

FOR INFORMATION

I. SUBJECT

Update on Modifications Approved by the Honolulu Department of Planning and Permitting to the Mayor Wright Homes Redevelopment Project Located in Honolulu, Oahu, TMK No.: (1) 1-7-029: 003

II. FACTS

<i>Project Name:</i>	Mayor Wright Homes Redevelopment
<i>Applicant Name:</i>	HCDC Mayor Wright LLC
<i>Tax Map Key and Location:</i>	(1) 1-7-029: 003 606 North Kukui Street, Honolulu, HI 96817
<i>Land Area:</i>	Approximately 14.8 Acres (646,654 square feet)
<i>HHFDC Involvement:</i>	201H Exemptions
<i>Landownership:</i>	Public – Hawaii Public Housing Authority
<i>Type:</i>	New construction; mixed-use, affordable rental and affordable and market for-sale housing with commercial space
<i>Target Population:</i>	Family
<i>Length of Affordability:</i>	Rental: 75 years; For-sale: 10 years
<i>No. of Units:</i>	Total: 2,448 Phase 1: 808; Phase 2: 629; Phase 3: 477; Phase 4: 534
<i>Development Concept:</i>	Demolition of existing Mayor Wright Homes buildings and construction of a new mixed-use project, to include affordable rental and affordable and market leasehold for-sale residential units with commercial uses, comprised of 10 towers.
<i>Parking:</i>	Total: up to 3,428 parking stalls
<i>Est. Completion:</i>	Phase 1: 2033; Phase 2: 2038; Phase 3: 2041; Phase 4: 2044
<i>Amenities and Services:</i>	The Project includes approximately 21,700 GSF indoor and approximately 52,900 GSF outdoor amenities. All towers will have common area lanais and interior recreational spaces.
<i>Developer Contact:</i>	HCDC Mayor Wright LLC Contact: Mohannad H. Mohanna 330 W. Victoria Street, Gardena, CA 90248 (424) 258-2906
<i>Co-Developer Contact:</i>	Form Partners, LLC Contact: Chris Deuchar 900 Fort Street Mall, Suite 1140, Honolulu, HI 96813 (808) 940-0007

- A. The Mayor Wright Homes Redevelopment (Project) is a proposed mixed-use project, which includes affordable rental and affordable and market leasehold for-sale residential units (depending on the source of financing) and commercial uses, to be constructed on an approximately 14.8-acre property owned by the Hawaii Public Housing Authority (HPHA), located at 606 North Kukui Street in Honolulu, Oahu.
- B. On January 11, 2024, the Hawaii Housing Finance and Development Corporation (HHFDC) Board of Directors (Board) approved the Developer's application for exemptions from statutes, ordinances, and rules pursuant to Section 201H-38, Hawaii Revised Statutes (HRS) via a For Action (For Action). In addition to exemptions under HRS 201H-38, the Project was also approved for an exemption pursuant to the Governor's "Third Proclamation Relating to Affordable Housing" dated December 22, 2023, to allow the 201H exemptions to be approved by the Director of the Honolulu Department of Planning and Permitting (DPP) in lieu of the Honolulu City Council.
- C. By Memorandum of Record 2024/GEN-1 (LP) dated February 8, 2024 (2024 DPP Memo), DPP approved the 201H exemptions for the Project. The 2024 DPP Memo is attached as **Exhibit A**. On March 14, 2024, a For Information was presented to the HHFDC Board to discuss the differences between the Project as approved in the For Action and as approved in the 2024 DPP Memo (2024 For Information). Specifically, the 2024 DPP Memo clarified the exemption from building height setbacks; added exemptions from the joint development permit process and permit fees; required the Project to comply with minimum bicycle parking requirements; and memorialized minor modifications to the unit type mix and affordability mix, due to refinement of the Project's design.
- D. Since March 2024, the Developer has made additional modifications to the Project's design, such as increasing/decreasing certain building heights and thus unit counts, as well as adjusting the unit type mix and affordability mix in certain buildings, with the overall aim of increasing unit sizes and affordability (Project Changes). By letter 2024/GEN-1 dated May 27, 2025 (2025 DPP Letter), DPP acknowledged that the Project Changes are acceptable without a modification to the 2024 DPP Memo, as the total Project count of 2,448 dwelling units is not changing and the approved 201H exemptions are not being exceeded. The 2025 DPP Letter is attached as **Exhibit B**. No other Project modifications are contemplated at this time.

