

RESOLUTION NO. 51 25

**A RESOLUTION AUTHORIZING THE EXEMPTION OF CERTAIN CODE REQUIREMENTS, PURSUANT TO SECTION 201H-38 OF THE HAWAII REVISED STATUTES, FOR THE HUALĀLAI COURT AFFORDABLE HOUSING PROJECT IN HILO, HAWAII, COVERED BY TAX MAP KEY (3) 2-4-028:009.**

**WHEREAS**, Hualālai Court, LLC ("DEVELOPER") proposes to build Affordable Housing and wish to continue the development of this project; and

**WHEREAS**, the DEVELOPER has experience developing affordable housing and has successfully developed in excess of 585 low-income affordable rental units within the State of Hawai'i and the continental United States; and

**WHEREAS**, the DEVELOPER now proposes to build the Hualālai Court ("PROJECT") at 364 Hualālai Street in Hilo, Tax Map Key (3) 2-4-028:009, consisting of 3.2920 acres of land; and

**WHEREAS**, the DEVELOPER proposes to build an affordable multi-family housing project consisting of 2-story structures designed for 104 affordable residential rental units for local families, consisting of 21 units serving households earning no more than 80% of the Area Median Income (AMI) and 83 units serving households earning no more than 100% AMI, for no fewer than 51 years after initial occupancy, and for the lifetime of the project, all of the units will be rented exclusively to qualified residents; and

**WHEREAS**, the PROJECT will promote the goals contained in HRS Section 201H-38 and Chapter 11 of the Hawai'i County Code, the County of Hawai'i affordable housing policy; now, therefore,

**BE IT RESOLVED BY THE COUNCIL OF THE COUNTY OF HAWAII** that it hereby authorizes the exemption of certain code requirements as provided in the attached Exhibit "A", pursuant to HRS Section 201H-38, for Hualālai Court.

**BE IT FURTHER RESOLVED** that this resolution shall take effect immediately.

**BE IT FINALLY RESOLVED** that the County Clerk shall transmit a copy of this resolution to the Planning Director and Housing Administrator of the County.

Dated at Hilo, Hawai'i, this 5th day of February, 2025.

INTRODUCED BY:

  
COUNCIL MEMBER, COUNTY OF HAWAI'I

**COUNTY COUNCIL**

County of Hawai'i

Hilo, Hawai'i

I hereby certify that the foregoing RESOLUTION was by the vote indicated to the right hereof adopted by the COUNCIL of the County of Hawai'i on February 5, 2025.

ATTEST:

   
COUNTY CLERK      CHAIRPERSON & PRESIDING OFFICER

**ROLL CALL VOTE**

	AYES	NOES	ABS	EX
GALIMBA	X			
HUSTACE	X			
INABA	X			
KAGIWADA	X			
KĀNEALI'I-KLEINFELDER	X			
KIERKIEWICZ	X			
KIMBALL	X			
ONISHI	X			
VILLEGAS	X			
	9	0	0	0

Reference: C-74/LAAC-3

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# EXHIBIT "A"

## Proposed Exemptions

1. Current county zoning is RS-7.5, Single-Family Residential District (minimum building site area of 7500 square feet); The zoning shall be RM-1, Multiple-Family Residential District (required land area of 1,000 square feet for each separate rentable unit).

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The current State Land Use Designation is "Urban" and the Hawaii County LUPAG Map designates the site as "Medium-Density Urban." The exemption will provide the project with the equivalent of "Medium-Density Urban" consistent with the surrounding lots.

2. Exemption From Chapter 5, HCC, Building Code

Requesting an exemption from Section 5-7-1 Permit Plan Review; general (a) & 5-7-3, HCC, Permit Fees. This exemption will reduce the costs of the affordable units.