

**HISTORY AND EXPLANATION OF ORDINANCE
19-8 (FORMERLY BILL 7 [2019])**

BILL 7 – Q & A

Q. What is Bill 7?

A. It's an ordinance that contains incentives to encourage development of low-rise rental apartment buildings in the apartment, apartment mixed-use, business, business mixed use zoning districts, as well as in the apartment precincts and apartment mixed-use subprecincts in Waikiki and on lands zoned for schools. It does not apply to residentially zoned lands (so does not permit "monster" homes).

Q. Why do we need Bill 7?

A. There are a number of reasons:

- Rental units are the first rung on the housing ladder for most people.
- There is a critical shortage of rental units on Oahu. This has led to increased homelessness and the proliferation of monster homes.
- It is estimated that about 95% of the low-rise apartment buildings on Oahu were built over 40 years ago and are in need of renovation or redevelopment.
- DPP estimated the between 14,000 and 21,000 additional units could be built under Bill 7. This only looked at the Apartment Districts, not the AMX or BMX districts.
- Bill 7 is not a cure all panacea for our housing shortage, but it can make a big dent in the housing shortage.

Q. What properties are eligible for this and what are the requirements?

A. Eligibility and requirements are:

- Parcels in apartment, apartment mixed-use, business mixed use zoning districts, as well as in the apartment precincts and apartment mixed-use subprecincts in Waikiki and on lands zoned for schools. It does not apply to residentially zoned lands (so does not permit "monster" homes).
- Meant for small lots - 20,000 sf maximum lot size – no minimum lot size
- 60-foot height limit
- 4.0 Floor Area Ratio (FAR) density
- No required off-street parking
- Maximum number units
 - 25 units on 5,000 sf lot
 - 50 units on 10,000 sf lot
 - 75 units on 15,000 sf lot
 - 100 units on 20,000 sf lot
- 100% of units must be rented to tenants earning 100% AMI or less. 20% can be used by owner and family. Below are 2023 (June 1) HUD 100% AMI income limits for Honolulu:
 - \$91,700 for 1 person

Bill 7 Summary

Page 2

- \$104,800 for 2 people
- \$117,900 for 3 people
- \$131,000 for 4 people
- 100% of units must be rented at 100% AMI rents or less for a period of 15 years from issuance of CO. 20% can be used by owner and family. Below are 2023 (June 1) HUD 100% AMI maximum rents for Honolulu:
 - \$2,292 for a studio
 - \$2,456 for a 1BR
 - \$2,947 for a 2BR
 - \$3,406 for a 3BR
 - \$3,800 for a 4BR
- Maximum sizes for apartments ranging from 500 sf for studio to 1,350 sf for 4 BR
- Sunset provision – June 1, 2030 [Bill 8 (2023)]

Q. **What incentives are available for Bill 7 projects?**

A. There are two kinds of incentives available.

- The first is waiver of certain fees such as wastewater system facilities fees, plan review and building permit fees, park dedication requirements, real property taxes for 10 years for units rented to 80% AMI tenants at 80% AMI rents, potential GET waivers for construction and rents (still under review by HHFDC).
- The second is an incentive fee under Bill 1 (2021) (Ordinance 21-12)
 - \$11.25 psf for dwelling unit space for 60%-100% AMI renters; not to exceed \$9k/unit
 - \$15.00 psf for less than 65% AMI renters; not to exceed \$15k/unit
 - Total limit of \$10MM on a first come, first served basis

Q. **How many Bill 7 projects have been built so far?**

A. Here's the status so far:

- 42 projects have submitted building permit applications (1, 318 units)
- 10 projects have been approved (287 units)
- 1 project has been completed and occupied (25 units)
- 19 additional projects will be submitting building permit applications (776 units)
- Total completed and in the pipeline - 2,094 units
- See handout for project list

Bill 7 Project:

As of: August 22, 2023

Submitted: 42 Projects (1318 units) Approved: 10 Projects (287 units) To be Submitted: 19 Projects (776)

1	Permit Status: <u>Permit Issued Aug 11, 2020</u> Submitted: Oct 26, 2019 (Completed: March 2022)
	Address: 311 Puuhue Place, Honolulu 96817
	TMK: 17018061 Land Area: 5,110 sf
	[Project: 311 Puuhue Pl]
	Residential: 25 Units (5 story) Planned Floor Area: 16,131 sf
	Bill 1: Yes GET:
	Landowner Name: PUUHUE APARTMENT LLC (Contact: Derek Lock)
	- Applicant: Kaya, Nancy - Contractor: Jooro Electric / Torigoe Plumbing / IC Construction Inc. - Plan Maker: Brandt, Jonathan R. (JPB Engineering, Inc) / Edward M Sheehan / Kwan Calvin C B / Ray S C Au / Wesley T. Toyota
2	Permit Status: <u>Permit Issued Oct 2, 2020</u> Submitted: Feb 11, 2020 (Estimated Construction Completion)
	Address: 1407 Pensacola Street, Honolulu 96822
	TMK: 24019046 Land Area: 5,839 sf
	[Project: Pense Metro]
	Residential: 29 Units (5 story) Planned Floor Area: 18,042 sf
	Bill 1: GET:
	Landowner Names: ADW HAWAII LLC (Contact: Don Huang)
	- Applicant: Don Huang, MicroHouse LLC - Owner on application: Pensemetro Apartment - Contractor: Royal Dragon Builders LLC / 24 HR Power Electric LLC / Statewide Contractor Service Inc - Plan Maker: Keith Chan / Michele D'amico / Jason J Demarco / Jonathan M Noda / Ty J Dempsey / Xiang Yee
3	Permit Status: <u>Permit Issued Dec 16, 2021</u> Submitted Date: Feb 25, 2021 (Estimated Construction Completion)
	Address: 216 & 234 Olive Avenue, Wahiawa 96786
	TMK: 73002024/73002023/73002089 Land Area: 17,250 sf
	[Project: Olive Avenue]
	Residential: 36 Units (4 story & 34 parking) Planned Floor Area: 18,498 sf
	Bill 1: GET:
	Landowner Names: Olive Avenue 216 LLC (Contact: Derek Lock)
	- Applicant: Nancy Kaya - Contractor: Jooro Electric / M. Torigoe Plumbing Inc / IC Construction - Plan Maker: Jonathan Brandt / Edward Sheehan / Kwan Calvin C B / Ray S C Au / Wesley Toyota



