

Resolution 20-315 Testimony

MISC. COM. 194

From: CLK Council Info
Sent: Sunday, March 7, 2021 11:21 AM
Subject: Council Testimony

Written Testimony

Name Dean Nakamaru
Phone 8083735386
Email Deann@dtric.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item 20-315
Your position on the matter Oppose
Representing Self
Organization

March 7, 2021

Written
Testimony

I strongly oppose the increase from 100' to 400' height and from 2.5 FAR to 7.5 FAR density variance for this project although these variances are allowed under the proposed TOD plans.

First of all, the plan for the TOD in this area has not yet been approved so Resolution 20-315 should not be able to build this without the allowable ruling in place. It is not a given that the rail will be coming to Ala Moana, so there is that as well.

Secondly, the Ala Moana area is already very congested and the additional population creates a more dangerous situation in regards to safety, traffic, and infrastructure. If the scale of this project were cut down to 10-15 stories from 40 stories, a lot of repercussions from having another building in that location may be able to be withstood and may be able to blend into the surrounding community, infrastructure and traffic wise.

Thirdly, the term affordable housing does not ensure rates for workforce housing being affordable to those working in that area. Most of the rentals will not be included in the affordable projection of rental fees and of the affordable rental fees, those seeking workforce housing can barely if at all afford those fees.

Fourthly, the traffic studies that were done by the applicant years ago should be done by an outside company (not one hired by the applicant, Brookfield) and more current to the year of application. At most, PLEASE defer this proposal for these increased variances until such time as there actually is a TOD approval for this affected area.

From: CLK Council Info
Sent: Sunday, March 7, 2021 12:11 PM
Subject: Council Testimony

Written Testimony

Name	BIANCA ISAKI
Phone	8089275606
Email	BIANCA@KAHEA.ORG
Meeting Date	03-17-2020
Council/PH Committee	Council
Agenda Item	Resolution 20-315
Your position on the matter	Oppose
Representing Organization	Self
Written Testimony	I strongly oppose Resolution 20-315. It will increase congestion without adequate infrastructure in this area.
Testimony Attachment	
Accept Terms and Agreement	1

IP: 192.168.200.67

March 7, 2021

I strongly oppose the increase from 100' to 400' height and from 2.5 FAR to 7.5 FAR density variance for this project although these variances are allowed under the proposed TOD plans.

First of all, the plan for the TOD in this area has not yet been approved so Resolution 20-315 should not be able to build this without the allowable ruling in place. It is not a given that the rail will be coming to Ala Moana, so there is that as well.

Secondly, the Ala Moana area is already very congested and the additional population creates a more dangerous situation in regards to safety, traffic, and infrastructure. If the scale of this project were cut down to 10-15 stories from 40 stories, a lot of repercussions from having another building in that location may be able to be withstood and may be able to blend into the surrounding community, infrastructure and traffic wise.

Thirdly, the term affordable housing does not ensure rates for workforce housing being affordable to those working in that area. Most of the rentals will not be included in the affordable projection of rental fees and of the affordable rental fees, those seeking workforce housing can barely if at all afford those fees.

Fourthly, the traffic studies that were done by the applicant years ago should be done by an outside company (not one hired by the applicant, Brookfield) and more current to the year of application.

At most, PLEASE defer this proposal for these increased variances until such time as there actually is a TOD approval for this affected area.

Audrey Lee

8082300288

aelee888@gmail.com

From: CLK Council Info
Sent: Sunday, March 7, 2021 2:26 PM
Subject: Council Testimony

Written Testimony

Name Lei Ho
Phone 8082328050
Email hlh1430@yahoo.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Oppose
Representing Organization Self

Written Testimony

Councilmembers,
Please oppose Resolution 20-315 for being dangerously premature. Not only is it in the Flood Zone, but not all of the toilets in all of the new Ala Moana-Kaka'ako condos have been sold, occupied, and flushed yet. We are far from knowing whether the infrastructure can support the sewage, traffic, pedestrians, dogs, and other potential problems these units will present - with or without the complication the Rail will cause. The greatest crime against our City is that while greedy developers seek to double and quadruple their revenue, no one has done anything to provide housing for those houseless citizens who truly need it. Let the developers wait, wait until we decide how much tax we need to charge their buyers, how well we can support their developments without them suing the City for improperly permitting dangerous development, whether we can allow ourselves to be distracted from more urgent priorities, and whether we have thought enough through the issue to commit forever! Thank you for remembering for whom you serve.

Testimony Attachment
Accept Terms and Agreement 1

IP: 192.168.200.67

Ala Moana Plaza

March 7, 2021

I oppose the increase from 100' to 400' height and the density variance for this project although these variances are allowed under the proposed TOD plans.

The 'TOD' in this area has not yet been approved and as such Resolution 20-315 should not be able to build this without the permittable ruling in place.

Rail is still not a reality for Ala Moana.

To call this "affordable housing" is comical. Developers in this area are notorious for creating 'affordable housing' that start at over 600K per unit.

I go on the record asking that we defer this proposal for these increased variances until such time as an actually is a TOD approval for this affected area.

Mahalo,
Chris Gardner
808-372-8885

From: CLK Council Info
Sent: Sunday, March 7, 2021 11:40 PM
Subject: Council Testimony
Attachments: 20210307233945_Testimony_Opposing_Ala_Moana_Plaza.docx

Written Testimony

Name	Sam Paé
Phone	808-349-8343
Email	ola96792@aol.com
Meeting Date	03-17-2021
Council/PH Committee	Council
Agenda Item	Resolution 20-315
Your position on the matter	Oppose
Representing Organization	Self
Written Testimony Testimony Attachment	20210307233945_Testimony_Opposing_Ala_Moana_Plaza.docx
Accept Terms and Agreement	1

IP: 192.168.200.67

From: ola96792 <ola96792@aol.com>
Sent: Wednesday, March 10, 2021 10:45 PM
Subject: Re: Council Testimony

CAUTION: Email received from an EXTERNAL sender. Please confirm the content is safe prior to opening attachments or links.

Sorry.....I'd thought it's went through. Can I submit the following:

I strongly oppose the increase from 100' to 400' height and from 2.5 FAR to 7.5 FAR density variance for this project although these variances are allowed under the proposed TOD plans.

First of all, the plan for the TOD in this area has not yet been approved so Resolution 20-315 should not be able to build this without the allowable ruling in place. It is not a given that the rail will be coming to Ala Moana, so there is that as well.

Secondly, the Ala Moana area is already very congested and the additional population creates a more dangerous situation in regards to safety, traffic, and infrastructure. If the scale of this project were cut down to 10-15 stories from 40 stories, a lot of repercussions from having another building in that location may be able to be withstood and may be able to blend into the surrounding community, infrastructure and traffic wise.

Thirdly, the term affordable housing does not ensure rates for workforce housing being affordable to those working in that area. Most of the rentals will not be included in the affordable projection of rental fees and of the affordable rental fees, those seeking workforce housing can barely if at all afford those fees.

Fourthly, the traffic studies that were done by the applicant years ago should be done by an outside company (not one hired by the applicant, Brookfield) and more current to the year of application.

At most, PLEASE defer this proposal for these increased variances until such time as there actually is a TOD approval for this affected area.

Sent from the all new AOL app for iOS

On Monday, March 8, 2021, 9:24 AM, Uehara, Gail <guehara@honolulu.gov> wrote:

Aloha Sam Paé,

Thank you for your email. However, the attachment was blank. Please re-send your written testimony by responding to this email.

Please feel free to contact me should you have any questions.

From: CLK Council Info
Sent: Friday, March 12, 2021 3:46 PM
Subject: Council Testimony

Written Testimony

Name Hans Chun
Phone 808-220-8277
Email hanschun@live.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Organization Self

I would like to extend my support for the new all-rental tower at Ala Moana Plaza.

Written Testimony

As a local resident that grew up in Oahu, we desperately need affordable housing options in urban Honolulu. The all-rental tower project, Ala Moana Plaza, will provide affordable rentals to the Ala Moana community, which is a step in the right direction. This will be a fantastic opportunity for renters to be connected directly to the mall and enjoy all the conveniences of the Ala Moana neighborhood. Ala Moana Plaza would be a natural fit in the evolving Ala Moana neighborhood and will provide more local residents a chance to live affordably in town, and provide a better quality of life for residents with access to transit, great walkability and nearby established services, restaurants and beaches.

Testimony Attachment

Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Friday, March 12, 2021 3:48 PM
Subject: Council Testimony

Written Testimony

Name Liz Carlson
Phone 808-694-8700
Email ecarlso7@gmail.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Organization Self

Thank you for allowing me to express my support for the construction of Ala Moana Plaza's all-rental tower. We desperately need affordable housing options in urban Honolulu. The all- rental tower project, Ala Moana Plaza, will provide affordable rentals to the Ala Moana community, which is a step in the right direction.

Written Testimony

Most job opportunities are in town, however, there are few affordable places to live out there. Renting is the best option to be close to work while living in town near the mall, shops and beaches, while increasing quality of life.

We need more affordable rental housing options in Honolulu. This will be a fantastic opportunity for renters to be connected directly to the mall and enjoy all the conveniences of the Ala Moana neighborhood. I fully support rentals like Ala Moana Plaza as it would provide brand new rental housing for our local residents.

Testimony Attachment
Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Friday, March 12, 2021 3:49 PM
Subject: Council Testimony

Written Testimony

Name Jeremy Grad
Phone 808-781-7757
Email jergrad@hotmail.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Organization Self

I would like to share my support for the new all-rental tower at Ala Moana Plaza.

Written Testimony

I grew up here in Honolulu. I support the construction of more vertical rental and affordable housing, especially in close proximity to jobs, access to public transportation, restaurants, retail, established services and public spaces/parks. To find an affordable home in good condition in urban Honolulu is so rare! Renting is the next best thing but there are so few rentals options in urban Honolulu. I support Ala Moana Plaza because more local families need a place to call home.

Jeremy Grad

Testimony Attachment
Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Friday, March 12, 2021 3:51 PM
Subject: Council Testimony

Written Testimony

Name Tim Au
Phone 808-352-6993
Email kawikau@yahoo.com
Meeting Date 03-17-2021
Council/PH Committee Council
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. We need more rental housing & affordable housing in Honolulu. The Ala Moana Neighborhood is only building for-sale condos and I would like to see more for-rent housing being built. We need more affordable rental housings that is near jobs in town and also close to established services and restaurants. 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. I support the all-rental tower, Ala Moana Plaza.

Testimony Attachment

Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Friday, March 12, 2021 3:54 PM
Subject: Council Testimony

Written Testimony

Name Amanda Duke
Phone 808-799-2141
Email missamanda193@gmail.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization

Hi, my name is Amanda and I would like to share support for this proposed all-rental building located on Ala Moana Center.

I have been on my own since I was 18 years old, and as a renter, there are simply too few options provided in Honolulu for renters like myself.

In the last 8 years, I have tried to save and save to afford to purchase a place of my own, but with the rising cost of living, and continually increasing condo and home prices, I support those who actually are paying attention to the fact that renters also want to have new construction housing options as well.

Written Testimony I rent a house with my boyfriend in Kalihi. We can't afford to rent the home ourselves, so we share the house with 3 other roommates. We all want the convenience of town, and proximity to the beach, restaurants, parks and work. But there are so few options available, that renters like us are fearful of moving, because you never know what new landlord you may get.

Frankly, it is exhausting to fill out rental applications, interview, search and search, take time off of work and compete with other renters for the 'good places' offered by landlords.

This project sounds like a refreshing change that puts renters first, that has all the same amenities that are offered in the for-sale condos, and this project actually promotes a diverse rental mix of people that create a unique community with affordable housing.

I strongly support this project and encourage City leadership to think about those like me that have not yet afforded to buy their slice of paradise. What about renters like me?

I read that people in neighboring condo buildings oppose this project. Please DO NOT let people who already own homes perpetuate that the only rentals around for us to live in, should be their investments.

Aloha,
Amanda Duke

Testimony
Attachment
Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Friday, March 12, 2021 3:56 PM
Subject: Council Testimony

Written Testimony

Name Jena Zarro
Phone 808-256-2876
Email jena.zarro@gmail.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Organization Self

Dear Council Committee members,

My name is Jena Zarro and I support the proposed all-rental building located adjacent to Ala Moana Center.

I was born and raised here on Oahu, being lucky to receive a good education, solid family upbringing and also explore higher education on the mainland, including working there for a number of years. But like many locals, for years, not only did I wonder "when" I could move back home, but also 'how' I could come back home. Finding a job, figuring out where I would live when there seemed to be fewer and fewer options, especially for renters.

Written Testimony There are simply too few rental options within Honolulu, and available options were also limited to aged buildings, with any new construction only available to for-sale buyers at luxury prices. I have found that for my generation, and all my local friends born and raised here, many have not come home, especially after the large percentage of our income is allocated to rent, there is little for much else.

As such, I support this rental project and encourage the city leadership to think of the needs of renters within Honolulu, as well as this project serving as an opportunity to show the City Council supports the next generation, a generation that may not have such an easy time buying a home. Please help Honolulu be a place for everyone. Our generation all can't afford to buy, and we should not be told that the only options we should have are to live miles away from the jobs.

