this location had a downward trend, most probably reflecting the increased use of unleaded gasoline. Average quarterly concentrations were near or below the detection limit. No exceedances of the State AAQS have ever been recorded.

Nitrogen dioxide is no longer monitored by the Department of Health anywhere in the State. Concentrations of this pollutant were measured from 1971 through 1976 at Barbers Point and annual mean values were found to be safely inside the State and National AAQS.

Based on the data and discussion presented above, it appears likely that the State of Hawaii AAQS for particulates, sulfur dioxide, nitrogen dioxide and lead are currently being met at the project site. The ozone AAQS has not been exceeded during the past two years for which data are presently available (1987 and 1987) at the Sand Island monitoring station. Carbon monoxide readings from urban Honolulu indicate that the State AAQS for carbon monoxide may be exceeded at a rate of one to three times per year in traffic-congested areas.

The major short-term air quality impact will be the potential emission of fugitive dust during the building rehabilitation phase of the project. During construction, there could also be occasional short-term impacts from engine exhaust emissions (primarily carbon monoxide and oxides of nitrogen) emanating from slow-moving construction equipment or from large trucks traveling to and from the project site. Temporary traffic disruptions due to construction activities may also result in temporary increases in emissions from local traffic.

The primary long-term air pollution impacts in the project vicinity, particularly increased levels of carbon monoxide, arise from increased motor vehicle traffic associated with other projects in the area. Any contribution from the proposed project is expected to be negligible. The U.S. EPA 8-hour standard for carbon monoxide, however, may be exceeded occasionally near the intersection of King and Liliha Streets either with or without the project by the year 1993 when the project is completed; current levels may also exceed this standard. The more stringent State of Hawaii ambient air quality standard for carbon monoxide may be exceeded at times during the year 1993 at some locations in the study area. The State standards are set so low, however, that they are probably exceeded at many intersections in the State that have even moderate traffic volumes. It is worth noting here that, the National standards were developed after extensive research with the objective of defining levels of air quality that would protect the public health with an adequate margin of safety.

Some long-term impacts could also potentially occur due to indirect emissions from power generating facilities supplying the project with electricity and from the burning of waste materials generated by the project. Quantitative estimates of these impacts were not made but it appears likely that any impacts will be negligible since indirect emissions from supplying the project with electrical power and solid waste disposal service will be much less than one percent of current Oahu emissions.

Strict compliance with State of Hawaii Air Pollution Control Regulations regarding establishment of a regular dust-watering program (where possible) and covering of open-bodied trucks hauling loose materials from or to the project site will be required to effectively mitigate fugitive dust emissions. Increased vehicular emissions due to disruption of

traffic by construction equipment can be alleviated by moving equipment to the site during off-peak traffic hours.

On the long term, after the project is completed, traffic-related impacts on air quality in the project area are expected to be significant but the proposed project will generate almost no traffic itself. Thus, no specific mitigation measures are proposed for this development. Options available to other developments or organizations responsible for the problem are to improve roadways, reduce traffic or reduce individual vehicular emissions. Aside from improving roadways, air pollution impacts from vehicular emissions can be mitigated by reducing traffic through the use of mass transit and car pooling and/or by adjusting local school and business hours to begin and end during off peak times. Although it is conceivable that the efficiency of motor vehicle engines and/or emission control equipment will be improved or that vehicles will be developed which burn cleaner fuels at some point in the future, it is not likely that these developments will occur before project completion in 1993. With regard to cleaner burning fuels, vehicles burning methanol or compressed natural gas or powered by electrical motors are some of the possibilities for technological development that are currently being contemplated. Lastly, even without technological breakthrough, it is also possible that at some point in the future the State may decide to adopt more stringent motor vehicle emission limits or possibly a motor vehicle inspection and maintenance program which would ensure that emission control devices are properly maintained and thereby reduce emissions.

Any air pollution impacts from burning solid waste from the project could be reduced substantially if the incinerator is fitted with pollution control equipment, i.e., electrostatic precipitators or fabric filters. Conservation and recycling programs could also reduce solid waste which would reduce any related air pollution emissions proportionately. Quite likely, solid waste from the project will be processed by the H-Power garbage-to-energy facility which is fitted with fabric filters to control air pollution. Use of solid waste to generate power offsets emissions that would otherwise occur from fossil-fueled power plants.

D. Environmental Design and Historic Values

I. Visual Quality - Coherence, Diversity, Compatible Use and Scale

Rating: 1 - Positive Impacts Anticipated

Source: Site Inspection, May 16, 1991

The proposed project will be designed to reinforce the street frontage, particularly along King Street, and street level activities previously lost to asphalt parking. The project will be designed at a height and scale complementary with neighboring structures.

2. Historic, Cultural and Archaeological Resources

Rating: 2 - No Impact Anticipated

Sources: Department of Land and Natural Resources letter dated November 2, 1990

Site Inspection, May 16, 1991

The project site and surrounding properties have been in urban uses for years. The portion of the site identified as Parcel 15 contains a multi-story mixed use structure built in 1970 and the other portion, identified as Parcel 16 is paved and has been used as a construction storage yard. There is no evidence of any surface archaeological or historic sites and, given the uses of the properties, there are not expected to be any subsurface sites either. The State Historic Preservation Division noted that the project site has not been surveyed and that cultural deposits and burials have been uncovered in the Iwilei area in the recent past. Therefore, it has been recommended that a subsurface archaeological inventory survey be undertaken to determine if significant historic sites are present. DHCD will coordinate the initiation of such a survey with site clearing activities to maximize work efficiencies. Should the survey result in the identification of historic sites, an amended environmental assessment will be filed.

E. Socio-Economic

1. Demographic/Community Character Impacts

Rating: 3 - Minor Adverse Impacts Anticipated

Sources: "Social Impact Assessment for the Homeless Shelter for Women and Children," Earthplan, May 1991

The study area for the social impact assessment is the entire area of Kalihi-Palama Neighborhood Board No. 15, which includes the following:

- * Sub-District 1 is bounded by River Street north to North School Street, west to Kalihi Street, south to North King then east to Waiakamilo Street and south encompassing Sand Island. Geographically, it is the largest of the sub-districts and includes Census Tracts 53, 54, 55, 56 and 57. The project site is in Census Tract 57.
- * Sub-District 2 is bounded by Waiakamilo Street, Nimitz Highway and Kapalama Basin on the east boundary, North School Street on the northern side, Middle Street on the west and south by

the ocean over to Kapalama Basin. It includes Census Tracts 61 and 62.

- * Sub-District 3 is bounded by Kalihi Street on the east, mauka by North School Street, Ewa by Middle Street and makai North King Street. It comprises Census Tracts 61 and 62.

The study area encompasses neighborhoods easily accessible to the project and includes a variety of private residences, public housing projects, public and private social service centers, and commercial and business developments.

The study area lies on the fringe of Palama near Iwilei. This "Iwilei-Palama" area is primarily characterized by the following uses:

- * light manufacturing;
- * very few large retail operations;
- * multi-family and single family housing, including large public housing projects; and
- * small convenience and mom-and-pop stores.

When completed, a new shopping complex now under construction at the corner of Dillingham Boulevard and North King Street will be the largest retail shopping center within the immediate area. Two fast food franchises are also located within two blocks of the project site. The study area's proximity to Chinatown via two main traffic arteries (Dillingham Boulevard and North King Street) allows easy bus access to larger commercial and retail centers.

There are no immediate plans for large private or public projects in the immediate area of the site at present. The most recent large development in the area is the light manufacturing building built about ten years ago makai of the project site; it houses four enterprises. The adjacent Palama Theater site was recently sold to a Korean religious sect which has plans to convert the property into a religious prefecture after the current lessees relocate in about five years.

In 1985, the Kalihi-Palama area contained approximately 30,269 jobs. Nearly 51 percent, or over 15,500 jobs, were located in Sub-District 1, which includes Sand Island and the project site. Over 60 percent of the jobs in (1) government, (2) transportation, communication and utility, and (3) service were found in Sub-District 1. Further, more than 60 percent of industry jobs were in Sub-District 1.

Sub-District 3 is the most residential of the study area. Sub-Districts 1 and 2 had respectively 15 and 13 times more jobs than did Sub-District 3.

The following summarizes the types of jobs by Sub-Districts:

- * Sub-District 1 had job trends similar to the overall study area.
- * Sub-District 2 had large representation in areas of industry, retail and service jobs. Almost as many jobs were found in Sub-District 2 as in Sub-District 1.
- * Reflecting a predominant residential character, Sub-District 3 was largely under-represented in all job categories. Government jobs provided the district with its largest job share.

Between 1960 and 1990, the residential population in the City and County of Honolulu increased by over 335,000 people, from 500,409 in 1960 to 836,231 in 1990 (U.S. Department of Commerce, 1991).

The rate of the island's growth has been steadily decreasing over recent decades. Oahu's population in the 1960s increased by an average of 2.3 percent per year. In the 1970s, the annual growth rate decreased to 1.9 percent. In the 1980s, the rate decreased even further, to less than one percent.

By comparison, the study area population is very stable in terms of growth in the 1980s. Based on preliminary 1990 census figures, the total study area population remained virtually the same between 1980 and 1990. Housing units experienced a negligible increase of about 330 units.

Within the study area, according to preliminary 1990 census figures, there was a slight decrease in population in Sub-District 2 and minor population growth in Sub-Districts 1 and 3. According to 1990 preliminary census figures, Sub-District 1 experienced almost no growth, whereas Sub-District 3 experienced a 2.2 percent population increase over 1980. The population overall changed very little between 1980 and 1990 but there were gains in every sub-district in the number of housing units.

The 1990 preliminary census figures are lower than estimates of the City Department of General Planning. This "underestimation" appears to be a statewide trend, and the census figures may yet undergo further corrections.

The remaining discussion in this section focuses on more detailed population and housing estimates provided by the City Department of General Planning for 1989. Specific population trends are as follows:

- * Sub-District 1 encompasses the largest area of Kalihi-Palama and a major portion is in light manufacturing and industrial use. There was a five percent increase in housing units between 1980 and 1989. This increase was in multi-family units, with a slight decrease in single-family units. This Sub-District had nearly three times more multi-family units than single-family unit.
- * Sub-District 2 experienced a slight decrease in population and negligible increase in housing. This area has experienced few major changes in residential or commercial development.
- * Sub-District 3 is the smallest in area of the three sub-districts. From 1980 to 1989, both population and housing experienced a slight decrease. Of all sub-areas, this district had proportionally the most single-family units, which accounted for more than half of the housing stock.

Over 97 percent of the study area's total dwelling units were occupied in 1980; in 1989, over 98 percent. All Sub-Districts showed an increase in occupancy between 1980 and 1989, with an average of 98 percent for each Sub-District in 1989; this low vacancy rate is consistent with island and statewide shortage of housing units.

The study area had a significantly large number of residents living in group quarters. In 1988, approximately 5.3 and 5.9 percent lived in group quarters in Sub-Districts 1 and 2, respectively. By comparison, 4.3 percent of Oahu's population reside in group quarters.

The proposed project is not a residential project. For practical purposes, however, it will increase the study area's residential population by a maximum of approximately 175 people who will live in the area. The project is well within the City General Plan population guidelines for the Primary Urban Center, which call for between 450,775 to 497,751 persons by the year 2010 (based on State's Series M-K population projects).

2. Displacement

Rating: 4 - Adverse Impacts Anticipated - Requires Mitigation

Sources: Site Inspection, May 16, 1991

Appraisal Reports for TMK: 1-5-6: 16 dated May 31, 1991

The proposed project will displace the existing used car dealer and demonstration home office and involve the demolition of an existing

mixed-use residential/commercial structure. The owner of the property identified as TMK: 1-5-6: 15 will be given the option to purchase a portion of the project site on which to redevelop a similar structure. In addition, all displacees will be provided relocation benefits in compliance with State law. The project will also have beneficial impacts in that clients receiving emergency shelter at the proposed center may have been displaced due to rent increases, redevelopment activities, condominium conversions or other economic or family crisis.

3. Employment and Income Patterns

Ratings: 1 - Positive Benefits Anticipated (Short Term)
2 - No Impact Anticipated (Long Term)

The proposed project will result in short term employment in construction related trades during the construction of the project.

Project residents are expected to be of very low income. However, because of the small number of residents to be served by the project relative to the Kalihi-Palama population, income patterns should not be significantly affected.

F. Community Facilities

1. Educational Facilities

Rating: 4 - Adverse Impact Anticipated - Requires Mitigation

Source: Department of Education letter dated August 30, 1990

The Department of Education states that the proposed project may have the following enrollment impact on schools in the area:

<u>Schools</u>	<u>Grades</u>	<u>Projected Students</u>
Kaiulani Elementary	K-6	40
Central Intermediate	7-8	5
McKinley High	9-12	5

Kaiulani School would require 2 additional classrooms, for which additional funding must be obtained. Central Intermediate and McKinley High Schools are expected to be able to accommodate the growth.

2. Commercial Facilities

Rating: 4 - Adverse Impact Anticipated - Mitigation Required

Source: Site Inspection, May 16, 1991

There are several commercial areas within close proximity to the project site including the Downtown-Fort Street Mall area and Chinatown. The Ala Moana Shopping Center is easily accessible by public transportation. The proposed project will displace commercial establishments. Businesses displaced by the proposed project will be provided relocation benefits in compliance with State law.

- 3. Health Care
- 4. Emergency Medical

Rating: 2 - No Impact Anticipated

Sources: Site Inspection, May 16, 1991

Existing Land Use Map

The project site is located within 1.5 miles of several major medical centers including Queen's, St. Francis, Kuakini and Straub Hospitals. These medical centers can provide 24-hour emergency services as well as a full range of medical services. Public health care is also available at the Lanakila Health Center which is accessible by public transportation.

- 5. Social Services

Rating: 2 - No Impact Anticipated

Sources: Site Inspection, May 16, 1991

Existing Land Use Map

The project site is conveniently located in close proximity to many public and private social service agencies including the Department of Human Services, Hawaii Housing Authority, Department of Health, and City and County offices.

The project's social service coordinator will assist residents in obtaining a wide range of social services including welfare, housing assistance, job training and education. The project's location will make obtaining these services faster and more convenient for project residents.

- 6. Solid Waste

Rating: 2 - No Impact Anticipated

Sources: Department of Public Works letter dated August 16, 1990 and Application for Sewer Connection approved June 6, 1990

Department of Health letter dated October 12, 1990

The Department of Public Works has indicated that the existing sewer system in the area is adequate to serve the proposed project. Sewer connections will be made to the existing sewer lateral on Akepo Lane. No individual wastewater systems or wastewater treatment works will be constructed.

7. Storm Water

Rating: 2 - No Impact Anticipated

Source: Personal communication with Department of Public Works, May 1, 1991

Storm water runoff collected by curbs and gutters along North King Street flows into 2 catch basins located at the mauka-ewa and mauka-Diamond Head corners of North King Street and Pua Lane. 24-inch drain lines are located along North King Street and Dillingham Boulevard.

8. Water Supply

Rating: 2 - No Impact Anticipated

Source: Board of Water Supply letter dated August 30, 1990

The Board of Water Supply (BWS) states that the existing water system should be adequate to handle estimated water demands for the proposed project. There are four existing water services to the property; three 5/8-inch water meters which are connected to a 4-inch water main on Akepo Lane and one 1-inch meter connected to a 12-inch main on North King Street. If additional water is required, the availability will be confirmed when the building permit is submitted to the BWS for its review and approval. If additional water is made available, the BWS's water system facilities charges for the additional service must be paid.

9. Public Safety

a. Police

Rating: 4 - Adverse Impact Anticipated - Requires Mitigation

Source: Honolulu Police Department letter dated September 4, 1990

Based on previous experiences with the existing IHS facility in Iwilei, the Police Department expects an increase in calls for police service as a result of the proposed project. 24-hour management and private security personnel is planned for the project to enhance public safety and security at the center.

b. Fire

Rating: 2 - No Impact Anticipated

Sources: "Social Impact Assessment of the Proposed Homeless Shelter for Women and Children," Earthplan, May 1991

Honolulu Fire Department letter dated August 31, 1990

Response to a major fire at the project site would come from the Kuakini Fire Station (engine and ladder company) and Central Fire Station (engine and battalion). Backup would be provided by the Likelike, Nuuanu and Kakaako Fire Stations.

The Fire Department stated no objections to the proposed project, provided that the project complies with Article 10 of the Uniform Fire Code.

10. Open Space, Recreation

Rating: 2 - No Impact Anticipated

Sources: Department of Parks and Recreation letter dated August 20, 1990

Department of Parks and Recreation "Index of Parks and Facilities," October 1988

The proposed project is subject to compliance with the City's Park Dedication Ordinance No. 4261. The project will include 2 landscaped outdoor areas totalling approximately 6,000 square feet. DHCD will coordinate the proposed project's compliance with the Department of Parks and Recreation. If the planned amenities are determined to not meet park dedication requirements, exemptions to the requirements may be requested pursuant to Chapter 201E, H.R.S.

The nearest public recreation areas are the Aala Park and Beretania Community Park which are located approximately 1/2 mile from the project site. The 6.40-acre Aala Park contains a bandstand, 1 basketball court, a skating rink, children's play apparatus and 2 comfort stations. The 5.4-acre Beretania Community Park contains 2 lighted basketball courts, 2 lighted volleyball courts, 1 lighted softball field, children's play apparatus, a recreation building that contains classrooms, meeting and multi-purpose rooms, 63 parking stalls and 2 handicapped parking stalls.

