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CITY COUNCIL COMMITTEE ON ZONING & PLANNING

November 18, 2026,

Resolution 26-273 – Amending Resolution 24-273, CD1 and 16-11, CD1 amending Resolution 17-320 Relating to the Hale Moena 201H Project on O'ahu

HIGHRIDGE COSTA
900 Fort Street Mall Suite 1115
Honolulu Hawai'i 96813

MISC. COM. 492(26) ZON



KAPOLEI, O'AHU

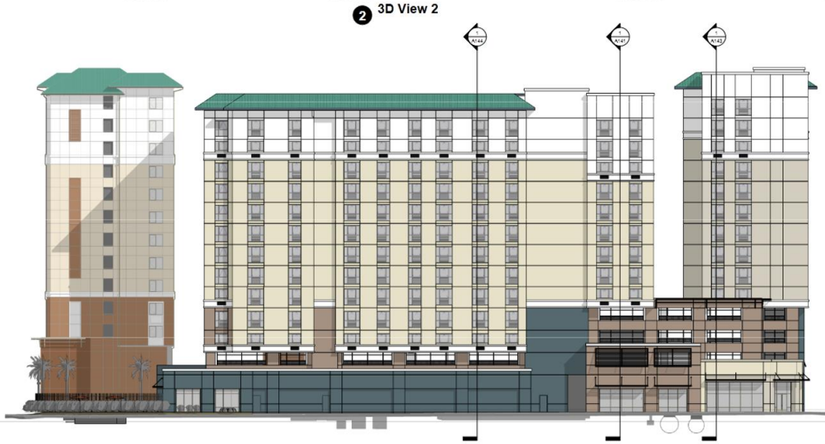
- **201H Entitlements approved by Honolulu City Council on December 11, 2024 (Resolution 24-273, CD1)**
- **A two-phase mixed-use community – Phase III -13 Stories; Phase IV – 14 stories**
- **247-Affordable (Kupuna and Ohana) home community**



2 3D View 2

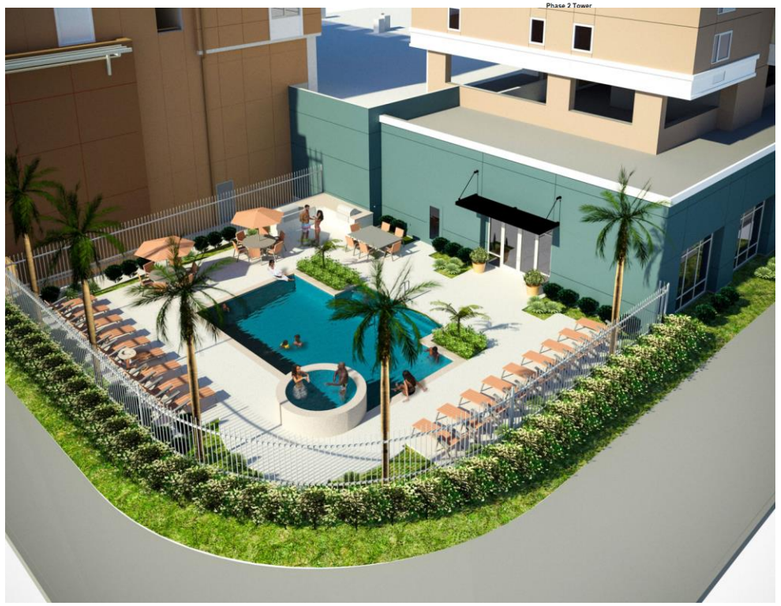


3 3D View 1



1 South
1/16" = 1'-0"







Requests to the City Council to Amend Resolution 24-273, CD1

Extend the construction start deadline by five years

- 48 → 108 months after the Resolution's effective date
- December 11, 2026, → December 11, 2031



Basis for the Five-Year Extension Request

HHFDC financing applications

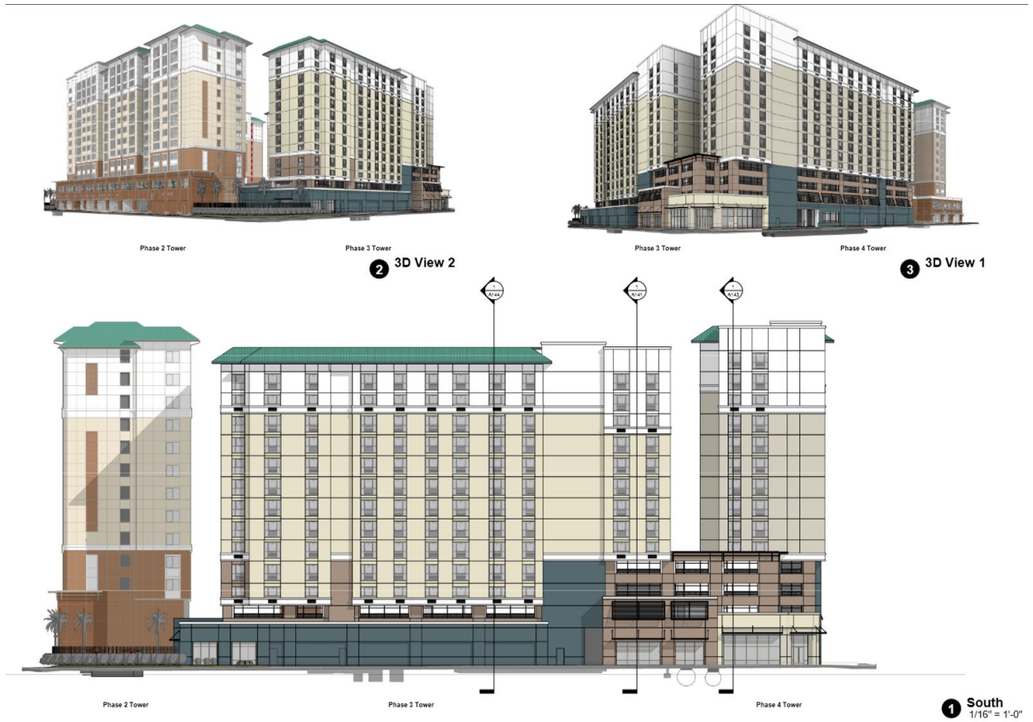
- The property was removed from the HUD 2025 Qualified Census Track and/or Difficult to Develop Area delaying development of the permit drawings and funding request
- The property is included in the HUD 2027 Qualified Census Track and/or Difficult to Develop Area allowing for permit drawings and funding requests to commence
- No funding award to date

Pre-development work continues

- HHFDC Environmental Assessment exemption: Dec 2023

Net effect

- In the absence of an HHFDC financing award, construction cannot commence by the current entitlement deadline
- The extension provides time to compete in future HHFDC funding rounds and complete permitting



Requested action: amend Resolution 24-273, CD1 to move the deadline to December 11, 2031, for any phase.