

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR



DEAN MINAKAMI
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT, AND TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
PHONE: (808) 587-0620

IN REPLY REFER TO:
25:DEV/081

August 14, 2025

The Honorable Tommy Waters
Council Chair
Honolulu City Council
City and County of Honolulu
530 S. King Street, Room 202
Honolulu, Hawaii 96813

Dear Chair Waters:

Re: **Request for Approval of Exemptions Pursuant to Section 201H-38,
Hawaii Revised Statutes, for the Proposed Laulima Affordable Housing Project**
4400 Kapolei Parkway, Kapolei, Hawaii 96707
TMK No.: (1) 9-1-015: 081

The Hawaii Housing Finance and Development Corporation (HHFDC) respectfully requests approval of exemptions from statutes, ordinances, and rules pursuant to Hawaii Revised Statutes (HRS) Section 201H-38 for the Laulima Affordable Housing Project (Project). The Project is being proposed by Laulima Affordable Housing, LLC (Developer) partnering with co-developer WPP Hawaii, LLC and will be an affordable rental residential development on an approximately 17.3-acre property located at 4400 Kapolei Parkway, Kapolei, Hawaii 96707, identified as TMK No.: (1) 9-1-015: 081 (Site).

Project Overview

The Project is a proposed new construction affordable rental residential project involving the development of 750 residential units at the address and TMK listed above. The Project is planned as 8 buildings ranging from 4 to 6 stories and surface parking, across 4 phases. There will be 1,036 parking spaces.

The Project involves proposed residential space of approximately 895,649 gross square feet (GSF), approximately 212,714 GSF of common areas, and approximately 173,808 GSF of open space. In addition, the Project involves amenities such as a multi-purpose room and a pool.

The units will be a mix of studio, 1-bedroom, 2-bedroom, and 3-bedroom units.

MISC. COM. 414

25AUG14 AM 11:37 CITY CLERK

The Honorable Tommy Waters, Honolulu City Council Chair
Re: Request for Approval of Exemptions Pursuant to Section 201H-38, HRS
Laulima Affordable Housing Project
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The Project's unit mix is as follows:

Unit Type	Phase 1	Phase 2	Phase 3	Phase 4	Total
Studio	-	-	-	6	6
1-Bed	86	54	60	48	248
2-Bed	96	138	80	16	330
3-Bed	54	72	40	-	166
Total	236	264	180	70	750

In total, the Project will include 750 units affordable to households at or below 120% of the U.S. Department of Housing and Urban Development's Area Median Income (AMI).

The Project's affordability mix is as follows:

AMI	Phase 1 (family)	Phase 2 (family)	Phase 3 (family)	Phase 4 (senior)	Total
30%	0	0	10	8	18
50%	0	0	0	8	8
60%	0	0	170	54	224
120%	236	264	0	0	500
Total	236	264	180	70	750

See Exhibit A for the Project Summary.

Public Review

The Project was presented and received comments at the October 23, 2024, and July 23, 2025, meeting of the Makakilo-Kapolei-Honokai Hale Neighborhood Board No. 34.

Proposed Exemptions Pursuant To HRS §20H-38

In August 2024, the Developer submitted an application to HHFDC requesting exemptions from statutes, ordinances, rules, and regulations for the Project (Application), pursuant to HRS §201H-38. By letter dated November 19, 2024, HHFDC accepted the Application for processing pursuant to HRS §201H-38 and requested the Developer to distribute the Application to agencies and elected officials for review and comment.

The HHFDC Board of Directors (Board) authorized the Application and the Project proposal

The Honorable Tommy Waters, Honolulu City Council Chair

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Laulima Affordable Housing Project

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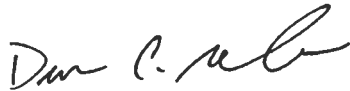
with the proposed 201H exemptions on August 14, 2025. The Board-approved For Action (Exhibit C) details the 201H exemptions being requested. As indicated in the approved For Action, none of the 201H exemptions contravene minimum requirements of health and safety.

HHFDC respectfully requests approval of the exemptions for the Project, pursuant to HRS §201H-38, as approved by the Board. A draft Resolution is provided as Exhibit D.

Summary

Thank you for your favorable consideration of this matter. Should there be any questions or comments, please contact Connor Marshall, Kamaka Responsible Development, Development Associate, at (208) 252-4389, or Cameron Lowry, HHFDC Housing Development Specialist, at (808) 587-0547.

Sincerely,



Dean C. Minakami
Executive Director

Attachment(s): Exhibit A – Project Summary
Exhibit B – Project Outline Specifications
Exhibit C – For Action, approved by the Board (August 14, 2025)
Exhibit D – Draft Resolution

c: Kipling Sheppard, Laulima Affordable Housing, LLC, CEO
Dan Lewis, WPP Hawaii, LLC, Manager
Connor Marshall, Kamaka Responsible Development, Development Associate

Laulima Affordable Housing Project Summary

The Laulima Affordable Housing Project will include 8 buildings ranging from 4 to 6 stories and surface parking. The Project will have 750 affordable rental units, recreation and community spaces, and 1,036 parking stalls at 4400 Kapolei Parkway, Kapolei, Hawaii, TMK (1) 9-1-015: 081. See page four for a location map.



The Project is part of the residential portion of the master-planned Kapolei West development¹, and the initial component. The Project is subject to the Unilateral Agreement (UA) conditions of Ordinance 08-27 for conditional zoning in support of the Kapolei West mixed-use residential community, and the Project proposes affordable housing that complies with UA Condition 1².

¹ A proposed 516-acre community with an estimated 2,370 low- and medium-density residential units, a two-acre neighborhood commercial center as well as a 23-acre regional commercial center, golf course, and approximately 25 acres of park space across four sites. The Kapolei West development area, in total, was consolidated via a Petition for a State Land Use District Boundary Amendment to the Land Use Commission of the State of Hawaii, Docket No. A04-753, to reclassify 174.2 acres from the Agricultural District to the Urban District. The Final Environmental Impact Statement (FEIS) in support of the Petition was submitted and accepted on June 2, 2005. The Petition was approved on April 10, 2006.

² "Affordable Housing. Prior to residential cluster approval, residential small lot subdivision approval, or residential building permit approval, whichever comes first, the Declarants will execute an agreement to participate in an affordable housing plan acceptable to the DPP in accordance with adopted rules. The agreement shall provide for no less than the equivalent of 20 percent (20%) of the units to be delivered to households with incomes up to and including 120 percent (120%) of the median income levels or less; and no less than the equivalent of 10 percent (10%) of the units to be delivered to households with incomes up to and including 80 percent (80%) of the median income level or less, for a total of 30 percent (30%) of units built to be qualified as affordable housing. Fifty percent (50%) of the units delivered to households with incomes up to and including 80 percent (80%) of the median income level or less shall be delivered as rental units. The agreement may include the provision of onsite or offsite affordable housing, or payment of a fee in lieu of providing affordable housing. 'Median income level' means the median income for Honolulu, adjusted for family size, as determined by the U.S. Department of Housing and Urban

The Project involves approximately 895,649 GSF of residential space, up to 1,036 parking stalls, and approximately 212,714 GSF of common areas and amenities, to be built across 8 buildings in four phases. The Project also includes approximately 173,808 SF of open space.

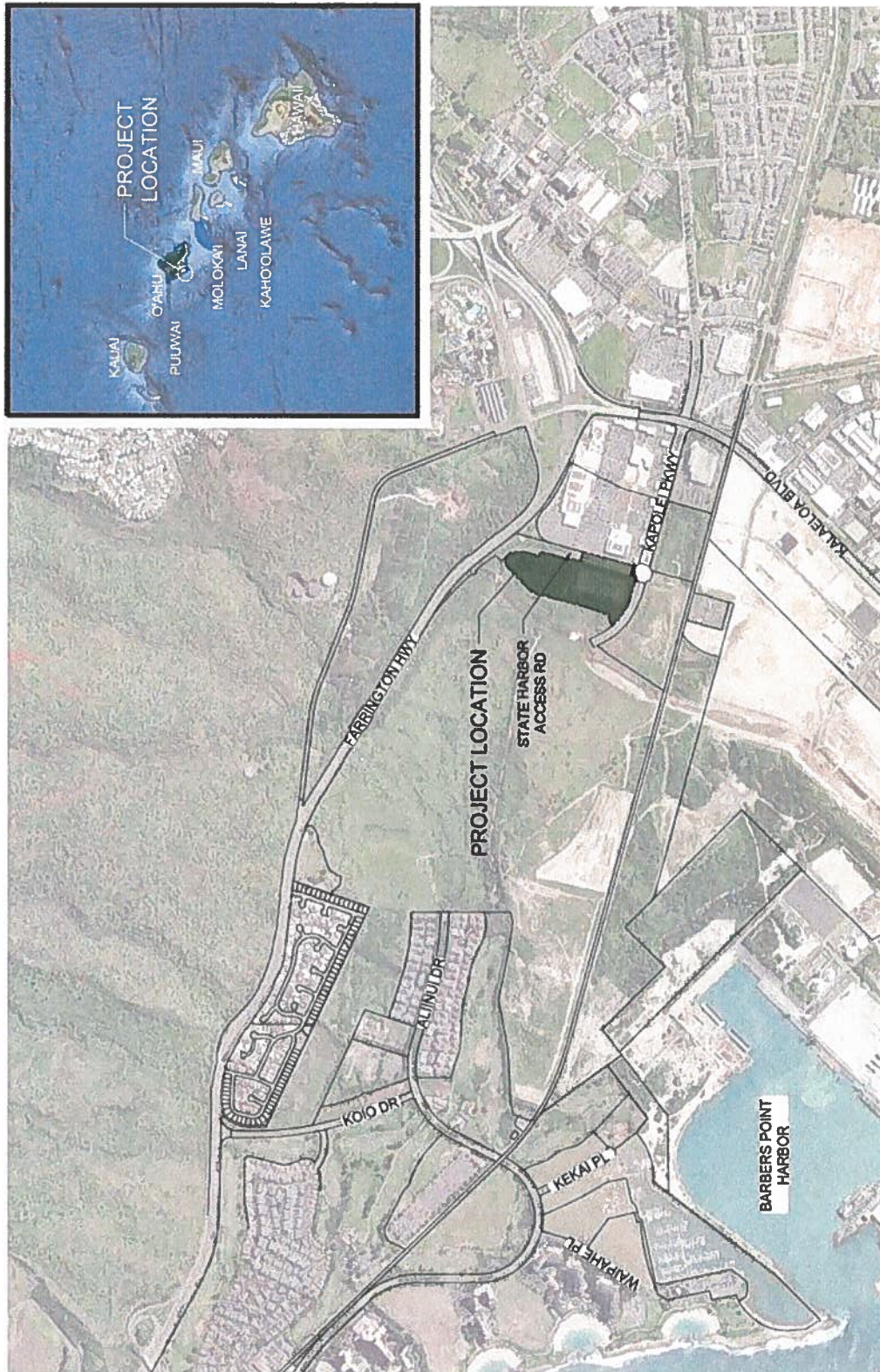
In total, the Project will include 750 units affordable to households at or below 120% of the U.S. Department of Housing and Urban Development's Area Median Income (AMI). The affordable units will be offered for rent as follows: 18 units to households earning up to 30 percent of the AMI, 8 units to households earning up to 50 percent of the AMI, 224 units to households earning up to 60 percent of the AMI, and 500 units to households earning up to 120 percent of the AMI.

Location and Tax Map Key	4400 Kapolei Parkway, Kapolei, Hawaii 96707 TMK No.: (1) 9-1-015: 081
Project Site	17.31-acres
Total Units	750
Affordability	18 units to households earning up to 30 percent of the AMI, 8 units to households earning up to 50 percent of the AMI, 224 units to households earning up to 60 percent of the AMI, and 500 units to households earning up to 120 percent of the AMI. The Project will commit to affordability restrictions in perpetuity.
Parking	1,036 spaces
Stories/Heights	The layout includes 1 four-story, 2 five-story, and 5 six-story buildings. The four-story building will be approximately 46' 2" in height. The five-story buildings will be approximately 56' 4" in height. The six-story buildings will be approximately 70' in height.
Infrastructure and Environment	• Water System: Potable water for the area is provided by a 12" water main in Kapolei Parkway that borders the LA-3 site to the south. Potable water within the roadway is provided by the Board of Water Supply (BWS) 215-foot service zone that is sourced from the Hoaeae Wells, Kunia Wells I and Waipahu Wells. Water system adequacy and availability was confirmed by BWS letter dated September 13, 2023. • Wastewater: Sewer service for the area is provided by the 12" sewer main in Kapolei Parkway that borders the LA-3 site to the south. The sewer main flows south from Kapolei Parkway to the 33-inch Ko Olina Interceptor Sewer line that eventually flows to the Honouliuli Wastewater Treatment Plant. A sewer connection application for the project was approved on March 17, 2025.

Development." Ordinance 08-27.

	Electricity: There is existing underground infrastructure along the Kapolei Parkway extension for Hawaiian Electric Company (HECO) service. HECO confirmed the availability of service by letter dated April 23, 2025.
Requested Exemptions	As part of the 201H application, the Applicant will be seeking exemptions or deferrals from: 1. CCH development-related fees (§18-6.1, Revised Ordinances of Honolulu (ROH), including plan review (§18-6.1, ROH) and building permit fees (§18-6.2, ROH), grading permit fees (§18A-2.4(a) ROH), stormwater quality review and erosion control and sediment plan review fees (§18A-1.6(d)), trenching permit fees and utility connection permit fees (§14-2.1(c)), stormwater quality review fees (§18A-1.6 (d)), wastewater system facility charges (§43-10.1, §43-10.2. and §43-10.3), private storm drain connection fees (§43-11.12(f)), Fire Department plan review fees (§20-1.1, Item 3)), and payment of water system facility and installation of water service fees (Sections 1-102, 2-202(2), and 2-202(3) of the BWS Rules and Regulations). 2. Park dedication ordinance requirements (Chapter 22, Article 7, ROH) regarding park dedication requirements. 3. Bicycle parking space requirements (Land Use Ordinance (LUO) §21-6.40). 4. Side yard setback requirements (LUO § 21-3.90-1(b), 21-3.90-1(c)(1), 21-4.30(d), 21-6.80(a)(2), and Table 21-3.3). 5. Shade canopy tree provision in surface parking lots (LUO Section 21-6.80(b)(2)).

LOCATION MAP





K A M A K A
RESPONSIBLE DEVELOPMENT
A WASATCH COMPANY

Exhibit B. Outline Specifications

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CD SET
12/20/24

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86.1702

CD SET
12/20/24

LAULIMA LA 03
KAPOLEI, HI

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FOR ACTION

I. REQUEST

Authorize an Application for Exemptions from Statutes, Ordinances, and Rules Pursuant to Section 201H-38, Hawaii Revised Statutes, and Approve: (1) Laulima Affordable Housing, LLC and WPP Hawaii, LLC, or Other Successor Entities Approved by the Executive Director, as Eligible Developers Pursuant to Section 15-307-24, Hawaii Administrative Rules; (2) The Project Proposal; and (3) Execution of Development Documents for the Approved Exemptions, for the Laulima Project Located in Honolulu, Oahu, TMK No.: (1) 9-1-015: 081

II. FACTS

<i>Project Name:</i>	Laulima		
<i>Applicant Name:</i>	Laulima Affordable Housing, LLC / WPP Hawaii, LLC		
<i>Tax Map Key and Location:</i>	4400 Kapolei Parkway, Kapolei, Hawaii 96707 TMK No.: (1) 9-1-015: 081		
<i>Land Area:</i>	Approximately 17.312 Acres		
<i>HHFDC Involvement:</i>	201H Exemptions		
<i>Landownership:</i>	WPP Hawaii, LLC		
<i>Zoning:</i>	AMX-2, Apartment Mixed Use Medium-Density		
<i>Type:</i>	New Construction; Rental		
<i>Target Population:</i>	Family and Senior		
<i>Length of Affordability:</i>	Rental: In perpetuity		
<i>No. of Units:</i>	Total: 750 Phase 1: 236; Phase 2: 264; Phase 3: 180; Phase 4: 70		
<i>Unit Type Mix (Total):</i>	<u>Units</u> 6 248 330 <u>166</u> 750	<u>Type</u> Studio 1-Bed 2-Bed 3-Bed Total	Gross Square Feet (GSF) (approx.): 493 606-655 899-971 1,122-1,218
<i>Affordability Mix (Total):</i>	<u>Units</u> 18 8 224 <u>500</u> 750	<u>Affordability</u> 30% Area Median Income (AMI) 50% AMI 60% AMI 120% AMI Total units	
<i>Development Concept:</i>	Construction of a new project, to include affordable rental residential units and community space and amenities. The layout includes 1 four-story, 2 five-story, and 5 six-story buildings, and surface level parking. The Project includes approximately 212,714 GSF of common areas and amenities, up to 173,808 square feet (SF) of open space, a pool, and a multi-purpose recreational center.		
<i>Parking:</i>	Phase 1: 405; Phase 2: 354; Phase 3: 230; Phase 4: 47 Total: up to 1036 parking stalls		

<i>Est. Completion:</i>	Phase 1: 8/1/2027; Phase 2: 5/1/2028; Phase 3: 7/1/2028; Phase 4: 4/1/2028 ¹
<i>Developer Contact:</i>	Laulima Affordable Housing, LLC Contact: Kipling Sheppard 1003 Bishop Street, Suite 2700, Honolulu, HI 96813 (949) 500-0451
<i>Co-Developer Contact:</i>	WPP Hawaii, LLC Contact: Dan Lewis 595 S. Riverwoods Parkway, Suite 400, Logan Utah, 84321 (435) 755-2019
<i>Application Preparer/ Consultant Contact:</i>	Kamaka Responsible Development Contact: Connor Marshall 299 South Main Street Suite 2370, Salt Lake City, UT 84111 (208) 252-4389

- A. The Laulima Affordable Housing Project (Project) is a proposed new construction affordable rental residential development to be constructed on an approximately 17.312-acre property (Property), owned by WPP Hawaii, LLC, located at 4400 Kapolei Parkway in Honolulu, on Oahu, and identified as TMK: (1) 9-1-015: 081 (Exhibits A & B).
- B. The Project is part of the residential portion of the master-planned Kapolei West development², and is the initial component. The Project is subject to the Unilateral Agreement (UA) conditions of Ordinance 08-27 for conditional zoning in support of the Kapolei West mixed-use residential community, and the Project proposes affordable housing that complies with UA Condition 1³.
- C. The Project involves the development of new construction apartments, comprised of 750 affordable rental units in approximately 895,649 GSF of residential space, up to 1,036 parking stalls, and approximately 212,714 GSF of common areas and amenities, to be built across 8 buildings in four phases. The Project also includes approximately 173,808 SF of open space. The eight buildings will range in height from four to six stories.
- D. Phase 1 will be 236 units in two 6-story buildings (labeled buildings 4 and 5 in Exhibit D) comprised of 86 one-bedroom, 96 two-bedroom, and 54 three-bedroom units, ranging from approximately 655 SF to 1,218 SF. All 236 will be affordable to households earning less than 120% of the U.S. Department of Housing and Urban Development's AMI.

¹ Preferred execution is to have Phases 3 and 4 start construction simultaneously.

² A proposed 516-acre community with an estimated 2,370 low- and medium-density residential units, a two-acre neighborhood commercial center as well as a 23-acre regional commercial center, golf course, and approximately 25 acres of park space across four sites. The Kapolei West development area, in total, was consolidated via a Petition for a State Land Use District Boundary Amendment to the Land Use Commission of the State of Hawaii, Docket No. A04-753, to reclassify 174.2 acres from the Agricultural District to the Urban District. The Final Environmental Impact Statement (FEIS) in support of the Petition was submitted and accepted on June 2, 2005. The Petition was approved on April 10, 2006.

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- E. Phase 2 will be 264 units in three 6-story buildings (labeled buildings 6, 7, and 8 in Exhibit D) comprised of 54 one-bedroom, 138 two-bedroom, and 72 three-bedroom units, ranging from approximately 655 SF to 1,218 SF. All 264 will be affordable to households earning less than 120% of the AMI.
- F. Phase 3 will be 180 units in two 5-story buildings (labeled buildings 2 and 3 in Exhibit D) comprised of 60 one-bedroom, 80 two-bedroom, and 40 three-bedroom units, ranging from approximately 606 SF to 1,122 SF. Ten units will be affordable to households earning less than 30% AMI, and 170 units will be affordable to households earning less than 60% AMI.
- G. Phase 4 will be 70 units in one 4-story building (labeled building 1 in Exhibit D) comprised of 6 studios, 48 one-bedroom, and 16 two-bedroom units, ranging from approximately 493 SF to 899 SF. Eight units will be affordable to households earning less than 30% AMI, 8 units will be affordable to households earning less than 50% AMI, and 54 units will be affordable to households earning less than 60% AMI.
- H. The Developers have noted that if the Project receives an allocation of Low-Income Housing Tax Credits in the year 2025 that they are prepared to construct and deliver the lowest income phases first, namely Phases 3 and 4.
- I. The Project unit breakdown is as follows:

Unit Type	Phase 1	Phase 2	Phase 3	Phase 4	Total
Studio	-	-	-	6	6
1-Bed	86	54	60	48	248
2-Bed	96	138	80	16	330
3-Bed	54	72	40	-	166
Total	236	264	180	70	750

- J. The affordability mix for the Project is shown below:

AMI	Phase 1 (family)	Phase 2 (family)	Phase 3 (family)	Phase 4 (senior)	Total
30%	0	0	10	8	18
50%	0	0	0	8	8
60%	0	0	170	54	224
120%	236	264	0	0	500
Total	236	264	180	70	750

III. DISCUSSION

- A. In August 2024, Laulima Affordable Housing, LLC and WPP Hawaii, LLC (Developers) submitted an application (Application) to the Hawaii Housing Finance and Development Corporation (HHFDC) for approval of certain exemptions from statutes, ordinances, and rules for the Project pursuant to Section 201H-38, Hawaii Revised Statutes (HRS).
- B. Laulima Affordable Housing, LLC is a single-member development entity that is owned and managed by Kamaka Affordable Housing, LLC. The Project's co-developer is WPP Hawaii, LLC, a single-member development entity that is owned and managed by Wasatch Premier Properties, LLC. Both Kamaka Affordable Housing, LLC and Wasatch Premier Properties, LLC fall under the umbrella of The Wasatch Group (WG).

WG manages over 67 residential communities, and over 20 are affordable communities with more than 16,000 multi-family units. WG maintains a real estate portfolio in excess of \$1.8 billion. A detailed description of WG's development experience is included in **Exhibit E**.