* Photo of the current project



* Rendering Image



* Photo of the current project

4	Permit Status: <u>Permit Issued June 20, 2022</u> Submitted Date: Aug 26, 2021 (Estimated Construction Completion)	
	Address: 1531 Thurston Ave, Honolulu 96822	
	TMK: 24017021	Land Area: 7,935 sf
	[Project: Thurston Residence]	
	Residential: 23 Units (4 story)	Planned Floor Area: 14,263 sf
	Bill 1:	GET:
	Landowner Name: JS-Kinau Properties LLC (Contact: John Adversalo)	
	- Applicant: John Adversalo	
	- Contractor: Nomer's Electric LLC / Superior Solutions LLC / J3 Construction Inc /	
	- Plan Maker: John Adversalo / Brian Campbell / Derek Fujikami / Sam K Hyun c/o MCE International / Lester H. Inouye & Assoc, Inc, Craig Nishimura, P.E. / Ethan Okuna	



*Rendering Image

5	Permit Status: <u>Permit Issued June 27, 2022</u> Submitted Date: Oct 15, 2019 (Estimated Construction Completion)	
	Address: 2114 S King Street, Honolulu 96826	
	TMK: 28004022	Land Area: 7,589 sf
	[Project: JC Building Group: 3-Story Bld (1st FLR Retail / 2nd & 3rd FLR Affordable Rental)]	
	Residential: 21 Units	Planned Floor Area: 13,286 sf
	Bill 1:	GET:
	Landowner Names: Wai Lun Chan (Contact: James Chan)	
	- Applicant: Permit Processors Hawaii	
	- Contractor: K L Electric LLC c/o Ken Lee / Hyundai Plumbing, c/o Ben M Hur / JC Building Group Inc	
	- Plan Maker: Caplonch Michael P / Derek Fujikami / Brian Fujiwara / Derek Kakogawa / Lee Benedict / Timothy G S Goshi	



* Rendering Image

6	Permit Status: <u>Permit Issued Feb 13, 2023</u> Submitted Date: Jun 22, 2020 (Estimated Construction Completion: Dec 2023)	
	Address: 611 Coolidge Street, Honolulu 96826	
	TMK: 27012036	Land Area: 6,698 sf
	[Project: Cool Metro Apartments]	
	Residential: 33 Units (6 story/23parking)	Planned Floor Area: 17,596 sq
	Bill 1:	GET:
	Landowner Names: 611 COOLIDGE LLC (Contact: Chad Waters)	
	- Applicant: 611 Coolidge LLC	
	- Contractor: B7 Construction LLC	
	- Plan Maker: HCDC Inc.	



* Rendering Image

7	Permit Status: <u>Permit Issued Feb 22, 2023</u> Submitted Date: Aug 24,2021 (Estimated Construction Completion)	
	Address: 840 Pumehana Street, Honolulu 96826	
	TMK: 23029028	Land Area: 5,000 sf
	[Project: HNL Apts. LLC]	
	Residential: 25 Units (5 story)	Planned Floor Area: 16,360 sf
	Bill 1:	GET:
	Landowner Names: HNL APARTMENTS LLC (Contact: Derek Lock)	
	<ul style="list-style-type: none"> - Applicant: Nancy Kaya - Contractor: Jooro Electric / M. Torigoe Plumbing Inc / IC Construction Inc - Plan Maker: Jonathan Brandt / Edward Sheehan / Calvin Kwan / Ray Au / Wesley Toyota 	



* Rendering image

8	Permit Status: <u>Permit Issued March 7, 2023</u> Submitted Date: Nov 3, 2021 (Estimated Construction Completion)	
	Address: 2051 Young Street, Honolulu 96826	
	TMK: 28003010	Land Area: 11,455 sf
	[Project: The Place on Young]	
	Residential: 37 Units	Planned Floor Area: 22,975 sf
	Bill 1:	GET:
	Landowner Names: KK 2051, LLC (Contact: Derek Lock)	
	<ul style="list-style-type: none"> -Applicant: Nancy Kaya -Contractor: IC Construction Inc (Ivan Young) / Jooro Electric / M. Torigoe Plumbing Inc - Plan Maker: Jonathan R. Brandt/ Edward Sheehan / Calvin C B Kwan / Ray S C Au / Wesley Toyota 	



* Rendering Image

9	Permit Status: <u>Permit Issued Aug 14,2023</u> Submitted Date: May 27,2022 SAI Issued: Dec 19, 2022 (Estimated Construction Completion)	
	Address: 1427 Ernest St., Honolulu 96822	
	TMK: 24017058	Land Area: 5,388 sf
	[Project: 1427 Ernest St.]	
	Residential: 26 Units (3 story)	Planned Floor Area: 8,376 sf
	Bill 1:	GET:
	Landowner Names: Lam Capital LLC, 'Iole Development LLC, Oceans Capital LLC (Contact: Paul Lam, Evan Amakata & Greg Thielen)	
	<ul style="list-style-type: none"> -Applicant: Permit Processors Hawaii -Plan Maker: Capllonch Michael P / Derek H Fujikami / Brian Fujiwara / Jimmy Q G Lam / Clayton C.Y. Pang / Reid K Nishimura / Ty J Dempsey 	