The 76.348-acre Ala Moana Beach Park is the nearest regional park in the area and contains a wide range of facilities and an excellent swimming beach.

11. Transportation

Ratings: 3 - Minor Adverse Impact Anticipated (Short Term)
2 - No Impact Anticipated (Long Term)

Sources: Department of Transportation Services letter dated September 19, 1990

Department of Transportation letter dated August 29, 1990

The State Department of Transportation stated that the proposed project is not expected to adversely affect state highway facilities.

The City Department of Transportation Services (DTS) commented that: (1) street setbacks on King Street and Akepo Lane should be respected and full frontage improvements be provided on both streets; (2) all vehicle access should be from Akepo Lane; and (3) construction plans for off-site work within the road right-of-way should be provided for DTS review and approval. The project will comply with these comments.

The project will include approximately 12 staff parking and loading stalls.

Based on experience of existing shelters in the Downtown Honolulu area, the rate of automobile ownership by homeless families is expected to be low. Therefore, an exemption from residential parking requirements will be requested pursuant to Chapter 201E, H.R.S.

The project site is located close to bus lines on King Street, making public transportation easily accessible to project residents.

G. Natural Features

1. Water Supply

Rating: 2 - No Impact Anticipated

Source: Board of Water Supply, "Oahu Water Plan," July 1982

The proposed project is located in the Board of Water Supply's Honolulu Water Use District which encompasses some 88 square miles from Makapuu Point to Moanalua. The Honolulu Water Use District is reliant on water developed in other water use districts and imported via the BWS's transmission system.

The proposed project is not located near any streams, lakes, rivers or wells. The project does not involve the discharge of wastewater into the ground which could affect water quality or yields.

2. Floodplain Management

Rating: 2 - No Impact Anticipated

Sources: Department of the Army letter dated August 30, 1990

Federal Emergency Management Agency, "Flood Insurance Rate Map, City and County of Honolulu," Panel No. 150001 0115B

The project site is located in flood zone X, an area determined to be outside of the 500-year floodplain.

3. Wetlands Protection

Rating: 2 - No Impact Anticipated

Sources: Department of the Army letter dated August 30, 1990

Site Inspection, May 16, 1991

The proposed project is located in an area which has been in urban use for an extended period of time and there are no wetlands in the area. A Department of the Army permit is not required for the proposed project.

4. Coastal Zone Management

Rating: 2 - No Impacts Anticipated

The Office of State Planning's concurrence with DHCD's determination that the proposed project is consistent with the Hawaii Coastal Zone Management Program has been requested.

- 5. Unique Natural Features
- 6. Vegetation and Animal Life

Rating: 2 - No Impacts Anticipated

Source: Site Inspection, May 16, 1991

The project site and surrounding area has been in urban use for an extended period of time. As the entire area has been developed, there are no unique natural features in the project area.

- 7. Agricultural Lands

Rating: 2 - No Impacts Anticipated

Source: Site Inspection, May 16, 1991

The proposed project is in an area which has been in urban use for an extended period of time. The proposed project will not result in the conversion of agricultural lands to nonagricultural uses.

DETERMINATION

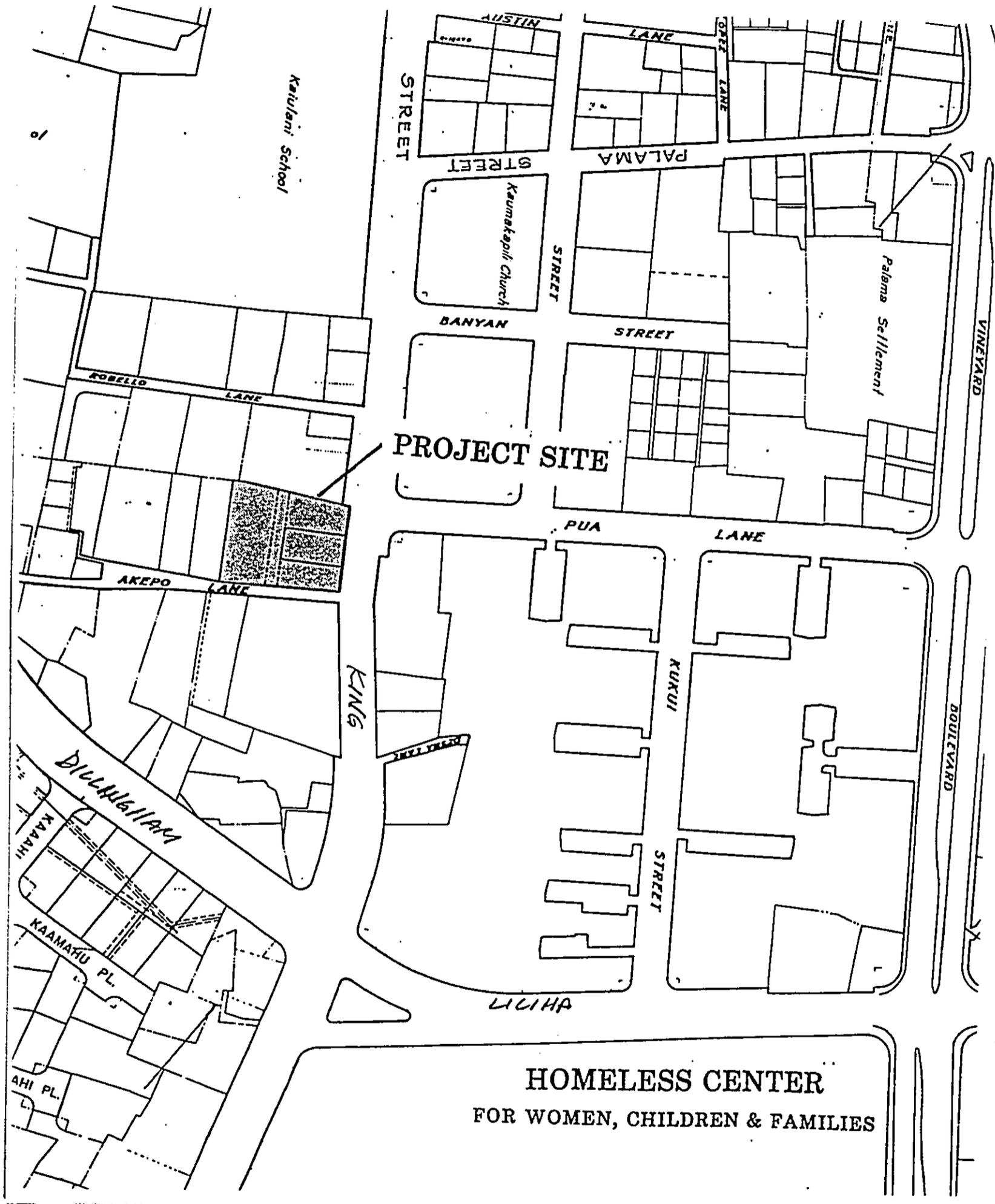
It is determined that the proposed actions will have no significant impact on the human environment and that an Environmental Impact Statement is not required. The reasons supporting this determination are as follows:

1. The number of units to be emplaced by the proposed project is far below the threshold (2,500 units) which would require the preparation and dissemination of an environmental impact statement under the provisions of Section 58.37, Federal Register, Volume 47, No. 70 dated April 12, 1982.
2. The proposed project will not generate a significant amount of additional vehicular traffic which would result in an increase in vehicle generated air pollution or ambient noise levels.
3. Short term increases in ambient noise levels generated by construction activities will be mitigated through compliance with Title 11, Department of Health Administrative Rules, Chapter 43, "Community Noise Controls for Oahu."
4. The escape of fugitive dust into the environment will be mitigated by frequent watering of the project site.

5. The project will be an extension of the mixed use character of the surrounding neighborhood and is expected to be compatible with the surrounding community.
6. The project is located in an area that has long been urbanized and is expected to have no historic sites. However, an archaeological survey will be conducted to determine the presence of subsurface of historic sites. Should such sites be found, an amended environmental assessment will be filed.
7. All infrastructure is available and adequate to support the proposed project.
8. Community services including social services, public transportation, medical care, police and fire protection are available to project residents. 24-hour management and security staff will be available at the project, which will enhance security for the center.
9. The project will provide approximately 12 staff parking and loading spaces for the shelter. The rate of car ownership among homeless families is relatively low. Therefore, an exemption from residential parking requirements will be requested pursuant to Chapter 201E, H.R.S.
10. The project will have onsite recreation amenities and several parks are located in close proximity to the project site.
11. The project is located in an area that has been in urban use for an extended period of time. The proposed project will have no impact on fish and wildlife resources, vegetation, natural features and views.
12. The proposed project will have the positive benefits of providing support services and emergency shelter to homeless women and families.

A negative declaration will be published in the Office of Environmental Quality Control Bulletin and a Finding of No Significant Impact will be published in a newspaper of general circulation.

APPENDIX A
LOCATION MAP



Kaulani School

AUSTIN LANE

PALAMA STREET

Kaunakapili Church

BANYAN STREET

Palama Settlement

PROJECT SITE

PUA LANE

AKEPO LANE

KING STREET

KUKU STREET

LILIHUA STREET

HOMELESS CENTER
FOR WOMEN, CHILDREN & FAMILIES

VINEYARD

BOULEVARD

ROBELLO LANE

DILLIGILLIAM

KAAMAHU PL.

AHI PL.

APPENDIX B
AGENCY AND PUBLIC COMMENTS



U.S. Department of Housing and Urban Development
Honolulu Office, Region IX
300 Ala Moana Blvd., Room 3318, Box 50007
Honolulu, Hawaii 96850-4991

90-304

September 4, 1990

Mr. Michael N. Scarfone
Director
Department of Housing & Community Development
City and County of Honolulu
650 South King Street
Honolulu, HI 96813

Dear Mr. Scarfone:

This responds to your request for comments on the environmental assessment for the Center for Homeless Families to determine the need for a full Environmental Impact Statement.

We submit the following comments for your consideration in preparing the environmental assessment.

1. The proposed site appears to be subject to high noise levels generated by vehicular traffic on King Street.

Compliance with 24 CFR Part 51 Subpart B: Noise Abatement and Control is not mandatory, however, the impact of high noise levels should be evaluated to determine what mitigative measures may be taken.

2. The State Historic Preservation Offices should be consulted to achieve compliance with 36 CFR Part 800.
3. You may make a Consistency Determination with the Hawaii Coastal Zone Management Program by completing the form HO-CZM87 developed by our office.

If you have any questions, please call Frank Johnson at 541-1327.

Very sincerely yours,

Calvin Lew
Director
Community Planning and
Development Division

RECEIVED
& COMMUNITY DEVELOPMENT
DIVISION
SEP 7 1990
11:51 AM



DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
BUILDING 230
FT. SHAFTER, HAWAII 96850-5440

August 30, 1990

REPLY TO
ATTENTION OF:
Planning Division

90 SEP -4 A7:53
DEPT. OF DEFENSE
& COM. DEVELOPMENT

Mr. Michael N. Scarfone
Director
Department of Housing and
Community Development
City and County of Honolulu
650 South King Street, 5th Floor
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

Thank you for the opportunity to review the Environmental Assessment preparation notice (EAPN) for the proposed Center for Homeless Families, Honolulu. The following comments are offered:

a. A Department of the Army permit is not required for the project.

b. According to Panel 115 of the preliminary Flood Insurance Rate Map (FIRM) dated September 22, 1989, the project parcel is in Zone X (areas determined to be outside of the 500-year flood plain, as designated by the Federal Emergency Management Agency). This is in agreement with the Zone X listing on the EAPN Fact Sheet.

Sincerely,

Kisuk Cheung
Director of Engineering



United States Department of the Interior

FISH AND WILDLIFE SERVICE
PACIFIC ISLANDS OFFICE

P.O. BOX 50167
HONOLULU, HAWAII 96850

AUG 21 1990

Mr. Michael N. Scarfone
Director
Department of Housing and
Community Development
City and County of Honolulu
650 South King Street, 5th Floor
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

Re: Environmental Assessment - Center for Homeless Families

Due to current staff limitations, the Pacific Islands Office, Fish and Wildlife Enhancement cannot devote the time to adequately evaluate potential impacts to important fish and wildlife resources from the proposed project. Please understand that this notification does not represent the Fish and Wildlife Service's approval of the proposed activity. We may review future actions related to this project should workload constraints be alleviated, or if significant adverse impacts to trustee fish and wildlife resources are identified.

Sincerely yours,

Ernest Kosaka
Field Supervisor
Fish and Wildlife Enhancement

96 AUG 22 11:56
& COMMUNITY DEVELOPMENT

JOHN WAIHEE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF EDUCATION
P. O. BOX 2360
HONOLULU, HAWAII 96804

CHARLES T. TOGUCHI
SUPERINTENDENT

OFFICE OF THE SUPERINTENDENT

August 30, 1990

Mr. Michael N. Scarfone, Director
Department of Housing and Community Development
City and County of Honolulu
650 So. King Street
Honolulu, Hawaii 96813

50 SEP 12 1990

Dear Mr. Scarfone:

Subject: Environmental Assessment
Center for Homeless Families

Our review of the subject environmental assessment indicates it may have the following enrollment impact on schools in the area:

<u>Schools</u>	<u>Grades</u>	<u>Projected Students</u>
Kaiulani Elementary	K-6	40
Central Intermediate	7-8	5
McKinley High	9-12	5

The projections are based on a planned 100 bed facility and the estimate that many of the individuals receiving services will be students. It is understood that residents will be allowed to remain up to six months at the center.

Kaiulani Elementary would require two additional classrooms to accommodate the growth. The Department of Education

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER

Mr. Michael N. Scarfone

-2-

August 30, 1990

will require additional legislative funding for any additional classrooms. Central Intermediate and McKinley High Schools should be able to accommodate the growth.

If there are any questions, please call the Facilities Branch at 737-4743.

Sincerely,

Charles T. Toguchi

Charles T. Toguchi
Superintendent

CTT:jl

cc: E. Imai
J. Kim



DEPARTMENT OF BUSINESS
AND ECONOMIC DEVELOPMENT

KAMAMALU BUILDING, 250 SOUTH KING ST., HONOLULU, HAWAII
MAILING ADDRESS: P.O. BOX 2359, HONOLULU, HAWAII 96804 TELEX: 7430250 HDPED FAX: (808) 548-8156

JOHN WAIHEE
GOVERNOR
ROGER A. ULVELING
DIRECTOR
BARBARA KIM STANTON
DEPUTY DIRECTOR
LESLIE S. MATSUBARA
DEPUTY DIRECTOR

August 30, 1990

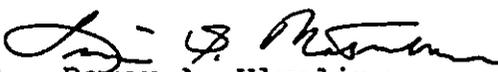
Mr. Michael N. Scarfone
Director
City and County of Honolulu
Department of Housing and
Community Development
650 So. King St., 5th Floor
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

SUBJECT: Environmental Assessment
Center for Homeless Families

Thank you for the opportunity to comment on the draft
Environmental Assessment for the Center for Homeless
Families, however, the Department has no comments to offer at
this time.

Sincerely,


for Roger A. Ulveling

RAU:syh

Effective July 1, 1990 the department name has been changed to
Department of Business, Economic Development & Tourism

90 SEP -5 P3:23
RECEIVED
& COMM. TO VILLORENA

JOHN WAIHEE
GOVERNOR OF HAWAII



JOHN C. LEWIN, M.D.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HAWAII 96801

October 12, 1990

In reply, please refer to:
EPHSD

2-192

To: Michael N. Scarfone, Director
Department of Housing & Community Development
City & County of Honolulu

From: Deputy Director for Environmental Health

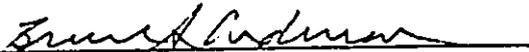
Subject: Environmental Assessment
Center for Homeless Families
TMK: 1-5-06: 16
Location: Corner of North King Street and Akepo Lane

RECEIVED
& COMMUNITY DEVELOPMENT

90 OCT 16 PM 5:00

We have reviewed the material on the subject project submitted by your office and offer the following comments:

1. The subject area is located in a proposed critical wastewater disposal area as determined by the Oahu Wastewater Advisory Committee. No cesspools will be allowed in the subject area as a means of wastewater disposal.
2. At this time, the details of wastewater treatment and disposal from the site are general in nature.
3. After consultation with the City and County Wastewater Management Division, it has been determined that the subject area is within the City and County sewer service system and there is a line available for connection. All wastewater must be disposed of via the City and County sewer system.
4. Section 11-62-06(b) requires that projects within sewer areas connect to the public sewers. As this project is within a municipal sewer service area, connection to the sewer is required.


BRUCE S. ANDERSON, Ph.D.

JOHN WAIHEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 621
HONOLULU, HAWAII 96809

WILLIAM W. PATY, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

KEITH W. AHUE
MANABU TAGOMORI
RUSSELL N. FUKUMOTO

AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
CONSERVATION AND
ENVIRONMENTAL AFFAIRS
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
PROGRAM
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

REF:OCEA:JN

OCT 1 1990

File No.: 91-81
Doc No.: 9334E

The Honorable Michael Scarfone, Director
Department of Housing and Community Development
City and County of Honolulu
650 South King Street, 5th Floor
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

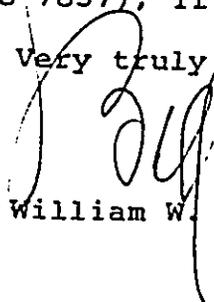
Subject: Environmental Assessment for a Center for Homeless
Families at Honolulu, Oahu; TMK 1-5-06: 16

Thank you for giving our Department the opportunity to comment on
this matter. We have reviewed the materials you submitted and have
the following comments.