- C. The Project site is currently owned in fee simple by WPP Hawaii, LLC. The Property will be subject to a Condominium Property Regime with WPP Hawaii, LLC maintaining ownership of Phases 1 and 2, with Laulima Affordable Housing, LLC as the developer. Laulima Affordable Housing, LLC has an option agreement for the site of Phases 3 and 4, which expires on May 30, 2027.
- D. The proposed budget (use of funds) for Phase 1 is as follows:

Budget Item	Amount	Per GSF	Per Unit	Total Cost %
Acquisition	\$ 18,036,000	\$ 61.90	\$ 76,424	12.6
Construction – Sitework	2,571,887	8.83	10,898	1.8
Construction – Vertical	94,211,334	323.32	399,201	66
Construction – Overhead, Profit, & General Requirements (OH, P, & GR)	9,261,336	31.78	39,243	6.5
Interim & Soft Costs	9,149,851	31.40	38,771	6.4
Financing & Syndication	476,607	1.64	2,020	.4
Developer Fee & Overhead	5,044,190	17.31	21,374	3.5
Project Reserves	-	-	-	-
Contingency	4,056,769	13.92	17,190	2.8
Total Budget	142,807,974	490.10	605,119	100

GSF = 291,385

- E. The proposed financing structure (source of funds) for Phase 1 is as follows:

Source	Interim	Permanent
Wasatch Investors	\$ 46,196,393	\$ 46,196,393
Operating Income During Lease-Up	3,786,398	3,786,398
Loan	92,825,183	92,825,183
Total	142,807,974	142,807,974

- F. The proposed budget (use of funds) for Phase 2 is as follows:

Budget Item	Amount	Per GSF	Per Unit	Total Cost %
Acquisition	\$ 20,139,000	\$ 60.94	\$ 76,284	12.6
Construction – Sitework	1,412,671	4.27	5,351	.9
Construction – Vertical	102,145,223	309.10	386,914	65
Construction – OH, P, & GR	6,654,059	20.14	25,205	4.2
Interim & Soft Costs	14,264,853	43.17	54,034	9.1
Financing & Syndication	540,830	1.64	2,049	.4
Developer Fee & Overhead	6,184,903	18.72	23,428	3.9
Project Reserves	-	-	-	-
Contingency	6,129,371	18.55	23,317	3.9
Total Budget	157,470,910	476.53	609,119	100

GSF = 330,456

- G. The proposed financing structure (source of funds) for Phase 2 is as follows:

Source	Interim	Permanent
Wasatch Investors	\$ 51,162,218	\$ 51,162,218
Operating Income During Lease-up	3,952,600	3,952,600
Loan	102,356,092	102,356,092
Total	157,470,910	157,470,910

- H. The proposed budget (use of funds) for Phase 3 is as follows:

Budget Item	Amount	Per GSF	Per Unit	Total Cost %
Acquisition	\$ 13,717,256	\$ 66.31	\$ 76,207	12.24
Construction – Sitework	3,107,715	15.02	17,265	2.77
Construction – Vertical	62,748,211	303.35	348,601	55.97
Construction – OH, P, & GR	7,433,099	35.93	41,295	6.63
Interim & Soft Costs	1,854,275	8.96	10,302	1.65
Financing & Syndication	6,950,076	33.60	38,612	6.20
Developer Fee & Overhead	12,121,678	58.60	67,343	10.81
Project Reserves	742,895	3.59	4,127	0.66
Contingency	3,429,761	16.58	19,054	3.06
Total Budget	112,104,966	541.95	622,805	100

GSF = 206,854

- I. The proposed financing structure (source of funds) for Phase 3 is as follows:

Source	Interim	Permanent
Tax Credit Equity	\$ 22,024,111	\$ 44,050,177
Tax Exempt Bonds	58,294,582	20,003,701
RHRF	19,114,648	48,051,088
Deferred Developer Fee	11,546,678	0
Other Deferred Costs	1,124,947	0
Total	112,104,966	112,104,966

- J. The proposed budget (use of funds) for Phase 4 is as follows:

Budget Item	Amount	Per GSF	Per Unit	Total Cost %
Acquisition	\$ 2,834,488	\$ 42.33	\$ 40,493	8.10
Construction – Sitework	1,043,144	15.58	14,902	2.98
Construction – Vertical	20,178,378	301.38	288,263	57.63
Construction – OH, P, & GR	2,684,018	40.09	38,343	7.67
Interim & Soft Costs	1,083,000	16.18	15,471	3.09
Financing & Syndication	1,893,329	28.28	27,048	5.41
Developer Fee & Overhead	3,850,000	57.50	55,000	11.00
Project Reserves	167,346	2.50	2,391	0.48
Contingency	1,281,076	19.13	18,301	3.66
Total Budget	35,014,779	522.97	500,211	100

GSF = 66,954

- K. The proposed financing structure (source of funds) for Phase 4 is as follows:

Source	Interim	Permanent
Tax Credit Equity	\$ 6,654,698	\$ 24,882,512
Loan	18,804,004	4,166,151
RHRF	5,966,116	5,966,116
Deferred Developer Fee	3,185,000	0
Other Deferred Costs	404,961	0
Total	35,014,779	35,014,779

- L. The proposed budget (use of funds) for the whole Project is as follows:

Budget Item	Amount	Per GSF	Per Unit	Total Cost %
Acquisition	\$ 54,726,744	\$ 61.10	\$ 72,969	12.23
Construction – Sitework	8,135,417	9.08	10,847	1.82
Construction – Vertical	279,283,146	311.82	372,378	62.42
Construction – OH, P, & GR	26,032,512	29.07	34,710	5.82
Interim & Soft Costs	26,351,979	29.42	35,136	5.89
Financing & Syndication	9,860,842	11.01	13,148	2.20
Developer Fee & Overhead	27,200,771	30.37	36,268	6.08
Project Reserves	910,241	1.02	1,214	0.20
Contingency	14,896,977	16.63	19,863	3.33
Total Budget	447,398,629	499.52	596,532	100

GSF = 895, 649

- M. The proposed financing structure (source of funds) for the whole Project is as follows:

Source	Interim	Permanent
Wasatch Investors	\$ 97,358,611	\$ 97,358,611
Operating Income During Lease-Up	7,738,998	7,738,998
Loan	195,181,275	195,181,275
Tax Credit Equity	28,678,809	68,932,689
Tax Exempt Bonds	77,098,586	24,169,852
RHRF	25,080,764	54,017,204
Deferred Developer Fee	14,731,678	-
Other Deferred Costs	1,529,908	-
Total	447,398,629	447,398,629

- N. The estimated schedule is as follows:

	Phase 1	Phase 2	Phase 3	Phase 4
201H Exemption Approval	Sep 2025	Sep 2025	Sep 2025	Sep 2025
Building Permit Approval	Jan 2026	Jan 2026	Nov 2026	Nov 2026
Financing Closing	Feb 2026	Jun 2026	Jan 2027	Jan 2027
Construction Start Date	Feb 2026	Jun 2026	Jan 2027	Jan 2027
Occupancy Permit Date	Aug 2027	May 2028	Jul 2028	Apr 2028

- O. The primary contingencies to timely completion are entitlement and financing risk. The Developers plan to apply for financing to HHFDC for Phases 3 and 4. However, the Developers are aware that HHFDC financing programs are typically

oversubscribed and that approval of this For Action does not obligate HHFDC to provide any financing award for the Project.

- P. The Project includes approximately 212,714 GSF of common areas and amenities, up to 173,808 SF of open space, a pool, a multi-purpose recreational center, and access to a future master planned walking trail system.
- Q. Sustainability features will include Energy Star certified appliances, low-flow plumbing fixtures to conserve water, and utilization of solar panels on parking shade structures. Other sustainability features may include cost-optimal energy performance measures, and large operable windows in each unit to maximize natural daylight and lessen reliance on air conditioning.
- R. Proposed members of the Developers' team include:
 - 1. Developer – Lailima Affordable Housing, LLC
 - 2. Co-Developer – WPP Hawaii, LLC
 - 3. Architect – Denton House Design Studio
 - 4. Civil Engineer – Coffman Engineers
 - 5. General Contractor – Hawaiian Dredging Construction Company, Inc.
 - 6. Property Manager – Wasatch Property Management
- S. A Hawaii Project Labor Agreement will be executed for all construction work performed as part of this Project in accordance with the Governor's Administrative Directive No. 24-01.
- T. A Phase 1 Environmental Site Assessment (ESA), dated February 2024, was prepared covering almost all of the Kapolei West master plan area. The Phase 1 ESA revealed no evidence of recognized environmental conditions.
- U. The Kapolei West Expansion Area FEIS was submitted and accepted on June 2, 2005 in support of a Petition for a State Land Use District Boundary Amendment to the Land Use Commission of the State of Hawaii (LUC), Docket No. A04-753, to reclassify 174.2 acres of what was known as the Kapolei West project area from the Agricultural District to the Urban District. The Petition was approved on April 10, 2006, and the reclassification allowed for consolidation of the project area associated with the planned development of Kapolei West. The Project site is a portion of the FEIS Petition Area, and the Project is part of the residential component of Kapolei West.
- V. WT Lailima, LLC is the master developer for Kapolei West. In the interest of clarity, the Developers have stated that Tower Development Inc. is not involved in the Project, particularly given WPP Hawaii, LLC is the fee owner of the Property. The Developers affidavit can be found in **Exhibit F**.
- W. On October 23, 2024, and July 23, 2025, the Project was presented and received comments at the Makakilo-Kapolei-Honokai Hale Neighborhood Board No. 34 meeting. Overall, the comments received from the public largely pertained to the potential traffic impacts of the Project, what hurricane mitigating design measures the Project is considering, and how the Project will benefit the surrounding community.
- X. By letter dated November 19, 2024, HHFDC accepted the Application for processing pursuant to Section 201H-38, HRS, and requested that the Developers forward their exemption request to the agencies listed in **Exhibit G** for review and comment. On February 3, 2025, the Developers sent the Project materials to the review stakeholders, who were given approximately 30 calendar days to provide comments.

- Y. This For Action seeks the HHFDC Board of Directors' approval of certain exemptions from statutes, ordinances, and rules pursuant to Section 201H-38, HRS, for the Project. The 201H exemptions requested are listed in **Exhibit H**, subject to the conditions in **Exhibit J**. A summary of comments received for the Project is listed in **Exhibit I**. Some of the significant comments received are discussed below:
1. Hawaii Office of Planning and Sustainable Development (OPSD):
 - a. OPSD noted that the Project has a housing unit density that exceeds what was originally planned in the Kapolei West Master Plan. OPSD is very supportive of the Project's higher density and unit count and would like to review the current Kapolei West Master Plan so they can better evaluate the Project in the context of the larger planned residential area and associated densities. Although the Developers do not represent the master plan developer/owner, they will provide more current conceptual renderings and plans of Kapolei West to better contextualize the Project.
 - b. OPSD emphasized that the Project is in the Kapolei Complex Area that is experiencing overcrowding in many of its schools. OPSD noted that the original petitioner to the LUC was in discussions with the State Department of Education (DOE) regarding an educational agreement for the Kapolei West development based on projected new students in the area. OPSD requested an update on the discussions with DOE. The Developers updated that as part of the UA the master plan developer has set aside a 12-acre parcel on the northwest side of Kapolei West for a future school site. Discussions are ongoing with DOE regarding utilization and scenario planning given the potential for consolidation of some school sites and cutbacks in Federal funding.
 2. Honolulu Department of Planning and Permitting (DPP):
 - a. DPP had several comments relating to traffic and transportation for the Project. DPP recommended collaboration with car-share programs, integration with existing bus routes and Skyline stations, and enhancement of bike and pedestrian connections to improve multimodal transportation access. DPP also recommended specific design elements be included to enhance the pedestrian and biking environment, such as raised pedestrian crosswalks across the entrance driveway to Kapolei Parkway and throughout the Project. DPP also requested an updated Traffic Impact Analysis Report (TIAR). The Developers responded that they would take all design recommendations into consideration and will implement raised pedestrian crosswalks and other safety measures for pedestrians. The TIAR has been updated by the master plan developer, and the July 2, 2025, study by Fehr Peers has been shared with DPP.
 - b. DPP noted the requested exemption of the Revised Ordinances of Honolulu (ROH) Section 21-6.80(b)(2) incorrectly stated the amount of canopy form trees required to provide shade for surface parking lots of more than 10 spaces. The Developers have revised the exemption to include the correct formula for the required canopy form trees that are being requested to be replaced by shade structures.

- Z. None of the exemptions recommended for approval affect health and safety, nor do they contravene any safety standards, tariffs, or rates and fees approved by the public utilities commission or the various boards of water supply.

Minor modifications to the Project and the approved 201H exemptions may be approved by the Executive Director.

- AA. The Developers have committed to keep the units affordable in perpetuity. The Developers have indicated that they intend to submit for General Excise Tax (GET) exemption for the eligible portions of the Project. Should the Restrictions be prematurely terminated for any reason prior to the end of the affordability period and should HHFDC approve any GET exemptions for development of the Project, HHFDC reserves the right to recapture from the Developers and/or the Project a prorated portion of any GET exemptions (approved by HHFDC) for the development of the Project.
- BB. A Market Analysis was conducted by RCLCO for the Project, dated February 22, 2023.
- CC. Under Section 201H-38 (a) (1), HRS, Housing development; exemption from statutes, ordinances, charter provisions, and rules, HHFDC may develop on behalf of the State or with an eligible developer, or may assist under a government assistance program in the development of housing projects that shall be exempt from all statutes, ordinances, charter provisions, and rules of any government agency relating to planning, zoning, construction standards for subdivisions, development and improvement of land, and the construction of dwelling units thereon, provided that: (1) the corporation finds the housing project is consistent with the purpose and intent of this chapter, meets minimum requirements of health and safety, and provides the county an opportunity to comment; and (2) the development of the proposed housing project does not contravene any safety standards, tariffs, or rates and fees approved by the public utilities commission for public utilities or of the various boards of water supply authorized under chapter 54, HRS. The Project and its proposed exemptions from statutes, ordinances, charter provisions, and rules may be approved, approved with modification, or disapproved by the legislative body of the county in which the Project is located within 45 days, provided that the legislative body shall not impose stricter conditions, impose stricter median income requirements, or reduce fee waivers that will increase the cost of the Project beyond those approved by the corporation.
- DD. Section 15-307-24(b), Hawaii Administrative Rules (HAR), provides that the HHFDC Board may certify that the Developer is an eligible developer for the purposes of development of housing projects approved by the corporation under Chapter 201H, HRS, if the HHFDC Board finds that the Developer:
1. Has demonstrated compliance with all laws, ordinances, rules, and other governmental requirements that the Developer is required to meet;
 2. Has the necessary experience;
 3. Has adequate and sufficient financial resources and support and has secured or has demonstrated the ability to secure a performance or payment bond, or other surety to develop housing projects of the size and type which the Developer proposes to develop; and
 4. Has met all other requirements that the corporation determines to be appropriate and reasonable.

EE. HHFDC finds the following:

1. That the Project primarily includes housing units affordable to households with incomes at or below 140% of the AMI;
2. That the Developer, or other newly formed, sole purpose entities or affiliates of Developer, is an Eligible Developer pursuant to Section 15-307-24, HAR;
3. That the proposal and Application for exemptions from statutes, ordinances, and rules meets minimum proposal requirements pursuant to Section 15-307-26, HAR;
4. That the Project and proposed exemptions are consistent with the purpose and intent of Chapter 201H, HRS, and meets minimum requirements of health and safety; and
5. That the exemptions recommended for approval do not contravene any safety standards, tariffs, or rates and fees approved by the public utilities commission for public utilities or the various boards of water supply authorized under Chapter 54, HRS.

IV. RECOMMENDATION

That the HHFDC Board of Directors approve the following for the Project, substantially as described in this For Action:

- A. Authorize the Application and the Project Proposal with the proposed exemptions from statutes, ordinances, and rules as recommended for approval herein, pursuant to Section 201H-38, HRS;
- B. Approve the Developer, or other successor entities approved by the Executive Director, as Eligible Developer(s) pursuant to Section 15-307-24, HAR;
- C. Execution of any development agreement(s) and restrictions for such exemptions as required by the Executive Director;
- D. Authorize the Executive Director to take all actions necessary to effectuate the purposes of this For Action;

Subject to the following:

- A. Approval with or without modification by the Honolulu City Council pursuant to Section 201H-38, HRS;
- B. Exemptions from BWS' Rules and Regulations are subject to the approval of BWS;
- C. A Development Agreement and Restrictions for the Project shall be executed within nine (9) months of approval by the County Planning Director, unless otherwise extended by the Executive Director;
- D. The Development Agreement will include deadlines for commencement and completion of construction;
- E. Approval as to form of the applicable development documents and Restrictions by the Department of the Attorney General and execution by the Executive Director; and

F. Compliance with all applicable laws, rules, regulations, and such other terms and conditions as may be required by the Executive Director.

Attachments: Exhibit A – Location Map
Exhibit B – Site Area Map
Exhibit C – 3-D Renderings
Exhibit D – Selected Preliminary Drawings
Exhibit E – Developer's Experience
Exhibit F – Developer's Affidavit
Exhibit G – List of Review Agencies
Exhibit H – List of Requested 201H Exemptions
Exhibit I – Summary of Agency Comments
Exhibit J – Conditions for Approval

Prepared by: Cameron Lowry, Housing Development Specialist CL
Reviewed by: AP Albert Palmer, Development Section Chief AP
Randy Chu, Development Branch Chief RC

Approved by the Board of Directors as

☐ Circulated ☒ Amended

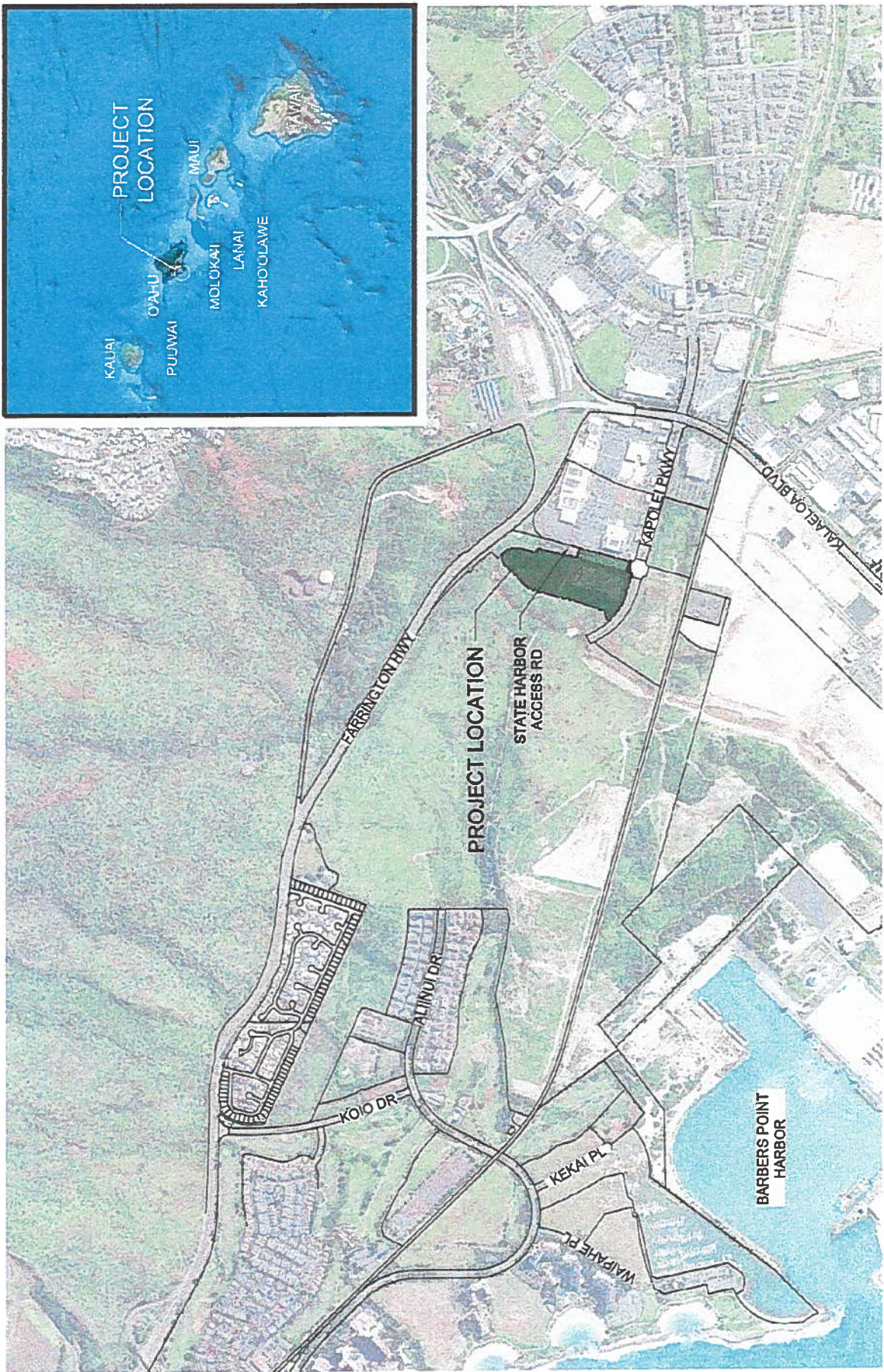
On August 14, 2025, as noted on Exhibit H,
Development Branch page 2

Please take necessary action.

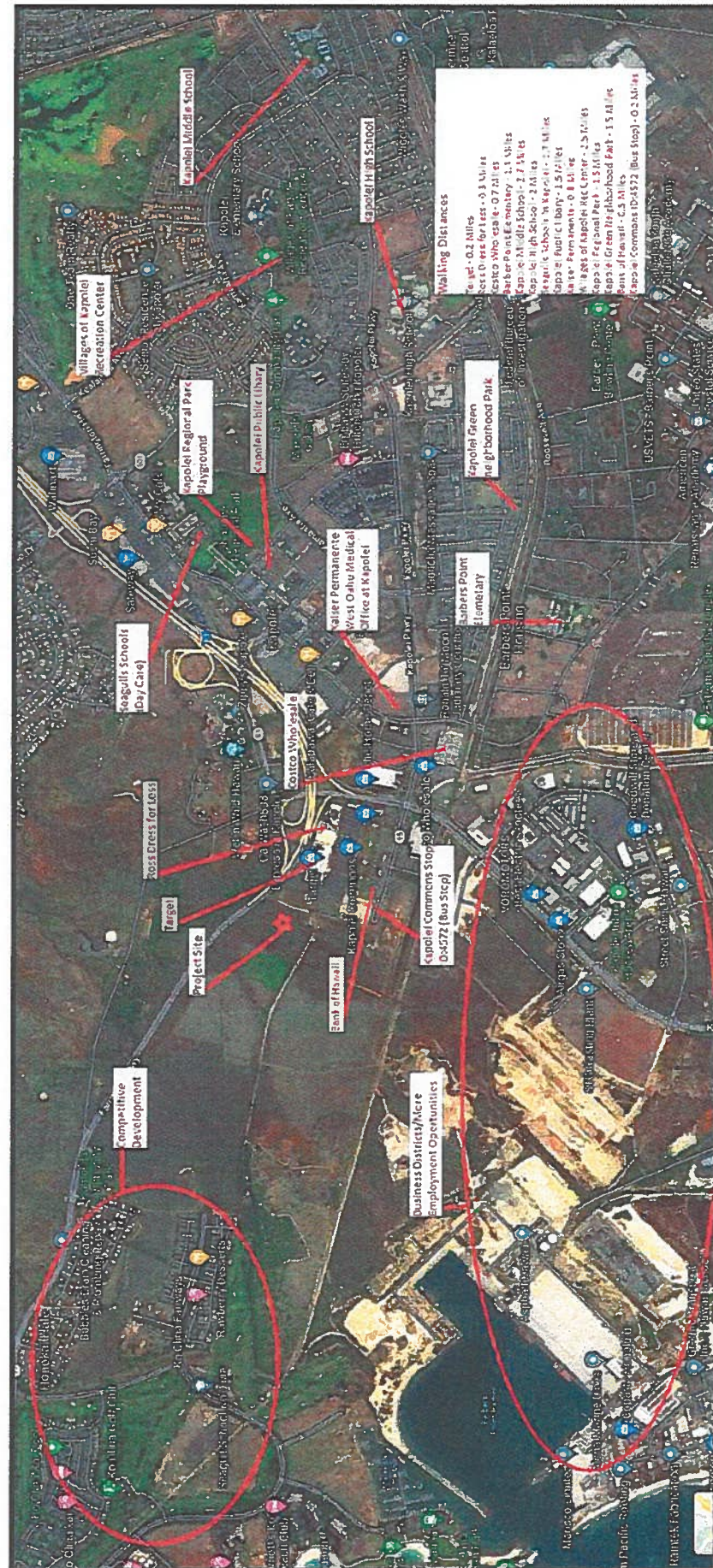
[Signature]

