

Resolution 20-315 Testimony

MISC. COM. 180

RE: TESTIMONY IN OPPOSITION TO RESOLUTION 20-315, APPROVING A CONCEPTUAL PLAN FOR AN INTERIM PLANNED DEVELOPMENT-TRANSIT (IPD-T) PROJECT FOR THE ALA MOANA PLAZA DEVELOPMENT PROJECT

I strongly oppose Resolution 20-315. I am concern that Hawaii has a housing shortage and a shortage of affordable housings. But, I do NOT believe that building more high-rises in high-density neighborhoods will address these shortages.

Affordable housing shortage has been used by real estate developers, like Brookfield Properties to promote and approve new high-rise projects, yet they only offer 20% of the total number of units as affordable and place a time restriction on them. Further, calculating rental prices based on 80% of the area median income (AMI) is not good enough. When calculating rental prices, the Department of Planning and Permits (DPP) and real estate developers need to take into consideration the cost of living in Hawaii and low-wage jobs for many locals. A significant percentage of Hawaii's renters spend over 30% to 50% of their income on rent, and also, their salary is lower than the AMI, i.e, 40% of all jobs in Hawaii pay below a living wage. So can DPP and Brookfield Properties tell us who really will be their tenants in these "affordable" units?

State, City and County officials need to think outside of the box in encouraging both the business community and the public community to invest in Hawaii to address affordable housings and housing shortages. For example, they should look at alternatives such as "low-rise, high-density" housings to mitigate affordable housing shortages and to address neglected communities in urban areas rather than relying on developing more high-rises in the Kaka'ako, Waikiki and Ala Moana neighborhoods. Canadian and European cities such as Amsterdam, London and Seville have already begun developing these low-rise, high-density" housings; see <https://architizer.com/blog/inspiration/collections/low-rise-high-density/>.

I am also concern that approval of another high-rise development project in high-density neighborhoods like Ala Moana will further add to the problems of Hawaii's aging infrastructure systems.

A couple years ago, the American Society of Civil Engineers generated a report stating that most of Hawaii's infrastructure systems are in poor to fair condition. The report gave an overall grade of "D+" for Hawaii's infrastructure. It classified Hawaii's infrastructure systems into 11 categories that included coastal areas, stormwater, solid waste, wastewater, energy, and drinking water. Stormwater received the lowest grade of "D-" *because of the hazards associated with increasing extreme flooding caused by high tides, storm surges, hurricanes, tsunamis and sea level rise*. Oahu is already experiencing impacts of sea level and flooding more than all the islands combined due to population size and extensive urbanization.

Since this report, how much maintenance and improvement have been done by the state and local governments to modernize Hawaii's infrastructure systems? Can the existing infrastructure systems support increasing usage and changing lifestyle that will be brought upon by DPP's approval of more high-rises in high-density neighborhoods like Ala Moana?

Also, can DPP answer the following questions:

- Is there adequate water and sewer infrastructure available to meet the new demands?
- Can the fire and police departments provide adequate protection for all the new proposed developments?
- Can the electric and gas companies provide adequate services for all the new proposed developments?
- Does DPP have regulations to minimize traffic-related air pollution and noise pollution?
- Does DPP have regulations or building codes to minimize greenhouse gases (which contributes to climate change) in constructing and maintaining the new proposed high-rise developments?

I am concern that DPP has prematurely approved high-rise development projects in the Ala Moana and Kaka'ako neighborhoods before considering alternative and objective means to developing more high-rises, along with implementing adequate and effective measures to truly address the housing shortages, the lack of affordable housing and the aging, poor conditions of our infrastructure systems.

Note: Many of proponents of this resolution are in the construction business, which is a conflict of interest.