We highly recommend that the EA address the need to adequately
landscape the grounds of the proposed center and a plan to upkeep
said landscape.

Thank you again for your cooperation in this matter. Please feel
free to call me, or Jay Lembeck of our Office of Conservation and
Environmental Affairs(at 548-7837), if you have any questions.

Very truly yours,


William W. Paty

JOHN WAIHEE
GOVERNOR OF HAWAII



WILLIAM W. PATY, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

KEITH W. AHUI
MANABU TAGOMORI
RUSSELL N. FUKUMOTO

AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
CONSERVATION AND
ENVIRONMENTAL AFFAIRS
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
PROGRAM
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
33 South King Street, 6th Floor
Honolulu, Hawaii 96813

REF: HP-JE

NOV 2 1990

Michael N. Scarfone, Director
Department of Housing & Community Development
City & County of Honolulu
650 South King Street, 5th Floor
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

SUBJECT: National Historic Preservation Act Review -- EA: Center for
Homeless Families (C&C Housing & Community Development/U.S. HUD)
Kalihi, Honolulu, O'ahu File No.: 91-81
TMK: 1-5-06: 16

This responds to your letter of August 1, 1990. We are uncertain if this undertaking requires National Historic Preservation Act compliance (which it would if HUD is involved in any way) or if it solely requires state historic preservation act compliance (Chapter 6E). In either case, our comments would be the same, as follows:

Our records indicate no archaeological survey has ever taken place or historic sites been recorded for this parcel. A search of old maps indicate several Land Commission Awards in the general area. Although Iwilei has long been urbanized, subsurface cultural deposits and burials have been uncovered in the recent past. Thus, we are concerned that potentially significant subsurface, archaeological deposits (possibly including burials) might be present and could be "adversely effected" by the demolition and removal of the existing structures and the construction of the new structures.

We recommend that a subsurface archaeological inventory survey take place to determine if significant historic sites are present. This survey can be done by study of the ground surface by a professional archaeologist during and after the removal of the existing structures and pavements. At that time, subsurface evaluation in the form of core samples should also be recovered to determine depths of fill, stratigraphic sequences and context. A report will need to be submitted to our office to ensure that the work has been properly documented.

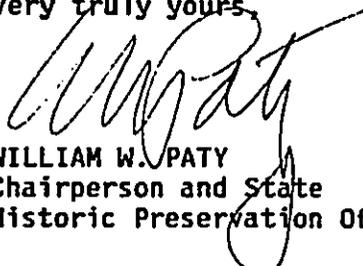
If the survey finds no significant historic sites, then compliance with the historic preservation laws will be fulfilled. If the survey indicates that significant historic sites are present, then a mitigation plan will need to be developed in consultation with our office.

Mr. Michael N. Scarfone
Page 2

One additional concern must be addressed. Until the archaeological work is concluded, the project area will need protection from "bottle collectors" who often loot such sites illegally, damaging the historic sites and removing artifacts. Such looting usually occurs during nighttime hours and weekends when the work crew is gone. Security in form of fencing and manned patrol of the entire site during these periods would be needed until the archaeological work is concluded.

Should you have any questions regarding this review, please contact Carol Kawachi, our Assistant Archaeologist for Oahu, at the Historic Preservation Office at 587-0014.

Very truly yours,



WILLIAM W. PATY
Chairperson and State
Historic Preservation Officer

JOHN WAIHEE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

AUG 29 1990

EDWARD Y. HIRATA
DIRECTOR

DEPUTY DIRECTORS
DAN T. KOCHI (PRIMARY)
RONALD N. HIRANO
JEANNE K. SCHULTZ
CALVIN M. TSUDA

IN REPLY REFER TO:

HWY-PS
2.3299

Mr. Michael Scarfone
Director
Department of Housing and Community
Development
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

Subject: Environmental Assessment for The Center
for Homeless Families, TMK: 1-5-6:16

Thank you for your letter of August 1, 1990 requesting our
review of the subject Environmental Assessment.

We do not anticipate that the subject project will adversely
affect our state highway facilities.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Edward Y. Hirata".

Edward Y. Hirata
Director of Transportation

RECEIVED
& CONTROL UNIT

90 AUG 30 12:34

JOHN WAIHEE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
HAWAII HOUSING AUTHORITY
P. O. BOX 17907
HONOLULU, HAWAII 96817

November 9, 1990

MITSUO SHITO
EXECUTIVE DIRECTOR

FAX NO. (808) 848-3313

IN REPLY REFER
TO:

90:RSB/1356

Mr. Michael Scarfone, Director
Department of Housing and
Community Development
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

SUBJECT: ENVIRONMENTAL ASSESSMENT
CENTER FOR HOMELESS FAMILIES

This is in response to your request of our comments in regard to the aforementioned subject.

With the growing magnitude of the homeless population in our state, it is evident that there is a need for such facility. The proposed plan is consistent with the 1989 Hawaii Housing State Plan, Objective C, Policy C(4), and with the State Comprehensive Homeless Assistance Plan.

The project site is centrally located providing the shelter's residents easy access to health care providers, educational institutions, transportation system and other supportive services.

In order to mitigate anticipated community opposition to the siting of such facility, it is incumbent upon IHS to implement a community acceptance strategy.

The concerns of the community members must be addressed in the design and construction of the facility. The project's operations should not adversely affect the surrounding business and residential establishment.

RECEIVED
& CONTROL ROOM
90 NOV 15 11:39

HAWAII HOUSING AUTHORITY

Mr. Michael Scarfone, Director
November 9, 1990
page 2

In constructing the facility, the concerns of the community members must be addressed. The project's design and operations should not adversely affect the surrounding business and residential establishment.

Sincerely,



MITSUO SHITO
Executive Director

JOHN WAIHEE
GOVERNOR



JOSEPH K. CONANT
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF BUDGET AND FINANCE
HOUSING FINANCE AND DEVELOPMENT CORPORATION
SEVEN WATERFRONT PLAZA, SUITE 300
500 ALA MOANA BOULEVARD
HONOLULU, HAWAII 96813
FAX (808) 543-6841

IN REPLY REFER TO:

August 27, 1990

90:PING/4027jt

90 AUG 28 P2:04
COMM. DEVELOPMENT

Mr. Michael N. Scarfone
Director
Department of Housing and Community
Development
650 South King Street, 5th floor
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

Re: Environmental Assessment for a Proposed Center for Homeless
Families

Thank you for informing us of your plans to develop a facility
for homeless families on the corner of North King Street and
Akepo Lane. We are supportive of your efforts to increase
housing opportunities for homeless persons and families.

Sincerely,


Joseph K. Conant
Executive Director

JT:eks

JOHN WAIHEE
GOVERNOR



ESTHER UEDA
EXECUTIVE OFFICER

STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT, AND TOURISM
LAND USE COMMISSION
Room 104, Old Federal Building
335 Merchant Street
Honolulu, Hawaii 96813
Telephone: 548-4611

August 15, 1990

Mr. Michael N. Scarfone
Department of Housing and Community Development
650 South King st., 5th floor
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

Subject: Environmental Assessment
Center of Homeless Families

We have reviewed the preliminary information regarding the Housing Project on Akepo Lane and found that the lands on and surrounding the project site are in the Urban district. We have no comments at this time.

Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in cursive script, appearing to read "Esther Ueda".

ESTHER UEDA
Executive Officer

90 AUG 20 10:28
& COMM. DEPT. TOURISM



University of Hawaii at Manoa

Environmental Center
Crawford 317 • 2550 Campus Road
Honolulu, Hawaii 96822
Telephone (808) 948-7361

September 6, 1990
RN: 0269

RECEIVED
GENERAL DELIVERY UNIT
SEP 10 10:55

Mr. Michael N. Scarfone, Director
Department of Housing and Community Development
City and County of Honolulu
650 South King Street, Fifth Floor
Honolulu, Hawai'i 96813

Dear Mr. Scarfone:

Preliminary Fact Sheet
Homeless Center
Honolulu, Oahu

Thank you for your letter of August 1, 1990 regarding your proposal to acquire land and develop a facility for homeless families. We have reviewed the Fact Sheet with the assistance of Kathy Wilson, Urban and Regional Planning; and Robert Irwin, Environmental Center.

Our reviewers consider the information we have received too preliminary to afford adequate assessment of the proposed project at this time. However, it was suggested that Susan Jones, at the following address, be consulted as the plans for the shelter take further form:

Susan Jones
Homeless Aloha
333 Queen Street, Suite 408
Honolulu, Hawaii 96813
Phone: 537-1399

We look forward to commenting on the upcoming Environmental Assessment.

Yours truly,

John T. Harrison, Ph.D.
Environmental Coordinator

cc: Roger Fujioka
Kathy Wilson
Robert Irwin

A Unit of Water Resources Research Center
AN EQUAL OPPORTUNITY EMPLOYER

DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



BENJAMIN B. LEE
CHIEF PLANNING OFFICER

ROLAND D. LIBBY, JR.
DEPUTY CHIEF PLANNING OFFICER

RK/BBL 8/90-2197

September 11, 1990

MEMORANDUM

Mike

TO: MICHAEL N. SCARONE, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: BENJAMIN B. LEE, CHIEF PLANNING OFFICER
DEPARTMENT OF GENERAL PLANNING

SUBJECT: ENVIRONMENTAL ASSESSMENT, CENTER FOR HOMELESS FAMILIES

DEPT. OF HOUSING & COMMUNITY DEV.
90 SEP 11 10:03 AM '90

In response to your memorandum of August 1, 1990, we offer the following comments to assist in your preparation of an Environmental Assessment for the proposed Center for Homeless Families in Kalihi.

The property is designated Commercial Emphasis Mixed Use on the Development Plan and zoned BMX-3. The proposed facility would be categorized as a group living facility and would require a Conditional Use Permit (CUP) Type 2 from the Department of Land Utilization. Chapter 201E HRS may exempt the permit processing requirements.

In addition, the following comments are offered for your consideration:

1. A three-story facility for homeless families would not be the highest and best use of the BMX-3 zoned property with a maximum floor area ratio of 3.5 and a building height limit of 200 feet.
2. You may consider acquisition of the lot encompassed by the "U"-shaped property to facilitate design and vehicular ingress/egress of the site from King Street.

Michael N. Scarfone
September 11, 1990
Page 2

Thank you for the opportunity to comment. Should you have any questions, please contact Ronald Kodama of my staff at x6070.



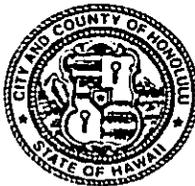
BENJAMIN B. LEE
Chief Planning Officer

BBL:ft

cc: Don Clegg, DLU

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET
HONOLULU, HAWAII 96813 • (808) 523-4432

FRANK F. FASI
MAYOR



DONALD A. CLEGG
DIRECTOR
LORETTA K.C. CHEE
DEPUTY DIRECTOR
LU8/90-5303(NN)

August 27, 1990

90 AUG 28 AM 9:54
PLANNING
& COMMUNITY DEVELOPMENT

MEMORANDUM

TO: MICHAEL N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: DONALD A. CLEGG, DIRECTOR

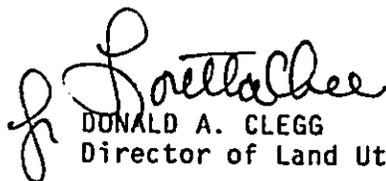
SUBJECT: ENVIRONMENTAL ASSESSMENT
CENTER FOR HOMELESS FAMILIES, TMK 1-4-6: 16

This is in response to your letter dated August 1, 1990 regarding the Environmental Assessment you will be preparing for an emergency shelter for homeless women, children, and families on the above-mentioned parcel.

The 29,564 square foot site is in a BMX-3 Business Mixed Use District. The use could be classified as either a "group living facility" or "boarding facility." If a state license is required to operate the facility and/or care services are provided to tenants, the use is considered a group living facility and requires a Conditional Use Permit, Type 2.

If a state license is not required and care services will not be provided, we would consider the use a "boarding facility," which is a principal permitted use in BMX-3 districts.

Should you have any questions, please contact Nadine Nakamura of our staff at 527-5387.

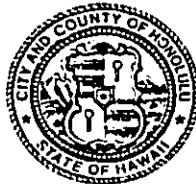

DONALD A. CLEGG
Director of Land Utilization

DAC:nn
1026L.26
cc: Zoning Division

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL BUILDING
650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



ALFRED J. THIEDE
DIRECTOR

JOSEPH M. MAGALDI, JR.
DEPUTY DIRECTOR

TE-4427
PL90.1.255

September 19, 1990

50
SEP 20 AM 11:12
A COMMUNICATIONS UNIT

MEMORANDUM

TO: MICHAEL N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: ALFRED J. THIEDE, DIRECTOR

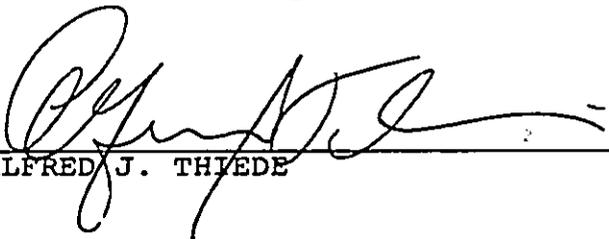
SUBJECT: CENTER FOR HOMELESS FAMILIES - AKEPO LANE
ENVIRONMENTAL ASSESSMENT
TMK: 1-5-06: 16

This is in response to your memorandum dated August 1, 1990 requesting our review and comments on the subject project.

Our traffic concerns are as follows:

1. The street setbacks on King Street and Akepo Lane should be respected and full frontage improvements should be provided on both streets.
2. The building should be designed where all vehicle access is from Akepo Lane.
3. Construction plans for off-site work within the road right-of-way should be provided to our office when it is available.

Should you have any questions, please contact Wayne Nakamoto of my staff at Local 4190.


ALFRED J. THIEDE

BUILDING DEPARTMENT
CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL BUILDING
650 SOUTH KING STREET
HONOLULU HAWAII 96813

FRANK F. FASI
MAYOR



HERBERT K. MURAOKA
DIRECTOR AND BUILDING SUPERINTENDENT

PB 90-674

August 9, 1990

MEMO TO: MICHAEL N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

FROM: HERBERT K. MURAOKA
DIRECTOR AND BUILDING SUPERINTENDENT

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA)
CENTER FOR HOMELESS FAMILIES

90 AUG 10 AM 10:33
CITY AND COUNTY OF HONOLULU
& COMMUNITY DEVELOPMENT

This is in response to your memo dated August 1, 1990.

We have reviewed your fact sheet for the preparation of the EA for the subject project and have no comments to offer at this time.


HERBERT K. MURAOKA
Director and Building Superintendent

cc: J. Harada

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



SAM CALLEJO
DIRECTOR AND CHIEF ENGINEER

C. MICHAEL STREET
DEPUTY DIRECTOR

In reply refer to:
ENV 90-193(449)

August 16, 1990

MEMORANDUM

Mike
TO: MICHAEL N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
FROM: SAM CALLEJO, DIRECTOR AND CHIEF ENGINEER
SUBJECT: ENVIRONMENTAL ASSESSMENT (EA)
CENTER FOR HOMELESS FAMILIES
TMK: 1-5-06: 16 (90-4021)

90 AUG 22 17:39
DEPT. OF HOUSING
& COMMUNITY DEVELOPMENT

We have reviewed the subject EA and have the following comments:

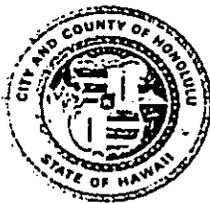
1. We have no objections to the proposed housing project.
2. Connection should be made to the existing sewer lateral on Akepo Lane.
3. Street setbacks along Akepo Lane (20 feet) and King Street (13 feet) are required. Also, all improvements should conform to the City standards.

A handwritten signature in cursive script, appearing to read "Sam", is written above the typed name of Sam Callejo.

SAM CALLEJO
Director and Chief Engineer

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813



FRANK F. FASI
MAYOR

WALTER M. OZAWA
DIRECTOR

ALVIN K.C. AU
DEPUTY DIRECTOR

August 20, 1990

TO: MICHAEL N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

FROM: WALTER M. OZAWA, DIRECTOR

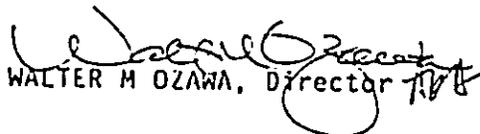
SUBJECT: ENVIRONMENTAL ASSESSMENT CENTER FOR HOMELESS FAMILIES
TAX MAP KEY: 1-5-06: 16

RECEIVED
& COMM. OF PLANNING
90 AUG 21 1990

We have reviewed the proposed project to develop a Center for Homeless Families in Palama and make the following comments.

The project will be subject to compliance with the City's Park Dedication Ordinance No. 4621. Procedures and requirements to comply with the Ordinance are specified in the City's Park Dedication Rules and Regulations.

Should you have any questions, please contact Mr. Wayne Lee of our Advance Planning Branch at extension 4695.