Executive Director

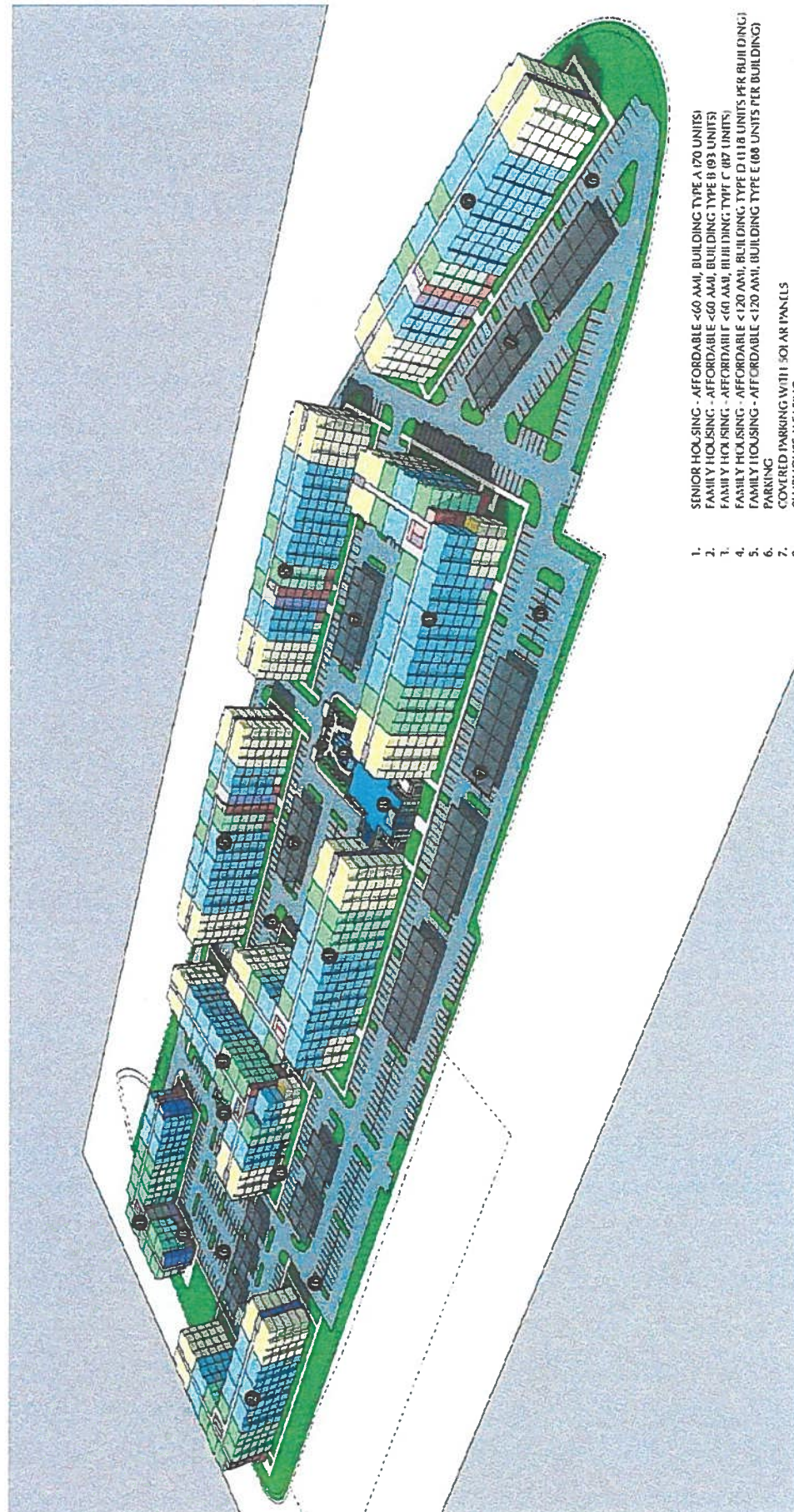
LOCATION MAP



SITE AREA MAP

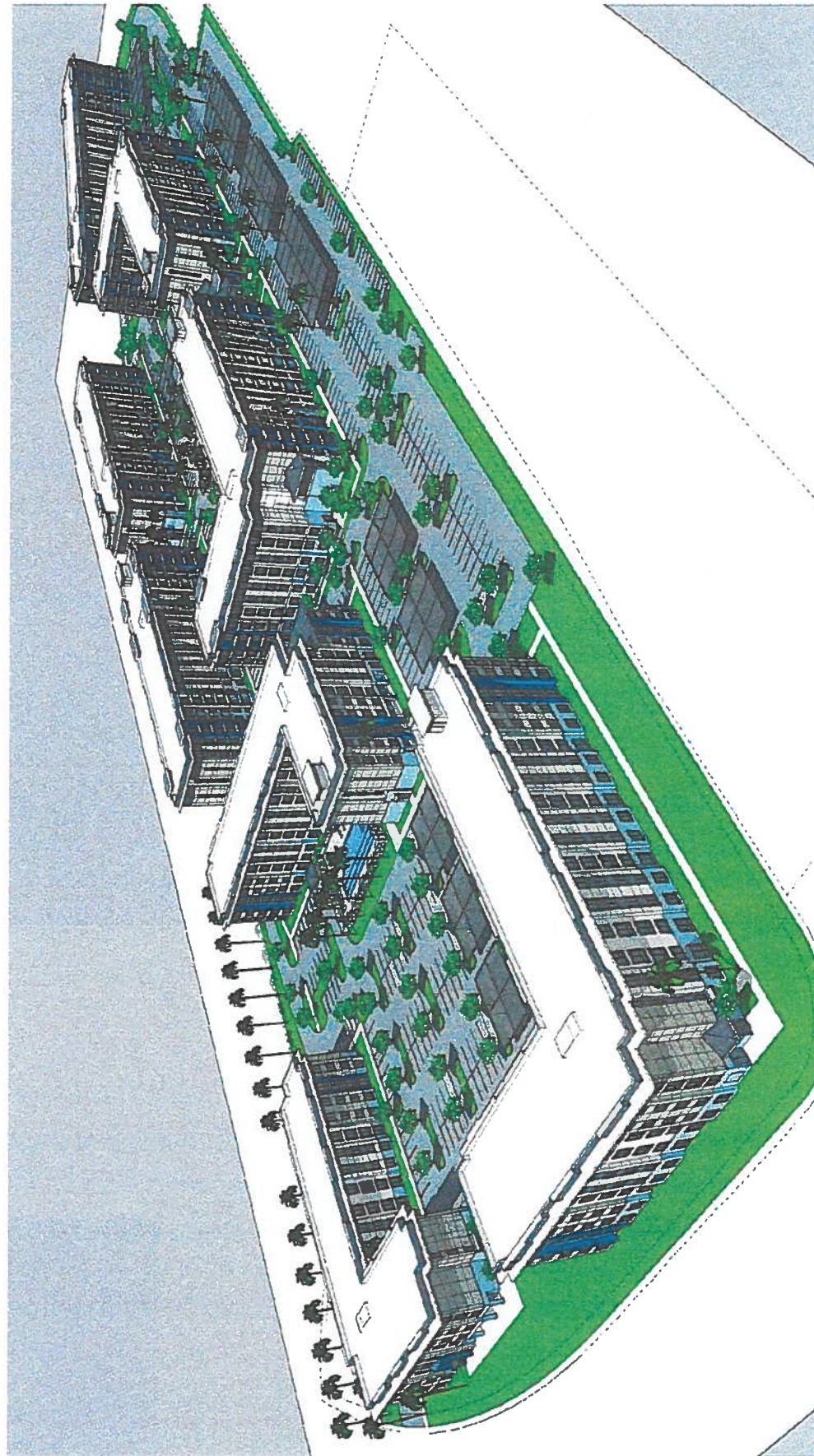


3-D RENDERINGS MASSING STUDY – ORIENTED SOUTHWEST

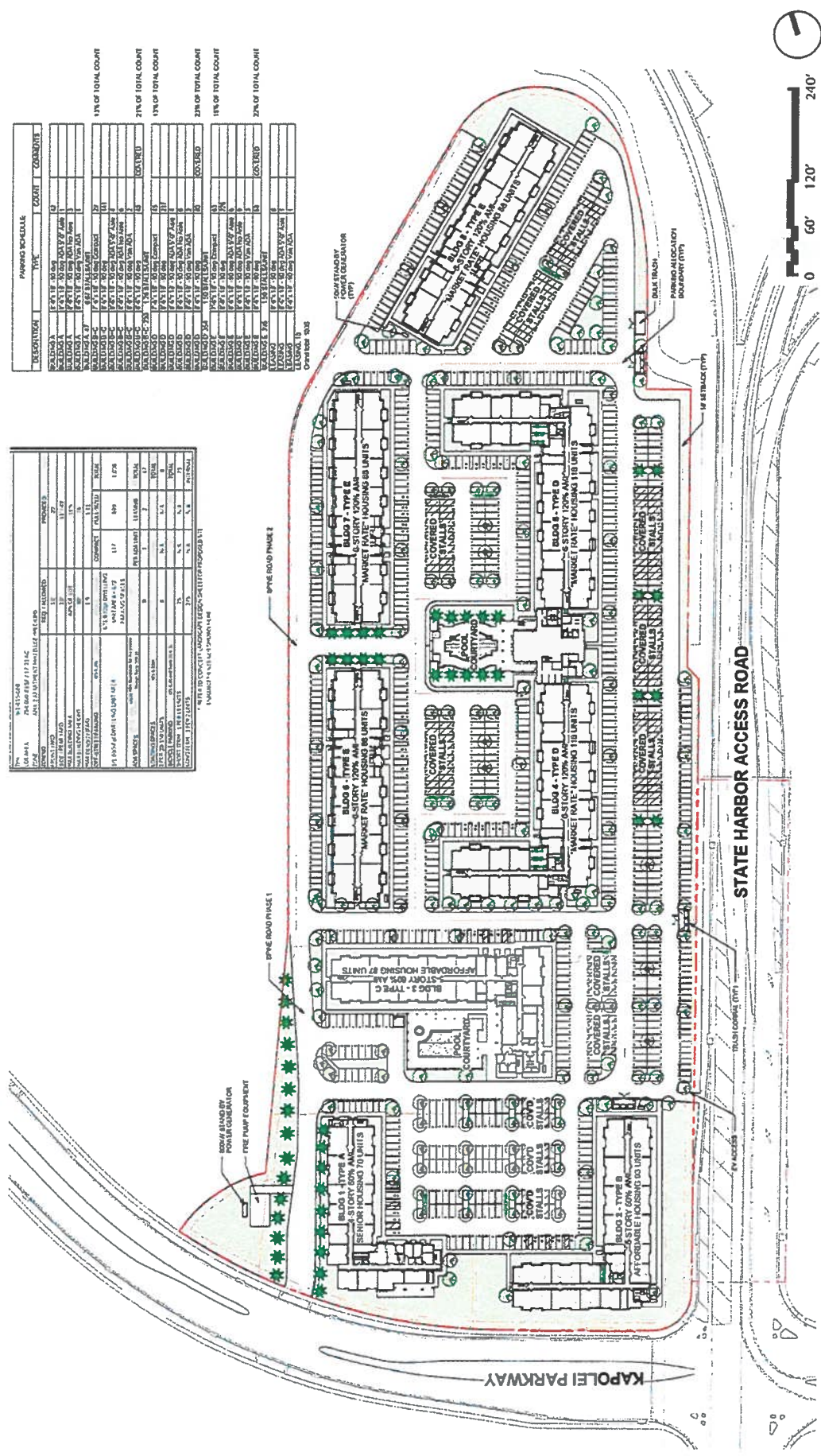


1. SENIOR HOUSING - AFFORDABLE <60 AMI, BUILDING TYPE A (70 UNITS)
2. FAMILY HOUSING - AFFORDABLE <60 AMI, BUILDING TYPE B (93 UNITS)
3. FAMILY HOUSING - AFFORDABLE <60 AMI, BUILDING TYPE C (87 UNITS)
4. FAMILY HOUSING - AFFORDABLE <60 AMI, BUILDING TYPE D (118 UNITS PER BUILDING)
5. FAMILY HOUSING - AFFORDABLE <120 AMI, BUILDING TYPE E (88 UNITS PER BUILDING)
6. PARKING
7. COVERED PARKING WITH 11 SOI AIR PANELS
8. CLUBHOUSE / LEASING
9. SWIMMING POOL

**3-D RENDERINGS
OVERALL SITE – ORIENTED NORTHWEST**



SELECTED PRELIMINARY DRAWINGS
SITE PLAN



PROJECT INFORMATION			
PROJECT NAME	141-111-0000	PROJECT NO.	141-111-0000
OWNER	141-111-0000	DATE	11/11/2023
DESIGNER	141-111-0000	SCALE	1/8" = 1'-0"
DATE	11/11/2023	PROJECT NO.	141-111-0000
PROJECT NAME	141-111-0000	PROJECT NO.	141-111-0000
OWNER	141-111-0000	DATE	11/11/2023
DESIGNER	141-111-0000	SCALE	1/8" = 1'-0"
DATE	11/11/2023	PROJECT NO.	141-111-0000

PARKING SCHEDULE			
LOCATION	TYPE	COUNT	COMMENT
BLDG 1 - TYPE A	PERMANENT	12	
BLDG 2 - TYPE C	PERMANENT	12	
BLDG 3 - TYPE D	PERMANENT	12	
BLDG 4 - TYPE D	PERMANENT	12	
BLDG 5 - TYPE D	PERMANENT	12	
BLDG 6 - TYPE D	PERMANENT	12	
BLDG 7 - TYPE E	PERMANENT	12	
BLDG 8 - TYPE E	PERMANENT	12	
BLDG 9 - TYPE E	PERMANENT	12	
BLDG 10 - TYPE E	PERMANENT	12	
BLDG 11 - TYPE E	PERMANENT	12	
BLDG 12 - TYPE E	PERMANENT	12	
BLDG 13 - TYPE E	PERMANENT	12	
BLDG 14 - TYPE E	PERMANENT	12	
BLDG 15 - TYPE E	PERMANENT	12	
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BLDG 100 - TYPE E	PERMANENT	12	

KEY

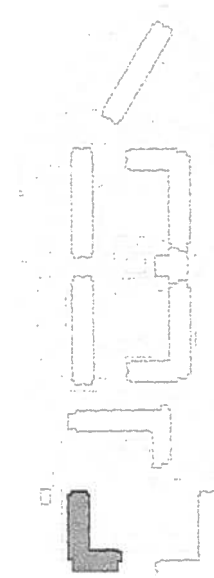
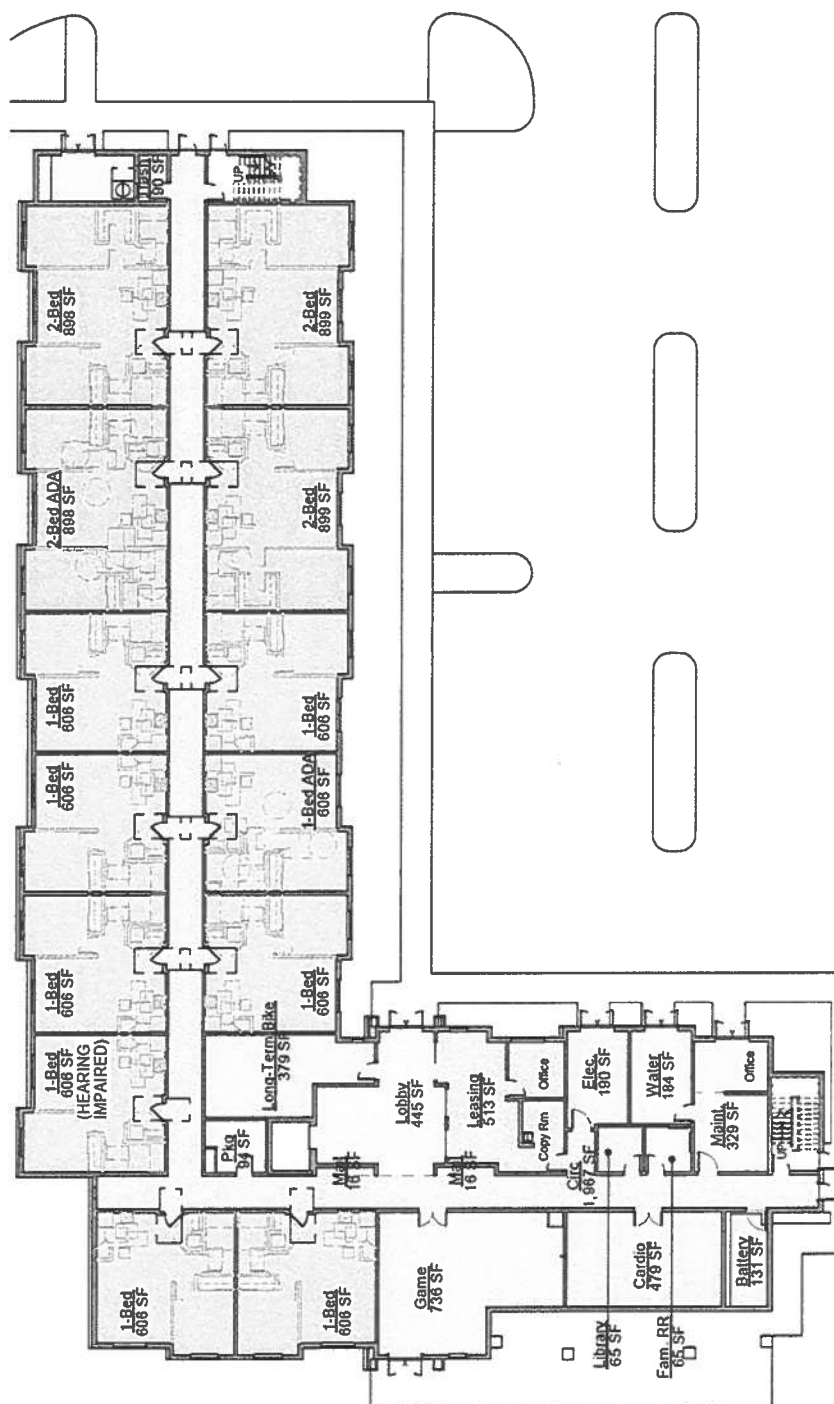


EXHIBIT D
Page 2

SELECTED PRELIMINARY DRAWINGS
BUILDING TYPE A – SENIOR – TYPICAL ELEVATIONS



- COLOR 1 - LIGHT BLUE HORIZONTAL CEMENTITIOUS BOARD SIDING
COLOR 2 - CREAM HORIZONTAL CEMENTITIOUS BOARD SIDING
COLOR 3 - CREAM CEMENTITIOUS BOARD AND BATT
COLOR 4 - TAUPE CEMENTITIOUS BOARD AND BATT
COLOR 5 - GRAY CEMENTITIOUS BOARD AND BATT, AND DECORATIVE BEAMS
COLOR 6 - DARK BLUE STUCCO
COLOR 7 - ASPHALT SHINGLES
8. WHITE TRIM AND DARK BRONZE METAL ACCENTS

1.
2.
3.
4.
5.
6.
7.
8.

KEY



TYPICAL ELEVATIONS

KEY

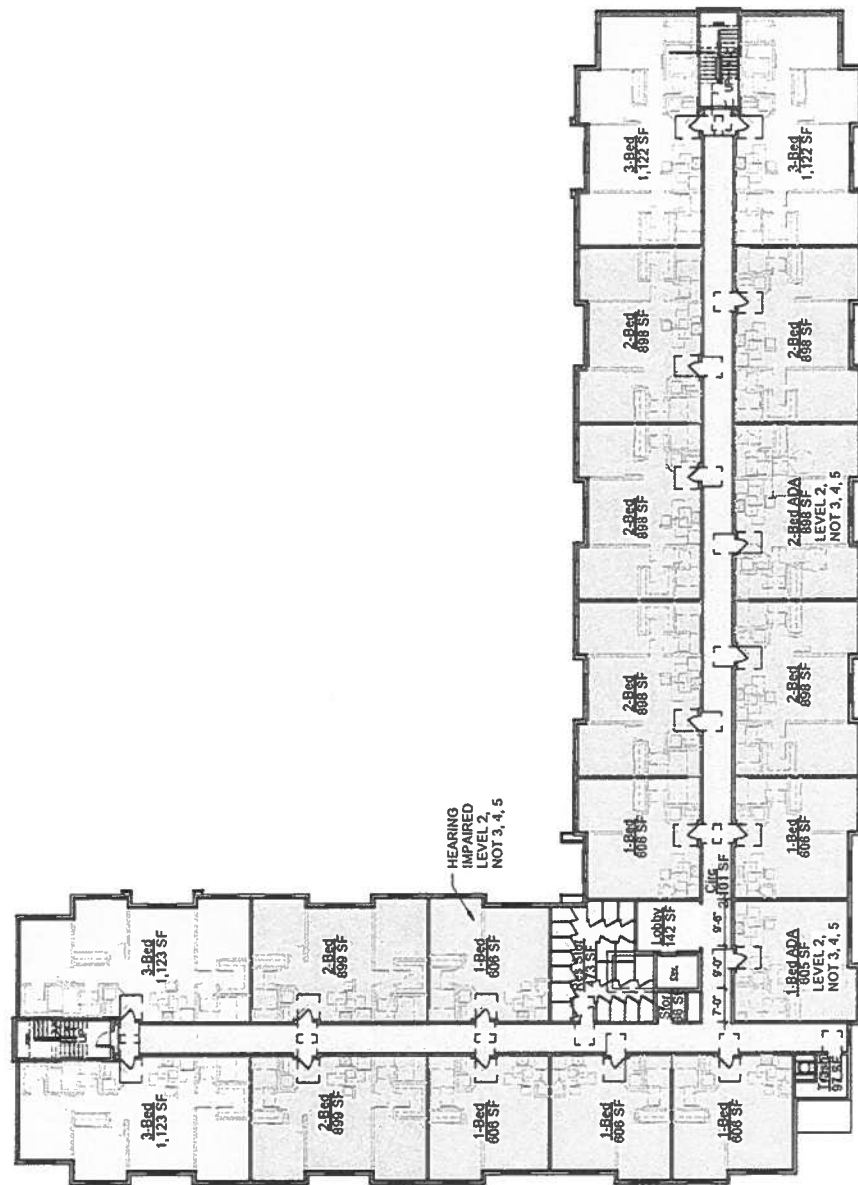
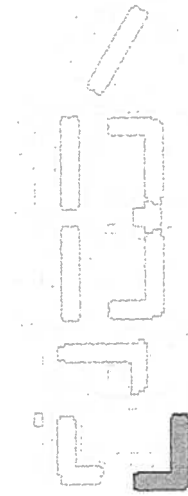


