

REPORT OF THE COMMITTEE ON ZONING

Voting Members:

Calvin K.Y. Say, Chair; Tyler Dos Santos-Tam, Vice-Chair;
Radiant Cordero, Esther Kia'āina, Matt Weyer

Committee Meeting Held
August 21, 2024

Honorable Tommy Waters
Chair, City Council
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning, which considered Resolution 24-202 entitled:

"RESOLUTION AMENDING RESOLUTION 22-226, CD1, TO EXTEND THE
DEADLINE FOR THE COMMENCEMENT OF CONSTRUCTION OF THE
KALEIMA'O VILLAGE PROJECT IN 'EWA BEACH, O'AHU,"

transmitted by Departmental Communication 597 (2024), dated August 7, 2024, from the
Department of Planning and Permitting ("DPP"), and introduced on August 9, 2024,
reports as follows:

The purpose of the Resolution is to amend Resolution 22-226, CD1, to approve a
12-month extension of the deadline to commence construction of the Kaleima'o Village
Affordable Rental Housing Project (formerly the West Loch Affordable Rental Housing
Project) (the "Project") located at 91-1400 Renton Road in 'Ewa Beach, and identified as
Tax Map Key 9-1-122:004.

The Project is proposed by Komohale West Loch LLC (the "Applicant"), and
involves seven, three-story multi-family dwellings containing 127 affordable rental units
(rented to households earning 60 percent or below of the area median income for
Honolulu), a community center, residential amenities, 136 off-street parking spaces,
one loading space, and 98 bicycle parking spaces.

The Applicant has requested a 12-month extension of the October 5, 2024,
deadline to commence construction of the Project, to allow more time to obtain

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ADOPTED ON SEP 4 2024

COMMITTEE REPORT NO. 261

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construction financing and applicable building permits. The Applicant has demonstrated progress in developing the Project, including:

1. The receipt of financing awards such as Private Activity Bonds, Low-Income Housing Tax Credits, and Rental Housing Revolving Fund monies;
2. Submitting a building permit application and related plans to the DPP; and
3. Working with a lender to secure Project financing, and pursuing Section 221(d)(4) mortgage insurance from the U.S. Department of Housing and Urban Development.

At your Committee's meeting on August 21, 2024, the Applicant's Agent provided a brief presentation of the proposed Project and responded to questions from Councilmembers.

The DPP's Chief Planner testified in support of the Resolution.

At your Committee's meeting on August 21, 2024, one individual offered comments on the Resolution.

Your Committee received written testimony in support of the Resolution from one individual. CARES submitted comments on the Resolution.

Your Committee considered and approved a CD1 version of the Resolution that makes the following amendments:

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COMMITTEE REPORT NO.

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REPORT OF THE COMMITTEE ON ZONING

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A. Amends the resolution title to read as follows:

"AMENDING RESOLUTION 22-226, CD1, TO EXTEND THE DEADLINE FOR THE COMMENCEMENT OF CONSTRUCTION OF THE KALEIMA'O VILLAGE AFFORDABLE RENTAL HOUSING PROJECT IN 'EWA BEACH, O'AHU."

B. In the first WHEREAS clause:

1. Provides that the name of the Applicant is Komohale West Loch LLC (instead of Komohale West, LLC);
2. Adds that the Project is located within the AG-1 Restricted Agricultural zoning district; and
3. Provides that the Project address is 91-1400 Renton Road (instead of 91-1400 Fort Weaver Road).

C. In the third WHEREAS clause, clarifies that no changes to the Project are proposed.

D. Adds a new fourth WHEREAS clause to provide that the Applicant has demonstrated the following progress in developing the Project:

1. In October 2023, the City and County of Honolulu, the State of Hawai'i Department of Budget and Finance, and the Hawai'i Housing Finance and Development Corporation ("HHFDC") awarded private activity bonds to the Applicant for the Project;
2. In December 2023, the HHFDC awarded Low-Income Housing Tax Credits and Rental Housing Revolving Fund monies to the Applicant for the Project;

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ADOPTED ON **SEP 4 2024**

COMMITTEE REPORT NO. **261**

REPORT OF THE COMMITTEE ON ZONING

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3. The Applicant has submitted the Project's building permit application and related plans to the Department of Planning and Permitting for its review and approval; and
4. The Applicant is working with a lender to secure financing for the Project, and is pursuing National Housing Act Section 221(d)(4) mortgage insurance from the U.S. Department of Housing and Urban Development.

