

Resolution 20-315, CD1 Testimony

MISC. COM. 206



March 16, 2021

Honolulu City Council
530 South King Street
Honolulu, Hawaii 96813

Re: Resolution 20-315, CD1 IPD-T Permit Approval for Ala Moana Plaza Development

Aloha Chair Waters, Vice Chair Kia'aina, and City Council Members,

My name is Gino Soquena, Executive Director of the Hawaii Building & Construction Trades Council (HBCTC) which is comprised of 16 construction trade unions here in the State of Hawaii. I would like to offer written testimony in **STRONG SUPPORT** of Resolution 20-315, CD1, Brookfield's proposed Ala Moana Plaza all-rental, mixed-use development.

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

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

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

The HBCTC **STRONGLY SUPPORTS** Brookfield's Ala Moana Plaza all-rental development which will contribute to a stronger and more resilient Hawaii. We are hoping for a favorable decision on Resolution 20-315, CD1. Thank you for the opportunity to provide written testimony.

Mahalo Nui Loa,

Gino Soquena
Executive Director
Hawaii Building & Construction Trades Council

From: CLK Council Info
Sent: Wednesday, March 17, 2021 6:25 AM
Subject: Council Testimony

Written Testimony

Name Midori Trent
Phone 8082258686
Email midorimstrent@gmail.com
Meeting Date 03-17-2021
Council/PH Committee Council
Agenda Item 20-315
Your position on the matter Comment
Representing Self
Organization

Pasted excerpt from joint testimony of Speaker Saiki and Senator Moriwaki for which I concur

Written
Testimony

"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

Testimony
Attachment
Accept Terms and Agreement 1

IP: 192.168.200.67



RETAIL
MERCHANTS
OF HAWAII

**TESTIMONY OF TINA YAMAKI, PRESIDENT
RETAIL MERCHANTS OF HAWAII
MARCH 17, 2021**

Re: RESOLUTION 20-315 – IPD-T PROJECT / ALA MOANA PLAZA DEVELOPMENT (2020/SDD-45).

Good morning Chair Elefante and members of the Honolulu City Council's Committee on Zoning and Planning. I am Tina Yamaki, President of the Retail Merchants of Hawaii and I appreciate this opportunity to testify.

The Retail Merchants of Hawaii (RMH) is a statewide not-for-profit trade organization is committed to support the retail industry and business in general in Hawaii. The retail industry is one of the largest employers in the state, employing 25% of the labor force.

The Retail Merchants of Hawaii is in SUPPORT of Resolution 20-315 – Ipd-T Project / Ala Moana Plaza Development (2020/SDD-45). This measure approves 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; identified as Tax Map Key(s) 2-3-038: 003 and portion of 014. (Applicant: Brookfield Properties).

Projects like the Ala Moana Plaza will bring in much needed housing with 583 brand new rental units to the Ala Moana community for not only local families but our retail workers as well.

Local brick and mortar stores are the economic backbone of our community, providing significant employment opportunities as well as tax revenue for the State. The 583 units equal hundreds of new customers for the businesses in the Ala Moana district. These businesses include family-owned restaurants, mom and pop shops, medical offices, not to mention all the merchants at Ala Moana Center. Each one has been struggling to keep their lights on over the past year. We support this project for the infusion of new customers it will bring to the businesses in the Ala Moana community.

Mahalo for letting us share our support for this project.





LIUNA!

TESTIMONY OF THE HAWAII LABORERS' UNION LOCAL 368 (LIUNA)

PETER A. GANABAN
*Business Manager/
Secretary-Treasurer*

ALFONSO OLIVER
President

JOBY NORTH II
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TONI FIGUEROA
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JAMES DRUMGOLD JR.
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ESTHER AILA
Auditor

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Auditor

MARK TRAVALINO
Auditor

MARTIN ARANAYDO
Sergeant-At-Arms

1617 Palama Street

Honolulu, Hawaii 96817

Date: March 17, 2021 (9:00 am)

Meeting: City Council

Location: Council Chambers

RE: ALA MOANA PLAZA RENTAL HOUSING PROJECT

Council Chair Waters, Vice-Chair Kiaaina, and Council Members,

The Hawaii Laborers' Union and its over 5,000 working and retired men and women across the state of Hawaii **SUPPORTS Brookfield's Ala Moana Plaza rental housing project.**

While it appears that the COVID-19 pandemic will soon be controlled vaccines being administered in the population one thing that will remain even after the pandemic has gone is O'ahu's need for affordable housing. Brookfield's Ala Moana Plaza project will help to address that need by providing 124 units at 80% AMI for a total of 583 overall rental units.

Also, this project will help to bolster Hawaii's ailing economy due to the COVID-19 pandemic. While our tourism industry is slowly re-opening predictions estimate that the industry will not fully recover for years which means that construction will for the foreseeable future be one of the mainstays of Hawaii's economy. Over the past weekend it was reported since the beginning of the COVID-19 pandemic, nearly \$1 billion worth of privately funded projects have been cancelled or delayed which translates to the same amount of work being delayed or taken out of our economy.

This project will generate around \$96 million in construction worker wages helping to keep the construction industry working and stimulating our ailing economy. This project being **100% privately funded**, would serve to take some of the burden off State and Local governments to make up the gap that the pandemic has created on the privately funded side of the construction industry. Work like this helps to keep one of our State's only surviving industries going to prevent a further decline in our State's economy.

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LiUNA!

Therefore, the Hawaii Laborers' Union Local 368 SUPPORTS Brookfield's Ala Moana Plaza rental housing project and humbly requests that the Committee on Zoning, Planning, and Housing do the same.

Thank you for the opportunity to testify on this project.

PETER A. GANABAN
*Business Manager/
Secretary-Treasurer*

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