

RES22-291 Testimony

MISC. COMM. 8

ZONING (ZON)

ZONING (ZON) Meeting

Meeting Date: Jan 11, 2023 @ 09:00 AM

Support: 15

Oppose: 2

I wish to comment: 0

Name: Sterling Higa	Email: sterling@hawaiiisfuture.org	Zip: 96822
Representing: Housing Hawaii's Future	Position: Support	Submitted: Jan 7, 2023 @ 11:00 AM
Name: Hawaii LECET	Email: info@hawaiilecet.org	Zip: 96817
Representing: Hawaii Laborers & Employers Cooperation and Education Trust Fund	Position: Support	Submitted: Jan 9, 2023 @ 09:37 AM
Name: Christopher Delaunay	Email: cdelaunay@prp-hawaii.com	Zip: 96813
Representing: Pacific Resource Partnership	Position: Support	Submitted: Jan 9, 2023 @ 10:46 AM
Name: Scott Settle	Email: info@ahedhawaii.org	Zip: 96813
Representing: Affordable Housing and Economic Development Foundation	Position: Support	Submitted: Jan 9, 2023 @ 01:14 PM
Name: Walter Thoemmes	Email: wathoemm@ksbe.edu	Zip: 96813
Representing: Kamehameha Schools	Position: Support	Submitted: Jan 9, 2023 @ 09:03 PM
Name: Kim Ishii	Email: kimishii@yahoo.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jan 9, 2023 @ 09:41 PM
<p>Testimony:</p> <p>Aloha,</p> <p>I am writing to express my support for the Keawalau Affordable Housing Community. I was born and raised in Waipahu with my two sisters while my mother ran the cafeteria at August Ahrens Elementary School. Due to overcrowding and growing concerns of safety, my husband and I made the difficult decision to move away and not raise our family in the town we loved and grew up in.</p> <p>Everyone is aware of the lack of housing in Hawaii, but not many may know the intense overcrowding occurring in Waipahu. I believe Keawalau provides a unique opportunity for families that find themselves in the position I found myself in decades ago. With this project, they now can stay and raise their families in the town they love.</p> <p>I've heard some concerns raised about the height of this project. I grew up going to Arakawa's with my family and remember the smoke stack in my fondest memories. But, at the end of the day, if the development needs to be a certain height to be affordable and feasible, we cannot let the smoke stack be the reason it is not built. I am okay with the height and I believe Waipahu will still hold true to its core even after Keawalau is built.</p> <p>Please approve this project so Waipahu families may have the opportunity to stay close to loved ones, and so Waipahu may thrive once again. Mahalo!</p>		
Name: Richard Oshiro	Email: oshiorh@hawaii.rr.com	Zip: 96797
Representing: Self	Position: Oppose	Submitted: Jan 9, 2023 @ 10:51 PM

Name: Chloey Ishii	Email: chloeyishii@gmail.com	Zip: 96789
Representing: Rocky's Coffee Shop	Position: Support	Submitted: Jan 10, 2023 @ 08:04 AM

Name: Nathaniel Kinney	Email: nkinney@hrcc-hawaii.com	Zip: 96817
Representing: Hawaii Regional Council of Carpenters	Position: Support	Submitted: Jan 10, 2023 @ 09:36 AM

Testimony:

There is a great need for affordable housing in Waipahu.

Families are living with multiple generations or more than one family under one roof because housing is too expensive.

Keawalau will give our local families more living choices locally.

Name: Pane Meatoga III	Email: pane@hoeisf.com	Zip: 96707
Representing: Hawaii Operating Engineers Industry Stabilization Fund	Position: Support	Submitted: Jan 10, 2023 @ 02:35 PM

Name: Tammy Yamashiro	Email: chloeyishii@gmail.com	Zip: 96797
Representing: Self	Position: Support	Submitted: Jan 10, 2023 @ 02:42 PM

Testimony:

Aloha,

I support the Keawalau Affordable Housing Community. There is a lack of housing in Hawaii, and Waipahu specifically. Waipahu is overcrowded with multigenerational homes and cars lining each street, making it difficult and dangerous to drive through residential neighborhoods. I've lived in Waipahu my whole life. I remember growing up and being able to run around on the streets with my neighbors. But now, with all the cars lining the streets, it's too dangerous for kids to play outside their own houses. I also remember playing in the parking lot of Times while my parents went grocery shopping. But now, you don't see kids running around that parking lot. Waipahu Depot Street became very dangerous and filled with derelicts very quickly. There's a serious lack of safety in Waipahu, and a solution would be the Keawalau project. The proposed development will improve the area's safety by creating a presence in the heart of Waipahu. Families will have a brightly lit place to walk around again, bringing more foot traffic to the area and thus driving crime rates down.