EXHIBIT D
Page 4

SELECTED PRELIMINARY DRAWINGS
BUILDING TYPE B – FAMILY – TYPICAL ELEVATIONS

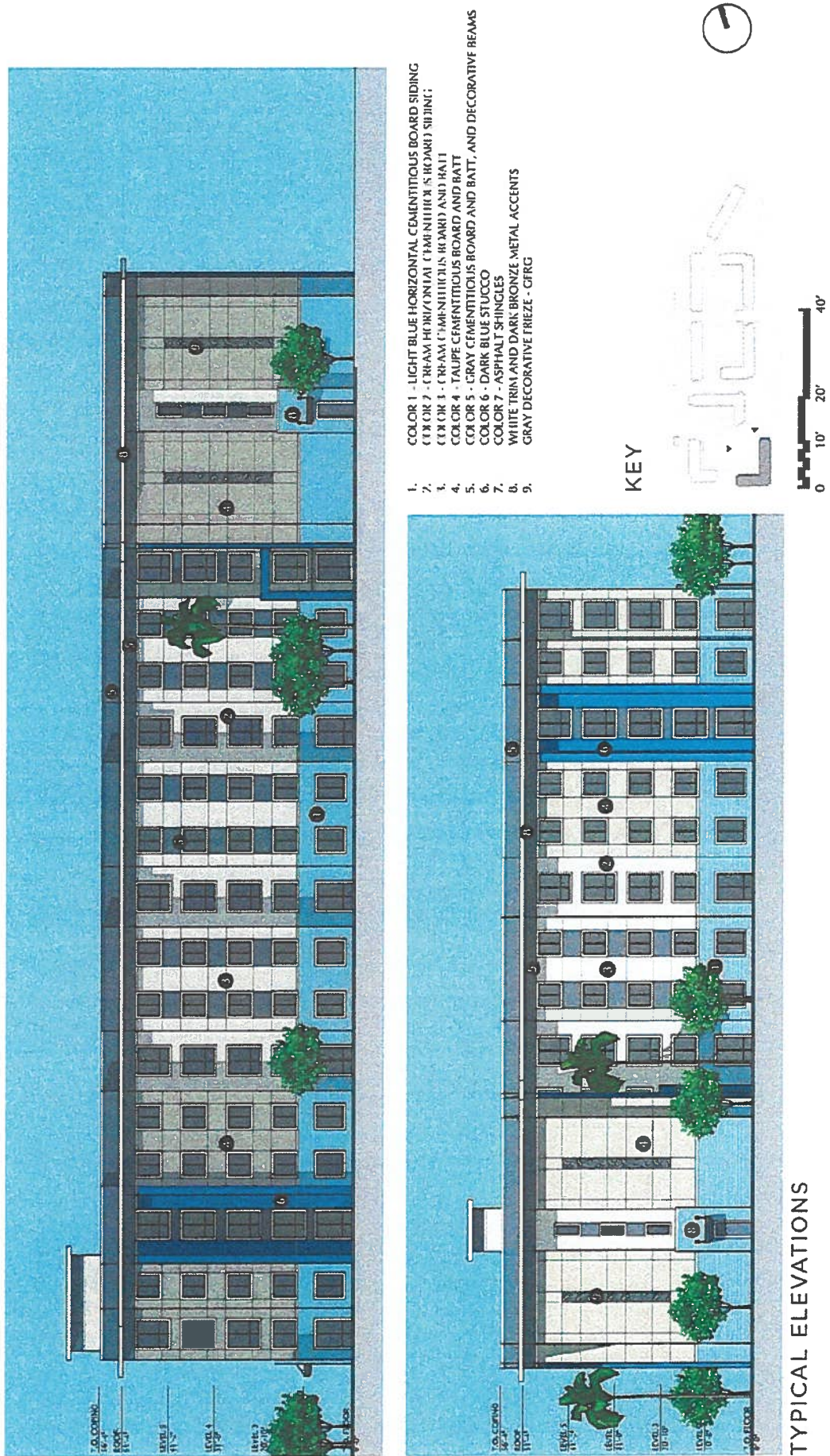
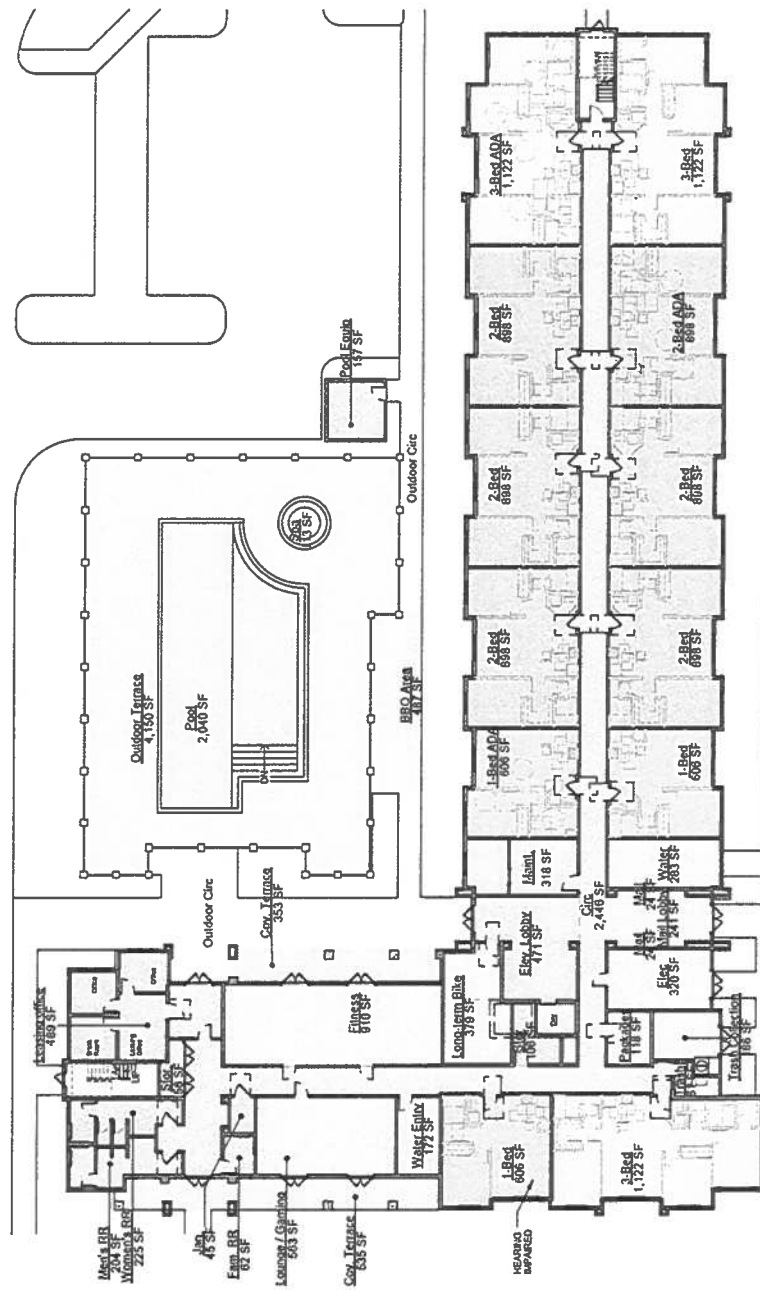
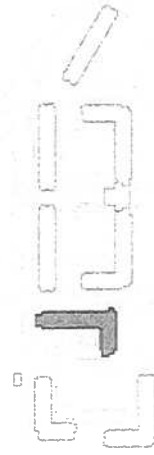


EXHIBIT D
Page 5

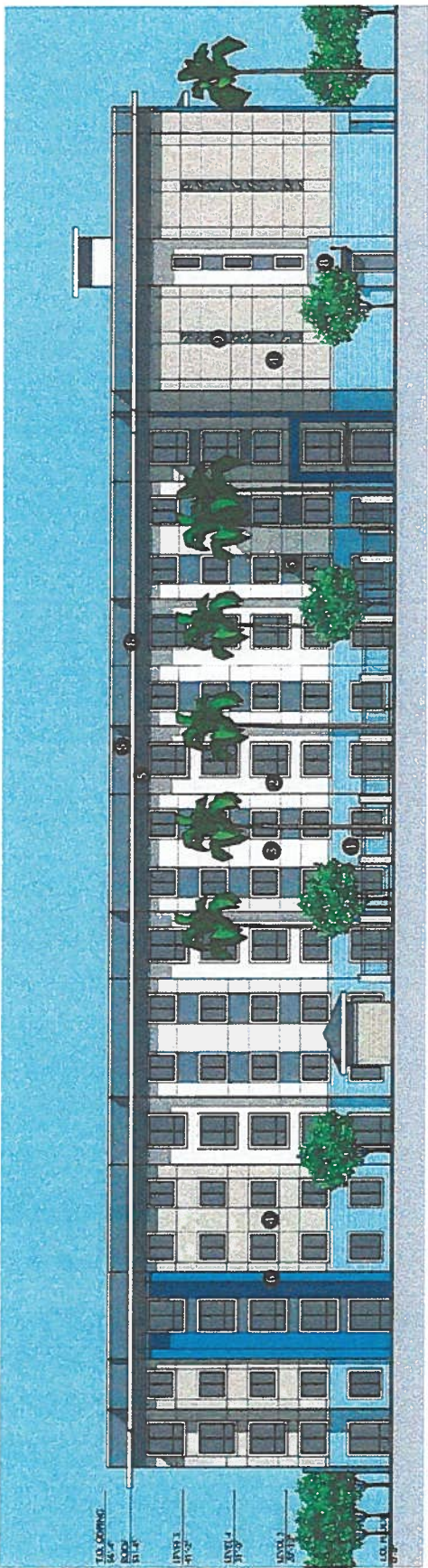
SELECTED PRELIMINARY DRAWINGS
BUILDING TYPE C – FAMILY – LEVEL ONE



KEY



SELECTED PRELIMINARY DRAWINGS
BUILDING TYPE C – FAMILY – TYPICAL ELEVATION



1. COLOR 1 - LIGHT BLUE HORIZONTAL CEMENTITIOUS BOARD SIDING
2. COLOR 2 - CREAM HORIZONTAL CEMENTITIOUS BOARD SIDING
3. COLOR 3 - CREAM CEMENTITIOUS BOARD AND BATT
4. COLOR 4 - TALL PE CEMENTITIOUS BOARD AND BATT
5. COLOR 5 - GRAY CEMENTITIOUS BOARD AND BATT, AND DECORATIVE BEAMS
6. COLOR 6 - DARK BLUE STUCCO
7. COLOR 7 - ASPHALT SHINGLES
8. WHITE TRIM AND DARK BRONZE METAL ACCENTS
9. GRAY DFL URA IVF IRI/FF - CING

KEY



TYPICAL ELEVATIONS

[illegible]

SELECTED PRELIMINARY DRAWINGS
BUILDING TYPE D – FAMILY – TYPICAL ELEVATION

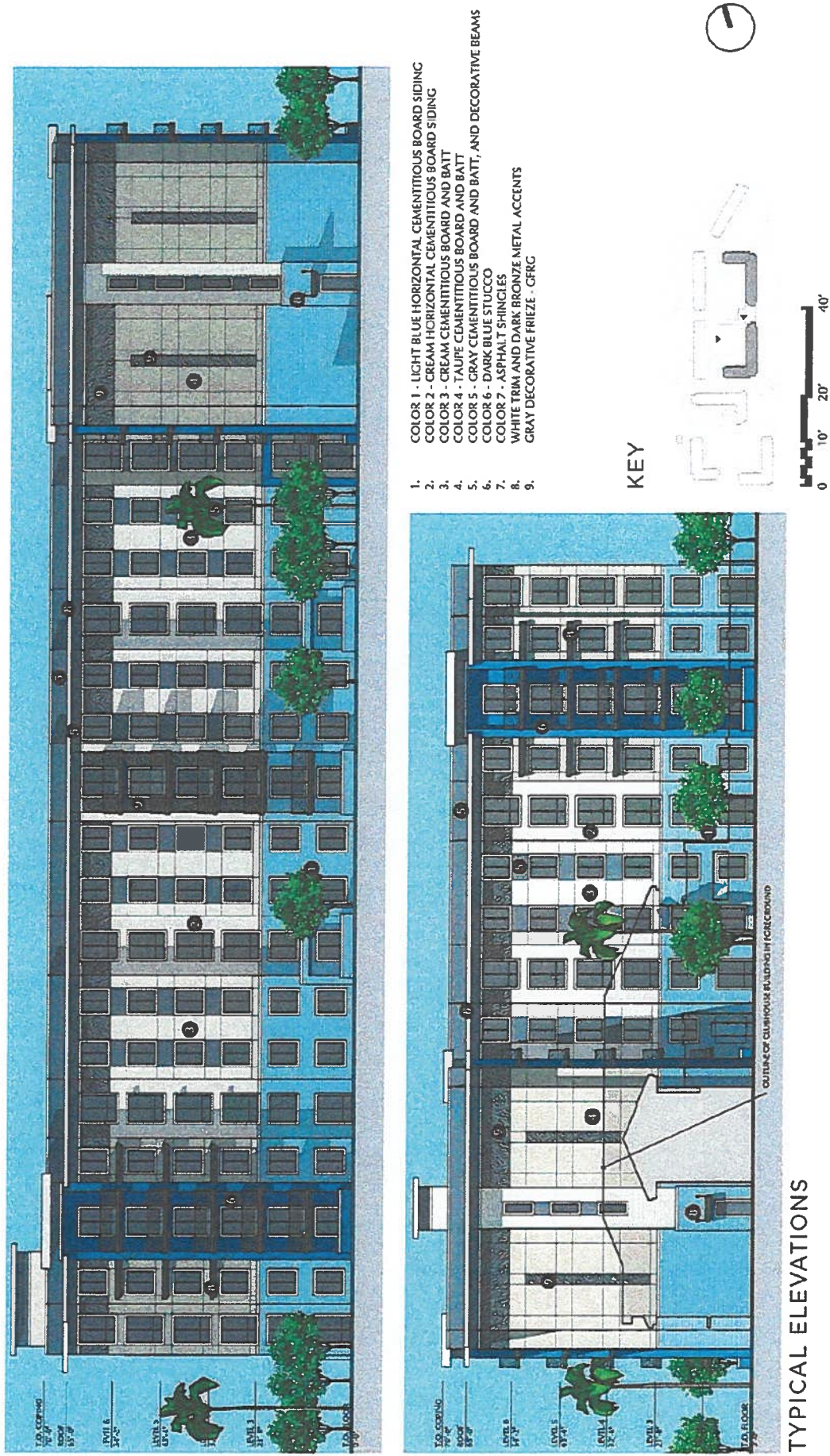
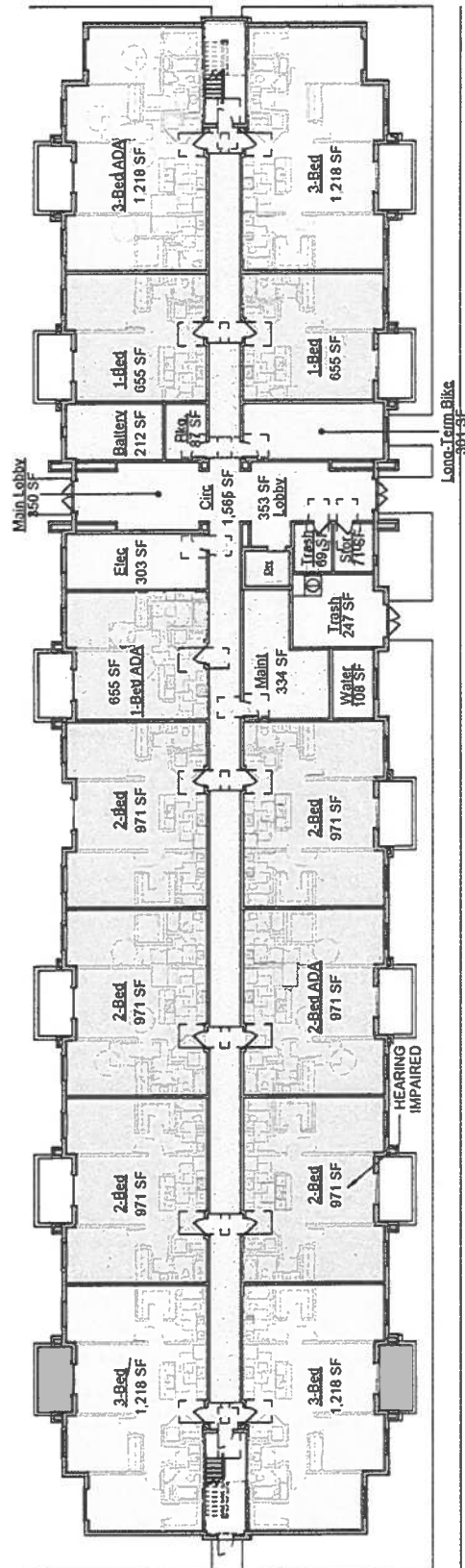
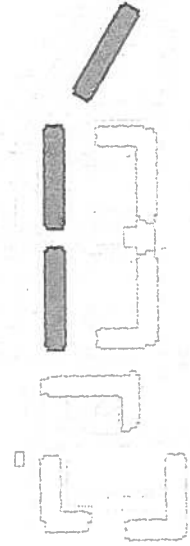


EXHIBIT D
Page 9

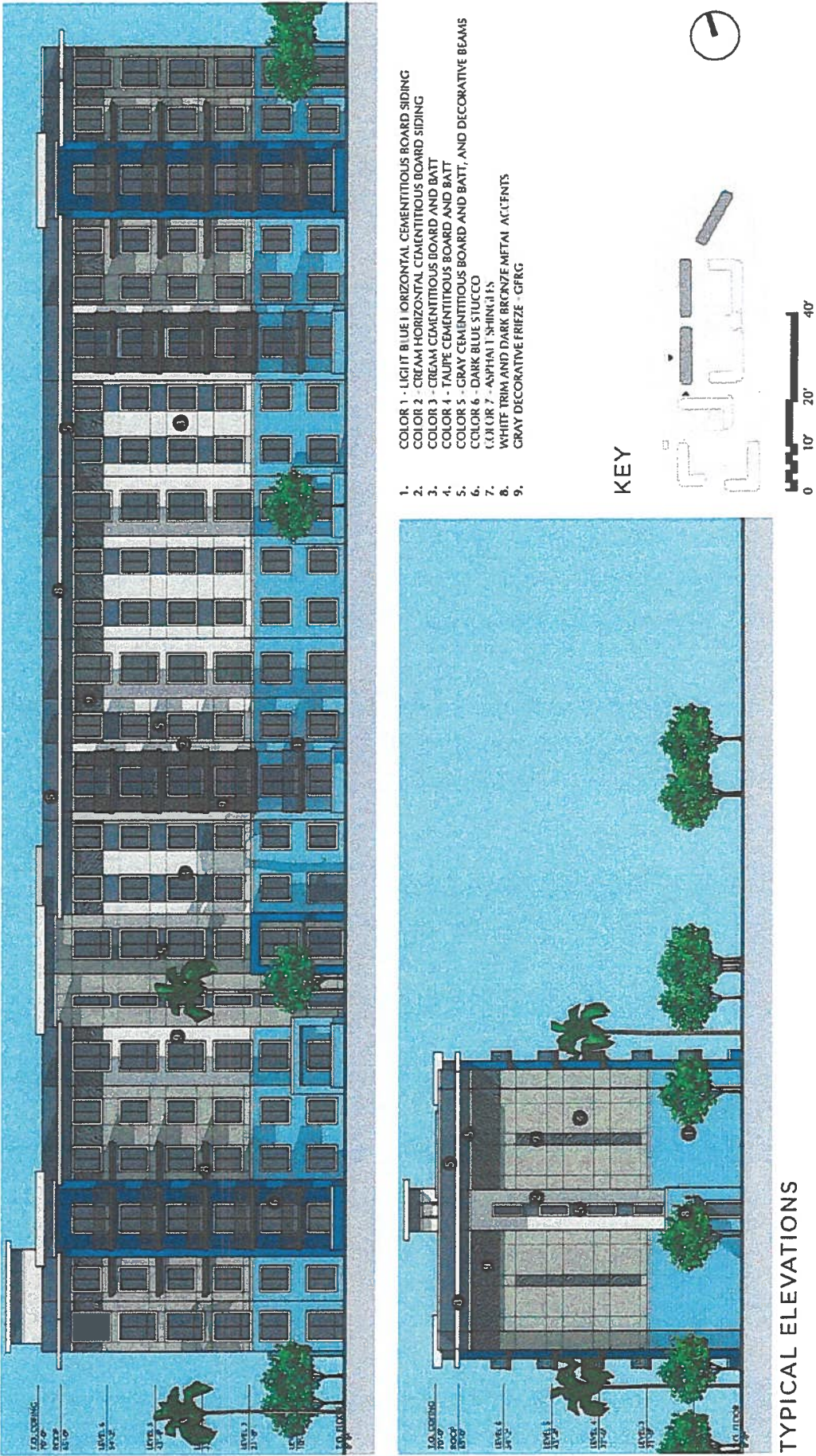
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BUILDING TYPE E – FAMILY – LEVEL ONE



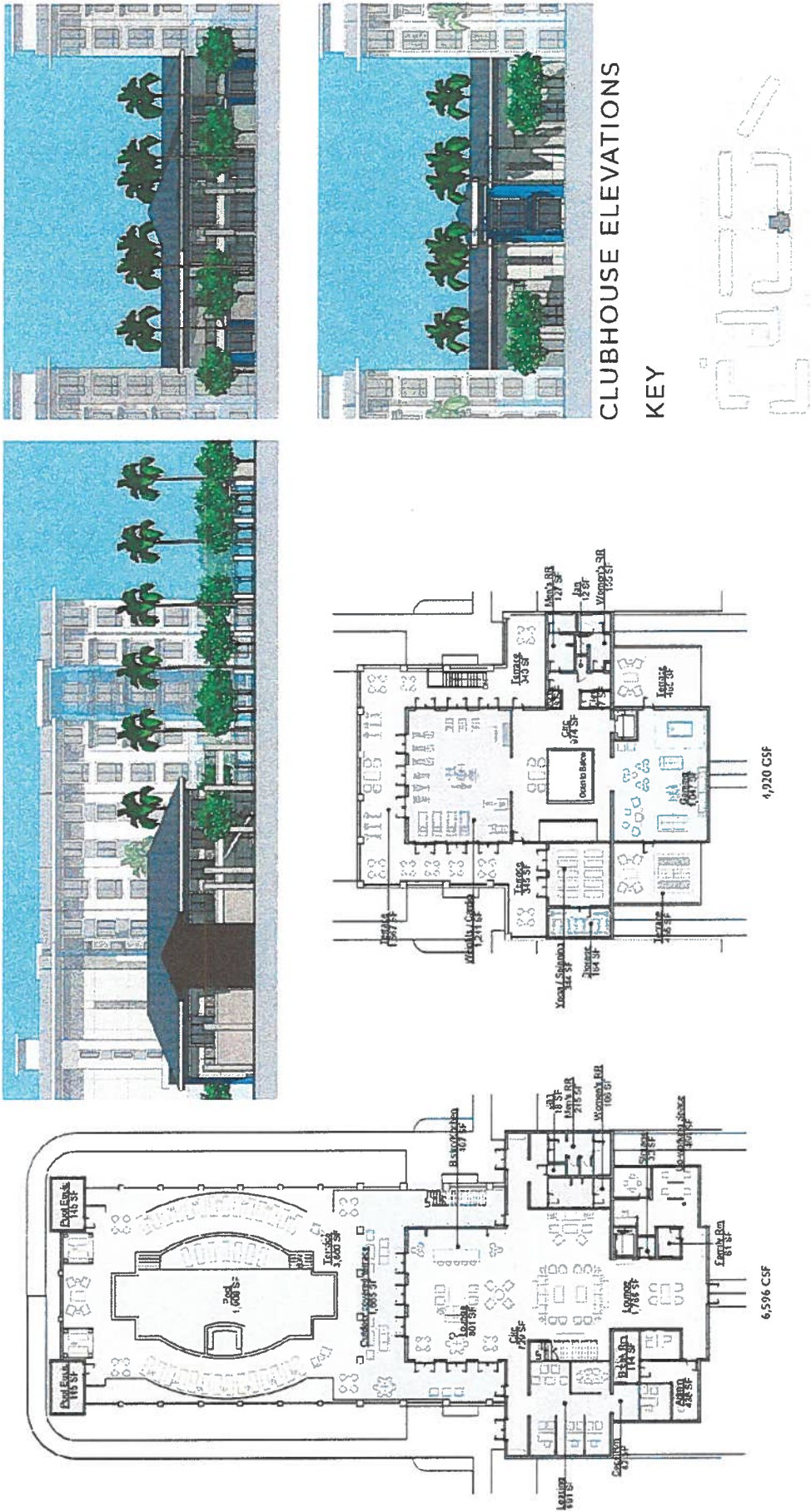
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BUILDING TYPE E – FAMILY – TYPICAL ELEVATION