III. DISCUSSION

- A. This For Information discusses the differences between the Project as approved in the 2024 DPP Memo (and described in the 2024 For Information) and the recent Project Changes as approved in the 2025 DPP Letter.

- B. The unit type mix for the Project as previously approved in the 2024 DPP Memo is as follows:

	Studio	1-Bed	2-Bed	3-Bed	4-Bed	5-Bed	Total
Tower A (Ph 1)	31	141	92	30	10	5	309
Tower B (Ph 1)	65	180	95	14	0	0	354
Tower C (Ph 1)	37	135	68	13	0	0	253
Tower D (Ph 2)	32	74	38	23	8	0	175
Tower E (Ph 2)	30	66	40	21	9	2	168
Tower F (Ph 2)	20	58	49	19	3	3	152
Tower G (Ph 3)	36	82	61	22	0	0	201
Tower H (Ph 3)	84	174	82	12	0	0	352
Tower I (Ph 4)	18	64	26	18	0	0	126
Tower J (Ph 4)	82	184	82	10	0	0	358
Total	435	1,158	633	182	30	10	2,448

- C. The *revised* unit type mix for the Project as approved in the 2025 DPP Letter is as follows, with the changes **bolded**:

	Studio	1-Bed	2-Bed	3-Bed	4-Bed	5-Bed	Total
Tower A (Ph 1)	36	139	90	28	10	5	308
Tower B (Ph 1)	25	64	87	67	4	0	247
Tower C (Ph 1)	37	135	68	13	0	0	253
Tower D (Ph 2)	32	70	60	30	8	0	200
Tower E (Ph 2)	30	70	60	30	9	1	200
Tower F (Ph 2)	40	80	70	35	3	1	229
Tower G (Ph 3)	36	90	60	30	5	0	221
Tower H (Ph 3)	50	120	60	20	5	1	256
Tower I (Ph 4)	25	70	56	30	1	0	182
Tower J (Ph 4)	82	165	80	20	5	0	352
Total	393	1,003	691	303	50	8	2,448

D. The affordability mix for the Project as previously approved in the 2024 DPP Memo is as follows:



		AMI Level:								
	Total	30%	50%	60%	80%	100%	110%	140%	Market	Man- ager
Phase 1										
Tower A	309	33	33	241						2
Tower B	354				70	282				2
Tower C	253						28	124	101	
Ph 1 Total	916	33	33	241	70	282	28	124	101	4
Phase 2										
Tower D	175	18	18	137						2
Tower E	168	17	17	132						2
Tower F	152	16	16	118						2
Ph 2 Total	495	51	51	387	0	0	0	0	0	6
Phase 3										
Tower G	201	20	20	159						2
Tower H	352				70	280				2
Ph 3 Total	553	20	20	159	70	280	0	0	0	4
Phase 4										
Tower I	126	13	13	98						2
Tower J	358				72	284				2
Ph 4 Total	484	13	13	98	72	284	0	0	0	4
Total All Phases	2,448	117	117	885	212	846	28	124	101	18
		LIHTC			501c3		For-Sale			

E. The *revised* affordability mix for the Project as approved in the 2025 DPP Letter is as follows, with the changes **bolded**:

		AMI Level:									
	Total	30%	40%	50%	60%	80%	100%	110%	140%	Market	Man- ager
Phase 1											
Tower A	308	67	27	27	185	0	0	0	0	0	2
Tower B	247	0	0	0	0	50	195	0	0	0	2
Tower C	253	0	0	0	0	0	0	28	124	101	0
Ph 1 Total	808	67	27	27	185	50	195	28	124	101	4
Phase 2											
Tower D	200	20	0	20	158	0	0	0	0	0	2
Tower E	200	20	0	20	158	0	0	0	0	0	2
Tower F	229	23	0	23	181	0	0	0	0	0	2
Ph 2 Total	629	63	0	63	497	0	0	0	0	0	6
Phase 3											
Tower G	221	23	0	23	173	0	0	0	0	0	2
Tower H	256	0	0	0	0	52	202	0	0	0	2
Ph 3 Total	477	23	0	23	173	52	202	0	0	0	4
Phase 4											
Tower I	182	19	0	19	142	0	0	0	0	0	2
Tower J	352	0	0	0	0	72	278	0	0	0	2
Ph 4 Total	534	19	0	19	142	72	278	0	0	0	4
Total All Phases	2,448	172	27	132	997	174	675	28	124	101	18
		LIHTC				501c3		For-Sale			