Committee Chair Say and Councilmembers, please approve this project. It has so much potential to turn Waipahu back into the town I grew up in. Thank you for your time and consideration.

Name: Jerome Michael Santiago	Email: jeromemichael_23@yahoo.com.ph	Zip: 96797
Representing: Self	Position: Support	Submitted: Jan 11, 2023 @ 03:04 AM

Testimony:

Aloha,

I am Jerome Michael A. Santiago, a 33-year old Waipahu resident.

I have supported the Keawalau project since I first learned about it and I am so pleased and excited to see and experience the outcome of this immense venture together with our fellow Waipahu community residents. We really need new places for families where they can go to shop, dine, or to just simply gather together as one happy family, all in one place and one community.

Mahalo for all the efforts to rejuvenate the Waipahu community. Thank you to the Keawalau Team!!!

Jerome Michael A. Santiago

Name: Matt Popovich	Email: matt@hawaiiyimby.com	Zip: 96744
Representing: Hawaii YIMBY	Position: Support	Submitted: Jan 11, 2023 @ 08:01 AM
Name: Mark & Fely Wayfield	Email: felywayfield@icloud.com	Zip: 96797
Representing: Self	Position: Support	Submitted: Jan 11, 2023 @ 08:01 AM

Testimony:

Honorable Councilmembers,

Our names are Mark and Fely Wayfield. We are long-time residents of Waipahu and neighbors to this proposed new community. We are so happy what Keawalau is going to bring to the community. In our opinion we need this project to help make a better neighborhood in Waipahu. We need more affordable housing for the people in Waipahu. Some people have expressed concern but we need the height of these buildings because our land in Hawaii is limited. This project will also help the businesses of the community. I know many people that are excited about Keawalau. Please vote yes on Keawalau.

Sincerely

Mark & Fely Wayfield
Waipahu, HI

Name: Matthew Popovich	Email: matt@hawaiiyimby.com	Zip: 96744
Representing: Hawaii YIMBY	Position: Support	Submitted: Jan 11, 2023 @ 08:12 AM
Name: Jeannie Lum	Email: jeannieanne.lum@gmail.com	Zip: 96706
Representing: Self	Position: Support	Submitted: Jan 11, 2023 @ 08:55 AM

Testimony:

Good morning, my name is Jeannie and I grew up in Waipahu and had the honor to have worked and started my family here. I was able to purchase my first place because affordable housing was offered to me. My kids don't have to be far from their grandparents who also reside in Waipahu.

Waipahu is a place of growth and is surrounded by hard working people. I've seen it when I was too in a position that was about serving the community. I see a sense of family spirit, and the strength of history and hard work in this town. There's a lot of pride.

But like any other place of living, work, playing – revitalization is needed as over time needs change, things change, and if we want to preserve the strength of Waipahu it is imperative we embrace the change.

In order to thrive as a community. Keawalau is being built in Waipahu for Waipahu to improve quality of life and revitalize the community.

As a Waipahu resident, I want to continue to live in the area. Keawalau will give me that opportunity along with hundreds of current Waipahu residents who want to remain here.

The affordable housing at Keawalau will be for residents of Waipahu. It is proven that projects like Keawalau attract residents from the immediate and surrounding neighborhoods.

The area near the Waipahu Bus Station can be unsafe, especially at night. The proposed Keawalau community will improve the safety of the area with more foot traffic from the shops and restaurants and areas that open with better lighting.

Keawalau will create a safe place for family and friends to meet up to shop, eat dinner or talk story over coffee.