From: CLK Council Info
Sent: Wednesday, March 3, 2021 8:25 PM
Subject: Zoning and Planning Testimony

Written Testimony

Name Ramsey Brown
Phone 808-383-8770
Email brown.ramsey@gmail.com
Meeting Date 03-04-2021
Council/PH Committee Zoning and Planning
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization

Aloha,

Thank you for allowing me to express my support for the construction of Ala Moana Plaza's all-rental tower. I am still fairly new in my career and live in a small, 1-bedroom rental ADU in Mānoa with my wife. Our peers and family members in the continental U.S. have afforded homes yet we are years away from purchasing anything in Honolulu, and saving up to own a home here is an exercise in patience.

Written
Testimony

With family living in other states, moving out of Hawaii is a topic that comes up regularly. However, we have cultural and family ties here, and we desperately want to see Hawaii succeed and thrive in the future. For-rent apartments built in town, like the Ala Moana Plaza rentals, would help the rental housing market and subsequently cause more young professionals to remain in the islands.

I fully support rentals like Ala Moana Plaza as it would give my generation, and future generations, a fighting chance to live affordably while saving up to purchase a home one day and continue to contribute to Hawaii's economy.

Mahalo for your consideration,
Ramsey

Testimony
Attachment
Accept Terms
and Agreement

1

From: CLK Council Info
Sent: Wednesday, March 3, 2021 8:20 PM
Subject: Zoning and Planning Testimony

Written Testimony

Name Shelton Fuentes
Phone 808-591-6616
Email shelton@bwa-hi.com
Meeting Date 03-04-2021
Council/PH Committee Zoning and Planning
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization

Written
Testimony

I would like to share my support for the new all-rental tower at Ala Moana Plaza. The constant rise of home prices has made this nearly impossible for many locals like myself to afford buying a home or condo in town. It forces many to either purchase a property further away from town where it's cheaper, move off island, or continue to rent. An all-rental tower connected to Ala Moana Center would be an ideal living situation. To be closer to work and near all the conveniences of the Ala Moana neighborhood provides many local residents the opportunity to live a happy, healthy, and well-balanced life.

Regards,
Shelton Fuentes

Testimony
Attachment

Accept Terms
and Agreement 1

IP: 192.168.200.67



phone 808.523.7750
fax 808.522.7866

Roberts Hawaii, Inc.
444 Niu Street, Suite 300
Honolulu, HI 96815

Honorable Chair Ron Menor and
Members of the Committee on Zoning, Planning and Housing
City Council
City and County of Honolulu
Honolulu, Hawaii 96813

www.robertshawaii.com

RE: Resolution 20-315 IPD-T Project/Ala Moana Plaza Development

Dear Chair Menor and the Members of the City Council,

We would like to extend our support for the above referenced Resolution 20-315 for the Ala Moana Plaza Development. We believe that the approval of the Interim Planned Development-Transit (IPD-T) to redevelop a mixed-use project in the Ala Moana area would prove to be a beneficial, affordable option for members of our community.

During these concerning times, it is imperative that affordable rental housing options be available to our local community, especially in the Ala Moana community. This plan provides opportunities for local residents and businesses to thrive by creating jobs in the area and investing in the future of the community.

We respectfully request your approval of the proposed Ala Moana Plaza Development. Please feel free to contact me should you have any questions. Thank you for your valuable time and consideration.

Respectfully,

Roy Pfund
President and COO

Honolulu City Council
Committee on Zoning, Planning and Housing

March 2, 2021

TO: Councilman Brandon Elefante, Chair
Members of the Committee on Zoning, Planning and Housing

FROM: Painting Industry of Hawaii Labor Management Cooperation Trust Fund
Hawaii Tapers Market Recovery Trust Fund
Hawaii Glaziers, Architectural Metal Glassworkers Local Union 1889 AFL-CIO Stabilization Trust Fund
Carpet, Linoleum and Soft Tile Local Union 1926 Market Recovery Trust Fund

RE: Honolulu City Council Resolution 20-315

Chair Elefante and Committee Members:

Thank you for this opportunity to submit testimony on behalf of the Painting Industry of Hawaii Labor Management Cooperation Trust Fund; Hawaii Tapers Market Recovery Trust Fund; Hawaii Glaziers, Architectural Metal Glassworkers Local Union 1889 AFL-CIO Stabilization Trust Fund; and the Carpet, Linoleum and Soft Tile Local Union 1926 Market Recovery Trust Fund in strong support of Resolution 20-315.

