



CITY COUNCIL COMMITTEE ON ZONING & PLANNING

September 24, 2026

Resolution 26-207 – Amending Resolution 23-83, CD1

Relating to the Pohukaina Commons 201H Project in Kaka‘ako



MISSION STATEMENT - “CHANGING LIVES”

To apply a long-term business approach to enhancing the lives of lower income family and senior households through the development, preservation, ownership, and operation of affordable housing.

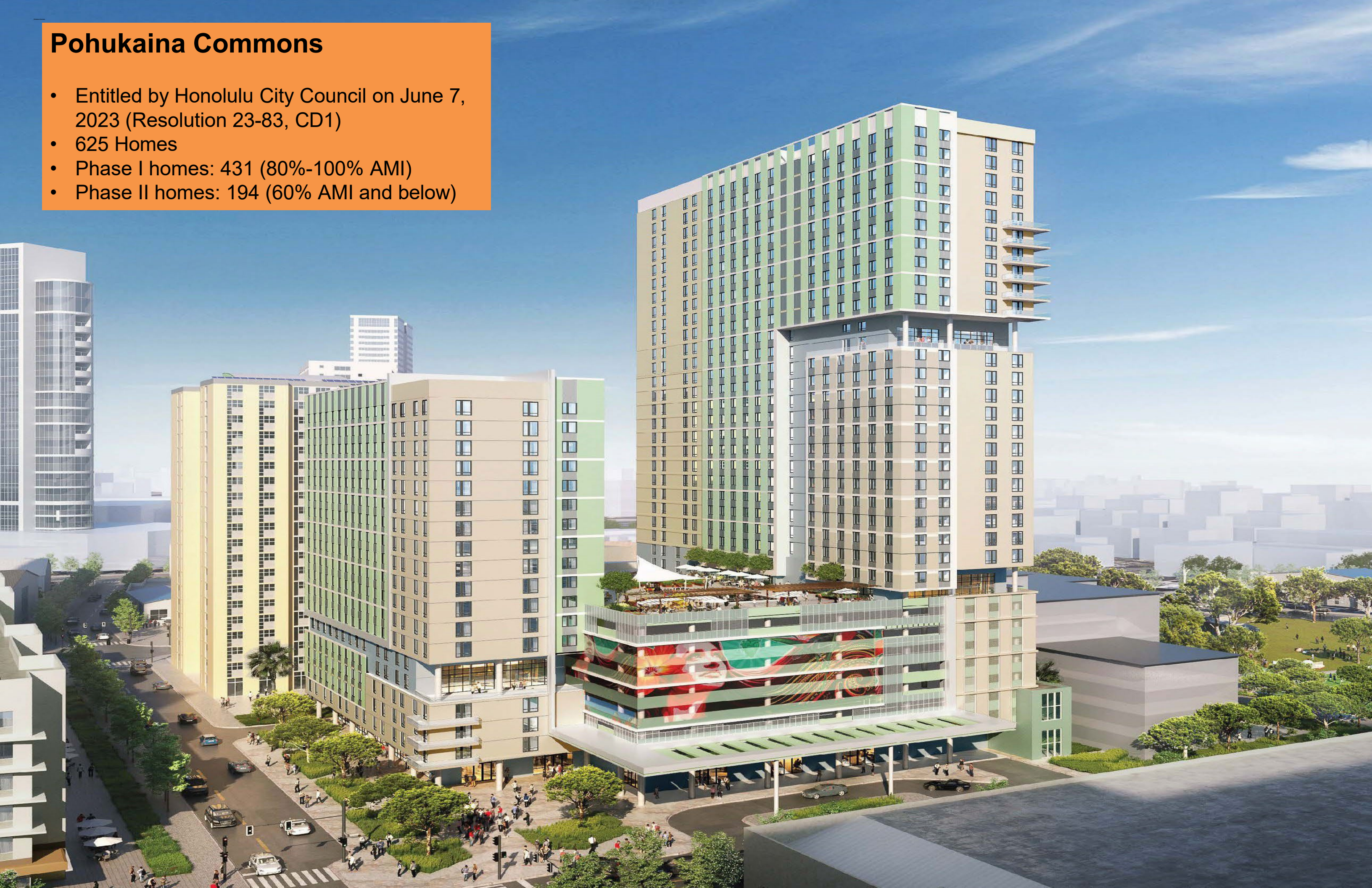
CORE VALUES



Integrity in our people and in our actions. We will do what we say we are going to do. **Trust in our relationships.** Our investors, lenders, partners and tenants will trust we will do the right thing for the right reasons. **A fun and collegial work environment.** We will motivate each other to maintain a balanced focus on family, faith, health and work while creating an exceptional employee experience. **An entrepreneurial spirit.** We will always value new ideas and techniques which assist in new ways to finance and develop affordable housing. **Adaptability and flexibility.** We will value the ability to quickly adapt to change, allowing us to continue to be a leader in affordable housing industry. Outstanding performance from our people. We will reward **outstanding performance from our employees.**

Pohukaina Commons

- Entitled by Honolulu City Council on June 7, 2023 (Resolution 23-83, CD1)
- 625 Homes
- Phase I homes: 431 (80%-100% AMI)
- Phase II homes: 194 (60% AMI and below)



Requests to the Honolulu City Council to Amend Resolution 23-83, CD1

Pohukaina Commons Affordable Housing Project

1. Replace the Mauka Area Rules exemption list

- Replace the April 13, 2023 list with the updated list of 30 exemptions dated February 20, 2026
- Approved by the HHFDC Board on July 9, 2026; incorporated into the amended resolution by reference
- HCDA confirmed support for the Project and the 201H exemptions by letter of May 1, 2026

2. Extend the construction start deadline by 36 months

- Phase 1 commencement moves from 48 to 84 months after the effective date of the Resolution
- June 7, 2027 → June 7, 2030 (basis on the following slide)

3. Update the property identification

- TMK (1) 2-1-051:041 → TMK (1) 2-1-051:047 (Lot 3-B, 66,423 sf)
- Reflects the State's (DLNR-HHFDC) May 12, 2023 subdivision of the zoning lot; conforming update only

4. Update the unit counts and affordability mix on 2 units

- Phase 1: 429 → 431 units; Phase 2: 196 → 194 units
- 80% AMI: 86 → 87 units; 120% AMI: 342 → 341 units
- Project total remains 625 units; unit-type mix unchanged

Basis for the 36-Month Extension Request

Three challenges outside the Developer's control extended the pre-construction schedule

Kaka'ako electrical infrastructure upgrade

- April 2024: Iwilei and Kewalo substations had reached maximum capacity
- Kakaako regional electrical upgrade required
- Triggered redesign of the project's electrical, civil, and landscape plans

HECO transformer/ switchgear vault placement

- Vaults relocated to the nearest point of connection on Pohukaina Street – cost-effective solution
- HECO approval for vault siting and access took approx. one year
- Drove several of the revised and added exemptions on the February 20, 2026 list

SHPD Archaeological Inventory Survey (AIS)

- Testing plan filed December 2023; summer 2024 SHPD required lineal descendant consultation first
- Consultation began fall 2024; more descendants identified early 2025
- Test trenches increased 24 → 40 → 45 in the final plan (late 2025)
- AIS testing completed in August 2026

Net effect

- Permits cannot be issued until the requested exemptions are confirmed through the amended Resolution
- June 7, 2027 may leave too little time for the remaining pre-construction milestones

Requested action: amend Resolution 23-83, CD1 to move the Phase 1 deadline to June 7, 2030.