

**RES22-298
Testimony**

MISC. COMM. 22

COUNCIL

COUNCIL Meeting

Meeting Date: Jan 25, 2023 @ 10:00 AM

Support: 504

Oppose: 16

I wish to comment: 2

Name: Anne Pulfrey	Email: rpulfrey@hawaii.rr.com	Zip: 96822
Representing: Self	Position: Oppose	Submitted: Jan 20, 2023 @ 05:47 AM
<p>Testimony:</p> <p>I oppose Kuilei Place Project. I lived in this neighborhood for 17 years. The housing in the area is definitely low income, affordable housing. According to the editorial in Honolulu Star Advertiser January 14, 2023 "But the HHFDC's decision to grant valuable zoning breaks based on the inclusion of units costing upward of \$800,000 — for "high-moderate income" households earning upward of \$182,000 annually — is not taking the city where it needs to go. Lax classification of projects as affordable, in combination with policies that allow homes to lapse out of affordability requirements too quickly, can lead to continuing evaporation of units from the affordable-housing pool. That's an unacceptable result, and one that is readily visible when it comes to Kuilei Place, where affordability would be required for only 10 years. Of Kuilei's 1,005 units, 603 are classified as affordable to households with moderate and high-moderate incomes, at prices ranging from \$371,800 to \$813,300. Once monthly fees and utilities are added to this cost, low-income families could not hope to gain entry. At this site, 141 low-rise, low-income apartment units will be torn down to build the new condos. To remove this housing without a mechanism for replacing it, either on the project's footprint, or nearby, is shortsighted and adds to Oahu's problems.... This project now goes before the full City Council for approval on Jan. 25. As the draft Council Resolution 22-298 states, this would require waiving city affordable housing requirements, which are more stringent than the states. In 2021, the city Department of Planning and Permitting found the project did not include enough truly affordably priced condos to qualify. The City Council should press the issue." I am in full agreement with this editorial. Anne Pulfrey</p>		
Name: James Lewis	Email: jdklewis@yahoo.com	Zip: 96795
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 09:58 AM
<p>Testimony:</p> <p>Dear Chair, Vice Chair, and members of the committee.</p> <p>My name is James Lewis, I am from Oahu Hawaii, and I am testifying in support of RE-22-298 Kuilei Project.</p> <p>The island of Oahu is in desperate need of affordable housing, and this project would provide so many opportunities for local residents who need it. I have been searching in the housing market over the last few years and it is a struggle. As a young professional, I do not qualify for 60% AMI projects, but also cannot afford to buy a house or condo in the Honolulu area. When looking at options, most places are within reach, but due to the nature of the housing market and competition with non-local residents, asking prices are often over bid thousands of dollars making it nearly impossible to keep up. It would be ideal to be able to live in a place where I grew up and have all of my family located. This project will provide so many housing opportunities for young professionals and local families who are trying to stay in Hawaii, instead of being forced to leave the islands for better living situations.</p> <p>Thank you for this opportunity to testify.</p> <p>James Lewis</p> <p>96795</p>		
Name: Crystal Montrone	Email: crystal.montrone@gmail.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:04 AM
<p>Testimony:</p> <p>Dear Zoning Committee Chair Calvin Say and members of the committee,</p> <p>My name is Crystal Montrone and I am testifying in support of Resolution 22-98.</p> <p>I have been a Realtor since 2016 and entered this business because I wanted to help local families be educated on how to build wealth through investing in Hawaii real estate. In my 6 years of helping kama'aina, it's been heartbreaking to see how limited our options are, and it makes me seriously concerned for where the future for our locals</p>		

will be.

My clients are extremely hard working, with great jobs, a solid income and even have family to aid with gift funds, and yet - that is still not enough. It's not just that we have critically low inventory, but it's also the high prices for homes in poor condition which require more out of pocket funds.

We need more Affordable Housing opportunities for our local families so they can get on the homeownership ladder. We need projects like Kuilei Place that are putting Kama'aina first and helping 600+ families become first-time owners. We need developers like the Kobayashi Group who truly care about the function, design and attainable prices that are important to local people.

I believe Kuilei Place will help set the example and tone that Kama'aina needs must be at the top of our priority list.

Mahalo for the opportunity to testify,
Crystal Montrone

Name: Ben Puccetti	Email: bennytetra@gmail.com	Zip: 96824
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:08 AM

Testimony:

My name is Ben Puccetti and I am in full support of Kuilei Place, Selected Agenda Item: RES22-298 .

I live with my family in Kalama Valley, though prior to this we lived in metro Honolulu for nearly a decade.

I am writing to relay my strong support of the development 'Kuilei Place', that is planned for the East-end of Kapiolani Boulevard. Year after year, I have seen smart and productive friends leave their homes on Oahu to live on the mainland and the one thing they all have in common is that they left because they were unable to find housing. Many of them fall in the middle, income-wise; they do not have enough money to purchase a market-price home or condo, yet they make enough money that they do not qualify for any subsidies or government assistance. If there was more affordable housing opportunities, then people who work hard to provide services that our state needs to thrive would have the chance to finally own a home in the place they've contributed so much to.

There needs to be more affordable ownership options in Honolulu. Every economist and housing specialist that I've heard speak on the subject all reiterate that in order to provide homes for our population, we need thousands more affordable ownership options over the next several years.

Why not develop the makai-side of Kapiolani Boulevard between Date and Market City? Currently, it's a forgotten strip of such a powerful thoroughfare; as of now, it's dangerous to traverse with no sidewalk, pot holes and is an eyesore. This location could be SO much more. It is close to schools, business and tourist districts and would be the perfect location for affordable buyers to build their lives and grow families.

How can we 'Keep The Country Country', and protect our sacred places if we cannot continue to develop the urban core of Honolulu for a growing population. We need a serious injection of inventory into this market or things will continue getting worse, people will move, people will slip through the cracks and our economy will suffer.

Aside from all of this, the developer for this project, Kobayashi Group, are a kamaaina developer with a track record of doing what's right and producing a superior product. Now they want to expand even more into the affordable space and are meeting pushback?

Let's do what's right for the people of Hawaii and what will ensure the stability and growth of our local economy; build the Kuilei Place project and continue to expand affordable housing options as quickly as possible. 10 years from now, we will either drive down Kapiolani towards the H1 and see either a nice, sleek building with over 1,000 residents, or the same old half-century old walkups and potholes dotting the area where a sidewalk could be. I believe that if the project goes ahead like it should, the neighborhood will be transformed and everyone who lives in proximity will benefit. A condominium is the highest and best use of this land.

-Ben Puccetti

Name: Lauren Lauren	Email: ldelacal@hawaii.edu	Zip: 96795
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:09 AM

Testimony:

Greetings,

My name is Lauren Delacalzada and I am testifying on behalf of myself in support of Kuilei Place.

I am in full support of creating more opportunities for local families and young students in Hawai'i. I am currently a student at the University of Hawaii. As costs of living in Hawai'i are continuing to rise, having more options for affordable housing will help many

people.

Families paying too high a percentage of their income for housing often find themselves making impossible choices. Rent or health care? Food or transportation? This thoughtfully designed building that numerous residents would be able to enjoy for an affordable cost. A decent and affordable place to live helps families by freeing them from such physical and mental hardships and placing them on a path of new opportunity and increased confidence and self-reliance.

Kuilei Place will help the kama'aina housing issues facing Hawai'i and will help many residents attain homeownership.

I ask you to vote in favor of Kuilei Place,

Thank you for this opportunity to testify.

Lauren Delacalzada

Name: Leila Palma	Email: lpalma@sandiego.edu	Zip: 96826
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:11 AM

Testimony:

My name is Leila Palma and I am in favor of Kuilei Place. The building of Kuilei Place would open so many new opportunities in our community' As many know the cost of living in Hawai'i make It hard for local people to live comfortably. Creating more options for affordable housing in Hawai'i would help local people tremendously. Young local students like me have little options of affordable housing to live in. Affordable housing will help me in many ways. I am currently a college student at University of San Diego and the costs moving back home worries many local kids going to school in the mainland. With Kuilei Place, myself and many other college students from Hawaii would have the ability to afford to live at home for reasonable costs. Kuilei Place would be built for reasons to help our community.

I ask you to vote in favor of Kuilei Place.

Thank you for this opportunity to testify,

Name: Nalani Jervas	Email: nalanij3@gmail.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:13 AM

Testimony:

To Whom It May Concern,

My name is Nalani Jervis and I am in full support of Kuilei Place. Housing opportunities will help young local students like me, and families here in Hawaii in need. I was born and raised in Makiki, Hawai'i and currently a student at University of Hawaii. Affordable housing will help me in numerous ways. Kuilei Place would be built for reasons to genuinely help kama'aina as the State requires proof of residency to qualify. Kuilei Place will help the kama'aina housing issues facing Hawai'i and will help many residents attain homeownership.

I ask you to vote in favor of Kuilei Place.

Thank you for this opportunity to testify,

Nalani Jervis

Name: Gabrielle Daley	Email: gdaleyO2@gmail.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:14 AM

Testimony:

To Whom It May Concern,

My name is Gabrielle Daley and I am testifying on behalf of myself in support of Kuilei Place.

I am in full support of housing opportunities that will help young students like me, and families here in Hawaii in need. I was born and raised in Hawai'i and currently a student at University of California, Santa Barbra. As costs of living in Hawai'i are continuing to rise, having more options for affordable housing will help not only me but other local kids coming back to live at home. Kuilei Place would be genuinely built for kama'aina as the State requires proof of residency to qualify as a buyer for both the affordable and market rate units.

This is a well detailed, thoughtfully designed building that future residents will enjoy. With bringing over 1000 new units to our kama'aina, the units are separated into three smaller living communities within the entire Kuilei Place community. There are parking plans made for convenience of coming and leaving your home, separate elevators for each of the three areas,

environmental cost savings measures across the project that will keep the costs down for the kama'aina residents and help our state as a whole' Finally, Kuilei Place will bring walk-able sidewalks surrounding the building for all residents in the area to use. Kuilei Place will help the kama'aina housing issues facing Hawai'i and will help many residents attain homeownership. I ask you to vote in favor of Kuilei Place, Thank you for this opportunity to testify
Gabrielle Daley

Name: Leila Saito	Email: lsaito@sandiego.edu	Zip: 96822
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:15 AM
Testimony: To Whom It May Concern, My name is Lei Saito and I am currently a student at University of San Diego. The building of Kuilei Place would benefit our community in so many ways. It will allow many local families to manage their day-to-day lives. Housing costs in Hawai'i are rising faster than incomes, putting greater financial stress on locals. Kuilei Place would free up financial resources for healthcare and nutritious food. I could go on and on about the importance of Kuilei Place and the positives it will bring to our community. I am in favor of Kuilei Place. Thank you for this opportunity to testify. Lei Saito		

Name: Maile Hoshino	Email: patemaile@gmail.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:15 AM
Testimony: My name is Maile Hoshino and I am currently a student Westmont College in Santa Barbra, California. I am in favor of Kuilei Place because everyone in the affordable housing equation benefits from its creation and preservation. This includes local people looking for homes they can afford, the local businesses that serve them, and the investment and development teams that provide the housing that helps keep a community vibrant and prosperous. I would love to see how Kuilei Place can help spread Aloha to our community. Thank you for this opportunity to testify Maile Hoshino		

Name: Thalia Kau	Email: Thaliax.khau@gmail.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:17 AM
Testimony: My name is Thalia Kau and I am in support of Kuilei Place. Kuilei Place would ensure opportunities for many individuals in Hawai'i to improve their economic situation and contribute to their communities. Housing opportunities will help young local students like me, and families here in Hawaii in need. I was born and raised here in Honolulu and currently a student at University of Hawaii. Affordable housing will help me in many ways. I would be able to afford to keep living at home for reasonable costs. Kuilei Place would be built for reasons to help our community. I ask you to vote in favor of Kuilei Place, Thank you for this opportunity to testify.		

Name: Eric Ma	Email: ericma@gmail.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:17 AM
Testimony: To Whom It May Concern, My name is Eric Ma and I am testifying on behalf of myself in support of Kuilei Place. I am currently a student at University of Rochester, and Kuilei Place would bring living opportunities to families and local kids like me. Affordable housing creates sustainable communities. Studies have shown affordable housing uplifts residents, encourages		

social connection, reduces overcrowding, increases adjacent property values, attracts businesses and jobs, and lowers crime rates. There are many economic benefits of affordable housing. From increased spending, increased hiring, and increased taxes and revenue for local governments, affordable housing can help communities thrive as well. In Hawai'i, not only is the costs of rent but also the costs of groceries can be very expensive. When families worry less about making rent, those living in affordable housing can spend more on more nutritious food and other essential items. There are many reasons why Kuilei Place can bring peace to local people.

I am in favor of Kuilei Place,

Thank You.

Eric Ma

Name: Kili Meyers	Email: kmeyers@hawaii.edu	Zip: 96825
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:19 AM

Testimony:

To Whom It May Concern,

My name is Kili Meyers and I am currently a Student at University of Hawai'i. The building of Kuilei Place would benefit our community in so many ways. Local families can find better health, more financial freedom, independence, and a stability and security that far too many families simply can't achieve without a helping hand. Kuilei Place can be the helping hand in our community. I am a strong supporter for Kuilei Place as it will help Kama'aina.

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Thank you for this opportunity to testify.

Name: Kyler Sakamoto	Email: kylersak@usc.edu	Zip: 96819
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:19 AM

Testimony:

My name is Kyler Sakamoto and I am a student at University of Southern California and was born and raised in Kalihi, Hawai'i. I went to Punahou High School and have been living in California since my freshman year of college as I am now in grad school. Growing up in Hawai'i you become very aware of the expensive costs of living. I am in favor of Kuilei place, because it will take so much stress off many people in my community. Not only for students but for families as well. There are so many positives to Kuilei place, including the convenience of the location. I ask you to vote in favor of Kuilei Place,

Thank you for this opportunity to testify.

Kyler Sakamoto

Name: Casey Yoo	Email: Casey.Yoo@gmail.com	Zip: 96701
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:23 AM

Testimony:

Aloha,

My name is Casey Yoo, and I am testifying in full support of Kuilei Place. I want to purchase a place for my family and me at Kuilei Place. There is a real need for projects like Kuilei Place that are addressing the local housing issues facing Hawai'i and help local residents attain homeownership. I was born and raised in Honolulu. I grew up in the McCully-Moilili area. Family of five in a two-bedroom and one-bath, three-story walk-up building. Most of my friends that lived in the area, their families rented because it was too expensive to own. Today, most of my friends I grew up with who lived in the area either moved to the mainland or were fortunate to attain homeownership on the West-side of the island. It is sad when you love the neighborhood you grew up in but cannot stay in due to affordability. As a renter, you do not have the same benefit of being a homeowner. Not only are you at the mercy of the landlord about your tenancy, which can be stressful when you are told to move at an inconvenient time—and not building any equity from appreciation over the years and having a set monthly mortgage payment. Instead, you have rising rent over time. I have worked 2-3 jobs my whole adult life trying to survive in Hawaii and support my family. It would love be nice to own something in the neighborhood I grew up. To be proud to call a place home that truly is your home. A convenient location for various schools and grocery stores would benefit my family. I hope that the development of Kuilei Place does happen. This is an excellent opportunity for locals to attain homeownership in town. I pray, too, that I will be able to return to the neighborhood I grew

up in with my own family as a new homeowner.

Sincerely,
Casey Yoo

Name: Chris Tasaka	Email: chris.tasaka@compass.com	Zip: 96813
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:24 AM

Testimony:

To Whom it May Concern,

My name is Chris Tasaka, and I am in favor of Kuilei Place, the new development opportunity coming to the Moiliili area. I currently reside in Makiki, however, my grandparents lived their whole lives on Kaaha St, which is right across from the proposed site of Kuilei Place and a lot has changed over the years. If you drive by my Grandparents neighborhood now, you will notice the lack of sidewalks, electrical wires above ground, and a site for illegal dumping of bulky items and trash, which make it hard to have any sense of pride in the community these residents reside in.

We are all aware of the perpetual inventory shortage of affordable housing and rising costs of home ownership that all of our local residents are faced with in the State of Hawaii. Kuilei Place is a community for Kamaaina, being built by Kamaaina, and one that I'm hoping to be a part of as my young family starts to grow. This project is going to give over 600 local families an opportunity to own a home for well below market value, allowing them to build generational wealth for future generations to come. With an estimated \$600m being pumped into the area, I truly believe this project is the 'shot in the arm' that my grandparent's neighborhood needs. Moiliili has a special place in my heart, it's where I learned to ride my bike for the 1st time, and I think that Kuilei Place is going to offer our local families that same opportunity for their keiki, a safe community for everyone to grow up in. I humbly ask all of our City Council members on this panel to vote in favor of this project, and help put over 600 local families into homes for the 1st time.

Sincerely, Chris Tasaka

Name: Michael Tasaka	Email: Tasakaa001@hawaii.rr.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:25 AM

Testimony:

To whom it may concern,

My name is Michael Tasaka and I am testifying on behalf of myself in support of the Kobayashi Group's planned development in the Moiliili community. I currently reside in Honolulu District 4 however I was born and raised in Moiliili and grew up right across the street from the proposed Kuilei Place development.

As a life-long resident of Honolulu, one(1) of the paramount concerns I have for our future generations is some type of affordable housing where they can begin to build and nurture their lives. Kuilei Place is such a development and from what I understand is being built for our Kama'aina families as proof of residency will be a requirement for both the affordable and market rate units. It is also my understanding that the developer will be enhancing the surrounding areas(i.e.improved sidewalks) which will only make pedestrian traffic safer. I drive by my former neighborhood at least once a week and I know this development will only enhance the way of life in the community.

I ask that you vote in favor of Kuilei Place and I sincerely thank you for this opportunity to share my thoughts.

With best regards and aloha,
Michael Tasaka

Name: Christina Davis	Email: residentialoahu@gmail.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:26 AM

Testimony:

Aloha! My name is Christina Davis McCullough and I am testifying on behalf of myself in support of The Kuilei Place project.

With Kuilei Place addressing the Kama'aina housing issues, local Hawaii residents will have the opportunity to obtain homeownership and invest in their future & years to come. The condo inventory in Hawaii is tight and Kuilei Place will offer our Hawaii residents with a good amount of units to choose from.

Kuilei Place will provide our local community with more than 1,000 homes starting from 1,2, & 3 bedrooms in a convenient location

for growing families and for everyone living in Hawaii. For the growing adolescence, they can attend the nearby highschoools and graduate to nearby universities where they can continue to flourish and stay in Hawaii and help shape the community and thrive! Being that the developer is Kobayashi Group is huge! KG has 40 years of experience when it comes to delivering good products solely to Hawaii within the residential and commercial realm of real estate. KG is credible and will do nothing but look out for our community and will enhance the quality of life for the residents at Kuilei Place by providing a healthy longevity with sustainable living through their thoughtful design.

The thoughtful design and vision KG has for Kuilei Place is unparalleled to what has been offered to Hawaii homeowners in the past. The many offerings provided within the amenities will give residents a sense of community & pride. I believe KG will set the bar for a new way of living for our Kama'aina residents. Thank you for this opportunity to testify.

Warmest Aloha,
Christina Davis McCullough

Name: Tiana Lee	Email: tianakiyabu@gmail.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:28 AM

Testimony:

Dear Chair and Vice Chair and members of the committee,

My Husband and I recently learned about Kuilei Place and share the same excitement of how it will improve the neighborhood and address the kama`aina housing issues facing Hawai`i.

We used to rent an apartment just a few blocks down on Date street, a little over 4 years ago. When it came time for us to purchase a home, we really wanted to stay in town. We both enjoyed how convenient it was to live, work and enjoy our leisure time. But when it came down to finding a place, we couldn't see ourselves raising a family in any of the options available. All the buildings in the area were old with assessments and/or had high maintenance fees due to ongoing repairs; plus no space to play outside with our kids or walk our pets. As much as we enjoyed our time in town, we decided to purchase in Kaneohe where we would be close to family and have the space to grow our ohana.

I am in full support of Kuilei Place. This project would not only help many residents attain homeownership, but also address so many of the needs we were looking for just a few short years ago.

Kindly,
Tiana Lee

Name: Skyler Kamaka	Email: skylerkamaka@yahoo.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:28 AM

Testimony:

To whom it may concern,

My name is Skyler Kamaka and I am in support of Kuilei Place. I have been following this project in the news and have become extremely excited to hear that there will be more opportunities for Affordable Housing in Honolulu. My Grandmother's house is in the Moilili neighborhood, so I know it well. It is an old neighborhood with so much potential, and I would love to see so many families be brought to it. Not only would Kuilei Place help upgrade the neighborhood, but it would also be a project that so many of my family, friends and including myself would be interested in living. Hawaii is such a difficult place to afford a home, and it aches me to see so many locals with good jobs move to the mainland. We need more developers like Kobayashi Group that are Kama'aina thinking, because Kama'aina deserve nice things too!

Mahalo for the opportunity to testify,
Skyler Kamaka

Name: Daniel Hom	Email: danielwkhom1@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:29 AM

Testimony:

Aloha All!

I have recently heard of the proposed new development project known as Kuilei Place. I live nearby in the St.Louis Heights neighborhood in District 5.

I am in strong support of this project, as it will provide working families like mine with much needed housing at affordable rates. There just aren't enough of these types of projects to fill the demand needed by the Kama'aina community. As a family of four, including two keiki, my fiancé and I hope and pray that approval of this project moves forward so that we can have a home in our most preferred area of the island, as well as an opportunity to finally become owners of a condominium at a reasonable price. As home prices continue to soar, we are hopeful that the development of Kuilei Place will help to keep my family here in Hawaii for years to come. It is time to focus on the local community and help keep Kama'aina here, where we belong.

Daniel Hom

Name: George Hom	Email: Hgeo732@gmail.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:30 AM

Testimony:
Aloha,
My name is George Hom and I am writing in support of Kuilei Place. The main thing I want to point out is that the development will be built for those who grew up living here. We are in need of housing for the local people of the community. I have lived in Kaimuki since 1964. There is not enough affordable housing in the area. I have children with young keiki who will be applying for the lottery. They would greatly benefit from this project.
Mahalo,
George Hom

Name: Lucas Hom	Email: lhom@hawaii.edu	Zip: 96816
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:31 AM

Testimony:
To whom it may concern,
I am writing to Support the construction of Kuilei Place in my community.. My wife and I have 2 young children, ages 4 and 2, and would greatly benefit from a project like this. We plan to submit an application for the lottery when it becomes available. I grew up in the Kaimuki area, and my wife in Makakilo. We currently live in Kaimuki, and are in support of a building being built for locals.
Lucas

Name: Anne Harrison	Email: kaimalie@me.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:31 AM

Testimony:
Aloha!
I am a retired teacher who worked for the Department of Education, State of Hawaii for 25 years. My husband, a retired UH professor, and I are long-time residents of Oahu. We have heard and read about the development known as Kuulei Place. We are truly excited about this project in view of the many new opportunities it will offer to Honolulu residents now and in the years to come. With the exceptionally reasonable prices for one, two and three bedroom units, there will be numerous options for both younger and older residents to purchase a home in Mo'ili'ili, a desirable location for all age groups as it's close to restaurants, shops and beaches in the "town" area. We are especially enthusiastic about the State regulation requiring proof of Hawai'i residency in order to purchase a unit at Kuilei Place. This will benefit our local population in so many ways. My husband and I are also very pleased that the developer's focus is to integrate affordable and market rate homes throughout the entire community. Kuilei Place will offer locals a reasonable and very affordable option, so very needed in this post-Pandemic period where all resident age groups have had to struggle to readjust their vision about actually owning a home of their own. My husband and myself are in total support of this measure!
Sincerely,
Anne and John Harrison

Name: Daniel Nakamura	Email: Dnakamura1@hotmail.com	Zip: 96813
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:33 AM

Testimony:

To whom it may concern,

I strongly support Kuilei place and I would like to share my thoughts and opinions about this project, as well as affordable housing in general, from the standpoint of a local kamaaina millennial who is a realtor. I have been a realtor for 11 years now and grew up in what I believe, a middle class family. I attended Roosevelt high school and the huge majority of my family and friends are likely 3rd or 4th generation Kamaaina.

Being a realtor has given me a lot of perspective that I think others may not see. As a realtor, naturally you work with a lot of your friends and family. These are the people that you want to see succeed and excel in life so it is heartbreaking when they can't compete or afford a property here in Hawaii. Based on my circle of family and friends, it seems like for every one person that can buy a property, there's probably six or seven others who can't.

For those who can't buy here, they usually end up:

Moving away to somewhere on the mainland where they have an opportunity to buy a home. This is tough because a lot of times, their families are still here in Hawaii. Some are starting a young family and won't have grandma and grandpa's help. They end up missing out on a lot of quality family time with aging parents and grandparents, and the family here in Hawaii miss out on quality time with their grandkids, niece, nephew etc.

Living at home with their parents or doing some sort of extension on their parents property so they can have a more private section of the home. For some this arrangement works, for others living so closely does not. Doing an extension on a parents home gets complicated if there are other siblings involved.

Finding some place to rent until they can afford a place. I don't know about you but for me, after you pay rent, utilities, and all your other bills, there's not a huge amount of money left over to put towards your savings for say a down payment on a place. On top of that, if you look at the rate properties in Hawaii appreciate, you're lucky if you can save enough just to keep up with the market. I know that I cannot be the only one that is experiencing this with their circle of family and friends. I imagine that this is a very common story if you talk to other local Kamaaina residents. Will this project be perfect, probably not. It will inconvenience certain people and it will displace the existing tenants and that's not an ideal situation. But think about all the people that will benefit from this project. It will provide housing opportunities for 1500-2000 residents at the very least. It will provide that much more rental opportunities for other residents since these residents are no longer in the rental market. It will provide jobs for our local economy and hopefully keep talented workforce here on Oahu instead of losing them to the mainland. Maybe most importantly of all in my opinion, it will keep our local families together. It will provide the opportunity for Grandparents and Grandkids to have that relationship. They won't have to miss Saturday night dinners, or thanksgiving dinner, or opening gifts together on Christmas morning. I think you get the idea.

I am extremely passionate about this issue because this is what's happening to my family and friends. One by one, they're leaving Hawaii because of the lack of affordability here. We now do Christmas over FaceTime with parts of my family. We mail Christmas gifts or send items directly from Amazon to my best friend and his family, which they'll end up wrapping it so they can put it under their tree and have it for their kids to open. His parents still live here since his sister and her family are here so I imagine that they must do FaceTime Christmas. Maybe his parents get to spend Christmas with the sisters' family here this year and next year they can go up and spend Christmas with my friend and his family in the mainland.

This is why I strongly believe that we need much more housing. At all price points. I know that Kuilei Place alone will not solve the issue of housing affordability, but its definitely a part of the solution. It's a step in the right direction and maybe one day, my kids won't tell me that they need to move away because they can't afford to live here and I am the one that has to choose between who I am going to be spending Christmas with this year.

Thank you for your time in reading my letter and hearing my opinion about housing her in Hawaii and Kuilei Place in particular.

Sincerely,

Daniel Nakamura

Name: Jonathan Matsumoto	Email: Jrmatsumoto88@gmail.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:33 AM

Testimony:

Dear Chair Calvin Say and members of the committee,

My name is Jonathan Matsumoto, and I am testifying on behalf of myself in support of Agenda Item: RES22-298.

I am in full support of Kuilei Place. Our community is in need of housing opportunities at this price point and providing 1 to 3 bedrooms is exactly what young professionals and families here in Hawaii need. It is genuinely being built for kama`aina as the State requires proof of residency to qualify as a buyer for both the affordable and market rate units. This is a high quality, thoughtfully designed building which takes into account the enjoyment of future residents. There are older residential condominiums within the area that are between 350 ft to 375 ft and Kuilei Place will bring over 1000 new units to our kama`aina. The units are separated into three smaller living communities within the entire Kuilei Place community. There are convenient parking plans for ease of coming and leaving your home, separate elevators for each of the three areas, environmental cost savings measures across the project that will keep the costs down for the kama`aina residents and help our state as a whole, and the amenities are amazing for those in the community who will make Kuilei Place their home for many years to come. Finally, Kuilei Place will bring walk-able sidewalks surrounding the building for all residents in the area to use. Kuilei Place is helping address the kama`aina housing issues facing Hawai`I and will help many residents attain homeownership. I ask you to vote in favor of Agenda Item: RES22-298

Thank you for this opportunity to testify.

Jonathan Matsumoto

Name: Alison Meggs	Email: Alimeggs@gmail.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:34 AM

Testimony:

To whom it may concern,

My name is Alison Meggs, and I am testifying on behalf of myself in support of Agenda Item: RES22-298.

I am in full support of Kuilei Place. Our community is in need of housing opportunities at this price point and providing 1 to 3 bedrooms is exactly what young professionals and families here in Hawaii need. It is genuinely being built for kama`aina as the State requires proof of residency to qualify as a buyer for both the affordable and market rate units. This is a high quality, thoughtfully designed building which takes into account the enjoyment of future residents. There are older residential condominiums within the area that are between 350 ft to 375 ft and Kuilei Place will bring over 1000 new units to our kama`aina. The units are separated into three smaller living communities within the entire Kuilei Place community. There are convenient parking plans for ease of coming and leaving your home, separate elevators for each of the three areas, environmental cost savings measures across the project that will keep the costs down for the kama`aina residents and help our state as a whole, and the amenities are amazing for those in the community who will make Kuilei Place their home for many years to come. Finally, Kuilei Place will bring walk-able sidewalks surrounding the building for all residents in the area to use. Kuilei Place is helping address the kama`aina housing issues facing Hawai`I and will help many residents attain homeownership. I ask you to vote in favor of Agenda Item: RES22-298.

Thank you for this opportunity to testify.

Alison Meggs

Name: Jennifer Ishii	Email: myagent@jenishii.com	Zip: 96821
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:35 AM

Testimony:

To whom it may concern,

Aloha, my name is Jen Ishii. I am writing in support of the proposed Kuilei Place project. I have been a real estate agent in Hawaii for over 13 years. Through my experience with helping numerous local residents realize their dream of owning a home in Hawaii, I have not only seen the want for a project like Kuilei Place in this area of Oahu, but a need for well-priced newer homes in this neighborhood. In addition, I believe the neighborhood could benefit from a well-built building developed by arguably the best local developer in Hawaii.

