

**COUNCIL OF THE COUNTY OF MAUI**  
**HOUSING AND**  
**HUMAN SERVICES COMMITTEE**

September 16, 2005

**Committee**  
**Report No.**

05-136

Honorable Chair and Members  
of the County Council  
County of Maui  
Wailuku, Maui, Hawaii

Chair and Members:

Your Housing and Human Services Committee, having met on August 18, 2005, makes reference to County Communication No. 05-179, from the Director of Housing and Human Concerns, transmitting the following:

1. A proposed resolution entitled "AUTHORIZING A GRANT OF A LEASE TO OCCUPY COUNTY REAL PROPERTY TO THE LA'A KEA FOUNDATION".

The purpose of the proposed resolution is to authorize the grant of a lease to The La'a Kea Foundation (TLKF) to develop a farm village for developmentally disabled adults on approximately 12.203 acres of County property known as Lot A of the Paia Store Subdivision, Paia, Maui, with a fair market rental value of \$75,800 per annum, at a nominal rental of \$1 per annum, for a period of 55 years (TMK: (2) 2-5-05:030).

2. A proposed Grant Agreement entitled "GRANT AGREEMENT FOR A LEASE OF COUNTY REAL PROPERTY".

The purpose of the proposed grant agreement is to acknowledge that TLKF has applied for a grant of a lease of County property situated at Paia, Maui, Hawaii, identified as TMK: (2) 2-5-05:030 for a period of 55 years, at a rate of less than fair market rental, which is \$1 per year. The proposed grant agreement allows the property to be used for developing a farm village for developmentally disabled adults.

3. A proposed document entitled "LEASE".

The purpose of the proposed lease is to establish the terms and conditions of use of County real property situated at Wailuku, Maui, Hawaii, identified as TMK: (2) 2-5-05:030.

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By correspondence dated July 19, 2005, the Director of Housing and Human Concerns expressed the Department's support for the proposed resolution.

By correspondence dated July 25, 2005, Mary Matsukawa, Program Specialist, State Planning Council on Developmental Disabilities, expressed the Maui Developmental Disabilities Committee's support for more housing choices and opportunities for people with developmental disabilities.

By correspondence dated August 8, 2005, Andrea Hall, Executive Director, TLKF, transmitted a report entitled "DOCUMENTS PACKAGE PRESENTED BY THE LA'A KEA FOUNDATION". The report included background information on TLKF and letters in support of the proposed resolution.

By correspondence dated August 8, 2005, Amanda Martin, Vice President, TLKF, supported the proposed resolution.

By correspondence dated August 12, 2005, the Chair of your Committee transmitted correspondence dated August 9, 2005, from Levie Yamazaki-Gray, supporting the proposed resolution.

By correspondence dated August 12, 2005, Jerry Schwartz, Board Member, TLKF, expressed his support for the proposed resolution.

At its meeting, your Committee met with the Director of Housing and Human Concerns; an Administrator, Grants Division, Department of Housing and Human Concerns; the Director of Water Supply; the Deputy Director of Public Works and Environmental Management; a Planning Program Administrator, Current Planning Division, Department of Planning; a Lieutenant, Department of Police; a Deputy Corporation Counsel; Andrea Hall, Executive Director, TLKF; and Donna Ting, President, TLKF.

Your Committee received public testimony from nine people in support of the proposed project. Three of the testifiers read written testimony from others supporting the proposed resolution.

Your Committee received written testimony from 11 people in support of the proposed resolution.

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Ms. Hall provided a brief overview of The La`a Kea Community Village project, which is modeled after Camphill communities, developed by the Camphill Foundation of North America (CFNA).

Your Committee received a CFNA video presentation on the Camphill philosophy for developing communities to serve children, youth, and adults with developmental disabilities or other special needs.

Your Committee received a computer-generated slide show entitled "Orientation of The La`a Kea Community Village".

Ms. Hall stated that TLKF "will establish a residential community with developmentally disabled adults offering meaningful work and farming and crafts. The village will consist of several residential homes, farm buildings, and greenhouses. The multipurpose building and farmer's market will serve both the residents and the greater Maui community. As the project develops, the village intends to offer day programs with wage-earning opportunities and agricultural respite camp programs."

She also stated that the village will provide homes for 40 to 50 developmentally disabled adults, along with necessary care providers and their families.

The Administrator from the Grants Division, Department of Housing and Human Concerns, stated that the County of Maui Grants Review Committee supported the project with the condition that TLKF report back to them in five years.

The Lieutenant from the Department of Police stated that the proposed police substation will help fulfill the Department's goals of decentralization as well as community-oriented policing.

The Director of Water Supply stated that a water meter will be issued for the project if water is available at the time of their application.

The Planning Program Administrator from the Current Planning Division, Department of Planning, stated that the project will require an environmental assessment because County lands will be used, and special permits may be required for ancillary uses.

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Your Committee noted that by providing a 55-year lease for the 12.203 acre parcel for \$1 per year, the County's commitment to the project is approximately \$4.2 million.

Your Committee voted to recommend adoption of the proposed resolution and filing of the communication.

Your Housing and Human Services Committee RECOMMENDS the following:

1. That Resolution No. \_\_\_\_\_, attached hereto, entitled "AUTHORIZING A GRANT OF A LEASE TO OCCUPY COUNTY REAL PROPERTY TO THE LA'A KEA FOUNDATION", be ADOPTED; and
2. That County Communication No. 05-179 be FILED.

Adoption of this report is respectfully requested.

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**DANNY A. MATEO** Chair

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**JO ANNE JOHNSON** Member

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**JOSEPH PONTANILLA** Vice-Chair

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**CHARMAINE TAVARES** Member

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**G. RIKI HOKAMA** Member