WALTER M. OZAWA, Director

WHO:sj

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU

630 SOUTH BERETANIA STREET

HONOLULU, HAWAII 96843



August 30, 1990

FRANK F. FASI, Mayor

DONNA B. GOTH, Chairman
JOHN K. TSUI
SISTER M. DAVILYN AH CHICK, O.S.F. V-Ch
SAM CALLEJO
EDWARD Y. HIRATA
WALTER O. WATSON, JR.
MAURICE H. YAMASATO

KAZU HAYASHIDA
Manager and Chief Engineer

TO: MICHAEL SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: KAZU HAYASHIDA, MANAGER AND CHIEF ENGINEER *KH*
BOARD OF WATER SUPPLY

SUBJECT: YOUR MEMORANDUM OF AUGUST 1, 1990 REGARDING THE
ENVIRONMENTAL ASSESSMENT FOR THE CENTER FOR HOMELESS
FAMILIES, TMK: 1-5-06: 16

2
COMMUNITY DEVELOPMENT
90 SEP -4 11:30

We have the following comments on the project:

1. The existing water system should be adequate to handle estimated water demands for the proposed project.
2. We have 12-inch and 24-inch water mains on North King Street and 4-inch and 8-inch mains on Akepo Lane.
3. There are four existing water services to the property; all of the services are currently turned off (see attached map). The three services on Akepo Lane were turned off over five years ago and the service on North King Street was turned off four years ago.
4. If the meter on North King Street (S/N 420-22163) is ordered on before July 1, 1991, full credit for our water system facilities charges will be given.
5. The availability of additional water for the proposed project will be determined when the building permit is submitted for our review and approval.
6. If additional water is made available, the developer will be required to pay our Water System Facilities Charges with applicable credits given for qualifying water services.
7. If a meter larger than 3-inches is required, construction plans must be submitted for our review and approval.

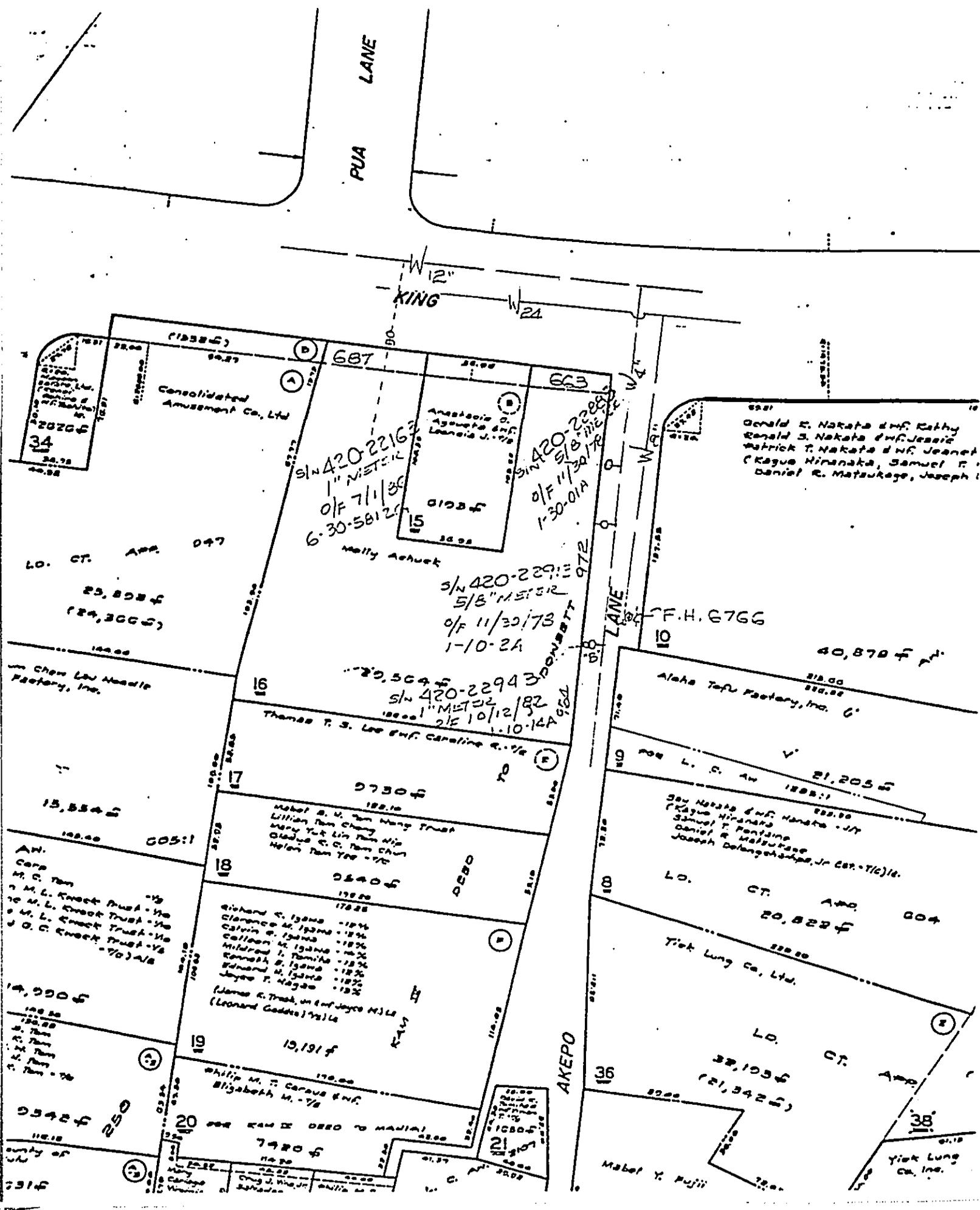
If you have any questions, please contact Bert Kuioka at 527-5235 or 527-6138.

Attachment

PUA LANE

KING

AKEPO LANE



(1958-5)
Consolidated Amusement Co., Ltd

Anestor G. Agnew & Leonard J. ...

Gerald E. Nakata & Wf. Kathy
Gerald S. Nakata & Wf. Jeanne
Patrick T. Nakata & Wf. Jeanne
Kaguo Hirahaka, Samuel T.
Daniel R. Matsukage, Joseph I.

S/N 420-2216
1" METRIC
O/F 7/1/30
6-30-58/20

S/N 420-2288
O/F 11/30/70
1-30-01A

S/N 420-2291
5/8" METRIC
O/F 11/30/73
1-10-2A

S/N 420-2294
1" METRIC
O/F 10/12/82
1-10-14A

Thomas T. S. Lee & Wf. Caroline R. ...

Mabel B. H. Tam Wing Trust
Lillian Tam Chang
Mary Yek Lin Tam Nio
Charles C. C. Tam Chau
Helen Tam Yee - Wf.

Richard C. Igawa - 1974
Clarence M. Igawa - 1974
Calvin G. Igawa - 1974
Mildred T. Igawa - 1974
Kenneth T. Igawa - 1974
Edward S. Igawa - 1974
Jayce T. Igawa - 1974
James C. Trust, in & Wf. Jayce M. L.
(Leonard Gaddis) Wf. L.

Philip M. T. Carous & Wf.
Elizabeth M. ...

Mabel Y. Fujii

LO. CT. APP. 047
25,898 f
(24,300 f)

Chen Lau Needle Factory, Inc.

M. C. Tam
M. L. Kwok Trust - Wf
M. L. Kwok Trust - Wf
M. L. Kwok Trust - Wf
O. C. Kwok Trust - Wf

14,990 f

9542 f

9314

F.H. 6766

40,870 f

Aloha Tofu Factory, Inc. G

LO. CT. APP. 004
20,822 f

Sau Nakata & Wf. Hanako - Wf
Kaguo Hirahaka
Samuel T. Matsukage
Daniel R. Matsukage
Joseph Delangotakke, Jr. Co. - Wf (1/1)

Tiek Lung Co., Ltd.

LO. CT. APP. 004
20,822 f

Tiek Lung Co., Inc.

FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

1455 SOUTH BERETANIA STREET, ROOM 305
HONOLULU, HAWAII 96814

FRANK F. FASI
MAYOR



LIONEL E. CAMARA
FIRE CHIEF

DONALD S.M. CHANG
DEPUTY FIRE CHIEF

August 31, 1990

TO : MICHAEL N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM : DONALD S. M. CHANG, FIRE DEPUTY CHIEF

SUBJECT: ENVIRONMENTAL ASSESSMENT
CENTER FOR HOMELESS FAMILIES

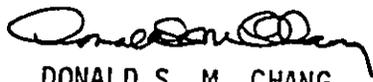
DEPARTMENT OF HOUSING
& COMMUNITY DEVELOPMENT
'90 SEP -5 P3:33

We have reviewed the application of the above subject request, made an on-site assessment and have no objections to the proposal providing the following conditions are complied with prior to approval. Compliance with Article 10 of the Uniform Fire Code should also be made, but not limited to the following:

1. Provide a private water system where all appurtenances, hydrant spacing and fire flow requirements meet Board of Water Supply standards.
2. Provide a fire access road to within 150 feet of the first floor of the most remote structure. Such access shall have a minimum vertical clearance of 13 feet 6 inches, be constructed of an all-weather driving surface of not less than 20 feet in unobstructed width shoulder to shoulder capable of supporting the minimum 60,000 pound weight of our fire apparatus and with a gradient not to exceed 20%. All dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround having a radius of not less than 35 feet. For additional specifics, see Article 10 of the Uniform Fire Code.
3. Submit construction plans to the building and fire departments for permit review and approval prior to commencement of the project.

Michael N. Scarfone
August 31, 1990
Page 2

Should additional information or assistance be required, you may contact
Captain August K. F. Range or Fire Inspector Michael Aki of our Fire
Prevention Bureau at 523-4186.

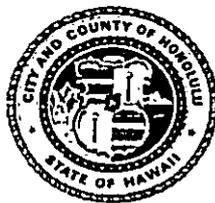


DONALD S. M. CHANG
Fire Deputy Chief

AKFR:mc

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU
1455 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96814 - AREA CODE (808) 943-3111

FRANK F. FASI
MAYOR



MICHAEL S. NAKAMURA
CHIEF

HAROLD M. KAWASAKI
DEPUTY CHIEF

OUR REFERENCE MS-LK

September 4, 1990

RECEIVED
& COMM. DEVELOPMENT
'90 SEP -7 19:56

TO: MICHAEL N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: MICHAEL S. NAKAMURA, CHIEF OF POLICE
HONOLULU POLICE DEPARTMENT

SUBJECT: ENVIRONMENTAL ASSESSMENT: CENTER FOR HOMELESS FAMILIES

We have reviewed the preliminary information about the proposed emergency shelter for homeless women, children and families to be built at the corner of North King Street and Akepo Lane. The project would be leased to the Institute of Human Services and would be located only one block from Kaiulani Elementary School.

In the interest of safety for the development's occupants, we urge that security measures (e.g., deadbolts, window locks, adequate overhead lighting, ground/area lighting, and especially security fencing) be considered when the project is designed.

We can expect there will be an increase in calls for police service due to the type of residents expected. Another IHS facility on Sumner Street has generated over 200 police reports already this year. Our ability to meet these and other demands in the area will depend on whether there are funds for additional police personnel, equipment and communications.

Thank you for the opportunity to provide comments.

MICHAEL S. NAKAMURA
Chief of Police

By *Joseph Aveiro*
JOSEPH AVEIRO
Assistant Chief of Police
Support Services Bureau

OFFICE OF HUMAN RESOURCES
CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL BUILDING, 6TH FLOOR
650 SOUTH KING STREET
HONOLULU, HAWAII 96813 • (808) 527-5311



FRANK F. FASI
MAYOR

MARIA VICTORIA R. BUNYE
DIRECTOR

VICTOR D. GUILLERMO, JR.
DEPUTY DIRECTOR

August 20, 1990

MEMORANDUM

TO: MICHAEL N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: *Maria Victoria R. Bunye*
MARIA VICTORIA R. BUNYE, DIRECTOR
OFFICE OF HUMAN RESOURCES

SUBJECT: ENVIRONMENTAL ASSESSMENT -
CENTER FOR HOMELESS FAMILIES

90 AUG 21 11:43
RECEIVED

The Office of Human Resources has reviewed the above cited request. We support the Department of Housing and Community Development's proposed plan to develop a facility for homeless families.

Existing homeless shelters located in urban Honolulu are filled to capacity with extensive waiting lists. At present, there are no shelters that cater to the specific needs of homeless women and children. The proposed emergency shelter would serve this important purpose.

Thank you for the opportunity to comment on this matter.

DEPARTMENT OF FINANCE
CITY AND COUNTY OF HONOLULU
DIVISION OF PURCHASING
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



THEODORE G. JUNG
DIRECTOR
HARUO SHIGEZAWA
PURCHASING ADMINISTRATOR

September 28, 1990

TO: Michael N. Scarfone, Director
Department of Housing &
Community Development

FROM: Roy B. Baker III
Assistant Purchasing Administrator

RECEIVED
CITY AND COUNTY OF HONOLULU
SEP 28 1990
11:34 AM

SUBJECT: ENVIRONMENTAL ASSESSMENT CENTER FOR HOMELESS FAMILIES

This is to confirm verbal notification given to Ms. Eileen Mark of your staff on September 13, 1990 that the Division of Purchasing has reviewed the preliminary information provided on the subject proposal and has no comments on the subject.

A handwritten signature in cursive script, appearing to read "Roy B. Baker III".

ROY B. BAKER III
Assistant Purchasing Administrator



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII 96813 / TELEPHONE 523-4000

GARY GILL
Councilmember

September 14, 1990

Memorandum

TO: Michael Scarfone, Director
Housing and Community Development

VIA: Jeremy Harris,
Managing Director

FROM: Gary Gill,
Councilmember

SUBJECT: Environmental Assessment
Center for Homeless Families

90 SEP 17 10:30 /
2 COMPTON SECURITY

Thank you for the opportunity to comment on the Environmental Assessment for the proposed Center For Homeless Families.

After attending numerous community meetings, I feel there is a definite need to assess the social impact of a program of this nature. While I believe each project should stand on its own merit of service to the community, there is a need to study the cumulative impact of special needs programs in one area. As described in your report of August 1, 1990, in District VI, there are 556 units in operation, 166 units in progress and 26 units proposed, all as of June, 1990.

Together these add up to 748 units in my district out of a total 1469 units in Honolulu. Given these figures, it does not come as a surprise that the community is alarmed at the prospect of "another special needs program".

Please address the cumulative social concerns of this district.



Kalihi — Palama Community Council

1117 KAILI STREET • HONOLULU, HAWAII 96819

September 13, 1990

Michael N. Scarfone
Director
Department of Housing and Community Development
City and County of Honolulu
650 South King Street 5th Floor
Honolulu, Hawaii 96813

LETTERS
& COMMUNICATIONS
90 SEP 17 AM 9:54

Dear Mr. Scarfone:

Subject: Environmental Assessment
Center for Homeless Families

In reference to the correspondence received from your department dated August 1, 1990, the Kalihi Palama Community Council would like you to consider the concerns expressed by our members when preparing an Environmental Impact Statement. KPCC members Mr. Ron Jones and Mrs. Susan Taum have attended the informational meetings sponsored by the City Department of Housing on the proposed project.

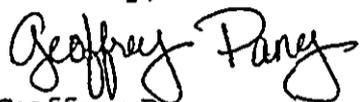
The introduction of this facility prompted the KPCC Housing Committee to call a special meeting discussing the concerns and questions that may arise. Below are those concerns presented at the meeting:

1. Will the IHS observe the 100 client capacity?
2. The shelter will only provide make-shift sleeping rooms. In other words, the "flop house" concept. How will the IHS propose to fully occupy the homeless for the 12 hour day as not to cause loitering in the immediate neighborhood?
3. The IHS have experienced trends of inadequate staff. What will happen to their clients if this situation arises and there are not enough privately sponsored programs to support the lack of staff? Two facilities or the possibility of more may impound the problem.
4. Basically homeless fall into five different categories - elderly, working homeless, women and children, substance abusers and the mentally ill. What assurance can we receive from IHS that once the facility is erected the population type will not change?
5. Exactly how much will the city pay for the 29,564 square feet parcel? KPCC learned the price is 2.4 million. Isn't that a little steep? Tax payers would appreciate the city shopping around. Perhaps a larger parcel can be acquired for that price in another community.
6. Will this new facility eventually be the new IHS headquarters? With the upcoming waterfront project and new construction in the River Street vicinity the Iwilei IHS may be encouraged to close it's doors.

7. How will the erection of the new Palama facility effect neighboring businesses and dwellings?

We thank you for the invitation to express our concerns and look forward to the preparation of the Environmental Impact Statement.

Sincerely,



Geoffrey Pang
President
Kalihi Palama Community Council

APPENDIX C
SOCIAL IMPACT ASSESSMENT

Social Impact Assessment
of
The Proposed Homeless Shelter
for Women and Children

Prepared for the City and County of Honolulu
Department of Housing and Community Development
by Earthplan

May 1991

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Homeless Shelter for Women and Children
Social Impact Assessment

1 BACKGROUND AND INTRODUCTION

1.1 Description of This Report

The City and County of Honolulu is proposing to development a dormitory-type facility in Kalihi. An Environmental Impact Statement is being prepared because of use of City funds. This social impact assessment is summarized in and appended to that document.

This report was prepared by Earthplan located at 81 South Hotel Street, Suite 211. *Berna Cabacungan*, principal of Earthplan, was the project manager, and principal researcher and writer. Independent contractor *Michael P. Mays* was principal interviewer; he also researched selected population and housing trends and provided writing assistance. *Community Resources, Inc.* researched 1980 census information.

