

CORREA OHANA LLC
CHANGE OF ZONE APPLICATION NO. PL-REZ-2024-000071
AMENDED CONDITIONS

To encourage developers to construct and sell and/or rent more affordable housing units, the Planning Director finds it prudent to amend **Condition N** related to affordable housing requirements as follows. This condition language will be included as the standard affordable housing condition for rezonings moving forward (Note: deletions are bracketed and struck through and new additions as underscored):

- N. To ensure that the Goals and Policies of the Housing Element of the General Plan are implemented, the Applicant shall comply with the requirements of Chapter 11, Article 1, Hawai‘i County Code relating to Affordable Housing Policy. This requirement shall be approved by the Administrator of the Office of Housing and Community Development [~~and evidence of this approval~~] as evidenced by an executed and recorded affordable housing agreement which shall be provided to the Planning Department by the Applicant prior to Final Plan Approval or Final Subdivision Approval. Fair share requirements under Condition L shall be conditionally waived for affordable housing units or lots, if the Applicant executes an affordable housing agreement to provide fifty (50) to one hundred (100) percent of the development as affordable housing units or lots. If the affordable housing units or lots are not produced and sold or rented in accordance with the affordable housing agreement, any fair share requirements under Condition L that were waived will become due and payable.

The Planning Director also proposes to revise Condition L, which pertains to Fair Share requirements, to correct an identified error (Note: deletions are bracketed and struck through):

- L. Should the Applicant develop residential units on the subject property, the Applicant shall make its fair share contribution to mitigate the potential regional impacts of the development with respect to parks and recreation, fire, police, solid waste disposal facilities and roads for the additional residential units to be created. The fair share contribution shall become due and payable prior to receipt of Final Plan Approval and shall be based on the actual number of additional residential units created. The fair share contribution in the form of cash, land, facilities or any combination thereof shall be determined by the County Council. The fair share contribution may be adjusted annually beginning three years after the effective date of this ordinance, based on the percentage change in the Honolulu Consumer Price Index (HCPI). The fair share contribution shall have a combined value of **\$17,171.48** per single family residential unit and **\$11,018.76** per multiple family residential unit. The total amount shall be determined with the actual number of residential units according to the calculation and payment provisions set forth in this condition. The fair share contribution [~~per multiple family residential unit~~] shall be allocated as follows:
1. **\$8,280.39** per single family residential unit and **\$5,435.24** per multiple family residential unit to the County to support park and recreational improvements and facilities;

2. **\$399.45** per single family residential unit and **\$171.78** per multiple family residential unit to the County to support police facilities;
3. **\$788.96** per single family residential unit and **\$528.42** per multiple family residential unit to the County to support fire facilities;
4. **\$345.41** per single family residential unit and **\$235.52** per multiple family residential unit to the County to support solid waste facilities; and
5. **\$7,357.27** per single family residential unit and **\$4,647.80** per multiple family residential unit to the County to support road and traffic improvements.

In lieu of paying the fair share contribution, the Applicant may contribute land and/or construct improvements/facilities related to parks and recreation, fire, police, solid waste disposal facilities and roads within the region impacted by the proposed development, subject to the review and recommendation of the Planning Director, upon consultation with the appropriate agencies and approval of the County Council pursuant to Section 2-162.1(a) of Hawai'i County Code.