Name: MAUREEN ANDRADE	Email: andrade_maulena@yahoo.com	Zip: 96797
Representing: Self	Position: Oppose	Submitted: Jan 11, 2023 @ 08:59 AM

January 7, 2023

Dear Councilmembers,

I write in support of Resolution 22-291, authorizing 201H exemptions for the Keawalau Affordable Housing Community.

Our city and state are in the midst of a housing crisis. I trust that you, as public servants, understand this and don't need another round of statistics.

The question is how best to resolve this crisis.

At Housing Hawai'i's Future, we believe in transit-oriented development, with the goal of creating compact, pedestrian-friendly communities that support our housing needs while reducing traffic and pollution.

Keawalau – with its easy access to the rail and innovative mixed-use design – will add the density that's necessary to foster a truly walkable community in Waipahu.

In addition, Keawalau will allow seniors in the community to age in place.

Senior housing is one of the best ways to solve our housing crisis, as each unit created for a senior frees up housing for a younger member of our community. This is especially important in a community like Waipahu, where many seniors would like to downsize from the single-family homes they currently own but do not want to leave their community.

Keawalau Affordable Housing Community allows those long-time community members to stay in Waipahu, and it deserves your support.

Thank you,



Sterling Higa
Executive Director
Housing Hawai'i's Future

sterling@hawaiisfuture.org

+1 (808) 782-7868

hawaiisfuture.org



HAWAII LABORERS-EMPLOYERS COOPERATION AND EDUCATION TRUST

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

January 9, 2023

To: **The Honorable Calvin Say, Chair**
Committee on Zoning, Honolulu City Council
City & County of Honolulu
530 South King Street
Honolulu, Hawaii 96813

Re: **TESTIMONY IN SUPPORT OF RES. 22-291, KEAWALAU AFFORDABLE HOUSING
COMMUNITY 201H PROJECT (2022/GEN-11)**

FOR HEARING ON WEDNESDAY, JANUARY 11, 2023 at 9:00 AM, COUNCIL CHAMBERS

Aloha Honorable Chair Say, Vice Chair Dos-Santo Tam, and Committee Members,

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 construction contractor members of the General Contractors Association and the Building Industry Association. The Laborers International is the largest construction trade union in North America, and Hawaii LECET is part of a network of 38 labor-management LECET Funds across the country.

Hawaii LECET strongly supports Res. 22-291, the **Keawalau** project designed on **Kamehameha Schools** land will provide 531 low-income affordable rental homes for seniors, families, and young couples in Waipahu. These much-needed homes will be rented to residents earning 30% to 60% of the area median income, and will be conveniently built next to a rail transit station and bus transit hub, while remaining affordable for 60 years.

Keawalau will include 4,000 square feet of community space and 50,000 square feet of new commercial space, including a grocery store, and will create a vibrant town center for the Waipahu community. Keawalau will also be constructed to sustainable LEED Silver standards, and inject approximately \$300 million into the local economy. Thank you for the opportunity to share our strong support for Keawalau and Res. 22-291.

Mahalo,

**Hawaii Laborers & Employers Cooperation
and Education Trust Fund**

Testimony of
Pacific Resource Partnership

City Council
City & County of Honolulu
Committee On Zoning
Councilmember Calvin K.Y. Say, Chair
Councilmember Tyler Dos Santos-Tam, Vice Chair

Resolution 22-291—Keawalau Affordable Housing Community
Wednesday, January 11, 2023

Aloha Chair Say, Vice Chair Dos Santos-Tam, and Members of the Committee:

Pacific Resource Partnership (PRP) writes in **strong support** of Resolution 22-291, authorizing exemptions from certain City application fees, infrastructure, or public works fees and charges, and development standards for the development of the Keawalau Affordable Housing Community Project.

The “Hawaii Housing Planning Study, 2019” (“Study”) found that the City and County of Honolulu will need 22,168 more housing units between 2020 and 2025. Keawalau Affordable Housing Community Project will provide 531 affordable rental housing units reserved for households in 60 percent AMI and below for 60 years, which exceeds the minimum eligibility requirements of 201H projects pursuant to DPP Rules.

Moreover, Keawalau will create 300-400 construction and permanent jobs, including construction jobs that pay a “living wage” with benefits. This Project will also provide Waipahu residents with employment opportunities so that they can live and work in the area.

