

FOR INFORMATION AND DISCUSSION

I. SUBJECT

Presentation by Ikaika ‘Ohana for the Proposed Kaiāulu O Kalaeloa Affordable Housing Community Project (a proposed housing project pursuant to HRS § 201H-38) located at 91-1309 Roosevelt Avenue, Kapolei, Hawaii, 96707 on TMK 9-1-013:079.

II. BACKGROUND

Ikaika ‘Ohana (“Developer”) is proposing to construct a public/private affordable housing development (“Project”) at Lot 13051-D on Parcel 4, located within the Kalaeloa Community Development District (KCDD) in the Honouliuli Ahupua’a, Ewa District. The Project site is bound by Franklin Street to the west (“Ewa”), Roosevelt Avenue to the north (“Mauka”), and Saratoga Avenue to the south. The Developer’s drawings for the proposed Project are attached as Exhibit A. The project is a “public/private” development because it involves the collaboration between the private developer, Ikaika ‘Ohana, and the public agency, Hawaii Housing Finance and Development Corporation (HHFDC), to achieve affordable housing goals for the State of Hawaii.

The Authority acknowledges and accepts the development of affordable housing projects consistent with § 201H-38 (“201H-38”), Hawaii Revised Statutes (“HRS”) within the KCDD area. The § 201H-38 approval process is administered by the Hawaii Housing Finance and Development Corporation (“HHFDC”) and the counties within the State of Hawaii. Projects developed as § 201H-38 projects are required to provide fifty percent plus one unit within a project that are priced to be affordable to households earning up to 140 percent of the area median income. If the affordability requirements are achieved, then the statute allows for certain exemptions from the 2012 Kalaeloa Community Development District Rules district rules, as listed below. Chapter 201H-38(a), HRS, provides that:

The Hawaii Housing Finance and Development Corporation may develop on behalf of the State or with an eligible developer or may assist under a government assistance program in the development of, housing projects that shall be exempt from all statutes, ordinances, charter provisions, and rules of any government agency relating to planning, zoning, construction standards for subdivisions, development and improvement of land, and the construction of dwelling units thereon.

III. DISCUSSION AND ANALYSIS

The Project is being proposed as a § 201H-38 development with over fifty percent of the units qualifying as affordable housing units, consisting of 260 total units (134 units in Phase 1 and 126 units in Phase 2) for rental. As permitted under 201H-38, the Developer is requesting the following exemptions from the 2012 Kalaeloa Community Development District Rules:

- Section 15-215-62(c)(1-6) – Large Lot Development – Thoroughfare Network

- Section 15-215--62(d)(4) – Large Lot Development – New Buildings-Mid-Block Crossing
- Section 15-215-62(d)(5) – Large Lot Development – New Buildings-Courtyard Dimensions
- Section 15-215-62(d)(6) – Large Lot Development – New Buildings-Mid-Block Crossing/Courtyard
- Section 15-215-62 (d)(7) – Large Lot Development – New Buildings-Alley
- Section 15-215-43 (f) (3)(A) – Architectural Standards
- Section 15-215-43 – Frontage Type – Figure 1.6 Frontage Types
- Section 15-215-43 – Density – Figure 1.3 Development Standards Summary
- Section 15-215-43 – Height – Figure 1.3 Development Standards Summary
- Section 15-215-43 - Lei Building – Open Space Requirement– Figure BT.9 D.2 & D.3 Lei Building
- Section 15-215-43 – Lei Building– Ratio of Each Story Allowed– Figure BT.9 Table BT.9-1 Lei Building
- Section 15-215-47 (c)(2) – Width of curb cut and setback from adjacent property
- Section 15-215-47(l)(4) – Loading Stall Height
- Section 15-215 –43(c) – Fences
- Section 15-215-64 – Dedication of Public Facilities
- Chapter 15-215 – Future Amended Kalaeloa Community Development District Rules (future versions of the Kalaeloa Community Development District Rules are not applicable to the development of this project)

III. HCDA COMMENTS

On November 12, 2024, the HCDA received an email from the Developer’s agent with the final application materials and proposed exemptions and/or deferrals, pursuant to HRS §201H-38. HCDA staff provided comments, both to the Developer and HHFDC, in a letter dated November 22, 2024 which is attached as Exhibit B. This letter sets forth HCDA’s initial comments regarding the Project. A summary of the initial comments is listed below:

1. **Section 15-215-62(c)(1-6) – Large Lot Development – Thoroughfare Network**
The sidewalk along Franklin Street should be extended from the property line to Roosevelt Avenue.
2. **Section 15-215 –43(c) – Fences**
In lieu of a 6-foot-high fence along Franklin Street, the ground level units should be directly accessible from the street and provide a more active, pedestrian-friendly frontage environment --- such as what is being provided along Roosevelt Avenue. Slatted fences and gates up to 4-feet high, for example, could be used to enclose small, usable mini-yards for each ground floor unit. Alternatively, the Franklin Street

frontage could include trees and/or wider sidewalks with other pedestrian amenities to create a more active frontage.

3. HCDA is willing to work with the developer to engage the landowner of Franklin Street to further the implementation of such improvements.

IV. CONCLUSION

The HCDA staff understands that some of the details of the Project will evolve as the design progresses. Ikaika 'Ohana shall update the HCDA as the project progresses and allow time for HCDA's review and comment on substantial design changes. Ikaika 'Ohana shall consider and address the comments noted herein as soon as possible. The HCDA will provide additional comments after further design refinements have occurred.

Attachments: Exhibit A – Applicant Submittal
Exhibit B – HCDA Comment Letter to HHFDC, signed November 22, 2024
Exhibit C – HCDA Comment Letter to Munekiyo Hiraga, signed
November 22, 2024

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