Throughout my career I have seen too many local residents get stuck in the rental trap or be forced to move out of the areas they grew up in because of a lack of homes within their budget. I am aware that there are a number of subsidized programs geared to help "low income" residents, however, where I see a lack of assistance are for the working class who make a little too much to qualify for those great programs, however not enough to purchase a property here in Hawaii. Kuilei Place's affordable housing units will be ideal for those forgotten hardworking local residents. To be fair, there are options for those residents but that may mean sacrificing moving further away from the neighborhoods they grew up in, further away from aging kapuna who need to be taken care of, and their quality of life by fighting traffic to and from work in town. I personally have had a few clients wanting to stay in this area, but moved further away because ultimately, they were priced out. There are options in the neighborhood and

surrounding areas, but those properties are older and the maintenance and upkeep of units in older buildings in their price range is a major concern of many buyers.

Kuilei Place will be in a great location for local residents. The building itself and the amazing proposed amenities will give the neighborhood a wonderful uplift. In my opinion, the area is currently a little run down and many local residents, myself and my family included, avoid this area. When showing clients properties, they typically prefer to stay on the town side of date street. Kuilei Place will have walk-able sidewalks surrounding the building for all residents in the area to use and flooding issues this area is commonly known for will be remedied and it will bring a nice and welcoming feeling to the neighborhood.

I have faith that the project will surpass many expectations because Kobayashi Group is the developer. Kobayashi Group's local ownership and values, history of quality projects, attention to detail, and numerous contributions to the community proves to me that this building will be built for our community. They are a local company supporting other local companies for our local people. In addition, I respect how thoughtful Kobayashi Group is with the planning of the building and how they are integrating the targeted affordable and market rate homes throughout the entire community while still maintaining quality.

In conclusion, I strongly support Kuilei Place. Our community needs more housing options. With Kuilei Place, over 1,000 individuals and Ohana will be able to realize their dreams of becoming homeowners. Your support for this project will highly be appreciated and can give many local residents, including someone you know and love, an incredible opportunity.

Sincerely, Jennifer Ishii

Name: Jill Fukumoto	Email: Jnfukumoto@gmail.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:36 AM

Testimony:

To whom it may concern,

I would like to testify on behalf of myself in support of Kuilei Place.

I am a 5th generation local who grew up in the Kapahulu neighborhood and have always wanted to stay close to home as I became a young professional; from after school/work trips to Market City for dinner or groceries to being in safe walking distance to my friends and family, this neighborhood and community is the reason why home feels like home. As single family housing prices surge out of my reach, having Kuilei Place is like a beacon of hope that I would be able to afford to live in the area I know and love. I am especially supportive knowing that this is being built for Kama'aina by Kama'aina and 1000 units will house the building blocks of our community, the people living here are our future. Our community's health relies on the ability of local people to afford living in the neighborhoods that we've called home for generations and the pricing of these 1-3 bedroom condos make it possible for us to accommodate our young growing family for years to come. The amenities are also a huge draw for me, as I am able to not only live, but maintain a lifestyle that can change as I do throughout the years; the fact that the top two floors with beautiful views are for residential gatherings, instead of penthouses, speaks volumes as to how community centric Kuilei Place is compared to others.

I would love to see this building come to fruition as it's such a huge benefit to our Kama'aina.

Jill Fukumoto

Name: Lee Wang	Email: leewang@hawaii.edu	Zip: 96822
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:37 AM

Testimony:

To whom it may concern,

My name is Lee Wang and I'm a Real Estate Broker and an affordable housing expert. I authored and teach the Affordable Housing course for Honolulu Board of Realtors which reaches all the Realtors on Oahu.

I'm writing in support of Kuilei Place. The need for affordable housing is simple - more supply helps keep prices affordable. But in addition, the fact that 100% of the building is offered with kama'aina priority means that this inventory is going directly to the people who need it most. These are my friends, family members, and co-workers that are also young professionals - the same incredibly talented people that talk to me about the struggle of if they can afford to stay here or if they should move elsewhere.

All inventory is good inventory. The same people buying these are creating housing opportunities in price brackets below them. The couple with 3 kids buying a 3 bedroom are selling their 2 bedroom townhome to an engineer and teacher couple and their young son, who in turn out grew their 1 bedroom which will be filled by a bartender upgrading out of his studio. At the end, that studio is going to open up, letting my niece be able to live on her own as she picks UH over a school in California. The effect of any new inventory is tremendous because it trickles down to those close to us.

Speaking from experience, not all new construction is created equal. I've seen buildings thrown up for the sake of simply making a

buck. However, having intimately been involved in planning, design, and the lead up to sales for Kuilei Place, I can say unequivocally that this is the type of affordable housing Hawaii needs. It's done right and has been thoughtfully designed with a beautiful balance of form and function. While I recognize the need for developers to have a reasonable profit for the incredible risk they're taking, they've cut no corners and are leaving so much "meat on the bone" for buyers. They've not only created a win for themselves but made sure that the buyer is also experiencing a big win as well - from the finishes, quality appliance, size, to the curated amenities. It's a win-win for all parties involved.

I hear and recognize the pain opponents of development in general: change is painful. Change is scary because with it comes the threat of change of our unique, Hawaii way of life, of Aloha. However, I believe this is what ties opponents and proponents of development together - the common goal of trying to preserve Aloha. Regardless of our best efforts, we can't freeze Hawaii in a time capsule. Change is inevitable. The question remains: will we be part of good change or bad change?

Kuilei Place is a change for the better. It lifts and elevates the neighborhood, it provides good homes and creates enormous opportunities, and most importantly it's all done the right way that helps locals. If you're for locals, for affordability, and for positive change, you're for Kuilei Place.

Sincerely, Lee Wang

Name: Naeco Logan	Email: Naeco.Logan@Compass.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:38 AM

Testimony:

Dear Chair and Vice Chair and all other committee members,

My name is Naeco Logan and I am testifying on behalf of myself and I am in full support of Kuilei Place.

This building really excites me as a buyers agent because it is perfect for the clients I work with most often. First time home buyers, young professionals, young families, or any other local people would all be great fits and very excited about this building. The 1-3 bedrooms without having studios taking up space is uncommon and very needed in this neighborhood. That along with the amazing amenities make this building one of kind for all of Oahu.

I am a realtor and can attest to the fact that inventory in the proposed price range of Kuilei Place is very low. The local community is seeking this type of home to purchase, confirmed by how quickly inventory of this type sells. The affordability and quality of Kuilei Place will truly open the door for so many different local buyers. Kuilei Place is helping address the kama'aina housing issues facing Hawai'i and will help many residents attain homeownership.

Naeco Logan

Name: Madison Miyashiro	Email: madimiya@gmail.com	Zip: 96797
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:38 AM

Testimony:

Dear Chair , Vice Chair and members of the committee.

My name is Madison Miyashiro and I am testifying on behalf of myself in support of agenda RES22-298.

I grew up on Oahu and since leaving for college on the mainland, I have seen the value in growing up with the community that is unique to Hawaii. I have always wanted to buy a house and continue to live here but was always alarmed by the prices of homes.

I am planning to apply for Kuilei Place in the Affordable Housing project.

I am excited that the Kobayashi Group is offering this type of project and doing it for the benefit of kama'aina. They are putting in so much effort to make sure this building is sustainable and beneficial to the residents, community, and environment. I am very excited about this building and I think it is a great opportunity for my friends and myself.

We need more developers like this!

I ask you to vote in favor of RES22-298

Thank you for this opportunity to testify.

Madison Miyashiro

Name: Melvin Leon Guerrero	Email: mel.leonguerrero@gmail.com	Zip: 96818
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:39 AM

Testimony:

I'm in full support of new development for the local Kama'aina that provides affordability. My name is Melvin Leon Guerrero and I am testifying on behalf of myself to show my support of a new development. I heard of Kuilei Place and it would be closer to Kaimuki and Moiliili rather than Kakaako. I live in District 6 but work very often in District 5 and want to see other development opportunities. There should be no concern if a developer is providing an opportunity for Hawaii residents to buy in town at affordable prices. This project was approved by HHFDC I'm hoping that the other government organizations would help to provide the developer a way to obtain approvals to get this project into the hands of the community faster.

Name: Darilyn Lee Thomas	Email: Kale.lena@yahoo.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:40 AM

Testimony:
My name is Darilyn Lee Thomas and I am testifying on behalf of myself in support of new development off Kapiolani Blvd. I am in full support of Kuilei Place. I live in District 5 which is the district this new project will be located in. I have lived in this neighborhood for six years. Kuilei place is helping to provide kama'aina with housing opportunities that is not known within this area. Everything is concentrated around Kaka'ako and it'll be better to provide something for the locals in areas outside of Kaka'ako. There are so many high rises within the neighborhood and it's known for urban high density purposes. Raising the height limit of the area the project is located in should not be an issue.

Name: Charissa Toyooka	Email: ctoyooka@yahoo.com	Zip: 96826
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:43 AM

Testimony:
My name is Charissa Toyooka and I am testifying on behalf of myself in support of new development off Kapiolani Blvd. I am in full support of Kuilei Place. I live in District 5 which is the district this new project will be located in. I have lived in this neighborhood for seven years and visit my family graves site located at the Moiliili Japanese Cemetery across the street from the potential project.
Kuilei place is helping to provide kama'aina with housing opportunities that is not known within this area. Everything is concentrated around Kaka'ako and it'll be better to provide something for the locals in areas outside of Kaka'ako. There are so many high rises within the neighborhood and it's known for urban high density purposes. Raising the height limit of the area the project is located in should not be an issue'.

Name: Derek Pavao	Email: kalani.pavao@yahoo.com	Zip: 96813
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:44 AM

Testimony:
As a Kama'aina resident who have seen home prices go through the roof, I am a huge supporter for ANY NEW PROJECT that provides affordability as set forth through our Hawaii Statutes and for this testimony I'm speaking of Kuilei Place. FINALLY, a project outside of Kaka'ako which already is unaffordable. My mom is a graduate of Kaimuki high school and was so amazed that a new development was thought about in the area because she said it's old, the neighborhood. It's like people forgot about that area. There's nothing new there for residents to choose from. It's time for a change. Please approve Kuilei Place.

Name: Jadeyn Pavao	Email: jadeynpavao@gmail.com	Zip: 96818
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:50 AM

Testimony:
I am writing to support Kuilei Place. I'm a young Kama'aina resident thinking of purchasing my first home but prices are sooo high, I can't afford regular prices, I need help. This new development will provide me the opportunity to purchase at a discounted price so that I can reach my dreams of being a homeowner. My dad who is a realtor told me about this new project and I'm super stoked about it. As a local resident we need more opportunities like this. Please approve Kuilei Place.

Name:	Email:	Zip:
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Sierra Sierra	sierra99reeves@gmail.com	96826
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:51 AM
<p>Testimony:</p> <p>I'm supporting Kuilei Place. I'm a local young girl who just had my second baby. I'm looking at affordable opportunities for my family to move into and this new project provides us with an entry point to get into homeownership. I like the fact that it's outside of Kaka'ako because it's soooooo congested there. This actually is in a location that I prefer and close to the schools and outdoor activities my family loves to do. I can bring my son to Iolani and then walk my daughter along Date St to a stroll into Waikiki. This is a family friendly neighborhood and I can't wait for the opportunity for us to live here. Please approve Kuilei Place.</p>		
Name: Jerek Guerrero-Pavao	Email: jerek96pavao@gmail.com	Zip: 96826
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:52 AM
<p>Testimony:</p> <p>Please approve Kuilei Place. My family and I love this area and can't wait to actually purchase our first home in a new development. We have been waiting for something like this to come up. My fiance and two babies were stoked to here about this new development that provides us local braddahs the chance for homeownership. You know my dad told me about this new project and said, boy when you have a chance for buy something brand new, I give you the money to put down, and you go on your own and live with your family. I was like shoots dad, i'm game. So please approve this development. Yay for Kuilei Place.</p>		
Name: Tom Presler	Email: tompresler@gmail.com	Zip: 96706
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:53 AM
<p>Testimony:</p> <p>Aloha Chair Waters and City Council Members,</p> <p>I am writing in support of Resolution 22-98 for Kuilei Place. I have been a real estate professional here on Oahu for the last 15 years. Every year I hear our elected leaders and economists say something must be done to address not only a general housing shortage, but especially affordable housing for local families.</p> <p>It is sad to see families ripped apart because the younger generations are moving to the mainland after struggling to survive here. Sometimes they move for better career opportunities, but many times it's just because they cannot afford housing. Kuilei Place will be providing over 1,000 homes all set aside for Hawaii residents and over 600 reserved for families with the greatest need.</p> <p>Please support local families by passing this resolution. Keep our young people here and give them a chance to build a foundation for their families and long term wealth with an affordable housing option.</p> <p>Thank you for your time and consideration as well as all the hard work you do on a daily basis to make a difference for Oahu families.</p> <p>Take Care</p> <p>tom</p>		
Name: Flo Leon Guerrero	Email: florencialg56@gmail.com	Zip: 96826
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:53 AM
<p>Testimony:</p> <p>Aloha, my name is Flo and I'm in support of this new development Kuilei Place off Kapiolani Blvd. I don't know all the specifics of how new projects get approved and whatever is needed. All I know is that affordable options for Kama'aina residents is a MUST. This new development was approved by HHFDC and I listened to how the developers spoke and realized that they have</p>		

supported so many developments in Hawaii. They are a local family as well investing in Hawaii. Please support Kuilei Place, Hawaii needs this.

Name: Sandra Pavao	Email: sandrapavao76@yahoo.com	Zip: 96826
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:54 AM

Testimony:
I graduated from Kaimuki high school in 1970 and I have not seen any new development in this area. I am in full support of Kuilei Place. This gonna provide a chance for all my relatives and friends that have family in that area to buy in a new building. I want to retire in Kaimuki but there hasn't been a new development for low income and now this gives me the chance. I will retire in Kuilei Place, please support this project.

Name: Tom Presler	Email: tom.presler@compass.com	Zip: 96706
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:55 AM

Testimony:
Dear Chair and Vice Chair and members of the committee,
My name is Tom Presler and I am a Realtor assisting local families in their struggle to find housing that fits their needs and, more importantly, their budgets. I am testifying on behalf of myself, my clients, and our community in support of agenda item number RES22-298. I am in full support of Kuilei Place.
In general, our community is in need of housing opportunities for local families. Every year for the last 15 years that I have been a Realtor, I have heard our leaders and economists talk about the severe shortage of housing inventory. They all say that something needs to be done! After 15 years there is still a critical shortage in our housing inventory.
When communities like Kuilei Place are proposed, they are questioned and debated even though they are providing home ownership opportunities for the members of our community who are most in need - the affordable and gap groups. These are the families who are struggling the most and can also benefit the most by locking in the largest percentage of their housing expenses for the next 30 years. Home ownership also provides these struggling families a stable environment for starting and raising their families.
I'm originally from Iowa and moved to Hawaii in 1995 when I was stationed here in the Army. The saddest thing I have seen in my time here is local young people moving away and families ripped apart because they can't afford to live in Hawaii. There are a lot of obvious reasons to leave Iowa, but no one wants to leave Hawaii until it just becomes too hard to survive. Affordable housing is a huge part of that struggle to survive in Hawaii.
Kuilei Place is helping address the housing issues facing kama'aina families and will help many residents in the affordable and gap groups attain homeownership. Kuilei Place will help to keep approximately 1,000 families together in Hawaii. Please approve Kuilei Place and do what you can to make sure those families remain and thrive in Hawaii.
Tom Presler

Name: Tomoka Kajihira	Email: Tomoka.kondo@gmail.com	Zip: 96826
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:56 AM

Testimony:
Dear Chair, Vice Chair and members of the committee,
My name is Tomoka Kajihira and I am testifying on behalf of myself in support of RES22-298. I am in full support of Kuilei Place and plan to participate in the lottery myself.
Kuilei Place will offer much needed housing opportunities for young professionals and families. As we are all aware, there is a shortage of inventory and quite the demand for housing for our local working families. It saddens me to see friends and family leave Hawai'i to the mainland because housing is more affordable there. Kuilei Place will be providing these much needed units for many local residents and help them take that first step to home ownership right here at home.
I am a current Moili'ili resident and have been so for the last 15 years. Living in this neighborhood has been so convenient in every way. Quick access to Waikiki where all my visitors would stay, easy access to freeway entrances to both east and west, lots of options for delicious local eateries nearby, and walkability to University of Hawaii and all their games – these are a few reasons why we love this neighborhood and continue to live in the area. Our son now attends Kuhio Elementary School and we are all

loving it as a family.

Our neighborhood however, especially on Kapiolani Boulevard needs some upgrading and some revitalization. When I had my son 6 years ago, I remember having a difficult time going for walks as there currently are no sidewalks. I was excited to see that Kuilei Place will be working with the City and their Complete Streets Project by building a sidewalk, making it safe for pedestrians and drivers. I think that this is essential with Kaimuki High School and Iolani School right nearby as well.

Kuilei Place will be providing 1 to 3 bedrooms at the price point for young professionals and families, here in Hawaii, need. It is being built for kama`aina, by kama`aina. Kobayashi Group, a local developer who has been doing business in Hawaii for over 40 years, providing not only housing for the community but also jobs for local tradesmen. Kobayashi Group has a great track record and will be helping to elevate not only the Moili`ili neighborhood but also the quality of life for the owners of Kuilei Place with the experience and expertise they will be bringing. They have really put a lot of thought into the building with excellent amenities, allowing owners to be proud to live and own in this building. Kuilei Place is helping address the kama`aina housing issues facing Hawai`i and will help many residents attain homeownership.

I ask you to vote in favor of Kuilei Place.

Thank you for this opportunity to testify.

Tomoka Kajihiro

Name: Brendt Chang	Email: brendtchang@gmail.com	Zip: 96821
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:57 AM

Testimony:

To whom it may concern,

My name is Brendt Chang and I am testifying on behalf of myself in support of Kuilei Place.

Our community is in need of housing opportunities at this price point and providing 1 to 3 bedrooms is exactly what young professionals and families here in Hawaii need. It is genuinely being built for kama`aina as the State requires proof of residency to qualify as a buyer for both the affordable and market rate units.

This is a high quality, thoughtfully designed building which takes into account the enjoyment of future residents. There are older residential condominiums within the area that are between 350ft to 375ft and Kuilei Place will bring over 1000 new units to our kama`aina. The units are separated into three smaller living communities within the entire Kuilei Place community.

Environmental cost savings measures, such as solar power across the project, will keep the costs down for the kama`aina residents and help our state as a whole. The amenities are amazing for those in the community who will make Kuilei Place their home for many years to come. Finally, Kuilei Place will bring walk-able sidewalks surrounding the building for all residents in the area to use.

Kuilei Place is helping address the kama`aina housing issues facing Hawai`i and will help many residents attain homeownership.

Mahalo,

Brendt Chang

Name: Casey Kusaka	Email: 09cakusa@gmail.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 11:58 AM

Testimony:

Dear Chair and Vice Chair and members of the committee,

My name is Casey Kusaka and I am testifying on behalf of myself in support of RES22-298. I am in full support of Kuilei Place and I intend to purchase a unit.

Our community is in need of housing opportunities at this price point and providing 1 to 3 bedrooms is exactly what young professionals and families here in Hawaii need. It is genuinely being built for kama`aina as the State requires proof of residency to qualify as a buyer for both the affordable and market rate units. This is a high quality, thoughtfully designed building which takes into account the enjoyment of future residents. There are older residential condominiums within the area that are between 350ft to 375ft and Kuilei Place will bring over 1000 new units to our kama`aina. The units are separated into three smaller living communities within the entire Kuilei Place community. There are convenient parking plans for ease of coming and leaving your home, separate elevators for each of the three areas, environmental cost savings measures across the project that will keep the costs down for the kama`aina residents and help our state as a whole, and the amenities are amazing for those in the community who will make Kuilei Place their home for many years to come. Finally, Kuilei Place will bring walk-able sidewalks surrounding the building for all residents in the area to use.

Kuilei Place is helping address the kama`aina housing issues facing Hawai`i and will help many residents attain homeownership.

Casey Kusaka		
Name: Chris Tasaka	Email: chris.tasaka@yahoo.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:18 PM
<p>Testimony:</p> <p>I am in support of the Affordable Housing Project, Kuilei Place. It is going to bring over 1000 homes to the area, with over 600 of these homes going to Local Kamaaina Families. It is going to inject much needed dollars into a neighborhood that is near to my heart as my grandparents lived on Kaaha St their whole life, which is right across the street from the proposed home of Kuilei Place. The developer is going to improve the quality of life for all of its surrounding neighbors, by adding a much needed sidewalk and putting all of the electrical wires underground improving the over all asthetic of the area. I humbly ask all of the members on this Council to give over 600 Local Families an opportunity to own a home for the first time and vote in favor of Kuilei Place.</p>		
Name: Mike Tasaka	Email: tasakaa001@hawaii.rr.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:19 PM
<p>Testimony:</p> <p>I am in support of Kuilei Place.</p>		
Name: Mike Tasaka	Email: tasakaa001@hawaii.rr.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:20 PM
<p>Testimony:</p> <p>I am in support of Kuilei Place.</p>		
Name: Adele Tasaka	Email: tasakaa001@hawaii.rr.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:21 PM
<p>Testimony:</p> <p>I am in support of Kuilei Place.</p>		
Name: Rick Muraoka	Email: rickymuraoka@gmail.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:25 PM
<p>Testimony:</p> <p>To The Members of this Panel,</p> <p>I would like to provide written testimony in support of the Affordable Housing Project Kuilei Place. I currently live in Ke Kilohana, and was fortunate enough to get selected during the lottery process. My family and I are were able to buy our home for well below market value and if and when we ever do decide to sell will be able to walk away with a huge amount of equity. I think that there needs to be more opportunities like Kuilei Place, to give all of our local families the same opportunity that was given to me at Ke Kilohana and a path to build generational wealth for future generations of my family. I humbly ask that all of the members on this panel to vote in favor of this project, and give more local families the same opportunity that was given to me.</p>		
Name: Brandon Tom	Email: bktomss@gmail.com	Zip: 96782
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:26 PM
<p>Testimony:</p> <p>I am in support of Kuilei Place</p>		

Name: Jerick Robinson	Email: jerick.robinson@compass.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:27 PM
Testimony: I am in support of Kuilei Place, it is going to give over 600 local families an opportunity to become homeowners, and build generational wealth for future generations.		
Name: Devin Pang	Email: dkp2401@iolani.org	Zip: 96814
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:29 PM
Testimony: Thank you, City Council Chair Tommy Waters and the City Council Committee on Zoning, for the opportunity to endorse Resolution 22-298 in support of the Kuilei Place affordable housing project. According to studies, Hawaii needs over 60,000 housing units for our local families within the next 2 years. Many local residents, born and raised in Hawaii, do not have equitable access to feasible housing resources and are being shut out of a special place they once called home. As a community we need to figure out how to take care of local disadvantaged Kama'aina and not squeeze them out in a housing market driven largely by wealthy mainland and foreign buyers. Additionally, as a high school junior (Class of 2024) and lifelong resident of Honolulu, I am concerned for my ability to afford a home one day as a future young professional and be able to live near my family. This project would serve as a catalyst to further the initiatives to provide feasible housing to local residents. Because of this I support the Kuilei Place affordable housing development and all of the far-reaching benefits it will provide to local Kama'aina and the younger generation. I therefore urge the committee to approve this resolution.		
Name: Melanie Kuroiwa-Steiner	Email: kero21@aol.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:30 PM
Testimony: I am in support of Kuilei Place, and ask the members of this panel to vote in favor of this resolution.		
Name: Justin Lee	Email: justin.lee@fairwaymc.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:31 PM
Testimony: I am in favor of Kuilei Place		
Name: Jeremy Mateo	Email: contact@jeremymateohawaii.com	Zip: 96826
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:31 PM
Testimony: I am in favor of Kuilei Place.		
Name: Ikaika Mahone	Email: ikaikamahone1@gmail.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:32 PM
Testimony: I am in favor of Kuilei Place, and ask the members of the panel to vote in favor of this resolution.		
Name:	Email:	Zip:

Daniel Stulack	dstulack@yahoo.com	96734
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:33 PM
Testimony: I am in support of Kuilei Place. I believe it is a good project that will support the local people!		
Name: Dylan Rosa	Email: d.rosa1221@yahoo.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:34 PM
Testimony: I am supporting the Kuilei Place project. I feel it will benefit the kamaaina community. We need more housing for us.		
Name: Lauren Beardeaux	Email: Laurenbeardeaux@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:34 PM
Testimony: I am in support of Kuilei Place! A project like this will benefit families like mine.		
Name: Liling Stulack	Email: liling.hom@gmail.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:35 PM
Testimony: I am in support of this affordable housing project. I feel we need this, and more projects like this for the local community.		
Name: Kendra Okihiro	Email: kendra.okihiro@gmail.com	Zip: 96782
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:36 PM
Testimony: Dear Zoning Committee Chair Calvin Say and members of the Committee, I'm testifying IN SUPPORT of Kuilei Place and Resolution 22-298. I am a realtor and having been serving Oahu families with the opportunity of home ownership here on the island for the last 15 years. It has become apparent that there is a NEED for more housing options and ones especially that would keep our Kamaaina at home. Kuilei Place will provide attainable home options for both the affordable and market rate buyers in Hawaii. Please allow for this project to become an option for our Kamaaina. Thank you for the consideration. Very Respectfully, Kendra Okihiro		
Name: Landon Tomita	Email: landontomita@gmail.com	Zip: 96786
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:37 PM
Testimony: I am writing in support of Kuilei Place. Hawaii needs more affordable housing for the local people.		
Name: Nevaeh Makaniole	Email: nevaehmakaniole07@gmail.com	Zip: 96791
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:37 PM
Testimony: Dear Zoning Committee Chair Calvin Say and members of the Committee,		

I'm testifying IN SUPPORT of Kuilei Place and Resolution 22-298. I am a local resident and would like to see affordable housing options like Kuilei Place. Thank you for the consideration.

Name: Tyler Okihiro	Email: tyler.okihiro@icloud.com	Zip: 96701
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:38 PM

Testimony:
Dear Zoning Committee Chair Calvin Say and members of the Committee,
I'm testifying IN SUPPORT of Kuilei Place and Resolution 22-298. I saw the initial plans of this project and it would allow me and my family to move closer to school and save on commute time. I am a local resident and would like to see affordable housing options like Kuilei Place. Thank you for the consideration.

Name: Tanner Okihiro	Email: tanner.okihiro@gmail.com	Zip: 96701
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:39 PM

Testimony:
Dear Zoning Committee Chair Calvin Say and members of the Committee,
I'm testifying IN SUPPORT of Kuilei Place and Resolution 22-298. I saw the initial plans of this project and it would allow me and my family to move closer to school and save on commute time. I am a local resident and would like to see affordable housing options like Kuilei Place. Thank you for the consideration.

Name: Sharon Kaya	Email: sharonkaya@hotmail.com	Zip: 96701
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:39 PM

Testimony:
Dear Zoning Committee Chair Calvin Say and members of the Committee,
I'm testifying IN SUPPORT of Kuilei Place and Resolution 22-298. I have lived in Hawaii for many years and have witnessed home prices skyrocket and get away from many local buyers. A Kobayashi Group project geared toward the affordable and market type of buyers is a breath of fresh air and needed. Thank you.

