REPORT OF THE COMMITTEE ON ZONING & PLANNING

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

Committee Meeting Held
September 24, 2026

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

Mr. Chair:

Your Committee on Zoning & Planning, which considered Resolution 26-207 entitled:

"RESOLUTION AMENDING RESOLUTION 23-83, CD1, TO UPDATE THE PROJECT DESCRIPTION, INCORPORATE BY REFERENCE AN UPDATED LIST OF EXEMPTIONS FROM THE HAWAIʻI COMMUNITY DEVELOPMENT AUTHORITY'S MAUKA AREA RULES, AND EXTEND THE DEADLINE FOR THE COMMENCEMENT OF CONSTRUCTION FOR THE POHUKAINA COMMONS AFFORDABLE RENTAL AND MIXED-USE PROJECT IN KAKAʻAKO, OʻAHU,"

introduced on September 15, 2026, reports as follows:

The purpose of Resolution 26-207 is to amend Resolution 23-83, CD1, relating to Pohukaina Commons, a high-rise mixed-use project that at the time of approval involved a 39-story residential tower with 432 dwelling units (429 rental units and three manager units) and an 18-story residential tower with 193 dwelling units (192 rental units and one manager unit), a connected nine-floor parking podium in each of the towers with 870 parking spaces, short-term and long-term bicycle parking spaces, recreational amenities for residents, 5,000 square feet of commercial space on the ground floor, and common areas and circulation space, on what was formerly a 1.525-acre portion of a 2.168-acre zoning lot owned by the State of Hawaiʻi, located at 690 Pohukaina Street in Kakaʻako, Oʻahu (the "Project").

ADOPTED ON OCT 7 2026

COMMITTEE REPORT NO. 269(26)

The Project is a 201H project being developed by Highridge Costa Development Company, LLC (the "Applicant"), and is within the Kaka'ako Community Development District, which is under the planning and zoning jurisdiction of the Hawai'i Community Development Authority ("HCDA"). The Project's application for 201H exemptions was processed by the Hawai'i Housing Finance and Development Corporation ("HHFDC"), and the Council approved the Project's 201H exemptions by adoption of Resolution 23-83, CD1, on June 7, 2023.

The Applicant is seeking to amend Resolution 23-83, CD1, to reflect certain updates to the Project description, an updated list of exemptions from the HCDA's Mauka Area Rules and Kaka'ako Reserved Housing Rules ("HCDA Rules"), and an extension of the deadline to commence construction of Phase 1 of the Project.

For the Project description, the requested amendments update the Tax Map Key number for the Project site. The Project site was originally identified as a portion of a State-owned zoning lot designated as Tax Map Key 2-1-051:041. The remaining portion of the lot was reserved for a future State educational facility. The State subdivided the lot into two parcels, one for the Project, and one for the educational facility. The Project zoning lot is now identified as Tax Map Key 2-1-051:047.

The requested amendments also update the Project's rental unit count and affordability mix. After the Project plans were refined, the rental unit count by phase changed from 429 to 428 rental units in Phase 1, and 192 to 193 rental units in Phase 2. The affordability mix changed from 86 to 87 rental units at 80 percent of the area median income ("AMI"), and from 342 to 341 rental units at 120 percent of the AMI. The total number of Project units, including the 4 manager units, remains at 625.

For the updated list of exemptions from the HCDA Rules, after adoption of Resolution 23-83, CD1, the Applicant refined the Project design by addressing HCDA's comments on building frontage occupancy, build-to-line setbacks, screening of parking and electrical transformers, and fence height along Pohukaina Street and Keawe Street. Resolution 23-83, CD1, incorporated by reference a list of exemptions approved by the HHFDC Board of Directors on April 13, 2023. The requested amendments incorporate by reference an updated list of exemptions approved by the HHFDC Board of Directors on July 9, 2026.

Regarding an extension of the deadline to commence construction of Phase 1 of the Project, the requested amendments extend this deadline from June 7, 2027, to June 7, 2030, which is a 36-month extension. Two unexpected situations, neither within the Applicant's control, delayed the Project's pre-construction schedule.

The first situation involved electrical infrastructure requirements. In April 2024, Hawaiian Electric Company informed the Applicant that the Iwilei substation was at maximum capacity, and the Kewalo substation required significant infrastructure upgrades to serve the Project and the greater Kaka'ako community. These upgrades include installation of 25,000-volt underground lines from the Kewalo substation to the Kaka'ako area, which are needed because the existing 11,500-volt lines are not sufficient. The upgrades are required prior to electric service being granted for the Project and the surrounding area, including communities within the Kamehameha School's Kaiaulu 'o Kaka'ako master plan, and Howard Hughes' Ward Village master plan.