Aloha,
Jena Zarro

Testimony
Attachment
Accept Terms
and Agreement 1

IP: 192.168.200.67



- 841 Bishop Street, Suite 2100
- Honolulu, HI 96813
- Ph: 808-566-6611
- Fax: 808-566-6644
- www.myerscapitalhawaii.com

To Whom It May Concern,

I would like to voice my support of Brookfield Properties' all-rental tower that will be built in the Ala Moana neighborhood.

Due to the lack of affordable housing options in Hawaii, many young adults still live at home with their parents. Wages are much too low to reasonably support rent in town. That, along with few restrictions on non-resident investment purchases make living in town unfathomable to locals. These apartments and other new rental projects in town present an incredible opportunity for low income workers to purchase their own homes.

For many others my age, owning a home in Hawaii is a pipedream. Today, it is uncommon for adults under 35 to even consider purchasing a home. Even with a full-time job, the Hawaii housing market and high cost of living make it nearly impossible to save for a home. As you know, this past August, houses in our state reached a record median price of \$839,000. The low-interest rates and lack of inventory will continue to push housing prices up. While prices continue to skyrocket with no end in sight, those just starting off in their careers will not be able to purchase property any time soon.

Rising home prices combined with student debt have left a lot of young locals giving up on homeownership altogether. This makes securing quality rentals in good locations even more vital. It is for these reasons that I support the construction of the Ala Moana Plaza rental tower.

Sincerely,

JESSIELYN HO

Loan Coordinator

Myers Capital Hawaii, LLC
Davies Pacific Center
841 Bishop Street Suite 2100
Honolulu, HI 96813
Office: 808-566-6611
Fax: 808-566-6644
Email: jho@myerscapital.com
www.myerscapitalhawaii.com

NMLS 1662480 (HI company) |



From: CLK Council Info
Sent: Friday, March 12, 2021 4:11 PM
Subject: Council Testimony

Written Testimony

Name Ryan Cutwright
Phone 8087797926
Email rcutwright@gmail.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Organization Self

Written Testimony

I would like to voice my support of Ala Moana Plaza, Brookfield Properties' all-rental tower. COVID-19 has had a significant impact on our local economy and has left many without jobs. Construction of Ala Moana Plaza will help to provide some economic relief as it would create over 600 jobs in the near future.

I recognize that the jobs created by the project will not completely resolve the unemployment crisis, but it would be a step taken in the right direction and put more people back to work. Now more than ever, the government must do all that it can to move forward projects that support infrastructure investment and housing construction. Job creation and the construction of new housing for renters is a win-win situation.

This project will invigorate the Ala Moana neighborhood and provide the much-needed housing diversity that complements the rail and other TOD projects. The rentals would also attract a mix of residents, including families, professionals, and kupuna who want to live in a vibrant and walkable community.

I support Ala Moana Plaza and all of the positive impacts that come along with it.

Mahalo,
R. Cutwright

Testimony
Attachment

From: CLK Council Info
Sent: Friday, March 12, 2021 4:12 PM
Subject: Council Testimony

Written Testimony

Name Kyle Cutwright
Phone 808-779-5953
Email kyle@advantageonehawaii.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization

To whom it may concern,

I would like to share my support for the new all-rental tower at Ala Moana Plaza.

I work in a family-owned mortgage company and helping potential buyers finance homes in urban Honolulu has been getting harder and harder due to continually increasing home prices in town.<<< especially for the younger generations.

Many clients, friends, and loved ones are left with only a couple options in regards to affordability:

Written Testimony (1) Purchase a property further away from town, as the further out the more affordable it gets, or
(2) Continue to rent in town

For those who rent, a good quality rental in town is becoming increasingly harder to find at an affordable price, as most of the "affordable" rentals are in much older buildings built in the 1960s and 1970s that are very dated.

Having an all-rental tower next to Ala Moana Center would be a win-win solution to housing as it would provide an opportunity for those who live and work in town to secure housing in a newer building at an affordable price.<<< and live in close proximity to the many restaurants, shops, and beach parks, that have become large parts of

their daily lives.

I support Ala Moana Plaza.

Mahalo,
Kyle Cutwright

Testimony
Attachment
Accept Terms
and Agreement ¹

IP: 192.168.200.67

From: CLK Council Info
Sent: Friday, March 12, 2021 4:13 PM
Subject: Council Testimony

Written Testimony

Name Brenda Cutwright
Phone 8085514245
Email bcutwright@bfchawaii.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization

I would like to share my support for the new all-rental tower at Ala Moana Plaza.

Written
Testimony

While owning a home in town would be ideal for many local residents, unfortunately the record-setting prices have made this nearly impossible for most. Many cannot afford to buy a home or condo in town and rentals in the Ala Moana area will be a fantastic housing option for anyone who can't afford to buy a home or condo. I support the all-rental tower, Ala Moana Plaza.

Mahalo,
Brenda Cutwright

Testimony
Attachment
Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Friday, March 12, 2021 4:14 PM
Subject: Council Testimony

Written Testimony

Name Rosa Yang
Phone 8086870580
Email sugirly@yahoo.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization

I would like to share my support for the new all-rental tower at Ala Moana Plaza. I grew up here and went to McKinley High School. The Ala Moana Neighborhood is only building for- sale condos and I would like to see more for-rent housing being built. We need more affordable rental housings that is near jobs in town and also close to established services and restaurants.

Written Testimony 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.

I support the all-rental tower, Ala Moana Plaza.

Mahalo,
Rosa Yang

Testimony Attachment
Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Friday, March 12, 2021 4:16 PM
Subject: Council Testimony

Written Testimony

Name Colleen Lunasco
Phone 8087411188
Email clunasco@yahoo.com
Meeting Date 03-17-2021
Council/PH Council
Committee
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization

Thank you for allowing me to express my support for the construction of Ala Moana Plaza's all-rental tower. It's sad to see many of my family members moving to the Mainland because of Hawaii's high cost of living.

Written Testimony

As housing prices continue to rise to record prices, many young people and families are forced to move to the Mainland because of it's cheaper cost of living and a better quality of life. For-rent apartments built in town, like the Ala Moana Plaza rentals, this would help the rental housing market and subsequently cause more locals to remain in the islands.

I know that there are many others who would like to stay in Hawaii, but can't find good affordable housing near work. I fully support rentals like Ala Moana Plaza as it would provide brand new rental housing for our local residents.

Thank you,
C. Lunasco

Testimony
Attachment
Accept Terms and Agreement 1

From: CLK Council Info
Sent: Friday, March 12, 2021 4:18 PM
Subject: Council Testimony

Written Testimony

Name Shelby Oda
Phone 8083586936
Email shelbymizumoto@gmail.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization

I would like to share my support for the new all-rental tower at Ala Moana Plaza. The consistently rising home prices have made this nearly impossible for many locals 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 or continue to rent.

Written Testimony 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.

I support the all-rental tower, Ala Moana Plaza.

Mahalo,
S. Oda

Testimony
Attachment

Accept Terms
and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Friday, March 12, 2021 4:19 PM
Subject: Council Testimony

Written Testimony

Name Lauren Tamanaha
Phone 8083873701
Email laurenYT@gmail.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Organization Self

Aloha Council Committee,

Written Testimony

I would like to share my support for the new all-rental tower at Ala Moana Plaza. The consistently rising home prices have made this challenging for many locals to purchase a home or condo in town. It forces many to either buy a property further away from town where it's cheaper or continue to rent.

We need more affordable rental housing options in Honolulu. I fully support rentals like Ala Moana Plaza as it would provide brand new rental housing for our local residents.

Mahalo,
Lauren Tamanaha

Testimony Attachment

Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Friday, March 12, 2021 4:21 PM
Subject: Council Testimony

Written Testimony

Name Louise Tatekawa
Phone 8085513158
Email loubell333@yahoo.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Organization Self

Dear Council Committee,

I would like to voice my support of Brookfield Properties' all-rental tower that will be built in the Ala Moana neighborhood.

Due to the lack of affordable housing options in Hawaii, I remember it was really tough to find a good affordable rental in town. And, when you found a good one, there would be 30 applicants that you had to compete with.

Written Testimony

I recently got married and had a baby. Moving out of town and into a single family home was the next best thing for my family. However, commuting from home to work now takes 1.5 hrs due to high traffic. Having this all-rental tower will provide an amazing rental opportunity for those who want to live closer to their job in town, and best of all, it's connected directly to Ala Moana Center.

Mahalo,
L. Tatekawa
Local Resident

Testimony Attachment
Accept Terms and Agreement

1

From: CLK Council Info
Sent: Friday, March 12, 2021 4:22 PM
Subject: Council Testimony

Written Testimony

Name Kanani Nomi
Phone 8087785486
Email kananiynagai@gmail.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Organization Self

Written Testimony

I would like to share my support for the new all-rental tower at Ala Moana Plaza.

I work in the Accounting department in a Waikiki hotel, and many of my fellow coworkers talk about how we've seen a consistent rise in the price of homeownership over the years. With home prices reaching record levels, it makes owning unreasonable, but also unrealistic. With Covid happening, this makes buying a home even more challenging and renting provides an affordable option that doesn't have as significant a financial impact and commitment as owning a home or condo.

I fully support rentals like Ala Moana Plaza as it would give my loved ones and coworkers a chance to live in town near our jobs.

Mahalo,
K. Nomi

Testimony Attachment

Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Friday, March 12, 2021 4:23 PM
Subject: Council Testimony

Written Testimony

Name Amber Vuong
Phone 8083861221
Email ambervuong@hushmail.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Organization Self

To Whom It May Concern:

I would like to voice my support of Brookfield Properties' all-rental tower that will be built in the Ala Moana neighborhood.

Written Testimony

I grew up in Honolulu and strongly feel that more affordable rental housing in town is needed. Too many of my family and friends have left Hawaii because it is so expensive to live here and I also worry for future of my two young kids. Not everyone can afford to buy a place, I support Ala Moana Plaza.

Mahalo,
Amber Vuong

Testimony Attachment

Accept Terms and Agreement ¹

IP: 192.168.200.67

From: CLK Council Info
Sent: Friday, March 12, 2021 4:25 PM
Subject: Council Testimony

Written Testimony

Name Chelsea Taylor
Phone 8086526650
Email chelseaannching@gmail.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Organization Self

Aloha Full Council Members,

Written Testimony

I support the Ala Moana Plaza project. I am currently renting an apartment with my husband. During our rental search, there were limited affordable homes in good condition in town. We were fortunate enough to find one that fit our needs after extensive searching. Ala Moana Plaza will be a fantastic opportunity, where there would be many selections of affordable units for our local residents to choose from. Best of all, it is in a convenient and centralized location next to Ala Moana Shopping Center. I am a huge supporter of Ala Moana Plaza.

Mahalo, Chelsea Taylor

Testimony Attachment

Accept Terms and Agreement ¹

IP: 192.168.200.67

From: CLK Council Info
Sent: Friday, March 12, 2021 4:26 PM
Subject: Council Testimony

Written Testimony

Name Phuong Nguyen
Phone 8083985373
Email phuongie121285@gmail.com
Meeting Date 03-17-2021
**Council/PH
Committee** Council
Agenda Item Resolution 20-315
**Your position
on the matter** Support
**Representing
Organization** Self

**Written
Testimony** I would like to voice my support of Ala Moana Plaza, Brookfield Properties' all-rental tower. There are limited affordable places to live in urban Honolulu at this time. And, when you find a really good rental, there is a long line of applicants applying for this. Ala Moana Plaza is the perfect opportunity, where there would be many affordable units for our local residents.
I've heard that all units will be brand new with modernized finishes, it's secure, and located next to Ala Moana Shopping Center. This is what we need, brand new, for-rent apartments in a prime location!
I support Ala Moana Plaza and all of the positive impacts that come along with it.

Mahalo,
Phuong Nguyen

**Testimony
Attachment**
**Accept Terms
and Agreement** 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Friday, March 12, 2021 4:28 PM
Subject: Council Testimony

Written Testimony

Name Sarah Ahana
Phone 8082272985
Email miyakes@hotmail.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization

Aloha Full Council Members,

Written
Testimony

I would like to share my support for the new all-rental tower at Ala Moana Plaza. I grew up here and went to school in town. The Ala Moana Neighborhood is only building for-sale condos and I would like to see more for-rent housing being built. We need more affordable rental housings that is near jobs in town and also close to established restaurants, shops, services, parks, and beaches.

I fully support rentals like Ala Moana Plaza as it would provide brand new rental housing for our local residents.

Mahalo,
Sarah Ahana

Testimony
Attachment
Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Friday, March 12, 2021 4:30 PM
Subject: Council Testimony

Written Testimony

Name Kelli Beasley
Phone 8087784828
Email kellisato@yahoo.com
Meeting Date 03-17-2021
Council/PH Council
Committee
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization

I would like to extend my support for Ala Moana Plaza, the proposed Brookfield Properties all-rental tower.

Written
Testimony

There's a drastic shortage of affordable housing options. Good quality rentals in town are hard to find. Renters are tired of showing up and filling out rental applications only to compete against 25 other people. The all-rental tower project at Ala Moana Plaza that will provide affordable and market rate rentals is a step in the right direction. To have an all-rental tower connected directly to the mall is a fantastic opportunity for renters to enjoy all the conveniences and luxuries of the Ala Moana neighborhood. It's very rare to see a developer proposing to build rental housing in a prime location, as most of the buildings being built are for-sale.