*Rendering image

10	Permit Status: <u>Permit Issued Aug 21, 2023</u> Submitted Date: Nov 19, 2021 (Estimated Construction Completion)
Address: 1150 Davenport Street, Honolulu 96822	
TMK: 24019082	Land Area: 6,920 sf
[Project: Hale Wai Wai]	
Residential: 32 Units	Planned Floor Area: 19,625 sf
Bill 1:	GET:
Landowner Names: Linda Wong / Roberta Yu Mei TR (Contact: Ryan Tanaka)	
- Applicant: Roy Yamamoto AIA, Inc. / Lorena Yamamoto	
- Plan Maker: Prepose Arnaldo E / Ty J Dempsey / Yogi Jason / Roy K. Yamamoto	



* Photo of the current site

11	Permit Status: <u>DPP Processing</u> _ Submitted Date: Apr 7, 2020 (Estimated Construction Completion)
Address: 1809-A Dole Street, Honolulu 96822	
TMK: 28013031	Land Area: 5,994 sf
[Project: Lau Residence]	
Residential: 5 Units (3 story)	Planned Floor Area: 5,490 sf
Bill 1:	GET:
Landowner Names: Lau, Pui (Contact:)	
- Applicant: Kwan, Law N. KL Studio LLC	
- Contractor: PKL Construction LLC	
- Plan Maker: Haseyama Sanford / Ito, Russell	



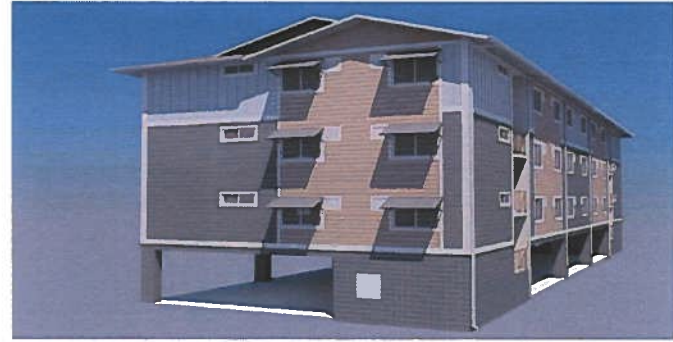
* Photo of the current site

12	Permit Status: <u>DPP Processing</u> _ Submitted Date: May 16, 2020 (Estimated Construction Completion)
Address: 1802 Makiki Street, Honolulu 96822	
TMK: 24024004	Land Area: 4,000 sf
[Project: Leung Residence]	
Residential: 8 Units (3 story)	Planned Floor Area:
Bill 1:	GET:
Landowner Names: LEUNG, KAM-CHI D. (Contact:)	
- Applicant: Kwan, Law N. KL Studio LLC	
- Plan Maker: Russell Ito / Xudong Wang	



* Photo of the current site

13	Permit Status: <u>DPP Processing</u> _ Submitted Date: Jul 31, 2020 (Estimated Construction Completion)
Address: 528 Wailepo Street, Kailua 96734	
TMK: 43059006	Land Area: 7,250 sf
[Project: Wailepo Hale]	
Residential: 35 Units (4 story)	Planned Floor Area: 20,380 sf
Bill 1:	GET:
Landowner Names: 528 Wailepo LLC (Contact: Ryan Tanaka)	
<ul style="list-style-type: none"> - Applicant: Dio Pilar - Owner on application: Ken Hayashida - Plan Maker: George Takase / Ken Hayashida / MC Architects / Ross Okuda / Ty J Dempsey 	



*Rendering image

14	Permit Status: <u>DPP Processing</u> _ Submitted Date: Oct 7, 2020 (Estimated Construction Completion)
Address: 1525 Liholiho Street, Honolulu 96822	
TMK: 24020029	Land Area: 7,800 sf
[Project: Liholiho Apts]	
Residential: 37 Units	Planned Floor Area: - sf
Bill 1:	GET:
Landowner Names: GO LIHO, LLC (Contact: Oliver Sanjideh)	
<ul style="list-style-type: none"> - Applicant: Mary Chan - Plan Maker: Edward M. Sheehan / Higa Lawrence T c/o Higa Mechanical Consultants / Lunning Ye / Wesley Y. Toyota / Xiang Yee 	



* Rendering Image

15	Permit Status: <u>DPP Processing</u> _ Submitted Date: Nov 17, 2020 (Estimated Construction Completion)
Address: 1234 Matlock Ave, Honolulu 96814	
TMK: 24011067	Land Area: 5,000 sf
[Project: 1234 Matlock]	
Residential: 22 Units (4 story)	Planned Floor Area: 10,670 sf
Bill 1:	GET:
Landowner Names: 1234 Matlock LLC (Contact: Ryan Tanaka)	
<ul style="list-style-type: none"> - Applicant: Palekana Permits - Plan Maker: David Akinaka / George Takase / Scott Inasuka / Ken Kawahara / Timonhy Goshi 	