This report contains five major sections. The remaining portions of Section 1 describes the proposed project. Section 2 provides a profile of the existing community to establish the social context in which project impacts may occur. Information includes employment, population and housing trends, housing and other social characteristics.

Section 3 identifies preliminary community issues and concerns on this project, based on historical trends to date and on interviews conducted for this report.

The potential social impacts of the proposed project are identified in Section 4. This section discusses the impact of the project on facilities for the homeless, regional implications, compatibility with the nearby community, and impacts on public services and facilities.

1.2 Project Description

1.2.1 Description of the Subject Property

The project site is located in Kalihi-Palama, at the corner of North King Street and Akepo Lane. The area has a diversity of uses. Light manufacturing outfits and warehouses are adjacent to single family homes and low- and mid-rise walk-up apartments. Food processing plants are nearby, as well as schools, a health clinic, social service agencies and churches. Just mauka and abutting the project site are the old Palama theater, which houses a variety of commercial uses, and a four-story walk-up with a ground floor market and upstairs offices.

The site encompasses 29,564 square feet, or .68 acres. Owned by a private landowner, The site has currently three uses:

- * Storage of plumbing material;
- * A used car lot; and
- * A demonstration model home for a construction company.

The latter two uses are on leased lands.

Homeless Shelter for Women and Children
Social Impact Assessment

1.2.2 The Homeless Shelter for Women and Children

The City Department of Housing and Community Development, hereby referred to as the City, is proposing to acquire and develop the project site into the Homeless Shelter for Women and Children. The City will construct the facility and make all necessary physical improvements. The completed facility will be leased to the Institute for Human Services who will operate the emergency shelter.

The underlying concept of this facility, which is discussed further in the next section, is to provide an environment which will help homeless women and their children function in the mainstream society. The following structural components are proposed:

- * Dormitories -- Approximately 6,650 square feet will be designed to provide segregated sleeping and bathing facilities for participants in the program. Included will be "Night Rooms" which will have bunk bed configurations, and bathrooms and showers.
- * "School" -- This will include a child care area and family care area. The family care area will have spaces for family therapy, adult and remedial education, case management, psychological counseling, employment preparation and housing assistance. The total square footage for this school is 5,660.
- * Work Experience Center -- Job training will occur here. Over 2,800 square feet will be designated for a thrift shop, coffee shop, mail area and money management.
- * Health Care Center -- Approximately 550 square feet will be designed for medical evaluations.
- * Food Service Area -- Participants will be served three meals a day in a dining and multi-purpose room. The food service area will contain approximately 5,280 square feet.
- * Administrative Offices and Entry/Security -- Almost 1,600 square feet will be reserved for offices, a conference room and support facilities. Controlled access and security will require 625 square feet.
- * Outdoor Play Area -- An estimated 3,300 square feet will be used as an outdoor play area for children in the program (Ferraro Choi and Associates, Ltd., 1991).

1.2.3 Program Aspects

The Institute for Human Services (IHS) was founded in 1978 by Reverend Claude DuTiel. The agency started off as the "Peanut Butter Ministry," so named because Reverend DuTiel provided peanut butter sandwiches and coffee to street people in a small vacant store on Maunakea Street in Chinatown.

Homeless Shelter for Women and Children
Social Impact Assessment

In 1986, the City and County of Honolulu constructed a building for IHS in Iwilei. Today, this IHS facility is O'ahu's largest open-door unrestricted shelter for homeless men, women and children. The agency is funded by churches, individuals community organizations, and businesses. The IHS Board of Directors comprises representatives of many denominations, professional associations and civic groups. Its core staff includes eleven employees, and medical and mental health care is provided by the staff of the Kafihi-Palama Medical Clinic operating on the premise.

IHS currently serves over 5,000 meals a week, provides sleeping space for over 300 individuals and families each night, and arranges for emergency medical and mental health care. The population of homeless families requesting IHS help has been increasing substantially. In the past, IHS's homeless population almost entirely comprised substance abusers and ambulatory schizophrenics. Over the last two years, there has been more and more employed persons unable to find affordable housing, abused women, single parent families with children headed by women, tenants evicted from units to be demolished and unemployed breadwinners.

IHS is proposing the Homeless Shelter for Women and Children to accommodate this growing group of homeless families, especially those headed by single female parents. The original name of this project was the "Rainbow Ohana School," and was subsequently changed to the "Ohana School." Regardless of the name, the project's concept is clear. IHS hopes to use a comprehensive family-skills approach based on a cooperative self-help model. The "school for the entire family" provides a homeless family the opportunity for regaining self-esteem and a sense of self direction.

At the Homeless Shelter for Women and Children, IHS will train families back to self-sufficiency. The project will be designed to address basic strategies for cooperative education and rehabilitation. The four stages in the curriculum will include (1) crisis management and assessment; (2) stabilization and program planning; (3) revitalization; and (4) re-integration into the community and follow-up (Ferraro Choi and Associates, Ltd., 1991).

Potential participants in the program will include (1) any parent with children; (2) any couple with children and (3) single women. It is expected that most participants will be single-parent families headed by a woman. Further, the families will include at least one child; no childless couples will be allowed to participate.

It is currently estimated that staffing for the proposed project will include a director, three assistants, four additional staff, and three social workers. As with the IHS Iwilei facility, there will be many volunteers who will assist in daily operations. Note, however, that the proposed project is intended to be fairly independent from Iwilei facility (personal communication with Reverend Richard Rowe, Director-on-Leave, Institute of Human Services, March 6, 1991).

2 PROFILE OF THE EXISTING COMMUNITY

This section supplies a qualitative analysis of the community in which the proposed Homeless Center for Women and Children is planned. This information supplies some of the social fabric for understanding those who comprise the area's residential and business community. It is paramount in understanding and identifying potential project impacts. Section 2.1 defines the study area, and Section 2.2 describes employment characteristics within the study area. Population trends and characteristics are discussed in Section 2.3. Section 2.4 describes population and family characteristics; labor force characteristics are presented in Section 2.5.

2.1 Definitions of the Study Area

The study area for this project is the entire area of the Kalihi-Palama Neighborhood Board No. 15. *Figure A* portrays the geographical boundaries of the study area which includes the following:

- * Sub-District 1 is bounded by River Street north to North School Street, west to Kalihi Street, south to North King then east to Waiakamilo Street and south encompassing Sand Island. Geographically it is the largest of the sub-districts and includes *Census Tracts 53, 54, 55, 56* and *57*. The project site is in *Census Tract 57*.
- * Sub-District 2 is bounded by Waiakamilo Street, Nimitz Highway and Kapalama Basin on the east boundary, North School Street on the northern side, Middle Street on the west and south by the ocean over to Kapalama Basin. It includes *Census Tracts 58, 59* and *60*.
- * Sub-District 3 is bounded by Kalihi Street on the east, mauka by North School Street, 'Ewa by Middle Street and makai North King Street. It comprises *Census Tracts 61* and *62*.

The study area encompasses neighborhoods easily accessible to the project and includes a variety of residential, public housing projects, public and private social service centers, and commercial and business developments.

The study area lies on the fringe of Palama near Iwilei. This "Iwilei-Palama" area is primarily characterized by the following uses:

- * light manufacturing;
- * very few large retail operations;
- * multi-family and single family housing, including large public housing projects; and
- * small convenience and mom-and-pop stores.

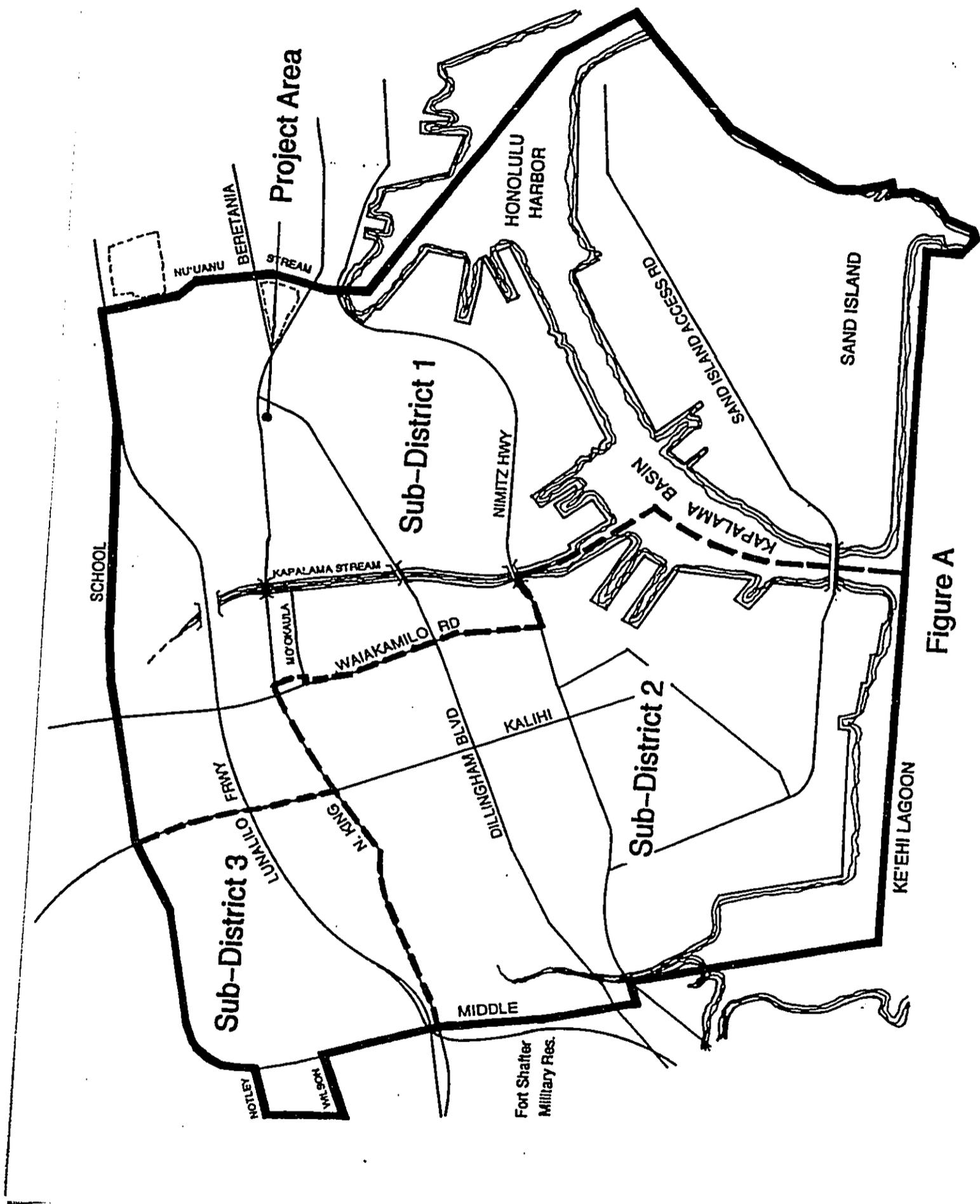


Figure A

Study Area

Homeless Shelter for Women and Children Social Impact Assessment

When completed, a new shopping complex at the corner of Dillingham Boulevard and North King Street will be largest retail shopping center within the immediate area. Two fast food franchises are also located within two blocks of the project site. The study area's proximity to Chinatown via two main traffic arteries (Dillingham Boulevard and North King Street) allows easy bus access to larger commercial and retail centers.

There are no immediate plans for large private or public projects in the immediate area of the site at present. The most recent large development in the area is the light manufacturing building built about ten years ago makai of the project site; it houses four enterprises. The adjacent old Palama theater site was recently sold to a Korean religious sect which has plans to convert the property into a religious prefecture after the current lessees relocate in about five years.

2.2 Study Area Employment

In 1985, the Kalihi-Palama area contained approximately 30,269 jobs. Nearly 51 percent, or over 15,500 jobs, were located in Sub-District 1, which includes Sand Island and the project site. Over 60 percent of the jobs in (1) government, (2) transportation, communication and utility, and (3) service were found in Sub-District 1. Further, more than 60 percent of industry jobs were in Sub-District 1.

Sub-District 3 is the most residential of the study area. Sub-Districts 1 and 2 had respectively 15 and 13 times more jobs than did Sub-District 3.

Figure B shows the breakdown of study area jobs by study area and Sub-Districts. In the total study area, the category of industry jobs was the clear employment leader at 32 percent, followed by service and retail jobs at 19 and 18 percent, respectively. Nearly equal numbers of jobs were available in construction and transportation/communications/utilities at twelve and eleven percent, respectively.

The following summarizes the types of jobs by Sub-Districts:

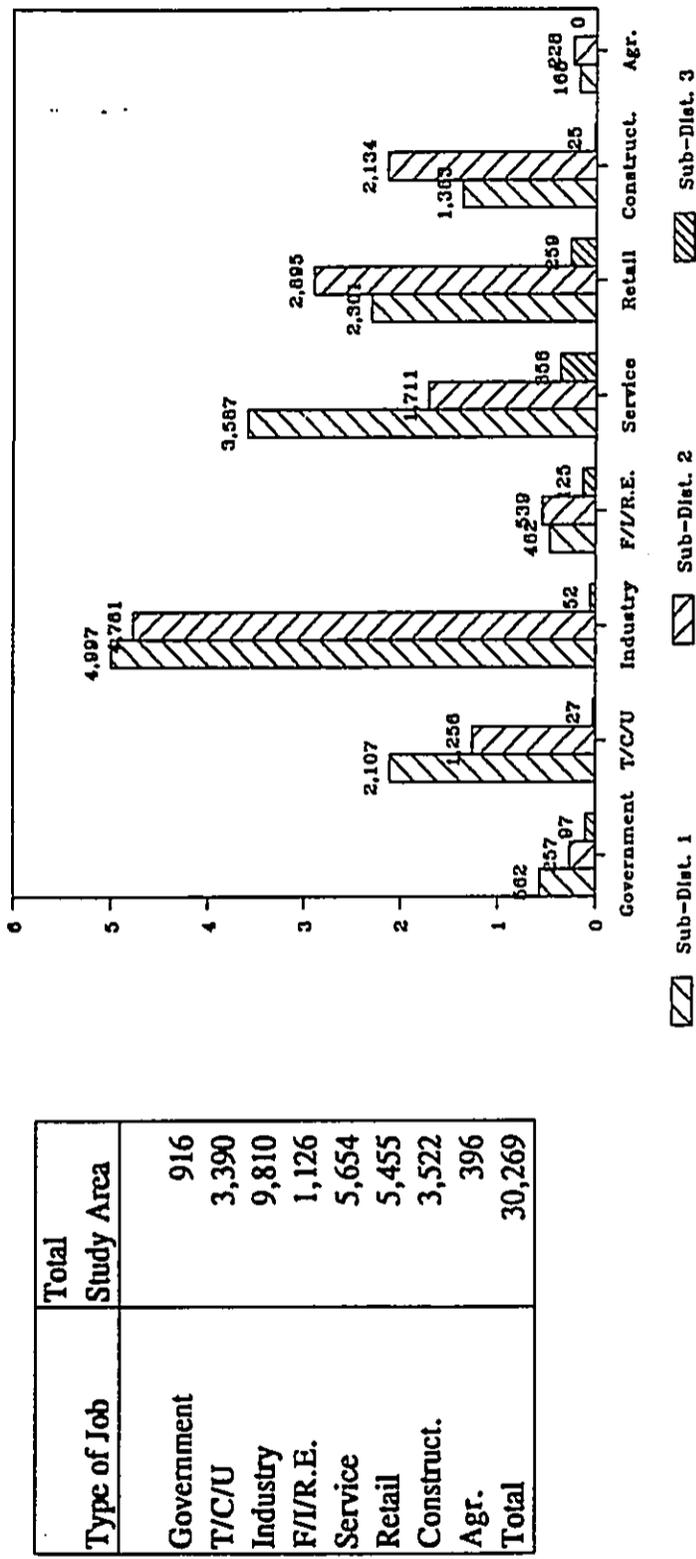
- * Sub-District 1 had jobs trends similar to the overall study area.
- * Sub-District 2 had large representation in areas of industry, retail and service jobs. Almost as many jobs were found in Sub-District 2 as in Sub-District 1.
- * Reflecting a predominant residential character, Sub-District 3 was largely under-represented in all job categories. Government jobs provided the district with its largest job share.

2.3 Population and Housing Trends

Between 1960 and 1990, the residential population in the City and County of Honolulu increased by over 335,000 people, from 500,409 in 1960 to 836,231 in 1990 (U.S. Department of Commerce, 1991).

Figure B

Study Area Employment by Sub-District, 1985



T/C/U: Transportation, Communications, Utilities
 F/I/R.E: Finance, Insurance, Real Estate

Source: City Department of General Planning, 1987.

Homeless Shelter for Women and Children
Social Impact Assessment

The rate of the island's growth has been steadily decreasing over recent decades. O'ahu's population in the 1960s increased by an average of 2.3 percent per year. In the 1970s, the annual growth rate decreased to 1.9 percent. In the 1980s, the rate decreased even further, to less than one percent.

By comparison, the study area population is very stable in terms of growth in the 1980s. Based on preliminary 1990 census figures, the total study area population remained virtually the same between 1980 and 1990. Housing units experienced a negligible increase of about 330 units.

Within the study area, according to preliminary 1990 census figures, there was a slight decrease in population in Sub-District 2 and minor population growth in Sub-Districts 1 and 3. According to 1990 preliminary census figures, Sub-District 1 experienced almost no growth, whereas Sub-District-3 experienced a 2.2 percent population increase over 1980. The population overall changed very little between 1980 and 1990 but there were gains in every sub-district in the number of housing units.