The Project's portion of the underground electrical line upgrades covered duct work and cabling from Coral Street to Pohukaina Street. The upgrades required relocation of the Project's electrical switchgear vaults, and involved redesigning the Project's electrical, civil, and landscape plans, which affected the Project's exemption requests from the HCDA Rules.

The second situation involved approval of an archaeological inventory survey testing plan. A plan was submitted to the State Historic Preservation Division ("SHPD") in December 2023. SHPD required consultation with lineal descendants, which began in fall 2024, with additional descendants identified in early 2025. After a descendant raised concerns about the adequacy of the testing coverage, the number of test trenches increased, first from 24 to 40, then following further consultation with SHPD and descendants through the end of 2025, to a final approved plan of 45 trenches.

The Applicant is not requesting amendments to the exemptions from the payment of City application fees, infrastructure and public works fees and charges, Honolulu Fire Department plan review fees, and Board of Water Supply Rules and Regulations; or to the conditions of approval set forth in Resolution 23-83, CD1.

At your Committee's meeting on September 24, 2026, the Applicant provided a presentation of the requested amendments to Resolution 23-83, CD1, and responded to questions from Councilmembers.

In response to a question from the Committee Chair, the Applicant stated that HHFDC funding for affordable housing projects is very competitive, and the Project has not yet received a funding allocation, and it is not certain when the Project will receive HHFDC funding. If the Project does not receive funding in three years, rather than having to request another extension of the deadline to commence Project construction, the Applicant prefers a five-year extension of the deadline, which will allow the Applicant to continue applying for funding.

The HHFDC Project Manager testified that the HHFDC is in support of a five-year extension of the deadline to commence construction of Phase 1 of the Project.

Your Committee received no verbal public testimony on the Resolution.

REPORT OF THE COMMITTEE ON ZONING & PLANNING

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

Your Committee received written testimony in support of the Resolution from the HHFDC and one individual.

Your Committee has prepared a CD1 version of the Resolution that makes the following amendments:

A. Adds a new second to the last WHEREAS clause to provide that due to the difficulty and uncertainty in obtaining Project financing, a 60-month extension of the deadline is appropriate.

B. Amends the fourth BE IT FURTHER RESOLVED clause to extend the deadline to commence construction of Phase 1 of the Project by 60 months, from June 7, 2027, to June 7, 2032.

C. Makes miscellaneous technical and nonsubstantive amendments.

Your Committee on Zoning & Planning is in accord with the intent and purpose of Resolution 26-207, as amended herein, and recommends its adoption in the form attached hereto as Resolution 26-207, CD1. (Ayes: Cordero, Kia'āina, Tupola, Waters – 4; Noes: None; Absent: Okimoto – 1.)

Respectfully submitted,

Committee Chair

ADOPTED ON OCT 7 2026

COMMITTEE REPORT NO. 269(26)

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **26-207, CD1**

RESOLUTION

AMENDING RESOLUTION 23-83, CD1, TO UPDATE THE PROJECT DESCRIPTION, INCORPORATE BY REFERENCE AN UPDATED LIST OF EXEMPTIONS FROM THE HAWAIʻI COMMUNITY DEVELOPMENT AUTHORITY'S MAUKA AREA RULES, AND EXTEND THE DEADLINE FOR THE COMMENCEMENT OF CONSTRUCTION FOR THE POHUKAINA COMMONS AFFORDABLE RENTAL AND MIXED-USE PROJECT IN KAKAʻAKO, OʻAHU.

WHEREAS, on June 7, 2023, the City Council ("Council"), by adoption of Resolution 23-83, CD1, approved certain exemptions from the payment of City fees and charges pursuant to §§ 46-15.1 and 201H-38, Hawaiʻi Revised Statutes ("HRS"), proposed by Highridge Costa Development Company, LLC (the "Applicant") for Pohukaina Commons, a high-rise mixed-use project that at the time of approval involved a 39-story residential tower with 432 dwelling units (429 rental units and three manager units) and an 18-story residential tower with 193 dwelling units (192 rental units and one manager unit); a connected nine-floor parking podium in each of the towers with 870 parking spaces; short-term and long-term bicycle parking spaces, recreational amenities for residents, 5,000 square feet of commercial space on the ground floor, and common areas and circulation space, on a 1.525-acre portion of a 2.168-acre zoning lot owned by the State of Hawaiʻi, located at 690 Pohukaina Street in Kakaʻako, Oʻahu, and identified as Tax Map Key (1) 2-1-051:041 (the "Project"); and