Given the above, we respectfully request your favorable decision on this measure.

Thank you for this opportunity to submit written testimony.



BOARD OF DIRECTORS
Scott W. Settle
David F. Fasi
Misty Kjallman



900 Fort Street Mall, Suite 1818
Honolulu, Hawaii 96813
phone 808.534.4435
fax 808.694.3051

January 9, 2023

Honolulu City Council
Committee on Zoning
530 South King Street, Suite 100
Honolulu, Hawaii 96813

Re: Hearing Date: January 11, 2023
Resolution: No. 22-291 – The Keawalau Affordable Housing Community
201H Project (2022/GEN-11)
Position: SUPPORT

Aloha Committee Chair Say and Councilmembers:

The Affordable Housing and Economic Development (AHED) Foundation believes that each community has the right to thrive and prosper as well as the responsibility of taking care of community members over the long term. Good, clean, safe housing, one of the most important and basic human needs, should not be reserved solely for just some communities in Hawaii.

That is why the AHED Foundation has partnered with Highridge Costa Development Company and Form Partners, and strongly supports the development of the Keawalau Affordable Housing Community in the heart of Waipahu. The project will provide affordable, workforce rental housing to approximately 531 families earning 60% or less of the median income for at least the next 61 years. These vital and deserving families will enrich the community with their talents and energies, be able to commute safely to school and work, and contribute to Waipahu's diverse and thriving community life.

Prioritizing affordable housing is not easy. Building affordable housing is a very difficult, time consuming and expensive endeavor because it costs the same to build as any other housing, but the rent-restricted revenue it generates does not support the costs. So affordable housing developers need subsidies, fee exemptions, waivers, and flexibility in zoning rules to build housing that would otherwise be impossible. That is why the State created the 201H process - to provide reasonable exemptions to projects committing to affordability. Every exemption the developer is seeking today is reasonable and consistent with all health and safety standards.

Please approve this project so that we can start construction and get our working families and kupuna housed. They need it.

Best Regards,

Scott W. Settle

Scott W. Settle
President
For
AHED Foundation



Kamehameha Schools®

Honolulu City Council
Committee on Zoning

Time: 9:00 a.m.
Date: January 11, 2023
Room: City Council Chamber

TESTIMONY
by Walter Thoemmes
Managing Director of Commercial Real Estate

RE: **Resolution 22-291, Authorizing Exemptions for the Keawalau Affordable Housing Community Project in Waipahu**

E ka Luna Ho‘omalu Say, ka Hope Luna Ho‘omalu Dos-Santos Tam, a me nā Lālā o kēia Kōmike, aloha mai.

Kamehameha Schools **SUPPORTS** Resolution 22-291, which would authorize exemptions under Chapter 201H-38, HRS, thereby allowing the Keawalau Affordable Housing Community Project to proceed on our ‘āina in Waipahu.

Kamehameha Schools recognizes that through proper stewardship of ‘āina Pauahi, our organization can support resilient communities and economies, abundant natural and cultural landscapes, and diverse learning and career pathways, thereby creating environments where our learners can thrive. Affordable homes are a key component of such supportive environments for Hawai‘i’s keiki. Access to stable, quality housing, along with educational, health, social and commercial services, improves socioeconomic equity and empowers our learners to succeed in their educational and career paths.

In this context, through community engagement, research, and analysis, we reevaluated the best use of Kamehameha Schools’ ‘āina in Waipahu and believe the proposed Keawalau Affordable Housing Community Project advances the mission of our organization and aligns with the pressing needs of the Waipahu and surrounding communities by providing affordable housing and economic revitalization. The exemptions authorized by this resolution enable us to provide over 530 affordable rental housing units at 60% AMI and below for 60 years. The proximity of this project to the rail and Hikimoe bus stations will afford exceptional transit options, and the grocer-anchored retail envisioned will provide services and true mixed-use living opportunities for residents and surrounding community.

Our development partners, Highridge Costa and the Affordable Housing and Economic Development (AHED) Foundation, share in our values and have a successful record of developing similar communities. We are confident in their ability to deliver the project as planned.

For these reasons, we humbly ask that you adopt Resolution 22-291. Mahalo for the opportunity to testify.