Name: Kelli Hirota	Email: kellyoko@hotmail.com	Zip: 96701
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:40 PM

Testimony:
Dear Zoning Committee Chair Calvin Say and members of the Committee,
I'm testifying IN SUPPORT of Kuilei Place and Resolution 22-298. I have lived in Hawaii for many years and have witnessed home prices skyrocket and get away from many local buyers. A Kobayashi Group project geared toward the affordable and market type of buyers is a breath of fresh air and needed. Thank you

Name: Kerri Makaniole	Email: kmakaniole@gmail.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:41 PM

Testimony:
Dear Zoning Committee Chair Calvin Say and members of the Committee,
I'm testifying IN SUPPORT of Kuilei Place and Resolution 22-298. I have been renting in Hawaii for many years, and I would like to see an affordable project offering in town. It would give many better options to live near their workplace and lessen the commute time.
Thank you,

Name:	Email:	Zip:
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Gerri Garcia	hunniegurl_76@yahoo.com	96701
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:42 PM
<p>Testimony:</p> <p>Dear Zoning Committee Chair Calvin Say and members of the Committee,</p> <p>I'm testifying IN SUPPORT of Kuilei Place and Resolution 22-298. I have been renting in Hawaii for many years, and I would like to see an affordable project offering in town. I work in town and it would be nice to see what kind of prices this project would offer local people to purchase.</p> <p>Thank you,</p>		
Name: Mandy Marumoto	Email: mmmarumoto@yahoo.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:43 PM
<p>Testimony:</p> <p>Dear Zoning Committee Chair Calvin Say and members of the Committee,</p> <p>I'm testifying IN SUPPORT of Kuilei Place and Resolution 22-298. I am born and raised here on the island and work in the real estate sector. I have witnessed a shortage of homes for Buyers to purchase over the years, and especially homes geared for our local community. Kobayashi Group has delivered high quality projects in the past, and Kuilei Place is a much needed and welcomed affordable and market project I am in full support of.</p> <p>Thank you for your consideration</p>		
Name: Lauren Hostovsky	Email: lahostovsky@gmail.com	Zip: 96786
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:44 PM
<p>Testimony:</p> <p>I am in support of Kuilei Place. I feel the state needs more affordable housing options to support the hard working local community.</p>		
Name: Aki Hirota	Email: akihirota@gmail.com	Zip: 96701
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:44 PM
<p>Testimony:</p> <p>Dear Zoning Committee Chair Calvin Say and members of the Committee,</p> <p>I'm testifying IN SUPPORT of Kuilei Place and Resolution 22-298. I am born and raised here on the island and work in construction. There is a need for more affordable homes here on the island so the local people can buy a home and raise their families. I support this project. Thank you</p>		
Name: Chase Suzuki	Email: chasesuzuki@gmail.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:45 PM
<p>Testimony:</p> <p>I support Kuilei Place all the way! We need this to benefit the locals.</p>		
Name: David Jaimie	Email: davidbsd@hawaii.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:47 PM
<p>Testimony:</p> <p>I am in support of the project at Kuilei Place. This will provide much needed housing for the local community.</p>		

Name: Julianne McGee	Email: julianne.mcgee@gmail.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:48 PM
Testimony: I am in support of the building of Kuilei Place. I love that it will provide more housing for the kamaaina people. We need more of this.		
Name: Lacey Shimabukuro	Email: laceyks@gmail.com	Zip: 96701
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:49 PM
Testimony: Dear Zoning Committee Chair Calvin Say and members of the committee, I'm testifying IN SUPPORT of Kuilei Place and Resolution 22-298. This Kobayashi Group offering would allow me and my family the opportunity and option to purchase a home closer to the private schools that my children attend, and save on valuable time commuting each day. I am in full support of this project. Very respectfully		
Name: Kyle Suzuki	Email: kylesuzuki@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:49 PM
Testimony: I support Kuilei Place. It will give more locals a chance to finally own something. I believe this will benefit the community.		
Name: Erica Dzikowski	Email: erica.dzikowski@gmail.com	Zip: 96795
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:50 PM
Testimony: Dear Zoning Committee Chair Calvin Say and members of the committee, I'm testifying IN SUPPORT of Kuilei Place and Resolution 22-298. I have worked in the real estate sector for many years and help buyers achieve the dream and goal of homeownership. Though I have witnessed an extreme shortage of homes available for buyers and especially our local people to be able to afford and make their very own. This Kobayashi Group project will bring much needed affordable/market options for our Kama'aina. I am in support of this project. V/R,		
Name: Kevin Ng	Email: akitakevakitakev@yahoo.com	Zip: 96782
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:51 PM
Testimony: Dear Zoning Committee Chair Calvin Say and members of the committee, I'm testifying IN SUPPORT of Kuilei Place and Resolution 22-298. I am a local resident and have been fortunate to purchase my own home. Though there is a need for more housing options - especially for the local community. This Kobayashi Group project will bring much needed affordable/market options for our Kama'aina. I am in support of this project. V/R,		
Name: James McGough	Email: mcgough808@gmail.com	Zip: 96782
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:52 PM
Testimony:		

Dear Zoning Committee Chair Calvin Say and members of the committee,
I'm testifying IN SUPPORT of Kuilei Place and Resolution 22-298. I am a local resident who works hard to raise a family here on the island. Though there is a need for more housing options - especially for the local community. We need to build more affordable options for our keiki to come home to as well. This Kobayashi Group project will bring much needed affordable/market options for all of our Kama'aina. I am in support of this project.

V/R,

Name: Maikel Tsuji	Email: maikel@sprintmg.com	Zip: 96782
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:53 PM

Testimony:

Dear Zoning Committee Chair Calvin Say and members of the committee,
I'm testifying IN SUPPORT of Kuilei Place and Resolution 22-298. There is an apparent need for more housing options - especially for the local community to be able to remain here on the island and not be forced to move to the mainland. This Kobayashi Group project will bring much needed affordable/market options for all of our Kama'aina, and I am in support of this project.

V/R,

Name: Cindy Pagan	Email: cpagan808@hotmail.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:53 PM

Testimony:

Dear Zoning Committee Chair Calvin Say and members of the committee,
I'm testifying IN SUPPORT of Kuilei Place and Resolution 22-298. I work in the real estate sector and have witnessed a shortage of inventory and especially affordable homes for our local community. I am in full support of this Kobayashi Group offering of affordable and market units.

Very Respectfully,

Name: Laura Albaneze	Email: lauraalbaneze@aol.com	Zip: 96782
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:54 PM

Testimony:

Dear Zoning Committee Chair Calvin Say and members of the committee,
I'm testifying IN SUPPORT of Kuilei Place and Resolution 22-298. I have witnessed a shortage of homes available, and especially affordable homes for our local community to purchase. I am in full support of this Kobayashi Group offering of affordable and market units.

Very Respectfully,

Name: Brendan Bradley	Email: Brendan.bradley92@gmail.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:55 PM

Testimony:

Dear Chair, Vice Chair, and members of the committee,
My name is Brendan Bradley and I am testifying on behalf of myself in support of agenda item number RES22-298. I am in full support of Kuilei Place.
Our community is in need of housing opportunities at this price point and providing 1 to 3 bedrooms is exactly what young professionals and families here in Hawaii need. It is genuinely being built for kama`aina as the State requires proof of residency to qualify as a buyer for both the affordable and market rate units. This is a high quality, thoughtfully designed building which takes into account the enjoyment of future residents. There are older residential condominiums within the area that are between 350ft to 375ft and Kuilei Place will bring over 1000 new units to our kama`aina. The units are separated into three smaller living communities within the entire Kuilei Place community. There are convenient parking plans for ease of coming and leaving your

home, separate elevators for each of the three areas, environmental cost savings measures across the project that will keep the costs down for the kama`aina residents and help our state as a whole, and the amenities are amazing for those in the community who will make Kuilei Place their home for many years to come. Finally, Kuilei Place will bring walk-able sidewalks surrounding the building for all residents in the area to use.

Kuilei Place is helping address the kama`aina housing issues facing Hawai`i and will help many residents attain homeownership. I ask you to vote in favor of RES22-298. Thank you for this opportunity to testify. Brendan Bradley

Name: Jeff Mull	Email: Jeff@onwardcreative.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:55 PM

Testimony:

Aloha,

My name is Jeff Mull and I am testifying in support of Kuilei Place.

It's no secret and Hawaii is facing a housing crisis of significant importance. Every day, more people who grew up here are forced to leave their home towns to relocate to a place that offers more attainable housing and the prospect of home ownership. To be sure, watching friends and family move away from their home is never easy. But, because of new developments like Kuilei Place, there's an opportunity to change that.

By offering locals a chance at quality homeownership, in the heart of the city where many of us grew up, we feel that Kuilei Place will bring a significant amount of growth to the community, and help provide housing for countless families over generations.

Stable, affordable housing, coupled with homeownership, are all stalwarts of a healthy community. Without this, we can't grow into the city that we are destined to become.

With this in mind, we humbly ask the council to support Kuilei Place.

Mahalo,

Jeff Mull

Name: Noa Emberson	Email: Noa@onwardcreative.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:56 PM

Testimony:

Aloha,

My name is Noa Emberson and I am testifying in support of Kuilei Place.

It's no secret and Hawaii is facing a housing crisis of significant importance. Every day, more people who grew up here are forced to leave their home towns to relocate to a place that offers more attainable housing and the prospect of home ownership. To be sure, watching friends and family move away from their home is never easy. But, because of new developments like Kuilei Place, there's an opportunity to change that.

By offering locals a chance at quality homeownership, in the heart of the city where many of us grew up, we feel that Kuilei Place will bring a significant amount of growth to the community, and help provide housing for countless families over generations.

Stable, affordable housing, coupled with homeownership, are all stalwarts of a healthy community. Without this, we can't grow into the city that we are destined to become.

With this in mind, we humbly ask the council to support Kuilei Place.

Mahalo,

Noa

Name: Darelle Glushenko	Email: dglushen@hawaii.edu	Zip: 96814
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:57 PM

Testimony:

Dear Council Members,

I am writing to express my support for more affordable housing in Hawaii and in support of the Kobayashi Group project, Kuilei Place.

I was born and raised in Hawaii, my father was a long-time Waikiki Beachboy – we are blessed to have remained in Hawaii all these years and call it our home. My husband and I had the opportunity to purchase our very first Leasehold Condo in 1993.

However, our three children have not yet had an opportunity to decide like we did years ago because of the high housing prices. They have all had to make the hard decision to remain on the mainland at this time. Some of our family, friends and their children have also elected to move to other states for these same reasons.

What Kobayashi Group is doing for the Hawaii community is more than just a great affordable housing solution, it is an answer to an on-going housing problem that has existed in Hawaii for some time. I am thankful that they are not only looking for ways to help their community but also committed to delivering a product that is looking at the long-term benefits for all!

Darrelle Glushenko

Name: Kristina Piasecki	Email: klworosz@aol.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 01:58 PM

Testimony:

To Whom It May Concern,

My name is Kristina, and I am testifying on behalf of myself in support of Kuilei Place.

Our community is in need of housing opportunities for the young professionals and families here in Hawaii. This is a high quality, thoughtfully designed building which takes into account the enjoyment of its future residents. The convenient parking plans, walk-able sidewalks surrounding the building, two top floors for resident gatherings, pool and other amenities, and sustainability features are very important for residents.

I ask you to vote in favor of Kuilei Place.

Thank you, Kristina Piasecki

Name: Mark Glushenko	Email: Mark.glushenko@hawaiianelectric.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 02:00 PM

Testimony:

Aloha,

My name is Mark Glushenko, I was born and raised on Oahu and I am writing in support of Kuilei Place because this is exactly the type of community housing Oahu needs. I have worked in the electric line division of Hawaiian electric for almost 30 years and I'm now seeing a trend of linemen leaving Hawaii to work on the mainland for other electric companies. The main reason being, they can't afford to buy a home to raise their families here in Hawaii. Our lineman wages are some of the better paying jobs in the state comparably, but without help, they will never be able to buy a home here at market prices. I feel that home prices are the biggest reason why our young adults are leaving our state to find jobs on the mainland. Within the last year, we've lost approximately 15 linemen to the mainland (15 families) and come January we will likely lose more. Some of them have applied and tried to obtain other affordable "lottery" projects in Honolulu with no luck, there just aren't enough units for everyone.

Kuilei Place is just the type of project Hawaii needs, built affordable for locals that can make it their family home. A requirement to be a Hawaii resident assures that our kama'aina have a better chance to become homeowners. The size, quality and price range is what our young families need right now.

We often hear Hawaii politicians campaigning to the people in need for more affordable housing. It's time we do something about it. Kuilei Place will help our families become homeowners for the first time, and not have to leave Hawaii to raise them.

I am in full support of Kuilei Place and what their plan is for our community. I ask that you vote in favor also.

Mark Glushenko

Name: Elliot Lau	Email: elliott.lau@compass.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 02:00 PM

Testimony:

To whom it may concern,

I am writing on my own behalf in support of Kuilei Place

As a second-generation real estate broker in Hawaii, I have seen first-hand the problems created due to the ongoing affordable housing crisis we've had for far too long. The often overlooked "gap group," those overqualified to receive any type of housing assistance but under qualified to afford market-priced homes, creates multiple problems.

Diversification of our economy is not possible when housing isn't affordable.

Keeping and attracting nurses, teachers, first responders is not possible when housing isn't affordable. Civil Beat reported this week on the nursing shortage saying "Why would anyone come to Hawaii or stay in Hawaii to work when you can do better working on the mainland?" Ross said. "You can go and have a higher standard of living because the cost of living in Hawaii is so high... The result is a 20% turnover and more than 3800 healthcare worker shortage in Hawaii. Hawaii needs high quality projects for affordable housing. Not just this proposed development, but many more as well. Respectfully submitted. Elliot Lau

Name: Spencer Spencer	Email: Spencer.lee@cpb.bank	Zip: 96816
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 02:01 PM

Testimony:
Dear Chair, Vice Chair and Committee Members,
Hi, my name is Spencer Lee, Vice President, Sales Manager, for Central Pacific Bank. I oversee our new condo project mortgage lending in Hawaii. I've overseen CPB's mortgage lending on HHFDC affordable, HCDA reserve, and C&C affordable projects including most recently Ulana, The Park on Keeaumoku, and The Sky Ala Moana. In this role I've directly overseen thousands of new condo project sales, hundreds of which were affordable or reserve housing.
At times I'm asked to give my opinion on affordable housing regulations, mortgage loan guidelines, and various other matters regarding new condo project lending.
I am in full support of Kuilei Place and I hope you are too. The Honolulu urban core is in dire need of more housing. Kuilei Place is specifically targeting the low and low-mid income groups, where traditional market priced units are out of reach. Affordable units can be the first step on the housing ladder for our kama'aina.
Take for example a typical family of 3 in the 140 AMI group: both parents work, each earning less than \$85,000. Examples of employment may be a government worker and a teacher or nurse. This is the income group that need a little help and cannot afford market prices for housing in Honolulu. They are also the demographic that may decide to live on the Ewa side to avoid the high prices in the Honolulu urban core. However, we should avoid forcing this group to make a choice between affordable housing prices and a long commute. The proposed site for this project with all of its low-rise walk ups, is not currently utilized at it's highest and best use, so let's use this site to move the community forward and improve it.
I've seen new affordable condo project releases where there have been 2 or 3 families apply for every unit. I've seen the delight of families when they win the unit select lottery and sign the purchase contract because they know their future housing is secured. I've seen families build equity from affordable housing and use it to improve their financial lives. For all these reasons, and more, I ask you vote in favor of Kulei Place.
Thank you for the opportunity to testify.
Spencer Lee

Name: Hayes Marumoto	Email: hayesmarumoto@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 02:02 PM

Testimony:
Dear Chair, Vice Chair, and members of the committee,
May name is Hayes Marumoto and I am testifying on behalf of myself in support of the agenda item number regarding Kuilei Place. I am in full support of Kuilei Place. Our community is in need of housing opportunities at this price point and providing 1 to 3 bedrooms is exactly what young professionals and families here in Hawaii need. It is genuinely being built for kama'aina as the State requires proof of residency to qualify as a buyer for both the affordable and market rate units. This is a high quality, thoughtfully designed building which takes into account the enjoyment of future residents. There are older residential condominiums within the area that are between 350ft to 275ft and Kuilei Place will bring over 1000 new units to our kama'aina. The units are separated into three smaller living communities within the entire Kuilei Place community. There are convenient parking plans for ease of coming and leaving your home, separate elevators for each of the three areas, environmental cost savings measures across the project that will keep the costs down for the kama'aina residents and help our state as a whole, and the amenities are amazing for those in the community who will make Kuilei Place their home for many years to come. Finally, Kuilei Place will bring walk-able sidewalks surrounding the building for all residents in the area to use.
Kuilei Place is helping address the kama'aina housing issues facing Hawaii and will help many residents attain home ownership.

I ask you to vote in favor of this Agenda. Thank you for the opportunity to testify.

Sincerely,
Hayes Marumoto

Name: Mandy Marumoto	Email: mmmarumoto@yahoo.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 02:03 PM

Testimony:

Dear Chair, Vice Chair, and members of the committee,

My name is Mandy Marumoto and I am testifying on behalf of myself in support of the agenda item number regarding Kuilei Place. I am in full support of Kuilei Place. Our community is in need of housing opportunities at this price point and providing 1 to 3 bedrooms is exactly what young professionals and families here in Hawaii need. It is genuinely being built for kama'aina as the State requires proof of residency to qualify as a buyer for both the affordable and market rate units. This is a high quality, thoughtfully designed building which takes into account the enjoyment of future residents. There are older residential condominiums within the area that are between 350ft to 275ft and Kuilei Place will bring over 1000 new units to our kama'aina. The units are separated into three smaller living communities within the entire Kuilei Place community. There are convenient parking plans for ease of coming and leaving your home, separate elevators for each of the three areas, environmental cost savings measures across the project that will keep the costs down for the kama'aina residents and help our state as a whole, and the amenities are amazing for those in the community who will make Kuilei Place their home for many years to come. Finally, Kuilei Place will bring walk-able sidewalks surrounding the building for all residents in the area to use,

Kuilei Place is helping address the kama'aina housing issues facing Hawaii and will help many residents attain home ownership.

I ask you to vote in favor of this Agenda.

Thank you for the opportunity to testify.

Sincerely,
Mandy Marumoto

Name: Jordan Hasley	Email: jhasley@midpac.edu	Zip: 96814
Representing: Self	Position: Support	Submitted: Jan 20, 2023 @ 02:04 PM

Testimony:

To Whom it may concern,

I have been a teacher in Honolulu for 20 years and a proud single mom of 2 children. I am writing to you in support of the proposed project Kuilei Place. I never thought in a million years that I would ever be able to own my own home, especially here in Hawaii.

When I was younger and doing social work I would visit KPT and Halawa housing while I was living in an affordable rental building right behind where the Whole Foods now is. I would constantly be reminded of how hard it was to raise a family in a safe environment. I was always worried about safety where I lived, there was no way to keep strangers out of the building. I would even worry about safely going down to wash my clothes. And for my kids even things like the fire sprinkler systems and how often our fire alarm would go off was always a stressor.

I was then able to put my children into another affordable rental building and it was much nicer and much safer but it still wasn't mine. I hated the idea that a large chunk of my hard earned paycheck was paying someone else's mortgage instead of my own. I had a strong desire to buy my own home and build a legacy for my children.

About three years ago now I had an opportunity to purchase an HHFDC sponsored affordable unit that was being built in a new building. Now I might be considered at this point more middle class, but that's because I worked hard and I have been in my profession for so many years, and qualifying for the affordable lottery, literally meant everything to me. Not only would I be able to have my first home in my 40s -- that I would be able to have something to leave my children when I wasn't here anymore. And there is no way that I would ever have been able to do this without this HHFDC program. I believe the need is extremely important because there's so many people like me that are of middle income -- teachers, police officers, state workers, local workers, that make an OK living but just can't afford their own homes and have to spend their whole lives renting and giving money to someone else.

There needs to be more opportunities for us in Hawaii's workforce to be able to live in our community of Honolulu, not just outside of it. We work in Honolulu making things that are far away so hard because then we have commutes and spend even less time with our families. There is so much need in this area and I feel like there are many ways to help these families -- Kuilei Place is

one of many ways that the City of Honolulu can help.

In my life there have been a lot of amazing moments but being able to have my own home now that I can feel safe, that I can feel safe for my children that I can have the way I would like to have it and it's mine and my children finally have their own home. I wish this for everyone because it really is a life-changing experience.

I am really pleading to you today to understand that there's so many people that need housing and really it should be available to them because they are the people that hold together our infrastructure to our city.

I am a testament that this program works as it has changed my outlook and daily life tremendously.

Thank you,

Jordan Hasley

Name: Margaret Murchie	Email: Margaret@margaretm.com	Zip: 96816
Representing: Self	Position: Oppose	Submitted: Jan 21, 2023 @ 06:04 PM

Testimony:

Big donor developer requesting \$40+ million in zoning, setback, landscaping exemptions and way more to build this fast tracked "affordable/middle income" 40 story tower with 1000+ units in Moiliili on already congested Kapiolani Blvd with no thought to infrastructure. Several times of day the street is coned off. This project conflicts with all zoning and DPP & PUC infill plans on record but doesn't seem to matter. Sure to displace all truly low income renters in neighborhood, driving them into the streets. They will never be able to find anything to rent in town. I thought that we were supposed to be focusing on low income residential and what is the definition of "affordable" anyway? Neighborhood Boards not supportive of this, especially with the increase in traffic jam ups. I am all in favor of creating new housing suitable to neighborhood needs and wants. It will surely set a precedent. Kakaako was built on industrial zoned land with TOD exemptions. I also don't think that we have the infrastructure to support what will likely be the tallest building on Oahu. I heard second hand from one of the sales agents that these were already being presented with reservations taken in Japan. This is not for the locals and will definitely adversely affect quality of life for residents with jammed up traffic and increased homeless camps down the street.

Name: Vaughn Victorino	Email: vaughn.a.victorino@ampf.com	Zip: 96818
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 02:33 PM

Testimony:

Dear Chair and Vice Chair and members of the committee,

My name is Vaughn A. Victorino and I am testifying on behalf of myself in support of Kuilei Place as a means to provide much needed housing opportunities for families and young professionals here in Hawaii. I urge you not to be swayed by objections based on what the project may not do. No single endeavor will be able to cure homelessness at every level. Focus instead on what Kuilei Place could do.

If approved, Kuilei Place would offer over a thousand new residences with proof of Hawaii residency required to qualify as a buyer for both the affordable and market rate units. The quality of the units and amenities for the price are a perfect fit for younger professionals and families who might otherwise need to seek opportunities outside the state.

Furthermore, as a parent of a student at Iolani School, I observe every day the poor conditions and lack of sidewalks along this stretch of Kapiolani Boulevard. I am very excited that Kuilei Place will bring walk-able sidewalks surrounding the building for all residents in the area to use. It is long overdue for such a key thoroughfare between Ala Moana and the Kaimuki/Kahala area. Kuilei Place is helping address the kama`aina housing issues facing Hawai'i and will help many residents attain homeownership. Thank you for this opportunity to testify.

Vaughn A. Victorino

Name: Dorothy Aiwohi	Email: aoloa350@gmail.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 02:34 PM

Testimony:

Aloha Chair.....and Vice Chair.....my name is Dorothy Aiwohi and I am testifying on behalf of my family in support of the proposed Kobayashi Group's high-rise project, Kuilei Place in Moiliili.

Never before have I written testimony in support of a high-rise project in Hawaii but the overwhelming and urgent need to help

residents acquire a home they can afford, and to address the continual outflow of Hawaii's young people, prompted this testimony. My children, all of whom were born, raised and now, all except one, have left the islands they love so dearly. Each completed their education - some with advanced degrees – and began working. They were well-equipped to make a difference in their communities. Within a few years, they understood that buying a home and raising a family in Hawaii would likely result in years of struggle. While I respected and supported their decision to leave the islands in search of better opportunities, I was also acutely aware of the loss to myself and to the city. Today my grandchildren and great-grandchildren all live on the mainland and not having them near doesn't get any easier. Several friends tell similar stories of losing the closeness of family because of poor wages and Hawaii's high cost of living.

The University of Hawaii Economic Research Organization also warns us of the economic adversities the State faces with a continuing loss of population. The loss of labor and tax revenues may prove critical, but also the loss of our brightest and energetic young people who are more likely to bring solutions to Hawaii's persistent problems.

My second reason for submitting this testimony is in support of the Kobayashi Group and its development of Kuilei Place. Having worked in several large construction companies - most mainland based, one international and one a long-established local construction company, which in each one, measured success by one benchmark and that was profit. gives me some insight into this proposed project and the developer. With over 30 years' experience as a cost manager responsible for managing budgets and tracking potential profit, I feel this experience provides me some insight into this proposed project and the developer, the Kobayashi Group.

A Hawaii founded, family-run company, Kobayashi has an unusually respected reputation in the construction industry. It works only in the State of Hawaii and is known for building quality products, focused on the local market. Kuilei Place will offer 60% of its 1,005 units to Hawaii's residents and is conveniently located close to shopping, parks, and schools – ideal for younger families.

I ask for your vote in favor of the project and thank you for listening to my testimony.

Dorothy Aiwohi

Name: Hennessey Brown	Email: jmarybrown@mac.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 02:35 PM

Testimony:

To Whom it May Concern,

My name is Hennessey Brown and I am writing to show my support for Kuilei Place. Before I get started I would like to introduce myself to you and tell you a little bit about myself. I was born and raised in Hawaii. Since 1980 I have been a plumbing contractor with a C-37 contractors license and a licensed journeyman plumber. My construction background is all phases of plumbing such as remodeling bathrooms and kitchens, installing solar hot water heaters and new construction. I did not have the resources to go to college myself, but I am proud that I was able to save up enough with my construction background and invest in the education of both my wife and daughter. My wife graduated from University of Hawaii's business college and law school – my daughter went to private school in Honolulu as well as graduated in engineering in Washington State.

I am testifying in favor of Kuilei Place as I've worked on many projects in the general location of where the new prospective high-rise plans to be built. I specifically have an extensive background in remodeling apartments, single-family dwellings and installing solar hot water heaters in that geographic area. I am very familiar with the area and live about a mile and a half away in Makiki. I am very much in favor of re-utilizing this property.

The two-story walk-up rentals that are set to be demolished have a life expectancy of about 40 to 50 years and should be replaced with something better. Most of the buildings in that area were built in the early 1960's with a lifetime expectancy which has been reached and exceeded. Most buildings, commercial or residential, have two main components, the first is the building itself and the second is the utilities that service that building

In the case of the utilities, it's usually two items specifically, the plumbing system and the electrical system. In the case of most plumbing systems of the 1960's most installations commercial and residential were done with cast-iron pipe for the waste system and galvanized water lines for the water system.

Cast-iron waste lines have a life expectancy of about 40 to 50 years which the properties have now exceeded. Because cast-iron waste lines are not under pressure they will usually last a little longer, but will eventually fail after about 50 years.

Galvanized water lines - because they are under pressure - can last up to 50 years but when they fail it's usually catastrophic because of the water damage to the structure itself.

In addition to plumbing issues, these 3-story walk-up apartment buildings used concrete extensively and as they were built in the 1960's it exceeds the 50-year life expectancy of the concrete. If well-maintained concrete can last longer, but if the roof leaks or the walkways aren't painted and maintained the problem you end up having is spaulding. Spaulding is when water gets in the cracks in the concrete and gets on the rebar and the wire mesh in the concrete and if the rebar is exposed to water the metal starts to rust and expand pulling the concrete apart. Once spaulding occurs in the concrete, rehabilitating and or repairing damage

is very difficult. There are only 2 or 3 highly reputable companies that are certified to do spaulding repair in Hawaii and it's very expensive. Once water gets into a concrete building it creates damage, not only to the concrete itself, but also damage to the plumbing and electrical system which can be severe.

In the course of my business over the years, I have personally witnessed the pipes that were so rusted and fragile they were difficult to repair. The only option was to tear out all the old pipes and replace them. I have seen catastrophic leaks or flooding that not only ruined the immediate apartment, but also the surrounding apartments. I have often seen concrete walkways that are in the weather and suffer severe spaulding causing railing instability or even failure which create unsafe conditions for residents. It is my professional opinion, although you can rehabilitate a building such as this, replacement is really your best long term solution. I highly recommend that this proposed development go forward. I think it would be a great asset for the community to have some urban renewal and it would definitely add to the construction business and its trades. In addition, it is providing high quality homes to local people at prices that are actually attainable. This development is exactly what is needed in the area and I hope to see more high quality projects such as these.

I think the people that have designed the proposed high-rise have done a fantastic job of utilizing the space in conjunction with having homes specifically available for local first time home buyers at below market prices. Someone really did their homework on this one!

Thank you,

Hennessey Brown

Name: Kai Brown	Email: kai.brown@compass.com	Zip: 96813
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 02:36 PM

Testimony:

Dear Chair, Vice Chair and Committees Members,

I am writing to you to show my support for Kuilei Place, a Kobayashi Group development that was recently approved by HHFDC. I have been a Realtor for 16 years and was the Ke Kiloohana Sales Manager, Ward Village's first Reserved housing development. We received 955 applications for 375 units, just giving you a hint of the incredible demand for these regulated housing programs. From this experience, I have become incredibly passionate about finding more opportunities to do my part in servicing this tremendous need. As you know, there are affordable programs to assist every part of the housing ladder, from homelessness, affordable rentals to affordable for sale. Kuilei Place is an integral piece of the puzzle to service those in the "gap group" which can be done by creating homes for sale that are priced for those buyers who make between 80-140% of area median income. Since Ke Kiloohana, it seems like the demand only grows – Kapiolani Residence, Central and Ulana were all sold out very quickly as first time home buyers struggle to get up that first rung of the housing ladder. They absolutely can't do it without the help of programs such as HHFDC's 201H program. My clients who have applied for these projects are: teachers, firefighters, escrow assistants, nurses, engineers and attorneys. The list goes on and on. These people are the absolute backbone of our working community and many move to the mainland because they simply can't make it here. If you look at the most recent statistics provided by Honolulu Board of Realtors, in October of 2022 there were 2.6 months of inventory for the Metro Honolulu area for homes priced between \$300,000-\$999,000. That means that in 2.6 months, at the current pace of sales, this area will completely be sold out of resale homes. In addition, the average age for the homes available in this category is 43.6 years old. This means that for most of my first time home buyer clients, their only choice is to buy in an older building which usually has much higher maintenance fees than average and/or risk high assessment bills due to deferred maintenances. These programs absolutely work and are invaluable to Hawaii's housing market.

Kobayashi Group has recently pledged to match 1:1 for every market unit they release, they will also release at least 1 affordable unit for sale or for rent. As a third generation family company, Kobayashi Group has made this promise to do their part to keep kamaaina in Hawaii. Many developers are creating affordable housing to fulfill a minimum government requirement – they are putting roofs over people's heads but doing it as cheaply as possible to minimize their profit loss. I have worked with many developers over the years and I have never seen a company more committed to creating not only homes that are affordable but homes that are also built with the highest quality. In making their design decisions, they do a 40 year cost analysis to ensure that the decisions they make now (even though often times more expensive) are the right decisions for the homeowners in the future – so the benefit of Kuilei place will last for generations.

I have personally known Alana Kobayashi Pakkala for over 30 years. She is passionate about creating more home ownership opportunities for local people. I can personally attest and say with the utmost confidence that you could not possibly be leaving the future of this lot in better hands. Her desire is to create 1005 exceptional homes and a community that residents can be proud of. I remember when I bought my first home 16 years ago, my parents offered me a gift of \$40,000 so that I could qualify for my first mortgage. Since then, I'm on my 3rd home and have multiple investment properties. It all started with that first purchase – at the time, it seemed so unattainable and out of my league. I could not have done it without my parent's help and their foresight as to

why buying a home was important. It gave me stable monthly payments and created a sense of ownership in my community. It also empowered me in how I made decisions because now I had an asset that could be utilized in many different ways versus throwing away rental money every month and paying someone else's mortgage. I hope you find in favor of approving Kuilei Place. I truly believe there is a tremendous need for projects exactly like this one and this is a step in right direction to ensure Hawaii's future.

Sincerely,
Kai M. Brown

Name: Kanal DeMello	Email: kanalu24@yahoo.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 02:37 PM

Testimony:

To whom it may concern,

As a resident of Hawaii who was born and raised on Oahu, the plan for me has always been to stay here to raise my family. With housing prices increasing year after year, it has become very difficult for people like myself to be able to afford to purchase a home. Many people that I know are struggling to even afford to rent, let alone purchase their own house. And many others that I know have moved away to the mainland for more affordable living solutions.

