

# **RES22-297 Testimony**

**MISC. COMM. 11**

ZONING (ZON)

## **ZONING (ZON) Meeting**

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

Support: 3

Oppose: 0

I wish to comment: 0

Name: Scott Settle	Email: info@ahedhawaii.org	Zip: 96813
Representing: Affordable Housing and Economic Development Foundation	Position: Support	Submitted: Jan 9, 2023 @ 01:17 PM
Name: Maelyn Uyehara	Email: maelyn.uyehara@us.rlb.com	Zip: 96813
Representing: Self	Position: Support	Submitted: Jan 10, 2023 @ 08:30 AM
Testimony: We all know that we need more affordable housing in Hawaii. College educated and skilled workers leave every year to build a better life on the mainland where housing is more affordable. Employers have difficulty bringing people over from mainland because of what they can afford there versus here. This needs to be fixed.		
Name: Jefferson Young	Email: jefferson.young@aecom.com	Zip: 96813
Representing: AECOM	Position: Support	Submitted: Jan 11, 2023 @ 08:54 AM
Testimony: AECOM supports the effort put forth in the Kahoapili Affordable Housing project.		

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



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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. 22-297 – KAHOAPII AFFORDABLE RENTAL OR**  
**AFFORDABLE AND MARKET RATE FOR-SALE 201H**  
**PROJECT**  
**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 the developer, Salt Lake Housing, LP, and strongly supports the development of the Kahoapili affordable housing project in Salt Lake. The project will contain approximately 190 residential units. The project will be developed either as (1) a rental project in which 100% of the units (excluding 2 manager's units) will be affordable families earning 60% or less of the median income for at least the next 61 years, or (2) a for-sale project in which 60% of the units will be sold to families earning 140% of the area median income and below, and the remaining 40% will be market rate. The dual track is important because even if the developer is unsuccessful in obtaining tax credits and government financing to make Kahoapili a low-income housing rental project, the developer has committed to making Kahoapili, in major part, an affordable for-sale project. At the end of the day, vital and deserving families will have an opportunity to live in safe, decent and affordable housing in Salt Lake.

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.

Best Regards,

*Scott W. Settle*

Scott W. Settle  
President  
For  
AHED Foundation