Founded in 1887, Kamehameha Schools is an educational organization striving to advance a thriving Lāhui where all Native Hawaiians are successful, grounded in traditional and Christian values, and leading in the local and global communities. We believe that community success is individual success, Hawaiian culture-based education leads to academic success and local leadership drives global leadership. **Hānai i ke keiki, ola ka lāhui; Nurture the child and the people thrive.**

Testimony in Opposition to Resolution 22-291
January 11, 2023

Authorizing Exemptions from Certain Exemptions Relating to the Keawalau Affordable
Housing Community Project in Waipahu

Submitted By
Richard Oshiro

Chairman Say and members of the City Council Committee on Zoning. My name is Richard Oshiro and I strongly oppose Resolution 22-291. Although I am a member of the Waipahu Neighborhood Board No. 22, I am testifying as an individual and not on behalf of the Board today.

While I understand the need for affordable housing on Oahu, this project will be a **mistake** and a **betrayal** to the Waipahu community if it is built as proposed by Kamehameha Schools Bishop Estate and Highridge Costa. The December 12, 2022, letter from Ms. Dawn Takeuchi Apuna, Director Designate of the Department of Planning and Permitting, states: *“As previously stated, the project broadly follows the principles of the Waipahu Neighborhood TOD Plan, with the exception of height. Both towers were reduced in height in response to community concerns and the Project meets the community goal of not exceeding the overall height of the Waipahu Sugar Mill Smokestack.”*

The project was indeed reduced in height from two twenty story towers to one 19 story and one 18 story tower. So, from an estimated 200-foot tower down to 190 feet and 180 feet is a reduction that is hardly noticeable from a before and after rendering of the two buildings. According to the Hawaii Historic Foundation, the Oahu Sugar Mill Smokestack is 170 feet tall.* Whenever questions were asked at Waipahu Neighborhood Board meetings about reducing the height of the towers, KSBE/Highridge Costa said it was not feasible. This is a big project on a small 3.8-acre parcel that will cost millions of dollars, **\$292,414,000** according to KSBE/Highridge Costa (19 Story Tower - \$127,577,000; 18 Story Tower - \$101,755,000; 7 Story Tower - \$63,082,000).

DPP further states in its December 12, 2022, letter that *“Considering the number of affordable housing units being proposed, the level and length of affordability, and the effort taken to respect the Waipahu Sugar Mill Smokestack and mitigate impacts on the views, the DPP supports the proposal and recommends conditional approval.”* Please take note that the Keawalau Project is the first project being proposed in the Waipahu TOD area, so it will pave the way for other developers to continue building and seeking the same exemptions being sought from the City Council. We do not want to see a new **Kakaako West in Waipahu**. The construction jobs that this project will create will last for a few years, but the **mistake** of approving the building of these two high rises will be cast in concrete and will last for generations.

I was one of many community members who worked on the Waipahu TOD Plan and really believed that it would help guide redevelopment along the rail line in Waipahu. We believed that the 60-foot height limit was reasonable for the area surrounding the Waipahu Transit Center Station (Pouhala Station) since it was in the cultural center of Waipahu and that future development in the area should be low rise in character. More intense development and taller buildings were seen as more feasible in the area around the Westloch Station, the first stop coming from Ewa into Waipahu.

By granting this tripling of the height limit outlined in the City's Waipahu TOD Plan is truly a **betrayal** of the community's trust in planning for our neighborhood. Why do we make plans if we do not follow them?

*Oahu Sugar Mill Smokestack (Height) See link below.

<https://historichawaii.org/2017/03/07/grantee-ymcawaipahusugar-mill/#:~:text=Built%20in%201898%2C%20the%20170,part%20of%20Waipahu%20until%201995>

Richard Oshiro
808-227-5903

Aloha Committee Chair Say and Councilmembers:

I am writing in support of the Keawalau Affordable Housing Project on behalf of myself and my family's restaurant, Rocky's Coffee Shop.