Attachments: Exhibit A – 2024 DPP Memo (without Exhibits)
Exhibit B – 2025 DPP Letter

Prepared by: Michele Leong, Housing Development Specialist 

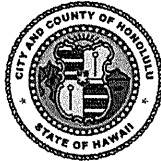
Reviewed by:  Albert Palmer, Development Section Chief 
Randy Chu, Development Branch Chief 

2024 DPP MEMO

DEPARTMENT OF PLANNING AND PERMITTING
KA 'OIHANA HO'OLĀLĀ A ME NĀ PALAPALA 'AE
CITY AND COUNTY OF HONOLULU

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RICK BLANGIARDI
MAYOR
MEIA



DAWN TAKEUCHI APUNA
DIRECTOR
PO'O

JIRO A. SUMADA
DEPUTY DIRECTOR
HOPE PO'O

2024/GEN-1 (LP)

MEMORANDUM OF RECORD

AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE MAYOR WRIGHT HOMES REDEVELOPMENT IN KALIHI UNDER GOVERNOR JOSH GREEN'S FOURTH EMERGENCY PROCLAMATION RELATING TO AFFORDABLE HOUSING.

WHEREAS, the Highridge Costa Development Corporation (HCDC) Mayor Wright, LLC (the Applicant) proposes to redevelop an existing public housing Project into an affordable housing Project on approximately 14.845 acres of land zoned A-2 Medium Density Apartment District and in the Downtown Neighborhood Transit Oriented Development Plan, owned by the State of Hawai'i, Hawai'i Public Housing Authority, located at 606 North Kukui Street in Kapālama, O'ahu, and identified as Tax Map Key 1-7-029: 003 (the Project); and

WHEREAS, as proposed, the Project consists of 2,448 dwelling units in ten buildings ranging from 87 to 350 feet (ft.) in height, to be developed in four phases. Phase 1 will involve a total of 916 units (one 31-story 309-unit building, one 36-story 354-unit building, and one 26-story 253-unit buildings). Phase 2 will involve 495 units (one 28-story 175-unit building, one 25-story 168-unit building, and one 20-story 152-unit building). Phase 3 will involve 553 units (one 19-story 201-unit building and one 33-story 352-unit building). Phase 4 will involve 484 units (one nine-story 126-unit building and one 36-story 358-unit building); and

WHEREAS, the Project also includes approximately 3,428 off-street parking spaces, 1,500 bicycle parking spaces (1,228 long-term and 272 short-term), and 53,816 square feet (sq. ft.) of commercial and community space; and

WHEREAS, 2,177 affordable rental dwelling units will be rented to households earning 100 percent and below of the area median income (AMI) for Honolulu, 152 affordable units will be for-sale to households earning between 110 percent to 140 percent AMI, 101 market rate units will be for-sale, and 18 units will be manager units; and

WHEREAS the affordability mix of the 2,329 affordable units will be as follows: 124 units at 140 percent of the AMI, 28 units at 110 percent of the AMI, 844 units at 100 percent

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of the AMI, 212 units at 80 percent of the AMI, 893 units at 60 percent of the AMI, 114 units at 50 percent of the AMI, and 114 units at 30 percent of the AMI; and

WHEREAS, the Applicant may choose at a later date to develop Tower C as a rental residential tower with all units at or below 60 percent of the AMI, excluding two manager's units; and

WHEREAS, all affordable rental units will remain affordable for a minimum of 75 years; and

WHEREAS, all affordable for-sale units will remain affordable for a minimum of 10 years; and

WHEREAS, on January 22, 2024, at 10:00 a.m., the Department of Planning and Permitting (DPP) held a public hearing at the Palama Settlement Dining Hall located at 810 North Vineyard Boulevard, Honolulu, Hawai'i, 96817; and

