RES26-271
Testimony

MISC. COMM. 478

*ZONING & PLANNING (ZON)

***ZONING & PLANNING (ZON) Meeting**

Meeting Date: Nov 18, 2026 @ 09:00 AM

Support: 2

Oppose: 0

I wish to comment: 0

Name:	Email:	Zip:
Cynthia K.L. Rezentes	rezentesc@aol.com	96792
Representing:	Position:	Submitted:
Self	Support	Nov 14, 2026 @ 11:07 AM

Testimony:

I am in support of extending the deadline to obtain subdivision approval. This developer has done multiple projects along the Wai`anae Coast and has contributed positively in allowing families to develop affordable housing for themselves and their following generations.

The project is a worthwhile endeavor both from an economic standpoint and a spiritual standpoint in that it gives families hope in being able to afford a home in their community.

The property being developed has a long history of should've, could've, would've intents from others and is also located in a difficult area to develop properly based on the soils, canal crossing, etc. It is worth taking the time to develop a good subdivision plan for implementation within this parcel.

Name:	Email:	Zip:
Claudia Shay	selfhelphawaii@gmail.com	96817
Representing:	Position:	Submitted:
Self-Help Housing Corporation of Hawaii	Support	Nov 16, 2026 @ 11:07 AM

SELF-HELP HOUSING CORPORATION OF HAWAII

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November 16, 2026

To: Esther Kia'aina, Chair
Zoning and Planning Committee
Honolulu City Council

From: Claudia Shay
Executive Director

RE: Testimony in Support of **Resolution 26-271**-Nanaikeola Self-Help Housing Project on Wednesday, November 18, 2026

The Self-Help Housing Corporation of Hawaii (SHHCH) is currently developing the 87 lot Nanaikeola Self-Help Housing Subdivision on a 12.388 acre parcel in Nanakuli, Oahu denoted by TMK 8-7-008: 076. As SHHCH hasn't even been approved for permits for the construction of the infrastructure yet, it would not be possible to attain final subdivision approval by December 7, 2026 for the project as indicated in Resolution No. 24-236, CD 1. SHHCH, therefore, appreciates the extension of Resolution No. 24-236, CD 1 by the Zoning and Planning Committee of the Honolulu City Council. The benchmarks completed thus far are indicated below.

1) The parcel is already zoned R-5, and has adequate public water and wastewater capacity

2) The Honolulu City Council approved Resolution 22-260, CDI on December 7, 2022 with 11 exemptions accruing a savings of $757,624 or $8,708/unit, and yielding 87 lots instead of 72. Resolution 24-236,CD1, approved on November 7,2024, extended the final subdivision approval to December 7, 2026.

3) SHHCH was able to surmount the challenges of re-purposing the abandoned infrastructure of the bridge, which was signed over to the City on February 14, 2024, and the BLNR transfer of the Crown Lualualei Road remnant which was approved by Resolution 24-238 by the Honolulu City Council on November 7, 2024.

4) SHHCH was finally able to get the EA cleared on August 18, 2025. On September 26, 2025 HUD signed off on the Authority to Release Funds for the $1 million grant.

5) SHHCH finally received the preliminary subdivision approval on September 13, 2024

6) SHHCH drafted the construction plans for the subdivision, and routed it through the state and city agencies. There were several delays caused by HECO, which was on

the verge of bankruptcy due to the Lahaina fire, and the rail project. Finally in September, 2025, SHHCH filed for permits for the construction of the infrastructure.

7) From October 27-December 29, 2025 SHHCH put the infrastructure out to bid. SHHCH awarded the contract to Royal Contracting Company, the lowest bidder.

8) SHHCH has raised the full cost of the construction of the infrastructure at $26,961,976 for the 87 lots as follows: RCAC -$12,240,613 for acquisition, pre-development costs including engineering, and infrastructure; HAC-SHOP funds of $870,000 for acquisition costs; HHFDC-DURF funds of $7,679,563 for infrastructure; HHFDC-AHRF funds of $4,791,800 for infrastructure; HUD grant for infrastructure of $1,000,000, and SHHCH funds for pre-development costs of $380,000

9) However, with the new costs, the house and lot cost $521,000. Unfortunately, RD changed the area loan limit from $725,000 in the City and County of Honolulu to $496,800 (60% 0f the FHA 203 b limit). SHHCH is able to write down the costs to $496,800 with the HUD grant funds of $1 million, and a Capital Magnet grant. The appraised value will be $725,000.

10) The SHHCH staff have been providing free pre-purchase financial counseling to the 3,000 families on our waiting list for a few years so that more than 87 very low and low income families will be mortgage-ready by the time the infrastructure is completed.

11) Families will build one and two story, three and four bedroom houses for approximately $496,800 fee simple. Recent appraisals value the house and lot at $725,000; thereby, enabling low income families to have immediate creation of wealth through their "sweat equity".

12) Although SHHCH filed the construction plans for review and permitting with the City and County of Honolulu in September, 2025, there have been continual delays. To attempt to undertake some construction work on the site, SHHCH has also filed for stockpiling permits and a grading permit for the overall construction plan while waiting for the permit for the entire set of construction plans. It is anticipated that the construction of the subdivision will take approximately 10 months to complete. Another 2-4 months will be needed to have "as built" plans reviewed by DAGS, followed by the final recordation of the map with the final subdivision approval.

Thank you very much for your attention to this matter. If you would like additional information, please call me at 808-842-7111 or at selfhelphawaii@gmail.com.