WHEREAS, the Project is within the Kakaʻako Community Development District, which is under the planning and zoning jurisdiction of the Hawaiʻi Community Development Authority ("HCDA"), pursuant to Chapter 206E, Hawaiʻi Revised Statutes ("HRS"); and

WHEREAS, the Project's request for certain exemptions under HRS §§ 46-15.1 and 201H-38 was processed by the Hawaiʻi Housing Finance and Development Corporation ("HHFDC"); and

WHEREAS, Resolution 23-83, CD1, incorporated by reference certain exemptions from the HCDA's Mauka Area Rules, Chapter 15-217, Hawaiʻi Administrative Rules ("HAR") and the Kakaʻako Reserved Housing Rules, HAR Chapter 15-218 (collectively, the "HCDA Rules"), which were approved by the HHFDC Board of Directors on April 13, 2026; and

WHEREAS, Resolution 23-83, CD1, required that construction of Phase 1 of the Project commence within 48 months after June 7, 2023 (the date of adoption of the Resolution), resulting in a deadline of June 7, 2027; and

RESOLUTION

WHEREAS, the Applicant requests an amendment to Resolution 23-83 to reflect certain updates to the Project description as follows:

1. To amend the Tax Map Key ("TMK") number for the Project site. The Project site was originally identified as a 1.525-acre portion of the 2.168-acre State-owned zoning lot identified as TMK (1) 2-1-051:041. The remaining 0.643-acre portion of the zoning lot was reserved for a future State educational facility. The State subdivided the lot into two zoning lots, one for the Project, and one for the educational facility. The Project zoning lot is now identified as TMK (1) 2-1-051:047; and

2. To amend the Project's unit count and affordability mix. After the Project plans were refined, the total number of Project units remain at 625, but the unit counts by phase changed from 429 rental units (and three manager units) in Phase 1, and 192 rental units (and one manager unit) in Phase 2; to 428 rental units (and three manager units) in Phase 1, and 193 rental units (and one manager unit) in Phase 2. The affordability mix also changed from 86 units at 80 percent of the area median income ("AMI") and 342 units at 120 percent of the AMI, to 87 units at 80 percent of the AMI and 341 units at 120 percent of the AMI; and

WHEREAS, the Applicant also requests an amendment to Resolution 23-83 to incorporate by reference an updated list of exemptions from the HCDA Rules:

1. Resolution 23-83, CD1, incorporated by reference certain exemptions from the HCDA Rules, which were approved by the HHFDC Board of Directors on April 13, 2026. Subsequent to Council approval of Resolution 23-83, CD1, the Applicant engaged in discussions with the HCDA to modify certain Project design elements to conform with requirements of the HCDA Rules, and revise certain Project exemption requests regarding the Pohukaina Street frontage occupancy, build-to-line setbacks, screening of parking and electrical transformers, and the proposed fence height along Pohukaina Street and Keawe Street;

2. In March 2026, the Applicant submitted an updated exemption list to the HCDA, which addressed both the HCDA's comments and electrical upgrades required by Hawaiian Electric Company, Inc. ("HECO"), as discussed below. The HCDA supported the Project's updated exemption list; and

RESOLUTION

3. In May 2026, the Applicant submitted to the HHFDC a modification request to revise the Project's previously approved exemptions from the HCDA Rules, which the HHFDC Board of Directors approved at its meeting on July 9, 2026; and

WHEREAS, the Applicant requests a 36-month extension of the deadline to commence construction of Phase 1 of the Project, from June 7, 2027, to June 7, 2030, due to the following unanticipated situations:

1. In April 2024, HECO informed the Applicant that the Iwilei substation was at maximum capacity, and the Kewalo substation required significant infrastructure upgrades to serve the Project and the greater Kaka'ako community. These upgrades include the installation of 25,000-volt underground lines from the Kewalo substation to the Kaka'ako area, which are needed because the existing 11,500-volt lines are not sufficient. The upgrades are required to be installed at the developer's expense prior to electric service being granted for the Project and the surrounding area, including communities within the Kamehameha School's Kaiaulu 'o Kaka'ako master plan, and Howard Hughes' Ward Village master plan;

2. The Project's portion of the underground electrical line upgrades covered duct work and cabling from Coral Street to Pohukaina Street. The upgrades required relocation of the Project's electrical switchgear vaults, and involved redesigning the Project's electrical, civil, and landscape plans, which affected the Project's exemption requests from the HCDA Rules;

