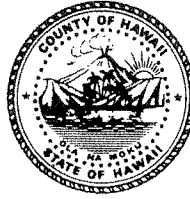


COUNTY OF HAWAI'I



STATE OF HAWAI'I

RESOLUTION NO. 179.21

A RESOLUTION AUTHORIZING THE EXEMPTION OF CERTAIN CODE REQUIREMENTS, PURSUANT TO SECTION 201H-38 OF THE HAWAI'I REVISED STATUTES, FOR THE HONUA'ULA AFFORDABLE HOUSING PROJECT IN KAILUA-KONA, HAWAI'I, COVERED BY TAX MAP KEYS (3)7-4-004:014 AND 092.

WHEREAS, West View Developments, LLC and Honua'ula, LLC have proposed to build Affordable Housing and request exemptions to continue development; and

WHEREAS, on March 31, 2021, the County of Hawai'i entered into an Affordable Housing Agreement with West View Developments, LLC ("OWNER"), and Honua'ula, LLC ("DEVELOPER"), to build Honua'ula Living Community; and

WHEREAS, the proposed Affordable Housing development will include 112 rental units and be constructed within three years (the "PROJECT"); and

WHEREAS, the PROJECT will provide 111 units to renters under sixty percent (60%) of the Area Median Income (AMI), as defined by the U.S. Department of Housing and Urban Development and the County of Hawai'i for no fewer than twenty (20) years after initial occupancy; and

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

BE IT RESOLVED BY THE COUNCIL OF THE COUNTY OF HAWAI'I that it hereby authorizes the exemption of certain code requirements as provided in the attached Exhibit "B", pursuant to HRS Section 201H-38, for Honua'ula Living Community, Tax Map Keys (3)7-4-004:014 and :092.

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 8th day of September, 2021.

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 September 8, 2021.

ATTEST:


COUNTY CLERK CHAIRPERSON & PRESIDING OFFICER

ROLL CALL VOTE

	AYES	NOES	ABS	EX
CHUNG	X			
DAVID	X			
INABA	X			
KANEALI'I-KLEINFELDER	X			
KIERKIEWICZ	X			
KIMBALL	X			
LEE LOY	X			
RICHARDS	X			
VILLEGAS	X			
	9	0	0	0

Reference: C-348/PC-28

RESOLUTION NO. 179.21

EXHIBIT B

Proposed Exemption Requests
from Honua'ula, LLC for the
"Honua'ula Living
Community" Project, located at
TMK(3)7-4-004:092 & 014

Exhibit 17

Proposed Exemptions

1. **Current county zoning is Ag-1a, Agricultural District (minimum building site of 1-acre); The zoning shall be RM-2, Multiple-Family Residential District (required land area of 2,000 square feet for each separate rentable unit).**

The current State Land Use Designation is "Urban" and the Hawaii County LUPAG Map designates the site as "Low-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 & 5-7-3, HCC, Permit Fees. This exemption will reduce the costs of the affordable units.