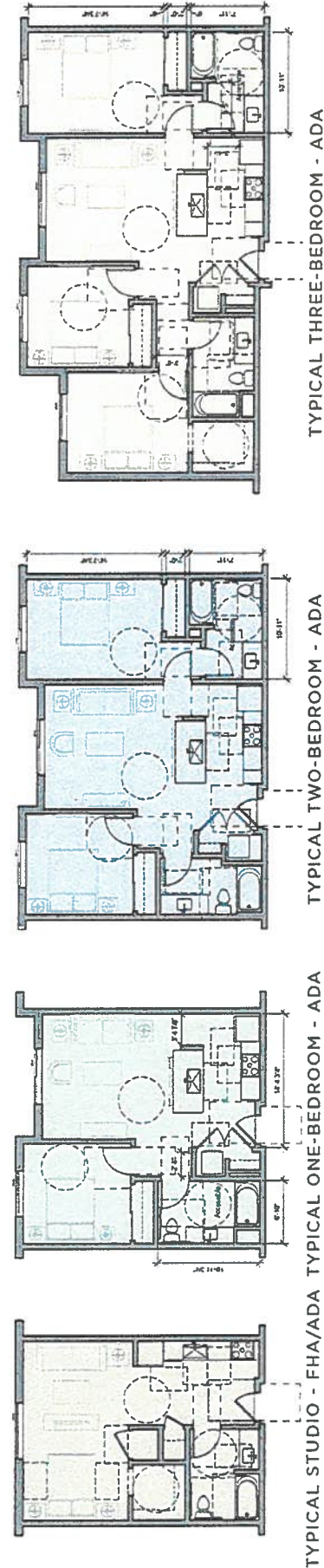


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AMENITY BUILDING



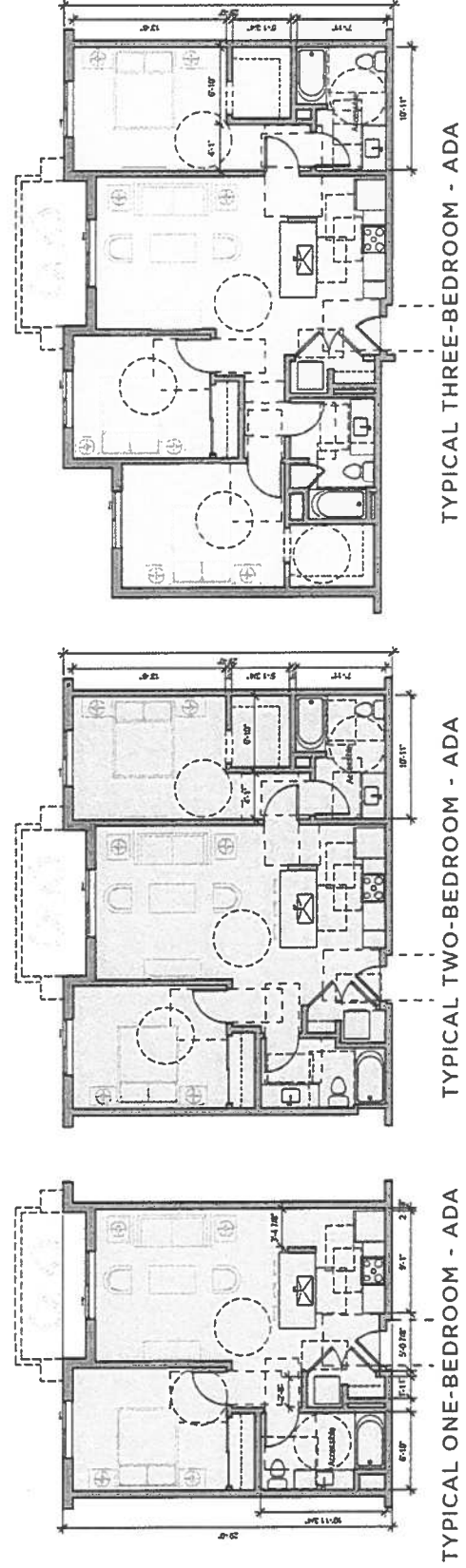
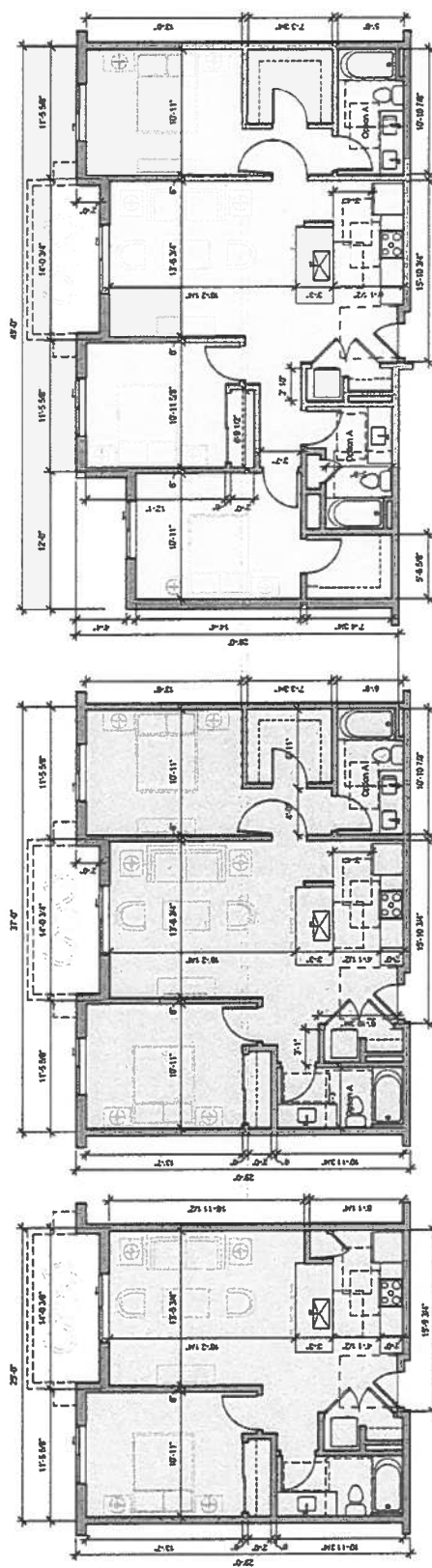
SELECTED PRELIMINARY DRAWINGS
TYPICAL UNIT FLOOR PLANS AFFORDABLE < 60 AMI

LAULIMA LA-03 RESIDENTIAL DEVELOPMENT
TYPICAL UNIT FLOOR PLANS - AFFORDABLE <60 AMI



SELECTED PRELIMINARY DRAWINGS
TYPICAL UNIT FLOOR PLANS AFFORDABLE < 120 AMI

LAULIMA LA-03 RESIDENTIAL DEVELOPMENT
TYPICAL UNIT FLOOR PLANS - AFFORDABLE <120 AMI



DEVELOPER'S EXPERIENCE



Who We Are

Our reach and impact fosters growth in the industries and communities in which we operate.

Our Mission: Enrich Communities And People

At Wasatch, we take a value-driven approach to business while never losing sight of what matters most: the people. Our commitment to innovation and creativity is at the heart of everything we do. Here, we get the kind of results that revolutionize industries. It's what makes us the leader in so many different markets today.

For over 33 years, we have built more than businesses, we have created growth and opportunities in the communities in which we work and serve. In fact, our community and philanthropic initiatives are ingrained in our business model. An important part of the Wasatch mission is to help communities thrive. Through a creative collaboration with nearby communities, we provide stewardship and foster growth for not just our entities but the surrounding areas as well.

Today, our portfolio spans Real Estate Development, Commercial and Retail Development and Management, Multi-Family Development and Management, Technology, Venture Capital, and Consumer Products.

1,700⁺
Employees

57
Companies and Businesses

44
Cities

The Wasatch Portfolio Spans Real Estate Development, Commercial And Retail Development And Management, Multi-Family Development And Management, Technology, Venture Capital, And Consumer Products.

For over 33 years, we have built more than businesses, we have created growth and opportunities in the communities in which we work and serve. In fact, our community and philanthropic initiatives are ingrained in our business model. An important part of the Wasatch mission is to help communities thrive. Through a creative collaboration with nearby communities, we provide stewardship and foster growth for not just our entities but the surrounding areas as well.



WASATCH PREMIER PROPERTIES

ASSET TIMELINE

2001-2022

WPP

ASSET VALUE INF

2001

26 communities

Overlook at Pantano Tucson, AZ 8/14/01 444 units	Bridges at Five Oaks Sacramento, CA 8/14/01 141 units	Arroyo Vista Glendale, AZ 8/14/01 304 units SOLD
Crossroads West Jordan, UT 8/14/01 240 units	Edgewater Isle Hanford, CA 8/14/01 370 units	Rio Seco Tucson, AZ 8/14/01 234 units
Aspen Park Sacramento, CA 8/14/01 280 units	Glen Oaks Glendale, AZ 8/14/01 184 units	Bent Tree Sacramento, CA 8/14/01 208 units
Chesapeake Commons Rancho Cordova, CA 8/14/01 600 units	Heron Pointe Fresno, CA 8/14/01 417 units	California Place Sacramento, CA 8/14/01 211 units



WPP

ASSET TIMELINE

2002-2006

11 communities

Palladio Apts, Phase II		Grand Spruce		Burnett Station	
Salt Lake City, UT	SOLD	Escondido, CA	SOLD	Renton, WA	
9/1/02	149 units	9/1/05	304 units	6/30/06	58 units
Eucalyptus Grove		Indigo Creek		Revo 225	
Chula Vista, CA		Thornton, CO		Renton, WA	
12/31/02	376 units	12/15/05	304 units	6/30/06	68 units
Pinehurst		Spring Villas		Wasatch Hills	
Midvale, UT		San Diego, CA	SOLD	Renton, WA	SOLD
7/23/03	174 units	6/1/06	136 units	12/15/06	356 units
Echo Ridge		Metropolitan Place			
Castle Rock, CO		Renton, WA			
8/31/04	340 units	6/30/06	90 units		



WPP

ASSET TRUST INC.

2007-2015

7 communities

Point Natomas	Trailside
Sacramento, CA	Parker, CO
4/01/07	6/27/11
337 units	280 units
SOLD	

Palladio Phase I	The Parc at Day Dairy
Salt Lake City, UT	Draper, UT
6/01/07	3/8/12
96 units	228 units
SOLD	

Canyon Ridge	Riverton on the Platte
Surprise, AZ	Sheridan, CO
7/29/08	12/5/12
192 units	316 units
	SOLD

Falls at Hunters Point
Salt Lake City, UT
1/01/09
276 units
SOLD

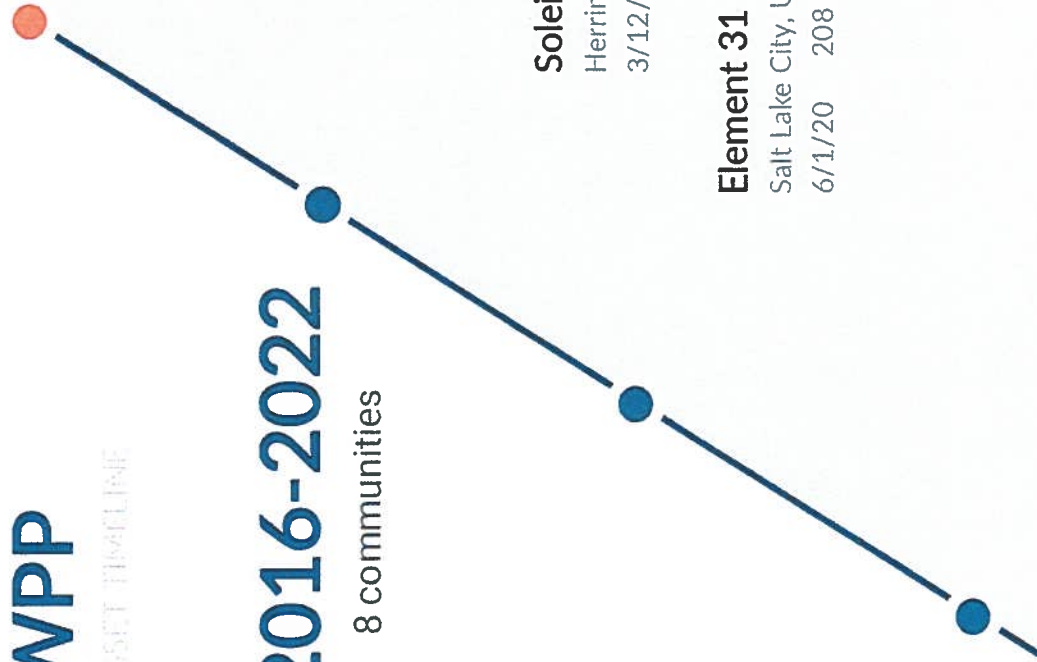


WPP

ASSET TIMELINE

2016-2022

8 communities



Four Seasons Southtowne South Jordan, UT 6/8/16 276 units	Rivulet American Fork, UT 6/1/20 252 units
The Parc on 5th American Fork, UT 4/13/18 252 units	Matheson Tremonton, UT 7/8/20 304 units
Soleil Herriman, UT 3/12/19 600 units	Hudson South Salt Lake, UT 11/1/20 113 units
Element 31 Salt Lake City, UT 6/1/20 208 units	Ridge View Cheyenne, WY 5/26/22 232 units



WASATCH PREMIER PROPERTIES

2001-2022
52 communities
16 sold

TOTAL UNITS
8,106 UNITS
36 communities

EXHIBIT F – DEVELOPER’S AFFIDAVIT

AFFIDAVIT

STATE OF UTAH)
) ss:
COUNTY OF SALT LAKE CITY)

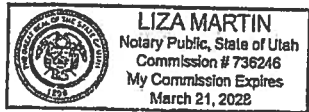
The undersigned, Kipling Sheppard, being first duly cautioned and sworn, hereby states as follows:

1. I am the Chief Executive Officer of Laulima Affordable Housing, LLC (“*LAH*”). The sole owner of LAH is Kamaka Affordable Development, LLC, doing business as Kamaka Responsible Development (“*Kamaka*”)
2. LAH is the developer of Aloha Aina, a 750-unit affordable housing project being developed on approximately 17.31 acres in Kapolei, Hawaii (the “*Project*”) owned by WPP Hawaii, LLC.
3. I hereby certify that Tower Development, LLC has no ownership interest in LAH, WPP Hawaii, LLC or, Kamaka, nor has Tower Development, LLC been engaged as a developer on the Project.

DATED this 25th day of June, 2025.


Kipling Sheppard

Sworn to and subscribed before me, a Notary Public in and for said County and State, on this 25th day of June, 2025.




Liza Martin, Notary Public

LIST OF REVIEW AGENCIES

At a minimum, the following agencies and elected officials should be provided copies of the material from the 201H Application, for review and comment:

State of Hawaii

- Department of Accounting & General Services
 - Public Works Division *
- Superintendent, Department of Education
- Department of Health
- Department of Transportation
- Office of Planning and Sustainable Development **
- Department of Land and Natural Resources

City & County of Honolulu

- Department of Environmental Services
- Office of Housing
- Fire Department *
- Police Department
- Department of Planning and Permitting *
- Department of Public Works
- Department of Parks and Recreation
- Department of Water Supply
- Department of Design and Construction
- Department of Emergency Services
- Department of Design and Construction
- Honolulu Board of Water Supply
- Office of Housing

Elected Officials

- Representative Kananu Souza, District 43
- Representative Diamond Garcia, District 42
- Senator Mike Gabbard, District 21
- Councilmember Andria Tupola, District 1

* = Received comments

** = Received late comments

LIST OF REQUESTED 201H EXEMPTIONS

Application Fees

1. Exemption from §18-6.2, Revised Ordinances of Honolulu 2021 (ROH), to allow an exemption from the payment of building permit fees, estimated at \$1,313,449.
2. Exemption from ROH §18-6.1, to allow an exemption from the payment of plan review fees, estimated at \$25,000.
3. Exemption from ROH §18A-2.4, to allow an exemption from the payment of grading, grubbing, and stock piling fees, estimated at a total of \$15,070.
4. Exemption from ROH §14-2.1(c), to allow an exemption from the payment of trenching permit fees, estimated at \$845.
5. Exemption from ROH §14-2.1(c), to allow an exemption from the payment of utility connection permit fees, estimated at \$50.
6. Exemption from ROH §18A-1.6(d), to allow an exemption from the payment of stormwater quality review and erosion control and sediment plan review fees, estimated at \$250.

Infrastructure and Public Works Fees and Charges

7. Exemption from ROH §43-10.1, §43-10.2. and §43-10.3, to allow an exemption from the payment of wastewater system facility charges attributed to 250 affordable units rented to households earning 60 percent or below of the AMI, estimated at \$654,570.
8. Deferral from ROH §43-10.1, §43-10.2. and §43-10.3, to allow the deferral of the payment of wastewater system facility charges attributed to 500 rented to households earning 120 percent of the AMI, until the issuance of the Project's certificate of occupancy for each Project phase, for the charges associated with that phase, estimated at a total of \$1,309,140.
9. Exemption from ROH §43-11.12(f), to allow an exemption from the payment of private storm drain connection fees, estimated at \$200.

Fire Department Plan Review Fees

10. Exemption from ROH §20-1.1, Item 3. to allow an exemption from the payment of Honolulu Fire Department plan review fees, estimated at estimated at \$131,345.

Board of Water Supply Rules and Regulations

11. Deferral from Sections 1-102 and 2-202 of the Board of Water Supply ("BWS") Rules and Regulations, to allow a deferral of the payment of water system facility charges and the installation of water service fees, until the installation of the Project's water meter for each Project phase, for the charges and fees associated with that phase, estimated at a total of \$718,200; provided that all BWS requirements are satisfied. Actual charges and fees to be deferred will be determined by the BWS during review of the Project's building permit applications.

Park Dedication Ordinance Requirements

12. Exemption from ROH Chapter 22, Article 7, to allow exemption from park dedication requirements attributed to 750 affordable units offered for rent to households earning 120 AMI and below, totaling 64,031 square feet of park space. The Project is included as part of the

Kapolei West Master Plan approval under a Unilateral Agreement (UA), Ord. 08-27. As a requirement of Ord. 08-27, a Master Park Plan Agreement was executed with the City on May 12, 2012, that provides for the dedication of a 10-acre community park and a 5-acre neighborhood park.

Land Use Ordinance ("LUO")

13. Exemption from LUO §21-6.40, relating to bicycle parking, to allow the Project to provide 45 short-term and 160 long-term bicycle parking spaces (instead of the required 75 short-term, 375 long-term spaces), subject to Condition F in Exhibit J.

14. Exemption from LUO §§ 21-3.90-1(b), 21-3.90-1(c)(1), 21-4.30(d), 21-6.80(a)(2), and Table 21-3.3, relating to yard setbacks, to allow parking areas and access drives to encroach up to 8 feet into the required 10-foot side yard along the State Harbor Access Road to the east, and up to 10 feet into the required 10-foot side yard along Spine Road to the west; and to allow for no landscaping of the required yards in those encroachment areas.

15. Exemption from LUO § 21-6.80(b)(2) to allow shade structures (solar panels) to provide shade and minimize visibility of paved surfaces in the Project's surface parking lots (instead of the required one canopy form tree, a minimum of 2-inch caliper, for every six parking spaces, or one canopy form tree of 6-inch caliper or more for every 12 parking spaces); provided that the solar panels must be evenly distributed throughout the Project's surface parking lots, as generally shown on the attached Exhibits.

~~Impact Fees for Traffic and Roadway Improvements in Ewa~~

~~16. Exemption from ROH §33A, to allow an exemption from payment of impact fees for traffic and roadway improvements in Ewa attributed to 750 affordable units at 120 AMI or less, estimated at \$933,750.~~

REMOVE

SUMMARY OF AGENCY COMMENTS

HAWAII DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES PUBLIC WORKS DIVISION

Comment letter dated February 14, 2025

- No comments

HAWAII OFFICE OF PLANNING AND SUSTAINABLE DEVELOPMENT (OPSD)

Comment letter dated March 10, 2025

- OPSD notes that the Project has a housing unit density that exceeds that originally planned in the Kapolei West Master Plan as seen in Exhibit 16, Final Environmental Impact Statement. OPSD is in strong support of the higher density and unit count as well as the long-term affordability of the housing units. OPSD also supports larger units with more bedrooms to provide families with more rental options.
- In addition, it would be helpful for the Application to include the most current Kapolei West Master Plan showing the Laulima Affordable Housing Project in the context of the larger planned residential community and associated densities.
- The Project is situated in the Kapolei Complex Area that is experiencing overcrowding in many of its schools. Exhibit 16 indicates that the original petitioner was in discussion with the State Department of Education (DOE) regarding an educational agreement for the Kapolei West development based on an estimate of 260 new students resulting from master plan development. At that time, land for a new public school was being set aside for DOE. It would be helpful if the application provided an update on discussions with DOE as to the number of new students anticipated with the Laulima Project and Kapolei West as a whole and the status of the school site set aside.
- The Project units will be air conditioned and have gas water heaters; no onsite renewable energy systems are planned. Greater consideration should be given to how long-term energy costs for households can be reduced and clean energy objectives be promoted in Project design, buildout, and operations. For example, if windows are operable, consideration could be given to the installation of ceiling fans to allow residents lower-cost cooling options.
- The Project is within walking distance of various services, schools, shopping and recreational facilities, and is in an area that has a network of bicycle and pedestrian infrastructure. Consideration should be given to promoting alternative transportation options for residents to reduce the need for surface parking, such as car sharing services.
- Under Amenities and Services, reference is made to community-supported agricultural gardens, but these are not shown on the site plan or renderings.
- Supplemental Narrative:
 - In paragraph 2, the statement, "...LAH is proposing to build 236 of the units upfront prior to construction of any market rate housing units and is requesting 201H approval" should be clarified.
 - The last sentence states that the Project area is in an area "slated as the last stop on Honolulu's Light Rail System." This should be clarified, as under current plans, the Skyline System terminates at East Kapolei.
 - The narrative in paragraph 2 should be clarified as to whether the Project will be subdivided into four parcels as discussed here or will be one parcel subject to a condominium property regime as noted on page ii of the Summary Sheet.
 - OPSD recommends the Project Schedule be updated.

HONOLULU DEPARTMENT OF PLANNING AND PERMITTING

Comment letter dated March 7, 2025

EXHIBIT I

Page 1

- DPP has no objection to the exemption request for subdivision and park dedication fees.
- DPP has no objection to the exemption request for grading grubbing and stockpiling permits, trenching permit, drain connection license and Erosion and Sediment Control Plan review fees.
- A request to waive the Wastewater System Facility Charge for affordable housing should be submitted to the Department of Environmental Services separately for review and approval.
- The Project is not subject to Revised Ordinances of Honolulu (ROH) Chapter 29 and ROH Chapter 32. The property is governed by a Unilateral Agreement (UA). Therefore, the Project is not subject to compliance with ROH Chapter 29. Additionally, the proposed Project does not meet the criteria to count as an affordable rental housing project under ROH Section 32-1.1.
- Transportation and Traffic:
 - The Project has the opportunity to take advantage of various improvements to foster a sense of community and better connect this neighborhood with the rest of Kapolei by paying attention to interior and exterior circulation and access to transit. The Project should collaborate with Hui and other car-share programs, integrate with existing bus routes and Skyline stations, and enhance bike and pedestrian connections to improve multimodal transportation access.
 - The DPP Traffic Review Branch must receive an updated Traffic Impact Analysis Report (TIAR).
 - The future State Harbor Access Road and Kapolei Parkway extensions should have sidewalks and bike lanes to provide an alternative to individual vehicle use. Based on the Complete Street Design Manual and the Complete Street Ordinance, this Project could provide amenities to support walking and biking by providing better delineation of the connections from walking areas internal to the Project and at the major street entrance of the Project. The Applicant should consider adding:
 - Raised pedestrian crosswalks (across the entrance drive to Kapolei Parkway) and across major drive aisles between buildings and parking areas, as well as other best practices for traffic calming, which signal drivers to slow down and watch for pedestrians on the internal drive aisles.
 - A color texture to the pavement where pedestrians travel to highlight the route(s) for those walking and driving. Low-level lighting should be provided along sidewalks and open space, paved, or grassy areas around the buildings, pool, and clubhouse amenities such as benches, bike racks/parking, and trash cans. Denser and taller landscape plantings should surround the entire perimeter of the Project area, especially along the full length of the future Harbor Access Road frontage and the edge closest to H-1 Highway to screen the expanse of the parking lot along these edges.
 - An overall timeline or phasing plan for the Project and for each designated phase of the development. Each of the phases must have its own timeline or phasing plan of the anticipated dates to obtain major building permit(s) for demolition and construction work, including the projected date of occupancy, and must be prepared by the Applicant in a format acceptable to the DPP. The timeline should identify when the construction management plan (CMP), updates, and/or validation of the findings of the TIAR and off-site roadway work will be submitted for review and approval. The CMP should be submitted for review and

approval before building permits, including demolition, for major construction work are issued.

- Submit a CMP to the DPP that:
 - Identifies the type, frequency, and routing of heavy trucks and construction related vehicles, and provides remedial measures to minimize impacts from construction vehicles and construction-related activities.
 - Identifies and limits construction-related vehicular activity to periods outside of the peak periods of traffic hours, utilizing alternate routes for heavy trucks, provisions for on-site or off-site staging areas for construction workers and vehicles to limit the use of on-street parking around the Project site, and include other mitigation measures to address potential impacts on the surrounding neighborhood.
 - Includes plans for all work within or affecting public streets, and preliminary or conceptual traffic control plans and;
 - Includes document the condition of roadways prior to the start of construction activities and provides remedial measures, as necessary, such as restriping, road resurfacing, and/or reconstruction if the condition of the roadways has deteriorated as a result of the related construction activities.
- Approximately one year after the issuance of a certificate of occupancy for each phase of the Project, the Applicant must submit to the DPP for its review and approval a post TIAR to validate traffic projections, trip reduction rates, distribution, and assignment contained in the initial Mobility Access Report. If the updated TIAR recommends additional traffic mitigation measures or modifications to address traffic impacts directly attributable to the development, the Applicant will be required to implement these measures. The TIAR updates must also include an evaluation of the relative effectiveness of the traffic demand management (TDM) strategies.
- Construction plans for all work within or affecting public streets should be submitted for review and approval. Traffic control plans during construction should also be submitted for review and approval, as required. Vehicular access points should be constructed as standard city-dropped driveways and provide a 20-foot minimum width for two-way traffic. Adequate vehicular sight distance should be provided and maintained at all driveways for pedestrians and other vehicles.
- The driveway grades must not exceed five percent for a minimum distance of 25 feet from the back of the designated pedestrian walkway. Any entry gates or guard shacks should be recessed as far into the driveway as necessary to avoid queuing onto public streets. All loading and parking areas shall be designed such that vehicles enter and exit front first.
- Unilateral Agreement:
 - The Project site is part of a larger master plan project formerly known as Kapolei West. Development on the property is subject to compliance with the UA. Refer to Ordinance 08-27 to determine whether any improvements will be subject to the conditions of the UA.
 - UA Condition 1 requires that 20 percent of the units be reserved for households earning no more than 120 percent of the Average Median Income (AMI), and 10 percent for households earning 80 percent of the AMI, of which, half must be rentals. Based on the plans and the minimum affordability period, the Project complies with UA Condition 1.
 - UA Condition 1 requires that an Affordable Housing agreement acceptable to the DPP be in place prior to the approval of a residential subdivision, cluster, or building permit (BP) application. We have no objection to the Affordable Housing Agreement being executed with HHFDC. If, for one reason or another, HHFDC is not the regulating agency for the Project, then an affordable housing

EXHIBIT I

agreement in accordance with the DPP's Affordable Housing Rules for UA affordable housing projects will be required.