*Rendering image

16	Permit Status: <u>DPP Processing</u> _ Submitted Date: Jan 5, 2021 (Estimated Construction Completion)
Address: 724 Ekela Ave, Honolulu 96816	
TMK: 27035087	Land Area: 11,455 sf
[Project: 724 Ekela Ave]	
Residential: 20 Units	Planned Floor Area:
Bill 1:	GET:
Landowner Names: Smartwhale, LLC (Contact: Richard Xie)	
-Applicant: Permit Processors Hawaii	
-Plan Maker: Eric Tomishima / Gomes Douglas / Takazawa Hale I c/o Pacific Atelier International / Ty Miyabuchi / Yoshioka Carl	



* Photo of the current site

17	Permit Status: <u>DPP Processing</u> _ Submitted Date: Jul 15, 2021 (Estimated Construction Completion)
Address: 1816 Citron Street, Honolulu 96826	
TMK: 23029010	Land Area: 5,400 sf
[Project: Casey Enterprises]	
Residential: 26 Units	Planned Floor Area:
Bill 1:	GET:
Landowner Names: Yuzu Development Group LLC (Contact: Jason Yuasa)	
- Applicant & Contractor: Primattech Construction, Inc.	
- Plan Maker: Lawrence M Ho / Prepose Arnaldo E / Structural Hawaii, Inc (Jeoffery S. Cudiamat) / Ty Dempsey/ William J Azstrow	



* Photo of the current site

18	Permit Status: <u>DPP Processing</u> _ Submitted Date: Aug 20, 2021 (Estimated Construction Completion)
Address: 939 McCully Street & 2006 Algaroba Street, Honolulu 96826	
TMK: 27001007 & 27001038	Land Area: 10,714 sf
[Project: The Nook]	
Residential: 35 Units (6 story)	Planned Floor Area: 18,181 sf
Bill 1:	GET:
Landowner Names: Photonworks Engineering LLP (Contact: Tim Johnsson)	
- Applicant: Palekana Permits	
- Plan Maker: Alexander B Mench / John Adversalo / Derek Fujikami / Scott Kunioka / Brian Murdock	



* Rendering image

19	Permit Status: <u>DPP Processing</u> _ Submitted Date: Oct 9, 2021 (Estimated Construction Completion)	
	Address: 2115 Algaroba Street, Honolulu 96826	
	TMK: 27007027	Land Area: 7,190 sf
	[Project: Golden Realty]	
	Residential: 35 Units (6 story)	Planned Floor Area:
	Bill 1:	GET:
	Landowner Name: TIAN TSAI (Contact: Kenny Tsai)	
	<ul style="list-style-type: none"> - Owner on application: Golden Realty, INC. - Applicant: Permit Processors Hawaii - Plan Maker: Capllonch Michael P / Brian Fujiwara / Clayton Pang / Reid Nishimura / Ty J Dempsey 	



* Photo of the current site

20	Permit Status: <u>DPP Processing</u> _ Submitted Date: Nov 7, 2021 (Estimated Construction Completion)	
	Address: 2620 Nakookoo Street, Honolulu 96826	
	TMK: 27017017	Land Area: 6,274 sf
	[Project:]	
	Residential: 34 Units	Planned Floor Area: sf
	Bill 1:	GET:
	Landowner Names: Kok Fan Wai Hoi / Ieng Chi Hoi / Herman M H Hoi / Man Hoi	
	<ul style="list-style-type: none"> - Applicant: Law N. Kwan - Plan Maker: Russell Ito / Luning Ye / Xudong Want 	



* Photo of the current site

21	Permit Status: <u>DPP Processing</u> _ Submitted Date: Dec 15, 2021 (Estimated Construction Completion)	
	Address: 746 Makaleka Ave, Honolulu 96816	
	TMK: 27035011	Land Area: 6,404 sf
	[Project: Makaleka Apts.]	
	Residential: 32 Units (5 story)	Planned Floor Area: 25,458 sf
	Bill 1:	GET:
	Landowner Name: AA Properties LLC (Contact: Michele D'amico)	
	<ul style="list-style-type: none"> -Applicant: D'Amico Design Group LLC - Plan Maker: Michele D'amico / Luning Ye / Ray S C Au / SGD Engineering, LLC (Long Chen) / Ty J Dempsey 	



* Photo of the current site

22	Permit Status: <u>DPP Processing</u> _ Submitted Date: Jan 4, 2022 (Estimated Construction Completion)
Address: 330 Kuulie Road, Kailua 96734	
TMK: 43054007	Land Area: 10,614 sf
[Project: 330 Kuulei LLC]	
Residential: 32 Units	Planned Floor Area: 16,565 sf
Bill 1:	GET:
Landowner Names: 330 Kuulie LLC, Mid Pac Petroleum, LLC (Contact:)	
-Applicant: 330 Kuulie ILC	
- Plan Maker: Adam G Woltag / Brian Campbell / Scott Inatsuka / Albino Prieto Jr. / Reid Nishimura	



* Photo of the current site

23	Permit Status: <u>DPP Processing</u> _ Submitted Date: April 4, 2022 (Estimated Construction Completion)
Address: 1738 Young Street, Honolulu 96826	
TMK: 28001030/28001031/28001051	Land Area: 12,345 sf
[Project: Vision Apartments]	
Residential: 59 Units	Planned Floor Area: sf
Bill 1:	GET:
Landowner Names: Sook JA TR Park (Contact: Young Park)	
-Owner on application: Hyun Ah Park	
-Applicant: Sean Jeon	
-Plan Maker: Chong Michael A / Jeon Sih-Young / Lee Adrian C M / Mendes Kevin T	