Passage of this measure will lead to the creation of over 550 much-needed housing units, 20% of which will be affordable housing at 80% of the area median income. The Ala Moana Plaza project will help alleviate the chronic shortage of affordable housing in the state and in the urban core of Honolulu in particular, and will go a long way to improving the community where residents can live, work and play. Finally, Brookfield's agreement to an easement over parts of the Ala Moana Shopping Center in favor of the City and County of Honolulu, which is estimated to be worth tens of millions of dollars, will be a tremendous boon to the area's public transportation infrastructure.

This project will also mean about \$96 million dollars in construction jobs. This will ensure work both now and in the future for the members of our trades. At a time when construction is such a critical driver of Hawaii's economy, construction projects like this one must be allowed to proceed. This will allow our members to continue to provide for themselves and their families.

Based on the above, the finishing trades of Hawaii respectfully ask that you approve this Interim Planned Development-Transit permit. Thank you for this opportunity to testify regarding this measure.

From: CLK Council Info
Sent: Thursday, March 4, 2021 5:40 AM
Subject: Zoning and Planning Testimony
Attachments: 20210304054028_Testimony_Zoning_Reso_20-315.pdf

Written Testimony

Name Michael Yadao
Phone 8087214249
Email myadao@HMPUHI-stab.org
Meeting Date 03-04-2021
Council/PH Committee Zoning and Planning
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Organization
Organization HAWAII MASONS' AND PLASTERERS' UNIONS HAWAII INDUSTRY STABILIZATION COMMITTEE
Written Testimony
Testimony Attachment 20210304054028_Testimony_Zoning_Reso_20-315.pdf
Accept Terms and Agreement 1

IP: 192.168.200.67



**OPERATIVE PLASTERERS' AND CEMENT MASONS'
INTERNATIONAL ASSOCIATION LOCAL #630, AFL-CIO**

2251 North School Street • Honolulu, HI 96819
Phone No.: (808) 841-0491 • Fax No.: (808) 847-4782



Uploaded via Website

TO: CHAIRMAN BRANDON J.C. ELEFANTE, HONOLULU CITY COUNCIL
ZONING AND PLANNING COMMITTEE

SUBJECT: RESOLUTION 20-315: IPDT PROJECT ALA MOANA PLAZA
DEVELOPMENT

Hearing

DATE: Thursday March 4, 2021
TIME: 9:00am
PLACE: City Council Chamber

Aloha Chair Elefante and members of the City Council Zoning and Planning Committee:

The Operative Plasterers' and Cement Masons' International Association Local 630 is a trade union of over 800 plasterers and cement masons. Plasterer members of the union finish the interior and exterior walls and ceilings of buildings and apply plaster on masonry, metal, and wire lath or gypsum. While cement mason members are responsible for all concrete construction, including the pouring and finishing of slabs, steps, wall tops, curbs and gutters, sidewalks, and paving. Local 630 is committed to serve and represent the interest of its members in all matters related to the construction industry.

On behalf of Local 630 'ohana and its Business Manager-Financial Secretary Peter Iriarte, I, Michael Yadao, submit testimony in **STRONG SUPPORT** of Resolution 20-315.

This project will serve as a residential component of transit-oriented development (TOD) in the Ala Moana district and because it will deliver rentals, Ala Moana Plaza truly is a centerpiece of TOD. A minimum of 20 percent of the total 459 units will be reserved for those earning 80 percent or below area median income (AMI), and must remain so for at least 45 years. Ala Moana Plaza will serve people who already live in Hawaii and will provide a means for local families to thrive. Members, your vote today in support of the Ala Moana Plaza is a vote to support both housing equity and transportation equity to members of our community who are in dire need of both.

