

SUMMARY OF PROPOSED COMMITTEE DRAFT:

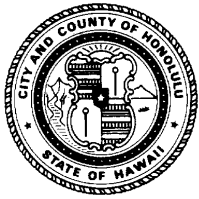
RESOLUTION 25-236

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

THE PROPOSED CD1 makes the following amendments:

- A. Amends the title of the resolution to read:

"DISAPPROVING EXEMPTIONS FROM CERTAIN REQUIREMENTS
RELATING TO THE LAULIMA AFFORDABLE RENTAL HOUSING PROJECT IN
KAPOLEI, O'AHU."
- B. Amends the entirety of the resolution to DISAPPROVE without prejudice (instead
of approve) the Project and all exemptions sought therefor.
- C. Makes miscellaneous technical and nonsubstantive amendments.



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

No. 25-236, CD1
PROPOSED

RESOLUTION

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

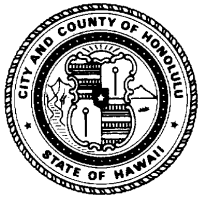
WHEREAS, Laulima Affordable Housing, LLC and co-developer WPP Hawaii, LLC ("Applicants"), with the approval of the Hawai'i Housing Finance and Development Corporation ("HHFDC"), propose to develop Laulima, an affordable residential project consisting of eight buildings ranging from four to six stories with surface parking areas on 17.312 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 (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, a two-acre neighborhood commercial center, a 23-acre regional commercial center, a 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 and is 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 a total of 236 units in Phase 1, three buildings with a total of 264 units in Phase 2, two buildings with a total of 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 center, a pool, approximately 212,714 square feet of common areas and amenities, approximately 173,808 square feet of open space, at-grade surface parking with



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

No. 25-236, CD1

RESOLUTION

approximately 1,036 vehicle parking spaces, and long-term and short-term bicycle parking and storage spaces; 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 Section 201H-38, Hawaii Revised Statutes ("HRS"); and

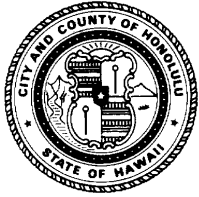
WHEREAS, the Council has reviewed the requested exemptions or deferrals from City fees and charges, exemptions from certain Land Use Ordinance requirements, and the proposed affordable housing component of the Project; and

WHEREAS, the Council has further 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 August 14, 2025, by Miscellaneous Communication 414 (2025); and

WHEREAS, pursuant to HRS Section 201H-38, the Council must approve, approve with modification, or disapprove the Project within 45 days after the HHFDC has submitted the preliminary plans and specifications for the Project to the Council, and if no action is taken by the Council by the 46th day, the Project is deemed approved; and

WHEREAS, Act 294, Session Laws of Hawaii 2025 ("Act 294"), which Governor Green signed into law on July 3, 2025, stipulates that when reviewing affordable housing projects under HRS Section 201H-38, county legislative bodies are prohibited from imposing stricter conditions than the HHFDC, stricter area median income requirements than the HHFDC, or a reduction in fee waivers that will increase the cost of a project; and

WHEREAS, since Act 294 restricts the Council's ability to modify a 201H project's exemptions and conditions that are approved by the HHFDC, and due to other considerations, the Council disapproves of the Project in the form submitted; now, therefore,



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

No. 25-236, CD1

RESOLUTION

BE IT RESOLVED by the Council of the City and County of Honolulu that it disapproves, without prejudice, the Project and all exemptions sought therefor; and

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

INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

August 14, 2025
Honolulu, Hawai'i

Councilmembers

Report Title:

Exemptions Pursuant to HRS Chapter 201H; Hawai'i Housing Finance and Development Corporation ("HHFDC"); Laulima Affordable Rental Housing Project; Affordable Housing; Rentals; Department of Planning and Permitting ("DPP"); Kapolei, O'ahu; Kapolei, Oahu

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