In 2018, I was lucky to be able to buy a condo unit at Ward Village through the HCDA Reserved Housing program. The program allowed me to purchase the unit at almost \$160,000 below market value. Purchasing at below market value lowered the down payment I needed, and greatly increased my chances of being qualified for a mortgage. If I needed to purchase the unit at market value, I do not think that I would have been able to qualify, and I would not own the place that I live in today. The affordable program included with this project will open the door to many more people being able to afford home that would not normally qualify.

For the past month, I have constantly seen tv ads, sponsored by politicians, speaking about the need for and how they will work to provide affordable housing. Many of these people ended up winning their elections. Having a potential project like this with over 1000 new residences is exactly the type of solution that these people have been campaigning for. This project provides an affordable housing option to the people of Hawaii. The opportunities created by Kuilei Place will allow many families that want to stay in Hawaii, to be able to do so.

Kanal DeMello

Name: Kevin Shizumura	Email: Kshizumura@gmail.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 02:37 PM

Testimony:

Dear Members of the City Council,

My name is Kevin Shizumura, and I am testifying on behalf of myself in support of the development, Kuilei Place, by Kobayashi Group. I intend to apply for a market unit because I am in need of a 3-bedroom home in Honolulu as my family has grown in the past year. We are seeking a residence in proximity to our children's current schools and higher education institutions such as the University of Hawaii at Manoa.

Kuilei Place is the perfect location for our family now and in the future. I believe this development will fulfill the necessities of many local households similar to mine, where we can't quite afford a house but still require the space and amenities to raise a family. Even if I am not fortunate enough to attain a unit, I am still supportive of this project because it will inject a large inventory of much-needed homes into a very limited market.

Kobayashi Group's idea of having a fully kama'aina-owned and occupied building, along with their attention to detail to budget for reasonable maintenance costs for the long term, makes me believe they care deeply about creating a flourishing community and not an empty building bought out by investors.

I humbly ask you to vote in favor of the Kuilei Place Development.

Thank you for your time and consideration.

Sincerely,
Kevin Shizumura, PLS

Name: Erin Shon	Email: erinmshon@gmail.com	Zip: 96822
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Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 02:38 PM
<p>Testimony:</p> <p>Dear Chair, Vice Chair, and members of the committee.</p> <p>My name is Erin Shon and I am testifying on behalf of myself in support of RES22-298. I am in full support of Kuilei Place. Our community is in need of housing opportunities at this price point and providing 1 to 3 bedrooms is exactly what young professionals and families here in Hawaii need. It is genuinely being built for kama`aina as the State requires proof of residency to qualify as a buyer for both the affordable and market rate units. This is a high quality, thoughtfully designed building which takes into account the enjoyment of future residents. There are older residential condominiums within the area that are between 350ft to 375ft and Kuilei Place will bring over 1000 new units to our kama`aina. It's incredible to see that there are no studios, only 1-, 2- and 3-bedroom units so families have enough space, and younger people have the option to grow a family and live there for a long-time. I am a realtor and this is a critically important project because it is attainable for both the affordable and mid-market rate buyers in Hawaii. Inventory in the proposed price range of Kuilei Place is very low. The location is so wonderful for our kama`aina families and young professionals to be able to afford a residence in town, close to great schools and where they work. Kuilei Place is helping address the kama`aina housing issues facing Hawai`i and will help many residents attain homeownership. I ask you to vote in favor of RES22-298. Thank you for this opportunity to testify.</p> <p>Erin Shon</p>		
Name: Jay Miller	Email: Millerj21@gmail.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 02:39 PM
<p>Testimony:</p> <p>My name is Jay Miller and I am testifying on behalf of myself in support of RES22-298. I am in full support of Kuilei Place. Our community is in need of many more housing opportunities for our local residents to help alleviate the rising cost of housing. By providing 1 to 3 bedrooms, Kuilei Place is exactly what young professionals and families here in Hawaii need. It is genuinely being built for kama`aina as the State requires proof of residency to qualify as a buyer for both the affordable and market rate units. Kuilei Place will bring over 1000 new units to our local residents in three smaller living communities within the entire Kuilei Place community. Kuilei is a high quality, thoughtfully designed building which takes into account the enjoyment of future residents. There are convenient parking plans for ease of use, separate elevators for each of the three areas, and the amenities are amazing for those in the community who will make Kuilei Place their home for many years to come. Kuilei Place will bring walk-able sidewalks surrounding the building for all residents in the area to use. Finally, Kuilei Place is helping address the kama`aina housing issues facing Hawai`i and will help many residents attain homeownership. Oahu needs many more condominium projects just like Kuilei Place to make Honolulu a more affordable place for our young families to live and work. We are losing too many professionals and young families to lower cost areas on the mainland and must alleviate this issue by building more housing. I ask you to vote in favor of (Agenda Item Number). Thank you for this opportunity to testify.</p> <p>Jay Miller</p>		
Name: Brett Ikei	Email: brett.ikei@gmail.com	Zip: 96813
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 02:40 PM
<p>Testimony:</p> <p>Dear Chair and Vice Chair and members of the committee.</p> <p>My name is Brett Ikei and I am testifying on behalf of myself and my wife in support of RES22-298. I am in full support of Kuilei Place. Our community is in need of housing opportunities at this price point and providing 1 to 3 bedrooms is exactly what young professionals and families here in Hawaii need. We plan on starting a family and having several bedrooms will be perfect for us. We love the fact that it is genuinely being built for kama`aina as the State requires proof of residency to qualify as a buyer for both the affordable and market rate units. This is a high quality, thoughtfully designed building which takes into account the enjoyment of future residents. There are older residential condominiums within the area that are between 350ft to 375ft and Kuilei Place will</p>		

bring over 1000 new units to our kama`aina. The units are separated into three smaller living communities within the entire Kuilei Place community. There are convenient parking plans for ease of coming and leaving your home, separate elevators for each of the three areas, environmental cost savings measures across the project that will keep the costs down for the kama`aina residents and help our state as a whole, and the amenities are amazing for those in the community who will make Kuilei Place their home for many years to come. Finally, Kuilei Place will bring walk-able sidewalks surrounding the building for all residents in the area to use.

Kuilei Place is helping address the kama`aina housing issues facing Hawai`i and will help many residents attain homeownership. I ask you to vote in favor of RES22-298.

Thank you for this opportunity to testify.

Brett and Leanna Ikei

Name: Bruce Lee	Email: bruceleeroychow@yahoo.com	Zip: 96797
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 02:40 PM

Testimony:

Dear Chair and Vice Chair and members of the committee,

My name is Bruce and I am testifying on behalf of myself in support of agenda item number RES22-298. I am in full support of Kuilei Place.

Our community is in need of housing opportunities at this price point and providing 1 to 3 bedrooms is exactly what young professionals and families here in Hawaii need. It is genuinely being built for kama`aina as the State requires proof of residency to qualify as a buyer for both the affordable and market rate units. This is a high quality, thoughtfully designed building which takes into account the enjoyment of future residents. There are older residential condominiums within the area that are between 350ft to 375ft and Kuilei Place will bring over 1000 new units to our kama`aina. The units are separated into three smaller living communities within the entire Kuilei Place community. There are convenient parking plans for ease of coming and leaving your home, separate elevators for each of the three areas, environmental cost savings measures across the project that will keep the costs down for the kama`aina residents and help our state as a whole, and the amenities are amazing for those in the community who will make Kuilei Place their home for many years to come. Finally, Kuilei Place will bring walk-able sidewalks surrounding the building for all residents in the area to use.

Kuilei Place is helping address the kama`aina housing issues facing Hawai`i and will help many residents attain homeownership.

Sincerely,

Bruce Lee

Name: Karlyn Lee	Email: karlynlee@gmail.com	Zip: 96797
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 02:41 PM

Testimony:

Dear Chair and Vice Chair and members of the committee,

My name is Karlyn Lee and I am testifying on behalf of myself in support of agenda item RES22-298. I am in full support of Kuilei Place.

Our community is in need of housing opportunities at this price point and providing 1 to 3 bedrooms is exactly what young professionals and families here in Hawaii need. It is genuinely being built for kama`aina as the State requires proof of residency to qualify as a buyer for both the affordable and market rate units. This is a high quality, thoughtfully designed building which takes into account the enjoyment of future residents. There are older residential condominiums within the area that are between 350ft to 375ft and Kuilei Place will bring over 1000 new units to our kama`aina. The units are separated into three smaller living communities within the entire Kuilei Place community. There are convenient parking plans for ease of coming and leaving your home, separate elevators for each of the three areas, environmental cost savings measures across the project that will keep the costs down for the kama`aina residents and help our state as a whole, and the amenities are amazing for those in the community who will make Kuilei Place their home for many years to come. Finally, Kuilei Place will bring walk-able sidewalks surrounding the building for all residents in the area to use.

Kuilei Place is helping address the kama`aina housing issues facing Hawai`i and will help many residents attain homeownership.

Mahalo for the opportunity to testify,

Karlyn Lee

Name:	Email:	Zip:
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Kay Lee	lee.kay87@yahoo.com	96797
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 02:42 PM
<p>Testimony:</p> <p>Dear Chair and Vice Chair and members of the committee,</p> <p>My name is Kay Lee and I am testifying on behalf of myself in support of agenda item RES22-298. I am in full support of Kuilei Place.</p> <p>Our community is in need of housing opportunities at this price point and providing 1 to 3 bedrooms is exactly what young professionals and families here in Hawaii need. It is genuinely being built for kama`aina as the State requires proof of residency to qualify as a buyer for both the affordable and market rate units. This is a high quality, thoughtfully designed building which takes into account the enjoyment of future residents. There are older residential condominiums within the area that are between 350ft to 375ft and Kuilei Place will bring over 1000 new units to our kama`aina. The units are separated into three smaller living communities within the entire Kuilei Place community. There are convenient parking plans for ease of coming and leaving your home, separate elevators for each of the three areas, environmental cost savings measures across the project that will keep the costs down for the kama`aina residents and help our state as a whole, and the amenities are amazing for those in the community who will make Kuilei Place their home for many years to come. Finally, Kuilei Place will bring walk-able sidewalks surrounding the building for all residents in the area to use.</p> <p>Kuilei Place is helping address the kama`aina housing issues facing Hawai`i and will help many residents attain homeownership. I ask you vote in favor of Kuilei Place,</p> <p>Kay Lee</p>		
Name: Michael Montrone	Email: michaelmontrone@gmail.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 02:43 PM
<p>Testimony:</p> <p>Dear Chair and Vice Chair and members of the committee,</p> <p>My name is Michael Montrone and I am testifying on behalf of myself in support of RES22-298. I am in full support of Kuilei Place.</p> <p>Our community is in need of housing opportunities at this price point and providing 1 to 3 bedrooms is exactly what young professionals and families here in Hawaii need. It is genuinely being built for kama`aina as the State requires proof of residency to qualify as a buyer for both the affordable and market rate units. This is a high quality, thoughtfully designed building which takes into account the enjoyment of future residents. There are older residential condominiums within the area that are between 350ft to 375ft and Kuilei Place will bring over 1000 new units to our kama`aina. The units are separated into three smaller living communities within the entire Kuilei Place community. There are convenient parking plans for ease of coming and leaving your home, separate elevators for each of the three areas, environmental cost savings measures across the project that will keep the costs down for the kama`aina residents and help our state as a whole, and the amenities are amazing for those in the community who will make Kuilei Place their home for many years to come. Finally, Kuilei Place will bring walk-able sidewalks surrounding the building for all residents in the area to use.</p> <p>Kuilei Place is helping address the kama`aina housing issues facing Hawai`i and will help many residents attain homeownership. I ask that you vote in favor for RES22-298.</p> <p>Michael Montrone</p>		
Name: Lee Wang	Email: leewang@hawaii.edu	Zip: 96822
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 02:44 PM
<p>Testimony:</p> <p>My name is Lee Wang and I'm a Real Estate Broker and an affordable housing expert. I authored and teach the Affordable Housing course for Honolulu Board of Realtors which reaches all the Realtors on Oahu.</p> <p>I'm writing in support of Kuilei Place. The need for affordable housing is simple - more supply helps keep prices affordable. But in addition, the fact that 100% of the building is offered with kama`aina priority means that this inventory is going directly to the people who need it most. These are my friends, family members, and co-workers that are also young professionals - the same incredibly talented people that talk to me about the struggle of if they can afford to stay here or if they should move elsewhere. All inventory is good inventory. The same people buying these are creating housing opportunities in price brackets below them. The couple with 3 kids buying a 3 bedroom are selling their 2 bedroom townhome to an engineer and teacher couple and their</p>		

young son, who in turn out grew their 1 bedroom which will be filled by a bartender upgrading out of his studio. At the end, that studio is going to open up, letting my niece be able to live on her own as she picks UH over a school in California. The effect of any new inventory is tremendous because it trickles down to those close to us.

Speaking from experience, not all new construction is created equal. I've seen buildings thrown up for the sake of simply making a buck. However, having intimately been involved in planning, design, and the lead up to sales for Kuilei Place, I can say unequivocally that this is the type of affordable housing Hawaii needs. It's done right and has been thoughtfully designed with a beautiful balance of form and function. While I recognize the need for developers to have a reasonable profit for the incredible risk they're taking, they've cut no corners and are leaving so much "meat on the bone" for buyers. They've not only created a win for themselves but made sure that the buyer is also experiencing a big win as well - from the finishes, quality appliance, size, to the curated amenities. It's a win-win for all parties involved.

I hear and recognize the pain opponents of development in general: change is painful. Change is scary because with it comes the threat of change of our unique, Hawaii way of life, of Aloha. However, I believe this is what ties opponents and proponents of development together - the common goal of trying to preserve Aloha. Regardless of our best efforts, we can't freeze Hawaii in a time capsule. Change is inevitable. The question remains: will we be part of good change or bad change?

Kuilei Place is a change for the better. It lifts and elevates the neighborhood, it provides good homes and creates enormous opportunities, and most importantly it's all done the right way that helps locals. If you're for locals, for affordability, and for positive change, you're for Kuilei Place.

Name: Noa Emberson	Email: noaemberson@gmail.com	Zip: 96813
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 02:45 PM

Testimony:
I am testifying in support of RES22-298, authorizing exemptions from certain requirements relating to the Kuilei Place affordable and market rate condominium project. This is a good project and we shouldn't make it so hard to create housing for our local people. Please vote in support of Kuilei Place.

Name: Kai Yamamoto	Email: aimeeyamamoto@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 02:45 PM

Testimony:
To Whom it May Concern:
I am writing to support the development of the Kuilei condo project. We are in desperate need of affordable housing and housing inventory. Kuilei will be located in a convenient location and will fit the needs of many first time homebuyers and local families.

Name: Charlie Huffman	Email: huffman8675309@gmail.com	Zip: 96782
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 02:46 PM

Testimony:
Dear Zoning Committee Chair Calvin Say and members of the committee,
I'm writing IN SUPPORT of Kuilei Place and Resolution 22-298. I am a local resident and would like to see more affordable homes for sale so that Kama'aina have a chance at homeownership. Thank you kindly.

Name: Jordan Kamisato	Email: jkk134@gmail.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 02:47 PM

Testimony:
Dear Zoning Committee Chair Calvin Say and members of the committee,
I'm writing IN SUPPORT of Kuilei Place and Resolution 22-298. As a young working professional, I am experiencing the first hand the need for more affordable homes for myself and many of friends to have a chance at homeownership here in Hawaii. I hope that the members would understand and support this Kobayashi Group project offering affordable and market homes.
Thank you!

Name: Daniel Paison	Email: danilynp@gmail.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 02:47 PM
<p>Testimony:</p> <p>Dear Zoning Committee Chair Calvin Say and members of the committee,</p> <p>I'm writing IN SUPPORT of Kuilei Place and Resolution 22-298. As a local young working professional, I am experiencing the first hand the need for more affordable homes for myself and many of friends to have a chance at homeownership here in Hawaii. I hope that the members would understand and support this Kobayashi Group project offering affordable and market homes. Thank you!</p>		
Name: Jake Fujishige	Email: jakefujishige@yahoo.com	Zip: 96786
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 02:48 PM
<p>Testimony:</p> <p>Dear Zoning Committee Chair Calvin Say and members of the committee,</p> <p>I'm writing IN SUPPORT of Kuilei Place and Resolution 22-298. As a local young working professional, I am experiencing the first hand the need for more affordable homes for myself and many of friends to have a chance at homeownership here in Hawaii. I hope that the members would understand and support this Kobayashi Group project offering affordable and market homes. Plus - this project will offer much needed jobs for us local people. Thank you!</p>		
Name: Devin Pang	Email: dkp2401@iolani.org	Zip: 96814
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 02:49 PM
<p>Testimony:</p> <p>Thank you, City Council Chair Tommy Waters and the City Council Committee on Zoning, for the opportunity to endorse Resolution 22-298 in support of the Kuilei Place affordable housing project. According to studies, Hawaii needs 46,000 new housing units to meet demand between 2020 and 2030. Many local residents, born and raised in Hawaii, do not have equitable access to feasible housing resources and are being shut out of a special place they once called home. As a community we need to figure out how to take care of local disadvantaged Kama'aina and not squeeze them out in a housing market driven largely by wealthy mainland and foreign buyers. Additionally, as a high school junior (Class of 2024) and lifelong resident of Honolulu, I am concerned for my ability to afford a home one day as a future young professional and be able to live near my family. This project would serve as a catalyst to further the initiatives to provide feasible housing to local residents. Because of this I support the Kuilei Place affordable housing development and all of the far-reaching benefits it will provide to local Kama'aina and the younger generation. I therefore urge the committee to approve this resolution.</p>		
Name: Jarett How	Email: howjarett@yahoo.com	Zip: 96706
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 02:50 PM
<p>Testimony:</p> <p>I am in support of Kuilei Place, and ask the members of the council to approve this project and give more local families an opportunity to become a home owner.</p>		
Name: Grant Yamaguchi	Email: gyamaguchi@summitfn.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 02:50 PM
<p>Testimony:</p> <p>I am in support of Kuilei place and ask the members of this panel to approve the project.</p>		

Name: Kaulana Chang	Email: kaulana@torchhawaii.com	Zip: 96821
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 02:51 PM
<p>Testimony:</p> <p>Dear Chair and Vice Chair and members of the committee,</p> <p>My name is Kaulana Chang and I am in favor of Kuilei Place. I live in Aina Hina, as a young professional, I do almost all of my work in town - even have my storage space on the corner of Waialae and Kapiolani.</p> <p>I've heard of Kobayashi Group before and knew they were known for their quality of work, but I was even more excited to hear they were planning to take on an Affordable project. It's very nice to see that there are no studios, only 1-, 2- and 3-bedroom units so folks will be able to live in one place for a longer period of time. I also love the sustainability features and this is very important for residents and developers to work on together.</p> <p>On top of having more affordable options for locals, I think this building will give the neighborhood a much needed facelift. Adding sidewalks and creative and lively space for families is just what this specific area needs!</p> <p>I really do hope to see this building come into fruition and ask that the council be in favor of this Affordable project from the Kobayashi Group.</p> <p>Mahalo for the opportunity to testify.</p> <p>Kaulana</p>		
Name: Myron Lee	Email: mlee51430@gmail.com	Zip: 96797
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 02:54 PM
<p>Testimony:</p> <p>To whom it may concern,</p> <p>My name is Myron Lee and I am testifying on behalf of myself in support Kuilei Place.</p> <p>Our community is in need of housing opportunities at this price point and providing 1 to 3 bedrooms is exactly what young professionals and families here in Hawaii need. It is genuinely being built for kama`aina as the State requires proof of residency to qualify as a buyer for both the affordable and market rate units. This is a high quality, thoughtfully designed building which takes into account the enjoyment of future residents. There are older residential condominiums within the area that are between 350ft to 375ft and Kuilei Place will bring over 1000 new units to our kama`aina. The units are separated into three smaller living communities within the entire Kuilei Place community. There are convenient parking plans for ease of coming and leaving your home, separate elevators for each of the three areas, environmental cost savings measures across the project that will keep the costs down for the kama`aina residents and help our state as a whole, and the amenities are amazing for those in the community who will make Kuilei Place their home for many years to come. Finally, Kuilei Place will bring walk-able sidewalks surrounding the building for all residents in the area to use.</p> <p>Kuilei Place is helping address the kama`aina housing issues facing Hawai`i and will help many residents attain homeownership. I looking forward to seeing more project like this by a developer who cares about the local people.</p> <p>Myron</p>		
Name: Jocelyn Macaibay	Email: palolajocelyn@gmail.com	Zip: 96797
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 02:55 PM
<p>Testimony:</p> <p>My name is Jocelyn and I am testifying on behalf of myself in full support of Kuilei Place. Our community is in need of housing opportunities at this price point and providing 1 to 3 bedrooms is exactly what young professionals and families here in Hawaii need. It is genuinely being built for kama`aina as the State requires proof of residency to qualify as a buyer for both the affordable and market rate units. This is a high quality, thoughtfully designed building which takes into account the enjoyment of future residents. There are older residential condominiums within the area that are between 350ft to 375ft and Kuilei Place will bring over 1000 new units to our kama`aina. The units are separated into three smaller living communities within the entire Kuilei Place community. There are convenient parking plans for ease of coming and leaving your home, separate elevators for each of the three areas, environmental cost savings measures across the project that will keep the costs down for the kama`aina residents and help our state as a whole, and the amenities are amazing for those in the community who will make Kuilei Place their home for many years to come. Finally, Kuilei Place will bring walk-able sidewalks</p>		

surrounding the building for all residents in the area to use.

Kuilei Place is helping address the kama`aina housing issues facing Hawai`i and will help many residents attain homeownership.

I ask you vote in favor of Kuilei Place,

Jocelyn

Name: Carly Sakamoto	Email: cahhlee@yahoo.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 02:56 PM

Testimony:

My name is Carly Sakamoto and I am testifying on behalf of myself in support of Kuilei Place.

I am a newlywed and mother looking to purchase a home for my family in the near future. It is heartbreaking to see so many friends and family leave the island due to high cost of living. My dream is to have my kids grow up close to their family.

Our community is in need of housing opportunities at this price point and providing 1 to 3 bedrooms is exactly what young professionals and families here in Hawaii need. It is genuinely being built for kama`aina as the State requires proof of residency to qualify as a buyer for both the affordable and market rate units. This is a high quality, thoughtfully designed building which takes into account the enjoyment of future residents. There are older residential condominiums within the area that are between 350ft to 375ft and Kuilei Place will bring over 1000 new units to our kama`aina. The units are separated into three smaller living communities within the entire Kuilei Place community. There are convenient parking plans for ease of coming and leaving your home, separate elevators for each of the three areas, environmental cost savings measures across the project that will keep the costs down for the kama`aina residents and help our state as a whole, and the amenities are amazing for those in the community who will make Kuilei Place their home for many years to come. Finally, Kuilei Place will bring walk-able sidewalks surrounding the building for all residents in the area to use.

Kuilei Place is helping address the kama`aina housing issues facing Hawai`i and will help many residents attain homeownership.

Name: Mariko Nicol	Email: Nicolmariko@gmail.com	Zip: 96701
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 02:59 PM

Testimony:

Dear Chair and Vice Chair and members of the committee,

My name is Mariko and I am testifying on behalf of myself in support of Kuilei Place.

Our community is in need of housing opportunities at this price point and providing 1 to 3 bedrooms is exactly what young professionals and families here in Hawaii need. It is genuinely being built for kama`aina as the State requires proof of residency to qualify as a buyer for both the affordable and market rate units. This is a high quality, thoughtfully designed building which takes into account the enjoyment of future residents. There are older residential condominiums within the area that are between 350ft to 375ft and Kuilei Place will bring over 1000 new units to our kama`aina. The units are separated into three smaller living communities within the entire Kuilei Place community. There are convenient parking plans for ease of coming and leaving your home, separate elevators for each of the three areas, environmental cost savings measures across the project that will keep the costs down for the kama`aina residents and help our state as a whole, and the amenities are amazing for those in the community who will make Kuilei Place their home for many years to come. Finally, Kuilei Place will bring walk-able sidewalks surrounding the building for all residents in the area to use.

Kuilei Place is helping address the kama`aina housing issues facing Hawai`i and will help many residents attain homeownership.

I look forward to purchasing in Kuilei Place and enjoying this thoughtfully designed building with my family.

Name: Jason Jason	Email: jasonnicol@gmail.com	Zip: 96701
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 02:59 PM

Testimony:

To whom it may concern,

My name is Jason and I am in full support of Kuilei Place. Our community is in need of housing opportunities at this price point and providing 1 to 3 bedrooms is exactly what young professionals and families here in Hawaii need. It is genuinely being built for kama`aina as the State requires proof of residency to qualify as a buyer for both the affordable and market rate units. This is a high quality, thoughtfully designed building which takes into account the enjoyment of future residents. There are older residential

condominiums within the area that are between 350ft to 375ft and Kuilei Place will bring over 1000 new units to our kama`aina. The units are separated into three smaller living communities within the entire Kuilei Place community. There are convenient parking plans for ease of coming and leaving your home, separate elevators for each of the three areas, environmental cost savings measures across the project that will keep the costs down for the kama`aina residents and help our state as a whole, and the amenities are amazing for those in the community who will make Kuilei Place their home for many years to come. Finally, Kuilei Place will bring walk-able sidewalks surrounding the building for all residents in the area to use. Kuilei Place is helping address the kama`aina housing issues facing Hawai`i and will help many residents attain homeownership. Sincerely,
Jason Nicol

Name: Dennis Macaibay	Email: dnnsmac@yahoo.com	Zip: 96797
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 03:00 PM

Testimony:
Dear Chair and Vice Chair and members of the committee,
My name is Dennis and I am testifying in full support of Kuilei Place. Our community is in need of housing opportunities at this price point and providing 1 to 3 bedrooms is exactly what young professionals and families here in Hawaii need. It is genuinely being built for kama`aina as the State requires proof of residency to qualify as a buyer for both the affordable and market rate units. This is a high quality, thoughtfully designed building which takes into account the enjoyment of future residents. There are older residential condominiums within the area that are between 350ft to 375ft and Kuilei Place will bring over 1000 new units to our kama`aina. The units are separated into three smaller living communities within the entire Kuilei Place community. There are convenient parking plans for ease of coming and leaving your home, separate elevators for each of the three areas, environmental cost savings measures across the project that will keep the costs down for the kama`aina residents and help our state as a whole, and the amenities are amazing for those in the community who will make Kuilei Place their home for many years to come. Finally, Kuilei Place will bring walk-able sidewalks surrounding the building for all residents in the area to use. Kuilei Place is helping address the kama`aina housing issues facing Hawai`i and will help many residents attain homeownership. Mahalo,
Dennis Macaibay

Name: Florence Chong	Email: florencechong@me.com	Zip: 96821
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 03:02 PM

Testimony:
Dear Chair, Vice Chair and members of the committee,

My name is Florene Chong and I am writing on behalf of my family in support of Kuilei Place, the proposed HHFCD affordable condominium project.

I would like to express my full support for Kuilei Place and its mission to provide attainable residences to our local community. Our island is in desperate need of housing opportunities at this price point and providing 1 to 3 bedroom residences where an individual or family can thrive is exactly what will help Hawaii's complex housing crisis. I have two daughters who dream of moving home someday, but are discouraged with the limited housing opportunities. Buying a home of their own just seems so out of reach and competitive. Many of us with children who go to the mainland for college and work experience simply cannot afford to return to Oahu.
With Kuilei Place, since the State is requiring proof of residency to qualify as a buyer for both the affordable and market rate units, kamaina actually have a fighting chance to buy into these residences. On top of that, this particular project is a high quality, thoughtfully designed building which has taken into consideration the safety, enjoyment and long term well being of its future residents. Unlike most of the building in the area, this project will= have updated safety features such as sprinklers and smoke detectors. It will no doubt be an ideal investment opportunity for anyone lucky enough to purchase a unit here.
Kuilei Place will bring more than 1000 new units to our kama`ina. There are plans for convenient and ample parking. What's more, the developers took into account multiple environmental cost saving measures, which will not only keep the costs down for kama`ina residents but also help our island community by minimizing its environmental impact. Not only are the planned amenities wonderful for the residents of Kuilei Place, but everyone in the neighborhood will benefit from its planned improvements such as sidewalks, improved drainage (in an area prone to flooding), landscaping/beautification and other conveniences. Kuilei Place is

helping to address the critical housing issues facing Hawaii by creating opportunities for local residents to attain homeownership. Every day we hear about our state's housing crisis and how something needs to be done to solve this pressing issue. The developers of Kuilei Place have made a commitment to actually do something about it—to participate and be part of the solution. We must support the efforts of developers who walk the talk and encourage more projects like this if we ever want make a real and lasting difference in our community. There is no place on Earth like Hawaii. My children are seventh generation here on Oahu and I only hope they are able to realize their dream of someday returning to the islands to create a home here for their families.

Mahalo for this opportunity to express our support, I ask you to vote in favor of Kuilei Place.

Aloha,
Florence

Name: Erika Miyahira	Email: erikam555@gmail.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 03:02 PM

Testimony:
I am writing in support of Kuilei Place. I am a young professional and this is exactly the type of housing options that Oahu needs. I have a young family and want to purchase in town.

Name: Lenore Ching	Email: Lenoreching@gmail.com	Zip: 96821
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 03:03 PM

Testimony:
This sounds like a much needed project geared to help the local folks instead of rich mainlanders looking for a second home or investment. The location is ideal and perhaps more of our young people will have the option to stay home in Hawaii.

Name: Kin Ching	Email: Kinhching@gmail.com	Zip: 96821
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 03:04 PM

Testimony:
I support the Kuilei Place project in the Moillili McCully area. We definitely are in need for more affordable housing. Kin Ching, D.D.S.

Name: Javin Nohara	Email: jnohara14@gmail.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 03:04 PM

Testimony:
My name is Javin Nohara and I wanted to show support for the scheduled Kuilei Place project. As an individual who was born and raised here, the thought of owning a piece of property 'in town' was something which was hard to consider especially because of the high prices of Hawaii real estate. But thanks to the State Affordable Unit program, I was able to realize this goal of owning real estate and being able to live in Hawaii. Without projects like Kuilei Place myself along with many other local residents who want to stay in Hawaii, closer to family, would be not be able to afford properties here and would look to the mainland for alternatives. Projects like Kuilei Place that have designated affordable units, and designated units for local families provides a once in a lifetime opportunity to not only keep families closer, but to also create new local communities that will help support and grow our State for many years to come.