Thank you very much for the opportunity to share the support of Business-Manager Financial Secretary Iriarte on behalf of the men and women of Local 630.

From: CLK Council Info
Sent: Wednesday, March 3, 2021 7:11 PM
Subject: Zoning and Planning Testimony

Written Testimony

Name Douglas Kema Jr
Phone 8084258999
Email Dkema@dc50.org
Meeting Date 03-04-2021
Council/PH Zoning and Planning
Committee
Agenda Item Reso 20-315
Your position on the matter Support
Representing Organization
Organization Carpet, Linoleum & Soft Tile Union LU1926

Written Testimony

Dear Mr. Chair and Board Members,
My Name is Douglas Kema Jr , I am the Business Representative for the Carpet, Linoleum and Soft Tile Union Local 1926. The resolution before our committee included a number of elements that can help kick start our economy and help families afford a place to live. This project will provide work for many unemployed worker's and families. It will also provide a place to live that many can afford. With the housing prices so high, most of my family and friends can't afford to buy a home. Rentals is badly needed on Oahu. Aloha

Testimony Attachment

Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Thursday, March 4, 2021 7:59 AM
Subject: Zoning and Planning Testimony

Written Testimony

Name Brian Keala Benz
Phone 808-479-9001
Email keala@teamclean.biz
Meeting Date 03-04-2021
Council/PH Zoning and Planning
Committee
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Organization
Organization Team Clean, Inc.

Aloha City Council Members:

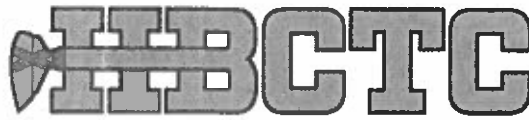
Written
Testimony

We are in support of this project because of the many benefits it will bring to our community. As an employer of a locally owned cleaning business, increased affordable housing, car and bike share spaces and upgrades to the infrastructure provides more work opportunities and revenue to our State.

Testimony
Attachment

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and Agreement 1

IP: 192.168.200.67



**HAWAII BUILDING &
CONSTRUCTION** TRADES
COUNCIL

735 Bishop Street, Suite 412 * Honolulu, HI 96813
(808) 524-2249 * www.hbctc.org

March 4, 2021

Honolulu City Council
Zoning & Planning Committee
530 South King Street
Honolulu, Hawaii 96813

Re: Resolution 20-315 IPD-T Permit Approval for Ala Moana Plaza

Aloha Chair Elefante, Vice Chair Kia'aina, and Committee Members,

My name is Gino Soquena, Executive Director of the Hawaii Building & Construction Trades Council (HBCTC) which is comprised of 16 construction trade unions here in the State of Hawaii. I would like to offer written testimony in **STRONG SUPPORT** of Resolution 20-315, Brookfield's proposed Ala Moana Plaza all-rental, mixed-use development.

HBCTC's mission is to promote the interests of the Hawaii Building and Construction Trades Council, its members and affiliates, with the underlying goal of creating job opportunities and a healthy and vibrant construction industry throughout Hawaii. We are committed to providing Hawaii's working men and women with hope for a better tomorrow through support of smart growth techniques while maintaining our valuable natural resources.

During this difficult time of record-high unemployment and an unstable and uncertain economy, it's rare to be presented with a brand-new project that will create hundreds of construction jobs for Hawaii's workers. The construction of Ala Moana Plaza will generate over \$96 million in worker wages during construction and over \$2.1 million in annual permanent wages post-construction, easing the unprecedented burden for some to support their families.