* Rendering Image

24	Permit Status: <u>DPP Processing</u> _ Submitted Date: May 19, 2022 (Estimated Construction Completion)
Address: 1525 Piikoi Street, Honolulu 96822	
TMK: 24020064	Land Area: 6,962sf
[Project:]	
Residential: 34 Units (5 Story)	Planned Floor Area: sf
Bill 1:	GET:
Landowner Names: 1525 Piikoi LLC	
- Applicant: Architects Pacific Inc, Jason Danielak	
-Plan Maker: Aolani C Yamasato-Gragas / Brian Campbell / Drake D Kau / Derek H. Fujikami / Hyun Sam K, c/o MCE International / Ethan Okuna	



* Photo of the current site

25	Permit Status: <u>DPP Processing</u> _ Submitted Date: Sept 30, 2022 (Estimated Construction Completion)
Address: 1568 & 1576 Pensacola Street, Honolulu 96822	
TMK: 24018002/24018001	Land Area: 18,043 sf
[Project: Joint Development]	
Residential: 90 Units	Planned Floor Area:
Bill 1:	GET:
Landowner Name: Lam Capital LLC, Iole Development LLC, Oceans Capital LLC (Contact: Paul Lam, Evan Amakata & Greg Thielen)	
- Applicant: Permit Processors Hawaii	
- Plan Maker: Brian Fujiwara / Capllonch Michael P / Derek Fujikami/ Clayton Pang / Reid K Nishimura / Ty j Dempsey	



* Rendering Image

26	Permit Status: <u>DPP Processing</u> _ Submitted Date: Nov 14, 2022 (Estimated Construction Completion)
Address: 2123 Citron Street, Honolulu 96826	
TMK: 27002046	Land Area: 6,000 sf
[Project:]	
Residential: 10 Units	Planned Floor Area: sf
Bill 1:	GET:
Landowner Names: Joe TR Zhang / Elain TR Peng	
- Applicant: Roy K. Yamamoto Architect, AIA, Inc.	
-Plan Maker: Prepose Arnaldo E / Ty J Dempsey / Yogi Jason / Roy K. Yamamoto / Xiang Yee	



* Photo of the current site

27	Permit Status: <u>DPP Processing</u> _ Submitted Date: Nov 17, 2022 (Estimated Construction Completion)
Address: 1226 Kinau Street, Honolulu 96814	
TMK: 24011036	Land Area: 5,000 sf
[Project]	
Residential: 25 Units	Planned Floor Area:
Bill 1:	GET:
Landowner Names: Lam Capital LLC, Oceans Capital LLC (Contact: Paul Lam, Evan Amakata & Greg Thielen)	
- Applicant: Valerie Ogawa	
-Plan Maker: Brian Fujiwara / Capllonch Michael P / Derek Fujikami/ Clayton Pang / Reid K Nishimura / TY J Dempsey	



* Rendering Image

28	Permit Status: <u>DPP Processing</u> _ Submitted Date: Nov 23, 2022 (Estimated Construction Completion)
Address: 1060 Bishop Street, Honolulu 96813	
TMK: 21012001	Land Area: 7,019 sf
[Project:]	
Residential: 52 Units	Planned Floor Area: sf
Bill 1:	GET:
Landowner Names: 1060 Bishop Street LLC / Duane K TR Kurisu	
- Applicant: Palekana Permits	
- Plan Maker: Ross S. Okuda / Rapp Lisa Y T / Yogi Jason	



* Photo of the current site

29	Permit Status: <u>DPP Processing</u> _ Submitted Date: Nov 29, 2022 (Estimated Construction Completion)
Address: 1542 Liholiho Street, Honolulu 96822	
TMK: 24020038	Land Area: 7,800 sf
[Project: 3XT Project One LLC]	
Residential: 35 Units	Planned Floor Area: sf
Bill 1:	GET:
Landowner Names: 3XT Project One LLC	
- Applicant: 3XT Project One LLC	
- Contractor: Maika'i Construction LLC	
- Plan Maker: Luning Ye/ SGD Engineering, LLC c/o Long Chen / Jimmy S.W. Wu / Xiaobin Lin / Xudong Wang	



* Photo of the current site

30	Permit Status: <u>DPP Processing</u> _ Submitted Date: Jan 3, 2023 (Estimated Construction Completion)
Address: 939 Hauoli Street, Honolulu 96826	
TMK: 23028022	Land Area: sf
[Project: Hau'oli Apts]	
Residential: 20 Units	Planned Floor Area: sf
Bill 1:	GET:
Landowner Names: Hale Ohana Investment LLC	
- Applicant: Kai Lin	
- Contractor: Kai Lin	
- Plan Maker: Darin Fukunaga / Lance A. Uchida / Zihang Ou / Clayton C Y. Pang / Ty J Dempsey	



* Photo of the current site

31	Permit Status: <u>DPP Processing</u> _ Submitted Date: Jan 3, 2023 (Estimated Construction Completion)	
	Address: 1520 Keeaumoku Street, Honolulu 96822	
	TMK: 24021010	Land Area: 4,690 sf
	[Project: Keeaumoku 23]	
	Residential: 30 Units	Planned Floor Area: sf
	Bill 1:	GET:
	Landowner Names: Nice Home LLC	
	- Applicant: Hawaii Permits LLC - Plan Maker: Delta Engineering (Bahman Kheradpey) / Harry M Lewis / Hida, Okamoto & Associates / Herbert Ishida / Mario D. D. Tadeo	



* Photo of the current site

32	Permit Status: <u>DPP Processing</u> _ Submitted Date: Jan 18, 2023 (Estimated Construction Completion)	
	Address: 245 N Kuakini Street, Honolulu 96817	
	TMK: 17020038	Land Area: 9,105 sf
	[Project: Ming Long LLC]	
	Residential: 35 Units (4 story)	Planned Floor Area: sf
	Bill 1:	GET:
	Landowner Names: Ming Long Zhang / Qingqing Zhang	
	- Applicant: Hawaii Permits LLC - Plan Maker: Harry M Lewis / Hida, Okamoto & Associates / Herbert Ishida / Regan T. Kobayashi / Mario D.D. Tadeo	