WHEREAS, the Project is eligible to receive consideration under the City's rules implementing § 201H-38 of the Hawai'i Revised Statutes (HRS), which require that at least 20 percent of a Project's total units must be available to households earning at or below 80 percent of the AMI, and at least 31 percent of a Project's total units must be available to households earning between 81 percent and 120 percent of the AMI; and

WHEREAS, the 201H Applicant is seeking exemptions under the the Office of the Governor, State of Hawai'i, Fourth Emergency Proclamation Relating to Affordable Housing dated January 18, 2024, (Proclamation). Under the "Rules Relating to the Implementation of the Fourth Proclamation Relating to Affordable Housing" Section D, § 201 H-38(a)(3), HRS, is suspended to allow the county in which a State Affordable Housing Project is to be situated to approve the Project, with or without modifications, without requiring the County Council to approve, approve with modification, or disapprove the Project by resolution. Instead, the County may approve, approve with modification, or disapprove the Project through action of the County Planning Director within forty-five days of the receipt of the Hawaii Housing Finance and Development Corporation (HHFDC) approval. If on the forty-sixth day a Project is not disapproved, it shall be deemed approved by the County Planning Director; and

WHEREAS, the DPP Director is empowered and authorized to approve the Project which may include exemptions from statutes, ordinances, charter provisions, and rules of any government agency relating to planning, zoning, construction standards for subdivision, development and improvement of land, and the construction of units thereon pursuant to the Proclamation and HRS §§ 46-15.1 and § 201H-38; and

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WHEREAS, the DPP Director has reviewed the preliminary plans and specifications for the Project, prepared by Lowney Architecture (the Plans and Specifications), and received from the HHFDC on January 11, 2024 and updated on January 24, 2024; and

WHEREAS, the Project is consistent with the housing and community development goals and objectives of the City; and

WHEREAS, the granting of the exemptions is necessary for the timely and successful implementation of the Project; and

WHEREAS, the Project does not contravene any safety standards, tariffs, or rates and fees approved by the Public Utilities Commission or the Board of Water Supply (BWS); and

WHEREAS, the exemptions authorized herein meet the intent of HRS Chapter 201H and the Proclamation, and minimum requirements of health and safety; now, therefore,

BE IT RESOLVED by the DPP Director that it approves the Project, which approval includes exemptions from certain requirements for the Project as set forth in the Plans and Specifications for the Project, as follows:

Application Fees:

1. Exemption from § 18A-2.4, Revised Ordinances of Honolulu (ROH), to allow an exemption from the payment of grading and grubbing permit fees, estimated at \$3,815.
2. Exemption from ROH § 18-6.1, to allow an exemption from the payment of building permit (BP) plan review fees, estimated at \$250,000.
3. Exemption from ROH §18-6.2, to allow an exemption from the payment of BP fees, estimated at \$6,994,162.
4. Exemption from ROH § 6-41.1, to allow an exemption of the payment of conditional use permit fees for a joint development agreement, estimated at \$600.

Infrastructure and Public Works Fees and Charges:

5. Exemption from ROH § 14-10.1, § 14-10.2, and § 14-10.3, to allow an exemption from the payment of wastewater system facility charges attributed to the Project's affordable units, estimated at \$1,276,480 for affordable units rented to 80 percent

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AMI and below and deferral estimated at \$5,163,788 for affordable units rented at 80 percent AMI or more.

Fire Department Review Fees:

- 6. Exemption from ROH § 20-1.1, Item (3), to allow an exemption from the payment of Honolulu Fire Department plan review fees, estimated at \$689,416.