- DPP will verify compliance with the other UA conditions of Ordinance 08-27 during the processing of the site development plans and BP application. Note that any change or alterations of UA conditions shall be processed in the same manner as a zone change, per ROH Section 21-2.80(d).
- Zoning Lot:
 - The subject property is split-zoned P-2 District and AMX-2 District⁴. The Applicant should provide an overall Land Use Ordinance data table with data for the entire zoning lot, including the blending of the maximum allowable floor area and building area.
 - In the Applicants submittal, the Project site was identified as TMK 9-1-015:080, which is an expired TMK. The site is now identified as TMK 9-1 -015: 081. Please make that correction on your submittals.
 - The actual compliance with zoning district development standards (i.e., floor area, building area, height, and height setbacks) will be reviewed during the BP application review process.
 - The site plan did not identify the location or size of the loading stall, so we are unable to determine compliance.
 - The requested exemption for required parking lot canopy form trees is incorrect. The required number of canopy form trees is found by taking the total uncovered stall count and dividing it by six or 12, depending on the number of provided canopy form tree trunk size. This needs to be listed in the exemption request⁵.
- Other:
 - Throughout the report, the AMI numbers do not match, the TMK is wrong, and the site information does not match our records. Please review application for incorrect information or discrepancies.
 - A subdivision application, if required, must be processed before any type of construction permit (e.g., grading or building permits) can be approved.
 - The Project provides a mix of studio, one-, two- and three-bedroom units. Of the affordable units, a total of six units, or .8 percent will be studios. In order to provide a wider variety of housing, consider increasing the number of studio units.
 - Community retail stores can provide basic services to the residents and bring job opportunities to moderate-income families where they live. We recommend such type use be allowed under the Resolution.
 - The Ewa Development Plan mentions using building form, orientation, entry location, and landscape screening to maintain a sense of residential scale and provide greater privacy and individual identity for housing units. We encourage the Project to enhance neighborhood character by incorporating stylized entry landscaping and signage to create a stronger sense of arrival.
 - The fire pump equipment is located across the street from the main development along Kapolei Parkway. The Applicant should work with the Honolulu Fire Department regarding fire pump equipment coverage in the neighborhood during hazardous events.

HONOLULU FIRE DEPARTMENT

Comment letter dated February 12, 2025

- The Honolulu Fire Department reviewed the submitted information and approves your request for an exemption from the fire plan reviews fees or the affordable housing units in accordance with Section 20-1.1, Fire Code of the City and County of Honolulu of the

⁴ The Property has been confirmed to be solely zoned AMX-2.

⁵ The included exemption list has been updated to reflect this requested correction.

Revised Ordinances of Honolulu and Chapter 201H Hawaii Revised Statutes, for the proposed project.

CONDITIONS FOR APPROVAL

- A. Development must be in general conformance with the approved Project, as described herein, as depicted in Exhibits A through E, and F-1 through F-13, attached hereto, and as shown on the Project's preliminary plans and specifications attached to Miscellaneous Communication ____ (2025), all of which are incorporated by reference herein. Minor modifications to the Project may be approved by the HHFDC. Major modifications to the Project will require approval by the Council.
- B. Except for the exemptions from certain City application fees and infrastructure or public works fees and charges, and development standards provided herein, and any requirements and fees accounted for under the Master Park Plan Agreement dated May 12, 2012, the Project must comply with all statutes, ordinances, charter provisions, and rules of any government agency relating to planning, zoning, construction standards for subdivisions, development and improvement of land, and the construction of dwelling units thereon.
- C. Prior to the issuance of any building permit for the Project, the Applicant shall submit to the Department of Planning and Permitting ("DPP") for its review and approval:
 - 1. An overall timeline or phasing plan for each of the four Project phases, identifying the anticipated dates to obtain major building permits for demolition and construction work, including the projected date of occupancy and proposed roadway improvements, in a format acceptable to the DPP.
 - a. The timeline must identify when a construction management plan ("CMP"), traffic management plan ("TMP"), and updates to the traffic impact analysis report ("TIAR"), will be submitted to the DPP for its review and approval; and
 - b. The CMP must be submitted for review and approval prior to the issuance of any Project construction permits or building permits for major construction work.
 - 2. A CMP that:
 - a. Identifies the type, frequency, and routing of heavy trucks and construction-related vehicles, and provides remedial measures to minimize the impacts from construction vehicles and construction-related activities;
 - b. Identifies and limits construction-related vehicular activity to periods outside of the peak traffic hours using alternative routes for heavy trucks, provides for onsite or off-site staging areas for construction workers and vehicles to limit the use of on-street parking around the Project site, and includes other traffic mitigation measures to address potential impacts on the surrounding neighborhood during Project construction;

- c. Includes plans for all work within or affecting public streets, and preliminary or conceptual traffic control plans to be implemented during construction; and
 - d. Includes documentation of the condition of roadways prior to the start of construction activities and provides remedial measures, as necessary, such as restriping, road resurfacing, or roadway reconstruction so that the roadway may be restored to its pre-existing condition if its condition deteriorates as a result of the construction-related activities.
- 3. A TMP that:
 - a. Includes traffic demand management ("TDM") strategies to minimize the number of vehicular trips for daily activities of Project residents; TDM strategies may include carpooling, ride hailing, car sharing, and ride sharing programs; transit, bicycle, and pedestrian incentives; and other similar TDM strategies;
 - b. Includes a pedestrian circulation plan that provides continuous accessibility and connectivity to and along the surrounding public sidewalks, street intersections, nearby transit stops, and adjacent properties, and contains a determination of effective sidewalk widths, taking into account the City's Complete Streets initiatives;
 - c. Includes a parking management plan that demonstrates how onsite high-use parking and loading areas will be managed, and shows turning templates that demonstrate the maneuvering of parking and loading vehicles and any possible impacts to driveway operations; all loading, trash pickup, and parking areas must be designed so that vehicles enter and exit front first, and adequate turn-around areas for large vehicles must be provided on the Project site; and
 - d. Includes a bicycle parking plan that identifies the location and number of short-term and long-term bicycle racks being provided, which must be situated in safe and convenient locations.
- D. Approximately one year after the issuance of a certificate of occupancy for each Project phase, the Applicant shall submit to the DPP for its review and approval:
 - 1. Post TMPs to validate the relative effectiveness of the various TDM strategies identified in the most recent TMP; and
 - 2. Post TIARs that update and validate the Project's most recent TIAR (the post TIAR after completion of the Project's initial phase will update the Project's initial TIAR, dated July 2, 2025, prepared by Fehr Peers), to validate traffic projections, trip reduction rates, distribution, and assignment of vehicles, bicycles, and pedestrians contained in the most recent TIAR. If a post TIAR recommends additional traffic mitigation measures or modifications to address traffic impacts directly attributed to the Project, the Applicant shall implement the post TIAR recommendations. If a post TIAR is inconclusive, a second post TIAR for that Project phase may be required one year after the date of the inconclusive post TIAR, as the DPP Director determines is necessary.

EXHIBIT J

- E. Project vehicular access points and driveways:
1. All vehicular access points must be constructed as City dropped driveways and must provide for a minimum width of 20 feet to accommodate two-way traffic;
 2. Adequate sight distance to pedestrians and other vehicles must be maintained from all driveways;
 3. Driveway grades must not exceed five percent for a minimum distance of 25 feet from the Project site property line; and
 4. Entry gates or guard shack must be recessed as far into the driveway as necessary to avoid the queuing of vehicles onto the public streets.
- F. Pursuant to Exemption 13, the Project may provide 45 short-term and 160 long-term bicycle parking spaces (instead of the required 75 short-term and 375 long-term spaces); provided that:
1. The Applicant shall provide additional bicycle parking spaces, up to the required 75 short-term, 375 long-term spaces, if there is a demand for additional bicycle parking spaces after the Kapolei West Master-Planned Development is fully built-out; and
 2. If there are no areas elsewhere on the Project site to locate the additional bicycle parking spaces, the Applicant shall convert any unused vehicle parking spaces to bicycle parking spaces, or install more space-efficient bicycle parking systems.
- G. To support walking and bicycling, and to provide better delineation of walking, bicycling, and vehicle connections internal to the Project site and at the street entrance to the Project site:
1. The Project must include raised pedestrian crosswalks across the entrance driveway on Kapolei Parkway, and across major drive aisles between buildings and parking areas, as well as other best practices for traffic calming to signal drivers to slow down and watch for pedestrians on the internal drive aisles;
 2. Color and texture must be added to Project pavements where pedestrians travel to highlight the routes for those walking (versus driving);
 3. The Project must include low-level lighting along sidewalks and open space; and in paved or grassy areas around buildings, the pool, the recreation room, and amenities such as benches, bicycle parking racks, and trash receptacles;
 4. The Project must include dense and tall landscape plantings surrounding the entire perimeter of the Project site, especially along the full length of the future Harbor Access Road frontage and the edge closest to H-1 Highway, to screen the expanse of the surface parking lot along these edges; and

5. To enhance neighborhood character, the Project must incorporate stylized entry landscaping and signage at the entrance driveway on Kapolei Parkway to create a stronger sense of arrival.



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
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No. _____

RESOLUTION

AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE LAULIMA AFFORDABLE RENTAL HOUSING PROJECT IN KAPOLEI, O'AHU.

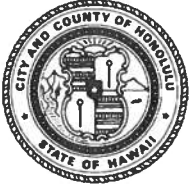
WHEREAS, Laulima Affordable Housing, LLC and co-developer WPP Hawaii, LLC ("Applicants"), with the approval of the Hawai'i Housing Finance and Development Corporation ("HHFDC"), proposes to develop Laulima, an affordable residential project consisting of eight buildings ranging from four to six stories with surface parking areas on 17.31-acres of land zoned AMX-2 Medium Density Apartment Mixed Use District, located at 4400 Kapolei Parkway in Kapolei, O'ahu, identified as Tax Map Key (1) 9-1-015:081, as depicted in Exhibits A through E, and F-1 through F-13, attached hereto and incorporated by reference herein (the "Project"); and

WHEREAS, the Project is part of the 516-acre Kapolei West Master-Planned Development ("Kapolei West"), which includes 2,370 residential units, two-acre neighborhood commercial center, 23-acre regional commercial center, golf course, and approximately 15 acres of park space; Ordinance 08-27 approved the zone change for Kapolei West, and the Project is the initial component of the overall development, intended to fulfill the affordable housing requirement under the unilateral agreement for Ordinance 08-27; and

WHEREAS, as proposed, the Project involves the development of 750 apartment dwelling units (six studio, 248 one-bedroom, 330 two-bedroom, and 166 three-bedroom units) in four phases (two buildings with 236 units in Phase 1, three buildings with 264 units in Phase 2, two buildings with 180 units in Phase 3, and one building with 70 units in Phase 4); and

WHEREAS, as proposed, all units will be rented to households earning 120 percent or below of the area median income ("AMI") determined by the U.S. Department of Housing and Urban Development annually for the Honolulu Metropolitan Statistical Area as adjusted for household size, with 250 units rented to households earning 60 percent or below of the AMI (18 units for households earning 30 percent of the AMI, eight units for households earning 50 percent of the AMI, and 224 units for households earning 60 percent of the AMI), and 500 units rented to households earning 120 percent of the AMI; all rental units will remain affordable at these AMI levels in perpetuity; and

WHEREAS, as proposed, the Project also involves a multipurpose recreation room, pool, approximately 212,714 square feet of common areas and amenities, approximately 173,808 square feet of open space, at-grade surface parking with



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approximately 1,036 vehicle parking spaces, and long-term and short-term bicycle parking and storage spaces; and

WHEREAS, the Project will help address the critical need for affordably priced housing within the Kapolei area, in convenient proximity to a comprehensive range of educational facilities, employment centers, and multiple shopping, dining, and family services opportunities; and

WHEREAS, the exemptions requested by the Applicant include exemptions or deferrals from City fees and charges, and exemptions from certain Land Use Ordinance requirements; and

WHEREAS, on August 14, 2025 the HHFDC Board of Directors, by approval of a For Action, approved the Project with its proposed exemptions or deferrals; and

WHEREAS, the City Council ("Council") is empowered and authorized to approve the Project, which may include exemptions from statutes, ordinances, charter provisions, and rules of any governmental agency relating to planning, zoning, construction standards for subdivision, development and improvement of the land, and the construction of units thereon pursuant to HRS § 201H-38; and

WHEREAS, the Council has reviewed the preliminary plans and specifications for the Project dated June 20, 2024, prepared by Denton House Design Studio, and submitted by the HHFDC to the Council on _____, 2025, by Miscellaneous Communication ____ (2025); and

WHEREAS, the Project is consistent with the housing and community development goals and objectives of the City; and

WHEREAS, the granting of the exemptions is necessary for the timely and successful implementation of the Project; and

WHEREAS, the requested exemptions meet minimum requirements of health and safety; and

WHEREAS, the Project does not contravene any safety standards, tariffs, or rates and fees approved by the Public Utilities Commission or the Board of Water Supply; now, therefore,



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BE IT RESOLVED by the Council of the City and County of Honolulu that it approves the Project, which approval includes exemptions and deferrals from certain requirements for the Project, as follows:

Application Fees

1. Exemption from ROH §18-6.2, to allow an exemption from the payment of building permit fees, estimated at \$1,313,449.
2. Exemption from §18-6.1, Revised Ordinances of Honolulu 2021 ("ROH"), to allow an exemption from the payment of plan review fees, estimated at \$25,000.
3. Exemption from ROH §18A-2.4, to allow an exemption from the payment of grading, grubbing, and stockpiling fees, estimated at \$15,070.
4. Exemption from ROH §14-2.1(c), to allow an exemption from the payment of trenching permit fees, estimated at \$845.
5. Exemption from ROH §14-2.1(c), to allow an exemption from the payment of utility connection permit fees, estimated at \$50.
6. Exemption from ROH §18A-1.6(d), to allow an exemption from the payment of stormwater quality review and erosion control and sediment plan review fees, estimated at \$250.

Infrastructure and Public Works Fees and Charges

7. Exemption from ROH §43-10.1, §43-10.2. and §43-10.3, to allow an exemption from the payment of wastewater system facility charges attributed to 250 affordable units rented to households earning 60 percent or below of the AMI, estimated at \$654,570.
8. Deferral from ROH §43-10.1, §43-10.2. and §43-10.3, to allow the deferral of the payment of wastewater system facility charges attributed to 500 rented to households earning 120 percent of the AMI, until the issuance of the Project's certificate of occupancy for each Project phase, for the charges associated with that phase, estimated at a total of \$1,309,140.



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9. Exemption from ROH §43-11.12(f), to allow an exemption from the payment of storm drain connection fees, estimated at \$200.

Fire Department Plan Review Fees

10. Exemption from ROH §20-1.1(3), to allow an exemption from the payment of Honolulu Fire Department plan review fees, estimated at \$131,345.

Board of Water Supply Rules and Regulations

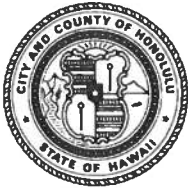
11. Deferral from Sections 1-102 and 2-202 of the Board of Water Supply ("BWS") Rules and Regulations, to allow a deferral of the payment of water system facility charges and the installation of water service fees, until the installation of the Project's water meter for each Project phase, for the charges and fees associated with that phase, estimated at a total of \$718,200; provided that all BWS requirements are satisfied. Actual charges and fees to be deferred will be determined by the BWS during review of the Project's building permit applications.

Park Dedication Ordinance Requirements

12. Exemption from ROH Chapter 22, Article 7, to allow exemption from park dedication requirements attributed to 750 affordable units offered for rent to households earning 120 AMI and below, totaling 64,031 square feet of park space. The Project is included as part of the Kapolei West Master Plan approval under a Unilateral Agreement (UA), Ord. 08-27. As a requirement of Ord. 08-27, a Master Park Plan Agreement was executed with the City on May 12, 2012, that provides for the dedication of a 10-acre community park and a 5-acre neighborhood park.

Land Use Ordinance ("LUO")

13. Exemption from LUO §21-6.40, relating to bicycle parking, to allow the Project to provide 45 short-term and 160 long-term bicycle parking spaces (instead of the required 75 short-term, 375 long-term spaces), subject to Condition F.
14. Exemption from LUO §§ 21-3.90-1(b), 21-3.90-1(c)(1), 21-4.30(d), 21-6.80(a)(2), and Table 21-3.3, relating to yard setbacks, to allow parking areas and access drives to encroach up to 8 feet into the required 10-foot side yard along the State



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Harbor Access Road to the east, and up to 10 feet into the required 10-foot side yard along Spine Road to the west; and to allow for no landscaping of the required yards in those encroachment areas.

15. Exemption from LUO § 21-6.80(b)(2) to allow shade structures (solar panels) to provide shade and minimize visibility of paved surfaces in the Project's surface parking lots (instead of the required one canopy form tree, a minimum of 2-inch caliper, for every six parking spaces, or one canopy form tree of 6-inch caliper or more for every 12 parking spaces); provided that the solar panels must be evenly distributed throughout the Project's surface parking lots, as generally shown on the attached Exhibits.

BE IT FURTHER RESOLVED that the Project is approved subject to the following conditions:

- A. Development must be in general conformance with the approved Project, as described herein, as depicted in Exhibits A through E, and F-1 through F-13, attached hereto, and as shown on the Project's preliminary plans and specifications attached to Miscellaneous Communication ____ (2025), all of which are incorporated by reference herein. Minor modifications to the Project may be approved by the HHFDC. Major modifications to the Project will require approval by the Council.
- B. Except for the exemptions from certain City application fees and infrastructure or public works fees and charges, and development standards provided herein, and any requirements and fees accounted for under the Master Park Plan Agreement dated May 12, 2012, the Project must comply with all statutes, ordinances, charter provisions, and rules of any government agency relating to planning, zoning, construction standards for subdivisions, development and improvement of land, and the construction of dwelling units thereon.
- C. Prior to the issuance of any building permit for the Project, the Applicant shall submit to the Department of Planning and Permitting ("DPP") for its review and approval:
1. An overall timeline or phasing plan for each of the four Project phases, identifying the anticipated dates to obtain major building permits for demolition and construction work, including the projected date of



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occupancy and proposed roadway improvements, in a format acceptable to the DPP.

- a. The timeline must identify when a construction management plan ("CMP"), traffic management plan ("TMP"), and updates to the traffic impact analysis report ("TIAR"), will be submitted to the DPP for its review and approval; and
 - b. The CMP must be submitted for review and approval prior to the issuance of any Project construction permits or building permits for major construction work.
2. A CMP that:
- a. Identifies the type, frequency, and routing of heavy trucks and construction-related vehicles, and provides remedial measures to minimize the impacts from construction vehicles and construction-related activities;
 - b. Identifies and limits construction-related vehicular activity to periods outside of the peak traffic hours using alternative routes for heavy trucks, provides for onsite or off-site staging areas for construction workers and vehicles to limit the use of on-street parking around the Project site, and includes other traffic mitigation measures to address potential impacts on the surrounding neighborhood during Project construction;
 - c. Includes plans for all work within or affecting public streets, and preliminary or conceptual traffic control plans to be implemented during construction; and
 - d. Includes documentation of the condition of roadways prior to the start of construction activities and provides remedial measures, as necessary, such as restriping, road resurfacing, or roadway reconstruction so that the roadway may be restored to its pre-existing condition if its condition deteriorates as a result of the construction-related activities.



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3. A TMP that:
 - a. Includes traffic demand management ("TDM") strategies to minimize the number of vehicular trips for daily activities of Project residents; TDM strategies may include carpooling, ride hailing, car sharing, and ride sharing programs; transit, bicycle, and pedestrian incentives; and other similar TDM strategies;
 - b. Includes a pedestrian circulation plan that provides continuous accessibility and connectivity to and along the surrounding public sidewalks, street intersections, nearby transit stops, and adjacent properties, and contains a determination of effective sidewalk widths, taking into account the City's Complete Streets initiatives;
 - c. Includes a parking management plan that demonstrates how onsite high-use parking and loading areas will be managed, and shows turning templates that demonstrate the maneuvering of parking and loading vehicles and any possible impacts to driveway operations; all loading, trash pickup, and parking areas must be designed so that vehicles enter and exit front first, and adequate turn-around areas for large vehicles must be provided on the Project site; and
 - d. Includes a bicycle parking plan that identifies the location and number of short-term and long-term bicycle racks being provided, which must be situated in safe and convenient locations.
- D. Approximately one year after the issuance of a certificate of occupancy for each Project phase, the Applicant shall submit to the DPP for its review and approval:
 1. Post TMPs to validate the relative effectiveness of the various TDM strategies identified in the most recent TMP; and
 2. Post TIARs that update and validate the Project's most recent TIAR (the post TIAR after completion of the Project's initial phase will update the Project's initial TIAR, dated July 2, 2025, prepared by Fehr Peers), to validate traffic projections, trip reduction rates, distribution, and assignment of vehicles, bicycles, and pedestrians contained in the most recent TIAR. If a post TIAR recommends additional traffic mitigation measures or modifications to address traffic impacts directly attributed to



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the Project, the Applicant shall implement the post TIAR recommendations. If a post TIAR is inconclusive, a second post TIAR for that Project phase may be required one year after the date of the inconclusive post TIAR, as the DPP Director determines is necessary.

E. Project vehicular access points and driveways:

1. All vehicular access points must be constructed as City dropped driveways and must provide for a minimum width of 20 feet to accommodate two-way traffic;
2. Adequate sight distance to pedestrians and other vehicles must be maintained from all driveways;
3. Driveway grades must not exceed five percent for a minimum distance of 25 feet from the Project site property line; and
4. Entry gates or guard shacks must be recessed as far into the driveway as necessary to avoid the queuing of vehicles onto the public streets.

F. Pursuant to Exemption 13, the Project may provide 45 short-term and 160 long-term bicycle parking spaces (instead of the required 75 short-term and 375 long-term spaces); provided that:

1. The Applicant shall provide additional bicycle parking spaces, up to the required 75 short-term, 375 long-term spaces, if there is a demand for additional bicycle parking spaces after the Kapolei West Master-Planned Development is fully built-out; and
2. If there are no areas elsewhere on the Project site to locate the additional bicycle parking spaces, the Applicant shall convert any unused vehicle parking spaces to bicycle parking spaces, or install more space-efficient bicycle parking systems.

G. To support walking and bicycling, and to provide better delineation of walking, bicycling, and vehicle connections internal to the Project site and at the street entrance to the Project site:



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1. The Project must include raised pedestrian crosswalks across the entrance driveway on Kapolei Parkway, and across major drive aisles between buildings and parking areas, as well as other best practices for traffic calming to signal drivers to slow down and watch for pedestrians on the internal drive aisles;
2. Color and texture must be added to Project pavements where pedestrians travel to highlight the routes for those walking (versus driving);
3. The Project must include low-level lighting along sidewalks and open space; and in paved or grassy areas around buildings, the pool, the recreation room, and amenities such as benches, bicycle parking racks, and trash receptacles;
4. The Project must include dense and tall landscape plantings surrounding the entire perimeter of the Project site, especially along the full length of the future Harbor Access Road frontage and the edge closest to H-1 Highway, to screen the expanse of the surface parking lot along these edges; and
5. To enhance neighborhood character, the Project must incorporate stylized entry landscaping and signage at the entrance driveway on Kapolei Parkway to create a stronger sense of arrival.