Name: Andrew Lee	Email: andyincorporated@gmail.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 03:05 PM

<p>Testimony:</p> <p>I am support of Kuilei Place. Kobayashi Group builds fantastic buildings. The local working class community will be excited to have an opportunity to stay in town and not have to move to the mainland.</p>		
<p>Name:</p> <p>Channen Dunn</p>	<p>Email:</p> <p>Channldunn77@gmail.com</p>	<p>Zip:</p> <p>96713</p>
<p>Representing:</p> <p>Self</p>	<p>Position:</p> <p>Support</p>	<p>Submitted:</p> <p>Jan 22, 2023 @ 03:06 PM</p>
<p>Testimony:</p> <p>I am a young professional, I think Kuilei Place is what the people of this island need. Housing costs are rising and the more affordable housing units can be allocated the better!</p>		
<p>Name:</p> <p>Stefanie Seet</p>	<p>Email:</p> <p>seetstefanie@gmail.com</p>	<p>Zip:</p> <p>96744</p>
<p>Representing:</p> <p>Self</p>	<p>Position:</p> <p>Support</p>	<p>Submitted:</p> <p>Jan 22, 2023 @ 03:07 PM</p>
<p>Testimony:</p> <p>Dear Zoning Committee Chair Calvin Say and members of the committee,</p> <p>My name is Stefanie Seet and I am testifying on behalf of myself in support of Kuilei Place and Resolution 22-298. Our community is in need of housing opportunities at this price point and providing 1 to 3 bedrooms is exactly what young professionals and families here in Hawaii need. It is genuinely being built for kama`aina as the State requires proof of residency to qualify as a buyer for both the affordable and market rate units. This is a high quality, thoughtfully designed building which takes into account the enjoyment of future residents. There are older residential condominiums within the area that are between 350ft to 375ft and Kuilei Place will bring over 1000 new units to our kama`aina. The units are separated into three smaller living communities within the entire Kuilei Place community. There are convenient parking plans for ease of coming and leaving your home, separate elevators for each of the three areas, environmental cost savings measures across the project that will keep the costs down for the kama`aina residents and help our state as a whole, and the amenities are amazing for those in the community who will make Kuilei Place their home for many years to come. Finally, Kuilei Place will bring walk-able sidewalks surrounding the building for all residents in the area to use.</p> <p>Kuilei Place is helping address the kama`aina housing issues facing Hawai`i and will help many residents attain homeownership. Thank you for this opportunity to testify.</p>		
<p>Name:</p> <p>Karey Ann Yoshioka</p>	<p>Email:</p> <p>kareyyoshioka@gmail.com</p>	<p>Zip:</p> <p>96701</p>
<p>Representing:</p> <p>Self</p>	<p>Position:</p> <p>Support</p>	<p>Submitted:</p> <p>Jan 22, 2023 @ 03:07 PM</p>
<p>Testimony:</p> <p>I intend to buy at Kuilei Place because this is exactly what people my age need. After finishing college, I wanted to move back home. But my only option is to live in my childhood home. As a teacher, I don't feel like there's an option for me to buy. I want to be able to work for Hawaii and have my family here. Kuilei place is a great option for Kamaaina that can be used to close the gap.</p>		
<p>Name:</p> <p>Anadil Chowdhury</p>	<p>Email:</p> <p>anadilcho@gmail.com</p>	<p>Zip:</p> <p>96815</p>
<p>Representing:</p> <p>Self</p>	<p>Position:</p> <p>Support</p>	<p>Submitted:</p> <p>Jan 22, 2023 @ 03:08 PM</p>
<p>Testimony:</p> <p>Dear Zoning Committee Chair Calvin Say and members of the committee,</p> <p>My name is Anadil Chowdhury and I'm a Mechanical Engineer since 2016. In Hawaii it's very hard or almost impossible to find reserved housing units at this moment. This project will help young generation and also the community. Please approve this project to help the community.</p>		
<p>Name:</p> <p>Chase Hiyakumoto</p>	<p>Email:</p> <p>hiyakumc@gmail.com</p>	<p>Zip:</p> <p>96813</p>
<p>Representing:</p> <p>Self</p>	<p>Position:</p> <p>Support</p>	<p>Submitted:</p> <p>Jan 22, 2023 @ 03:09 PM</p>

<p>Testimony:</p> <p>I'm planning on starting a family soon and would like to purchase a place in town. Kuilei Place would be the perfect opportunity for this. I also appreciate the fact that this building is being built for locals.</p>		
Name:	Email:	Zip:
Kayla Valdez	Kaykay5099@gmail.com	96797
Representing:	Position:	Submitted:
Self	Support	Jan 22, 2023 @ 03:10 PM
<p>Testimony:</p> <p>My boyfriend and I intend to buy at Kuilei Place. We are both are approaching a time in our life where we want to start our lives together and finding a place is the beginning of that. We feel that Kuilei offers what us young adults need in order to make that step in life. The location and the amenities is everything we could dream of but what is important is the affordability that it offers. Without that I don't think we could imagine buying a place on the island so soon at our age.</p>		
Name:	Email:	Zip:
Thomas Root	thomasrmakakilo@gmail.com	96707
Representing:	Position:	Submitted:
Self	Support	Jan 22, 2023 @ 03:10 PM
<p>Testimony:</p> <p>I am a young professional and this is exactly the type of living options Oahu needs. The state needs more opportunities for an equal opportunity for everyone to be able to purchase.</p>		
Name:	Email:	Zip:
Timothy Busby	timbusby@icloud.com	96813
Representing:	Position:	Submitted:
Self	Support	Jan 22, 2023 @ 03:11 PM
<p>Testimony:</p> <p>Dear Chair/Vice Chair and members of the committee.</p> <p>My name is Timothy and I support Kuilei Place because there is a need for affordable housing in Honolulu for the working class. With the construction of Kuilei Place this will be a start to solving the lack of affordable housing.</p> <p>Timothy Busby</p>		
Name:	Email:	Zip:
Richard Schultz	rschultz001@gmail.com	96819
Representing:	Position:	Submitted:
Self	Support	Jan 22, 2023 @ 03:12 PM
<p>Testimony:</p> <p>I support the building of Kuilei Place. This will benefit the hard working local community who are in need of housing at an affordable price. Mahalo.</p>		
Name:	Email:	Zip:
Cristen Kramer	cristenkramer@gmail.com	96817
Representing:	Position:	Submitted:
Self	Support	Jan 22, 2023 @ 03:12 PM
<p>Testimony:</p> <p>I am a young professional and this is exactly the type of living options Oahu needs. I am in full support of Kuilei Place and think it is a great housing option for local residents.</p>		
Name:	Email:	Zip:
Patrick Miyashiro	patrick.miyashiro@icloud.com	96701
Representing:	Position:	Submitted:
Self	Support	Jan 22, 2023 @ 03:13 PM
<p>Testimony:</p> <p>'m in support of the proposed development of Kuilei Place in Moilili. My grandchildren are now in the buying process and need</p>		

this type of development to be able to accomplish homeownership in Hawaii. I was born and raised in the McCully area and know how special this area is for most people.

Name: Matthew Pila	Email: Nuipila10@gmail.com	Zip: 96701
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 03:14 PM

Testimony:
I am in full support of Kuilei Place. I've been working in plumbing for six months now and still living with my parents. I would love to buy my own place, move out, and start a life on my own. With the housing market rising at the rate it is, I feel like I could never afford to move out on my own. I was told about this project and I'm excited that there will be an opportunity to buy a brand new unit at a price I could afford on my own. I am very excited for Kuilei Place!

Name: Anthony Butac	Email: arbutac04@gmail.com	Zip: 96819
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 03:15 PM

Testimony:
Aloha! I am writing to support this project Kuilei Place. I feel this project is much needed for the Kama'aina people and will finally allow families to be able to stay here in Hawaii and not have to move away. We need this!

Name: Marni Canubida	Email: marnyard@hawaii.rr.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 03:16 PM

Testimony:
I want my kids to be able to afford a place to live in Hawaii. I want them to be able to share the Aloha experiences they had growing up with their children. Hawaii is a very special place where culture, tradition and family are the foundations of who we are. The only way we can keep it special is by keeping our Keiki at home by providing an affordable place to buy.

Name: Jeffrey Chan	Email: Jeffreychan112@gmail.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 03:18 PM

Testimony:
Dear Chair Calvin Say and Vice Chair (name to be provided closer to hearing date) and members of the committee.
My name is Jeffrey Chan and I am testifying on behalf of myself in support of RES22-298 .I am in full support of Kuilei Place. Our community is in need of housing opportunities at this price point and providing 1 to 3 bedrooms is exactly what young professionals and families here in Hawaii need.
It is genuinely being built for kama`aina as the State requires proof of residency to qualify as a buyer for both the affordable and market rate units.
This is a high quality, thoughtfully designed building which takes into account the enjoyment of future residents.
There are older residential condominiums within the area that are between 350ft to 375ft and Kuilei Place will bring over 1000 new units to our kama`aina.
The units are separated into three smaller living communities within the entire Kuilei Place community.
There are convenient parking plans for ease of coming and leaving your home, separate elevators for each of the three areas, environmental cost savings measures across the project that will keep the costs down for the kama`aina residents and help our state as a whole, and the amenities are amazing for those in the community who will make Kuilei Place their home for many years to come.
Finally, Kuilei Place will bring walk-able sidewalks surrounding the building for all residents in the area to use.
Kuilei Place is helping address the kama`aina housing issues facing Hawai'i and will help many residents attain homeownership.
Jeffrey Chan

Name: Charles Leon Guerrero	Email: charlesleonguerrero@gmail.com	Zip: 96706
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Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 03:20 PM
Testimony: I support Kuilei Place.		
Name: Kristine Joo	Email: Kristinejoo@gmail.com	Zip: 96815
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 03:21 PM
Testimony: I am writing in support of the Kuilei Place project. Kamaaina needs more affordable housing to close the gap		
Name: Calvin Lee	Email: calfslee@yahoo.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 03:23 PM
Testimony: I am for the project Kuilei Place. Great location for families and schools. The working class first time home buyers will have a good opportunity to get into a building with a top notch developer.		
Name: Ralph Inouye	Email: rinouye@alakaimechanical.com	Zip: 96819
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 03:24 PM
Testimony: Dear Zoning Committee Chair Calvin Say and Members of the Committee, My name is Ralph Inouye and I have three sons ranging in age from 24 to 36 years old. None of them are married and only one of my sons has been able to purchase a place of his own. The other two are working with decent paying jobs but are still unable to find a place they like and can afford. A project like Kuilei Place is an ideal project. It's new and the location is centralized. I know this project will not only benefit my sons but a lot of locals. Please strongly consider approval of this project as I know this is much needed to keep our young living in our state and contributing to help our state's economy.		
Name: Ian Horie	Email: ihorie@gmail.com	Zip: 96701
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 03:24 PM
Testimony: This is an important project for the Moiliili community and the Island - this building will provide a substantial amount of housing at a price point sensible for locals.		
Name: Robyn Hirokane	Email: baby54baby@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 03:25 PM
Testimony: I am in full support of Kuilei Place. Oahu needs more affordable units for sale mixed with market units. From what I know listening to the board meetings for Moiliili and Waikiki, it appears to be a development that people need and want. It's in an area that many retirees, students, young families, currently live and it'll be good to give them an option to purchase in a neighborhood they are familiar with and in a brand new project that'll hopefully change the landscape of the area.		
Name: Ariel Algano	Email: alaganoa@gmail.com	Zip: 96813
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 03:26 PM

<p>Testimony:</p> <p>In 2022, my wife and I just had our first daughter and living in a 1 bedroom apartment isn't ideal especially with our plans to grow our family. With the high cost of condos and price of living in Hawaii, it's difficult to find an affordable housing that is offered in town. This upcoming condo, will hopefully give my family the opportunity to live in town and more importantly a place to call home.</p>		
Name:	Email:	Zip:
Wade Uehara	wade.uehara@gmail.com	96815
Representing:	Position:	Submitted:
Self	Support	Jan 22, 2023 @ 03:27 PM
<p>Testimony:</p> <p>Aloha,</p> <p>I am in support of this project because it will bring economic opportunities to this underserved area. Affordable housing is lacking in this area. Appreciative that this developer is taking on this project.</p> <p>Wade Uehara</p>		
Name:	Email:	Zip:
Cheryl Hirokane	r59592@yahoo.com	96816
Representing:	Position:	Submitted:
Self	Support	Jan 22, 2023 @ 03:27 PM
<p>Testimony:</p> <p>I've been living in Kaimuki almost my whole life and there have not been new development offerings in many years. What I know of with this development is that it'll be in an area that is underserved. It gives an opportunity for those in the neighborhood to buy something brand new at affordable prices or prices below average market prices. This development will serve a population closer to universities, schools, outskirts of Waikiki, Kaimuki and Kapahulu neighborhoods.</p>		
Name:	Email:	Zip:
Shantel Perry	spavao@hawaii.rr.com	96816
Representing:	Position:	Submitted:
Self	Support	Jan 22, 2023 @ 03:28 PM
<p>Testimony:</p> <p>I am in full support of Kuilei Place. I am a manager at Safeway and have worked at the Kapahulu location for many years. I travel between Kapahulu, Salt Lake and Wahiawa to live and work. It would be really nice if I could buy a new unit within the area of Kapiolani for my job. All I see are condo units that were built in the 1970's and they feel old and maintenance fees are high. If there was an opportunity in Kapahulu or Moiliili that would provide me at least 2-3 bedrooms with storage and sufficient parking then that would be the best option for me. I don't see that at affordable prices. I think Kuilei Place can serve a need for many people. Please support Kuilei Place.</p>		
Name:	Email:	Zip:
Tiffany Matsuda	midori.yoshimi@gmail.com	96822
Representing:	Position:	Submitted:
Self	Support	Jan 22, 2023 @ 03:29 PM
<p>Testimony:</p> <p>Kuilei Place will provide much needed jobs to the construction industry, and support vendors and services.</p>		
Name:	Email:	Zip:
Harry Ono	onow002@hawaii.rr.com	96816
Representing:	Position:	Submitted:
Self	Support	Jan 22, 2023 @ 03:29 PM
<p>Testimony:</p> <p>I am in support of this project for the reasons below.</p> <ul style="list-style-type: none"> • Kuilei Place will add much needed affordable housing to our state. • Kuilei Place will provide much needed jobs to the construction industry, and support vendors and services. • Kuilei Place will also infuse substantial tax revenue into the state. 		
Name:	Email:	Zip:

Chase Kutara	chase@ack-inc.com	96797
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 03:30 PM
<p>Testimony:</p> <p>Dear Zoning Committee Chair Calvin Say and members of the committee,</p> <p>My name is Chase Kutara. I'm testifying IN SUPPORT of Kuilei Place and Resolution 22-298 for the following reasons:</p> <ul style="list-style-type: none"> - I intend to buy at Kuilei Place. - I am a young professional and this is exactly the type of living options Oahu needs. - I respect that the developer is integrating the targeted affordable and market rate homes throughout the entire community. - The quality of this price range of residences is great to see. - I love the sustainability features and this is very important for residents and developers to work on together. 		
Name: Lisa Son	Email: lisayamada1@gmail.com	Zip: 96813
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 03:31 PM
<p>Testimony:</p> <p>I am writing in support of authorizing exemptions to support the building the Kuilei Place. Affordable housing is in critical shortage in Honolulu's urban core, and this development will help to meet this need for local working families. Many local families are being priced out of paradise because they can no longer, forced to move away because they cannot afford to live here; allowing affordable housing projects such as this one will help to ensure Honolulu remains a diverse and thriving community. As such, I am writing in full support of RES22-298 to authorize exemptions for Kuilei Place.</p>		
Name: Ashley Ohia	Email: akikobomb@yahoo.com	Zip: 96819
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 03:34 PM
<p>Testimony:</p> <p>We need more affordable housing in Hawaii, it's extremely difficult to make ends meet even if both household members have full time jobs. Kuilei Place will add much needed affordable housing to our state.</p>		
Name: Joseph Barrios	Email: jbarrios@alakaimechanical.com	Zip: 96819
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 03:48 PM
<p>Testimony:</p> <p>I support the Kuilei Place project. This project will help our locals with an affordable housing to live in and keep families of the street.</p>		
Name: Cynthia Carcano	Email: Cmcarcano03@gmail.com	Zip: 96706
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 03:49 PM
<p>Testimony:</p> <p>Aloha, I am a working business professional providing insurance needs for clients all over the island. When I heard of this new development I thought how wonderful is it that this developer wants to provide a new type of living similar to their luxury projects in an area that no one would ever think. It's very much out of the box and very forward thinking. There are areas throughout the island that are underdeveloped or are in need of change and this is the perfect start for this neighborhood. This will provide over half of the building as affordable units. We all know Hawaii needs more units to be affordable but at a highest level of quality. I believe this developer will provide exactly what we need for the people of Hawaii. I can see first time homeowners so excited to have the opportunity to purchase a unit here. Please support Kuilei Place.</p>		
Name: Shanell Arakawa	Email: shanell@ack-inc.com	Zip: 96797

Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 03:50 PM
<p>Testimony:</p> <p>Dear Zoning Committee Chair Calvin Say and members of the committee,</p> <p>My name is Shanell Arakawa, and I am born and raised in Honolulu, Hawaii. The cost of living in Hawaii is getting worse every year. Rather than being stuck living at home with mom and dad, or deciding to move to the mainland because Hawaii is just too expensive, the Kuilei Place project will provide a unique affordable housing opportunity in the heart of Honolulu.</p> <p>I support the Kuilei Place project!</p>		
Name: Filix Nguyen	Email: filixnguyen@gmail.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 03:50 PM
<p>Testimony:</p> <p>Dear Zoning Committee Chair Calvin Say and members of the committee,</p> <p>My name is Filix Nguyen and I respect that the developer is integrating the targeted affordable and market rate homes throughout the entire community. As I intend to buy at Kuilei Place, I am grateful for this opportunity to be able to qualify. Since the quality of this price range of residence is great to see.</p>		
Name: Joey Resurreccion	Email: jresurreccion@alakaimechanical.com	Zip: 96819
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 03:52 PM
<p>Testimony:</p> <p>Hats off to Kobayashi Group for making sure that new housings is available for all of Hawaii communities and Kama'aina. More importantly, I respect that the developer is integrating the targeted affordable and market rate units throughout the entire community.</p>		
Name: Brandon Madamba	Email: bmadamba13@gmail.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 03:52 PM
<p>Testimony:</p> <p>I am in support of Kuilei Place. I used to live in the area and this would really benefit the local people. Hawaii could use a lot more of this. Thank you.</p>		
Name: David Yeung	Email: dachinaman1@yahoo.com	Zip: 96813
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 03:53 PM
<p>Testimony:</p> <p>I am in favor of Kuilei Place. We need more housing for locals only. There is not enough of this. Too many foreign investors.</p>		
Name: Jacob Kapon	Email: jkapon@alakaimechanical.com	Zip: 96819
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 03:54 PM
<p>Testimony:</p> <p>DEAR ZONING COMMITTEE</p> <p>WE LIVE IN THE AREA AND AM VERY EXCITED ABOUT KUILEI PLACE BRINGING YOUNG FAMILIES AND PROFESSIONAL TO THE AREA. KAMAAINA NEEDS MORE AFFORDABLE HOUSING TO CLOSE THE GAP. HATS OFF TO KOBAYASHI GROUP FOR MAKING SURE THAT NEW HOUSING IA A AVAILABLE FOR ALL OF HAWAII'S COMMUNITIES.</p>		
Name:	Email:	Zip:

Kyle Meyer	kameyer1975@yahoo.com	96792
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 03:54 PM
<p>Testimony:</p> <p>I am in support of Kuilei Place the proposed development off Kapiolani Blvd. I am a construction worker for a good part of my life and have seen new developments sprout up everywhere. As a local resident I'm in full support of development that provides an opportunity for the local Kamaaina to buy and become homeowners. When I was buying my first home there were not many opportunities and I had to go to an area that was affordable for me which was in Makaha. If I could have bought somewhere else I would've. There are many people out there that won't go to somewhere else that has lower prices and that keeps them as a renter. I'm in full support of Kuilei Place if it provides the local residents an opportunity at affordable prices.</p>		
Name: Kira Roberts	Email: kiramich@gmail.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 03:55 PM
<p>Testimony:</p> <p>Dear Zoning Committee Chair Calvin Say and members of the committee,</p> <p>I am born and raised in Hawaii, currently live in a multi-generational home.</p> <p>I am testifying IN SUPPORT of Kuilei Place and Resolution 22-298 because :</p> <ul style="list-style-type: none"> - Cost of living is high in Hawaii. - Need multiple sources of income to live here. - This project will support locals living in Hawaii rather than moving to the mainland. <p>I ask you to vote in favor of Kuilei Place. Thank you for this opportunity to testify.</p>		
Name: Marc Pataray	Email: marcgyver001@yahoo.com	Zip: 96701
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 03:56 PM
<p>Testimony:</p> <p>Dear Zoning Committee Chair and members,</p> <p>My name is Marc Pataray and a resident of Hawai'i. The cost of living here in the islands is astronomical. After being divorced, it is almost impossible to obtain a stable residence on the islands to provide for my children when they are with me.</p> <p>It is great to hear that the developer is trying to accommodate the kama'aina in trying to integrate affordable housing in this community at Kuilei Place. It is refreshing to see the people of Hawai'i trying to help the people of Hawai'i.</p> <p>Looking further into the development write-up of Kuilei Place, it also seems that the amenities of such a place makes this an excellent spot to raise a family; kid friendly with near by shops. Fantastic.</p> <p>Thank You For Your Time, Marc</p>		
Name: Naeco Logan	Email: Naeco.Logan@gmail.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 03:57 PM
<p>Testimony:</p> <p>Dear Chair and Vice Chair,</p> <p>My name is Naeco Logan and I am testifying on behalf of myself and I am in full support of Kuilei Place. This building really excites me as a buyers agent because it is perfect for the clients I work with most often. First time home buyers, young professionals, young families, or any other local people would all be great fits and very excited about this building. The 1-3 bedrooms without having studios taking up space is uncommon and very needed in this neighborhood. That along with the amazing amenities make this building one of kind for all of Oahu. I am a realtor and can attest to the fact that inventory in the proposed price range of Kuilei Place is very low. The local community is seeking this type of home to purchase, confirmed by how quickly inventory of this type sells. The affordability and quality of Kuilei Place will truly open the door for so many different local buyers. Kuilei Place is helping address the kama`aina housing issues facing Hawai`i and will help many residents attain homeownership.</p> <p>Naeco Logan Naeco.logan@gmail.com (808) 302-1159</p>		

96814		
Name: John Razonable	Email: jcraz382@gmail.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 03:57 PM
<p>Testimony:</p> <p>I have 2 children that have moved to mainland years ago, one has been fortunate enough to return. he is a healthcare worker and now serving the underserved and vulnerable community. we need affordable housing to stop this 'brain drain' from our islands. this proposed project is a step in the right direction for all those that want to remain here and work on our islands. aloha and mahalo for your consideration, john razonable</p>		
Name: Maria Sasaki	Email: mgsasaki808@gmail.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 03:58 PM
<p>Testimony:</p> <p>I support the Kuilei Place project to facilitate more affordable housing options for Honolulu residents.</p>		
Name: Christina McCullough	Email: residentialoahu@gmail.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 03:59 PM
<p>Testimony:</p> <p>I love what Kuilei Place has to offer and plan on purchasing a unit for myself and my family. Kuilei Place has plans for amazing amenities that speaks to my family. I have a 2 year old and to have a place where she can grow and enjoy the amenities is everything to me. Also the location is perfect. She can attend Iolani high school and then attend UH for college and stay in Hawaii. The younger generation these days are all about the convenience. :)</p>		
Name: Shauni Watanabe	Email: shauni@jki.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 03:59 PM
<p>Testimony:</p> <p>Kamaaina needs more affordable housing, and this project will create a better community with allowing more local families to move in.</p>		
Name: Jolene Furumoto	Email: jfurumot@yahoo.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:00 PM
<p>Testimony:</p> <p>I am in full support of the Kuilei Project development. Born and raised on Oahu, I continue to see local people and families forced to leave the islands due to lack of affordable housing. We are in the midst of a housing crisis and need more projects like Kuilei just to keep afloat. Hawaii is not Hawaii without Hawaiian people. Thank you for your consideration.</p>		
Name: Sean Suzuki	Email: seans@jki.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:00 PM
<p>Testimony:</p> <p>I am in full support of the Kuilei Project development. Born and raised on Oahu, I continue to see local people and families forced to leave the islands due to lack of affordable housing. We are in the midst of a housing crisis and need more projects like Kuilei</p>		

just to keep afloat. Hawaii is not Hawaii without Hawaiian people. Thank you for your consideration.

Name: Jason Yamada	Email: jasonyamada1@icloud.com	Zip: 96813
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:01 PM

Testimony:
Support: Resolution 22-298: Kuilei Place
Aloha Members of the Committee on Zoning and Housing. I am a blessed Honolulu resident, and would like to submitted testimony in support of the Kuilei Place project. Kuilei Place will add much needed affordable housing to our State. My daughter Jessica, recently graduated in nursing in California, and is unable to come home due to Hawaii's lack of affordable housing and high cost of living. Very sad that a single working registered nurse is unable to find affordable housing in her home State. Thank you very much for your commitment to support this project, and for providing hard working local families with affordable living options. I believe Ohana is the most special thing to Hawaii, and keeping our Ohana's living, working and firmly rooted together is the best chance we have to continue to stay strong and healthy.
Mahalo, Jason Yamada

Name: Michelle Davis	Email: michelledavis@compass.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:02 PM

Testimony:
I am in favor for Kuilei Place because the developers have an outstanding track record in Hawaii. I love the projects they have done in the past and are know for sustainability and thoughtful design. There is a sense of community within all their projects and I am for it! Kuilei Place will be another project that will provide homeowners with a beautiful home where they will create wonderful memories and have a better quality of life!

Name: Don Valenzona	Email: d.valenzona@ack-inc.com	Zip: 96826
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:03 PM

Testimony:
To the Honolulu City Council Zoning Committee,
Please allow this housing project to move forward. I feel Honolulu has too little housing projects that provide for the working citizen. There are a lot of rentals, but a lot of the local people who would like to own an apartment cannot afford one. The Hawaii housing system needs something in place like that of New Zealand. Only residents and citizens can buy homes in New Zealand to live in. That would help a lot of the local families that have been priced out of purchasing a unit or property.
We need more affordable housing.
And Kuilei Place will be a great step forward in helping families who live and work in Honolulu.
Thank you,
Don Valenzona

Name: Traves Heirakuji	Email: traves@jki.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:03 PM

Testimony:
To Whom it May Concern,
Please note this is good for the community and opportunity for local residents to stay in Hawaii.
Thank you,
Traves

Name: Travis Watanabe	Email: travis.watanabe@redbull.com	Zip: 96818
Representing:	Position:	Submitted:

Self	Support	Jan 22, 2023 @ 04:04 PM
<p>Testimony:</p> <p>To whom it may concern,</p> <p>I am writing in support of the Kuilei Place development. I respect that the developer is integrating the targeted affordable and market-rate homes throughout the entire community and feel this is sorely needed in Honolulu.</p> <p>Mahalo for your consideration,</p> <p>Travis Watanabe</p>		
Name: Mark Suzuki	Email: mark@complumbing.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:05 PM
<p>Testimony:</p> <p>I am writing in support of the Kuilei Place affordable housing project in the Moiliili-McCully neighborhood.</p> <p>This affordable housing project will provide much needed housing opportunities for our local residents, who as we continue to see, may be forced to relocate to the mainland. Kuilei Place will provide available housing for our younger local families and will promote the Ohana generational lifestyle that we cherish here in Hawaii.</p> <p>In addition, the location of this project will help to ease the amount of traffic on our already overcrowded highways and will provide a lifestyle choice for those who wish to live in urban Honolulu.</p>		
Name: Thomas Mark McCullough	Email: mark96707@yahoo.com	Zip: 96707
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:06 PM
<p>Testimony:</p> <p>I approve of Kuilei place because it will provide Hawaii residents with 1005 homes. Let's keep our Hawaii community in Hawaii and not have them move away as I know many tend to do because of the shortage of home inventory in Hawaii.</p>		
Name: Chad Morikawa	Email: chad.morikawa@a-1-a.com	Zip: 96819
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:06 PM
<p>Testimony:</p> <p>Hats off to Kobayashi Group for making sure that new housing is available for all of Hawaii's communities and kama`aina.</p>		
Name: Ronald McCullough	Email: midnightinting@hotmail.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:07 PM
<p>Testimony:</p> <p>I am in favor of Kuilei Place and plan to purchase a unit for myself and family.</p> <p>Kobayashi Group has a credible track record and only deliver great work.</p> <p>I am looking forward to living at Kuilei Place!</p> <p>Mahalo.</p> <p>Ronald McCullough</p>		
Name: Weicheng Huang	Email: robxhuang@gmail.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:08 PM
<p>Testimony:</p> <p>Dear Zoning Committee members,</p> <p>My name is Weicheng Huang and I have lived on Oahu for the majority of my life, and have been living in affordable housing for majority of that time. I support this project as it will provide over 1000 homes for people, and many of them being affordable. I hear</p>		

on the news many times about how so many residents are priced out of the housing market, and wish there could be more done to help them. This development has the opportunity to make a meaningful impact for the residents of Oahu, people like me who one day hope to buy a place they can proudly say is theirs.

Thank you, Weicheng Huang

Name: Jasmine Kauhane	Email: mrs.jkauhane@yahoo.com	Zip: 96818
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:08 PM

Testimony:

I am in favor for Kuilei Place!

I like the plans for the amenities, space for families with growing kids, access to freeway, thoughtful planning, and the square footage of the land.

Mahalo,
Jasmine Kauhane

Name: Sam King	Email: kingsam2@gmail.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:09 PM

Testimony:

Why does this NIMBY vote requirement even exist? Just make homes legal.