* Photo of the current site

33	Permit Status: <u>DPP Processing</u> _ Submitted Date: Jan 24, 2023 (Estimated Construction Completion)	
	Address: 742 McCully Street, Honolulu 96826	
	TMK: 23033015	Land Area: 5,000 sf
	[Project: McCully Vista]	
	Residential: 25 Units (4 story)	Planned Floor Area: sf
	Bill 1:	GET:
	Landowner Names: Alena House LLC	
	- Applicant: Alena House LLC, Charlotte Kaneko - Contractor: Jooro Electric / M. Torigoe Plumbing Inc / IC Construction, Inc. Ivan Chong - Plan Maker: Jonathan R. Brandt, JPB Engineering, Inc / Edward M Sheehan / Calvin C B Kwan / Ray S C Au / Wesley T. Toyota	



* Photo of the current site

34	Permit Status: <u>DPP Processing</u> _ Submitted Date: Jan 25, 2023 (Estimated Construction Completion)	
	Address: 838 Lokahi Street, Honolulu 96826	
	TMK: 23024011	Land Area: 3,600 sf
	[Project: Hale Lokahi]	
	Residential: 18 Units (4 story)	Planned Floor Area: 6,599 sf
	Bill 1:	GET:
	Landowner Names: ALENA HOUSE LLC (Contact: Charlotte Kaneko)	
	- Applicant: Alena House LLC, Charlotte Kaneko	
	- Contractor: Jooro Electric / M. Torigoe Plumbing Inc / IC Construction, Inc., Ivan Chong	
	- Plan Maker: Jonathan R. Brandt, JPB Engineering, Inc / Edward M Sheehan / Kwan Calvin CB / Ray S C Au / Wesley T. Toyota	



* Photo of the current site

35	Permit Status: <u>DPP Processing</u> _ Submitted Date: Mar 2, 2023 (Estimated Construction Completion)	
	Address: 2720 Nakookoo Street, Honolulu 96826	
	TMK: 27017010	Land Area: 6,994 sf
	[Project:]	
	Residential: 35 Units	Planned Floor Area: sf
	Bill 1:	GET:
	Landowner Names: AA Properties LLC	
	- Applicant: D'Amico Design Group LLC	
	- Plan Maker: Michel D'amico / Luning Ye / Ray S C Au / SGD Engineering, LLC c/o Long Chen / Ty J Dempsey	



* Photo of the current site

36	Permit Status: <u>DPP Processing</u> _ Submitted Date: Mar 9, 2023 (Estimated Construction Completion)	
	Address: 842 N King Street, Honolulu 96817	
	TMK: 16001003	Land Area: 6,463 sf
	[Project: RV Tom Bldg.]	
	Residential: 20 Units	Planned Floor Area: sf
	Bill 1:	GET:
	Landowner Names: 842 North King LLC	
	- Applicant: Permit Express, Derrick Seiki	
	- Plan Maker: Bryce H Kanemura / Dean R Agcaoili / Ross S. Okuda / Timothy G S Goshi / Ty J Dempsey	



* Photo of the current site

37	Permit Status: <u>DPP Processing</u> _ Submitted Date: Mar 15, 2023 (Estimated Construction Completion)	
	Address: 719 Makaleka Avenue, Honolulu 96816	
	TMK: 27034012	Land Area: 6,000 sf
	[Project:]	
	Residential: 30 Units	Planned Floor Area: sf
	Bill 1:	GET:
	Landowner Names: TRB Capital LLC	
	- Applicant: Mary Chan - Plan Maker: Higashi Irvin T / Alan T. Okamoto / Zihang Ou / Prepose Arnaldo E / Yogi Jason / Roy K. Yamamoto	



* Photo of the current site

38	Permit Status: <u>DPP Processing</u> _ Submitted Date: Jun 15, 2023 (Estimated Construction Completion: Sept 2024)	
	Address: 944 Lehua Ave, Pearl City 96782	
	TMK: 97021021	Land Area: 5,816 sf
	[Project: Pohaku Hale]	
	Residential: 25 Units (6 Story)	Planned Floor Area: 15,005 sf
	Bill 1:	GET:
	Landowner Names: Pohaku Investments LLC (Contact: Chad Waters)	
	- Applicant: Pohaku Investments LLC - Plan Maker: Gregory Thomas Jernstrom / Kevin R Weiss / Nardini Mark O	



*Rendering Image

39	Permit Status: <u>DPP Processing</u> _ Submitted Date: Jun 15, 2023 (Estimated Construction Completion: Sept 2024)	
	Address: 2958 Varsity Circle, Honolulu 96826	
	TMK: 28025024	Land Area: 5,199 sf
	[Project: Varsity]	
	Residential: 25 Units (6 Story)	Planned Floor Area: 18,340 sf
	Bill 1:	GET:
	Landowner Names: 2958 Varsity LLC (Contact: Chad Waters)	
	- Applicant: 2958 Varsity LLC - Plan Maker: David Funk / Keith Glen Pehl / Kevin R Weiss / Nardini Mark O / Steven Ronald Daley	