BE IT FURTHER RESOLVED that as used in this resolution:

- i. References to the HHFDC include any successor agency;
- ii. References to the HCDA include any successor agency; and
- iii. References to specific statutes, ordinances, or regulations include any respective successor statutes, ordinances, or regulations; and

BE IT FURTHER RESOLVED that this resolution is null and void unless construction of the Project's initial phase commences no later than 60 months after the effective date of this resolution; and

BE IT FURTHER RESOLVED that the exemptions granted for this Project are not transferrable to any other real property; and



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BE IT FURTHER RESOLVED that the final plans and specifications for the Project constitute the zoning, building, construction, and subdivision standards for the Project, and are approved if those plans and specifications do not substantially deviate from the preliminary plans and specifications submitted to the Council; provided that minor modifications to the design character, building specifications, or landscaping may be approved by the HHFDC if such modifications are consistent with the prevailing neighborhood character; provided further that major modifications to the Project will require approval by the Honolulu City Council; and

BE IT FURTHER RESOLVED that no action may be prosecuted or maintained against the City and County of Honolulu, its officials, or its employees, on account of the actions taken by them in reviewing or approving the plans and specifications, or in granting the exemptions listed herein; and

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to the Hawaii Housing Finance and Development Corporation, 677 Queen Street, Suite 300, Honolulu, Hawai'i 96813; Laulima Affordable Housing, LLC, 1003 Bishop Street, Suite 2700, Honolulu, HI 96813; and WPP Hawaii, LLC, 595 S. Riverwoods Parkway, Suite 400, Logan Utah, 84321.

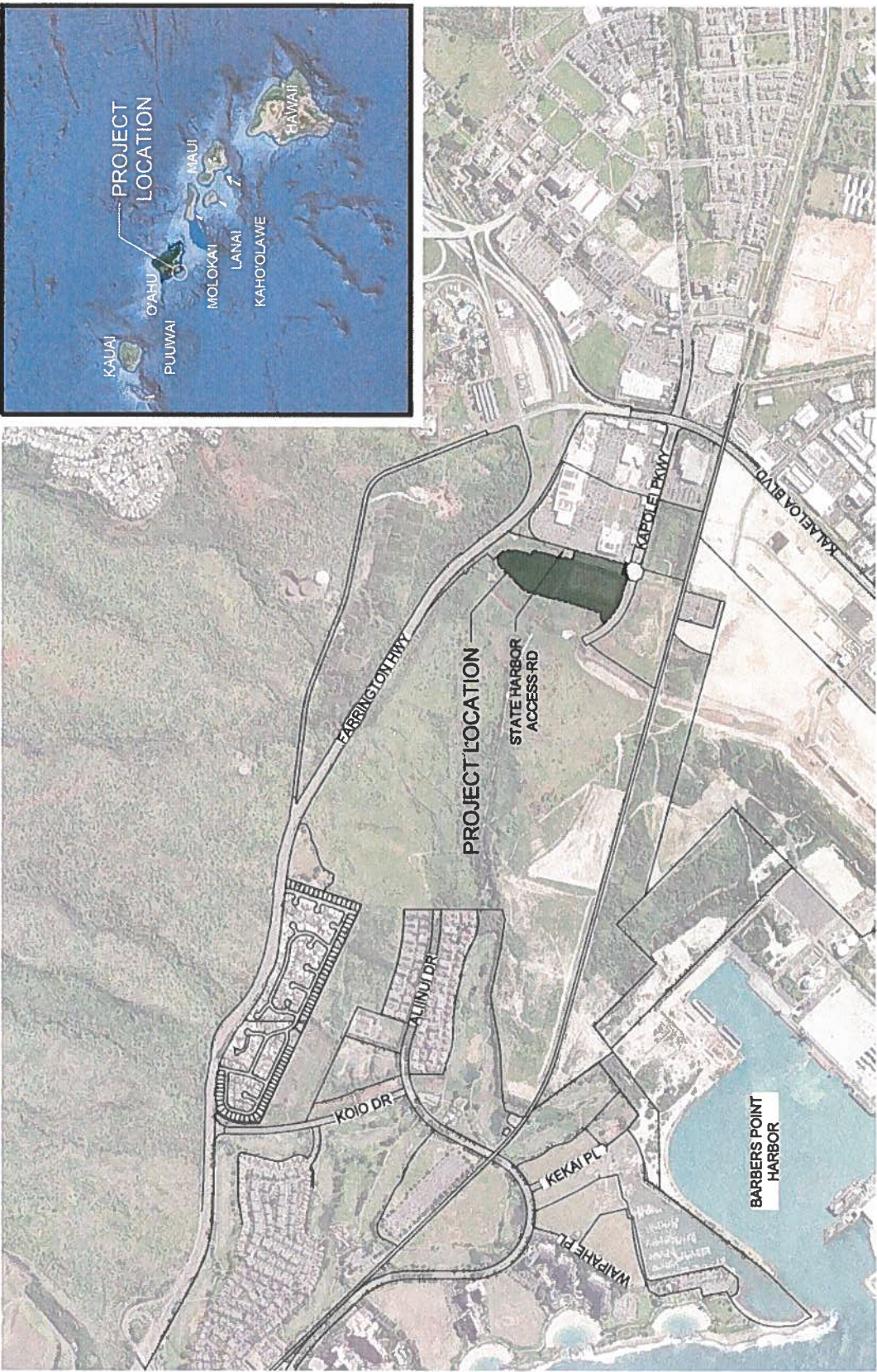
INTRODUCED BY:

DATE OF INTRODUCTION:

Honolulu, Hawai'i

Councilmembers

LAULIMA LA-03 RESIDENTIAL DEVELOPMENT
PROJECT LOCATION

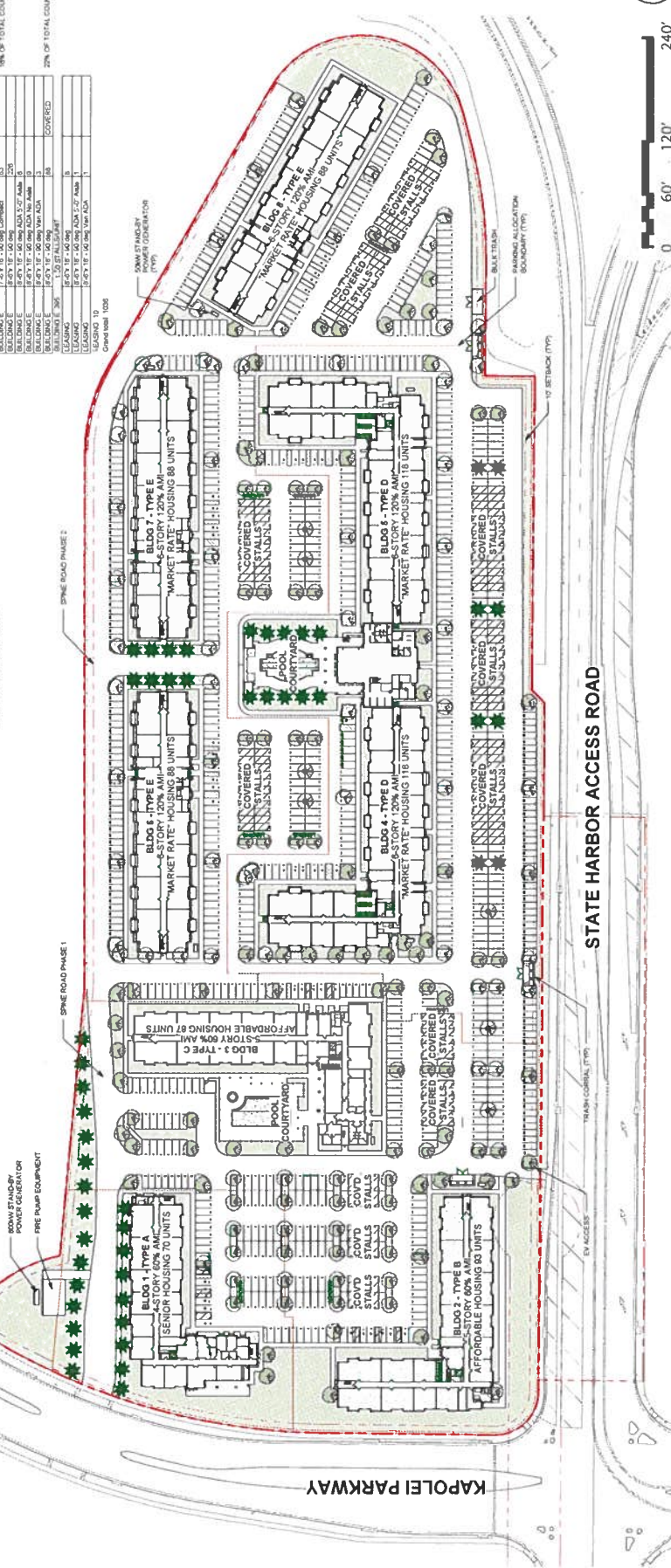


DENTON HOUSE
AN ARETÉ COLLECTIVE COMPANY

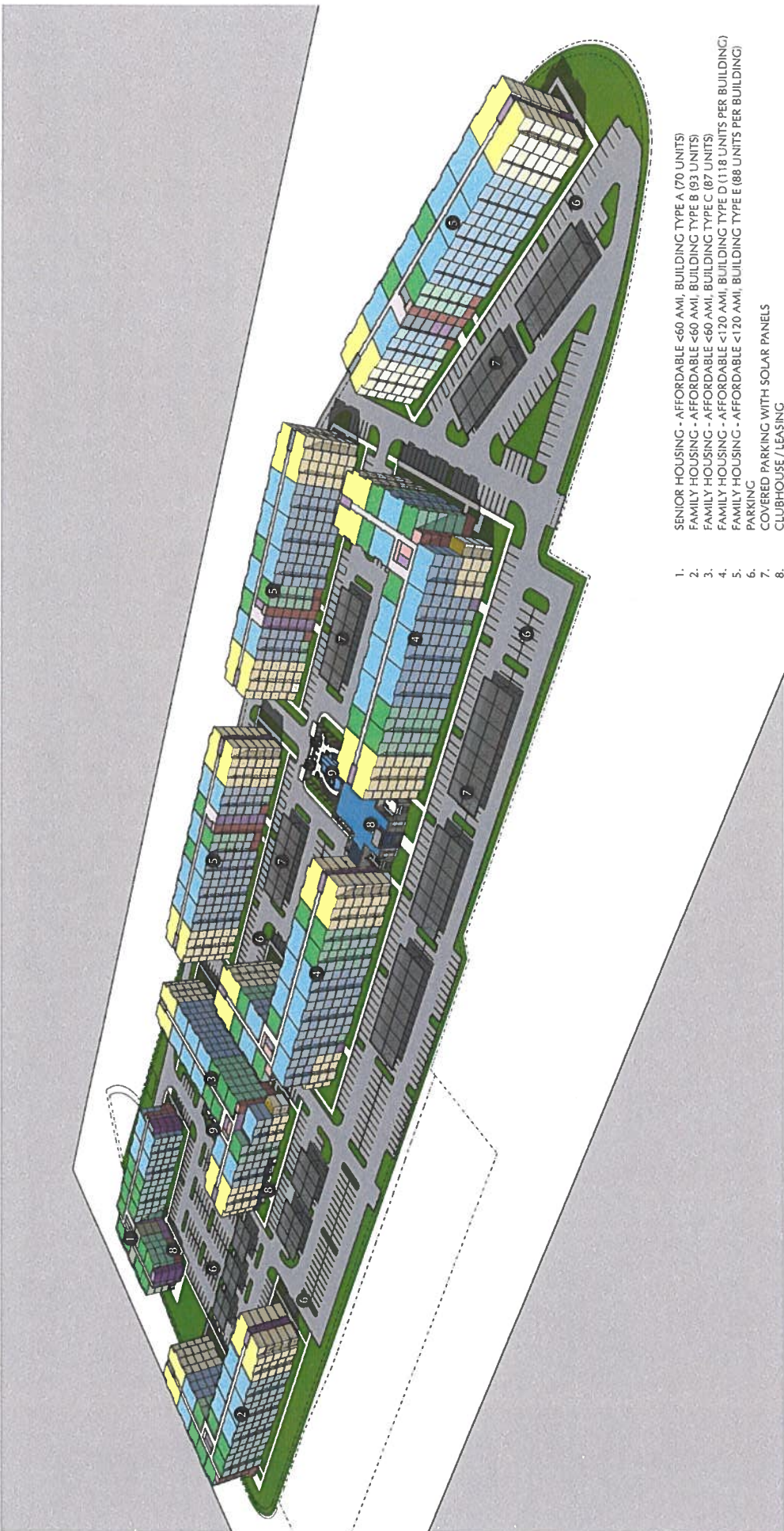
EXHIBIT A

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* NEARLY 8 OF 10X, PENDING SPACES PROVIDED IS A REQUESTED LUMP SUM FROM THE REQUESTING OF USD 21-45.40



LAULIMA LA-03 RESIDENTIAL DEVELOPMENT
MASSING STUDY OF UNIT MIX



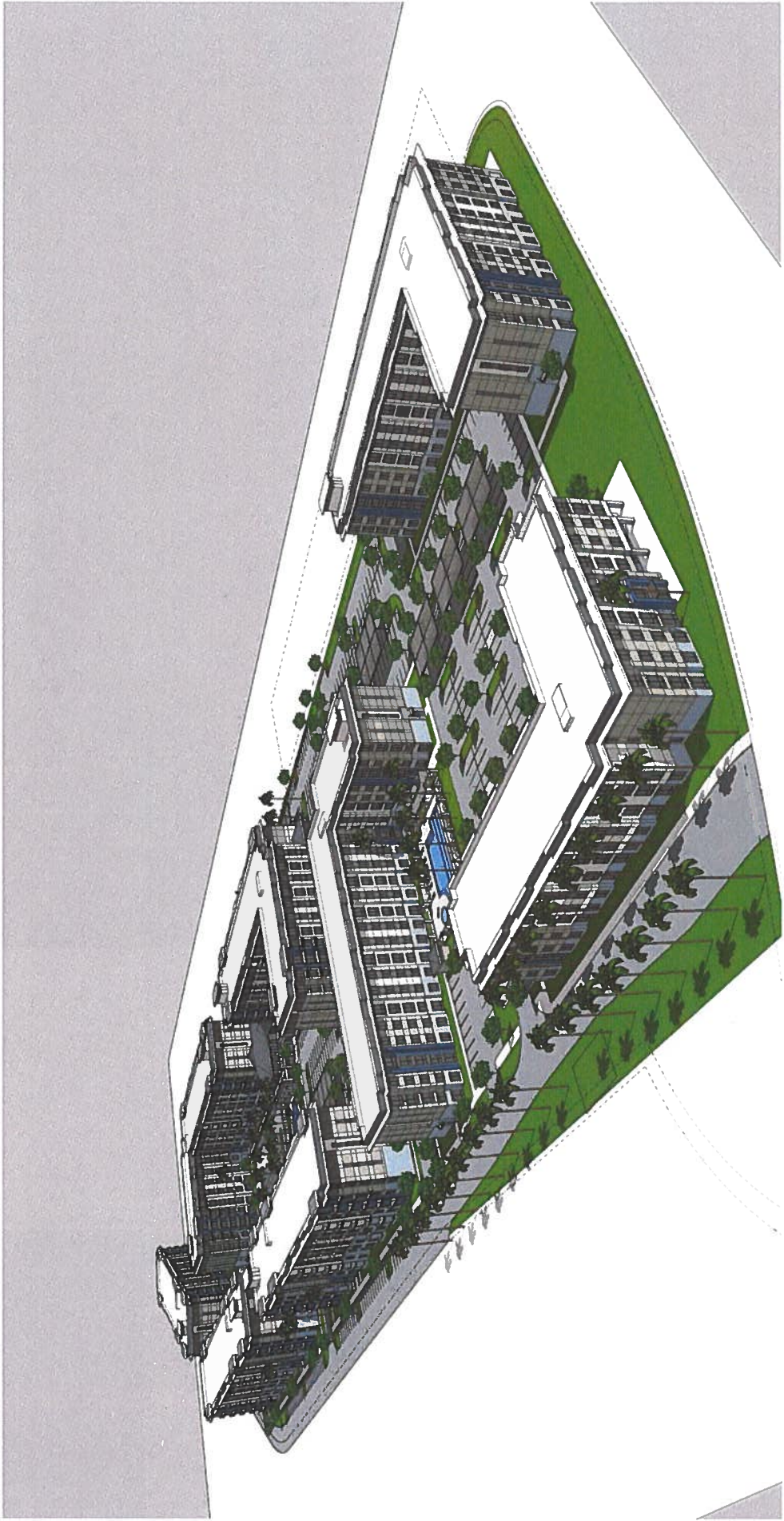
LAULIMA LA-03 RESIDENTIAL DEVELOPMENT
PERSPECTIVE VIEW



DENTON HOUSE
AN ARETÉ COLLECTIVE COMPANY

EXHIBIT D

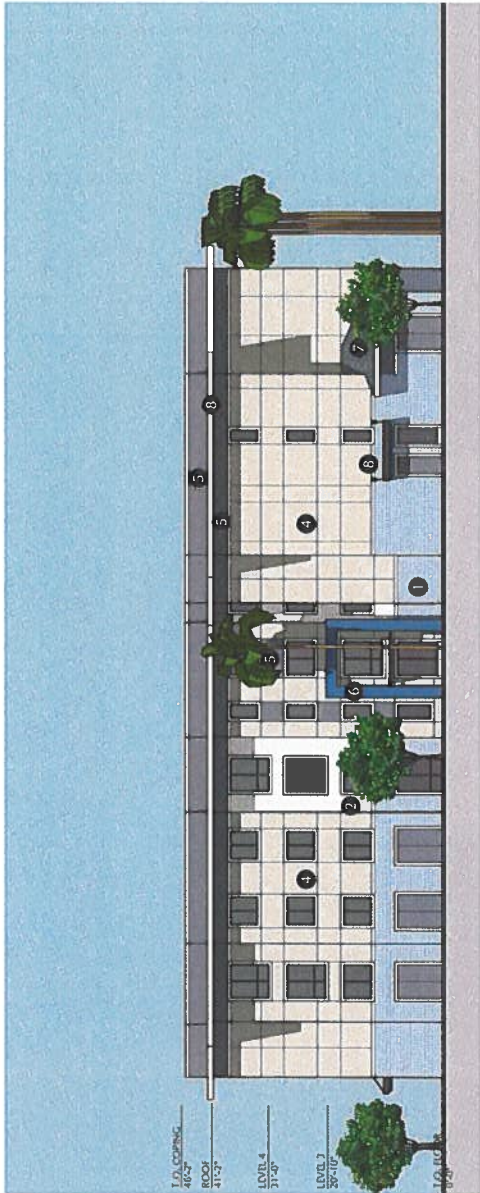
LAULIMA LA-03 RESIDENTIAL DEVELOPMENT
PERSPECTIVE VIEW



DENTON HOUSE
AN ARETE COLLECTIVE COMPANY

EXHIBIT E

LAULIMA LA-03 RESIDENTIAL DEVELOPMENT
BUILDING TYPE A - SENIOR HOUSING

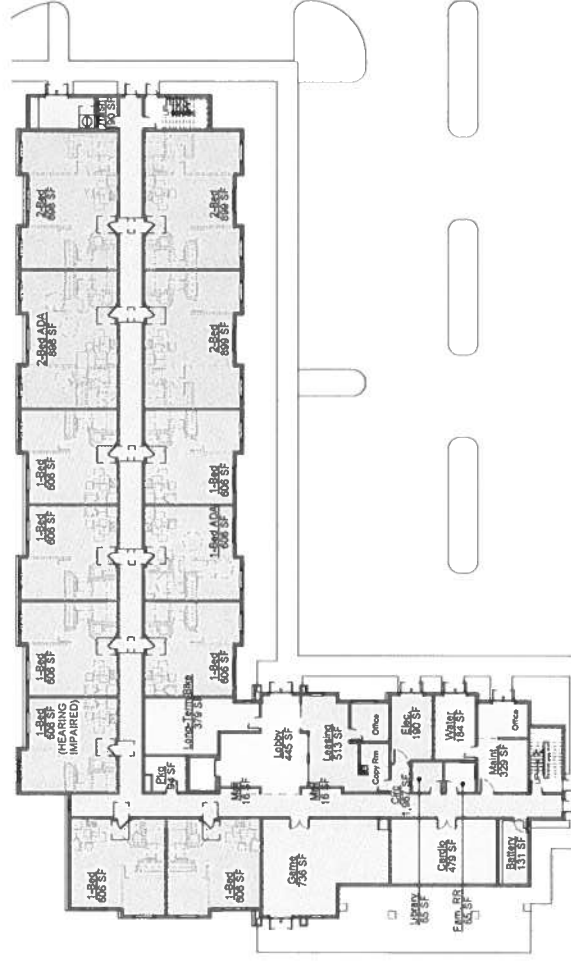


TYPICAL ELEVATIONS

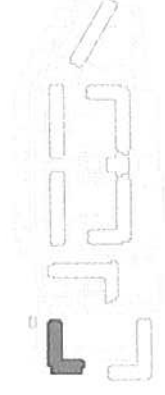
DENTON HOUSE
AN ARETE COLLECTIVE COMPANY

EXHIBIT F-1

LAULIMA LA-03 RESIDENTIAL DEVELOPMENT
BUILDING TYPE A - SENIOR HOUSING - AFFORDABLE <60 AMI



LEVEL ONE FLOOR PLAN

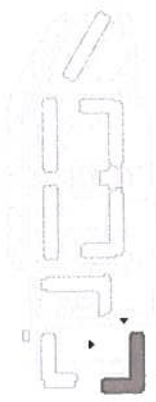


LAULIMA LA-03 RESIDENTIAL DEVELOPMENT BUILDING TYPE B - FAMILY HOUSING, AFFORDABLE



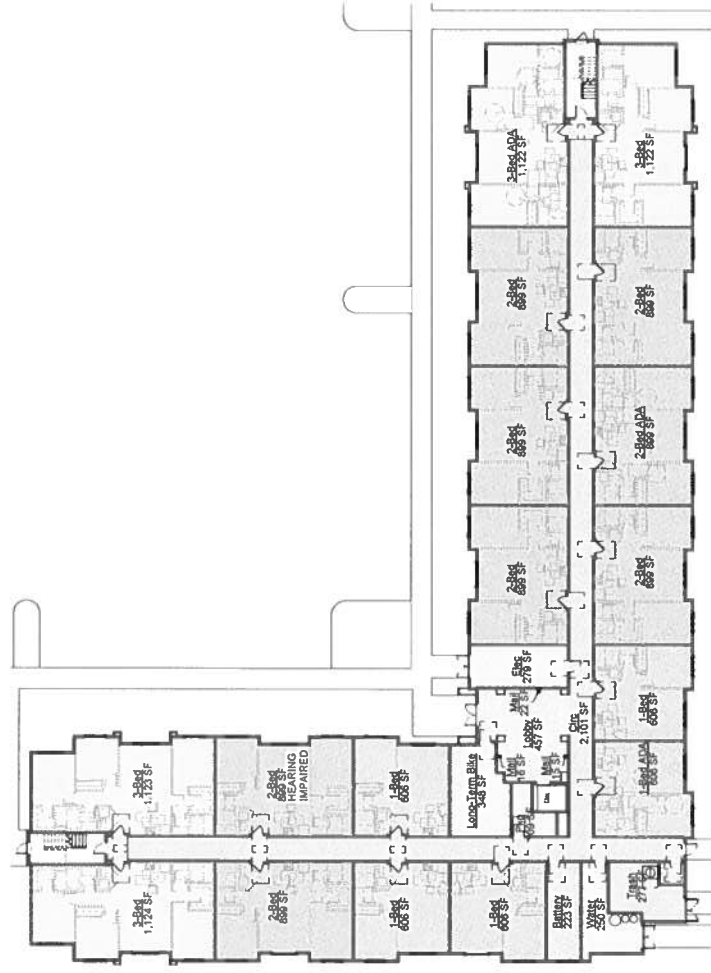
- 1. COLOR 1 - LIGHT BLUE HORIZONTAL CEMENTITIOUS BOARD SIDING
- 2. COLOR 2 - CREAM HORIZONTAL CEMENTITIOUS BOARD SIDING
- 3. COLOR 3 - TAUPE CEMENTITIOUS BOARD AND BATT
- 4. COLOR 4 - GRAY CEMENTITIOUS BOARD AND BATT
- 5. COLOR 5 - DARK BLUE STUCCO
- 6. COLOR 6 - ASPHALT SHINGLES
- 7. WHITE TRIM AND DARK BRONZE METAL ACCENTS
- 8. GRAY DECORATIVE FRIEZE - GFRG
- 9. GRAY DECORATIVE FRIEZE - GFRG

KEY



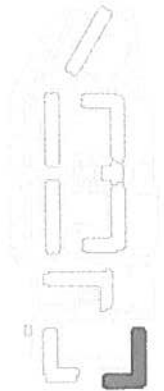
TYPICAL ELEVATIONS

LAULIMA LA-03 RESIDENTIAL DEVELOPMENT
BUILDING TYPE B - FAMILY HOUSING - AFFORDABLE <60 AMI



LEVEL ONE FLOOR PLAN

KEY

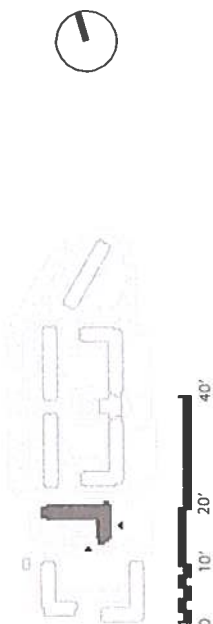


LAULIMA LA-03 RESIDENTIAL DEVELOPMENT BUILDING TYPE C - FAMILY HOUSING, AFFORDABLE



- 1. COLOR 1 - LIGHT BLUE HORIZONTAL CEMENTITIOUS BOARD SIDING
- 2. COLOR 2 - CREAM HORIZONTAL CEMENTITIOUS BOARD SIDING
- 3. COLOR 3 - CREAM HORIZONTAL CEMENTITIOUS BOARD AND BATT
- 4. COLOR 4 - TAUPE CEMENTITIOUS BOARD AND BATT
- 5. COLOR 5 - GRAY CEMENTITIOUS BOARD AND BATT, AND DECORATIVE BEAMS
- 6. COLOR 6 - DARK BLUE STUCCO
- 7. COLOR 7 - ASPHALT SHINGLES
- 8. WHITE TRIM AND DARK BRONZE METAL ACCENTS
- 9. GRAY DECORATIVE FRIEZE - GFRG

KEY



TYPICAL ELEVATIONS

The floor plan for the second floor of the University of Illinois at Chicago is a complex layout. It features a central corridor system connecting various rooms. Key areas include a large Main Lobby (318 SF) and a Long Conference room (318 SF) on the right side. The left side contains several smaller rooms, including a Meeting Office (420 SF), a Main RR (225 SF), and a Main RR (225 SF). A large Outdoor Terrace (2,600 SF) and a Pool (2,600 SF) are located in the center. The plan also shows a Main Entrance (318 SF) and a Main Entrance (318 SF). The overall layout is designed to provide a functional and accessible environment for the university's operations.