Name: Jonathan Suzawa	Email: jsuzawa001@gmail.com	Zip: 96797
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:10 PM

Testimony:

I am in support of this type of project which to my understanding is targeting housing for the local community. It is very refreshing to see a development being proposed for exclusively local buyers.

The fact that Affordable units will be available is something that many young married couples (such as my daughter and son-in-law) need. I truly believe that these types of developments are sorely needed in Hawaii.

Name: Paul Tse	Email: paultsellc@gmail.com	Zip: 96815
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:12 PM

Testimony:

Dear Zoning Committee Chair Calvin Say and members of the committee:

My name is Paul Tse and I am testifying on behalf of myself in support of RES22-298. I am in full support of Kuilei Place. Our community needs housing opportunities at this price point and providing 1 to 3 bedrooms is exactly what young professionals and families here in Hawaii need. It is genuinely being built for kama`aina as the State requires proof of residency to qualify as a buyer for both the affordable and market rate units. This is a high quality, thoughtfully designed building which takes into account the enjoyment of future residents. There are older residential condominiums within the area that are between 350ft to 375ft and Kuilei Place will bring over 1000 new units to our kama`aina. The units are separated into three smaller living communities within the entire Kuilei Place community. There are convenient parking plans for ease of coming and leaving your home, separate elevators for each of the three areas, environmental cost savings measures across the project that will keep the costs down for the kama`aina residents and help our state as a whole, and the amenities are amazing for those in the community who will make Kuilei Place their home for many years to come. Finally, Kuilei Place will bring walk-able sidewalks surrounding the building for all residents in the area to use.

Kuilei Place is helping address the kama`aina housing issues facing Hawai`i and will help many residents attain homeownership.
Paul Tse Paultsellc@gmail.com (808) 208-4465 96815

Name: Edwina Tupinio	Email: etupinio@alakaimechanical.com	Zip: 96819
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Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:13 PM
Testimony: We need more affordable housing for our local families. Thank you, Kobayashi Group, for making many units available for the residents of Hawaii.		
Name: Lauren Ching	Email: lching444@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:14 PM
Testimony: Kama'aina needs more Affordable housing to close the gap.		
Name: Josephine Galicinao	Email: josephine@ack-inc.com	Zip: 96797
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:14 PM
Testimony: Kamaaina needs more Affordable housing to close the gap.		
Name: Marilyn Cariaga	Email: mcariaga@ark-marketing.com	Zip: 96782
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:15 PM
Testimony: I am in favor for Kuilei Place. I like the idea of luxury space curators putting their minds and hands into Kuilei Place. What stands out to me is have floor 2-12 being able to have their units on the same floor as their parking stalls. Sincerely, Marilyn Cariaga		
Name: Helena Sundberg	Email: helenasundberg@gmail.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:16 PM
Testimony: I am in favor for Kuilei Place! Sustainable wellness, green thinking, floor to ceiling units, and themed private dining rooms are all attractive to me. Warm Aloha, Helena Sundberg		
Name: J Kadowaki	Email: kenji@jki.com	Zip: 96813
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:16 PM
Testimony: Kuilei Place will provide housing that is affordable and convenient, which Hawaii needs much more of.		
Name: Eric Ogata	Email: etamogata@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:17 PM
Testimony: I am in support of this project to provide more affordable units, especially for our local kids who struggle to afford their own place in this extremely high (expensive) housing market we are in. Local kids can't afford their own places to live in Hawaii. We need		

more projects like this one to keep our people in the islands in lieu of moving to the mainland to afford their own residences.		
Name: Trini Raval	Email: TRINI.RAVAL@GMAIL.COM	Zip: 96817
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:19 PM
Testimony: Affordable housing is needed. Interest rates and cost of living make it more out of reach for a lot of local residents to live in Hawaii. Fully support this project.		
Name: Ross Okuda	Email: rokuda@meihawaii.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:19 PM
Testimony: Dear Zoning Committee Chair Calvin Say and members of the committee, I've been in the consulting mechanical engineering business for over 25 years. I've worked on numerous redevelopments and have seen the tremendous impacts to the neighborhoods, community, and housing opportunities that these projects offer. Due to the age of the existing buildings, the limited land available, these redevelopment projects are critical in rebuilding communities and creating a sustainable future for generations to come. The sustainable features of the proposed development is true testament to the commitment of Kobayashi Group to lead the initiative to a sustainable future.		
Name: Mark Morishige	Email: 67histang@gmail.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:20 PM
Testimony: I support this new condo as more affordable homes are needed for this state and our young adults.		
Name: Alan Magno	Email: amagno@asbhawaii.com	Zip: 96782
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:38 PM
Testimony: I am in favor for Kuilei Place. I like the location of where Kuilei Place is going to be. I also like the idea of lofts where you can also run your business. I think it's also convenient from floors 2-12 to have their unit and parking on the same level. I like the developers being Kobayashi Group, they are good people, deliver quality work and design. I also like the fact that they are locals who live in Hawaii. Aloha, Alan Magno		
Name: Stanley Sato	Email: stansato22@gmail.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:41 PM
Testimony: I have two young daughters graduating from college looking for a place to live and begin their careers. They wish to live and thrive in Hawaii. However, the cost of living has grown so high that they fear they will not be able make a life in the City where they were born and educated. This affordable housing will help the younger generation to stay in Hawaii with family and friends, and make a good life for themselves. Help is needed to help our youth stay as productive members of our community. Please approve this affordable housing project. We need many more like this! Aloha.		
Name: Brown Joyce	Email: jmarybrown@mac.com	Zip: 96822

Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:42 PM
<p>Testimony:</p> <p>I am testifying in support of RES22-298, authorizing exemptions from certain requirements relating to the Kuilei Place affordable and market rate condominium project.</p> <p>I wanted to write to explain what it was about this project that made me ready to sell two investment properties just so I could own something this beautiful. The properties we now own are nice, but when I hear described the care, attention and thought that Kobayashi Group gives to every detail of their developments - I tell you I just want in. Now imagine if that is my perspective as an investor, but then to find out the 100% of the homes will be offered to Hawaii residents and owner occupants FIRST! Not to mention that 60% of the homes will be offered at subsidized pricing for eligible buyers. They will have the same such attention given to their homes as I would have as an investor paying full price! That is unheard of. I look forward to seeing this gem of a condo gracing our island and truly believe it is an incredible opportunity for local people. Kudos to the developer for doing such a great job -- I ask you to please support this project and I look forward to seeing more of these in the future!</p>		
Name: Kawika Nakoa	Email: knakoa@gmail.com	Zip: 96813
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:42 PM
<p>Testimony:</p> <p>Kuilei Place is the type of responsible urban development which Honolulu residents need. Kamaaina need more affordable housing options that are built for kamaaina. The developer integrates targeted affordable and market rate homes throughout the entire community. There are other residential high-rises close by that are comparable in height, so this development does not negatively impact the "look" of the area. In fact, with 1000 new residences, it makes more efficient use of an already high-density urban area. The final design has excellent amenities that create a desirable living space for locals. We need to support Kobayashi Group in developments like this which help ensure that housing is available for all of Oahu's residents.</p>		
Name: Keoni Kauhane	Email: keonikauhane@gmail.com	Zip: 96818
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:43 PM
<p>Testimony:</p> <p>I am in favor for Kuilei Place!</p> <p>I am interested in the 2-3 bedroom units, looking forward to seeing more from Kobayashi Group!</p> <p>I like how the developers have a credible catalog of projects.</p>		
Name: Lisa Mastrantonio	Email: Lisa.mastrantonio@gmail.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:44 PM
<p>Testimony:</p> <p>I am a realtor and in support of Kuilei Place. This is a critically important project because it is attainable for both the affordable and market rate buyers in Hawaii. I can attest to the fact that inventory in the proposed price range of Kuilei Place is very low. No studios, only 1-, 2- and 3-bedroom units so folks will be able to live in one place for the designated 10 year term</p>		
Name: Kevin Migita	Email: Kevinmigita@gmail.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:44 PM
<p>Testimony:</p> <p>I am in support of Kuilei Place. Kamaaina needs more affordable housing to close the gap. The quality of product by Kobayashi Group in this price range of residences is great to see.</p>		
Name: Paris Sato	Email: paris.julianne@gmail.com	Zip: 96825

Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:45 PM
Testimony: I support mixed-income housing for kamaina, by kamaina. Both affordable and market-rate units will be for local families, and this will be verified in the application process. We need more affordable housing in town, and mixed income housing will help to build integrated communities and maintain operating costs.		
Name: Michael Madison	Email: michael@estateplanninghnl.com	Zip: 96706
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:46 PM
Testimony: I am in favor of Kuilei Place, The location for the Kuilei Place is good. I like the amenities in the building. The layout of the units looked great. I am impressed with the developer Kobayashi Group and their philosophy in delivering quality work. Aloha, Michael Madison		
Name: Jeff Iwashita	Email: jeff.iwashita@locationshawaii.com	Zip: 96821
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:46 PM
Testimony: I am a realtor and affordable housing in town is very important for our local families trying to purchase their first home. Hats off to Kobayashi Group for trying to make sure new housing is available for all of Hawaii's communities and kama'aina.		
Name: Brandon Resentes	Email: kepa@complumbing.com	Zip: 96792
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:47 PM
Testimony: Aloha, As a local residence I am writing this testimony in support for Kuilei Place affordable housing project. As part of the younger generation I have seen a lot of my peers move away for more affordable housing locations on the mainland. It always saddens us and this issue has become very common. Here in our islands family is everything. Providing affordable housing would allow us younger generation a chance to live in our beautiful Hawaii and start our owe families. A chance for us to rise our kids on the island we love. A chance for our kids to grow up with the island ways and most important be around our family and friends that we love so much. Ohana is everything.		
Name: Emelia Madison	Email: emeliamadison351@gmail.com	Zip: 96706
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:48 PM
Testimony: I am in favor for Kuilei Place. The plans for Kuilei Place is very thoughtful. I like the elegant designs, tall windows, large pool, and walk/run area. I also like how the building is pet friendly. The developers seem very thoughtful, caring, and aware of everyday peoples needs. Thank You, Emelia Madison		
Name: Bryan Li	Email: bryankkli@yahoo.com	Zip: 96817
Representing:	Position:	Submitted:

Self	Support	Jan 22, 2023 @ 04:48 PM
<p>Testimony:</p> <p>Zoning Committee Chair Calvin Say and members of the committee:</p> <p>I strongly support RES22-298.</p> <p>This project will bring over 1,000 units of affordable housing that caters to our kamaaina residents, and this is what our community desperately needs. It will help close the housing gap and deliver thoughtfully designed housing units in a desirable area of urban Honolulu.</p> <p>Please pass Resolution 22-298.</p> <p>Mahalo for your consideration, Bryan Li</p>		
Name: Noe Yoshino	Email: noe@hawaiiiphl.com	Zip: 96813
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:49 PM
<p>Testimony:</p> <p>Dear Zoning Committee Chair Calvin Say and members of the committee,</p> <p>My name is Noe Yoshino and I am testifying on behalf of myself in support of Cite Resolution 22-98 Kualei Place. I am in full support of Kuilei Place.</p> <p>Our community is in need of housing opportunities at this price point and providing 1 to 3 bedrooms is exactly what young professionals and families here in Hawaii need. It is genuinely being built for kama`aina as the State requires proof of residency to qualify as a buyer for both the affordable and market rate units. This is a high quality, thoughtfully designed building which takes into account the enjoyment of future residents. There are older residential condominiums within the area that are between 350ft to 375ft and Kuilei Place will bring over 1000 new units to our kama`aina. The units are separated into three smaller living communities within the entire Kuilei Place community. There are convenient parking plans for ease of coming and leaving your home, separate elevators for each of the three areas, environmental cost savings measures across the project that will keep the costs down for the kama`aina residents and help our state as a whole, and the amenities are amazing for those in the community who will make Kuilei Place their home for many years to come. Finally, Kuilei Place will bring walk-able sidewalks surrounding the building for all residents in the area to use.</p> <p>Kuilei Place is helping address the kama`aina housing issues facing Hawai`i and will help many residents attain homeownership.</p>		
Name: Jonathan Gallagher	Email: jonathan@sri-hi.com	Zip: 96813
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:51 PM
<p>Testimony:</p> <p>Dear Zoning Committee Chair,</p> <p>The city would benefit from additional housing of any type and dedicating 60% of the units to affordable housing seems like a fair balance between helping the community and profit.</p> <p>I lived on the mainland for 18 years before moving back home 6 years ago. Finding family housing in Honolulu was difficult then and is arguably harder in todays market. Kuilei would be a great option for local families who are looking for an alternative to Kaka'ako.</p> <p>Thanks, Jon</p>		
Name: Allen Delacruz	Email: allen.delacruz21@yahoo.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:52 PM
<p>Testimony:</p> <p>I approve of Kuilei Place.</p> <p>I really appreciate the thoughtfulness into sustainable living.</p> <p>I like the fact that the developers are The Kobayashi Group, they put a lot of thought into their designs.</p> <p>Alan Delacruz</p>		
Name: Janis Endo	Email: janis@ack-inc.com	Zip: 96789

Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:52 PM
<p>Testimony:</p> <p>Aloha "Zoning Committee Chair Calvin Say and members of the committee"</p> <p>I would like to testify in support of Kuilei Place (Resolution 22-298) an affordable & market rate condominium project. There are many young professional adults looking for a place to buy, and this is exactly the type of living options Oahu needs for those starting off right out of college. I have a son that will be getting married soon that's looking for something affordable to purchase. This project is being built for locals in mind which is a good selling point and that applicant's will be asked to verified residency in the application process. Having only 1, 2 & 3 bedroom units is a good point for couples starting out that want to eventually start a family without having to move because their place is too small and this project has excellent amenities that usually aren't available to local families that buy affordable housing units. I graciously ask for your support of this project.</p> <p>Mahalo, Janis Endo</p>		
Name: Jason Lee	Email: jrlee808@gmail.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:53 PM
<p>Testimony:</p> <p>Dear Chair Calvin Say , Vice Chair, and members of the committee,</p> <p>I am writing in support of the Kuilei Place project. I have been a realtor in Hawaii for 16 years and this type of gap housing product in the 80-140% AMI band is critical for Hawaii. It will prevent our working class and local talent from leaving for the mainland. I can attest to the fact that inventory in the proposed price range of Kuilei Place is very low.</p> <p>There are other residential high-rises close-by that are very close in height at 350 feet(Contessa), 370 feet (Royal Iolani) and 375 feet (The Iolani Court Plaza). At 400 feet the current skyline will not be drastically changing.</p> <p>The local community is very lucky to have the top developer in the state Kobayashi Group willing to develop in this market space. Their track record is unmatched.</p> <p>- Jason Lee</p>		
Name: Christian Jones	Email: cadjones22@gmail.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:54 PM
<p>Testimony:</p> <p>Zoning Committee Chari Calvin Say and members of the committee,</p> <p>I am here to support Resolution 22-298 for Kuilei Place. As a locally born and raised resident of Kaneohe the cost of housing has sky rocketed to the point where local people are being driven out of the state all-together. As a young professional, this is the type of living option Oahu needs. People like me who are only a few years out of college and have starting salaries need more affordable housing to close the gap. Housing of this quality at this price point is hard to come by and should be encouraged rather then discarded.</p> <p>Thanks, Christian</p>		
Name: Robert Davis	Email: davis002@hawaii.rr.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:54 PM
<p>Testimony:</p> <p>I am in favor Kuilei Place.</p> <p>I think it's great to have more homes offered to the local community.</p> <p>Thank You.</p> <p>Robert Davis</p>		
Name: Steve Tokita	Email: cthonolulu@icloud.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:55 PM

Testimony: I am in favor for Kuilei Place		
Name: Colin Hosking	Email: colin.g.hosking@gmail.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:56 PM
Testimony: Dear members of the committee. My name is Colin Hosking and I am in full support of the construction of Kuilei Place. As designed, it will be a model for the type of housing Oahu will need to build to provide sustainable and affordable housing for our kama'aina. As a current resident of Ke Kilohana, a moderately priced condominium building in Kakaako that was also reserved for kama'aina, I have witnessed firsthand the benefits that constructing buildings like Kuilei Place can bestow upon a neighborhood, both in economic terms and the less tangible but also important character. As a former longtime resident of Date Street, just blocks from where Kuilei Place is planned, I believe that this proposed housing will add to the livability and walkability of the neighborhood, making it safer and more vibrant. As residents of one of the most isolated island chains in the world, Hawaii is particularly vulnerable to the effects of a changing climate. We must keep this fact in mind as we make important decisions about the type of housing we construct. As designed, Kuilei Place is an opportunity to provide over 1000 units to our Kama'aina that will have an intentionally mitigated impact on the 'aina by using proven technologies such as solar water heating and grey water recycling. These technologies will reduce the strain on our fragile natural resources. In addition, the energy efficiencies reaped when building densely have proven to have environmental benefits that Hawaii must pursue if we wish to work towards a more climate secure future for children and their children. Kuilei Place is an opportunity to provide housing for our kama'aina and do so in an environmentally responsible way. I ask you to vote in favor of Kuilei Place. Thank you for this opportunity to testify. Colin Hosking colin.g.hosking@gmail.com (808) 492-0023		
Name: Michael Watanabe	Email: mikew.jki@gmail.com	Zip: 96701
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:56 PM
Testimony: I support this project.		
Name: Kissandra Blas	Email: kissandra@ack-inc.com	Zip: 96706
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:57 PM
Testimony: Dear Zoning and Committee Chair Calvin Say and members of the committee, My name is Kissandra Blas and I am testifying in support of Kuilei Place and Resolution 22-298. My partner and I are in our early twenties preparing for a baby on the way, and want to purchase in town at a rate that we can afford. The walk-able sidewalks around the building, as well as the many amenities that usually aren't available to locals who buy affordable housing, are ideal and family-friendly as we start our family. Overall, I respect that the developer is integrating the targeted affordable and market rate homes throughout the entire community.		
Name: Kerin Nakamura	Email: kerin.uyeda@gmail.com	Zip: 96813
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:57 PM
Testimony: Hello Zoning committee chair Calvin Say and members of the committee, I am testifying in support of Kuilei Place. Kamaaina need more affordable housing to close the gap and I respect that the affordable and market homes is integrated throughout the entire community. Thank you!		

Name: Melinda Kaneshige	Email: mkaneshige615@gmail.com	Zip: 96818
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:58 PM
<p>Testimony:</p> <p>I am in favor with Kuilei Place project.</p> <p>I like the sustainability and knowing Kobayashi Group is thinking to improve what works for everyone, especially for the kama'aina.</p> <p>Thank You.</p> <p>Melinda Kaneshige</p>		
Name: Jodee Suzuki	Email: sheepdog0zzie@gmail.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:59 PM
<p>Testimony:</p> <p>Hello,</p> <p>I support Kuilei Place because I feel that there needs to be more affordable housing for Kamaaina like myself. I think its great to see a building with the amenities and sustainable features that Kuilei Place will have and I think we definitely need more opportunities like this. Thank you!</p>		
Name: Jarrett Kipapa	Email: jarrettkipapa@yahoo.com	Zip: 96818
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 04:59 PM
<p>Testimony:</p> <p>I approve of Kuilei Place. Kuilei Place seems like a well balanced place to live. I like the well thought out location of the amenities.</p> <p>Thank You.</p> <p>Jarrett Kipapa</p>		
Name: Nicolas Riveros	Email: nicolasriveros93@yahoo.com	Zip: 96818
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:00 PM
<p>Testimony:</p> <p>I approve of Kuilei Place</p>		
Name: James Lewis	Email: jdklewis@yahoo.com	Zip: 96795
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:01 PM
<p>Testimony:</p> <p>Zoning Committee Chair Calvin Say and member of the committee,</p> <p>As a young professional (29) who is a local resident born and raised in Hawaii, as well as graduating from the University of Manoa, I have always cherished this place and would like to continue my career and life here. All of my family are here and having a place in Hawaii where I could continue to progress in my life is huge for me and most other locals, I am sure. Over the last few years, it's seemed to be more difficult with how the cost of living in Hawaii is getting more expensive as well as the surging housing market rates to afford a place of my own. I have looked into different housing opportunities in which I could afford, but the options are slim and from my experience with other peers my age, it has been tough. If you do not share a connection with the existing homeowner, or some entity that will sway in your favor, a lot of houses are out bid thousands of dollars above asking price. Other options are often "run down" and will require additional funds to bring up to a comfortable living standard. All of these reasons are especially hard if you are single with no additional help from family. This housing project will provide so many opportunities for people like me who are looking for an affordable option that is within reach. Hawaii has not done enough to provide options for locals who are in need of property that they can call home without being bid out by a foreign entity. I plead that this project can be moved forward to alleviate the struggle that many local families are facing right now in looking for an</p>		

achievable option.		
Name: Taleena Santos	Email: taleena.santos@compass.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:02 PM
Testimony: I approve Kuilei Project! I think it's great to provide more homes for the kama'aina! Mahalo Nui Loa, Taleena Santos		
Name: Kyle Suzuki	Email: khssuzuki@gmail.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:03 PM
Testimony: To whom it may concern, I fully support Kuilei Place! We definitely need more housing that is geared towards local Kamaaina people. With the amenities and sustainable features that they will have, and how they are trying to keep the maintenance fees lows, this is exactly what local people like myself need. Thank you!		
Name: Michael Davis	Email: basikstuff@gmail.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:03 PM
Testimony: I approve of Kuilei Place.		
Name: Jared Wakayama	Email: jared.wakayama@gmail.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:04 PM
Testimony: I know many young professionals and families that want to purchase in town for an affordable price. I believe that this will also help many businesses in the area and integrating affordable and market rate homes is a step in the right direction. Kobayashi Group has been integral to the positive development in our State, and hopefully continue with this project.		
Name: Amy Davis	Email: amy.c.davis2@gmail.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:05 PM
Testimony: I approve of Kuilei Place. Thank You.		
Name: Vernon Sakamoto	Email: kaulana81@gmail.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:06 PM
Testimony: Hello, I am a young local professional and this is exactly the type of housing options we need! We need much affordable housing and I like that the developer is integrating the affordable and market units throughout the building. Thank you for your consideration!		
Name:	Email:	Zip:

Jessica Paia	jkktaum@gmail.com	96792
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:07 PM
<p>Testimony:</p> <p>To whom it may concern,</p> <p>We need much more housing like this that is built for local residents. I think its great to see a developer provide the amenities and sustainable features that they are proposing while keeping the maintenance fees affordable. I think we are losing too much of our friends and family to the mainland due to the high cost of living here and hope this will provide a great opportunity for people like that!</p> <p>Thank you!</p>		
Name: Avis Aquino	Email: avis@ack-inc.com	Zip: 96706
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:08 PM
<p>Testimony:</p> <p>Aloha,</p> <p>"Zoning Committee Chair Calvin Say and members of the committee"</p> <p>I am submitting a brief testimony in support in support of Resolution 22-298 (Kuilei Place an affordable & market rate condominium project. As a parent of young adults that are looking for affordable housing to purchase on their own, this type of project is an example of the type of living options Oahu needs. Kama'aina need more of these housing projects from developers like Kobayashi Group in all communities.</p> <p>I sincerely ask for your humble support</p> <p>Mahalo, Avis Aquino</p>		
Name: Claudia Akei	Email: claudiaakei22@gmail.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:08 PM
<p>Testimony:</p> <p>To whom it may concern,</p> <p>I support Kuilei Place! I like that they are offering affordable units as well as offering the market units to owner occupants first! Hopefully it can be 100% local buyers! I also like that the affordable units and market units will be integrated throughout the building and that the affordable unit owners have access to the amenities.</p>		
Name: Matthew Pennaz	Email: pennaz@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:09 PM
<p>Testimony:</p> <p>Dear Chair Say and Committee Members,</p> <p>I'd like to voice my support for Kuilei Place, the new proposed workforce mixed-use project in Moiliili. The project will create 1,005 new condos for local individuals and families in the Moiliili-McCully neighborhood. Sixty percent of the units, 603 condos, are set aside for households who earn between 80% and 140% of the area median income. This demographic includes working families with a dual income between \$47,040 and \$83,320 per income earner—for instance, a teacher married to a firefighter.</p> <p>Mahalo for your support of creating more high-quality workforce housing in Honolulu.</p> <p>Aloha,</p> <p>Matthew Pennaz</p>		
Name: Ryan James Kamo	Email: ryan.kamo@gmail.com	Zip: 96811
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:09 PM
<p>Testimony:</p>		

Kamaaina needs more Affordable housing to close the gap.

Hats off to Kobayashi Group for making sure that new housing is available for all of Hawaii's communities and kama`aina.

Name: Brian Niitani	Email: brian@ack-inc.com	Zip: 96821
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:10 PM

Testimony:

We should proceed with this project as more affordable housing is needed in the town area

Name: Kelsey Hirose	Email: kelsoworld66@gmail.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:10 PM

Testimony:

I believe this is a great project and will help a lot of people including myself who struggle with the cost of living in Hawaii.

Name: Charlene Mesa	Email: ctmesa@gmail.com	Zip: 96707
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:11 PM

Testimony:

Dear Zoning Committee Chair Calvin Say and members of the Committee:

My name is Charlene Mesa and I have been a resident of Hawaii for over 20 years. It is heartbreaking to see how limited the housing options are for our community. I experienced this in 2002, when my daughter was born, we had a very difficult time finding affordable options to live. My husband had to work 2 full time jobs for us just to afford rent and living expenses. Kuilei Place is a type of project that Hawaii needed then, and I commend Kobayashi Group for taking the initiative to make sure new housing is available for all of Hawaii's communities and the kama'aina so they don't have to experience what we did in 2002!

Name: William Nguyen	Email: will.nguyen@live.com	Zip: 96813
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:12 PM

Testimony:

Kuilei Place will bring walk-able sidewalks surrounding the building for all residents in the area to use, and I believe that the design is well thought out for a community of 1005 families. More importantly, the quality of this price range of residences is great to see.

This is a building built for locals. This is verified in the application process. This applies to both the affordable and market rate units, and we need more housing for our local residents.

Name: Collin Matsumoto	Email: collin@ack-inc.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:12 PM

Testimony:

RES22-298 regarding the Kuilei condominium will create construction jobs to stimulate the economy as we struggle to recover from the impacts of COVID-19. Our kamaaina needs more Affordable housing and this project is a step in the right direction. I support RES22-298 and hope it gets approved.

Name: Bert Kobayashi	Email: bj@blacksandcapital.com	Zip: 96815
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:13 PM

Testimony:

Kamaaina needs more affordable housing to close the gap. The design is well thought out for a community of 1005 families. I love the sustainability features and this is very important for residents and developers to work on together.

Name: Matthew Komo	Email: mkomo@meihawaii.com	Zip: 96826
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:14 PM

Testimony:
Dear Zoning Committee Chari Calvin Say and members of the committee,
My name is Matthew Komo and I have been a mechanical engineer for 10 years in Honolulu, Hawaii. I am a young professional and want to support more affordable living options on Oahu. Our kamaaina needs more Affordable housing options available, Kuilei Place will offer over 1000 new residences to our residents and the requirements to qualify require proof of residency. The sustainable features of the proposed development is true testament to the commitment of Kobayashi Group to lead the initiative to a sustainable future.

Name: Ruth Mills	Email: ruthuy@hotmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:15 PM

Testimony:
In full support of Kuilei Place which is offering affordable housing town, and addressing the needs of working families and dual income households. This development project will benefit so many local residents, the surrounding neighborhood and businesses. We must be open to change and move forward in order to progress and accommodate the growing needs of our community.

Name: Jeff Coen	Email: jcoen@hawaii.rr.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:15 PM

Testimony:
My name is Jeff Coen and I am in full support of Kuilei Place. I love the sustainability features and this is very important for residents and developers to work on together.

Name: Zack Hoffman	Email: zachary.hoffman@designpartnersinc.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:16 PM

Testimony:
We are a young family that is excited about the opportunity to purchase near our current neighborhood. Especially with the type of amenities that will be offered at Kuilei Place."
Zach Hoffman

Name: Florence Coen	Email: wahine007@aol.com	Zip: 96782
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:16 PM

Testimony:
The quality of this price range of residences is great to see, and I am in full support or Kuilei place.

Name: Carson Coen	Email: carsontcoen@gmail.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:17 PM

Testimony:

I am in full support of Kuilei place. I respect that the developer is integrating the targeted affordable and market rate homes throughout the entire community.

Name: Andrea Zannoni	Email: andrezannoni87@gmail.com	Zip: 96815
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:17 PM

Testimony:
Hats off to Kobayashi Group for making sure that new housing is available for all of Hawaii's communities and kama`aina. Our community needs more housing options, and the design is well thought out for a community of 1005 families.

Name: Rachel Coen	Email: rachelcoen8@gmail.com	Zip: 96706
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:18 PM

Testimony:
I respect that the developer is integrating the targeted affordable and market rate homes throughout the entire community. I am in full support of Kuilei Place.

Name: Kalai Obayashi	Email: kalaiobayashi2@gmail.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:18 PM

Testimony:
I respect that the developer is integrating the targeted affordable and market rate homes throughout the entire community. I am in full support of Kuilei Place.

Name: Cyndi Obayashi	Email: cynwouldgo@hawaii.rr.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:20 PM

Testimony:
I respect that the developer is integrating the targeted affordable and market rate homes throughout the entire community. I am in full support of Kuilei Place.

Name: Dwight Obayashi	Email: deweywouldgo@gmail.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:21 PM

Testimony:
I respect that the developer is integrating the targeted affordable and market rate homes throughout the entire community. I am in full support of Kuilei Place.

Name: Mehana Salvani	Email: mehanasalvani@yahoo.com	Zip: 96844
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:22 PM

Testimony:
This is a building built for locals. This is verified in the application process. This applies to both the affordable and market rate units. I am in full support of Kuilei Place.

