

HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

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.

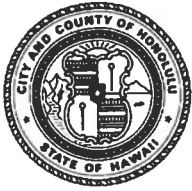
WHEREAS, on October 5, 2022, the City Council ("Council"), by adoption of Resolution 22-226, CD1, authorized certain exemptions from planning, zoning, and construction standards pursuant to §§ 46-15.1 and 201H-38, Hawai'i Revised Statutes, proposed by Komohale West Loch LLC (the "Applicant") for Kaleima'o 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



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

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

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

RESOLUTION 24-202, CD1

Introduced: 08/09/24 By: TOMMY WATERS - BY REQUEST Committee: ZONING (ZON)

Title: 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.

Voting Legend: * = Aye w/Reservations

08/09/24	INTRO	Introduced.
08/21/24	ZON	Reported out for adoption as amended in CD1 form.
		CR-261
		4 AYES: CORDERO, KIA'ĀINA, SAY, WEYER
		1 ABSENT: DOS SANTOS-TAM
09/04/24	CCL	Committee report and Resolution as amended were adopted.
		8 AYES: CORDERO, DOS SANTOS-TAM, KIA'ĀINA, OKIMOTO, TULBA, TUPOLA, WATERS, WEYER
		1 ABSENT: SAY

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this RESOLUTION.


GLEN I. TAKAHASHI, CITY CLERK


TOMMY WATERS, CHAIR AND PRESIDING OFFICER