This rental project would be a natural fit in the evolving Ala Moana neighborhood and gives more local residents a chance to live affordably in town.

Mahalo,
K. Beasley

Testimony
Attachment
Accept Terms
and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Friday, March 12, 2021 4:30 PM
Subject: Council Testimony

Written Testimony

Name Kelli Beasley
Phone 8087784828
Email kellisato@yahoo.com
Meeting Date 03-17-2021
Council/PH Council
Committee
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization

I would like to extend my support for Ala Moana Plaza, the proposed Brookfield Properties all-rental tower.

Written
Testimony

There's a drastic shortage of affordable housing options. Good quality rentals in town are hard to find. Renters are tired of showing up and filling out rental applications only to compete against 25 other people. The all-rental tower project at Ala Moana Plaza that will provide affordable and market rate rentals is a step in the right direction. To have an all-rental tower connected directly to the mall is a fantastic opportunity for renters to enjoy all the conveniences and luxuries of the Ala Moana neighborhood. It's very rare to see a developer proposing to build rental housing in a prime location, as most of the buildings being built are for-sale.

This rental project would be a natural fit in the evolving Ala Moana neighborhood and gives more local residents a chance to live affordably in town.

Mahalo,
K. Beasley

Testimony
Attachment
Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Friday, March 12, 2021 4:32 PM
Subject: Council Testimony

Written Testimony

Name Larry Cutwright
Phone 808-228-5626
Email mrmortgage@advantageonehawaii.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Organization Self

Aloha Council,

Written Testimony

I would like to share my support for the new all-rental tower at Ala Moana Plaza. I own a mortgage brokerage in downtown Honolulu and help many local residents who work two jobs just to save for a down payment or had to make a tough call by purchasing property further away from town where pricing is lower. And, not everyone has been fortunate to own a home, especially during this challenging time. With home prices getting higher, many are choosing to continue renting. This is the reason why I support an all-rental tower, Ala Moana Plaza. It will offer affordable housing for our local residents who need it the most. It shouldn't be just be about for-sale condo's being built in the Ala Moana neighborhood.

Sincerely,
Larry Cutwright

Testimony Attachment
Accept Terms and Agreement

1

IP: 192.168.200.67

From: CLK Council Info
Sent: Friday, March 12, 2021 5:52 PM
Subject: Council Testimony

Written Testimony

Name Bobby Pagdilao
Phone 808-753-8326
Email bobbyp314@gmail.com
Meeting Date 03-17-2021
Council/PH Council
Committee
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization

We need more Rental Housings and Affordable Housings in Honolulu! I support Ala Moana Plaza!

Written Testimony

Thank you,
Bobby

Testimony Attachment

Accept Terms and Agreement 1

IP: 192.168.200.67



HAWAII LABORERS-EMPLOYERS COOPERATION AND EDUCATION TRUST

650 Iwilei Road, Suite 285 · Honolulu, HI 96817 · Phone: 808-845-3238 · Fax: 808-845-8300

March 12, 2021

HONOLULU CITY COUNCIL

Regular Meeting

City Council Chamber

Honolulu, Hawaii 96813

DATE: Wednesday, March 17, 2021

TIME: 10:00 a.m.

TESTIMONY ON RESOLUTION 20-315 CD1 – APPROVING A CONCEPTUAL PLAN FOR AN IPD-T PROJECT FOR THE ALA MOANA PLAZA DEVELOPMENT

To Council Chair Waters, Vice Chair Kia'aina and members of the Honolulu City Council:

The Hawaii Laborers & Employers Cooperation and Education Trust Fund (Hawaii LECET) is a labor-management partnership established in 1992 between the 5,000 statewide members of the Hawaii Laborers Union and over 250 unionized contractors from the General Contractors Association and the Building Industry Association. The Laborers' International Union is the largest construction trade union in the United States, and Hawaii LECET is one of a network of 38 labor-management LECET Funds in the country.

Mahalo for the opportunity to testify in support of Resolution 20-315 CD1, which seeks to approve the conceptual plan for the IPD-T Project for GGP Ala Moana L.L.C.'s proposed Ala Moana Plaza workforce housing project. The Ala Moana Plaza project is currently the only 100% privately funded rental housing project in Honolulu. Out of the 583 units, 20% or 124 units will be rentals at 80% AMI for 30 years. This project will help alleviate the critical rental housing shortage in Honolulu, while helping to stimulate the local economy by providing an estimated \$96 million in construction wages and an additional estimated \$2.1 million in permanent post-construction wages.

The height variance and exemptions GGP Ala Moana L.L.C. is requesting, meet the intent of Revised Ordinances of Honolulu §21-9.100 and Ordinance 14-10. The Ala Moana Plaza Project, with its workforce housing and rental housing, provide the required diverse mix of housing types and encourage multi-modal transportation. Hawaii LECET believes completion of this Project will assist the Ala Moana area in becoming a true transit-enhanced neighborhood. For these reasons, Hawaii LECET supports Resolution 20-315 and asks for your consideration and support.

With respect,

Hawaii Laborers-Employers Cooperation & Education Trust

LOCAL #1 HI, IUBAC



International Union of Bricklayers and Allied Craftworkers Local #1 of Hawaii

2251 North School Street, Honolulu, HI 96819

Phone: (808) 841-8822 • Fax: (808) 777-3456

March 17, 2021

The Honolulu City Council
The Honorable Tommy Waters, Chair
The Honorable Esther Kia'aina, Vice Chair
530 South King Street, Room 200
Honolulu, Hawaii 96813

Strong Support for Resolution 20-315, CD1

The International Union of Bricklayers and Allied Craftworkers, Local #1 of Hawaii **would like to express its strong support for Resolution 20-315, CD1**, which would approve a conceptual plan for an Interim Planned Development-Transit (IPD-T) permit to redevelop 78,976 square feet of land with a mixed-use development project in the Ala Moana neighborhood on land zoned BMX-3 Community Business Mixed-Use District, located at 451 Piikoi Street.

With our economy in a delicate and tenuous situation, the proposed Ala Moana Plaza will bring over **\$96 million in worker wages** during construction and over **\$2.1 million in annual permanent wages** post-construction to local families. We are also pleased to see that it will be offering **583 units of rental housing**, of which **124 units will be priced for those making under 80% of the area median income**.

The project's location is remarkable, as it sits adjacent to an existing bus hub and the planned Ala Moana rail station, and in the middle of an exciting, burgeoning neighborhood. This will allow its residents - of all income levels - to walk or take transit as their first transportation option. We also note that the project is surrounded by luxury towers, and introducing housing for working families will be a positive benefit for the community. We finally note that the condition for easements for buses on Kona, Kona Iki, Mahukona, and Keeaumoku Streets will help further transportation access throughout the urban core.

Mahalo for the opportunity to provide these comments in strong support of Resolution 20-315, CD1. We sincerely hope that the Council will take favorable action on this project to move rental housing forward in our community.

Mel Silva
8088418822
msilva@masonsunion.com



HAWAII REGIONAL COUNCIL OF CARPENTERS

March 17, 2021

The Honolulu City Council
The Honorable Tommy Waters, Chair
The Honorable Esther Kiaaina, Vice Chair
530 South King Street, Room 200
Honolulu, Hawaii 96813

Statement of the Hawaii Regional Council of Carpenters Strong Support for Resolution 20-315, CD1

The Hawaii Regional Council of Carpenters would like to express our strong support for Resolution 20-315, CD1, which would approve conceptual plan for an Interim Planned Development-Transit (IPD-T) permit to redevelop 78,976 square feet of land with a mixed-use development project in the Ala Moana neighborhood on land zoned BMX-3 Community Business Mixed-Use District, located at 451 Piikoi Street.

The project will be known as "Ala Moana Plaza," and will contain 459 market-rate residential units and 124 affordable housing units set aside for those making 80% or less of area median income. These new homes will add to our supply of critical affordable rental units, in a very central location in Urban Honolulu.

As you know, HRCC has been extremely concerned about the chronic deficiency of affordable housing across the state, which is at a crisis level. It has been estimated that 65,000 new housing units will be needed to meet demand by 2025. As such, we have worked extensively over the past several years to advocate for more programs to incentivize and assist the creation of affordable housing, particularly rental housing. We are pleased to see that this project is likely to qualify for a number of financial incentives and exemptions through Ordinance 18-1.

With the additional economic uncertainty and housing insecurity caused by the COVID-19 pandemic, now is the time to move forward by boldly increasing the supply of affordable rental housing and to create living wage jobs.

Therefore, we respectfully request your favorable action on Resolution 20-315, CD1 today.

Hawaii Regional Council of
Carpenters
8085285557
jbaptist@prp-hawaii.com

STATE HEADQUARTERS & BUSINESS OFFICES

OAHU: 1311 Houghtailing Street, Honolulu Hawaii 96817-2712 • Ph. (808) 847-5761 Fax (808) 440-9188
HILO OFFICE: 525 Kilauea Avenue, Room 205, Hilo, Hawaii 96720-3050 • Ph. (808) 935-8575 Fax (808) 935-8576
KONA OFFICE: 75-126 Lanapule Road, Kailua-Kona, Hawaii 96740-2106 • Ph. (808) 329-7355 Fax (808) 326-9376
MAUI OFFICE: 330 Hookahi Street, Wailuku, Maui 96793-1449 • Ph. (808) 242-6891 Fax (808) 242-5961
KAUAI OFFICE: Kuhio Medical Ctr Bldg., 3-3295 Kuhio Hwy, Suite 201, Lihue, Kauai 96766-1040 • Ph. (808) 245-8511 Fax (808) 245-8911



From: CLK Council Info
Sent: Monday, March 15, 2021 10:53 AM
Subject: Council Testimony

Written Testimony

Name Carie Saizon
Phone 808-284-4844
Email killas@hawaii.rr.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Organization Self

Aloha!

For someone who grew up here on Oahu, I support more rental options where there are jobs, access to transit, great distance for walking and locations in town that are near to many established services, restaurants, parks and beaches.

Written Testimony

The development of the Ala Moana Plaza would be a great place to fill my concerns, with rental housing and affordable housing in Honolulu.

So I say "I Support Ala Moana Plaza"!

Mahalo,
Carie S.

Testimony Attachment

Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Monday, March 15, 2021 10:55 AM
Subject: Council Testimony

Written Testimony

Name Cynthia Landry
Phone 808-342-8844
Email gonehula50@gmail.com
Meeting Date 03-17-2021
Council/PH Council
Committee
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization

Aloha!

Written Testimony I support more rental options where there are jobs, access to transit, great walkability, and locations in town near so many established services, restaurants and the beach park.

Mahalo,
Cindy Landry

Testimony
Attachment
Accept Terms
and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Monday, March 15, 2021 10:58 AM
Subject: Council Testimony

Written Testimony

Name Tyler Joy Panella-Ayhens
Phone 808-208-0356
Email tkila@mosscom.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization

Thank you for allowing me to express my support for the construction of Ala Moana Plaza's all-rental tower.

My name is Tyler. I was born and raised in Hawaii. I graduated from Mililani high school and the University of Hawaii West Oahu.

As housing prices continue to rise to record prices in Hawaii, I made the decision to move to the Mainland because home prices are so much more affordable.

Written Testimony Most millennials in Hawaii cannot afford to purchase a home anywhere on Oahu. I know that there are many others who would like to stay in Hawaii, but can't find affordable housing. Some live with their parents, and others just pack up completely and leave for the Mainland in search of independence, cheaper cost of living and a better quality of life.

Moving to the Mainland means moving away from family and it also continues to cause the "brain drain" in our state. I am living proof. I moved to Florida in 2019 hoping for better quality of life.

I would love to return to Hawaii to be close to my family, but with the high cost of living and housing market, it is just not affordable. If there is an option for affordable rental, I would love to return to Hawaii.

I fully support rentals like Ala Moana Plaza as it would give me and my generation a chance to remain in the islands near our loved ones.

Mahalo,
Tyler Joy Panella-Ayhens

Testimony
Attachment
Accept Terms
and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Monday, March 15, 2021 11:00 AM
Subject: Council Testimony

Written Testimony

Name Peter Landry
Phone 808-348-0340
Email safetypetehawaii@icloud.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization

Written Testimony Please allow for the completion of the above project. We always need more rentals, especially this time of the COVID-19 pandemic! It's also helping to stimulate our local economy which we need too!

Thank you for consideration of this matter!

Testimony Attachment
Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Monday, March 15, 2021 11:20 AM
Subject: Council Testimony

Written Testimony

Name Benedict Lee
Phone 808-291-1676
Email ben@blhawaii.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Organization Self

Dear City Councilmembers:

I am a senior citizen and lifelong resident of Honolulu. I offer my unconditional support for the proposed Ala Moana Plaza project being developed by Brookfield Properties. We face challenges providing quality affordable housing options for our citizens, this project definitely will help address this problem. Brookfield Properties should be commended for their commitment to help Hawaii's rental housing woes. Hopefully, other private developers will follow their example, but for this to happen Ala Moana Plaza must be built.