ROH Chapter 21, the Land Use Ordinance:

- 7. Exemption from ROH § 21-3.80-1(a) and Table 21-2, relating to permitted uses in the A-2 Medium Density Apartment District, to allow for commercial uses as permitted in the BMX-3 Business Mixed Use District.
- 8. Exemption from ROH § 21-3.80-1(b) and Table 21-3.3, relating to maximum building area, to allow for a maximum building area of up to 63 percent of the total zoning lot area (up to 400,000 sq. ft.), instead of 40 percent of the total zoning lot area.
- 9. Exemption from ROH § 21-3.80-1(b) and Table 21-3.3, relating to maximum density, to allow for a floor area ratio (FAR) of 4.0, instead of 1.9. FAR.
- 10. Exemption from ROH § 21-3.80-1(b) and Table 21-3.3, relating to height setbacks, to allow Buildings A, C, D, and I to encroach into the required yard height setback.
- 11. Exemption from ROH § 21-3.80-1(b) and Table 21-3.3, relating to yard setbacks, to allow for a five-ft. side and rear yard.
- 12. Exemption from ROH § 21-3.80-1(b) and Table 21-3.3, and the applicable zoning map, to allow for a maximum building height of up to 350 ft. Rooftop structures must conform to ROH § 21-4.60(c).
- 13. Exemption from ROH § 21-5.380, relating to joint developments of two or more adjacent subdivision lots, to exempt the Project from the joint development permit process.

BWS Rules and Regulations:

- 14. Deferral from § 1-102 and § 2-202 of the BWS Rules and Regulations, to

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allow a deferral of payment of water system facilities charge and installation of water service fees until the installation of the water meter(s) for affordable units rented to no more than 140 percent AMI; provided that all BWS requirements are satisfied. The actual fees to be deferred will be determined by the BWS during review of the Project's BP application.

Park Dedication Ordinance Requirements:

- 15. Exemption from ROH Chapter 22, Article 7, to allow a full exemption from park dedication ordinance requirements, estimated at 249,789 sq. ft. of park space.

Affordable Housing Requirement:

- 16. Exemption from ROH Chapter 29, relating to the City and County of Honolulu's Affordable Housing requirements, if Tower C is developed as a leasehold for-sale tower, to allow the leasehold for-sale tower to be developed, marketed, and sold in accordance with the HHFDC affordable housing requirements (rather than ROH Chapter 29).

BE IT FURTHER RESOLVED that the Project is approved subject to the following conditions:

- A. Development must be in general conformance with the approved Project, as described herein and shown on plans and drawings labeled as Exhibits A and B-1 through B-19, attached hereto and made a part hereof. Minor modifications may be approved by the DPP Director. Major modifications must be processed in accordance with HRS Chapter 201H.
- B. Plans must incorporate the public-rights-of-way (ROW) (Pua Lane, Liliha Street, North King Street, and Vineyard Boulevard) by showing the interaction between the ROW and the building facades, sidewalks, and multimodal amenities showing that these Project elements are designed to maximize Transit Oriented Development, pedestrian oriented development, and multimodal transit options.
- C. Prior to the issuance of any BPs for the Project, the Applicant shall submit to the DPP for its review and approval:
 - 1. Documentation that confirms that the Hawaii Department of Transportation (HDOT) has been consulted and has reviewed plans impacting North Vineyard Boulevard and Liliha Street.

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2. Documentation that confirms that the Federal Aviation Administration form was completed and submitted to the Hawaii DOT Airport Planning Section.
3. Documentation that confirms that the City Department of Transportation Services Complete Streets Office has been consulted and has reviewed plans showing proposed street trees and a pedestrian and bicycle friendly environment.
4. An updated Transportation Impact Assessment Report (TIAR) based on the currently proposed Project that references any changes compared to the previous study in 2018. After review of updated TIAR, additional comments from the DPP Traffic Review Branch and or HDOT must be addressed.
5. Overall timelines or phasing plans for the proposed four phases of the development must be prepared by the Applicant in a format acceptable to the DPP. This overall timeline must include the components of each phase. Each of the four phases must have its own timeline or phasing plan of the anticipated dates to obtain major BPs for demolition/construction work, including the projected date of occupancy. The timeline must identify when the construction management plan (CMP), the traffic management plan (TMP), multimodal transportation assessment report (MTA), and off-site roadway work will be submitted for review and approval, and when approvals for construction plans, building, and occupancy permits will be necessary. Typically, the CMP must be submitted for review and approval prior to the issuance of demolition/BPs for major construction work.
6. A CMP that identifies the type, frequency, and routing of heavy trucks and construction related vehicles. Every effort will need to be made to minimize impacts from these vehicles and related construction activities. The CMP must identify and limit vehicular activity related to construction to periods outside of the peak periods of traffic, utilizing alternate routes for heavy trucks, provisions for either on-site or off-site staging areas for construction related workers and vehicles to limit the use of on-street parking around the Project site, and other mitigation measures related to traffic and potential neighborhood impacts. Preliminary or conceptual traffic control plans must also be included in the CMP. The Applicant must document the condition of roadways prior to the start of construction activities and provide remedial measures, as necessary, such as restriping, road resurfacing, and/or reconstruction if the condition of the roadways has deteriorated as a result of the related construction activities.