The 1990 preliminary census figures are lower than estimates of the City Department of General Planning. This "underestimation" appears to be a statewide trend, and the census figures may yet undergo further corrections.

The remaining discussion in this section focuses on more detailed population and housing estimates provided by the City Department of General Planning for 1989. Specific population trends are as follows:

- * Sub-District 1 encompasses the largest area of Kalihi-Palama and a major portion is in light manufacturing and industrial use. There was a five percent increase in housing units between 1980 and 1989. According to information presented in *Table 1*, this increase was in multi-family units, with a slight decrease in single-family units. This Sub-District had nearly three times more multi-family units than single family units.
- * Sub-District 2 experienced a slight decrease in population and negligible increase in housing. This area has experienced few major changes in residential or commercial development.
- * Sub-District-3 is the smallest in area of the three sub-districts. From 1980 to 1989, both population and housing experienced a slight decrease. Of all sub-areas, this district had proportionally the most single-family units, which accounted for more than half of the housing stock.

Over 97 percent of the study area's total dwelling units were occupied in 1980; in 1989, over 98 percent. All Sub-District showed an increase in occupancy between 1980 and 1989, with an average of 98 percent for each Sub-District in 1989; this low vacancy rate is consistent with island and statewide shortage of housing units.

Table 1

Population and Housing Trends, 1980 to 1990

	Total Study Area		Sub-District					
			1		2		3	
	1980	1989	1980	1989	1980	1989	1980	1989
TOTAL POPULATION	40,144	40,119	16,295	17,307	13,062	12,272	10,787	10,540
Persons living in households (%)	95.6%	95.6%	94.3%	94.7%	95.0%	94.7%	98.4%	98.3%
Persons living in group quarters (%)	4.4%	4.5%	5.7%	5.3%	5.0%	5.9%	1.6%	1.7%
TOTAL HOUSING UNITS	10,771	10,813	4,952	5,228	3,295	3,105	2,524	2,480
Single Family Units	3,671	3,374	1,255	1,139	1,077	939	1,339	1,296
Multi-Family Units	7,100	7,439	3,697	4,089	2,218	2,166	1,185	1,184
Occupied Dwelling Units	10,454	10,607	4,800	5,128	3,219	3,046	2,435	2,433
% of Total Housing Units	97.1%	98.1%	96.9%	98.1%	97.7%	98.1%	96.5%	98.1%
HOUSEHOLD SIZE	3.67	3.62	3.20	3.19	3.86	3.82	4.36	4.26

Source: City Department of General Planning, Planning Information Branch, 1990

Note: Preliminary census information was released during the writing of this report. The information included population and housing units, and did not include breakdowns contained above. Preliminary information is as follows:

	In Numbers		Annual Ave. Growth Rate: 1980 - 1990					
	Total Study Area		Sub-District		Total Study Area		Sub-District	
	1	2	1	2	1	2	1	2
1990 Preliminary Census	40,147	12,831	16,311	11,005	0.0%	0.0%	0.0%	0.0%
Population	11,107	3,307	5,124	2,676	0.3%	0.3%	-0.2%	0.2%
Housing					0.3%	0.0%	0.0%	0.6%

Homeless Shelter for Women and Children
Social Impact Assessment

The study area had a significantly large number of residents living in group quarters. In 1898, approximately 5.3 and 5.9 percent lived in group quarters in Sub-Districts 1 and 2, respectively. By comparison, 4.3 percent of O'ahu's population reside in group quarters.

2.4 Population and Family Characteristics

The 1980 census is the most recent comprehensive source of information regarding the demographics of the study area. *Table 2* presents demographic characteristics of the Kalihi-Palama Neighborhood Board area and the following are highlights:

- * The dominant ethnic group was Filipino; there were three times more Filipinos than the City and County average. In contrast, there was almost four times fewer Caucasians in the study area than in O'ahu.
- * The population in the study area tended to have more children and more elderly than O'ahu. This means that there were proportionally less people in the 18 to 64 year work force category.
- * Compared to O'ahu, nearly two and a half times of the study area residents were foreign-born, and significantly fewer people were born in another state.
- * Over one-third of the population did not graduate from high school, as compared to 14.4 percent islandwide. Only about 18 percent pursued some form of education after high school; on O'ahu, 40 percent had some post high school education.

Table 3 provides information regarding family characteristics and income, and the following summarizes these statistics:

- * Kalihi-Palama residents are very family-oriented; 91 percent live in family situations, as compared to 86 percent on O'ahu.
- * The proportion of families below poverty level was double that of the overall island. Further, nearly twice as many family heads of household were female in the study area, and twice as many households had income from public assistance.
- * The median family income in Kalihi-Palama was nearly one-third less than that of O'ahu.

Table 2

Demographic Characteristics of O'ahu and
Kalihi-Palama Neighborhood Board Area, 1980

	O'ahu	Kalihi-Palama Neighborhood Board Area
Total Population	762,565	40,144
Ethnicity		
Caucasian	33.1%	8.6%
Japanese	24.9%	16.8%
Chinese	6.9%	9.1%
Filipino	12.8%	37.3%
Hawaiian	10.5%	11.8%
Other	11.8%	16.3%
Age		
Less than 5 years old	7.9%	8.1%
5 to 17 years old	24.3%	26.6%
18 to 64 years old	60.6%	55.0%
65 years and older	7.3%	10.3%
Median age	28.1	28.5
Place of Birth **		
Hawaii	55.1%	53.0%
Other U.S.**	30.1%	11.5%
Foreign	14.8%	35.4%
Residence in 1975* (people aged 5 or more)		
Same house	48.2%	57.8%
Same county	25.5%	24.6%
Other county	1.3%	0.4%
Other state	18.4%	4.2%
Other country	6.6%	12.9%
Education* (people aged 25 or more)		
Less than H.S.	14.4%	36.0%
H.S. graduate only	35.5%	29.3%
Some post H.S.	18.3%	10.2%
College, 4+ yr.	21.7%	8.1%

NOTES: * Figures based on 15 percent sample; hence, numbers represent estimates

** Includes persons born in U.S. territories, or born abroad or at sea to U.S. parent
Includes Census Tracts 53, 54, 55, 56, 57, 57.99, 58, 59, 59.99, 60, 61, 62.01, 62.02

SOURCES: U.S. Department of Commerce, Bureau of the Census, 1980

Table 3

**Family Characteristics and Income of O'ahu and
Kalihi-Palama Neighborhood Board Area, 1980**

	O'ahu	Kalihi-Palama Neighborhood Board Area
Persons in Families	653,118	36,531
% of total population	85.6%	91.0%
Number of Families	178,516	8,565
% below poverty level	7.5%	17.4%
Head		
Husband/Wife	82.8%	72.3%
Male only	4.5%	6.0%
Female only	12.7%	21.7%
With Own Children Under 18	54.9%	55.2%
Female head	7.5%	11.8%
Median Family Income	\$23,554	\$16,267
Number of Non-Family Individuals	83,980	4,749
% below poverty level	21.3%	28.9%
Households with Public Assistance	8.3%	18.3%

NOTES: All figures (except "Persons in Families" and "Non-Family Households") based on 15 percent sample; numbers represent estimates.

Includes Census Tracts 53, 54, 55, 56, 57, 57.99, 58, 59, 59.99, 60, 61, 62.01, 62.02.

SOURCES: U.S. Department of Commerce, Bureau of the Census, 1980.

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2.5 Housing Conditions

There is a major need for affordable housing in Kalihi-Palama. The housing vacancy rate in 1980 was very low at 2.8 percent. Further, as shown in *Table 4*, three-fourths of the occupied units were renter-occupied. This is indicative of a lower than average income and more transient population, when compared to islandwide figures.

Another indicator of the housing crunch is crowding. In 1980, 22.5 percent of the total units had 1.51 persons or more per room; only 7.4 percent of the islandwide households shared this condition. As expected, household sizes are higher than average at 3.54 persons.

In 1980, the comparative median value of owner occupied homes was about \$33,000 less in Kalihi-Palama than on O'ahu. The percent of monthly income needed to pay the median monthly mortgage was nearly five percent higher in this area compared with the island as a whole.

2.6 Labor Force Characteristics of Kalihi-Palama

When compared to islandwide statistics, the study area has fewer participants in the labor force and only one-fifth as many people in the armed forces. Several notable characteristics of the comparison of the study area with City and County are highlighted as follows. *Table 5* provides more detail.

- * Almost twice as many people were employed in service related occupations.
- * Nearly twice as many study area residents were employed as operators, fabricators, or laborers.
- * There were almost two-thirds fewer people in higher-paid managerial, professional, technical, sales and administration categories.
- * Almost twice as many are in manufacturing industries in the study area.

The Kalihi-Palama residents successfully participate in and are overly represented in occupations and industries that require less formal education, and are under-represented in higher paying professional occupations requiring advanced training and specialized skills.

Table 4

Housing Conditions of O'ahu and
Kalihi-Palama Neighborhood Board Area, 1980

	O'ahu	Kalihi-Palama Neighborhood Board Area
Total Year-Round Housing Units	250,866	11,151
Vacant (total)	8.2%	2.8%
Vacant for sale	0.5%	0.2%
Vacant for rent	3.6%	1.3%
Held for occasional use	0.9%	0.0%
Other	3.2%	1.3%
Total Year-Round Occupied Units	228,656	10,837
Tenure		
Owner-occupied	49.5%	24.7%
Renter-occupied	50.5%	75.3%
Selected Conditions		
Lacking some or all plumbing	1.5%	4.7%
1.51 or more persons/room	7.4%	22.5%
Persons per Household	3.15	3.54
Median Cash Rent		
(renter-occupied)	\$279	\$192
% of median family income**	14.2%	14.2%
Median Value		
(owner-occupied homes)	\$130,400	\$97,500
Median Monthly Mortgage *		
(owner-occupied homes)**	\$494	\$411
% of median family income**	25.2%	30.3%

NOTES: * Median values are for non-condominium housing units.

** Figures based on 15 percent sample; numbers represent estimates

Includes Census Tracts 53, 54, 55, 56, 57, 57.99, 58, 59, 59.99, 60, 61, 62.01, 62.02

SOURCES: U.S. Department of Commerce, Bureau of the Census.

Table 5

Labor Force Conditions of O'ahu and
Kalihi-Palama Neighborhood Board Area, 1980

	O'ahu	Kalihi-Palama Neighborhood Board Area
Potential Labor Force (Aged 16+)	574,903	29,196
Not in labor force	30.8%	39.8%
Armed forces	10.1%	2.4%
Civilian labor force	59.1%	57.8%
Civilian Labor Force	339,863	16,873
Unemployed	4.6%	5.0%
Total Employed Civilian Labor Force	324,113	16,022
Occupation		
Service	17.6%	30.5%
Managerial/professional	24.7%	9.3%
Technical, sales and administration	33.8%	24.4%
Farming/fishing/forestry	1.8%	1.9%
Precision/craft/repair	11.3%	11.7%
Operators/fabricators/laborers	10.9%	22.2%
Selected Industry		
Agriculture/forestry/fishing/mining	1.7%	1.1%
Construction	6.6%	6.9%
Manufacturing	7.7%	12.8%
Retail trade	20.5%	24.7%
Financial, insurance, real estate	8.1%	5.5%
Personal, entertainment and recreational services	8.1%	14.0%
Health, education and professional	18.5%	11.8%
Public administration	10.9%	6.5%
Commute to Work		
Mean travel (mins.)	22.6	21.9

NOTES: All figures based on 15 percent sample; hence, numbers represent estimates

Includes Census Tracts 53, 54, 55, 56, 57, 57.99, 58, 59, 59.99, 60, 61, 62.01, 62.02

SOURCES: U.S. Department of Commerce, Bureau of the Census.

3 COMMUNITY ISSUES ON THE PROPOSED PROJECT

This section explores potential community issues and concerns on the proposed Homeless Shelter for Women and Children. Section 3.1 identifies information sources used in this analysis. Section 3.2 extends the baseline data on the existing community by presenting issues and concerns independent of the proposed project. Section 3.3 describes informants' feelings about the Homeless Shelter for Women and Children.

3.1 Sources of Information

Three sources of information were used in this analysis:

1. Neighborhood Board minutes.

The Neighborhood Board system is a formal mechanism for citizen input to public entities regarding islandwide City policies, specific community problems and other matters, and proposed changes. The types of issues addressed by a Neighborhood Board and subsequent actions often reflect values and concerns of the constituent population.

To understand the values, concerns and issues of study area residents, this study examined the minutes of the Kalihi-Palama Neighborhood Board No. 15 over a two-year period, from January 1989 through March 1991. Section 3.2.1 discusses issues addressed by this Board.

2. Minutes of the Homeless Shelter for Women and Children Design Advisory Committee.

The City held three meetings with a committee comprising regional leaders and nearby landowners, residents and users. We reviewed these to identify issues related to the project.

3. Community Interviews.

Earthplan conducted interviews with people who (1) live, conduct business or own land near the project site, (2) have a regional interest in the proposed project, or (3) would be able to provide specific information on how the site might affect the neighboring community.

These interviews were held to supplement information from printed sources of material regarding community needs and values, and, more importantly, to *identify community issues and concerns* relative to the proposed project.

The interviews were conducted by telephone and in person. The purpose of the interviews was to isolate issues and identify personal and community concerns about the project. No attempt

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was made to quantify responses since only a survey utilizing rigid sampling procedures could produce meaningful results. This was not within the scope of Earthplan's work in conducting a social impact assessment. The only time we make reference to the quantity of opinion is where there was a significant difference in numbers, such as "only one respondent," or "all of those interviewed."

Forty-four people were interviewed during this study and the list is presented in *Table 6*. Each person was informed that input would be summarized in the Social Impact Assessment and that individual opinions would remain confidential. The source of project information provided by the City and IHS.

Interviewees were first asked about the Kalihi-Palama area and their own neighborhood. They were asked to share their likes and problems/concerns about the region.

Next, they were asked about the project, beginning with their prior knowledge of the project. Those in regional organizations knew about the project; some of them are on the Design Advisory Committee. Few of the nearby residents knew about the proposed Homeless Shelter for Women and Children. On-site businesses knew about the project, as did nearby social agencies and churches.

After being given a brief summary of the proposed project, informants were then asked to provide their perspectives on how the proposed project might affect them personally, and affect nearby uses and the regional community; the question varied depending on appropriateness.

Those interviewed were not asked to represent the views of their organizations, although if the organization has taken a formal position, they were asked to discuss these positions.

The 44 people interviewed for this project represented a wide cross-section of interests. They were from four general categories, as follows. Note that the total does not equal 44 because some people were in more than one group.

- * The largest group interviewed were the 14 nearby residents living on Akepo Lane. These interviews were held in person, and interviews with apartment dwellers were arranged by resident managers.

Table 6

List of Those Interviewed

These people were asked to provide their reactions and opinions about the Homeless Shelter for Women and Children. They were not asked to take a position, but rather to provide insight as to potential benefits and conflicts. They were asked to discuss any organizational position in which they were involved.

Name	Affiliation
Ken Akamine	Member of Kalihi-Palama Neighborhood Board No. 15
Eric Arakaki	Housing Program Specialist at the State Hawai'i Housing Authority McKinney Act Coordinating Committee Interagency Council, Liaison of Federal Funds
Darryl Aarii	General manager of Pioneer Printers (nearby business)
Jane Babua	Reservations specialist at Acacia Tours and Travel (nearby business)
Eddy Deshotel	Member of Kalihi-Palama Neighborhood Board No. 15
Pacifico Dejulo	Nearby resident
Greg Elder	Nearby resident
Manual Espirit	Nearby resident
Pat Fukuji	Secretary of Pacific Rim Housing (on-site business)
Lorenzo Ganitano	Owner of tailor shop (adjacent business)
Beth Giesting	Executive Director of Kalihi-Palama Health Clinic
Larry Hino	Nearby resident
Tomua Ioane	Nearby resident

Name	Affiliation
Ron Jones	President of the Kalihi Business Association Director of the Kalihi-Palama Community Council Member of Design Advisory Committee for this project
John Kaaihue	Resident manager of nearby apartment
Lilian Kalaluhi	Resident manager of nearby apartment
Lindo Kinney	Member of Kalihi-Palama Neighborhood Board No. 15
Robert Lee	Motor Patrol Officer at the Kalihi Police Station
Clarence Liu	Director of Homeless Aloha
Roland Lum	Principal of Kaiulani Elementary School
Dolly Mata	Nearby resident
Louis Matias	Nearby resident
Tim Morioka	Vice President of Honolulu Star Bakery (nearby business)
Debbie Moroni	Program Director of the Spouse Abuse Shelter of Child and Family Services
Stephen Morse	Community Development Specialist of the Institute for Affordable Housing
Tini Mossman	Nearby resident
Wendy Mow-Taira	Director of Advocacy of the Child and Family Services
Dr. Tin Myaing Thien	Executive Director of the Kalihi-Palama Immigrant Service Center
Marna Nohara	Office manager of Berkeley Engineering and Equipment Co. (nearby business)

Name	Affiliation
Nasa Tseugo Ogata	Nearby resident
Tom Perkins	Executive Director of the Hawai'i Ecumenical Housing Corporation
Reverend Richard Rowe	Director of Institute for Human Services
Bob Stauffer	Director of Homeless at the State Department of Human Services
Rose Tadio	Nearby resident
Susan Taum	Chair of Housing Committee of the Kalihi-Palama Community Council Member of Design Advisory Committee for this project
Emma Tautua	Nearby resident
Reverend David Twigg	Kaunakapili Church
Jack Uyehara	Executive President of Aloha Tofu Co. (nearby business)
Linda Vehemente	President of the Palama Neighborhood Association
Jay Yamamoto	Honolulu Shirt Shoppe (nearby business)
Stan Yamaoka	Owner of Oahu Used Cars (on-site business)
Bernie Young	Member of Kalihi-Palama Community Council Vice President of the Palama Neighborhood Association
Harry Young	Nearby resident
Juliette Young	Senior Warden in Vestry at St. Elizabeth's Church Member of Design Advisory Committee for this project

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- * The second largest group were people involved in social service agencies, public services and churches. Fifteen people were in this category; five worked or operated near the project site. These interviews were either in person or via the telephone. Some of these people were personnel of public facilities or services and were knowledgeable in servicing the island's homeless needs. Others dealt specifically with families and related problems in the region and in Kalihi-Palama.
- * Seven of those interviewed owned or operated nearby businesses. These were done in person.
- * To obtain a regional perspective, we interviewed seven people who were part of regional organizations.

