HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. 26-271

RESOLUTION

AMENDING RESOLUTION 22-260, CD1, AS AMENDED BY RESOLUTION 24-236, CD1, TO EXTEND THE DEADLINE TO OBTAIN SUBDIVISION APPROVAL FOR THE NANAIKEOLA SELF-HELP HOUSING PROJECT IN WAIʻANAE, OʻAHU.

WHEREAS, on December 7, 2022, the City Council ("Council"), by adoption of Resolution 22-260, CD1, authorized certain exemptions and deferrals from planning, zoning, and construction requirements and standards for the subdivision, development and improvement of land, and the construction of units thereon, pursuant to §§ 46-15.1 and 201H-38, Hawaiʻi Revised Statutes, proposed by Self-Help Housing Corporation of Hawaiʻi (the "Applicant") for the Nanaikeola Self-Help Housing project, consisting of 89 subdivided zoning lots with an affordable single-unit dwelling developed on each of 87 zoning lots, and two zoning lots to be used as stormwater infiltration basins, on approximately 12.38 acres of undeveloped land zoned R-5 Residential District, located at the mauka end of Nanaikeola Street in Waiʻanae, Oʻahu, and identified as Tax Map Key 8-7-008:076 (the "Project"); and

WHEREAS, the Project's 87 single-unit dwellings will be offered for sale to households earning 80 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; all affordable single-unit dwellings will remain affordable for a minimum of 33 years; and

WHEREAS, Resolution 22-260, CD1, required that subdivision approval for the Project be obtained within 24 months after December 7, 2022 (the date of adoption of the Resolution), resulting in a deadline of December 7, 2024; and

WHEREAS, on November 7, 2024, the Council, by adoption of Resolution 24-236, CD1, extended the deadline to obtain subdivision approval for the Project by 24 months, from December 7, 2024, to December 7, 2026; and

WHEREAS, the Applicant requests a further extension of the December 7, 2026, deadline to obtain subdivision approval for the Project (no changes to the Project are proposed); and

WHEREAS, as a nonprofit organization, the Applicant is not able to secure the necessary bonds to securitize the construction of the subdivision, and must obtain final subdivision approval after all infrastructure is installed and all systems (such as water, electrical, street lighting) are approved; and

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WHEREAS, delays in the approval of the construction plans for the Project's infrastructure improvements are delaying the issuance of a building permit for the improvements, which is delaying the subdivision approval process because these roadway and utility improvements are required to be completed before final subdivision approval can be obtained; and

WHEREAS, the Applicant has demonstrated the following progress in developing the Project:

1. The Applicant has obtained funding from the Hawai'i Housing Finance Development Corporation, Rural Community Assistance Corporation, Housing Assistance Council, and the U.S. Department of Housing and Urban Development for the Project;

2. On February 14, 2024, the Applicant executed and delivered a quitclaim deed transferring title of the abandoned bridge to the City;

3. On September 13, 2024, the Applicant received preliminary subdivision approval of the Project;

4. On November 7, 2024, by adoption of Resolution 24-238, CD1, the Council approved and authorized the acceptance of the conveyance from the DLNR to the City of the Crown Lualualei road remnant by quitclaim deed;

5. On August 18, 2025, the Department of Community Services issued a finding of no significant impact on the Project's final Environmental Assessment;

6. On September 15, 2025, the Applicant submitted to the Department of Planning and Permitting ("DPP") a building permit application with associated construction plans for the Project's infrastructure improvements.

7. After soliciting bids for construction of the Project's infrastructure improvements from October 27, 2025, to December 29, 2025, the Applicant awarded the contract to Royal Contracting Company, which submitted the lowest bid;

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8. On November 8, 2025, the Applicant submitted to the DPP stockpiling permit applications for the Project;

9. On March 24, 2026, and August 11, 2026, the Applicant submitted to the DPP grading permit applications, the first of which was issued on April 16, 2026; and

10. The Applicant's staff have been providing free pre-purchase financial counseling to the 3,000 families so that low-income families will be mortgage ready to purchase the Project zoning lots by the time the Project's infrastructure improvements are completed; and

WHEREAS, the Council believes that a 60-month extension of the deadline to obtain subdivision approval for the Project, from December 7, 2026, to December 7, 2031, is appropriate; and

BE IT RESOLVED by the Council of the City and County of Honolulu that Resolution 22-260, CD1, as amended by Resolution 24-236, CD1, is further amended to extend the deadline to obtain subdivision approval of the Project by 60 months to December 7, 2031; and

BE IT FURTHER RESOLVED that all other conditions and provisions of Resolution 22-260, CD1, as amended by Resolution 24-236, CD1, are ratified and confirmed, and remain in full force and effect; and

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BE IT FINALLY RESOLVED that copies of this Resolution be transmitted to Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i, 96813; Claudia Shay, Self-Help Housing Corporation of Hawai'i, P.O. Box 19009, Honolulu, Hawai'i 96817; and Jon Muraoka, Fukunaga & Associates, Inc. 1357 Kapi'olani Boulevard, Honolulu, Hawai'i, 96814.

INTRODUCED BY:

Esther Kiaʻāina (br)

DATE OF INTRODUCTION:

NOV 12 2026

Honolulu, Hawai'i

Councilmembers