Written
Testimony

Imagine what a wonderful opportunity to afford to reside within the heart of Honolulu's urban core with all the quality lifestyle benefits. Personally I don't understand how opposing self-interest vocal minority is allowed to potentially railroad a wonderful project for the residents of Hawaii.

Ala Moana Plaza is a good thing. Mahalo for your consideration.

Respectfully submitted,
Benedict Lee

Testimony
Attachment
Accept Terms
and Agreement

1

From: CLK Council Info
Sent: Monday, March 15, 2021 11:23 AM
Subject: Council Testimony

Written Testimony

Name Jim Grobe
Phone 8082433200
Email fiddlstick@aol.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Organization Self

Aloha City Councilmembers:

My kids all went to school on the mainland and want to move home. I want them to be able to get a place of their own here but with high prices and few rental options, I'm worried they'll have to stay where they are. We need more rentals like Ala Moana Plaza.

Written Testimony

For-rent apartments built in town, like the Ala Moana Plaza rentals, would help the rental housing market and subsequently cause more locals to remain in the islands. I know that there are many others who would like to stay in Hawaii, but can't find good affordable housing near work.

I fully support rentals like Ala Moana Plaza as it would provide brand new rental housing for our local residents.

Testimony Attachment

Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Monday, March 15, 2021 11:26 AM
Subject: Council Testimony

Written Testimony

Name Randy Grobe
Phone 8082433200
Email fiddlstick@aol.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Organization Self

Thank you for allowing me to express my support for the construction of Ala Moana Plaza's all-rental tower. As housing prices continue to rise to record prices, many young people are forced to move to the Mainland because they are essentially being priced out of their home. 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.

Written Testimony

Personally, I have 3 young children, 2 of which have been forced to move away to the mainland in search of more affordable housing and a lower cost of living. Like my children, most millennials in Hawaii cannot afford to purchase a home anywhere on Oahu. I know that there are many others who would like to stay in Hawaii, but can't find affordable housing near work. Some live with their parents, and others just pack up completely and leave for the Mainland in search of independence, cheaper cost of living and a better quality of life. Moving to the Mainland means moving away from family and it also continues to cause the "brain drain" in our state.

I fully support rentals like Ala Moana Plaza as it would give me and my generation a chance to remain in the islands near our loved ones.

Testimony Attachment

Accept Terms and Agreement 1

From: CLK Council Info
Sent: Monday, March 15, 2021 11:28 AM
Subject: Council Testimony

Written Testimony

Name Travis Grobe
Phone 8083721534
Email tgrobe@gmail.com
Meeting Date 03-17-2021
Council/PH Council
Committee
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization

Written
Testimony

I support the Ala Moana Plaza rental project. As a property manager and landlord in Hawai'i I know that our state needs options like these. Housing options here are very high and many cannot achieve them. More rentals that don't require fee simple ownership down payments are needed, especially in our urban core. For these reasons I fully support the Ala Moana Plaza rental project.

Testimony
Attachment

Accept Terms
and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Monday, March 15, 2021 11:29 AM
Subject: Council Testimony

Written Testimony

Name Shelton Fuentes
Phone 808-591-6616
Email shelton@bwa-hi.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Organization Self

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.

Written Testimony

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

From: CLK Council Info
Sent: Monday, March 15, 2021 11:31 AM
Subject: Council Testimony

Written Testimony

Name Ayari Tochika
Phone 808-534-0280
Email ayaritochika@gmail.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Organization Self

Written Testimony

I graduated from college four years ago, but I am currently still living at home due to the high cost of living in Hawaii. It has been infeasible to even consider paying for the cost of rent on top of paying off student loans. I feel that many other young adults will relate to this situation. Having new affordable housing options will allow for young adults like myself to live on their own. It will also encourage them to stay in Hawaii, instead of being forced to move to the mainland to sustain a better quality of life. This is why I would like to voice my support of the Ala Moana Plaza.

- Ayari Tochika

Testimony Attachment
Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Monday, March 15, 2021 11:34 AM
Subject: Council Testimony

Written Testimony

Name Mana Caceres
Phone 808-222-2777
Email mana@ohanakupono.com
Meeting Date 03-17-2021
Council/PH
Committee Council
Agenda Item Resolution 20-315
Your position
on the matter Support
Representing Self
Organization

Aloha kakou,

I would like to take a few moments to extend my support for Ala Moana Plaza, the proposed Brookfield Properties all-rental tower. Over the past few years we have all been aware of just how hard it is for local residents to afford to buy a home here in Hawai'i. Rental opportunities in town are hard to come by but it is far easier for the working class local resident to rent as opposed to how hard it is to own a home here.

Written
Testimony

My family and I own and run our own small business and we ourselves are not in a position to buy a home. For us, the costs involved in buying a home are somewhere between unreasonable and unrealistic. That is the simple truth.

Another simple truth is that there isn't enough rentals to accommodate the growing need. The all-rental tower project at Ala Moana Plaza is a step in the right direction.

This rental project would be a perfect fit to the Ala Moana neighborhood.

Mahalo for your time and consideration.

Mana Kaleilani Caceres

Testimony
Attachment

From: CLK Council Info
Sent: Monday, March 15, 2021 11:58 AM
Subject: Council Testimony

Written Testimony

Name Alohilani Naho'oikaika
Phone 808-222-2777
Email pakaaiki@gmail.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization

I would like to extend my support for Ala Moana Plaza, the proposed Brookfield Properties all rental tower. Over the years we have seen a consistent rise in the price of homeownership. Renting provides an affordable option that doesn't have as significant a financial impact and commitment as owning a home or condo.

The cost of homeownership has now reached record levels that not only make owning unreasonable but also unrealistic. The all-rental tower will provide an amazing rental opportunity for those looking to remain on Oahu and live in town.

Written
Testimony

There's a drastic shortage and more rentals across Oahu, and specifically in the urban core, are needed. Renters are tired of showing up and filling out rental applications only to compete against 30 other people. The all-rental tower project at Ala Moana Plaza is a step in the right direction.

This rental project would be a natural fit in the evolving Ala Moana neighborhood. It will provide local businesses with the customers they need and create a more vibrant and inclusive community for all to enjoy.

Also, I would like to voice my support of Ala Moana Plaza, Brookfield Properties' all-rental tower. COVID-19 has had a significant impact on our local economy and has left many without jobs. Construction of Ala Moana Plaza will help to provide some economic relief as it would create over 600 jobs in the near future.

I recognize that the jobs created by the project will not completely resolve the unemployment crisis, but it would be a step taken in the right direction and put more people back to work. Now more than ever, the government must do all that it can to move forward projects that support infrastructure investment and housing construction. Job creation and the construction of new housing for renters is a win-win situation.

This project will invigorate the Ala Moana neighborhood and provide the much-needed housing diversity that complements the rail and other TOD projects. The rentals would also attract a mix of residents, including families, professionals, and kupuna who want to live in a vibrant and walkable community.

I support Ala Moana Plaza and all of the positive impacts that come along with it.

Na'u me ke aloha,
Alohilani Kamaunu

Testimony
Attachment
Accept Terms
and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Monday, March 15, 2021 12:00 PM
Subject: Council Testimony

Written Testimony

Name Michael Rivera
Phone 808-222-2777
Email mrivera13710@gmail.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Organization Self

To All Concerned,

Written Testimony

I would like to extend my support for Ala Moana Plaza, the proposed Brookfield Properties all-rental tower. Over the years we have seen a consistent rise in the price of homeownership. Renting provides an affordable option that doesn't have as significant a financial impact and commitment as owning a home or condo.

Testimony Attachment
Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Monday, March 15, 2021 12:02 PM
Subject: Council Testimony

Written Testimony

Name Kelvin Sato
Phone 808-955-4441
Email hjk2sato@gmail.com
Meeting Date 03-17-2021
Council/PH Council
Committee
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization

Written
Testimony

I am writing in support of a project that provides rental and affordable housing. There are very few new rental projects in the area and this project provides people the opportunity to live near their workplace. Also, rail will run right in front of this project.

Respectfully,
Kelvin Sato

Testimony
Attachment

Accept Terms
and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Monday, March 15, 2021 12:03 PM
Subject: Council Testimony

Written Testimony

Name Liana Choy
Phone 808-955-4441
Email lchoy@hawaiiantel.net
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Organization Self

Written Testimony I grew up here in Honolulu and I support more rental housing options. Many of the local people here are leaving Hawaii due to the cost of living and lack of affordable housing options. My kids will have to either leave Hawaii or live with us until they are in their mid 30s. I support the Ala Moana Plaza project to provide rental housing opportunities in Honolulu.

Liana Choy

Testimony Attachment
Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Monday, March 15, 2021 12:05 PM
Subject: Council Testimony

Written Testimony

Name Lori Fong
Phone 808-955-4441
Email gpflmf@hawaiiantel.net
Meeting Date 03-17-2021
Council/PH Council
Committee
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization

Affording housing in Hawaii has become a large problem over the years. It seems that home ownership is only a dream for many in the "middle class".

Written Testimony I support the Ala Moana Plaza project to provide rental housing opportunities in Honolulu.

Thank you.

Testimony
Attachment
Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Monday, March 15, 2021 12:06 PM
Subject: Council Testimony

Written Testimony

Name Marc Shibata
Phone 808-955-4441
Email shibata.marc@gmail.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization

I believe Honolulu needs an influx in affordable housing and affordable rental housing inventory. With the Ala Moana Plaza Project, it will provide that much needed relief to locals.

Written Testimony I support the Ala Moana Plaza project to provide rental housing opportunities in Honolulu.

- Honolulu resident (Marc Shibata)

Testimony Attachment

Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Monday, March 15, 2021 12:07 PM
Subject: Council Testimony

Written Testimony

Name Sandi Miranda
Phone 808-955-4441
Email 808smiranda@gmail.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Organization Self

Written Testimony We need more rental housing and affordable housing in Honolulu! Home ownership is so expensive and out of reach for so many. I support the Ala Moana Plaza project to provide rental housing opportunities in Honolulu.

S. Miranda

Testimony Attachment
Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Monday, March 15, 2021 12:09 PM
Subject: Council Testimony

Written Testimony

Name Jeanette Sugai
Phone 808-955-4441
Email jsugai411@yahoo.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization

Written
Testimony

Our housing crisis is getting worse; it is so expensive to live in Hawaii!! We no longer can afford to buy a home! Too many locals are leaving Hawaii and I worry that may be the future option for my children too. Not everyone is fortunate enough to buy a home, including myself. We need more affordable housing inventory, affordable rental housing; more affordable housing options!

I support the Ala Moana Plaza project to provide rental housing opportunities in Honolulu!!

Thank you!
Jeanette Sugai

Testimony
Attachment
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: Monday, March 15, 2021 12:29 PM
Subject: Council Testimony

Written Testimony

Name Kimberly Okazaki
Phone 808-497-9696
Email kimberlyokazaki@gmail.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization

To City Councilmembers:

I have been living in Kaka'ako with my fiancé and enjoy the lifestyle that is provided by being close to new and exciting restaurants, Ala Moana Beach Park and Ala Moana Center. Biking around Kaka'ako is very easy and enjoyable as well.

Written
Testimony

The Ala Moana Plaza rental project is the right kind of project for this neighborhood and for the island. We need more rental housing and we need more affordable housing. Most importantly, this housing project is not taking agricultural land and turning it into housing. It is taking a single-story shopping center and replacing it with a tall building where tall buildings should be built, next to rail stations and other tall buildings. Keep the tall buildings in the city so we can keep the beauty of Oahu in the country.

I support the Ala Moana Plaza project and believe it is moving the neighborhood in a positive direction.

Mahalo,
Kim Okazaki

Testimony
Attachment
Accept Terms
and Agreement 1

From: CLK Council Info
Sent: Monday, March 15, 2021 12:31 PM
Subject: Council Testimony

Written Testimony

Name Jason Lee
Phone 808-497-9696
Email lee.jason.m@gmail.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization

I support the Ala Moana Plaza project.

Reasons for support:

- Rental > Condos - The building will be full of actual residents, not foreign owners who come 2 weeks a year
- Concentrating density around rail stations is smart. We're spending billions on the rail, so we should make the most of it.
- It's well known that we are in a housing crisis and need more affordable housing on Oahu
- I have friends living on the mainland that always say "It's too expensive to move back". Projects like this will help.
- More supply = less demand. Just make sure we build the supply in the right place. Big buildings next to big buildings.

Written Testimony

Please encourage more projects like this to happen, this is one the better ones to be proposed for sure.

Jason Lee

Testimony
Attachment
Accept Terms and Agreement

1

IP: 192.168.200.67

From: CLK Council Info
Sent: Monday, March 15, 2021 12:32 PM
Subject: Council Testimony

Written Testimony

Name Kellen Chong
Phone 808-349-1094
Email kellenwchong@gmail.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization

Aloha,

My name is Kellen Chong and I grew up right here in Honolulu. I moved back after 11 years away from Hawaii only to find that my home like for so many in my generation isn't affordable. Home prices and rental housing is just too expensive here and leaves little else to manage the cost of everything else in life.

Written
Testimony

Many of my close friends, although they desire to move back to Hawaii, won't do so because the cost of living, rent especially is just too much. My own brother recently left for the mainland because of the cost of rent and I doubt he will ever return to live. I support the Ala Moana Plaza rental project at 451 Piikoi Street because it would give myself, my family and my friends a chance to remain in Hawaii.