My family owns Rocky's Coffee Shop and I remember growing up, sitting in the back-corner booth right before the bathroom. I would help my grandma make her famous pancakes and cornbread in the back kitchen and say hello to customers that became family. However, Waipahu isn't the same town I remember growing up in. I no longer feel the sense of safety and community I felt at a young age. Our restaurant has felt this change, too. Back then, our restaurant was always busy, with people waiting outside to be seated and takeout orders lining the counters. Covid really hurt our business and we had to cut our business hours, days we are open, and even let go some of our workers. We not only would benefit from more customers, but from people looking for work as well. Keawalau is meant to house the working class, and those folks will want jobs near where they live. We see this development as an opportunity to bounce back from the pandemic. Our restaurant has been in business for over 60 years, and we want to be around for 60 more. This project provides the economic stimulation Waipahu needs.

As a young adult just returning to Oahu from college, I found myself moving back home into my parent's house even though that meant sacrificing my independence. I've been out of college for a few years now and am still saving money to afford my own place. I work a full-time job and work extra hours just to try and add more to my savings. Hawaii's housing market is not affordable to folks in my position and I can only imagine how tough it is on young families. I along with all of my friends are constantly considering moving to the mainland in order to afford our own place. Keawalau being an affordable housing project means I could stay home and means more people like me could stay home. It means aunties, cousins, and friends will no longer have to break the news to their loved ones that they're moving to Vegas because Hawaii is too expensive. If you have any doubts about this project, please consider people like me who are working to do everything they can to stay here, but just can't afford it. As a part of the future of Hawaii, please approve this affordable housing project.

Mahalo for your time and consideration.



Hawaii Operating Engineers
Industry Stabilization Fund
2181 Lauwiliwili Street
Kapolei, HI 96707
Phone: (808) 845-6221
Website: www.hoeisf.com

Honorable, Calvin K.Y. Say, Committee on Zoning, Chair
Honorable, Tyler Dos Santos-Tam, Committee on Zoning, Vice Chair
Honorable Members of the Committee on Zoning

January 10, 2023

**RE: SUPPORT RESOLUTION 22-291 – THE KEAWALAU AFFORDABLE HOUSING
COMMUNITY 201H PROJECT (2022/GEN-11).**

Dear Chair Say, Vice Chair Dos Santos-Tam, and Members of the Committee on Zoning,

My name is Pane Meatoga III and I am the Community Liaison representing the Hawaii Operating Engineers Industry Stabilization Fund (HOEISF). We are a labor management fund representing 3000 unionized members in heavy engineering site work and 500 general contractors specializing in heavy site and vertical construction. Our organization would like to offer our strong support for Resolution 22-291- The Keawalau Affordable Housing Community 201H Project (2022/Gen- 11.)

Hawai'i is facing a housing crisis. Our young people – the future of our state – are leaving Waipahu and Hawai'i because they cannot afford to live here and there is lack of affordable housing. There is a great need for affordable housing in Waipahu. Families are living with multiple generations or more than one family under one roof because housing is too expensive. Keawalau will provide more than 603 desperately needed affordable units for seniors, families, and young couples in Waipahu.

Keawalau is being built in Waipahu for Waipahu, to improve quality of life for all community members. We have many members who are Waipahu residents, and they want to continue to live in the area. Keawalau will provide that opportunity for hundreds of current Waipahu residents who want to remain in Waipahu.

This project will also help revitalize and recreate a town center in area around Hikimoe St. Keawalau will offer shopping, restaurants and gathering spaces to create a place for residents to enjoy without having to drive or walk too far. The open spaces, patios, plazas and other gathering areas planned for Keawalau will make the area attractive to families, seniors and other residents from across Waipahu.

Keawalau will also create 300-400 construction and permanent jobs. These jobs can provide employment opportunities for Waipahu residents so that they can live and work in the area. It's hard to keep up with the cost of living in Hawaii. Solid, union jobs like the ones that will be created for this project are needed now more than ever.

Honorable, Calvin K.Y. Say, Committee on Zoning, Chair
Honorable, Tyler Dos Santos-Tam, Committee on Zoning, Vice Chair
Honorable Members of the Committee on Zoning
January 10, 2023
Page 2

We respectfully ask that the Committee on Zoning approve Resolution 22-291.

Mahalo,

A handwritten signature in black ink, appearing to read "Pane Meatoga III", with a stylized flourish at the end.

