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DEPARTMENT OF HOUSING AND LAND MANAGEMENT
KA ʻOIHANA HOʻOLĀLĀ KŪKULU HALE A ME KA HOʻOKELE ʻĀINA
CITY AND COUNTY OF HONOLULU

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September 19, 2025

The Honorable Esther Kiaʻāina, Chair
and Members
Committee on Zoning and Planning
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaiʻi 96813

Dear Chair Kiaʻāina and Councilmembers:

SUBJECT: Bill 37 (2025), CD1 – To Amend Portions (7.292 Acres) of the State Land Use District Boundary Map (Haleʻiwa Quadrangle) from the Agricultural District to the Urban District for Certain Lands Situated in the Haleʻiwa Special District, Haleʻiwa, Oʻahu, Hawaiʻi

The Department of Housing and Land Management ("DHLM") reviewed Bill 37 (2025), CD1, (as amended, "Bill 37") relating to the proposed reclassification of 7.292 acres of land identified as a portion of Tax Map Key 6-2-005:002 (the "Property"), to support the construction of a mixed-use development comprised of apartment units, commercial space, parking, and a wastewater management system (the "Project") by Haleʻiwa Backyards LLC (the "Applicant"). DHLM understands that the North Shore community expressed opposition to Bill 37, and in particular, against development of the Project.

DHLM understands that Bill 37 has been recommitted for further review by the Honolulu City Council. In speaking with Managing Director Formby, we understand discussions with various Councilmembers and other community members and stakeholders indicate a potential interest in exploring City acquisition of the Property for affordable housing and/or other public service/public safety amenities.

Based on the preceding, DHLM would welcome an opportunity to evaluate the feasibility of these various uses, in consultation with the Council and the community.

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Please note that evaluation of these various options would involve procuring consulting services to conduct due diligence and feasibility studies, would involve other processes (for example, development of public safety infrastructure would require an amendment to the public infrastructure map). And, of course, any acquisition would be subject to the prior appropriation of an appropriate funding source. Although this is a lengthy process, we believe it is a necessary process to ensure that taxpayer dollars are well spent and the City meaningfully contributes to a solution that addresses community concerns in the activation of this property beyond its existing agricultural zoning designation.

We look forward to collaborating with City Council members and community members to undertake this work. If you and the Zoning Committee agree, DHLM will do our very best to move this initiative forward.

If you have any questions, please feel free to contact me at (808) 768-4674.

Sincerely,

Kevin D. Auger
Director Designate

cc: Councilmember Matt Weyer

APPROVED:

Michael D. Formby, Managing Director
Office of the Managing Director