Name: Yolanda Crozier	Email: yoc96797@gmail.com	Zip: 96821
Representing:	Position:	Submitted:

Self	Support	Jan 22, 2023 @ 05:23 PM
<p>Testimony:</p> <p>I am in full support of Kuilei Place. I love the sustainability features and this is very important for residents and developers to work on together.</p>		
Name: Aries Lovell	Email: aries@ack-inc.com	Zip: 96897
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:23 PM
<p>Testimony:</p> <p>Kama'aina needs more affordable housing to close the gap. This is a building built for locals, this is verified in the application process. This applies to both the affordable and market rate units.</p>		
Name: Kathleen Ishii	Email: kakalina48@icloud.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:23 PM
<p>Testimony:</p> <p>The quality of this price range of residences is great to see, and I am in full support of Kuilei place.</p>		
Name: Ivan Ishii	Email: Ishii_il@yahoo.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:24 PM
<p>Testimony:</p> <p>I respect that the developer is integrating the targeted affordable and market rate homes throughout the entire community. I am in full support of Kuilei place.</p>		
Name: Christian Miyagawa-Briones	Email: christian-mb@ack-inc.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:24 PM
<p>Testimony:</p> <p>Dear Members of the committee,</p> <p>My name is Christian, and I intend to buy a unit at Kuilei Place. Given the current market in Hawaii, it is near impossible to find an affordable place to reside without living paycheck to paycheck. It is disappointing to see how many local citizens are forced out of their own home because they are unable to keep up with the cost of living.</p>		
Name: Angel Wilson	Email: angelwilsonk@gmail.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:25 PM
<p>Testimony:</p> <p>I respect that the developer is integrating the targeted affordable and market rate homes throughout the entire community. I am in full support of Kuilei place.</p>		
Name: Kainalu Obayashi	Email: kainaluobayashi@gmail.com	Zip: 96821
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:25 PM
<p>Testimony:</p> <p>I respect that the developer is integrating the targeted affordable and market rate homes throughout the entire community. I am in full support of Kuilei place.</p>		

Name: Keola Taniguchi	Email: Taniguchikeola10@gmail.com	Zip: 96797
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:26 PM
<p>Testimony:</p> <p>I've lived on Oahu my entire life and, it is my opinion that we are being priced out of living here due to the high cost of housing. Affordable housing, especially in the core of Honolulu, is extremely important for families to continue to be able to survive and thrive on Oahu. I am in support of projects like Kuilei Place.</p>		
Name: Darin Imura	Email: Dar8565@yahoo.com	Zip: 96797
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:27 PM
<p>Testimony:</p> <p>Locals need more Affordable housing. I don't feel like I could buy a place on Oahu if programs like this weren't available. I am in support of Kuilei Place.</p>		
Name: Michelle Yoo	Email: michellebe@gmail.com	Zip: 96707
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:28 PM
<p>Testimony:</p> <p>I am in full support of this project. My family and I currently live in Aiea, but my kids go to school in town. Location is ideal as it is close to their school and away from the current developments in the Ward/Kakaako area. I lived in this area for many years and know that this particular space would help create a better and safer community.</p>		
Name: Kayla Tam	Email: kayylatam@gmail.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:28 PM
<p>Testimony:</p> <p>My name is kayla tam and I am in full support of Kuilei Place. I love the sustainability features and this is very important for residents and developers to work on together.</p>		
Name: Mahina Salvani	Email: Mahinasalvani@gmail.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:29 PM
<p>Testimony:</p> <p>This is a building built for locals. This is verified in the application process. This applies to both the affordable and market rate units. I am in full support of Kullei Place.</p>		
Name: Mana'o Salvani	Email: manaosalvani@gmail.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:30 PM
<p>Testimony:</p> <p>This is a building built for locals. This is verified in the application process. This applies to both the affordable and market rate units. I am in full support of Kullei Place.</p>		
Name: Helen Salvani	Email: kawailani5@yahoo.com	Zip: 96817

Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:31 PM
Testimony: Kamaaina needs more Affordable housing to close the gap. I am in full support of Kuilei Place.		
Name: Anthony Atofau	Email: ratofau@msn.com	Zip: 96826
Representing: Self	Position: Support	Submitted: Jan 22, 2023 @ 05:31 PM
Testimony: Kamaaina needs more Affordable housing to close the gap. I am in full support of Kuilei Place.		
Name: Lance Luke	Email: lanceluke1@gmail.com	Zip: 96821
Representing: Self	Position: I wish to comment	Submitted: Jan 22, 2023 @ 07:12 PM
Testimony: Even after the neighborhood board objected to the project, why did the City Council members approve the project? Are council members actually listening to and serving the constituents and the general public?		
Name: Hawaii LECET	Email: info@hawaiilecet.org	Zip: 96817
Representing: Hawaii Laborers & Employers Cooperation and Education Trust	Position: Support	Submitted: Jan 23, 2023 @ 07:36 AM
Name: Kenneth Berger	Email: kenberger@gmail.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 10:58 AM
Testimony: I believe Honolulu is in great need of affordable housing. Each community should be required to provide kamaaina an opportunity reside nearby their work, not have to commute from the suburbs. The Kobayashi Group has a long history of quality developments and stand behind their work. The community will be well served to have their involvement in such a meaningful project.		
Name: Vance Edralin	Email: vme2431@yahoo.com	Zip: 96792
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 10:59 AM
Testimony: Kama'aina needs more Affordable housing to close the gap. We need more projects like this to help the local people get on the housing ladder. I am in support of Kuilei Place		
Name: Cynthia Yoo	Email: cyn.yoo@gmail.com	Zip: 96818
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 11:00 AM
Testimony: Kuilei Place is helping address the kama`aina housing issues facing Hawai`i and will help many residents attain homeownership. I am in support of Kuilei Place.		
Name: Pam Miyashiro	Email: spamela@hawaii.rr.com	Zip: 96797

Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 11:01 AM
<p>Testimony:</p> <p>As a parent of two young adults, beginning their lives as independent adults and being able to afford a home on Oahu, brings comfort and happiness knowing they can build their lives where they grew up. Kuilei will give them the opportunity to purchase a home and begin building a solid foundation for their future. It is a well thought out property that will afford this younger generation to stay in Hawaii. We need more projects like this and hopefully it can set the example for the future.</p>		
Name: Mark Miyashiro	Email: Mark.Miyashiro@gmail.com	Zip: 96797
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 11:02 AM
<p>Testimony:</p> <p>My Daughter wants to purchase a place to live in Hawaii, and if there weren't programs like this for affordable housing, I'm afraid that she will relocate to the Mainland. Hawaii needs affordable housing to keep local residents and the future leaders of our island here. We don't need more luxury condo's here that are purchased by non residents. We should help to support the next generation of residents of these islands.</p>		
Name: Hawaii LECET	Email: info@hawaiilecet.org	Zip: 96817
Representing: Hawaii Laborers & Employers Cooperation and Education Trust	Position: Support	Submitted: Jan 23, 2023 @ 11:11 AM
Name: Lesley Kitaoka	Email: lesley@jki.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 11:17 AM
<p>Testimony:</p> <p>I want my kids to be able to live and work in Hawaii but if programs like this didn't exist, it would be too expensive for them.</p>		
Name: Charlene Oshiro	Email: oshiro2000@aol.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 11:19 AM
<p>Testimony:</p> <p>I want my son to be able to return to Hawaii to live and work after he graduates from college but if programs like this aren't available, it would be to expensive.</p>		
Name: Karley Yoshioka	Email: Karleyann.Yoshioka34@gmail.com	Zip: 96701
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 11:20 AM
<p>Testimony:</p> <p>I am in full support of Kuilei Place. Kama'aina need more Affordable housing to close the gap.</p>		
Name: Daven Pila	Email: davenpila23@gmail.com	Zip: 96701
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 11:20 AM
<p>Testimony:</p> <p>I intend to buy Kuilei Place to be able to have property in the place that i have been raised in. This is just the type of development that i have been interested in for a long time, and that allows me to live in the place that i call home. This development will help me and my girlfriend start a family and raise our kids in the islands where we grew up.</p>		

Name: Kelly Pila	Email: Thepilafamily@gmail.com	Zip: 96701
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 11:21 AM
Testimony: My kids intend to buy at Kuilei Place. It would be nice for them to be able to afford something in Hawaii.		
Name: Kiana Thompson	Email: thompsonkiana@gmail.com	Zip: 96713
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 11:22 AM
Testimony: I am in support of Kuilei Place. As a working professional, this is the type of program and housing options I need to be able to continue to work and live on Oahu. The Kobayashi group is setting a good example of the kind of development this island should be working towards.		
Name: Kainoa Ferreira	Email: kainoaqb12@gmail.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 11:22 AM
Testimony: It's not common to find many places offering affordable housing for kama`aina, especially something that the younger generations can afford. Giving LOCALS a place to OWN is something I cherish because this is what keeps us home, and gives us a chance to pass something on to our next generation.		
Name: Michael Cahinhinan	Email: cahinhinan@gmail.com	Zip: 96797
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 11:23 AM
Testimony: I fully support this project. We need to retain and maintain our labor and resources in Hawaii, and housing is a major determining factor for the labor market. We need to place more emphasis on projects that build and support sustainable communities.		
Name: Tyler Suemori	Email: tyler@a-1-a.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 01:35 PM
Testimony: I am in support of the Kuilei Place project. It will add much needed affordable housing to the Honolulu area. Nowadays, if you do not already own a property in the Honolulu area, you will not be able to own one because of the high prices. Affordable housing is very much needed, especially in the Honolulu area. It will also provide work for people in the construction industry, like myself.		
Name: Gary Omori	Email: gmomori@hawaii.rr.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 01:35 PM
Testimony: I am in support of the Kuilei Place project. The project will bring needed market place units to the Moiliili area. It will also bring needed jobs for the construction industry and tax revenue for the State and County.		
Name: Kyle Nakamoto	Email: kylemotovzw@gmail.com	Zip: 96823
Representing:	Position:	Submitted:

Self	Support	Jan 23, 2023 @ 01:36 PM
<p>Testimony:</p> <p>Kuilei Place will provide much needed jobs to the construction industry, and support vendors and services. Thank you.</p>		
Name: Nelson Uejo	Email: nelson@a-1-a.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 01:37 PM
<p>Testimony:</p> <p>Looking for affordable housing</p>		
Name: Rob Rabang	Email: rodrabang21@gmail.com	Zip: 96707
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 01:38 PM
<p>Testimony:</p> <p>I support affordable housing for local families. The locals of hawaii is what makes hawaii, hawaii. Without the local families this state would be just a big vacation resort. As a local myself I believe we have a responsibility to keep the Aloha spirit alive. I also do not agree with foreigners buying houses here solely for the purpose of self gain and profit. I believe more projects like this that are only available for locals to purchase will be a step in the right direction in keeping hawaii HAWAII. Thank you!</p>		
Name: Andrew LoBosco	Email: alobosco111@gmail.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 01:39 PM
<p>Testimony:</p> <p>I support this project because the people of Hawaii deserve an affordable place to live. Since the pandemic, local people have been priced out of their own island. There's very few opportunities for our children to potentially own a place of their own. It's up to us to change things and make things for more affordable for the next generation.</p>		
Name: Dwight Kokubun	Email: dwight@a-1-a.com	Zip: 96720
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 01:39 PM
<p>Testimony:</p> <p>Kuilei will provide much needed affordable housing, jobs to the construction industry, support to vendors and infuse a substantial tax revenue into the State.</p>		
Name: Kanekea Battung	Email: kanekea@a-1-a.com	Zip: 96706
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 01:40 PM
<p>Testimony:</p> <p>Kamaaina needs more Affordable housing to close the gap. The quality of this price range of residences is great to see.</p>		
Name: Bert Mishima	Email: bertmishima@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 01:41 PM
<p>Testimony:</p> <p>Kuilei Place will give my children a chance to afford a place in Honolulu. Kuilei Place will also provide more jobs within the State of Hawaii as well as infusing substantial tax revenue into the state</p>		
Name:	Email:	Zip:

Fernandez Clayton	ckfernandez1990@gmail.com	96734
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 01:43 PM
Testimony: Kamaaina need more Affordable housing to close the gap.		
Name: Daniel Wiseman	Email: dwise78man@hotmail.com	Zip: 96706
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 01:44 PM
Testimony: With the increasing population growth on the main island Oahu we need more housing. This is especially true of affordable housing that would come with this project. Housing is already extremely expensive and we need more housing that is within reach of younger and first time home owners.		
Name: Keahi Abreu	Email: keahi710@GMAIL.COM	Zip: 96707
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 01:45 PM
Testimony: With the growing population in hawaii its becoming harder and harder for up and coming families to buy or even rent a home especially families who do not gross an living wage to begin with. I was in the same situation with my family and the issue we had was even finding a available affordable housing unit. these homes are designed for families, reason being is that there are no stuios only 1-3 bedrooms and will be available to our kama'aina and provide more work for the people of hawaii at the same time. creating more opportunities for families in hawaii is exactly what we need right now.		
Name: Joshua Kida	Email: jkida002@gmail.com	Zip: 96818
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 01:46 PM
Testimony: This is a building built for locals. This is verified in the application process. This applies to both the affordable and market unit rates.		
Name: Dylan Pascua	Email: Dylanpascua95@yahoo.com	Zip: 96813
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 01:46 PM
Testimony: i live in the area and am very excited about the Kuilei place bringing young families and professionals to the area. i do believe that the requirements and the opportunity set forth will give local families the ability and opportunity to purchase property for themselves.		
Name: Joshua Curran	Email: joshuacurran66@gmail.com	Zip: 96819
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 01:47 PM
Testimony: I'm tesifying IN SUPPORT of Kuulei Place and Resolution 22-298. This is exactly the type of living options that Oahu needs. We need more Affordable housing for Kamaaina here in Hawaii.		
Name: Aimee Yamamoto	Email: aimeeyamamoto@gmail.com	Zip: 96816
Representing:	Position:	Submitted:

Self	Support	Jan 23, 2023 @ 01:48 PM
<p>Testimony:</p> <p>To whom it may concern;</p> <p>I strongly support the development of Kuilei Place as it'll mitigate the affordable housing shortage we are facing on Oahu. This project will help the average working family purchase their first home in a good location and at reasonable prices for Hawaii. This is a well-established developer who has many years of experience in the real estate industry. Thank you for your time.</p>		
Name: Erin Kiriara	Email: erin.kiriara@gmail.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 01:54 PM
<p>Testimony:</p> <p>The local housing market is incredibly expensive relative to our salaries. We need more affordable housing projects which will in turn improve our economy. Everyone should have the opportunity to live in a safe, affordable home — working families, seniors, all members of the community.</p>		
Name: Jeanlin Bower	Email: jjbower3@gmail.com	Zip: 96821
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 01:56 PM
<p>Testimony:</p> <p>I wholeheartedly support the Kuilei Place and Resolution 22-298. Honolulu is dire need of more affordable, quality housing options for Kamaaina. As a parent of three adult children, I would be thrilled if my children could have the opportunity to buy into such a project- a project built for Kamaaina, built by a reputable Developer, well thought out, and considering the community as a whole. My eldest son intends to purchase his first home at Kuilei Place, excited about the opportunity to live in a new and thriving community, a building with amenities he would not otherwise be able to afford, a central location with a short commute to his work, and the ability to be able to own his home. Kuilei Place will help fill the gap in housing for our children, their peers, and all Kamaaina.</p>		
Name: Justin Wen	Email: wenjustin@hotmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 01:56 PM
<p>Testimony:</p> <p>Dear Zoning Committee Chair Calvin Say and members of the committee</p> <p>I'm testifying in support of Kuilei Place and Resolution 22-298 because I intend to purchase a unit.</p> <p>The 1000 unit condominium is perfect for young professionals like me that would like to start owning something in Hawaii. Housing in Hawaii has not been as affordable as before & to have a new development project to create a affordable housing is great.</p> <p>Kobayashi Group has created wonderful projects in the past & the quality of this project should be no different. They thoughtfully design/plan out for the communities needs & homeowners</p> <p>Thank you for listening, Justin</p>		
Name: Adrian Matsumoto	Email: adrianmatsumoto@yahoo.com	Zip: 96706
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 01:58 PM
<p>Testimony:</p> <p>This is a building built for locals. This is verified in the application process. This applies to both affordable and market rate units. Hawaii needs more projects that are focused on helping the Kamaaina. The design is well thought out for a community of 1005 families. I fully support Kuilei Place.</p>		
Name: Robert Woodring	Email: woodring@hawaii.rr.com	Zip: 96822

Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 01:59 PM
<p>Testimony:</p> <p>I grew up in the area, graduating from Kaimuki High School, and feel that responsible development of this community is long overdue. It is heartwarming to see that Kobayashi Group's vision for Kuilei Place is a tower development that is being made available specifically for Hawaii residents to give them a realistic opportunity for home ownership and the ability to stay, work, and live in Hawaii.</p> <p>(Note: Resending. I apologize if this is a duplicate entry as I am not sure if my first submission successfully went through)</p>		
Name: Crystal Matsumoto	Email: crystalmalia2004@yahoo.com	Zip: 96706
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 02:00 PM
<p>Testimony:</p> <p>The quality of this price range of residences is great to see. It has excellent amenities that usually aren't available to locals who buy affordable housing. Hats off to Kobayashi Group for making sure that new housing is available for all of Hawaii's communities and Kama`aina. I fully support Kuilei Place.</p>		
Name: Melvin Cahinhinan	Email: mcahin@hotmail.com	Zip: 96782
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 02:01 PM
<p>Testimony:</p> <p>It has excellent amenities that usually aren't available to locals who buy affordable housing. Kuilei Place will bring over 1000 new units to our Kama`aina. I am in full support of Kuilei Place.</p>		
Name: Kaori Blas	Email: Kaori21106@yahoo.co.jp	Zip: 96816
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 02:01 PM
<p>Testimony:</p> <p>We have been here in Honolulu for 17 years, renting and raising four children in public schools. We don't have immediate grandparents and family in Hawaii. We wish we could buy Kuilei place. But We could never afford to buy a house without this program.</p> <p>Thank you for reading it.</p>		
Name: Tomoko Presler	Email: tomokopresler@gmail.com	Zip: 96706
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 02:02 PM
<p>Testimony:</p> <p>Hawaii needs more affordable housing options. This community will provide an affordable option for families to purchase rather than rent, which will allow stability and the start to creating equity for the families who are able to purchase there.</p>		
Name: Zakary Noyle	Email: zak@eleven17creative.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 02:02 PM
<p>Testimony:</p> <p>There are other residential high-rises close-by that are very close in height at 350 feet (Contessa), 370 feet (Royal Iolani) and 375 feet (The Iolani Court Plaza). If approved, Kuilei Place will offer over 1000 new residences to our residents and the requirements to qualify require proof of residency. Our community needs more housing options.</p>		
Name:	Email:	Zip:

Vanny Clay	gvclay@hawaii.rr.com	96817
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 02:04 PM
Testimony: We need to help people in need. This proposed community will help over 600 local families who need affordable housing.		
Name: Daven Miyamoto	Email: dmp@hawaii.rr.com	Zip: 96792
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 02:05 PM
Testimony: I'm in favor what the Kobayasi Group is doing creating affordable housing for local residents.		
Name: Roy Thompson	Email: royt@hawaii.edu	Zip: 96771
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 02:05 PM
Testimony: Affordable housing is critical to Hawaii. Homelessness impacts our economy in many ways and the appearance of so many people living on the street denigrates our status as a tourist destination. Many Native Hawaiians are soured on tourism because it has driven them out of their homes or away from our state. If it continues to get worse, it will cause a lot of problems that were unforeseen a few years ago.		
Name: Emily Nakada	Email: manoamoe@yahoo.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 02:06 PM
Testimony: I have a number of co-workers that consistently express their concern about being able to purchase a home as they consider starting a family. We need more affordable housing for local families, especially younger workers that are looking to the mainland as an alternative.		
Name: Kirt Spotkaeff	Email: kirt@a-1-a.com	Zip: 96707
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 02:07 PM
Testimony: jobs for hawaii residence.		
Name: Nathaniel Kinney	Email: nkinney@hrcc-hawaii.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 02:08 PM
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: Kurtney Silva	Email: palili96717@gmail.com	Zip: 96717
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 02:17 PM
Testimony:		

I am a Hau'ula Resident, and would like to submit this testimony in support of the "Kulei Place project". As the housing market keeps rising and many people are being displaced for the lack of income, I support this project because it will provide much needed affordable housing in this State and also will provide future Jobs to our construction industry.

Name: Wilma Friesema	Email: wfriesema@hawaii.rr.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 02:18 PM

Testimony:
Dear Zoning Committee Chair Calvin Say and members of the committee,
Aloha, my name is Wilma Friesema, and I have worked at the non-profit agency, EPIC `Ohana, for the past 15 years. We work with children and families involved with Child Welfare Services (CWS). A disproportionate number of families involved with CWS have housing issues. The lack of a safe, secure home has always been a significant barrier to many families' ability to reunify. It's heartbreaking for everyone when families are torn apart because of poverty and a lack of stable housing.
Providing affordable housing is a foundational need for Hawaii's families, but also for our communities. Families are the bedrock of our society; when they thrive, our community thrives. Investing in them is not only kind, it's smart. It's a very pragmatic way we can invest in the next generations .By reducing the traumatic impact that comes from homelessness and family separation, we can give our keiki a chance for a brighter future.

Name: Aletheia Hatori	Email: aletheia@a-1-a.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 02:19 PM

Testimony:
• Kulei Place will add much needed affordable housing to our state.
• Kulei Place will provide much needed jobs to the construction industry, and support vendors and services.
• Kulei Place will also infuse substantial tax revenue into the state.

Name: Lisa Mitchell	Email: lisamitch@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 02:19 PM

Testimony:
Kulei Place will add affordable housing to our State, jobs to support the construction industry and work for suppliers. Kulei Place will also help our State with much needed tax revenue.

Name: Mike Arellano	Email: mike96818@gmail.com	Zip: 96782
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 02:20 PM

Testimony:
I would like to share my support for the new Kulei Place project. I work in the construction industry, and I'm very thankful for projects like this so I can continue supporting my family. However, I'm very concerned where the industry currently stands with this potential economic downturn and some projects are holding off on moving forward. The City should support developers and owners like the Kobayshi Group that still want to build much needed housing for our local residents.

Name: Lani Fong	Email: lani@a-1-a.com	Zip: 96819
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 02:21 PM

Testimony:
To support of this project will create opportunities for local families to find a home in Hawaii.

Name: Bernard Layugan	Email: bernard@a-1-a.com	Zip: 96819
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Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 02:22 PM
Testimony: <ul style="list-style-type: none"> • Kuilei Place will add much needed affordable housing to our state. • Kuilei Place will provide much needed jobs to the construction industry, and support vendors and services. • Kuilei Place will also infuse substantial tax revenue into the state. 		
Name: Miles Yamada	Email: miles.yamada@a-1-a.com	Zip: 96701
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 02:22 PM
Testimony: Dear Zoning Committe Chair and members of the committee, My name is Miles Yamada. I support Kuilei place as it will add affordable housing to our state. Kuilei place will also provide jobs to the construction industry, and support vendors and services. In addition, it will infuse substantial tax revenue into the state.		
Name: Kimo Kennedy	Email: k@eleven17creative.com	Zip: 96813
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 02:23 PM
Testimony: Aloha, My name is Kimo Kennedy, and I live and work in the area and am very excited about Kuilei Place bringing young families and professionals to the area. Kuilei Place will provide more affordable housing for Kamaaina and that is exactly what Is needed. Mahalo!		
Name: Michelle Ganeku	Email: mganeku@gmail.com	Zip: 96701
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 02:23 PM
Testimony: I think more affordable housing is needed in the Moiliili area. When I took an urban planning class at UH Manoa, I realized how much the Moiliili area could be improved, one of them being the inclusion of more affordable housing. It would also bring more activity and foot traffic between UH and Ala Moana.		
Name: Cindy Sotelo	Email: cindy@a-1-a.com	Zip: 96819
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 02:24 PM
Testimony: I'm writing to support this project that will create opportunities for local families to find a home in Hawaii.		
Name: Marisa Kanegawa	Email: mkanegawa@gmail.com	Zip: 96706
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 02:25 PM
Testimony: Dear Zoning Committee Chair Calvin Say and members of the committee, Kuilei Place will be a great opportunity for local people to be able to afford a place in Hawaii. I have many friends and family who have been struggling to find a place to purchase due to the inflation rates in the housing market. I hope Hawaii continues to create more affordable housing for its local community.		
Name: Shaun Bonilla	Email: shaun.bonilla@yahoo.com	Zip: 96818

Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 02:26 PM
<p>Testimony:</p> <p>Dear Zoning Committee,</p> <p>My name is Shaun Bonilla and I am a young professional that has been trying to find a place to buy in hopes to start a family someday soon. With how the current market is in the state of Hawaii, this is almost impossible. The Kuilei Place project will provide affordable living options in town for young professionals such as myself. As there will be a verification process for the Kamaaina, this will also allow the locals to stay in this beautiful state instead of continuing to move to the mainland.</p> <p>Thank you for your consideration, Shaun</p>		
Name: Kris Hui	Email: krishui22@gmail.com	Zip: 96821
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 02:27 PM
<p>Testimony:</p> <p>Aloha Zoning Committee Chair Calvin Say, and esteemed members of the committee,</p> <p>I'd like to extend my written testimony in support of Kobayashi Group's Kuilei Place housing project.</p> <p>As an individual who works in the real estate industry, I'd like to encourage all stakeholders to recognize that it is a very rare opportunity that Kobayashi group has to be able to put forth a new housing project for kama`aina in the heart of Honolulu.</p> <p>Our State continues to face a housing crisis and home ownership remains out of reach for many. Currently, there aren't enough units in urban Honolulu for people to live and work. Kuilei Place is built for locals, and built by locals. This proposed development is integrating quality affordable housing, market rate homes and thoughtful amenities throughout this new proposed community, all while selling the units at price points that locals can afford.</p> <p>Kuilei Place allows kama`aina to achieve homeownership, strengthen the neighborhood and our economy, and capture the truly rare chance left to avoid being priced out of the islands they care so much about.</p> <p>We need this project of over 1,000 new quality residences to help to create new inventory of much needed housing in urban Honolulu. Mahalo for the opportunity to share my support of Kuilei Place!</p> <p>Warm aloha to you all, and happy new year,</p> <p>Kris Hui</p>		
Name: Myrna Kuo	Email: myrnakuo@gmail.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 02:27 PM
<p>Testimony:</p> <p>I support the Kuilei Place Project. As a small business owner I look forward to serving local residents of Kuilei Place. I believe the project will help many businesses in the area thrive. With the influx of working class families, the parks and streets will also be cleaned up and the community will become a more desirable place to visit and live. I look forward to seeing the revitalization of the surrounding area.</p>		
Name: Shayna Nakama	Email: shaynahi@gmail.com	Zip: 96797
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 02:28 PM
<p>Testimony:</p> <p>It's no secret we need more affordable housing in this State, particularly on Oahu. This building would increase the stock of affordable housing intended for Hawaii residents, and if any families happen to qualify and have a child at a nearby school, this would be such a convenient option.</p>		
Name: Judith Shinsato	Email: j_shinsato30@hotmail.com	Zip: 96819
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 02:29 PM
<p>Testimony:</p>		

I am very impressed by the design of Kuilei Place. It is very well thought-out and tailored for local families who live and work in the community. I respect that the developer is not only integrating the affordable and market rate homes throughout the project but also is offering quality amenities not usually available with affordable residences. My daughter and son-in-law are young, recently married professionals who want to remain in Honolulu. These homes would be a perfect fit for them. Kamaaina need more affordable housing projects like Kuilei Place.

Name: Adrian Herrera	Email: adrian@a-1-a.com	Zip: 96707
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 02:30 PM

Testimony:
I support.

Name: Wesley Enokawa	Email: wes@enokawa.com	Zip: 96701
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 02:30 PM

Testimony:
To: Zoning Committee Chair Calvin Say and members of the committee In regards to Resolution 22-98 for Kuilei Place
Do to the lack of affordable housing, I'm testifying IN SUPPORT of Kuilei Place and Resolution 22-298. This will also help stimulate the growth and development of our local economy.

Name: Frances Dang	Email: fmponce36@gmail.com	Zip: 96782
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 02:31 PM

Testimony:
*No studios, only 1-, 2- and 3- bedroom units so folks will be able to live in one place for hte designated term.
*Kamaaina need more Affordable housing to close the gap.
*This is a building built for locals. This is verified in the application process. This applies to both the affordable and market rate units.
*If approved, Kuilei Place will offer over 1000 new residences to our residents.
*Our community need ore housing options.

Name: LM Inouye	Email: ikea-luvr@hotmail.com	Zip: 96823
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 02:32 PM

Testimony:
In support as we need more options for affordable housing.

Name: West Tomasa	Email: west.tomasa@a-1-a.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 02:33 PM

Testimony:
Kamaaina need more affordable housing to close the gap.

Name: David Barayuga	Email: david.barayuga@a-1-a.com	Zip: 96819
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 02:34 PM

Testimony:
I intend to buy at Kuilei Place.

