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DEPARTMENT OF HOUSING AND LAND MANAGEMENT
KA 'OIHANA HO'OLĀLĀ KŪKULU HALE A ME KA HO'OKELE 'ĀINA
CITY AND COUNTY OF HONOLULU

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February 24, 2026

The Honorable Esther Kia'āina, Chair
and Members
Committee on Zoning and Planning
Honolulu City Council
530 South King Street, Suite 202
Honolulu, Hawaii 96813

Dear Chair Kia'āina and Councilmembers:

This letter follows up on prior testimony submitted by the Department of Housing and Land Management ("***DHLM***") on September 19, 2025 (Departmental Communication 721) regarding Bill 37 (2025), CD1, which proposes the reclassification of approximately 7.292 acres identified as a portion of TMK 6-2-005:002 in Hale'iwa (the "***Property***"). In that testimony, DHLM indicated that, based on discussions with various Councilmembers and other community stakeholders, the Administration would evaluate whether acquisition of the Property for affordable housing or other public purposes should be considered as an alternative to the Applicant's proposed development.

DHLM has since completed its preliminary due diligence review, which included a site visit, interdepartmental consultations, and a high-level assessment of site characteristics, infrastructure considerations, development feasibility, funding availability, and alignment with current Citywide strategic priorities. Based on that review, and in consideration of the City's broader fiscal commitments, capital program demands, and competing municipal priorities, the Administration does not intend to pursue acquisition or direct development of the parcel at this time.

DHLM recognizes the continued need for housing, including affordable housing, opportunities on the North Shore. It is our understanding that the Department of Planning and Permitting has indicated that residential development at this location would be consistent with the North Shore Sustainable Communities Plan. DHLM concurs that appropriately planned housing development at the site — including affordable housing — would align with adopted planning policies and the City's broader housing objectives, including those set forth in the 2025–2028 Strategic Housing Plan. Accordingly, while the City does not seek to acquire or directly develop the Property, DHLM strongly supports the Council's consideration of residential development at the site, subject to compliance with applicable laws and regulatory requirements.

DEPT. COM. 112(26) ZON

We appreciate the Council's coordination on this matter and remain available should additional information be required.

Sincerely,

Kevin D. Auger
Director

APPROVED:

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