KEY

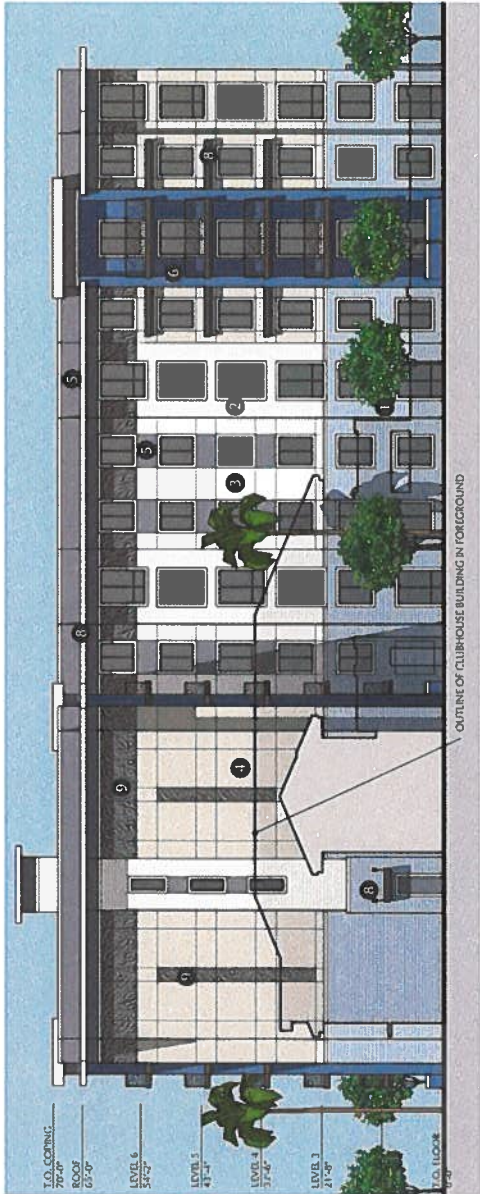
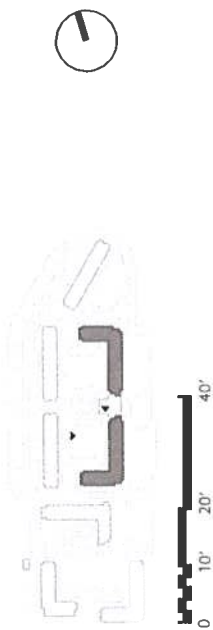


LAULIMA LA-03 RESIDENTIAL DEVELOPMENT BUILDING TYPE D - FAMILY HOUSING, MARKET RATE



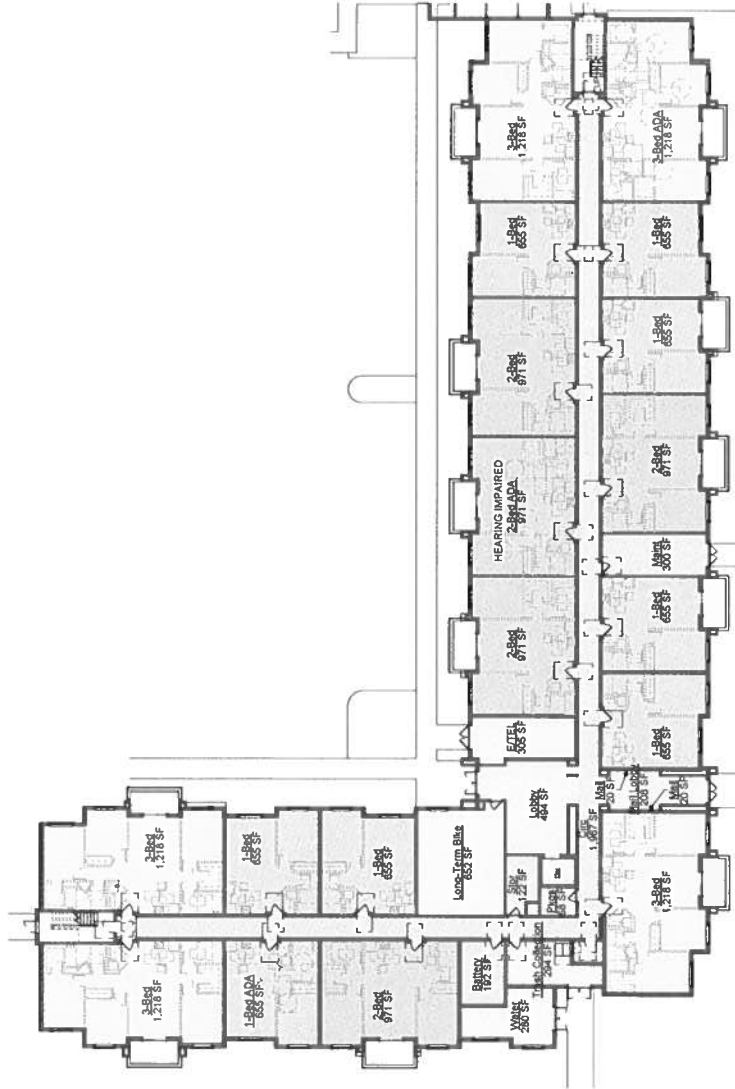
1. COLOR 1 - LIGHT BLUE HORIZONTAL CEMENTITIOUS BOARD SIDING
2. COLOR 2 - CREAM HORIZONTAL CEMENTITIOUS BOARD SIDING
3. COLOR 3 - CREAM CEMENTITIOUS BOARD AND BATT
4. COLOR 4 - TAUPE CEMENTITIOUS BOARD AND BATT
5. COLOR 5 - GRAY CEMENTITIOUS BOARD AND BATT
6. COLOR 6 - DARK BLUE STUCCO
7. COLOR 7 - ASPHALT SHINGLES
8. WHITE TRIM AND DARK BRONZE METAL ACCENTS
9. GRAY DECORATIVE FRIEZE - CFRG

KEY

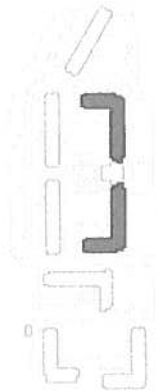


TYPICAL ELEVATIONS

LAULIMA LA-03 RESIDENTIAL DEVELOPMENT
BUILDING TYPE D - FAMILY HOUSING - AFFORDABLE <120 AMI



KEY

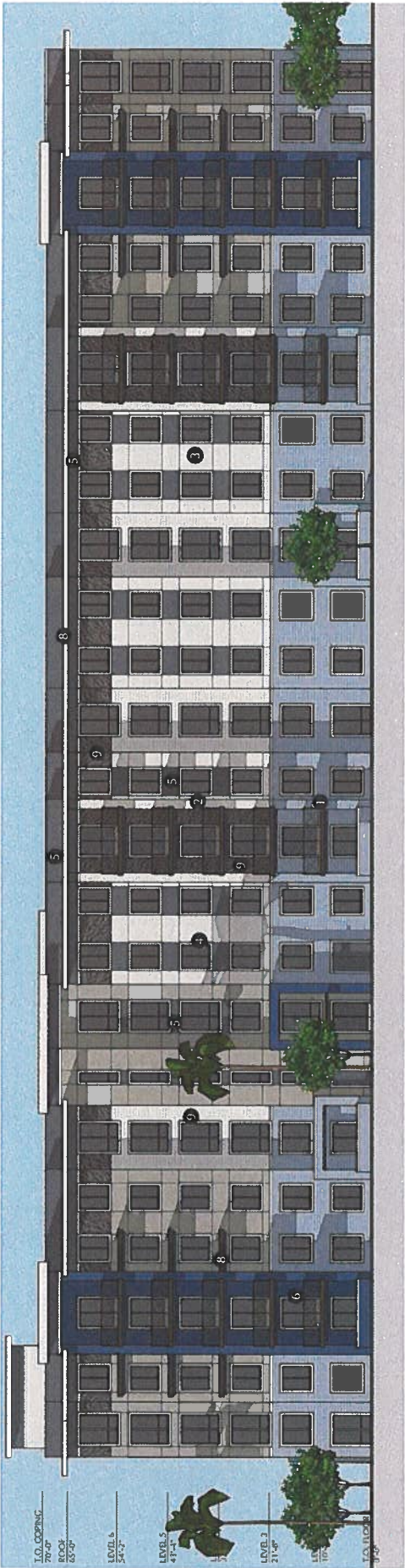


LEVEL ONE FLOOR PLAN

DENTON HOUSE
AN ARETE COLLECTIVE COMPANY

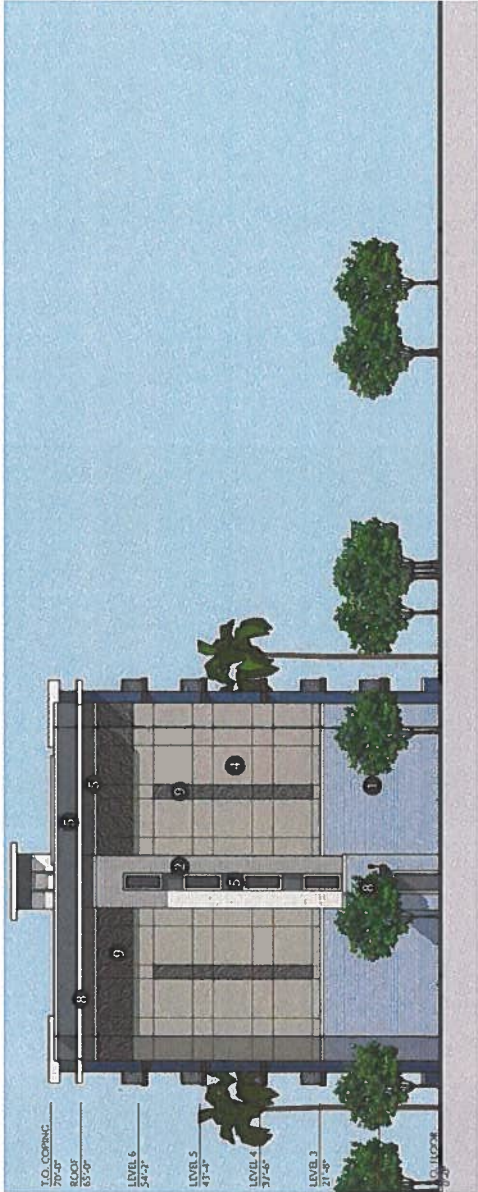
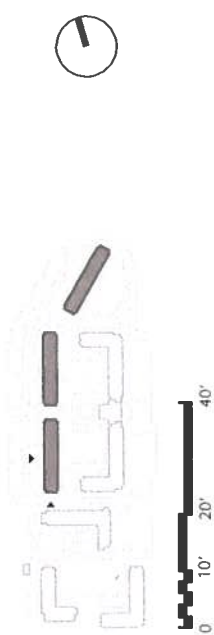
EXHIBIT F-8

LAULIMA LA-03 RESIDENTIAL DEVELOPMENT BUILDING TYPE E - FAMILY HOUSING, MARKET RATE



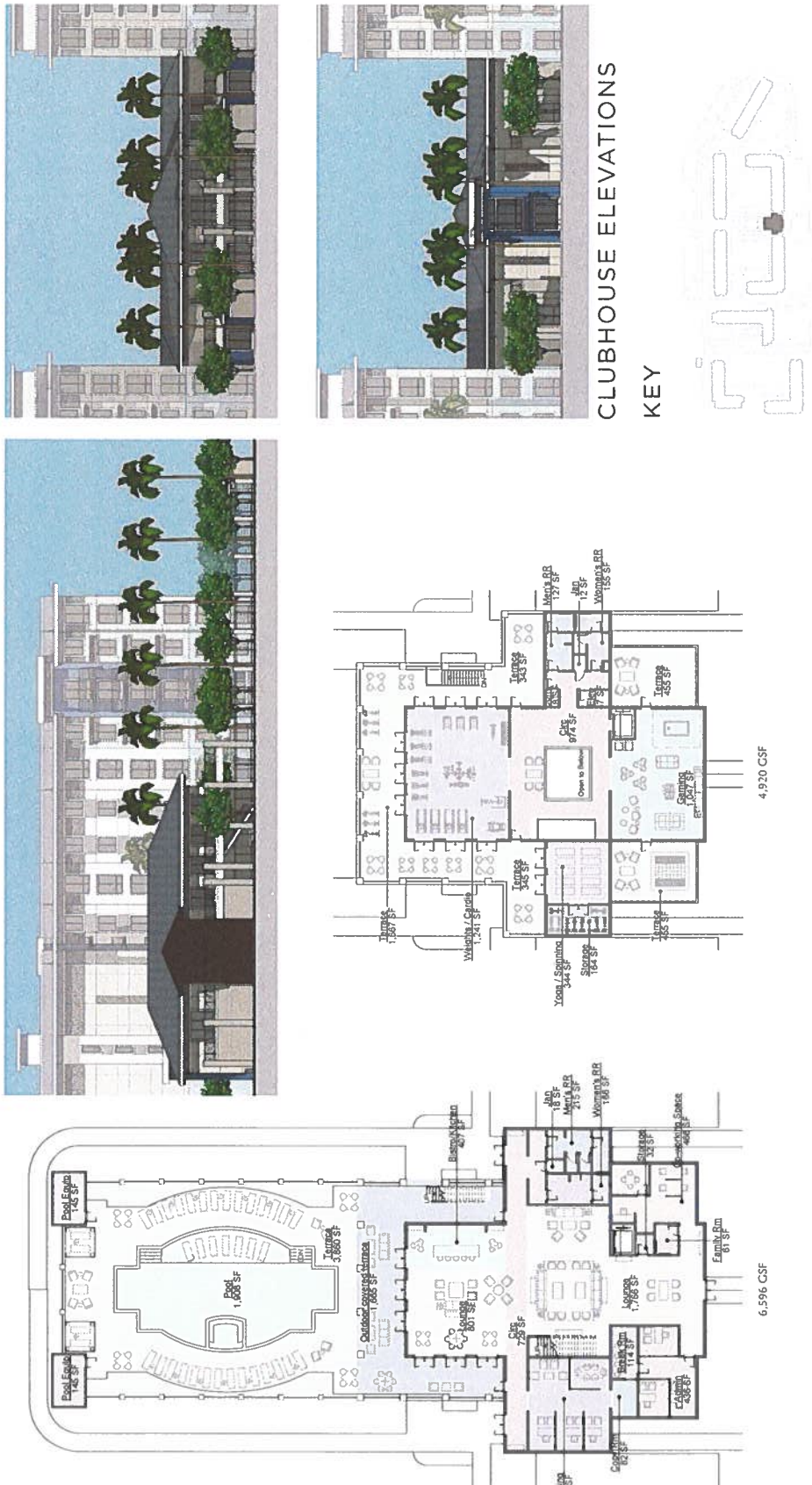
1. COLOR 1 - LIGHT BLUE HORIZONTAL CEMENTITIOUS BOARD SIDING
2. COLOR 2 - CREAM HORIZONTAL CEMENTITIOUS BOARD SIDING
3. COLOR 3 - TAUPE CEMENTITIOUS BOARD AND BATT
4. COLOR 4 - GRAY CEMENTITIOUS BOARD AND BATT
5. COLOR 5 - DARK BLUE STUCCO
6. COLOR 6 - ASPHALT SHINGLES
7. WHITE TRIM AND DARK BRONZE METAL ACCENTS
8. GRAY DECORATIVE FRIEZE - CFRG
- 9.

KEY



TYPICAL ELEVATIONS

LAULIMA LA-03 RESIDENTIAL DEVELOPMENT
AMENITY BUILDING - AFFORDABLE <120 AMI



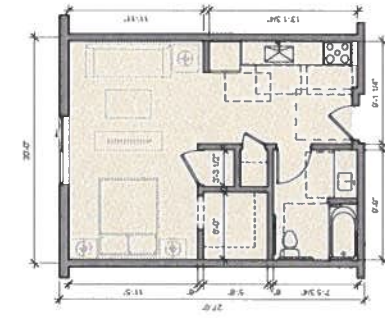
LEVEL ONE - FLOOR PLAN

LEVEL TWO - FLOOR PLAN

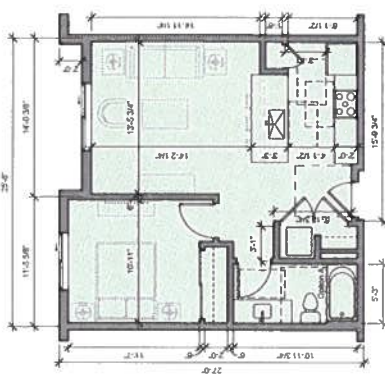
DENTON HOUSE
AN ARETE COLLECTIVE COMPANY

EXHIBIT F-11

LAULIMA LA-03 RESIDENTIAL DEVELOPMENT TYPICAL UNIT FLOOR PLANS - AFFORDABLE <60 AMI



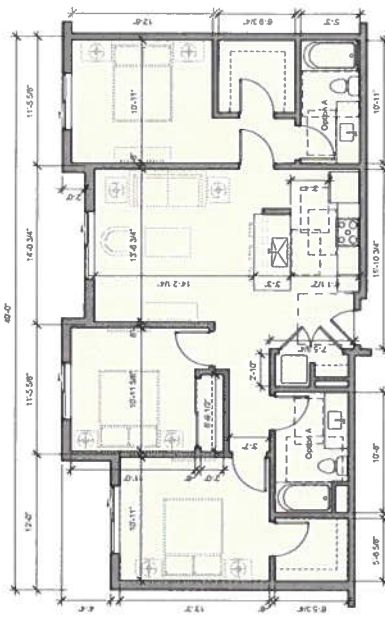
493 SF



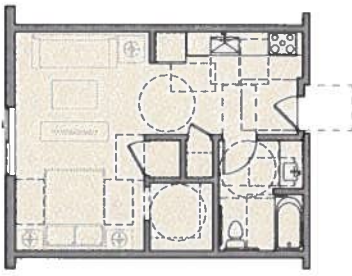
TYPICAL ONE-BEDROOM - FHA
606 SF



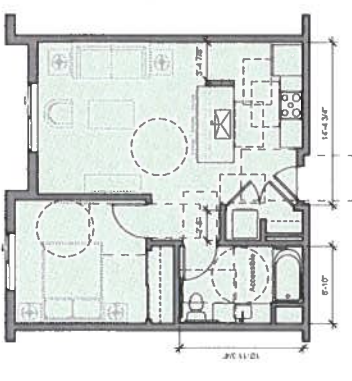
TYPICAL TWO-BEDROOM - FHA
899 SF



TYPICAL THREE-BEDROOM - FHA
1122 SF



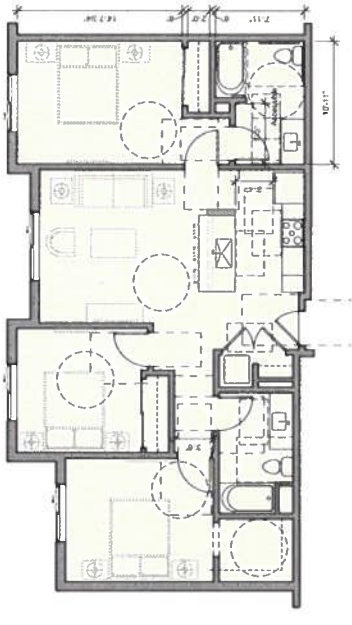
TYPICAL STUDIO - FHA/ADA



TYPICAL ONE-BEDROOM - ADA



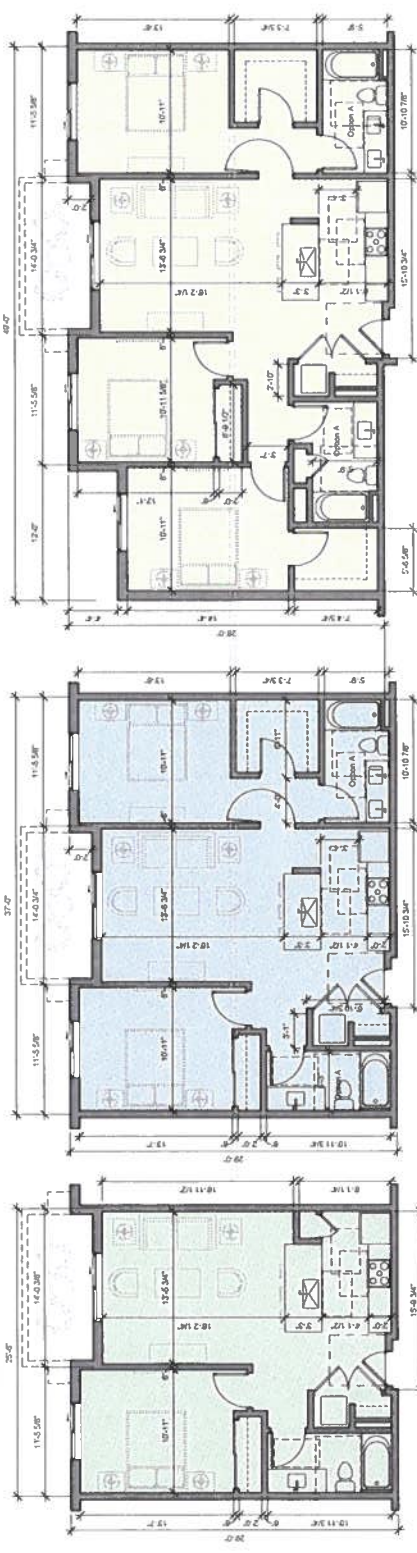
TYPICAL TWO-BEDROOM - ADA



TYPICAL THREE-BEDROOM - ADA



LAULIMA LA-03 RESIDENTIAL DEVELOPMENT TYPICAL UNIT FLOOR PLANS - AFFORDABLE <120 AMI



TYPICAL ONE-BEDROOM - FHA
655 SF

TYPICAL TWO-BEDROOM - FHA
971 SF

TYPICAL THREE-BEDROOM - FHA
1218 SF



TYPICAL ONE-BEDROOM - ADA
655 SF

TYPICAL TWO-BEDROOM - ADA
971 SF

TYPICAL THREE-BEDROOM - ADA
1218 SF