The responses from the informant interviews are presented in Sections 3.2.2 and 3.3. Because this is not a statistical survey, we do not quantify the frequency of responses, except in the case of extremes.

3.2 General Community Issues and Concerns

3.2.1 Neighborhood Board Issues and Concerns

Over the last two years, the Kalihi-Palama Neighborhood Board No. 15 has been working to (1) improve the quality of life for existing residents and (2) change the community image.

For Board members, improving the quality of life means the timely and adequate maintenance of infrastructure, reducing traffic buildup, and receiving more attention and response from public agencies. Specific instances of Board concerns are as follows:

- * Public facilities -- The redevelopment of Ke'ehi Lagoon and the proposed contra-flow lane for Likelike and Pali Highways were discussed. The Board voted to oppose the contra-flow lane; members also expressed concerns about traffic and parking resulting from overabundance of cars in Kalihi during morning peak traffic hours. Board members raised questions about emergency vehicles not being able to negotiate traffic with one lane in one tunnel.

The Board was very concerned that roads and sidewalks are not being maintained and repaired in a timely fashion.

- * Police protection and youth gangs -- The Board feels that police protection needs to be increased to meet the community's needs. Board members are especially concerned about youth gang activities.

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The image of Kalihi-Palama is of utmost importance to the Kalihi-Palama Neighborhood Board. There was often a feeling that the region is used as a "dumping ground" for public facilities, such as the O'ahu Community Correctional Center, which are unwanted in other communities. To some Board members, the solution lies in opposing additional such public facilities in this region.

As a result, facilities such as care homes are highly scrutinized, as discussed below:

- * A Care Home on McCandless Lane for the mentally retarded created concerns about traffic, parking, threats to residents and need to disperse these types of facilities. Care homes are needed in the communities their patients come from. Many felt Kalihi and its immediate environs already have too many care home facilities.
- * The Board voted to support Neighborhood Board No. 14 in rejecting the building of a three-story, six-unit Spouse Abuse transitional home near Kuakini Hospital.

The Board voted to ratify the emergency shelter for the homeless at A'ala Park.

3.2.2 Comments on Kalihi-Palama in General Raised by Informants

To understand possible reasons behind the informants' reactions to the Homeless Shelter for Women and Children, we initiated the interviews by asking about their feelings regarding Kalihi-Palama and their immediate neighborhood.

Positive Aspects.

Underlying many of the comments about the positive aspects of Kalihi-Palama was an appreciation for the subtle mixture of social and contractual networks. Many of the nearby residents had lived in Kalihi-Palama all their lives, and were appreciative of the familiarity with people and places. They had favorite stores, and talked about relatives who live in other parts of Kalihi-Palama. They also liked the presence of social service agencies in proximity to their residences.

For the small business operators, it was felt that the business climate was good. Many of their customers lived in Kalihi-Palama which means a stable clientele. It was also felt that the area still offered affordable business rents, which allow the start-up of new businesses. Convenience to major bus lines and primary streets was seen as an asset for businesses.

It was felt that crime prevention was improving somewhat, though only in certain areas.

Concerns About Kalihi-Palama.

Those who were active in regional organizations were adamant in their desire to improve Kalihi-Palama's image. They felt that public officials and the islandwide community are locating too many care homes, social service agencies and generally undesirable public facilities in Kalihi-Palama. This

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proliferation of social-oriented facilities perpetuates the region's image of being a community of low-income people, and regional organization informants preferred a greater diversity of facilities and residents.

Both business leaders and organization representatives felt Kalihi-Palama was being neglected by the City and State. Basically the perceived needs were not being met. Several were outraged at the expansion of the prison and the halfway house on Bannister Street; these were seen as examples of government arrogance and power disregarding community objections to these projects.

Though residents felt comfortable in the vicinity of the project site, workers in businesses and social service-related establishments felt unsafe. They report drinking and loitering after work hours and occasionally witnessed, or were victims of, crime.

3.3 Community Concerns About the Homeless Family Center

3.3.1 Summary of Issues and Concerns

Community issues are perceptions that a group of people feel toward something, and whether the feelings or attitudes toward the issues endure over time depends on the relative sentiment. Perceptions and sentiments can change over time and those presented on the Homeless Family Center are those identified in March, 1991.

The vast majority of those interviewed felt that a homeless center for families was needed. It was felt that current facilities were very inadequate for emergency needs or transitional purposes. All interviewed believed that the number of homeless was growing in Hawaii, and homeless families were becoming more noticeable in their community. Nevertheless, there were strong concerns about the possible effects of the project on Kalihi-Palama, and the following summarizes issues and concerns on the Homeless Shelter for Women and Children.

1. Islandwide Dispersal of Facilities for Homeless People.

This was a major concern among those interviewed. Informants often complained that Kalihi-Palama is being used as a "Dumping Ground" by public and social service agencies. There is an underlying feeling that the quality of life is decaying because social service facilities attract undesirable nonresidents. Informants were concerned that the IHS Iwilei facility was bringing in people from all over the island, and the proposed facility would only increase the area's attractiveness to homeless people.

It was felt that social services, particularly those for homeless people should be "spread around" to other communities. One informant suggested that poor people from all over O'ahu come to Kalihi to live in care homes and shelter. Ideally, these people should have been accommodated in their own community.

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It was occasionally pointed out that the State's efforts in locating cabins for homeless people was a good example of how to disperse such facilities.

2. Need for a Shelter for Homeless Women and Children.

For those who expressed some degree of opposition to the project, the term "homeless" often conjured up images of single men sleeping in doorways and eating from garbage cans. Often, this negative reaction changed or at least softened when the interviewer clarified that the project was primarily for women and children.

Informants agreed that something needed to be done for women and children who need shelter. They understood that the IHS Iwilei facility was inadequate and inappropriate for these people. They preferred that the project be built at another site, and insisted that if this site were chosen, there needs to be clear commitment to serving only women and children.

3. Relationship to Immediate Area.

Nearby residents and small business owners were nearly unanimously behind the concept and need for it. Most were not bothered by its location and felt it would improve the visual appearance of the area. One business person thought an alternative location should be sought for the sake of the clients.

4. Safety of Facility Clients.

Informants warned that the area may not be safe for women and children. They remembered that Akepo Lane is sometimes the scene of dangerous crime, and cited incidents of stabbings, homicide, muggings and gang fights in the immediate vicinity. They strongly suggested on-site security to protect the facility's clients.

5. Ability of IHS to Operate the Facility.

One of the reasons opposing the project is that those interviewed doubted the ability of IHS to effectively manage the project. It was pointed out that the Iwilei facility is not a good neighbor because of crime and loitering. Further, people were wary of internal administrative conflicts. Regional and social service informants were afraid that such management problems would be duplicated at Akepo Lane.

It was also pointed out that IHS's strength is its ability at providing emergency shelter. Informants were unsure about the agency's ability to expand its services to include transitional

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housing, and preferred that the latter be left to those who are already providing mainstream services.

3.3.2 Trends Among the Different Groups of Informants

Several consistent themes emerged from the groups interviewed, and these are summarized as follows:

- * Though they acknowledged a need for the proposed project, those belonging to regional organizations were the most vociferously opposed to the Homeless Shelter for Women and Children. Their organizations have been opposing new care home or social service related housing projects in their district because it is believed that Kalihi-Palama has its share of such facilities. They were also concerned about what might happen if IHS lost their funding after five years; they did not want to see this facility become another Iwilei IHS.

Informants were frustrated that the project violated their publicly stated corporate position of no more social service facilities or care homes in their district.

In the April 1991 meeting the Kalihi-Palama Neighborhood Board deferred action of the proposed Homeless Shelter for Women and Children. Some of the Board members will be learning more about the project in a special presentation, and they will report to the Board at a later meeting.

The Housing Committee of the Kalihi-Palama Community Council has taken a position in opposition to the project. The committee wanted alternative sites explored; all of those cited in the interview were outside Kalihi-Palama. The Council also expressed apprehension about IHS's ability to operate a well-managed facility over a long period of time, particularly in light of funding requirements. The programmatic aspects were appreciated, and there was a desire to see the facility only serve women and children. Effective security was seen as a definite must.

- * Nearby residents tended to agree that there was a need for such a facility, and felt that Kalihi-Palama was a suitable area. They indicated that other social service agencies were located nearby so the proposed site seemed suitable. Nearly all empathized with families in need of food and shelter. One said that she had been in similar straits and others had relatives or friends who had shared similar hardships.
- * Business owners and employees in the immediate area felt there was a need for the facility but offered cautions over its proposed location based on their expectations or stereotypes of homeless people. Safety for women and children in that area was questioned; it was feared homeless women would attract men or unsavory elements. Others said they had never experienced any

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security or personal safety problems during their long tenure in the area. Several mentioned that anything would be an improvement to Akepo Lane.

- * Social service related informants cited the long-standing need for food and shelter for homeless families. They offered evidence of the need from observations in the immediate project site neighborhood, such as families sleeping in cars behind a church.

There was concern, however, that the project would duplicate what already is being offered to homeless families. A few of those interviewed felt that IHS is good at operating emergency shelters, but would be duplicating existing services and experimenting with the school concept. Their concerns were focused on management and the breadth of the proposed educational and training program.

Social agency informants acknowledged there is some truth to the recent large influx of such facilities to Kalihi-Palama, but aptly pointed out that these facilities are needed proximate to those in need. To these informants, the Kalihi-Palama community has always been transitional, offering the low income families affordable housing, ethnic commercial and market services matching their cultural and financial status. It was suggested that "We need a community for the common person in Honolulu."

- * Public service representatives stated that the project site area was no different from other areas of Kalihi with regard to personal safety or property security. There have been no reported threats or physical harm to elementary school children traversing Akepo Lane or project site vicinity in their recent past. Police reported that the predominantly-male Akepo Arms residents create few problems. They say the area has improved in recent years. Prostitutes and drug dealing find Downtown much more lucrative than Kalihi-Palama.

4 POTENTIAL SOCIAL IMPACTS OF THE PROPOSED PROJECT

4.1 Impact on Facilities for Homeless Families

4.1.1 Assessment of Need

A homeless person is one who has no place to sleep on a given night, and must sleep in a car, on the beach, in a supervised shelter, in a doorway, or in any other place which might provide temporary shelter, but which is not home. It is estimated that on any given day in Hawai'i, between 7,023 and 8,369 people are homeless. The following provides a profile of our homeless population:

- * Seven out of ten homeless people are male, and the average age is 35 years. The average age of female homeless is 34.
- * Thirty-seven percent of the homeless are Caucasian, followed by Hawaiians and part-Hawaiians at 28 percent.
- * Sixteen percent are married, and another 14 percent live with someone but are not married.
- * Almost one-fifth currently have a job. Of those who are unemployed, over half have been unemployed less than two years.
- * Forty-two percent are high school graduates, three percent attended vocational school, and another 23 percent have at least some college education (SMS Research and Marketing Services, Inc., 1990).

Where do homeless people live? Only a small segment secures any type of shelter. In a study conducted for the Hawai'i Housing Authority, one-fourth of the homeless slept in their car on the night preceding the interview. Another 23 percent slept on the beach and 18 percent in a park. Only nine percent slept in a shelter, and four percent found accommodations in a public facility.

The most visible of the homeless are often those who want to be. These visible homeless are the street people, and the majority are single males. They push shopping carts filled with their belongings and other items, rummage through trash bins for food, sometimes ask passersby for money and handouts, and are often unkempt and dirty (Hastings, 1989). Three primary problems affect this group: substance abuse, domestic violence and mental illness (Homeless Aloha, Inc., 1990).

However, these visible street people are only part of the homeless population, which includes:

- * Families are the fastest growing segment of the homeless population. This is particularly so for the single parent families.
- * The elderly population continues to increase, and is projected to comprise 20 percent of the 2000 population. Low fixed incomes, combined with the shortage of subsidized and low-income rentals put them in a high risk group.

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- * Youth runaways are increasingly being counted among the homeless.
- * Native Hawaiians are also considered an at-risk group. The profile of the Native Hawaiian community suggests a youthful population, rapidly growing, generally under-educated, under or unemployed, with serious health problems, below average per capita income, a larger than average family unit, and an increasing number of single parent families (Homeless Aloha, Inc., 1990).

Another way to look at who is homeless is the "classification" compiled by the Special Needs Housing Task Force:

- * The chronically homeless are the street people, who have chosen a life on the street, or who move from shelter to shelter. These are estimated to comprise between 20 and 30 percent of the homeless population.
- * Situationally homeless people experience personal crises, such as domestic violence, eviction, divorce or death of a family member. This also includes households who lose homes because of natural disaster.
- * Those who simply cannot make ends meet are the economically homeless, and include workers who are displaced or suddenly unemployed, or individuals whose incomes or public assistance is insufficient to afford housing.
- * The potential or at-risk homeless are those who are living doubled or tripled-up in over-crowded conditions, or are paying disproportionate measures of their income for rent. These people often have subsistence incomes and any unexpected major expense has the potential to cause them to be homeless (Matsuoka, 1988).

As can be seen from these attempts at defining and categorizing homeless people, except for the street person, the only common distinctive feature separating a homeless person from the rest of the population is the lack of a home.

Services to shelter and help the homeless are grossly inadequate. In 1987, there were approximately 1,113 bedspaces which provided emergency shelter for homeless people (Matsuoka, 1988). Some of these have restrictions, some have fees, and, in discussions with service providers, all have waiting lists.

4.1.2 Project Impacts

Although public and private entities are currently trying to define and address the problem of Hawaii's increasing homeless population, actual shelter and systemic solutions are long-range at best. Although the Homeless Shelter for Women and Children will make only a small dent in providing for homeless families, it nevertheless will address a growing and vital need in the islandwide community, as well as in the study area.

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As discussed in the previous section, there are many different types of homeless people. The proposed project will target *homeless women and children*. A sample of facilities targeting this group and which may refer clients to the proposed facility are as follows:

- * The Mary Jane Center is primarily for single, pregnant women between 14 and 28 years of age. The facility has space for 13 women. They get about 200 calls per year, but can only take 45 to 50 per year. Many of these women have difficulty in finding housing on Oahu when they leave this facility. Problems range from financial to social skills.
- * The Spouse Abuse Center houses abused women and children in a confidential location. The facility contains seven bedrooms and the maximum stay is two months. The clients are single and married, and about 50 to 60 percent have children. Referrals come from schools, doctors, courts and State agencies. Funding come from Aloha United Way, though they mostly rely on federal funding.
- * Women's Way includes a substance abuse and spouse abuse program conducted by the Salvation Army. The facility houses between twelve to 15 women and children, and the maximum length of stay is 18 months. The program includes day care for toddlers; preschool and school aged children attend off-site facilities.

At the Iwilei facility of IHS, between 80 to 100 women and 30 to 60 children, seek emergency shelter and crisis assistance every day. These women and children currently represent one-third of the total IHS population, and the second floor of the facility has been reserved solely for their use.

At IHS, the average family has 3.2 children, and the average age of the mother is 24.3 years. Almost two out of three are single parent families. Of the two-parent families, all have a history and are experiencing domestic violence and substance abuse dysfunction. The children are young. Sixty-eight percent are younger than nine years old (Ferraro Choi and Associates, Ltd., 1991).

4.2 Implications for the Kalihi-Palama Region

4.2.1 The "Dumping Ground" Syndrome

As discussed in Section 3, a major reason for community opposition to the this project is a belief that Kalihi-Palama already has a disproportionate share of facilities and agencies which target society's disenfranchised, poor and socially dysfunctional individuals. Community members feel that the presence of these facilities contribute to a poor community image both internally and throughout the island. Leaders feel that the community has been exploited in that too many undesirable community facilities are located in this district. These facilities often target islandwide needs, yet Kalihi-Palama must suffer any negative impacts resulting from the presence of these facilities.

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This section explores whether this "dumping ground" perception is an accurate portrayal of what is really occurring in this community. To explore this perception, this section looks at (1) the types of public and social-related facilities currently located in Kalihi-Palama and (2) socio-economic characteristics which may be indicators of need for these facilities.