Thank you for your time,
Kellen

Testimony
Attachment
Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Monday, March 15, 2021 12:34 PM
Subject: Council Testimony

Written Testimony

Name Robert Kudo
Phone 808-518-8136
Email kudo.robert@gmail.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Organization Self

City Council Members,

Written Testimony

Someday I'd like to move back to Oahu, however home prices are too expensive. I am in the same boat as many of my other friends who decided to stay on the mainland. We all hoping we can come home soon. I support Ala Moana Plaza because it's contributing to bringing more housing where it's needed most, in the urban core next to a rail station.

Sincerely,
Robert

Testimony Attachment

Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Monday, March 15, 2021 12:37 PM
Subject: Council Testimony

Written Testimony

Name Tate Callejas
Phone 808-429-5037
Email tkaneshige@gmail.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Organization Self

To Whom it May Concern,

There are so many reasons why I would like to share my support for the new all-rental tower at Ala Moana Plaza.

My family and I recently moved back to Oahu after living on the mainland for many years. By moving back to Hawaii, we knew that we'd be giving up (1) our spacious home in the Midwest for something much smaller, and (2) mainland salaries, but it was also very important to us to be here to take care of my parents as they age.

Written
Testimony

We are fortunate enough to be living in a condo in Kaka'ako, but realistically cannot expect to buy a place of our own with the income that we make here.

The choice to move back to Hawaii is not an easy one, and it is made exponentially more difficult by the lack of affordable housing available. With more affordable housing options available, I truly believe locals like me will find the decision to move home much more attractive (which will also alleviate the brain drain that we so often see here).

Affordable housing is not the only answer, but it is a necessary part of making sure (1) people can move back to Hawaii, and (2) our local residents have a place to live and grow their families.

Sincerely,
Tate Callejas

From: CLK Council Info
Sent: Monday, March 15, 2021 12:40 PM
Subject: Council Testimony

Written Testimony

Name Sandy Lee
Phone 808-256-6530
Email sandralee777@hotmail.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Organization Self

Thank you for allowing me to express my support for the Ala Moana Plaza rental project.

I have lived on Oahu since 1979 and have been a renter the entire time, only recently saving up enough for a down payment on a small studio condo. It took me almost 40 years to save up enough for a down payment on a \$275,000 studio condo. I wish I could have afforded to buy earlier, but working as the general manager of a local restaurant did not provide me the opportunity to save up money any faster than I did.

I know my story is not unique and many others that live here are in the same or worse situation for their housing situation.

Written Testimony

I fully support rentals like Ala Moana Plaza because it would provide brand new affordable rental housing for people like me. I wish I knew about projects like this one earlier so I could have moved in, but I hope that young people and families can take advantage of having a new, centrally located and affordable unit in town to call home long term.

Lastly, my son still lives on the mainland and has no plans to move home because it is too expensive. He just purchased a home on the mainland last month, which means he definitely won't be moving home anytime soon. This is the sad reality of where housing is on Oahu.

Please continue to support and approve projects like this one so housing can become more affordable.

Aloha,
Sandy

Testimony
Attachment
Accept Terms
and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Monday, March 15, 2021 12:41 PM
Subject: Council Testimony

Written Testimony

Name Ramsey Brown
Phone 808-383-8770
Email brown.ramsey@gmail.com
Meeting Date 03-17-2021
Council/PH Committee Council
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: Monday, March 15, 2021 12:42 PM
Subject: Council Testimony

Written Testimony

Name Paul Belshoff
Phone 808-371-9572
Email paul.belshoff@us.rlb.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization

To whom it may concern,

I would like to extend my support for the Ala Moana Plaza apartment project in Honolulu.

Written
Testimony

As a renter in town, Lower Punchbowl, I see firsthand the need for additional rental inventory in Honolulu. My scenario, like many of my co-workers and friends, is that of a recently married couple beginning to prepare for the next step of starting a family in this wonderful city. My wife, a pre-school teacher, and I often discuss what the future might look like for us and potential children and the discussion inevitably turns to housing and the costs associated. The discussion is always hopeful, but the reality is that the rental market is driven by demand and the demand in the city compared to the rental spaces available creates significant disadvantages to renters.

Adding hundreds of units for renters like ourselves can do nothing but help create optimism for the future of my family and so many other families that are in a similar situation. I really enjoy living in the city, I like walking and bicycling to work, shops, parks and beaches and I'd like to continue doing so in a market where the economics allow this lifestyle to remain a reality.

Best Regards,
Paul and Torey Belshoff

Testimony
Attachment

From: CLK Council Info
Sent: Monday, March 15, 2021 12:45 PM
Subject: Council Testimony

Written Testimony

Name Lani Lapilio
Phone 808-540-5741
Email Lani@aukahi.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization

Aloha,

I am writing to express my support for Brookfield Properties' proposed Ala Moana Plaza project. I have come to understand Brookfield's housing vision for the people of Oahu, after working with them on their first rental project, Lilia Waikiki. They have put a lot of thought into serving local residents and have taken great care to engage Native Hawaiian cultural stakeholders, striving to do things the right way as they work to bring more housing to Hawaii's people.

Written
Testimony

I am confident that this care and attention will be extended to their Ala Moana Plaza project. They recognize that Oahu is in a severe housing crisis, especially for local people who cannot afford record-breaking single-family home prices. We cannot allow more and more locals to be priced out of living where they grew up. Many developments built in the past few years have been for-sale luxury condos owned by non-locals who live in their units a few weeks out of the year. Ala Moana Plaza will be the first all-rental project built in urban Honolulu in years. Not only that, it's specifically for Oahu's working-class locals, with 124 units reserved for families making 80% AMI.

Additionally, Hawaii's unemployment is at all-time highs due to COVID-19. Anything to get more local people working again is needed, and needed fast. Construction of Ala Moana Plaza will create more jobs for Hawaii's working class and once completed, will support surrounding small businesses by introducing hundreds of new resident patrons.

Record high housing prices paired with record high unemployment – we must start somewhere to try and mitigate this dire outlook. Ala Moana Plaza is a step in the right direction. I urge you to consider the effects this project could have on working-class local people.

Mahalo nui loa for allowing me to share my support for Ala Moana Plaza.

Lani Lapilio

Testimony
Attachment
Accept Terms
and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Monday, March 15, 2021 1:57 PM
Subject: Council Testimony

Written Testimony

Name helene phillips
Phone 8083423993
Email hawaiiurferhp@yahoo.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item 20-315
Your position on the matter Oppose
Representing Self
Organization

Written Testimony I would like ask all parties concerned to study the current situation in this area before any variances are granted. Things like sewers and and more density in already congested area. I would like to see some compromise between 100ft. and 400ft. I realize are growing and hope we can do it responsibly.
Thank you,
Helene Phillips

Testimony Attachment
Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Monday, March 15, 2021 2:10 PM
Subject: Council Testimony

Written Testimony

Name Kaau Fergerstrom
Phone 8082776030
Email kaauferg@gmail.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization

Aloha City Councilmembers,

Mahalo for providing the ability for me to express my support for the entitlement of Ala Moana Plaza's all-rental tower. Even during this pandemic, housing prices continue to rise to record levels, many young individuals are forced to move to the Mainland because they are essentially being priced out of their home. Rental apartments built in town, like the Ala Moana Plaza would help the rental housing market and subsequently cause more young professionals to remain in the islands or to come home.

Written
Testimony

Being a millennial in Hawaii, I know many cannot afford to purchase a home anywhere on Oahu. I know that there are many others who would like to stay in Hawaii, but can't find affordable housing near work. I used to live with my parents and was fortunate enough to be selected for an affordable unit at Ke Kilohana. However, I know many others have not been as fortunate as myself and have decided to just pack up completely and leave for the Mainland in search of independence, affordable housing and a better quality of life. Building a rental tower like the Ala Moana Plaza will allow many other young individuals like myself to experience the great offerings that the diverse neighborhood of Kakaako / Ala Moana offers.

I fully support rentals like Ala Moana Plaza as it would give other young individuals a chance to remain in the islands near our loved ones.

Kind Regards,

Ka'au Fergerstrom
Ke Kilohana Resident

Testimony
Attachment
Accept Terms
and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Monday, March 15, 2021 2:14 PM
Subject: Council Testimony

Written Testimony

Name Adam Dreher
Phone 8082222455
Email acdreher@gmail.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization Aloha!

Written Testimony

My name is Adam Dreher and I am writing to you in support of the Ala Moana Plaza project. As a Residential Property Manager for the past three years I have seen first hand the impact that the lack of affordable housing has on our community. It has been called a "crisis" which I think is an appropriate term. I fear that the crisis is at a tipping point and without swift, decisive action will be crippling to our community. The few affordable rentals that I have the privilege of managing are hopelessly under supplied. I know immediately when advertising an affordable rental that I will be bombarded with requests for viewings just because of the price point. When I meet the people at these viewings I will have people pleading with me to help them get an affordable place to live. Sadly, I know that most of them will be disappointed as I will get far more applications than I can accommodate. The majority of these people are working class citizens who are struggling to make ends meet and need a solution. They are our Teachers, Nurses, Firefighters and young working professionals. We NEED all of these people in order to have a thriving community. If we don't take care of them then how can we possibly expect them to take care of us and our children. The best communities are the ones that take care of each other and establish an environment where all of its citizens have the opportunity to thrive. I know that what I'm saying is probably not anything that you haven't heard before. But hearing it and seeing it are far different and as someone who has seen it first hand please believe me when I say that it is a real problem that needs attention.

I appreciate your time and hope that you will seriously consider all of the much needed benefits that the Ala Moana Plaza project will bring to our community.

Mahalo,
Adam Dreher

Testimony
Attachment
Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Monday, March 15, 2021 2:16 PM
Subject: Council Testimony

Written Testimony

Name Jeff Tanaka
Phone 808561058
Email jeff@progressivehi.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization

Aloha City Councilmembers:

I would like to extend my support for Brookfield's all rental project called the Ala Moana Plaza. Over the years, we have seen a consistent rise in the price of homeownership, making it nearly impossible for young individuals like myself to own.

Written
Testimony

The cost of homeownership has now reached record levels that not only make owning unreasonable but also unrealistic. Brookfield's all-rental tower will provide an amazing rental opportunity for those looking to remain on Oahu and live in the urban core. Rental projects like Ala Moana Plaza need to be encouraged in the urban core as it would allow young individuals like myself to move out sooner from my parent's household.

Building a rental tower like the Ala Moana Plaza will allow many other young individuals like myself to experience the great offerings that the diverse neighborhood of Kaka'ako / Ala Moana offers.

I fully support rentals like Ala Moana Plaza, as it would give other young individuals a chance to remain in the islands near our loved ones.

Sincerely,
Jeff Tanaka
Resident of Ala Moana / Kaka'ako Neighborhood

From: CLK Council Info
Sent: Monday, March 15, 2021 2:18 PM
Subject: Council Testimony

Written Testimony

Name Keileen Fukada
Phone 808-347-3899
Email keileenfukada@gmail.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization

I would like to voice my support of the all-rental tower that will be built in the Ala Moana neighborhood.

Like many other college graduates starting off their careers, I will not be able to purchase property any time soon. Oahu's impossibly high housing market makes it seem impossible to do so. Honestly, owning a home in Hawaii seems like a pipedream.

Written
Testimony

I recently returned home from graduate school in Colorado and just finding an affordable place to rent is impossible. Rent in Honolulu is twice the amount as I paid in Colorado! I have a great job full-time, but with student loans and the high cost of living, I'm forced to live at home with my parents probably for the next 10 years.

I am really disappointed by the lack of affordable housing options in Hawaii. I moved back home to be closer to my family. And in doing so I sacrificed a cheaper cost of living, financial independence, and seemingly a better quality of life. It's no wonder that many people my age don't move back to Hawaii after graduating college. It was disheartening knowing the financial burden of moving back home.

These apartments and other new rental projects in town present an opportunity for my generation to make moving out on our own a reality. It is for these reasons that I support the construction of the Ala Moana Plaza rental tower.

Testimony
Attachment

From: CLK Council Info
Sent: Monday, March 15, 2021 2:20 PM
Subject: Council Testimony

Written Testimony

Name Justin Matsukawa
Phone 808-255-9082
Email justin@hawaiilender.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization

To Whom It May Concern:

Written
Testimony

I'm writing on behalf of the many local people in Honolulu who can barely afford to live here. Housing prices have steadily gone up over the last 20 years and as a lender I understand the struggle and sacrifice it takes to save for a down payment to purchase. Many can't save at a fast enough rate to keep up with the prices of residential homes. The Ala Moana Plaza Development would be a solution and a bridge to many people looking for housing in Honolulu. Please take the time to consider approving the project for the local people of Hawaii.

Thank you,
Justin Matsukawa | Senior Loan Officer

Testimony
Attachment
Accept Terms
and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Monday, March 15, 2021 2:22 PM
Subject: Council Testimony

Written Testimony

Name Dat Vo
Phone 808-255-4238
Email datvo808@gmail.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization

Aloha,

Written
Testimony

I'm writing in regards to my support for the newly planned rental development, The Ala Moana Plaza. During these unprecedented times, especially now, many local residents have struggled to make a living here in Honolulu. The dream of owning your own home extends deeper as most people my age, 32, combat the biggest factor of an initial down payment for their mortgage. Many of my peers struggle to find jobs that will cover the high living expenses of this city and end up relocating to much more affordable locations. When hard working citizens want to live in desirable areas closer to their jobs, they result in renting and paying someone else's mortgage. This to me is considered a setback in one's life.