*Rendering Image

40	Permit Status: <u>DPP Processing</u> _ Submitted Date: Jun 20, 2023 (Estimated Construction Completion: Sept 2024)	
	Address: 547 Wailepo Street & 56 Kihapai Street, Kailua 96734	
	TMK: 43058012 & 43058029	Land Area: 13,000 sf
	[Project: Kihapai Hale]	
	Residential: 35 Units (6 Story)	Planned Floor Area: 35,538 sf
	Bill 1:	GET:
	Landowner Names: Kihapai Hale LLC (Contact: Chad Waters)	
	- Applicant: Kihapai Hale LLC -Plan Maker: Gregory Thomas Jernstrom / Keith Glen Pehl / Kevin R Weiss / Naardini Mark O	
41	Permit Status: <u>DPP Processing</u> _ Submitted Date: July 29, 2023 (Estimated Construction Completion: Oct 2024)	
	Address: 902 C University Ave, Honolulu 96826	
	TMK: 27016024	Land Area: 7,025 sf
	[Project: University]	
	Residential: 30 Units (6 Story)	Planned Floor Area: 24,260 sf
	Bill 1:	GET:
	Landowner Names: 902 University LLC (Contact: Chad Waters)	
	- Applicant: 902 University LLC -Contractor: B7 Construction LLC -Plan Maker: HCDC Inc.	
42	Permit Status: <u>DPP Processing</u> _ Submitted Date: Aug 4, 2023 (Estimated Construction Completion: March 2025)	
	Address: 45-513 Keaahala Road, Kaneohe 96744	
	TMK: 45019015	Land Area: 19,879 sf
	[Project: Keaahala 77]	
	Residential: 77 Units (6 Story)	Planned Floor Area: 56,925 sf
	Bill 1:	GET:
	Landowner Names: T lida Contracting LTD (Contact: Chad Waters)	
	- Applicant: Keaahala Development LLC -Contractor: B7 Construction LLC -Plan Maker: HCDC Inc.	



*Rendering Image



*Rendering Image



*Rendering Image

43	Permit Status: Not submitted yet _ Target Date: TBD (Estimated Construction Completion)	
	Address: 1617 Alapai Street & 702 Prospect Street, Honolulu 96813	
	TMK: 22004037/22004033	Land Area: 10,732 sf
	[Project: Joint Development]	
	Residential: 53 Units	Planned Floor Area:
	Bill 1:	GET:
	Landowner Names: Pivot Development I LLC, Alapai Investement LLC (Contact: Paul Lam)	
	- Applicant:	



*Rendering Image

44	Permit Status: Not submitted yet _ Target Date: TBD (Estimated Construction Completion)	
	Address: 765 Amana Street, Honolulu 96814	
	TMK: 23021024	Land Area: 15,072 sf
	[Project:]	
	Residential: 64 Units	Planned Floor Area:
	Bill 1:	GET:
	Landowner Names: Amana Lofts LLC, JL Capital	
	- Applicant:	



*Rendering Image

45	Permit Status: Not submitted yet _ Target Date: TBD (Estimated Construction Completion)	
	Address: 1564 Kalakaua Ave, Honolulu 96826	
	TMK: 23025010	Land Area: 7,400 sf
	[Project: Joint Development]	
	Residential: 37 Units	Planned Floor Area:
	Bill 1:	GET:
	Landowner Names: Evelyn Nugent, JL Capital	
	- Applicant:	



*Rendering Image

46	Permit Status: Not Submitted yet _ Target Date: July 2023 (Estimated Construction Completion: March 2025)	
	Address: 45-511 Keaahala Road, Kaneohe 96744	
	TMK: 45019014	Land Area: 12,546 sf
	[Project: Keaahala 62]	
	Residential: 62 Units (6 Story)	Planned Floor Area: 40,936 sf
	Bill 1:	GET:
	Landowner Names: T lida Contracting LTD (Contact: Chad Waters)	
	- Applicant: Keaahala Development LLC - Contractor: B7 Construction LLC - Plan Maker: HCDC Inc.	
47	Permit Status: Not Submitted yet _ Target Date: June 2023 (Estimated Construction Completion: November 2024)	
	Address: 1139 Papaku Place, Honolulu 96814	
	TMK: 24012022	Land Area: 6,750 sf
	[Project: Papaku]	
	Residential: 33 Units (6 Story)	Planned Floor Area: 21,890 sf
	Bill 1:	GET:
	Landowner Names: Yap, John R TR (Contact: Chad Waters)	
	- Applicant: 1139 Papaku LLC - Contractor: B7 Construction LLC - Plan Maker: HCDC Inc.	
48	Permit Status: Not submitted yet _ Target Date: TBD (Estimated Construction Completion)	
	Address: 841 McCully Street, Honolulu 96826	
	TMK: 27001032	Land Area: 7,181 sf
	[Project]	
	Residential: 34 Units	Planned Floor Area: 15,700 sf
	Bill 1:	GET:
	Landowner Names: KC Management LLC (Contact: Ave Kwok)	
	- Applicant: Wai Tung Ave Kwok /KC Management LLC - Front white shows the existing, the brown at the back shows 34 units	



*Rendering Image



*Rendering Image



* Rendering image

49	Permit Status: Not submitted yet _ Target Date: TBD (Estimated Construction Completion)	
	Address: 1415 Kinau Street, Honolulu 96814	
	TMK: 24010011	Land Area: 8,334 sf
	[Project: New Apartment]	
	Residential: 41 units	Planned Floor Area:
	Bill 1:	GET:
	Landowner Names: KC MANAGEMENT LLC (Contact: Ave Kwok)	
	- Applicant: Wai Tung Ave Kwok /KC Management LLC	