Pane Meatoga III
Community Liaison
Hawaii Operating Engineers Industry Stabilization Fund

UNITED

OUR STRENGTHS AND WORKING TOGETHER FOR A BETTER TOMORROW



Wednesday, January 11, 2023

Dear Chair Say, Vice Chair Dos Santos-Tam, and Members of the Committee on Zoning,

I'm writing to you in support of Resolution 22-291, authorizing exemptions from certain fees and requirements for the Keawalau Affordable Housing Community.

Locating affordable housing near transit is a critical component of overall housing affordability. According to the Department of Housing and Urban Development, "When low-income households lack access to public transit, the cost savings from affordable housing is offset by transportation expenses from dependency on automobiles, which cost families an average of nearly \$10,000 per year".¹

That's why President Biden made reducing barriers to building affordable housing and transit-oriented development key components of his recently-published Housing Supply Action Plan.² It's why Senator Brian Schatz negotiated the inclusion of 'Yes In My Backyard Act' incentives for eliminating these barriers into the recently-passed Congressional Omnibus.³ Many of these same barriers are those for which the resolution before you would authorize exemptions.

We should not let them stand in the way of a vibrant mixed-use affordable transit-oriented development project that will allow seniors and working families to stay and thrive in Waipahu.

I urge your support of this resolution.

Thank you,
Matt Popovich

Hawai'i YIMBY
matt@hawaiiimby.com

1. <https://www.huduser.gov/portal/pdredge/pdr-edge-trending-051722.html>
2. <https://www.whitehouse.gov/briefing-room/statements-releases/2022/10/07/biden-harris-administration-announces-progress-in-implementing-its-housing-supply-action-plan/>
3. <https://www.schatz.senate.gov/news/press-releases/-schatz-secures-85-million-to-address-national-housing-crisis-help-build-more-affordable-housing>



Wednesday, January 11, 2023

Dear Chair Say, Vice Chair Dos Santos-Tam, and Members of the Committee on Zoning,

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We should not let them stand in the way of a vibrant mixed-use affordable transit-oriented development project that will allow seniors and working families to stay and thrive in Waipahu.

I urge your support of this resolution.

Thank you,
Matt Popovich

Hawai'i YIMBY
matt@hawaiiimby.com

1. <https://www.huduser.gov/portal/pdredge/pdr-edge-trending-051722.html>
2. <https://www.whitehouse.gov/briefing-room/statements-releases/2022/10/07/biden-harris-administration-announces-progress-in-implementing-its-housing-supply-action-plan/>
3. <https://www.schatz.senate.gov/news/press-releases/-schatz-secures-85-million-to-address-national-housing-crisis-help-build-more-affordable-housing>

Testimony in Opposition to Resolution 22-291
January 11, 2023

Authorizing Exemptions from Certain Exemptions Relating to the Keawalau
Affordable Housing Community Project in Waipahu

Submitted by Maureen Andrade

Aloha Chairman Say and members of the City Council Committee on Zoning.
My name is Maureen (mo) Andrade. Although I am a member of the Waipahu
Neighborhood Board, today I am testifying as an individual and 71year resident of
Waipahu.

I write in opposition to Resolution 22-291 due to the project's noncompliance with the
Waipahu Neighborhood TOD Plan and relevant laws.

I would support the project if it complied with the height limitation envisioned by the
Waipahu community. The Keawalau project as currently proposed, however, would
stand at a height nearly three times higher than that envisioned by the Waipahu
Neighborhood TOD Plan (<https://www.honolulu.gov/tod/neighborhoods/waipahu.html>)

The adopted Waipahu Neighborhood TOD Plan notes that in the Farrington / Mokuola
Station Area, "building heights in the TOD Precinct should not exceed 60 feet." This
height limitation is further outlined in Ordinance 17-56, which amended Zoning Map No.
8.

Many members of our community spent countless hours helping craft the current
Waipahu Neighborhood TOD Plan. Disregarding the plan would thus result in silencing
the voice of our community. While I recognize the need for affordable housing, I ask
that the City Council oppose Resolution 22-291 until the project design is adjusted to
bring down the height.

I ask that you please give our community the respect we deserve.

Mahalo Plenty,

Maureen Andrade