I truly believe that the housing market in Honolulu must take a drastic change in order to allow people to be able to make a comfortable living. The Ala Moana Plaza development is a perfect example of the direction that the city should take to retain local people and allow them to later give back to the community and state. With my full support for this project, I encourage your department to consider the long term value that this development will have in the future.

I appreciate your time and efforts, with gratitude.

Testimony
Attachment
Accept Terms
and Agreement 1

From: CLK Council Info
Sent: Monday, March 15, 2021 2:23 PM
Subject: Council Testimony

Written Testimony

Name Brent Kawahara
Phone 808-349-0648
Email kawakaze808@yahoo.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Organization Self

To whom it may concern,

Written Testimony

I would like to voice my support of the all-rental tower that will be built in the Ala Moana neighborhood. I grew up in Honolulu and feel strongly that more affordable rental housing in town is needed. Not only is the cost of living in Hawaii expensive, but it's near impossible to find an affordable place to live. The Ala Moana Plaza is a great opportunity for young adults that are priced out of the luxury condos going up elsewhere in downtown. I fully support the Ala Moana Plaza.

Testimony Attachment

Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Monday, March 15, 2021 2:25 PM
Subject: Council Testimony

Written Testimony

Name Michael Chock
Phone 808-783-1925
Email chock.michael@gmail.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Organization Self

Written Testimony

I would like to share my support for the new all-rental tower at Ala Moana Plaza. For years I lived on the mainland because the cost of living in Hawaii was so high. But ultimately I moved home to be closer to my family.

It was shocking how high the prices were to rent or buy units in Honolulu. I was left with no choice but to live with my parents. After years of waiting, I was fortunate enough to get into an affordable unit. I have many friends who'd like to come home, but have decided to stay on the mainland for the same reason. The consistently rising prices have made it even more challenging to find a home or condo in town. We need more affordable rental housing options in Honolulu.

I fully support rentals like Ala Moana Plaza as it would provide brand new rental housing for local residents.

Testimony Attachment
Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Monday, March 15, 2021 2:30 PM
Subject: Council Testimony

Written Testimony

Name Zachary Yamada
Phone 808-352-9035
Email zyamada13@gmail.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization

I am testifying in SUPPORT of Resolution 20-315.

The Ala Moana Rental Plaza project will bring the state closer to meeting the 66,000 units required by 2025 to meet its housing shortage. In order to solve this crisis we need creative solutions. Brookfield's Ala Moana Rental Plaza is uniquely suited to fill a gap in the market. Large rental projects are few and far between in Hawaii. Brookfield is taking a risk here and trying something different compared to the luxury condo towers surrounding it. Brookfield should be applauded for their attempt to build a vertical rental project within a TOD zone when no vertical rental projects have been completed in Urban Honolulu in decades.

Written Testimony

Although the direct beneficiaries of this project are not able to testify here today, because they are not yet identified, we know they exist. They are mall employees, essential workers, and our local families. As a recent college graduate, I speak on behalf the youth in Hawaii that we need courage and progress. Otherwise, my generation will continue to look at our childhood home as a place where we can no longer see a future .

I urge the council to support this resolution for thousands of working families in Hawaii and for the future prosperity of these islands.

Aloha,
Zachary

City Council
City & County of Honolulu
Councilmember Tommy Waters, Chair
Councilmember Esther Kia'āina, Vice Chair

Resolution 20-315, CD1—Approving A Conceptual Plan for An Interim Planned Development-Transit (IPD-T) Project for the Ala Moana Plaza Development Project

Wednesday, March 17, 2021
10:00 A.M.

Aloha Chair Waters, Vice Chair Kia'āina and Members of the Council:

Pacific Resource Partnership (PRP) writes in **strong support** for Brookfield Properties' mixed-use rental project, Ala Moana Plaza, which will provide much needed workforce rental housing and other community benefits for the Ala Moana neighborhood.

PRP commends Brookfield Properties for developing 583 rental units, and especially for providing 20% of the available units for Hawaii's workforce with incomes at 80% AMI. The delivery of this affordable component provides much needed rental housing in urban Honolulu, for our underserved workforce population who cannot afford to purchase a home. Furthermore, the construction of this project will generate \$96 million in near-term construction wages and over \$2 million annually in permanent long-term wages. The project includes a substantial condition of approval worth tens of millions of dollars, providing the City with an easement for buses on Kona, Kona Iki, Mahukona, and Keeaumoku streets.

PRP respectfully recommends this Committee's favorable decision on this project. Additionally, we request this Council adopt an Ala Moana TOD Map Amendment (Resolution 20-233) allowing for additional height (400') and density (7.0 FAR) across all of the Ala Moana Shopping mall in exchange for Brookfield's generous community benefit—easement for buses on private streets running through Ala Moana Center.

Thank you for this opportunity to submit written testimony.

Pacific Resource Partnership
(808) 380-8838
cdelaunay@prp-hawaii.com



From: CLK Council Info
Sent: Monday, March 15, 2021 5:16 PM
Subject: Council Testimony

Written Testimony

Name David Lau
Phone 808-521-9500
Email dlau@imanaka-asato.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization

Aloha,

Thank you for the opportunity to share why I support the Ala Moana Plaza project. I was raised in Hilo and moved to Oahu as an undergrad at UH Manoa. For the past 3 years, I've been a renter in the urban Honolulu area and I currently rent in Moiliili. I know how hard it is to find clean, safe and affordable rentals in town. Trust me when I say it's like winning the lottery when you beat out dozens of other renters vying for the same unit. You better hold on to that unit for as long as you can.

Written
Testimony

This competitive process underscores the fact that more rentals are needed in urban Honolulu. Ala Moana Plaza would be a natural fit in the evolving Ala Moana neighborhood. It will provide local businesses with the customers they need and create a more vibrant and inclusive community for all to enjoy. I could see myself living at Ala Moana Plaza, walking over to Foodland for groceries, eating out (post-COVID) at any of the restaurants at Ala Moana Center, going for a run around Magic Island, and riding a Biki bike or taking the eventual Rail to my office downtown.

I hope you will consider how Ala Moana Plaza will bring new and very attractive rental options to renters like myself.

Thank you,
David Lau
Moiliili

From: CLK Council Info
Sent: Monday, March 15, 2021 5:18 PM
Subject: Council Testimony

Written Testimony

Name Mei Ju Wu
Phone 808-763-1373
Email mwu@iq360inc.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization

I would like to voice my support of Brookfield Properties' all-rental tower that will be built in the Ala Moana neighborhood.

Due to the lack of affordable housing options in Hawaii, almost all immigrant families like mine still live with extended families in outdated apartments in sub-par neighborhoods. These apartments and other new rental projects in town present an incredible opportunity to make moving into a safe and vibrant area a reality.

Written
Testimony

For many first-generation families I know, owning a home in Hawaii is a fantasy. Even with a full-time job, the Hawaii housing market and high cost of living make it nearly impossible to save for a home. As you know, houses in our state reached a record median price of \$920,000 in March for single-family homes. The low-interest rates and lack of inventory will continue to push housing prices up. While prices continue to skyrocket with no end in sight, those without generational wealth and support will not be able to purchase property any time soon.

Rising home prices combined with the high cost of living, have left a lot of immigrant families giving up on homeownership altogether. This makes securing quality rentals in good locations even more vital. It is for these reasons that I support the construction of the Ala Moana Plaza rental tower.

Thank you,
Mei Jie Wu

From: CLK Council Info
Sent: Monday, March 15, 2021 5:21 PM
Subject: Council Testimony

Written Testimony

Name Dohee Kim
Phone 808-942-0505
Email yogurstory808@gmail.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization

Aloha Honolulu City Council Members,

I'm writing this letter to lend my support for Ala Moana Plaza. As a long time business owner in the Ala Moana neighborhood, I've seen this community change over the years. Most recently with the addition of several new condo buildings. More residential developments in the area equal new customers to support my restaurant and the businesses around me. And in this day and age, with COVID-19 and stay-at-home orders severely impacting my revenue, I can use any support I can get. I look forward to the new customers that Ala Moana Plaza will bring.

Written
Testimony

Additionally, the aspect of bringing hundreds of rental units to this area is also exciting. That means that some of my employees may have the opportunity to finally live in town, close to work. The new condos being built in the area, while they bring new customers to my business, are very expensive. Building a high-rise made up of all rental apartments will allow people of all income ranges to live somewhere nice in town and I hope that some of my employees can take advantage of this.

Earlier this year we partnered with Brookfield Properties on the Show Aloha Challenge and prepared meals for people in need. They seem to be supportive of the businesses in the Ala Moana neighborhood and their Ala Moana Plaza project could bring more good to this community. Thank you for the opportunity to share my support.

Mahalo,
Dohee Kim

From: CLK Council Info
Sent: Monday, March 15, 2021 5:30 PM
Subject: Council Testimony

Written Testimony

Name Steven Wong
Phone 808-375-1919
Email stevewong6464@gmail.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Self
Organization

I would like to share my support for the new all-rental tower at Ala Moana Plaza.

Written
Testimony

I work in the Accounting department for a flooring and tile company. Many of my fellow coworkers talk about how we've seen a consistent rise in the price of homeownership over the years. With Oahu's home prices reaching record levels, this makes purchasing really tough as bigger down payments are needed. In addition, to find an affordable home in good condition in urban Honolulu is so rare! Many homes in Honolulu are over a million dollars, making it unrealistic for many local residents to buy homes.

This is why I support the all rental project, Ala Moana Plaza. We need to provide better quality rentals in town at an affordable rate for our local residents.

Thanks,
Steve Wong

Testimony
Attachment

Accept Terms
and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Monday, March 15, 2021 5:32 PM
Subject: Council Testimony

Written Testimony

Name Nancy Miyaki
Phone 8083305902
Email nancyjane808@gmail.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Organization Self

I would like to extend my support for Ala Moana Plaza, the proposed Brookfield Properties all-rental tower.

Written Testimony

Rising home prices combined with personal debt such as student loans have left a lot of young locals giving up on homeownership altogether. Many young people are forced to move to the Mainland or continue living at home because they are essentially being priced out of buying a home. This makes securing quality rentals in good locations even more vital. 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.

It is for these reasons that I support the construction of the Ala Moana Plaza rental tower.

Mahalo,
Nancy Miyake

Testimony Attachment

Accept Terms and Agreement 1

IP: 192.168.200.67

From: CLK Council Info
Sent: Monday, March 15, 2021 5:33 PM
Subject: Council Testimony

Written Testimony

Name Kara Kim
Phone 808-927-5022
Email kcmaeda@gmail.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Organization Self

I would like to extend my support for Ala Moana Plaza, the proposed Brookfield Properties all-rental tower.

Written Testimony

We desperately need affordable housing options in urban Honolulu. The all-rental tower project, Ala Moana Plaza, will provide affordable rentals to the Ala Moana community, which is a step in the right direction. This will be a fantastic opportunity for renters to be connected directly to the mall and enjoy all the conveniences of the Ala Moana neighborhood.

Ala Moana Plaza would be a natural fit in the evolving Ala Moana neighborhood and will provide more local residents a chance to live affordably in town.

Mahalo,
Kara Kim

Testimony Attachment

Accept Terms and Agreement 1

IP: 192.168.200.67



Chamber of Commerce HAWAII
The Voice of Business

March 16, 2021

Tommy Waters, Chair
Esther Kia'aina, Vice Chair
City and County of Honolulu
Honolulu, HI 96813

**RE: March 17, 2021– Resolution 20-315, CD1
Approving a conceptual plan for an interim planned development-transit project for
the Ala Moana Plaza Development.**

Aloha Chair Waters, Vice Chair Kia'aina and members of the City Council:

Mahalo for the opportunity to express our **support** of the Ala Moana Plaza Development plan.

The Chamber is Hawaii's leading statewide business advocacy organization, representing 2,000+ businesses. Approximately 80% of our members are small businesses with less than 20 employees. As the "Voice of Business" in Hawaii, the organization works on behalf of members and the entire business community to improve the state's economic climate and to foster positive action on issues of common concern.

The lives and livelihoods of our families, friends, and neighbors in Hawai'i depend on a thriving community and to keep up with pent-up demand for much needed workforce rental housing, particularly in the urban core. The Ala Moana Plaza development will raise the economic productivity in an economic environment when investments in Honolulu is direly needed to shore up additional investment and capital and by bringing forth rental opportunities.

We applaud Brookfield Properties, to bring a new, all-rental development project which includes an affordable housing component of 20% of the units (124 units) designated for households earning up to 80% of the area median income (AMI). This revitalization will continue to capitalize on an industry that is one of the bright spot of Honolulu's economy and with mixed-use retail center to the community, providing long-term economic stimulus. With the Ala Moana rail station and one of the Honolulu's main bus terminal in walking distance from the proposed project location, the all-rental housing will be convenient to all residents that occupy the property.