3. The Project's archaeological inventory survey testing plan was submitted to the State Historic Preservation Division ("SHPD") in December 2023. SHPD required consultation with lineal descendants, which began in fall 2024, with additional descendants identified in early 2025. After a descendant raised concerns about the adequacy of the testing coverage, the number of test trenches increased, first from 24 to 40, then following further consultation with SHPD and descendants through the end of 2025, to a final approved plan of 45 trenches; and

4. The Project was originally expected to begin construction in 2024, with construction completion anticipated in 2026. However, design work, archaeological surveys, and permits required to install the underground ducts and new electrical lines from Coral Street to Pohukaina Street to serve the Project took over a year, completion of the final duct segment to the Project site is expected in 2028, and Project construction is now expected to begin after June 2027; and

WHEREAS, the Council believes that due to the difficulty and uncertainty in obtaining Project financing, a 60-month extension of the deadline to commence construction of Phase 1 of the Project, from June 7, 2027, to June 7, 2032, is appropriate; and

WHEREAS, the Applicant is not requesting amendments to the exemptions from the payment of City application fees, infrastructure and public works fees and charges, Honolulu Fire Department plan review fees, and Board of Water Supply Rules and Regulations; or to the conditions of approval set forth in Resolution 23-83, CD1; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that Resolution 23-83, CD1, is amended by amending the first WHEREAS clause to read in its entirety as follows:

"WHEREAS, Highridge Costa Development Company, LLC (the "Applicant"), with co-developer Form Partners, LLC, and with the approval of the Hawai'i Housing Finance and Development Corporation ("HHFDC"), proposes to develop Pohukaina Commons, a high-rise mixed-use project on an approximately 1.525-acre zoning lot owned by the State of Hawai'i ("State"), located at 690 Pohukaina Street in Kaka'ako, Honolulu, O'ahu, and identified as Tax Map Key (1) 2-1-051:047, as depicted in Exhibits A, B, C-1, C-2, and D-1 through D-4, attached hereto and made a part hereof (the "Project"); and"

BE IT FURTHER RESOLVED that Resolution 23-83, CD1, is amended by amending the third WHEREAS clause to read in its entirety as follows:

"WHEREAS, as proposed, the Project involves a 39-story residential tower with 431 dwelling units (428 rental units and three manager units constructed in Phase 1 on the southeast side of the Project site) and an 18-story residential tower with 194 dwelling units (193 rental

units and one manager unit constructed in Phase 2 on the northwest side of the Project site); the first nine floors of each tower will include portions of a connecting parking podium with a total of 870 parking spaces (the Project will use 760 parking spaces and 110 parking spaces will be retained by the HHFDC for future use by the State Department of Education in connection with an anticipated educational facility to be constructed on an adjacent 0.643-acre zoning lot identified as Tax Map Key (1) 2-1-051:046); and"

BE IT FURTHER RESOLVED that Resolution 23-83, CD1, is amended by amending the fourth WHEREAS clause to read in its entirety as follows:

"WHEREAS, as proposed, the Project will contain a total of 625 dwelling units (consisting of 173 studio units, 287 one-bedroom units, 144 two-bedroom units, and 21 three-bedroom units); all dwelling units (except for four manager units) will be rented to households earning 120 percent or below of the area median income ("AMI") based on the U.S. Department of Housing and Urban Development annual income limits for the Honolulu metropolitan statistical area as adjusted for household size (21 units at 30 percent of the AMI, 21 units at 50 percent of the AMI, 151 units at 60 percent of the AMI, 87 units at 80 percent of the AMI, 341 units at 120 percent of the AMI, and four manager units); and"

BE IT FURTHER RESOLVED that Resolution 23-83, CD1, is amended by amending the first BE IT FURTHER RESOLVED clause to read in its entirety as follows:

"BE IT FURTHER RESOLVED that the Project includes exemptions from the HCDA Rules, as listed in the For Action approved by HHFDC's Board of Directors on April 13, 2023, and as subsequently updated and superseded by the For Action approved by HHFDC's Board of Directors on July 9, 2026; and"

BE IT FURTHER RESOLVED that Resolution 23-83, CD1, is amended to extend the deadline to commence construction of Phase 1 of the Project by 60 months, to June 7, 2032; and

BE IT FURTHER RESOLVED that all other conditions and provisions of Resolution 23-83, CD1, are ratified and confirmed, and remain in full force and effect; and

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **26-207, CD1**

RESOLUTION

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, Hawaii 96813; Highridge Costa Development Company, LLC, 330 W. Victoria Street, Gardena, CA 90248; and Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813.

INTRODUCED BY:

Esther Kia'āina (br)

DATE OF INTRODUCTION:

September 15, 2026
Honolulu, Hawai'i

Councilmembers