A recent UHERO report indicates that we should not expect any meaningful recovery in the state economy until the middle of 2021. And while the construction industry is the only industry currently avoiding job losses, I believe everything must be done to keep this sector healthy. That means shoring up construction projects like the one before you that will create new jobs for our construction workers. Projects like this all-rental residential development will give more of Hawaii's workers an opportunity at new, affordable housing options, it's a win-win situation.

The HBCTC **STRONGLY SUPPORTS** Brookfield's Ala Moana Plaza all-rental development which will contribute to a stronger and more resilient Hawaii. We are hoping for a favorable decision on Resolution 20-315. Thank you for the opportunity to provide written testimony.

Mahalo Nui Loa,

Gino Soquena

Gino Soquena
Executive Director
Hawaii Building & Construction Trades Council

From: CLK Council Info
Sent: Thursday, March 4, 2021 8:45 AM
Subject: Zoning and Planning Testimony
Attachments: 20210304084435_Resolution_20-315_Testimonies_Hina.pdf

Written Testimony

Name Hinaleimoana Wong-Kalu
Phone 808-225-4123
Email taahine.hina@gmail.com
Meeting Date 03-04-2021
Council/PH Committee Zoning and Planning
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization
Written Testimony
Testimony Attachment 20210304084435_Resolution_20-315_Testimonies_Hina.pdf
Accept Terms and Agreement 1

IP: 192.168.200.67

Hinaleimoana Wong-Kalu

522 Ekekela Place, Honolulu Hawaii 96817 | 808-225-4123 | taahine.hina@gmail.com

Aloha mai kakou,

I am writing today to humbly lend my support for Brookfield Properties' second rental development, Ala Moana Plaza. I have had the pleasure of working with and advising Brookfield on their first rental project in Hawaii, Līlia Waikīkī.

Located in the heart of Kalia, Ala Moana Plaza, will be a place where Kanaka and kama'aina who work in the area and greater urban Honolulu area can call home. Brookfield Properties and their consultants have regularly met with us to keep us apprised of any project updates. They have been sincere about the work they describe, and I believe they will act with similar care as they seek to move forward with Ala Moana Plaza.

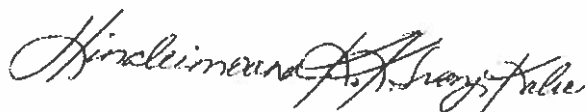
Their new mixed-use rental project will have a direct and immediate positive impact to our State's housing crisis which has caused home ownership to be out of reach for many local families. There is a serious lack of sufficient rental units in urban Honolulu for individuals to live and work in the same vicinity. Even with no affordable housing mandate required for the development of Ala Moana Plaza, Brookfield is operating with great passion, vision and a sense of kuleana by committing to deliver 20 percent (124 units) of the total 583 units as affordable rentals to kama'aina households earning no more than 80 percent AMI.

I support Brookfield's all-rental project and any effort they make to maintain a Hawaiian sense of place and create a space where all feel welcomed to gather and feel at home as well as to provide opportunity for the Kanaka and kama'aina of Oahu to work and live and even perhaps R&R too.

I am a kumu hula, cultural practitioner and community member. The time is upon us to look forward to a different reality of the Ala Moana community that reclaims a place for Kanaka and Kama'aina to work, live and play.

May this project find success for the future of Kanaka and Kama'aina to exist well in Honolulu.

Aloha,



From: CLK Council Info
Sent: Thursday, March 4, 2021 8:52 AM
Subject: Zoning and Planning Testimony

Written Testimony

Name Brian Choi
Phone 8089559500
Email happypharmacy1441@gmail.com
Meeting Date 03-04-2021
Council/PH Committee Zoning and Planning
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization

Written Testimony Aloha City Councilmembers,
In regards to the rental property proposed by Brookfield Properties, I am in support for more affordable rental properties around the Ala Moana area. We need more affordable rental for people that work around this area. Thank You

Testimony Attachment

Accept Terms and Agreement 1

IP: 192.168.200.67