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7. A TMP that include traffic demand management (TDM) strategies to minimize the amount of vehicular trips for daily activities by residents and employees. TDM strategies may include carpooling and ride sharing programs, transit, bicycle and pedestrian incentives and other similar TDM measures. A pedestrian and bicycle circulation plan should also be included to provide accessibility and connectivity to and along the surrounding public sidewalks and at street intersections. A post TMP will be required after the near term build-out, and after full build-out, to validate the relative effectiveness of the various TDM strategies identified in the initial report. A justification for the number of on-site parking stalls must be justified and validated.
 8. Construction plans for all work within or affecting public streets. Traffic control plans during construction must also be submitted for review and approval, as required. Vehicular access points shall be constructed as standard City dropped driveways. Adequate vehicular sight distance shall be provided and maintained at all driveways to pedestrians and other vehicles. Driveway grades shall not exceed five percent for a minimum distance of 25-ft. from the back of the designated pedestrian walkway. Any entry gates or guard shack, if used, must be recessed as far into the driveway as necessary to avoid any queuing onto public streets. All loading and parking areas shall be designed such that vehicles enter and exit, front first.
 9. A MTA that includes an assessment of Pua Lane. Improvements within the existing ROW, such as widening sidewalks (this can be done within the property with pedestrian easements), adding bike facilities, removing parking, providing turn lanes into the Project site, and restriping intersections (additional laneage) to provide additional capacity. A justification for the number of on-site parking stalls must be justified and validated. An MTA includes an extended assessment of the King/Liliha/Dillingham intersection operations on what can be done to reduce or limit Project impacts at this intersection. The "no feasible enhancements" is not justification for a Project of this scale. The MTA must be expanded to include the projected daily operations beyond just the AM and PM peak hour for the Project scenario.
 10. A pedestrian assessment report that determines the sidewalk widths needed to accommodate the increased pedestrian activity around the Project site. This must be done prior to final design so wider sidewalks, if needed, can be incorporated into the design.
- D. Prior to issuance of the certificate of occupancy (CO) for the Project, the Applicant must submit the first TMP; or subsequent updates must be submitted and approved

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prior to the issuance of the (temporary) CO. An updated MTA, including supplemental studies or subsequent updates, must be submitted and approved for each phase, or for every 500 residential units after the issuance of the subsequent CO. A new MTA may be required if there is a significant change to the scope or timing of the major work items contained in the initial report.

- E. Approximately one year after the issuance of the CO for each phase, or for every 500 residential units, updates to the MTA must be submitted to validate the traffic projections, trip reduction rates, distribution, and assignments contained in the initial MTA. If additional traffic mitigation measures or modifications are necessary to support related traffic impacts directly attributable to this development, the Applicant will be required to implement these measures. MTA updates must also include an evaluation of the relative effectiveness of the TDM strategies as the development progresses making sure that the trip reduction rates are valid.
- F. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant shall stop work, protect the find from further disturbance, and contact the State Historic Preservation Division (SHPD) immediately. Work in the immediate area must be stopped until SHPD is able to assess the impact and make further recommendations for mitigative activity. The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit and BP plans.

BE IT FURTHER RESOLVED that references to specific statutes, ordinances, or regulations include respective successor statutes, ordinances, or regulations; and

BE IT FURTHER RESOLVED that the exemptions granted for this Project are not transferable to any other real property; and

BE IT FURTHER RESOLVED that the final plans and specifications for the Project constitute the zoning, building, and construction standards for the Project and are approved if those plans and specifications do not substantially deviate from the preliminary plans and specifications submitted to the DPP Director; provided that minor modifications to the design character or specifications of the building or landscaping may be approved by the Director of the DPP; and