1. Types of Public and Social-Related Facilities Currently Located in Kalihi-Palama.

There are three types of social-oriented facilities in Kalihi-Palama:

- The first are those facilities which are specifically designed to accommodate the larger islandwide community and have *very little direct service value to the Kalihi-Palama community*. Examples include the O'ahu Community Correction Center and the Ke'ehi Lagoon and Honolulu Harbor maritime facilities.
- The second type of facilities are those which are intended for the larger region or even islandwide need, and *can be used by Kalihi-Palama residents as well*. For example, the Sand Island Regional Park can be enjoyed by Kalihi-Palama residents. In the same vein, care homes are open to residents around the island, including those in Kalihi-Palama.
- Third are the facilities which are in the area to *specifically serve Kalihi-Palama residents*. These are facilities such as immigration services, housing assistance programs, job training, health clinics, public assistance agencies and so on.

2. Socio-Economic Characteristics Which May Indicate Need for Such Services.

Population statistics show that growth in Kalihi-Palama has been very moderate, yet there continues to be an increase in agencies and facilities. Does the existing community warrant at least *some* of these agencies? Consider the following statistics which are further elaborated in Section 2:

- Kalihi-Palama has more children and more elderly people than the islandwide community, thereby needing certain services, such as affordable health, child and elderly care, more than other parts of O'ahu.
- The district has proportionately more immigrants than other areas, thereby indicating a need for immigrant services, language programs and cultural assimilation and access activities.

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- Education and job training programs are needed, since less people completed high school and more people are not actively participating in the labor force.
- High poverty levels and low family incomes increase the need for public assistance programs.
- Housing is expensive and rent is high, thereby creating greater financial burden on residents.

Residents are correct in saying that Kalihi-Palama has an inordinate share of social service agencies. What is not often articulated, however, is the distinction between the different types of agency or facility.

This study finds that the greatest degree of resentment is generated by the first type of facility described earlier -- the prison and other island-oriented facilities which have little direct value for Kalihi-Palama residents, but cause direct impact on the surrounding community. Unfortunately, it is these very types of facilities over which the nearby community has limited, if any, input. Thus the "dumping ground" syndrome is perpetuated by these statewide and islandwide facilities.

It is also found that the third type of social service facility generates the least amount of community opposition. There is obvious need for these agencies, as suggested in socio-economic indicators discussed earlier.

The facilities which fall into the second category -- those intended for the larger region, but are also accessible to Kalihi-Palama residents -- are often the target of criticism. Though they may be valuable and necessary for the community's elderly population, care homes are no longer welcome in Kalihi-Palama, for example.

4.2.2 Project Effects

Whether the project will further contribute to this "dumping ground" syndrome will depend on how one perceives the service population of the proposed Homeless Shelter for Women and Children.

1. The Project As An Islandwide Facility.

The IHS Iwilei facility serves an islandwide need, and is not intended to only serve Kalihi-Palama residents. Community members have expressed frustration similar to that expressed regarding the O'ahu Community Corrections Center.

This frustration is especially acute if one believes that Kalihi-Palama had very few homeless people *until IHS moved into Iwilei*. For these people, the facility was responsible for increasing the number of homeless people in Kalihi-Palama.

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For them, another homeless shelter, i.e. the proposed Homeless Shelter for Women and Children, would perpetuate the dumping ground syndrome and would be an unwelcome addition to the community.

2. The Project As An Islandwide And Kalihi-Palama Facility.

For those who believe that homelessness exists in Kalihi-Palama for the same reason as it does everywhere else, the project will be likely viewed as a solution to an existing community problem. To these people, social service agencies are here because the service population and need are here. The presence of social service agencies does not encourage the in-migration of poor people, but rather assists the already existing population.

To these people, the proposed Homeless Shelter for Women and Children is a solution to a community problem already existing in Kalihi-Palama.

For the most part, the social service facilities and agencies in Kalihi-Palama fall into the third category discussed in the previous section. These are present because many the clients live nearby or rent is low enough for non-profit agencies to afford. As the 1980 census indicates, the socio-economic conditions in Kalihi-Palama warrant the presence of many of these agencies.

Inasmuch as regional organizations dislike many of the social service facilities, it is stressed that removing these agencies and facilities from Kalihi-Palama *will not eliminate the current socio-economic problems of the area*. Further, not building the proposed project will not solve the problem of homeless women and children already present in the area.

What is needed is a concerted effort of government, the regional organizations and social agencies to work together to improve the quality of life for all residents in the area. This effort goes well beyond the proposed project, but the proposed Homeless Shelter for Women and Children is certainly a step in the right direction. The homeless clientele will need, first and foremost, shelter, and, second, training in life skills to successfully function in the larger society.

4.3 Assessment of Project Compatibility with the Nearby Community

4.3.1 Overview of Existing Uses

The Homeless Family Center is in the midst of a diverse mixed use area. Nearest the project site are the following uses:

- * Light manufacturing separated by several rows of homes and a three-story apartment complex are directly makai of the designated site.

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- * Adjacent and 'Ewa lies the old Palama theater building currently used for light manufacturing of printing materials. There is a market, an herb shop, a former restaurant which is apparently being used as a residence, and a bakery.
- * Also Jean's Market and upstairs offices are located on the mauka side of the project site.
- * Akepo Arms, Madonna Apartments and Aloha Tofu Factory front Akepo Lane adjacent to the project. On street level in the Akepo Arms building fronting North King Street are a bakery/cafe, a travel agency, a tailor, a laundromat and a liquor/convenience store.

Robello Lane runs 'Ewa parallel to Akepo Lane. The project site does not directly front this street, but the uses will be near the proposed facility. Business activities and other uses on Robello Lane include a manufacturer of printing products, interiors shop, catering outfit, advertising offices, a costume shop, apartment buildings, an appliance company and a gas station.

On the mauka side of North King Street facing the project site block between Akepo Lane and Robello Lane are the Kaumakapili Church, Kalihi-Palama Health Clinic, St. Elizabeth's Episcopal Church and Kalihi-Palama Immigrant Service Center. Beyond Pua Lane moving Diamond Head are a gas station, auto parts store, a beauty shop, several small restaurants, a bar, sewing machine repair shop, convenience store and the Mayor Wright Housing Project.

Two new projects in the area are the Kingsgate Plaza Shopping Center, scheduled to open July, 1991, and a Korean Buddhist sect prefecture planned for the old Palama theater site.

The Kingsgate Plaza Shopping Center is a two-story building located at the corner of Dillingham Boulevard and North King Street.

Of note are the cottages on Akepo Lane, Akepo Arms, Madonna Apartments, and 954 Akepo Lane Apartment. Residents of these buildings will share Akepo Lane with the clients at Homeless Shelter for Women and Children.

A row of five cottages are contiguous to the rear boundary of the project site stretching from Akepo Lane to the Palama theater building. They are all very old and in disrepair. All are occupied by people of Samoan extraction. Three of the cottages' tenants were families. At the time of the interviews, there were many young children present inside the cottages.

Akepo Arms and Madonna Apartments are different apartment buildings located just Diamond Head of the project site. They offer the same basic facilities and are under the same management. Rent ranges from \$285 to \$330 a month. Akepo Arms has 312 studio units and Madonna has 123 units which are slightly larger than Akepo Arms. Each unit has its own bathroom with shower and kitchenette with sink, but no kitchen cooking facilities or refrigerators are provided. Residents are almost all men, many of whom are elderly and retired. Parking is available on a limited basis which is not problem because many of the pensioners, elderly, and welfare recipients do not own cars. Many tenants in both apartments are from one of these categories.

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The 954 Akepo Lane Apartment is located makai of the project site between a light manufacturing complex and the row of cottages. The three-story apartment is about 30 years old and has five one bedroom units per floor. The apartment faces the project site which will be visible from its second and third floors. Several tenants have one or more small children, and are on limited income or were receiving agency supplementary support. Each unit has one parking stall.

4.3.2 Project Impacts

The compatibility of the Homeless Families Center with surrounding environs depends on analysis of three factors: (1) the area's existing character, (2) a possible future for the area, and (3) what exactly will the proposed Homeless Shelter for Women and Children add to the area. These factors will determine what subsequent attributions the Homeless Center will have on the existing area.

* Existing Character.

The variety of types of business activities and uses in the immediate vicinity and the diversity of residents' housing, attest to the area's cultural heterogeneity. Nearby structures are visited and used by:

- students and immigrants attending nearby service centers, programs, schools and training centers;
- church officials and parishioners;
- health clinic professionals, workers and clients;
- parents and children attending day care centers;
- homeless men, women and children from A'ala Park and Iwilei;
- store keepers, business employees and shoppers; and
- residents of nearby apartments and housing projects.

In addition, commuters who cannot find parking in Downtown reportedly park in Kalihi-Palama and bus to work. Shoppers heading to Chinatown markets and retail shops pass through the vicinity on a regular basis by foot or bus. There is great diversity of ages and ethnicity living and working in the area.

- * **Possible Future for the Area.** As discussed earlier, only two projects are planned in the immediate vicinity of the project site. A shopping center, now under development, and a Buddhist prefecture to begin construction in about five to six years on the old theater site.
- * **What the Homeless Families Center Add to the Area.** The project will certainly add to the diversity of the area, and will likely be a compatible addition to the neighborhood. The project has

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the potential to add up to 175 people to the area if operating at capacity, and in addition resident staff and day staff workers and volunteers. The precise number is not presently known.

Most families will probably comprise homeless mothers with children, though two parent families will be accommodated as will fathers with dependent children.

Their children are expected to be quite young or school-aged. These families will have low incomes or be agency-dependent and probably will have experienced some crises, eviction, abuse, divorce, personal or family tragedy. Some of the families may be problematic for their neighbors, although this can be mitigated by proper management.

The Homeless Shelter for Women and Children will increase the numbers in the area, particularly women and children, and thus the potential for crime. Potential for crime is already present in the area because of high density. Male/female relationships may develop, considering the high concentration of single men in nearby apartments.

The Homeless Shelter for Women and Children and its clients are expected to be compatible with nearby residents, businesses and social agencies. Nearby residents and small business owners felt the project would have little effect on the neighborhood and would be an improvement over what is there now. Most businesses had their own clientele and felt the project would not have any bearing on their trade.

Of concern, however, was the effect of the stereotypical homeless person. Informants mentioned that they were wary of their own personal safety at night if homeless loiterers started hanging around their businesses and parking lots. The project's concept and scope conjured up a facility like the IHS Iwilei shelter ("peanut butter ministry flop-house").

Clients of the proposed project will have no distinguishing feature or quality which will identify them as homeless families. They will have on-site dining, showering and laundry facilities for personal nourishment, grooming and hygiene. They will possess no collective characteristics which will cause disruption or incompatibility, although a few may be problematic as would be the case in any grouping of people.

The clients may attend nearby churches, and patronize nearby shops. They may go to the neighboring physicians, and may use the professional services of nearby offices. If there are domestic problems or noise, these instances will be similar to those already occurring in the neighboring apartments. In short, project clients will blend in with an existing mix of people.

The increased presence of children is not expected to be a problem. Supervised child care will be available on-site and students will attend nearby schools during the day. Clients will also have convenient access to nearby social agencies.

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The perception of increased crime and actual incidence of crime or personal victimization are polemic issues and must be documented and factually substantiated before law enforcement activity or beat patrols increases. It remains an empirical question whether more homeless women and children in a well managed in the vicinity will act as bait to attract more undesirable behavior or criminal activity.

The Homeless Shelter for Women and Children may compete with several programs at the Immigrant Service Center and at Kaumakapili Church. The proposed coffee shop and thrift shop operations to train clients and generate operational income could compete with or take away trade from the Immigrant Service Center's catering operations and job training placement programs. Kaumakapili Church gives away free clothing donated to them for the needy. The church also operates a day care facility thereby competing with the Homeless Families Center proposed thrift shop and day care facility.

Finally, the proposed project is not expected to devalue the property value of nearby commercial or residential sites. In a recent study for another homeless facility, real estate appraisers and agents were contacted for a general idea of the effect of social agencies on neighboring property values. Those interviewed indicated that federal regulations and professional ethics contend that no property can be devalued because of its proximity to religious, ethnicity, class dominated structures. In appraising value, comparable properties are the usual criterion. For example, commercial properties in one vicinity would be appraised at a similar rate, regardless if one of these properties were adjacent to a social service agency. Those interviewed knew of no commercial property that has been devalued as the result of a social service facility being contiguous to it. It was pointed out that the property values around IHS, both in its current and former locations, have not been negatively affected (Earthplan, 1990).

4.4 On-site Impacts

The Homeless Shelter for Women and Children will have the following positive impacts on its clients:

- * **Temporary Lodgings.** The facility will provide a healthier and overall better alternative than living on the beach, in cars, or wherever the homeless family is living.
- * **Support Facilities.** The living environment will include a kitchen and dining and laundry facilities, as well as a common recreational area. These on-site facilities will help provide comfort and alleviate inconveniences.
- * **On-site Education and Work Experience.** These services will help clients learn about ways to re-enter the housing and job markets. There will also be strong support systems for dealing with personal conflicts.

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- * **Clean and Orderly Environment.** An on-site resident manager and maintenance person will make sure that privacy is maintained, help resolve conflicts among the clients, and ensure that the facility is routinely cleaned.

Good management of the Homeless Shelter for Women and Children will have a two-fold benefit. It will provide a comfortable environment for the on-site clients, and address the concerns of the neighboring community. The key to good facility management is *sensitivity*. The clients will have come from disruptive, abusive or otherwise formidable situations, and they will need a supportive and accommodating environment. IHS also needs to be sensitive to the concerns of its neighbors, many of whom do not want this facility in their neighborhood. Simply put, if the Homeless Shelter for Women and Children clients are subject to facility or managerial inadequacies, then interface with the neighboring community will be antagonistic and non-productive.

What is needed is a good management program which will alleviate or mitigate the constraints identified in the previous section. The following are recommended as major components in the management of the proposed facility.

- * **House Rules.** It is suggested that house rules be established to ensure that:
 - personal privacy and belongings are protected;
 - children are supervised by parents or appropriate care when they are not participating in a program;
 - common areas are kept clean and workable;
 - no illegal parking will be permitted;
 - noise levels are minimized; and
 - visiting hours and rules prevent loitering.

These rules need to be designed sensitively and enforced consistently. The consequences of violating rules should be well understood and enforced.

- * **Schedule.** An orderly environment needs regimen, and this is particularly important because of the sharing of common facilities. IHS should set up a schedule for dining, quiet time and other activities in the common areas.
- * **On-Site Security.** The facility needs to be monitored 24 hours to ensure that on-site clients are provided a secure environment.

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4.5 Public Services and Facilities

4.5.1 Schools

If the homeless children follow the homeless families age trends compiled by IHS, about 38 to 40 percent would be elementary or intermediate school candidates, barring special education needs.

Elementary school-aged students living on-site would attend Kaiulani Elementary School, which has a current 1990 enrollment of 510 and a capacity of 550 to 600. Kaiulani Elementary is expected to have a big increase in enrollment by 1993 because of the recently constructed and projected new housing and apartment complexes in the Chinatown and Downtown areas. Any overflow would be sent to some suitable, under-utilized school in the area, such as Likelike Elementary School.

Those attending grades seven and eight would attend Central Intermediate School. Central Intermediate is also expected to swell in enrollment because these same housing projects, and the addition of a sixth grade. Royal Elementary and Kauluwela Elementary Schools are transferring their sixth grade classes to Central Intermediate. Central's enrollment is 344 for 1990, and the facility has a capacity of about 600 students.

Farrington High School is the only one serving Kalihi-Palama. It is unlikely that many students at the proposed project will be from this age group, except perhaps the mothers themselves. If statistical breakdown is similar to IHS's, about 14 percent of the homeless children would be between 13 and 15 years old.

The project is not expected to negatively impact school facilities. No mitigation is required.

4.5.2 Police Protection

The new Kalihi Police Station opened on Kamehameha IV Road in 1990. The building houses all administrative offices, an arsenal, exercise room, assembly area, conference rooms and holding cells for both juveniles and adults.

The project are is located in Kalihi-Palama District 35, Beat 35. There is one beat officer per shift in Beat 35. Police officials indicated that the area is congested with people and traffic. Criminal activity in the area around the housing projects is cyclical. In the Akepo Arms, usually drinking incidents and arguments between tenants stimulate calls for the police. Akepo Lane is reasonably quiet.

Beat 35 also includes the IHS facility in Iwilei and Honolulu Community College. Homeless people can be found throughout these areas. They cause some vandalism or petty theft but generally any trouble created is among themselves, particularly at IHS. Sense of territory between the old clients and newer ones has caused fights and verbal disturbance. Trespassing is also a problem for neighbors who call the police. Homeless women and women with children are more often found in Sand Island, which is part of Beat 30.

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Near the project site, mauka of the Kaumakapili Church, is the site of occasional territorial skirmishes among neighboring youths (personal communication with Lieutenant Nelson Lum, Kalihi Police Station, April 30, 1991).

The proposed Homeless Shelter for Women and Children is not expected to cause any undue strain on police protection services. On-site security personnel and equipment can help reduce the potential for crime.

4.5.3 Fire Protection

Response to a major fire on the project site would come from the Kuakini Fire Station (engine and ladder company) and Central Fire Station (engine and battalion). Backup would be provided by the Likelike, Nu'uanu and Kaka'ako Fire Stations. The Kuakini Fire Station would also respond to a small fire or smoke investigation (personal communication with Joe Zarembo, Acting Firefighter II, Fire Alarm Bureau, Honolulu Fire Department, April 30, 1991).

The project can be adequately served by existing facilities and no mitigation is recommended.

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