E. Makes miscellaneous technical and nonsubstantive amendments.

Your Committee on Zoning is in accord with the intent and purpose of Resolution 24-202, as amended herein, and recommends its adoption in the form attached hereto as Resolution 24-202, CD1. (Ayes: Cordero, Kia'aina, Say, Weyer – 4; Noes: None; Absent: Dos Santos-Tam – 1.)

Respectfully submitted,

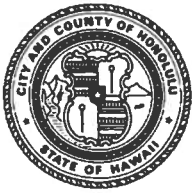


Committee Chair

HONOLULU CITY COUNCIL
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CITY AND COUNTY OF HONOLULU

ADOPTED ON SEP 4 2024

COMMITTEE REPORT NO. 261



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
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No. 24-202, CD1

RESOLUTION

AMENDING RESOLUTION 22-226, CD1, TO EXTEND THE DEADLINE FOR THE COMMENCEMENT OF CONSTRUCTION OF THE KALEIMA'O VILLAGE AFFORDABLE RENTAL HOUSING PROJECT IN 'EWA BEACH, O'AHU.

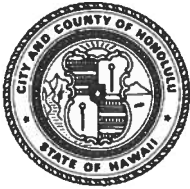
WHEREAS, on October 5, 2022, the City Council ("Council"), by adoption of Resolution 22-226, CD1, authorized certain exemptions from planning, zoning, and construction standards pursuant to §§ 46-15.1 and 201H-38, Hawai'i Revised Statutes, proposed by Komohale West Loch LLC (the "Applicant") for Kaleima'o Village (formerly West Loch Affordable Rental Housing), consisting of seven, three-story multi-family dwellings containing 127 affordable rental units, a community center, residential amenities, 136 off-street parking spaces, one loading space, and 98 bicycle parking spaces on approximately 3.7 acres of land zoned AG-1 Restricted Agricultural District in 'Ewa Beach, located at 91-1400 Renton Road (formerly 91-1666 Fort Weaver Road) and identified as Tax Map Key 9-1-122:004 (the "Project"); and

WHEREAS, Resolution 22-226, CD1, required that Project construction commence within 24 months after October 5, 2022 (the date of adoption of the resolution), resulting in a deadline of October 5, 2024; and

WHEREAS, the Applicant requests a 12-month extension of the October 5, 2024, deadline to commence Project construction in order to obtain construction financing and applicable building permits for the Project (no changes to the Project are proposed); and

WHEREAS, the Applicant has demonstrated the following progress in developing the Project:

1. In October 2023, the City and County of Honolulu, the State of Hawai'i Department of Budget and Finance, and the Hawai'i Housing Finance and Development Corporation ("HHFDC") awarded private activity bonds to the Applicant for the Project;
2. In December 2023, the HHFDC awarded Low-Income Housing Tax Credits and Rental Housing Revolving Fund monies to the Applicant for the Project;
3. The Applicant has submitted the Project's building permit application and related plans to the Department of Planning and Permitting for its review and approval; and



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No. 24-202, CD1

RESOLUTION

4. The Applicant is working with a lender to secure financing for the Project, and is pursuing National Housing Act Section 221(d)(4) mortgage insurance from the U.S. Department of Housing and Urban Development; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that Resolution 22-226, CD1, is amended to extend the deadline to commence construction of the Project by 12 months to October 5, 2025; and

BE IT FURTHER RESOLVED that all other conditions and provisions of Resolution 22-226, CD1, are ratified and confirmed, and remain in full force and effect; and

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; Catherine Taschner, Director of Land Management, 650 South King Street, 3rd Floor, Honolulu, Hawai'i 96813; and Komohale West Loch LLC, 1100 Alakea Street, 27th Floor, Honolulu, Hawai'i 96813.

INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

August 9, 2024
Honolulu, Hawai'i

Councilmembers

Report Title:

Exemptions Pursuant to HRS Chapter 201H; Extension of Construction Deadline; Resolution Amendment; Kaleima'o Village Affordable Rental Housing Project; West Loch Affordable Rental Housing Project; Department of Planning and Permitting ("DPP"); 'Ewa Beach, O'ahu

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.