BE IT FURTHER RESOLVED that no action may be prosecuted or maintained against the City and County of Honolulu, its officials or employees, on account of actions taken by them in reviewing or approving the preliminary plans and specifications or in granting these exemptions listed herein; and

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BE IT FURTHER RESOLVED that the DPP Director is hereby authorized to execute any incidental or related documents to carry out the transactions, described above; provided that said documents do not increase, either directly or indirectly, the financial obligations of the City; and

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Dean Minakami, Executive Director, Hawai'i Housing Finance and Development Corporation, 677 Queen Street, Suite 300, Honolulu, Hawai'i 96813; Hakim Ouansafi, Executive Director, Hawai'i Public Housing Authority, 1002 North School Street, Honolulu, Hawai'i 96817; HCDC Mayor Wright LLC and Forms Partners, LLC, 900 Fort Street Mall, Suite 1140, Honolulu, Hawai'i 96813; and Tom Schnell, PBR Hawai'i & Associates, 1001 Bishop Street, Suite 650, Honolulu, Hawai'i 96813.

Dated at Honolulu, Hawaii, this 8th day of February, 2024.

Department of Planning and Permitting
City and County of Honolulu
State of Hawaii

By



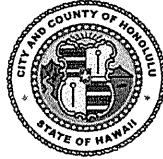
Dawn Takeuchi Apuna
Director

2025 DPP LETTER

DEPARTMENT OF PLANNING AND PERMITTING
KA 'OIHANA HO'OLĀLĀ A ME NĀ PALAPALA 'AE
CITY AND COUNTY OF HONOLULU

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RICK BLANGIARDI
MAYOR
MEIA



May 27, 2025

DAWN TAKEUCHI APUNA
DIRECTOR
PO'O

BRYAN GALLAGHER, P.E.
DEPUTY DIRECTOR
HOPE PO'O

REGINA MALEPEAI
2ND DEPUTY DIRECTOR
HOPE PO'O KUALUA
2024/GEN-1

SENT VIA EMAIL AND U.S. MAIL

Mr. Chris Deuchar
Form Partners
900 Fort Street Mall, Suite 1140
Honolulu, Hawaii'i 96813
cdeuchar@formpartners.com

Dear Mr. Deuchar:

SUBJECT: Mayor Wright Homes Redevelopment Project
606 North Kukui Street – Kapālama
Tax Map Key 1-7-029: 003

This is in response to your email, received May 13, 2025, in which you seek to amend the unit count for each phase of the Mayor Wright Homes Redevelopment Project (Project). We have reviewed the proposed changes and determined that the proposal does not change the total dwelling unit count of 2,448 dwelling units and will not result in a significant change to the overall Project. Therefore, revisions are acceptable and a minor modification is not required. A copy of this letter will be made a part of the file and should accompany your application for construction permits.

The Project phases are amended as follows:

- Phase 1 will involve a total of [946] 808 units (one 31-story [309] 308-unit building, one 36-story [354] 247-unit building, and one 26-story 253-unit building).
- Phase 2 will involve [495] 629 units (one [28] 31-story [175] 200-unit building, one [25] 30-story [168] 200-unit building, and one [20] 34-story [152] 229-unit building).
- Phase 3 will involve [553] 477 units (one [19] 22-story [201] 221-unit building and one [33] 34-story [352] 256-unit building).
- Phase 4 will involve [484] 534 units (one [nine] 18-story [126] 182-unit building and one [36] 35-story [358] 352-unit building).

2025 DPP LETTER

Mr. Chris Deuchar
May 27, 2025
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We understand that the proposed Project will not exceed exemptions received under the Governor's Emergency Proclamation relating to Affordable Housing as described in the Memorandum of Record approved by the Director of the Department of Planning and Permitting on February 8, 2024. The Project received exemptions from the maximum building area (up to 64 percent of the total zoning lot area), maximum density (up to a floor area ratio of 4.0), height setback requirements, yard setback requirements, and maximum height (up to 350 feet). Based on your email, the Project will not go beyond the approved exemptions.

Should you have any questions, please contact Malynne Simeon, of our Zoning Regulations and Permits Branch, at (808) 768-8023 or via email at msimeon@honolulu.gov.

Very truly yours,



Dawn Takeuchi Apuna
Director

cc: Highridge Costa Development Corporation