REPORT OF THE COMMITTEE ON ZONING & PLANNING

Voting Members:
Esther Kia'āina, Chair; Tommy Waters, Vice-Chair;
Radiant Cordero, Val A. Okimoto, Andria Tupola

Committee Meeting Held
November 20, 2025

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

Mr. Chair:

Your Committee on Zoning, which considered Resolution 25-314 entitled:

"RESOLUTION EXTENDING THE DEADLINE TO COMMENCE CONSTRUCTION OF THE KAHOAPILI AFFORDABLE RENTAL APARTMENT PROJECT OR AFFORDABLE AND MARKET-RATE FOR-SALE CONDOMINIUM PROJECT,"

introduced on November 12, 2025, reports as follows:

The purpose of Resolution 25-314 is to extend the deadline to commence construction of the Kahoapili 201H project in Salt Lake, O'ahu.

On January 25, 2025, the Council adopted Resolution 22-297, CD1, which authorized certain exemptions from planning, zoning, and construction standards under Chapter 201H, Hawai'i Revised Statutes, for Kahoapili, a high rise residential project proposed by Salt Lake Housing, LP (the "Applicant") on 0.49 acres of land zoned A-2 Medium Density Apartment District, located at 2965 Ala Napua'a Place in Salt Lake, O'ahu, and identified as Tax Map Key 1-1-061:003 (the "Project").

The Project includes 190 dwelling units, to be developed under two potential scenarios: either as a 100 percent affordable (excluding two manager units) rental apartment project ("Rental Project"), or as a 60 percent affordable and 40 percent market-rate for-sale condominium project ("For-Sale Project"). The Project's development as a Rental Project or For-Sale Project will depend on whether the Applicant is successful in securing low-income housing tax credit ("LIHTC") financing

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from the Hawaii Housing Finance and Development Corporation ("HHFDC"), which processed the Project's 201H application.

The Project also includes a parking structure (with a rooftop photovoltaic system) accommodating approximately 227 vehicle parking spaces, short-term and long-term bicycle parking spaces, recreational amenities for residents, and common areas and circulation space.

Resolution 22-297, CD1, required that Project construction commence by January 25, 2026, or the Resolution would be deemed null and void. The Applicant applied twice for LIHTC financing to develop the Rental Project but has not yet received a financing award. According to the Applicant, development of the Project as a For-Sale Project is not currently financially feasible due to high construction costs, high interest rates, and general economic conditions, and the Applicant wishes to continue to pursue development of the Project as a Rental Project.

The Applicant therefore requests a 36-month extension of the January 26, 2026, deadline to commence Project construction to allow the Project to participate in two additional LIHTC financing cycles to obtain an award, which is needed to move forward with Rental Project permitting and construction. No changes to the Project are proposed.

At your Committee's meeting on November 20, 2025, the Applicant provided a brief presentation on the request for an extension of the deadline to commence Project construction, and responded to questions from Councilmembers.

A DPP representative testified that the DPP supports the extension of the deadline to commence Project construction.

Your Committee received no verbal or written public testimony on the Resolution.

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Your Committee on Zoning is in accord with the intent and purpose of Resolution 25-314 and recommends its adoption. (Ayes: Cordero, Kia'āina, Tupola, Waters – 4; Noes: None; Absent: Okimoto – 1.)

Respectfully submitted,

Esther Kia'āina
Committee Chair