Mahalo for your consideration of our testimony and we respectfully ask for your support of the Ala Moana Plaza development plan.

Myoung Oh
808-380-2617
moh@cochawaii.org

From: CLK Council Info
Sent: Tuesday, March 16, 2021 8:27 AM
Subject: Council Testimony

Written Testimony

Name Jacob Wilson
Phone 720-641-6625
Email jacob.wilson18@gmail.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315
Your position on the matter Support
Representing Organization Self

Written Testimony

Aloha Council Members,
I would like to voice my support of Ala Moana Plaza, Brookfield Properties' all-rental tower. COVID-19 has had a significant impact on our local economy and has left many without jobs. Construction of Ala Moana Plaza will help to provide some economic relief as it would create over 600 jobs in the near future.

I recognize that the jobs created by the project will not completely resolve the unemployment crisis, but it would be a step taken in the right direction and put more people back to work. Now more than ever, the government must do all that it can to move forward projects that support infrastructure investment and housing construction. Job creation and the construction of new housing for renters is a win-win situation.

This project will invigorate the Ala Moana neighborhood and provide the much-needed housing diversity that complements the rail and other TOD projects. The rentals would also attract a mix of residents, including families, professionals, and kupuna who want to live in a vibrant and walkable community.

I support Ala Moana Plaza and all of the positive impacts that come along with it.

Jake Wilson 720-341-6625

Testimony Attachment



March 16, 2021

Honolulu City Council
530 South King Street, #202
Honolulu, Hawaii 96813

Re: Resolution 20-315 – Ala Moana Plaza Project

Members of the City Council,

I am writing in support of the 583-unit Ala Moana Plaza all-rental project, which will create necessary rental housing units to meet the demands of our community and help Ala Moana to be a stronger, more sustainable neighborhood.

Brookfield understands that rentals are part of the solution to Hawaii's housing crisis. Their in-progress all-rental project in Waikiki, Lilia Waikiki, is the first 100 percent rental development to be built in Waikiki in decades. With Lilia Waikiki, Brookfield will introduce 454 market rate and affordable rentals to allow local people to live, work and play in Waikiki. After having worked closely with Brookfield on Lilia Waikiki, I strongly believe they will replicate the merits of their Waikiki project in the Ala Moana community.

Brookfield is providing much needed rental housing for people who work in the Ala Moana area and urban Honolulu to call home. The project will further enrich the community by adding safer sidewalks, green areas and improved roads in the areas surrounding the site.

Despite no affordable housing requirement tied to the Ala Moana Plaza project, Brookfield Properties is offering 20 percent of its total 583 units (124 affordable units) to households earning not more than 80 percent of area medium income - a housing level that historically has been underserved in Honolulu. With median home and condo prices at record-setting levels, it's imperative that more rentals be introduced into the housing market.

Additionally, the building of Ala Moana Plaza will bring over \$96 million in worker wages during construction and over \$2.1 million in annual permanent wages post-construction to Hawaii's economy at a time when we need jobs more than ever.

For these reasons, I strongly urge you to support the development of Ala Moana Plaza. I have seen first-hand the impact of their investment in the Waikiki community via Brookfield's opening of 53 affordable rental units on November 16th as part of its Lilia Waikiki project (many excited and grateful renters who have an affordable place to call home in the heart of Waikiki), and I am confident that Brookfield will make the same valuable investment in the Ala Moana neighborhood.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Guy Churchill'.

Guy Churchill
Executive Vice President
Bank of Hawaii



HAWAII STATE LEGISLATURE

STATE CAPITOL
415 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813

March 17, 2021

The Honorable Tommy Waters, Chair
City Council, City and County of Honolulu
City Council Chamber
Honolulu, Hawaii 96813

RE: Testimony regarding Resolution 20-315, Approving a conceptual plan for an Interim Planned Development-Transit Project for the Ala Moana Plaza Development.

Dear Chair Waters, Vice Chair Kia'aina, and Members:

Thank you for the opportunity to submit testimony regarding Resolution 20-315, CD1, regarding the permit submitted by applicant Brookfield Properties to develop a new mixed-used development (Project) known as Ala Moana Plaza. The Project proposes an increase in the tower height limit from 100 feet to 400 feet, density from 2.5 Floor Area Ratio (FAR) to 7.0 FAR, and adds 583 rental units to the community. We, on behalf of our community, and other neighbors submitted concerns about impacts related to sea level rise, traffic, safety, view corridors, community benefits, and the lack of a park or open green space. While we acknowledge the additional conditions required by the CD1 and Proposed CD1 they are insufficient to overcome the adverse impacts of the Project's increased density and height.

We are also concerned that the Project seeks approval of significant variances with very little return to benefit the community – 116 affordable rental units, 10 car-share spaces, 20 bike-share stalls, and right of way easements. Additionally, key to the proposed project is that it be consistent with the Ala Moana Transit Oriented Development Plan (TOD Plan), which has yet to be adopted by the Honolulu City Council (Resolution 20-223). Further, if the rail line does not continue to Ala Moana, it is unclear whether the TOD Plan would apply.

Based on the foregoing, **we respectfully request that Resolution 20-315, CD1, be deferred until the City Administration and City Council agree on whether the rail line will extend to the Ala Moana Center, and, at the least, until the community has the opportunity to weigh in on and update the Ala Moana TOD Plan which was last reviewed in 2016. We urge your Committee and the Council consider this project in the context of the long-term vision for the Ala Moana area. To this end, we respectfully request that this permit application be deferred. It can be considered after the City Council votes to adopt the Ala Moana Transit Oriented Development (TOD) Plan.** As these are very important matters to our community, we urge your deferring action to allow the community the opportunity to consider the project in the context of the long-term vision for the Ala Moana area.

Department of Planning and Permitting Testimony
March 17, 2021

Thank you for your consideration of our recommendation.

Sincerely,



SHARON Y. MORIWAKI
Senator, Senate District 12



SCOTT K. SAIKI
Speaker of the House, Representative,
House District 26



Founded 1889

PLUMBERS AND FITTERS LOCAL 675 UNITED ASSOCIATION



March 16, 2021

City Council on Honolulu
Honolulu Hale
530 S. King St.
Honolulu, Hawaii 96813

Re: Resolution 20-315, CD1 Approving a conceptual plan for an interim planned development-transit project for the Ala Moana Plaza Development.
Wednesday, March 17, 2021 at 10:00 am

Aloha Chair, Vice-Chair, Council Members;

Chartered in 1919, the Plumbers and Fitters UA, Local 675 is one of the oldest organized labor unions in Hawai'i and one of three 'licensed' skilled-construction trades, steeped in a rich history as one of Hawai'i's construction-industry pioneers.

Local 675 supports the adoption of Resolution 20-315 which approves a conceptual plan for an interim planned development-transit project for the Ala Moana Plaza Development that includes amongst other features and community benefits, a maximum height of 400 feet, 7.0 floor area ratio, and consideration for height set backs on Kona Street.

Recent studies emphasize the dire need for housing inventory at all income levels.¹ Of special note, affordable housing options for those residents at the lower ends of the income spectrum are of greatest need and demand. Projects as proposed by Resolution 20-315 offer housing and economic relief to our residents and furthers the intent of the transit oriented development as a catalyst for targeted urban re-development.

Of note, Resolution 20-315 requires that the proposed re-development at 451 Piikoi St. (File No. 2020/SDD-45) shall provide that twenty percent of the total project residential dwelling units must be affordable units rented to households earning 80 percent and below of the area median income². In addition, this measure includes provisions for improvement to address traffic safety, connectivity for pedestrian and bicycle paths on and around the Project and perpetual easements to be maintained by the Applicant in favor of the City that shall remain accessible to the public on an ongoing and uninterrupted basis.

For these and other reasons, we support and request you favorable adoption of Resolution 20-315. Mahalo for the opportunity to provide testimony.

¹ Hawaii Housing Planning Study, SMS Research and Marketing Services, Inc., December 2019

² Currently \$70,500 per year for an individual or \$100,700 for a family of four. Department of Planning and Permitting Income Guidelines and Maximum Rents, HUD Income Limits Effective as of April 1, 2020.

KIKA G. BUKOSKI
8085365454
kika@hilocal675.com

3109 Bethel St. • Hon., HI 96813 • Ph: (808) 536-5454/538-7607/533-1490 • Fax: (808) 528-2629

"UA Skilled Craftsmen — No Ka Oi"



From: CLK Council Info
Sent: Tuesday, March 16, 2021 1:02 PM
Subject: Council Testimony

Written Testimony

Name Jonathan Lee
Phone 8085923041
Email jlee@wcitarch.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item Resolution 20-315, CD-1
Your position on the matter Support
Representing Self
Organization

Written
Testimony

I support Resolution 20-315, CD-1 and the Ala Moana Plaza project. I think a multi-family housing development like this, with so many affordable housing units is exactly what the city should be supporting in the urban core of Honolulu. The Ala Moana site and neighborhood is the ideal location for multi-family housing, for affordable housing, and for this kind of density. The proximity to transit options, the pedestrian oriented neighborhood and neighborhood conveniences, and the way this project has considered decreasing the cars and traffic congestion this type of project typically generates are positive attributes. The neighborhood has many fantastic walkable destinations, exciting retail and dining options and parks. The Plaza project is only going to contribute to this wonderful attribute within our city. Lastly, I support this project because it is a rental project. With so many for sale projects, a rental project will provide significant diversity to the market for those individuals that do not want home ownership or desire the flexibility of renting.

Testimony
Attachment
Accept Terms and Agreement 1

IP: 192.168.200.67



**TESTIMONY TO THE HONOLULU CITY COUNCIL
HONOLULU HALE
COUNCIL CHAMBERS
March 17, 2021
10:00 AM**

Honorable Chair Waters, Vice Chair Kiaaina, and members of the Council:

RE: Reso. 20-315 - Ala Moana Plaza Development

My name is Beau Nobmann, 2021 President of the Building Industry Association of Hawaii (BIA-Hawaii). Chartered in 1955, the Building Industry Association of Hawaii is a professional trade organization affiliated with the National Association of Home Builders, representing the building industry and its associates. BIA-Hawaii takes a leadership role in unifying and promoting the interests of the industry to enhance the quality of life for the people of Hawaii. Our members build the communities we all call home.

BIA-Hawaii is opposed to Reso. 20-315, specifically the sections that are setting forth additional and new "impact fees". **We are not opposed to this development, just the precedent on fees that is being set by some of the sections in this Resolution.**

For example, on page 6, section J, there seems to be a new fee that would be charged by the Honolulu Fire Department. While we are in no way opposed to fire operations or resources, we are concerned about the fee being charged solely to a specific development or developer, while the resource would presumably go towards benefitting the community as a whole. This sets a dangerous precedent that would only serve to further raise the cost of housing.

Currently, the median price of a home on Oahu is a staggering \$870,000. This is especially alarming given the current economy. The cost of housing and the price of housing has only increased. We are in a severe housing and economic crisis, and any method of providing more affordable housing to our residents who need it should be of the highest priority to this Council.

We are opposed to Reso. 20-315 as currently drafted. We appreciate the opportunity to express our concerns on this bill.

Stefanie Y Sakamoto
8083875501
stef@sakamotoconsulting.com



March 4, 2021

Honolulu City Council
530 South King Street, #202
Honolulu, Hawaii 96813

Re: Resolution 20-315

Dear City Council Members,

Thank you for the opportunity to **support** the efforts of Brookfield Properties and their proposed Ala Moana Plaza rental housing development project.

As the owner of Ala Moana Center, Brookfield controls one of the most important properties and significant economic engines for Honolulu. With the proposed new rail terminus and new bus transportation center for the City & County of Honolulu at Ala Moana Center, this project becomes an even more important and significant landmark property.

The proposed rental development complements the evolving Ala Moana community and provides a solution to Oahu's rental housing shortage. In addition, Brookfield has committed to deliver 20 percent (124 units) of the total 583 units as affordable rentals to households earning no more than 80 percent AMI.

This project will generate hundreds of construction jobs, permanent post-construction jobs, and community benefits including improved walkways and green spaces adjacent to the transit hub.

We sincerely appreciate the opportunity to provide this letter of support for Brookfield's Ala Moana Plaza development.

With Aloha,

First Hawaiian Bank

A handwritten signature in black ink, appearing to read "Daniel A. Nishikawa", written over a horizontal line.

Daniel A. Nishikawa
Executive Vice President & Division Manager
Commercial Real Estate Division

CULTURAL SURVEYS HAWAII

ARCHAEOLOGICAL, CULTURAL, AND HISTORICAL DOCUMENTATION SERVICES — SINCE 1982

16 March 2021

Honolulu City Council
530 South King Street, #202
Honolulu, HI 96813

Re: **Support for:** IPD-T application No. 2020/SDD-45 for the redevelopment of Ala Moana Plaza

Aloha City Council Members:

I represent the cultural resource management firm Cultural Surveys Hawai'i, Inc. (CSH). We specialize in providing archaeological, historical, and cultural studies that support projects' state and federal historic preservation review. Our studies, and the assistance we provide with a project's historic preservation review process, are purposefully neutral and not intended to be either for or against any planned development project. They are intended to assess a planned project's impacts on historic properties and cultural practices. If needed, the results of our studies are used to develop mitigation measures to alleviate any project impacts on these cultural resources.