* Rendering Image

50	Permit Status: Not submitted yet _ Target Date: TBD (Estimated Construction Completion)	
	Address: 1413 Ward Ave, Honolulu 96815	
	TMK: 24014010	Land Area: 7,000 sf
	[Project: New Apartment]	
	Residential: 35 Units	Planned Floor Area: 24,000 sf
	Bill 1:	GET:
	Landowner Name: AMA Holdings LLC (Contact: Yen Chang Su)	
	- Applicant: Yen Chang Su	



* Rendering Image

51	Permit Status: Not submitted yet _ Target Date: TBD (Estimated Construction Completion)	
	Address: 920 Cedar Street, Honolulu 96814	
	TMK: 23013021 & 23013026	Land Area: 8,100 sf
	[Project]	
	Residential: 45 Units	Planned Floor Area: 25,000 sf
	Bill 1:	GET:
	Landowner Names: Wade Hayakawa / Shingon Shu Hawaii	
	- Applicant: Wai Tung Ave Kwok – KC Management LLC (Contact: Ave Kwok)	



* Photo of the current site

52	Permit Status: Not submitted yet _ Target Date: TBD (Estimated Construction Completion)
Address: 574 Kamoku Street, Honolulu 96826	
TMK: 27019012	Land Area: 7,800 sf
[Project]	
Residential: 40 Units	Planned Floor Area: 20,000 sf
Bill 1:	GET:
Landowner Names: H.A.S Enterprises LLC (Contact: Alan Ho)	
- Applicant: Alan Ho, Tim Ho	



* Photo of the current site

53	Permit Status: Not submitted yet _ Target Date: TBD (Estimated Construction Completion)
Address: 1705 Kalakaua Avenue, Honolulu 96826	
TMK: 23022011	Land Area: 20,000 sf
[Project]	
Residential: 85 Units	Planned Floor Area: 51,350 sf
Bill 1:	GET:
Landowner Names: Sen-Ming Lin / Takiya Co LTD (Contact: Ave Kwok)	
- Applicant: Sam Lin & Wai Tung Ave Kwok	



* Photo of the current site

54	Permit Status: Not submitted yet _ Target Date: TBD (Estimated Construction Completion)
Address: 1234 S. King St, Honolulu 96814	
TMK: 24004025	Land Area: 6,305 sf
[Project]	
Residential: 12 Units (3 floors)	Planned Floor Area: 5,442 sf
Bill 1:	GET:
Landowner Names: 1234 South King Street Family (Contact: Tim Johnsson)	
- Applicant: Tim Johnsson	



* Photo of the current site

55	Permit Status: Not submitted yet _ Target Date: TBD (Estimated Construction Completion)
Address: 707 & 713 Coolidge Street, Honolulu 96826	
TMK: 27011010 & 27011015	Land Area: 9,000 sf
[Project: New Apartment]	
Residential: 45 Units	Planned Floor Area:
Bill 1:	GET:
Landowner Name: ODA, GEORGE TRUST / MORIMOT, MARC	
- Applicant: (Contact: KAI HAWAII)	



* Photo of the current site

56	Permit Status: Not submitted yet _ Target Date: TBD (Estimated Construction Completion)
Address: 260 Olive Ave, Wahiawa 96786	
TMK: 73002065	Land Area: 9,126 sf
[Project: New Apartment]	
Residential: 40 Units	Planned Floor Area:
Bill 1:	GET:
Landowner Name: Miula Property LLC (Contact: Vincent Lao)	
- Applicant:	



* Photo of the current site

57	Permit Status: Not submitted yet _ Target Date: TBD (Estimated Construction Completion)
Address: 2517 Ala Wai Blvd, Honolulu 96815	
TMK: 26025041	Land Area: 7,476 sf
[Project: New Apartment]	
Residential: 37 Units	Planned Floor Area: 21,910 sf
Bill 1:	GET:
Landowner Name: Ludwig Michely (Contact: Ed Sheehan)	
- Plan Maker: Edward Sheehan, Interlock, LLC	



* Photo of the current site

58	Permit Status: Not submitted yet _ Target Date: TBD (Estimated Construction Completion)
Address: 726 Birch Street, Honolulu 96814	
TMK: 23014040	Land Area: 11,618 sf
[Project: New Apartment]	
Residential: 53 Units	Planned Floor Area: 36,050 sf
Bill 1:	GET:
Landowner Name: Kazuo Totoki LTD (Contact: Ryan Totoki)	
- Plan Maker: Edward Sheehan	



* Photo of the current site

59	Permit Status: Not submitted yet _ Target Date: TBD (Estimated Construction Completion)
Address: 1746B Citron Street, Honolulu 96826	
TMK: 23027049	Land Area: 4,986 sf
[Project: New Apartment]	
Residential: 10 Units	Planned Floor Area:
Bill 1:	GET:
Landowner Name: (Contact: Yong Lin)	
- Applicant:	



* Photo of the current site

60	Permit Status: Not submitted yet _ Target Date: TBD (Estimated Construction Completion)	
	Address: 2114 Wailoa Street, Honolulu 96826	
	TMK: 27007023	Land Area: 6,476 sf
	[Project: New Apartment]	
	Residential: 32 Units	Planned Floor Area:
	Bill 1:	GET:
	Landowner Name: TIAN TSAI (Contact: Kenny Tsai)	
	- Applicant: Kenny Tsai	
61	Permit Status: Not submitted yet _ Target Date: TBD (Estimated Construction Completion)	
	Address: 1929 Waiola Street, Honolulu 96826	
	TMK: 23029003	Land Area: 5,000 sf
	[Project: New Apartment]	
	Residential: 18 Units	Planned Floor Area:
	Bill 1:	GET:
	Landowner Names: (Contact: Tim Johnsson)	
	- Applicant: Tim Johnsson	



* Photo of the current site



* Photo of the current site