Accordingly, this letter in support of the Department of Planning and Permitting's approval of Brookfield Properties' IPD-T permit application is based not on the project itself, but on the project proponents' conscientious fulfillment of the State of Hawai'i historic preservation review process under Hawai'i Revised Statutes (HRS) §6E.

CSH has worked with the project proponents since September 2019. Incorporating the results of initial outreach to the State Historic Preservation Division (SHPD) and recognized Native Hawaiian cultural descendants to nearby projects in Waikiki, the project proponents had CSH complete an archaeological literature review and field inspection (LRFI) to support the project's planning and historic preservation review compliance. The LRFI, with its related consultation, resulted in an initial testing strategy for an archaeological inventory survey (AIS) that was developed in consultation with the SHPD.

Following Hawai'i Administrative Rules (HAR) §13-276 the initial AIS testing strategy was carried out. Based on these results, and in consultation with the recognized Native Hawaiian cultural descendants to nearby projects in Waikiki and the SHPD, the AIS testing strategy was augmented to provide additional project area coverage. A report detailing AIS results is currently being prepared for SHPD review and anticipated acceptance.

Through the ongoing historic preservation review process, the project proponents created and maintained an extensive and proactive consultation record with community and cultural stakeholders, recognized Native Hawaiian cultural descendants, the SHPD, and the O'ahu Island Burial Council (OIBC). The project proponents also employed Native Hawaiian cultural monitors during the AIS fieldwork. A timeline of this process is included at the end of this letter.



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Maui Island
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Kaua'i Island
2970 Kele St.
Suite 114
Lihue, HI 96766
Ph: (808) 245-9374

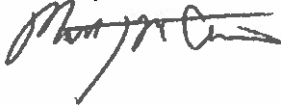
Date: 16 March 2021

The Ala Moana Plaza project is conscientiously completing the rigorous historic preservation review process and has garnered the approval of the SHPD and cultural stakeholders at each step of the review process thus far. Measures taken by Brookfield Properties with regards to community outreach and consultation have focused on Native Hawaiian cultural descendants and the OIBC.

Based on the project proponents' adherence to and completion of the project's historic preservation review process to date, CSH is pleased to recommend that the Department of Planning and Permitting approve Brookfield Properties' IPD-T permit application.

If you have any questions or comments, please feel free to call me at (808) 262-9972 on O'ahu or toll free at 1-800-599-9962. You may also reach me by e-mail at mmcdermott@culturalsurveys.com.

Sincerely,



Matt McDermott
Cultural Surveys Hawai'i, Inc.

Date: 16 March 2021

**TIMELINE OF ALA MOANA PLAZA RESIDENTIAL TOWER PROJECT
CONSULTATION WITH SHPD, OIBC, AND CULTURAL DESCENDANTS**

2019

11 December: Meeting with Waikiki cultural descendants (CDs)

Attended by Mr. William Ho'ohuli, Ms. Kaira Ho'ohuli, members of 'Ohana Caceres (Mana, Kalehua, Hiehie, and Kamana), Ms. Keala Norman, and Mr. Kepo'o Keli'ipa'akaua; Chair of the O'ahu Island Burial Council (OIBC)/Kona Moku Representative Ms. Hinalaimoana Wong-Kalu; Brookfield Property representatives Mr. Jeremy Shorestein, Mr. Josh Arango, Mr. Greg Anderson, Ms. Betty Dumas, Mr. Kris Hui, Mr. Kaeo Kane, Mr. Brad Anderson and Mr. Blair Suzuki; DTL Hawai'i consultant Ms. Malia Ka'aihue; Assistant General Manager of the Ala Moana Center Mr. Timothy Schweichart; Aukahi Cultural Consultant President Ms. Lani Ma'a Lapilio (' Aukahi Consulting); and Cultural Surveys Hawai'i Project Manager Mr. Matt McDermott and Project Director Dr. Rachel Hoerman. The Ala Moana Plaza Residential Tower Project was introduced, and the history and previous archaeology of the project area as well as anticipated historic preservation measures and proposed testing strategy for a potential AIS were presented. Feedback for modifications to the proposed testing strategy to include more areas outside of the pond was provided by Ms. Keala Norman and Mr. Kepo'o Keli'ipa'akaua.

18 December: OIBC meeting project presentation

Jeremy Shorestein and Matt McDermott introduced the project to the OIBC and provided a project overview and background context consisting of the project area's history and previously known archaeology. The project and proposed testing strategy were discussed with previously-recognized Native Hawaiian CDs from the area. Ms. Keala Norman and Mr. Kamana'o Mills (OIBC member) re-iterated and expressed, respectively, expanded test excavations in areas that might contain iwi kupuna, such as the footprint of the structure on the subject property.

2020

- **2-6 January: AIS testing strategy revised to address CD concerns**

The test excavation strategy was modified to situate more test excavations beyond the former pond, and in the southern corner of the project area where a historic structure may have been.

- **7 January: LRFI and request for determination letter with proposed AIS testing strategy submitted to SHPD electronically**

- **8 January: SHPD confirms receipt of LRFI and supporting documentation (assigned LOG 2020.00039)**

- **30 January through 6 July**

AIS investigation carried out with the participation of Native Hawaiian cultural monitors.

Date: 16 March 2021

- **24 February: On-site consultation regarding in-progress AIS testing**
Ms. Keala Norman, the Caceres 'Ohana, Matt McDermott and Rachel Hoerman met on-site to discuss results from the first seven test excavations. Ms. Keala Norman requested modifications to the test excavation strategy in order to situate more test excavations in extant building footprints.
- **2 April: CD email correspondence regarding in-progress AIS testing strategy**
Ms. Keala Norman expressed support for the placement of the test excavations remaining in the AIS, and re-iterated the request to situate more test excavations in extant building footprints.
- **3 April: SHPD Consultation re: in-progress AIS testing strategy, testing strategy modification**
SHPD recommends additional test excavations situated in the pond to inform on past environment and land use, and additional test excavations situated in extant building footprints. Testing strategy modified to include additional pond and interior test excavations.
- **6 July through 15 July: Additional AIS Testing**
Per Brookfield Properties, two additional interior test excavations requested by the SHPD and CDs are completed.

As of this writing, the draft AIS report is currently in preparation for SHPD submittal and anticipated acceptance.



AMERICAN
Savings Bank

PO Box 2300
Honolulu, HI 96804-2300

March 16, 2021

Honolulu City Council
530 South King Street, #202
Honolulu, Hawaii 96813

Re: Resolution 20-315 – Ala Moana Plaza Project

Aloha City Council Members,

I am writing in support of the redevelopment being proposed by Brookfield Properties.

Our opinion of Brookfield is an extremely positive one because we have seen them become a very engaged member of the community. With the completion of their first project, Lilia Waikiki, the first all-rental development to be built in Waikiki in decades, Brookfield will deliver a total of 454 rental units. 20 percent (91 units) of these rentals will be reserved as for-rent affordable housing units for households earning less than 80 percent of the area median income, 53 of which were delivered earlier this month with renters moving into their new homes before the upcoming holidays.

Brookfield's new mixed-use rental project, Ala Moana Plaza, will have a direct and immediate benefit to our State that cannot be denied. Our State is facing a housing crisis, and home ownership is at record highs and out of reach for many. There aren't enough rental units in urban Honolulu for people to live and work in the same vicinity. In addition, statistics show that 70 percent of all housing is needed for households earning 80 percent AMI or less. Ala Moana Plaza is one example of Brookfield's plans to build much-needed rental housing to help solve the housing crisis our community is facing.

Even with no affordable housing mandate required in the development of this property, Brookfield is operating with great passion, vision and a sense of responsibility by committing to deliver 20 percent (124 units) of the total 583 units as affordable rentals to households earning no more than 80 percent AMI. This is a testament to Brookfield's triple bottom-line approach to promote social and environmental goals in economically sustainable ways.

As a rental project with no condo presales required to start construction, Ala Moana Plaza will quickly deliver a mix of market rentals and affordable units into the Ala Moana neighborhood, one of the largest employment centers in our state. The construction of this project will generate over \$96 million in worker wages during construction and over \$2.1 million in annual permanent wages post- construction. Further, this project will add attractive community benefits including improved walkways and inviting green spaces adjacent to what will undoubtedly be the busiest rail transit hub on Oahu.

Tony Mizuno, SVP
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Member FDIC

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We need this project to support our economy, help create new inventory of much-needed rental housing in urban Honolulu and improve the community.

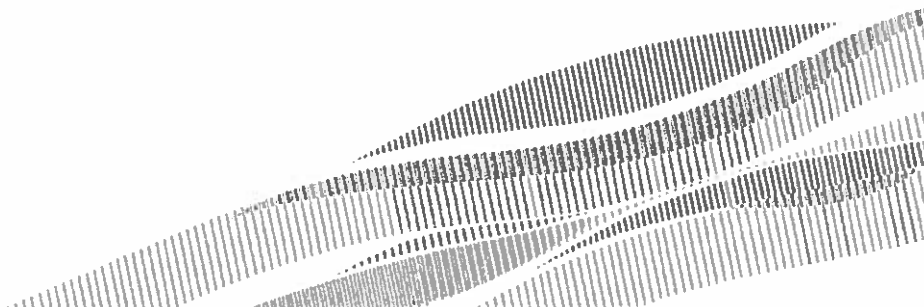
On behalf of American Savings Bank, mahalo for the opportunity to share our support.

Tony Mizuno
Senior Vice President, Manager of Commercial Real Estate

Tony Mizuno, SVP
Commercial Real Estate Loans
tmizuno@asbhawaii.com



Member FDIC





Date: March 16, 2021

To: The City & County of Honolulu, Department of Planning and Permitting

RE: Brookfield Ala Moana Plaza Residential Tower

To whom it may concern:

On behalf of Brightworks Sustainability, I am writing to voice support of Brookfield Properties' all-rental tower in the Ala Moana neighborhood.

Brightworks Sustainability has a longstanding relationship with Brookfield Properties' development group. We support the sustainability efforts of nearly all of Brookfield Properties' development group's multifamily, office, and mixed-use projects, as well as strategic corporate sustainability efforts. As part of the project team working on Ala Moana project, we can attest to Brookfield's genuine consideration for Hawaii's cultural history and thorough integration of sustainability into the project.

During the design and planning process, careful thought has already been given to evaluate the project's environmental and social impacts on and benefits to the community. The project is committed to protecting Hawaii's precious resources, reducing waste, and incorporating sustainable design strategies like, for example, high-performing building envelope and HVAC systems to reduce energy use, water-efficient plumbing fixtures, Energy Star appliances, bike facilities, and recycling infrastructure for residents. The project's location in one of Hawaii's retail, dining, and commercially dense neighborhoods and its location adjacent to the planned transit center will give residents transportation freedom and access to community services, in addition to reducing reliance on automobiles and help further develop the Ala Moana area into a vibrant mixed-use area. These sustainability efforts demonstrate Brookfield's commitment to designing and building a project that integrates impeccably with the surrounding neighborhood while meeting the growing need for a rental tower.

As someone who grew up in Hawaii and knows first-hand how the lack of access to affordable housing has priced many like myself out of the Hawaii market, I wholeheartedly support this project. As someone who will forever consider Hawaii my home, I strongly believe projects like Ala Moana Plaza will not only help ease the housing crisis but also allow more local individuals and families to not only remain in Hawaii, but also live, work, and enjoy recreation in Honolulu's diverse urban core.

Kind regards,

A handwritten signature in black ink, appearing to read "Kimberly Polkinhorn", followed by a long horizontal flourish.

Kimberly Polkinhorn | Project Manager
Lic. Architect, LEED AP BD+C, Fitwell Ambassador

BRIGHTWORKS SUSTAINABILITY

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Kimberly.polkinhorn@brightworks.net / P (415) 503-4334/ C (808) 295-8106

March 16, 2021

Honolulu City Council
530 South King Street, #202
Honolulu, Hawaii 96813

Re: Resolution 20-315

Aloha Honolulu City Council Members,

On behalf of Sullivan Family of Companies, operators of Foodland and Food Pantry stores throughout Hawaii, I'd like to submit this written testimony in strong support of Brookfield Properties' Ala Moana Plaza rental housing and retail project.

The Ala Moana neighborhood is one that we hold dear, with our longtime Foodland location expanding alongside the evolving community. We applaud Brookfield for their vision of investing in the first new all-rental apartment project in the Ala Moana neighborhood in decades. The project will greatly enhance a section of urban Honolulu in need of housing options for working-class locals, those who are constantly being priced out of the luxury condos that seem to dominate the housing market in this area. The planned 583 rental units will offer incredible convenience to local residents who work in one of Oahu's busiest commerce centers.

This project will also deliver economic benefits to our state, during a time of unprecedented unemployment and economic uncertainty, through the creation of \$96 million in worker wages during construction and over \$2.1 million in annual permanent wages post-construction. Millions of dollars of additional tax revenue is likely to be generated for the state as well.

We need this project to support our local economy, continue the dynamic revitalization of the Ala Moana community and create much-needed rental housing in the urban core. I believe Brookfield is committed to making Hawaii a better place and I'm pleased to submit this testimony in strong support of the project.

Respectfully,



Roger J. Wall
Vice Chairman