Name: Jeremy Shorestein	Email: jeremyshore@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 02:35 PM
<p>Testimony:</p> <p>This letter is in support of Resolution 22-298 as a catalytic project to create more affordable housing for the people of Oahu. The need for more affordable housing in Honolulu has been known for many years, and the City Council's approval of previous 201H projects in urban Honolulu was essential in creating new affordable housing stock where it is needed most. We need more affordable housing in urban Honolulu and concentrating these types of projects in areas like Kapiolani (close to public transportation, jobs, schools, services, etc.) will ensure we mitigate urban sprawl and keep the country country. Kobayashi Group has publicly committed to build one below market rate unit for every market rate unit it builds. I among many applaud them for this incredible commitment to our community. Mahalo for your time.</p>		
Name: Marshall Tsuda	Email: marshall.tsuda@gmail.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 02:36 PM
<p>Testimony:</p> <p>My name is Marshall Tsuda and I support the Kuilei Place project as a local resident I believe we need more affordable housing and more work for the local people, I also believe it will infuse substantial tax revenue into the state.</p>		
Name: Matt Dulatre	Email: matthewadulatre@gmail.com	Zip: 96782
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 03:02 PM
<p>Testimony:</p> <p>I support this because this would be beneficial to the struggling families of Hawaii trying to be homeowners, working multiple jobs, living paycheck to paycheck. As the father of a young growing family, it's getting harder and harder to have anything to pass down to our kids. We're being priced out of our own home.</p>		
Name: Waiokeola Stanley	Email: waiokeola@a-1-a.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 03:02 PM
<p>Testimony:</p> <p>I am a Honolulu resident and would like to submit my support of the Kuilei Place project. I believe that this will give many of our local residents an opportunity to buy a piece of property in our home state. This will also supply many jobs for the locals so that they may continue to provide and raise their families here in Hawaii. thanks</p>		
Name: Ken Kaneshiro	Email: ken.n.kaneshiro@gmail.com	Zip: 96839
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 03:03 PM
<p>Testimony:</p> <p>Zoning Committee Chair Calvin Say and members of the committee,</p> <p>I support the project because Oahu needs more affordable housing for the local people and this project has a verified application process for both the affordable and market rate units to ensure units goes to local people. This project also provides only 1 ,2, and 3 bedroom units with no studios so people will have quality living spaces. I appreciate Kobayashi Group's hard work to ensure new and high quality housing for Hawaii's communities and kama'aina.</p>		
Name: Devendrakumar Sherrard	Email: philip@a-1-a.com	Zip: 96797

Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 03:04 PM
Testimony: Community needs more housing options.		
Name: Allan Manio	Email: Allan.manio@yahoo.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 03:05 PM
Testimony: I intend to buy at Kuilei Place		
Name: Robert Kudo	Email: kudo.robert@gmail.com	Zip: 96815
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 03:06 PM
Testimony: I support the creation of Affordable Housing in Honolulu and Kobayashi Group's Kuilei Place.		
Name: Christopher Delaunay	Email: cdelaunay@prp-hawaii.com	Zip: 96813
Representing: Pacific Resource Partnership	Position: Support	Submitted: Jan 23, 2023 @ 04:58 PM
Name: Devin Kosaka	Email: 808probiker@gmail.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 06:59 PM
Testimony: Kamaaina needs more affordable housing to close the gap. This is a building built for locals. This is verified in the application process, this applies to both affordable and market rate units.		
Name: Sharla Masaki-Manglallan	Email: smasaki1@gmail.com	Zip: 96707
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:01 PM
Testimony: I am a Honolulu resident, and would like to submitted testimony in support of the Kuilei Place project. Kuilei Place will add much needed affordable housing to our state and future jobs to our construction industry.		
Name: Sam Colin	Email: sam@ccghawaii.com	Zip: 96813
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:02 PM
Testimony: Dear Chair, Vice-Chair and Members of the Committee; I hope you are well. I am writing to provide full support of Resolution 22-298 - Kuilei Place Mixed Use Affordable and Market Rate Housing 201H Project.It is well known that living in Hawaii comes at a great price. I know extended family and friends who had to make the difficult decision to move outside of the state in order to afford their desired lifestyle. Having more gap-group and affordable housing options available in the state is very much needed and would benefit residents such as myself and my family. The development of the proposed Kuilei Place will hopefully help in making more affordable residences possible and provide an opportunity for residents to participate in these types of housing program. Thank you for your consideration. Please feel free to contact me if there are any questions. Mahalo,		

Mary Anne "Sam" M. Colin		
Name: Esenchio Sevelo	Email: esenchio.sevelo@gmail.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:03 PM
<p>Testimony:</p> <p>I know this will help the local people stay employed and also provide many more jobs. Also, it will provide homes affordable for those local families looking like myself in hopes to house my kids and myself in an community available to us.</p>		
Name: Russell Nacapuy	Email: rrnacapuy@yahoo.com	Zip: 96797
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:05 PM
<p>Testimony:</p> <p>I am in support of the Kuilei Place affordable housing development. I have two children one of whom has moved with his wife and daughter to the mainland to fulfill his dream of home ownership. The high priced housing market here has driven away a lot of the younger people of Oahu, to move out of state to be able to purchase a home. Another reason I support this affordable housing project is the construction jobs it will provide. The people who will build it and the service and suppliers needed to complete the project will help our economy. I will always be a supporter of affordable housing in Honolulu like the Kuilei Place project.</p>		
Name: Blair Suzuki	Email: blairsuzuki@gmail.com	Zip: 96815
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:05 PM
<p>Testimony:</p> <p>Aloha Zoning Committee Chair Calvin Say and members of the committee,</p> <p>I am writing in support of Resolution 22-298 for the Kuilei Place housing project. The City of Honolulu is in desperate need of more affordable and workforce housing in our urban core. Many of our locals, particularly with critical community based and service oriented jobs continue to be priced out of the islands, or are faced with the realities of unattainable homeownership. Kuilei Place represents a rare opportunity to provide a significant amount of underserved gap housing in an already dense urban location, and in close proximity to jobs, schools, and services. Honolulu needs more projects like Kuilei Place.</p> <p>Aloha, Blair Suzuki</p>		
Name: Reagan Fong	Email: fongr015@hawaii.rr.com	Zip: 96818
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:06 PM
<p>Testimony:</p> <p>To whom it may concern, I lived here all my life and would like to submit testimony in support of the Kuilei Place project. Adding affordable housing to our state will also add future jobs to our construction industry.</p>		
Name: Roger Medeirosroer	Email: rogermedeiros@yahoo.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:07 PM
<p>Testimony:</p> <p>I am a Honolulu resident, and would like to submit testimony in support of the Kuilei Place Project. I believe this project will much needed affordable housing and future jobs to our construction industry.</p>		
Name: Kaleo Wong	Email: wkw808@gmail.com	Zip: 96825
Representing:	Position:	Submitted:

Self	Support	Jan 23, 2023 @ 07:07 PM
<p>Testimony:</p> <p>Aloha! I am writing to support Kuilei Place. The people of Hawaii need this. Working families with kids will definitely benefit from this project</p>		
Name: Straf Costales	Email: Straf.costales@a-1-a.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:08 PM
<p>Testimony:</p> <p>I am a Honolulu resident, and would like to submit testimony in support of the Kuilei Place project. I believe this project will add much needed affordable housing to our state and future jobs to our construction industry.</p>		
Name: Lance Tanno	Email: Ltanno808@gmail.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:09 PM
<p>Testimony:</p> <p>I am a Honolulu resident, and would like to submit testimony in support of the Kuilei Place project. I believe this project will add much needed affordable housing to our state and future jobs to our construction industry.</p>		
Name: Stephen Holmes	Email: borlapilot007@yahoo.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:10 PM
<p>Testimony:</p> <p>I am in support of the building of Kuilei Place. I have seen a lot of locals have to move to the mainland because there is not enough of these kids of projects. This will benefit the locals!</p>		
Name: Kurtney Silva	Email: Kurtney808@gmail.com	Zip: 96717
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:11 PM
<p>Testimony:</p> <p>I am a Honolulu resident, and would like to submit testimony in support of the Kuilei Place project. I believe this project will add much needed affordable housing to our state and future jobs to our construction industry.</p>		
Name: James Onizuka	Email: forza96791@gmail.com	Zip: 96791
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:12 PM
<p>Testimony:</p> <p>I am a Honolulu resident, and would like to submit testimony in support of the Kuilei Place project. I believe this project will add much needed affordable housing to our state and future jobs to our construction industry.</p>		
Name: Ivan Miyashiro	Email: Ivan@a-1-a.com	Zip: 96706
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:12 PM
<p>Testimony:</p> <p>I am a Honolulu resident, and would like to submit testimony in support of the Kuilei Place project. I believe this project will add much needed affordable housing to our state and future jobs to our construction industry.</p>		
Name:	Email:	Zip:

Chad Zukeran	sublime114@hotmail.com	96789
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:16 PM
Testimony: I am a Honolulu resident, and would like to submit testimony in support of the Kuilei Place project. I believe this project will add much needed affordable housing to our state and future jobs to our construction industry.		
Name: Leopeni Siania	Email: sleopeni@yahoo.com	Zip: 96706
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:16 PM
Testimony: I am a Honolulu resident, and would like to submit testimony in support of the Kuilei Place project. I believe this project will add much needed affordable housing to our state and future jobs to our construction industry.		
Name: Steve Holt	Email: sdmanoa@yahoo.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:17 PM
Testimony: I am in favor of allowing for the exemptions		
Name: Brian Tamondong	Email: tamondongbt@gmail.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:18 PM
Testimony: I am a Honolulu resident, and would like to submit testimony in support of the Kuilei Place project. I believe this project will add much needed affordable housing to our state and future jobs to our construction industry.		
Name: Alan Monakhav	Email: almohawaii@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:19 PM
Testimony: I am a Honolulu resident, and would like to submit testimony in support of the Kuilei Place project. I believe this project will add much needed affordable housing to our state and future jobs to our construction industry.		
Name: Noa Schachtel	Email: noaschachtel@gmail.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:20 PM
Testimony: Kamaaina needs more Affordable housing to close the gap. I'm an in full support of Kuilei place.		
Name: Mason Donahue	Email: masondonahue333@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:20 PM
Testimony: Kamaaina needs more Affordable housing to close the gap. I'm an in full support of Kuilei place.		
Name:	Email:	Zip:

Tanya Mau	tanyakmau@gmail.com	96816
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:21 PM
<p>Testimony:</p> <p>I am testifying in support of RES22-298. I grew up in the Kaimuki area and have been a teacher for over 20 years. As a single mom of 2 boys, I had help from my parents to buy my first place over 10 years ago. It's a 50 year old townhome and I am now concerned about increases in maintenance fees and future renovations. I am impressed by the quality and attention to detail that I have seen at Kuilei Place. Including items like split AC and a centralized solar water heater are normally found in new developments that I wouldn't be able to afford. I hope to be able to purchase a home there and am excited to have the opportunity to buy brand new in the same area that I grew up in. Please vote to approve the Kuilei project so these high quality homes can be delivered to our local people.</p>		
Name: Stacy Yang	Email: truthchild@gmail.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:22 PM
<p>Testimony:</p> <p>I am testifying in support of RES22-298, authorizing exemptions from certain requirements relating to the Kuilei Place affordable and market rate condominium project.</p> <p>As an elementary school counselor, I often see co-workers struggle to make ends meet in Hawaii. I feel strongly that we need more affordable housing opportunities for our local families who struggle to afford to live in Hawaii because of the high cost of living. Please vote to approve the Kuilei project so our local families can be home owners rather than renters.</p>		
Name: Malia Rivad	Email: mayang55@gmail.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:23 PM
<p>Testimony:</p> <p>I am testifying in support of RES22-298, authorizing exemptions from certain requirements relating to the Kuilei Place affordable and market rate condominium project. This is a good, high quality project for Hawaii residents. We should be building more projects just like Kuilei Place!! Please vote in support of Kuilei Place.</p>		
Name: Cory Young	Email: coryyoung808@gmail.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:23 PM
<p>Testimony:</p> <p>The food and housing prices are skyrocketing, our jobs are getting less, we need affordable housing for the people in Hawaii, Kuilei place is at a very convenient location for the working individuals and parents. The project will provide much needed jobs to the construction industry, vendors, and services. It also provide the state with a good source for the tax revenue. Help the residence and help the state.</p>		
Name: Joel Kurata	Email: joel.kurata@elementmortgage.com	Zip: 96819
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:24 PM
<p>Testimony:</p> <p>To whom it may concern,</p> <p>I support Kuilei Place. We need all the affordable housing and housing that target local residents as we can get. I like that they are integrating the affordable and market units throughout the building. I also like the amenities and sustainable features and feel that Kuilei Place will provide a great opportunity for a lot of local people to get on the property ladder. Thank you for your time!</p>		
Name: Shayla Barbari	Email: barberishayla@gmail.com	Zip: 96821

Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:25 PM
<p>Testimony:</p> <p>A resolution in support of Kuilei Place is critical to our community. We cannot miss the opportunity to provide our local community with 80-140 AMI condos designed and developed by such an owner-conscious, thoughtful and detail oriented developer who truly cares about providing comfortable and long-term housing solutions for Hawaii. Kobayashi Group has decades of experience and genuine passion for the local community and should not be deterred from pursuing these types of projects. Please do your due diligence to fully understand the constituents who are opposing this project and determine if their concerns are supported by facts. This project will set the precedent to push and encourage sustainably designed, community-oriented and locally focused housing that is essential to our Kama'aina.</p>		
Name: Katherine Hamm	Email: khamm13@gmail.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:26 PM
<p>Testimony:</p> <p>I am a young professional who was born and raised in Hawaii. I recently returned from living on the mainland and found the cost of housing forced me into multigenerational living, like so many of my friends. Kuilei Place is the type of affordable quality housing that Oahu needs to bring Kama'aina back home and reverse the brain drain.</p>		
Name: Amber Yip	Email: amberyip@gmail.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:26 PM
<p>Testimony:</p> <p>Hello,</p> <p>I wanted to say that I support Kuilei Place. I am a young local professional and I think this is the type of place that we need more of. I like that its designed with local residents in mind and I like the amenities and sustainable features that they are designing in this new building.</p>		
Name: Kawada Michael	Email: michael.kawada@gmail.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:29 PM
<p>Testimony:</p> <p>To whom it may concern,</p> <p>I support Kuilei Place because we definitely need more housing that's designed for local kamaaina residents like myself. We need affordable housing that gives us an opportunity to get onto the housing ladder and gives us an opportunity to have a really nice place to call home. So I am in full support of Kuilei place and more affordable housing opportunities in general. Thank you!</p>		
Name: Alana Pakkala	Email: alana@kobayashi-group.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:30 PM
<p>Testimony:</p> <p>Zoning Committee Chair Say & distinguished committee members,</p> <p>I am testifying in support of RES22-298, authorizing exemptions from certain requirements relating to the Kuilei Place affordable and market rate condominium project.</p> <p>I am managing partner of Kobayashi Group, the developer for Kuilei Place and plan to testify in support of the Kuilei Place development on behalf of our 2599 Kapiolani LLC partnership with BlackSand Capital. I am honored for the opportunity to present Kuilei Place at the zoning meeting and grateful to the committee members for their tireless work on behalf of our Honolulu community.</p>		

Mahalo, Alana Kobayashi Pakkala		
Name: Wisa Miller	Email: wisamiller@gmail.com	Zip: 96821
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:30 PM
Testimony: My name is Wisa Miller and I am testifying on behalf of myself in support of RES22-298. I am in support of Kuilei Place. Kamaaina needs more Affordable housing to close the gap. This is a building built for locals. This is verified in the application process. This applies to both the affordable and market rate units.		
Name: Brandon Leong	Email: brandonkkleong@gmail.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:31 PM
Testimony: My name is Brandon Leong and I am testifying on behalf of myself in support of RES22-298. I am in full support of Kuilei Place. Our community is in need of housing opportunities at this price point and providing 1 to 3 bedrooms is exactly what young professionals and families here in Hawaii need. It is genuinely being built for kama`aina as the State requires proof of residency to qualify as a buyer for both the affordable and market rate units. This is a high quality, thoughtfully designed building which takes into account the enjoyment of future residents. Kuilei Place is helping address the kama`aina housing issues facing Hawai`i and will help many residents attain homeownership.		
Name: Dallas King	Email: darasu68@gmail.com	Zip: 96813
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:32 PM
Testimony: Zoning Committee Chair Calvin Say and members of the committee, My name is Dallas King and I am testifying on behalf of myself in support of RES22-298. I am in full support of Kuilei Place. Our community is in need of housing opportunities at this price point and providing 1 to 3 bedrooms is exactly what young professionals and families here in Hawaii need. Kama'aina needs more Affordable housing to close the gap. It is genuinely being built for kama`aina as the State requires proof of residency to qualify as a buyer for both the affordable and market rate units. This is a high quality, thoughtfully designed building which takes into account the enjoyment of future residents. Kuilei Place is helping address the kama`aina housing issues facing Hawai`i and will help many residents attain homeownership. Thank you		
Name: Ryan Ando	Email: rando@alakaimechanical.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:33 PM
Testimony: Dear Zoning Committee Chair Calvin Say and members of the committee, My name is Ryan Ando. I have been working in the construction industry here in Hawaii for over 30 years. I have personally witnessed many talented local workers relocate to the mainland. I found that the most common reason given for relocating is the inability to find affordable housing here in Hawaii. This project will provide affordable housing at an ideal location and is a huge step in helping to keep our local talent at home. Sincerely, Ryan Ando		
Name: Corey Gokan	Email: coreygokan@gmail.com	Zip: 96821

Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:33 PM
<p>Testimony:</p> <p>Dear Zoning Committee Chair Calvin Say and members of the committee,</p> <p>My name is Corey Gokan and I am the typical working professional with dreams of one day buying a home. As a born and raised local, it has been discouraging to see the Kakaako area explode with luxury condominiums, with the majority of them being far out of reach for our local community.</p> <p>With the major shortage on any type of affordable housing, Kuilei Place is a rare, truly affordable housing community which seems to actually be designed for the local community.</p> <p>Kudos to Kuilei!</p>		
Name: Reyn Sugihara	Email: reynsugi808@gmail.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:34 PM
<p>Testimony:</p> <p>Dear Zoning Committee Chair Calvin Say and members of the committee,</p> <p>My name is Reyn Sugihara and I'm testifying in support of Kuilei Place and Resolution 22-298. Kuilei Place is the perfect opportunity to help young professionals, like myself, break into the real estate market. I appreciate all the hard work that Kobayshi Group does to support the local communities and it's kama'aina.</p>		
Name: Kyle Uemura	Email: kyuemura@hawaii.edu	Zip: 96821
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:36 PM
<p>Testimony:</p> <p>Being born and raised here on Oahu I am now at the age where I am looking to buy my own place. Based on the parameters of the project I think this is an opportunity to keep more locals in Hawaii. I have many friends who are forced to live on the continent due to the high cost of housing in Hawaii. I have seen the vision to try and prioritize kamaaina for this project and I fully support it. There are many other luxury high rises that are attracting malihini to our islands. I hope that this project can achieve its goals and help provide housing to local families.</p>		
Name: Aren Bumanglag	Email: arenbumanglag@gmail.com	Zip: 96706
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:37 PM
<p>Testimony:</p> <p>Dear Zoning Committee Chair Calvin Say and members of the committee,</p> <p>I have lived in Oahu my entire life and as I have grown up here, housing has always been a topic in my household. The ability to own a home at a young age has always been my goal, but the prices in Hawaii, especially in the Honolulu area have been quite high. I believe Kuilei place would be an amazing option to buy my first home in the Honolulu area. Like most of the island, a lot of the jobs are in the Honolulu/Town area, and being from Ewa Beach, the commute is grueling. The ability to live in an affordable house/condo so close to my job would be an extreme upgrade to my quality of life.</p> <p>There are other residential high-rises close by that are very close in height to Kuilei Place (Contessa, Royal Iolani, and The Iolani Court Plaza). If approved, Kuilei Place will offer over 1000 new residences, and the requirements to qualify require proof of residency. Our community needs more housing options.</p> <p>Please allow this project to be built so that I and many of my friends may have a chance at owning a home in Hawaii.</p>		
Name: Roberta Hsu	Email: SweeTwats@gmail.com	Zip: 96826
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:37 PM
<p>Testimony:</p> <p>I've lived a block and a half away from the proposed project for almost my entire life and can say without question that this part of</p>		

my neighborhood is in dire need of redevelopment. Kobayashi Group has delivered many successful housing projects to other parts of Oahu, and it would be very exciting to one day live down the street from one.

Name: Mark Ouye	Email: marko8081971@yahoo.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:38 PM

Testimony:
I am in support and in approval of the construction of Kuilei Place. I feel Kuilei Place will provide the affordable housing that our young community is in need of, and will also provide work for our local labor unions. We are fortunate to have a local Developer offer such affordable housing that will benefit our local economy, businesses, and families.

Name: Peter Agustin	Email: peter@ack-inc.com	Zip: 96706
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:39 PM

Testimony:
As someone who just recently purchased a home, it was not a fun process, due to the fact that it is so hard to get place. I believe that the Kuilei Place project would benefit many of our residents to purchase a home.

Name: Mare Dianora	Email: dianoram@goddard.edu	Zip: 96815
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:40 PM

Testimony:
Hawaii has one of the highest housing markets in the country. As residents are priced out of market rates - they need to look elsewhere for a viable living situation. On the mainland, it is possible to get pushed further away from a city - increasing commute time and costs while decreasing family time and quality of life. But with the limited supply and demand of the islands, people must make a choice to leave entirely to afford a lifestyle or stay and try and make the situation work for as long as they can. With more and more being forced away - it is impossible to keep a working community. You will lose your workforce: teachers, museum workers, medical and hospital workers, pharmacists, librarians, police and fire forces - literally every aspect of a working community. Unless a job comes with housing, people will not be able to either rent or purchase a home in this current market - no matter how many extra hours they put in. And if people can not afford to live where they work, who will be fulfilling these vital roles in our community? I support this project at Kuilei Place not just because hard-working folks deserve a nice place to live, but also because we are dependent on having a functional community. Without proper housing, we can not make this work.

Name: Deron Matsuoka	Email: deronmatsuoka@gmail.com	Zip: 96815
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:40 PM

Testimony:
I am in support of Kuilei Place as it is an Affordable housing project that is greatly needed by Kamaaina. The sustainability features being incorporated will benefit residents and the surrounding community.

Name: Ryan Kunselman	Email: rkunselman@hotmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:41 PM

Testimony:
Dear Zoning Committee Chair Calvin Say and members of the committee,
I am writing today to give my support for the Kuilei Place project. The area currently doesn't have enough quality affordable housing for residents. This project will help meet the need for affordable housing for local families.
Thank you

Name:	Email:	Zip:
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Shaun Shimizu	shaun.a.shimizu@gmail.com	96701
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:42 PM
<p>Testimony:</p> <p>Zoning Committee Chair Calvin Say and members of the committee,</p> <p>I am providing written testimony in support of Kuilei Place and Resolution 22-298. As a nearby condo owner, the project would be a great addition to the area, providing walkable sidewalks and safer environments for all in the Date/Kapiolani area. It would also provide potential housing options for our younger generation of local families. This type of project not only provides housing at affordable prices, but more importantly, is an integral step in keeping our young professionals and their families in the State. Thank you for reading this testimony in support of Kuilei Place.</p> <p>Sincerely, Shaun Shimizu</p>		
Name: John Matthew Pagaragan	Email: jmapagaragan@gmail.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:42 PM
<p>Testimony:</p> <p>As a proud supporter and product of the public school system here in Hawai'i, I strongly write in support of RES22-298 which will provide resources to support Hawaii families obtain a brighter and financially secure future for them and their loved ones. I strongly urge your support for RES22-298.</p> <p>Thank you,</p> <p>John Matthew Pagaragan</p>		
Name: Corey Imose-Lee	Email: corey-i@ack-inc.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:43 PM
<p>Testimony:</p> <p>Dear Zoning Committee Chair Calvin Say and members of the committee,</p> <p>I would like to share my support for the development of Kuilei Place. The biggest reason this development has my support is because of the fact that this building is built for locals and applies to both the affordable and market rate units. I am a firm believer that the local residents need more affordable housing as with some of the new developments the cost is out of reach. The quality of this price range of units with the amenities that will be provided is great to see.</p>		
Name: Cecilia Cachuela	Email: cecilia@ack-inc.com	Zip: 96797
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:44 PM
<p>Testimony:</p> <p>I have kids with young family and want to purchase a home in town so they don't have to fight the traffic from the west side of the island going to work everyday.</p>		
Name: Chris Simpson	Email: aukaichris@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:44 PM
<p>Testimony:</p> <p>I heard about this new project and I am in support of it. I feel it will benefit hard working local families and prevent more Kamaaina from having to move to the mainland!</p>		
Name: Brittany Hopkins	Email: brittanywaracka@gmail.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:45 PM

Testimony: Kamaaina needs more Affordable housing to close the gap. I intend to buy at Kuilei Place.		
Name: Nainoa Hopkins	Email: nainoahopkins@yahoo.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:45 PM
Testimony: Kamaaina needs more Affordable housing to close the gap. It's great to see new homes at an affordable rate.		
Name: Phung Cahinhinan	Email: Phung.cahin@gmail.com	Zip: 96782
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 07:46 PM
Testimony: Hawaii needs more affordable housing! The housing prices in the recent years have been driven locals away and relocate to the Mainland. I support affordable housing development such as Kuilei Place because it provides opportunity for young professionals to own a home.		
Name: Conrad Miyata	Email: cmiyata555@gmail.com	Zip: 96826
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 08:45 PM
Testimony: Us Kamaaina definitely needs more high-quality, affordable housing to bridge the gap. A project like Kuilei Place is a model example, built for locals, and something that's verified during the application process.		
Name: Logan Green	Email: logangreen31@gmail.com	Zip: 96813
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 08:46 PM
Testimony: Us Kamaaina definitely needs more high-quality, affordable housing to bridge the gap. A project like Kuilei Place is a model example, built for locals, and something that's verified during the application process.		
Name: Dwayne Fujitani	Email: Fujitanidwayne@gmail.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 08:46 PM
Testimony: Honolulu needs more affordable housing, and i intend to look into purchasing a unit at the planned kuilei place which is a perfect location to where I grew up as a kid, and would like to live in town. Please consider passing this. Thank you, dwayne		
Name: Nelson Lian	Email: liannelson15@gmail.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 08:47 PM
Testimony: Dear Zoning Committee Chair Calvin Say and members of the committee, I'm testifying in support of the Kuilei Place and Resolution 22-298. The construction of this project will provide a significant amount of jobs and affordable housing opportunities for us locals during this time of economic hardship. The housing pricing in Hawaii keeps rising and the locals continue to be priced out by cash offers from foreign investors. The policies implemented by the Kuilei Place project allow the local middle class community the opportunity to own a home and have something to pass it on to their kids, something that's hard to come by nowadays with majority of the community forced to rent due to home ownership being out		

of reach. Hawaii needs more affordable units to retain the local community and not have them be driven out of their own home.
Sincerely, Nelson

Name: Andrew Aimoto	Email: aaimoto@hotmail.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 08:48 PM

Testimony:

To the Zoning Committee reviewing Kuilei Place project,

Please give favorable support for this project as we all know that affordable housing throughout the island is needed. The current condition of this area is severely outdated and owner's of these surrounding property are not looking to bring new life to the community. The developer of Kuilei Place shows that it is their desire to serve this community with affordable housing with a modern building. Having this project achieving both objectives should be allowed.

Rent listings in this area shows \$1600 for a 400 sq.ft. studio. Condo listings are selective as many of them are in 30+ year old structures. Single family dwellings showed sales over one million dollars. There are not many chances for a current residence to own property near this location, unless projects like this are built. To overcome the growth pain of displacements and construction disruption to the neighborhood, 1000+ new families will be grateful of this development.

Bringing families to this new building, arises a fresh look and a start to energizing the community. It will probably be hard to find other current property owners to have the desire and means to do this. This is a special opportunity for the community. It is time for the east end of Kapiolani Blvd to welcome a modern building. What is modern about this building is that it looks to incorporate sustainable practices that will improve the quality of living for the new and old residences of the area well into the future.

A proposed development like this, from a developer that is thinking of the community, city, and Island, is a project that needs to be approved. Allowing 1000+ homeowners with a new sustainable building will be good for the community now and the future. The favorable impact will spread to the neighborhoods and business around it. Thank you.

Name: Casey Yoo	Email: casey.yoo@gmail.com	Zip: 96701
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 08:50 PM

Testimony:

I am in full support of Kuilei Place. I want to purchase a place for my family at Kuilei Place. There is a real need for projects like Kuilei Place that address the local housing issues facing Hawai'i. This will be a great way for local residents to attain homeownership.

Name: Fumei McCullough	Email: fumei808@yahoo.com	Zip: 96706
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 08:51 PM

Testimony:

I approve of the new project Kuilei Place.

It will be good to offer more housing for the kama'aina.

Name: Aimee McCullough	Email: aafukuda@gmail.com	Zip: 96707
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 08:51 PM

Testimony:

I approve of Kuilei Place.

Kobayashi Group is known for many successful projects.

Mahalo.

Name: Robert McCullough	Email: robertmc77@gmail.com	Zip: 96707
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 08:53 PM

<p>Testimony:</p> <p>I approve of the project Kuilei Place. It will be great to offer Hawaii residents more homes. And being that the project is developed by The Kobayashi Group is a big deal. I only hear good things about the developers.</p>		
<p>Name:</p> <p>Ann Marie Oh</p>	<p>Email:</p> <p>annmariejko@gmail.com</p>	<p>Zip:</p> <p>96814</p>
<p>Representing:</p> <p>Self</p>	<p>Position:</p> <p>Support</p>	<p>Submitted:</p> <p>Jan 23, 2023 @ 08:54 PM</p>
<p>Testimony:</p> <p>I am in favor for Kuilei Place. I like the views, high ceilings, family living, community gathering areas, laundry space, and. 60% affordable housings. I also like how the building is environmental conscious.</p>		
<p>Name:</p> <p>Hoku Cortez</p>	<p>Email:</p> <p>hokucortez@gmail.com</p>	<p>Zip:</p> <p>96816</p>
<p>Representing:</p> <p>Self</p>	<p>Position:</p> <p>Support</p>	<p>Submitted:</p> <p>Jan 23, 2023 @ 08:57 PM</p>
<p>Testimony:</p> <p>Aloha my name Is Hoku. I am in full support of Kuilei Place and anything that provides homes for the people of Hawaii. Kamaaina people need this!</p>		
<p>Name:</p> <p>Asa Kajihiro</p>	<p>Email:</p> <p>akajihiro@gmail.com</p>	<p>Zip:</p> <p>96826</p>
<p>Representing:</p> <p>Self</p>	<p>Position:</p> <p>Support</p>	<p>Submitted:</p> <p>Jan 23, 2023 @ 08:58 PM</p>
<p>Testimony:</p> <p>I am IN SUPPORT of Kuilei Place.</p> <p>My name is Asa Kajihiro, born and raised in Hawaii and have been residing in Moili'ili for 15 years. The neighborhood is in need of improvement and revitalization and a project like Kuilei Place will bring exactly that. Kuilei Place will be helping to address the housing issues facing Hawaii by bringing over 1000 units to our kama'aina and help many attain homeownership.</p>		
<p>Name:</p> <p>Gabi Miyashiro</p>	<p>Email:</p> <p>3oceancolors@gmail.com</p>	<p>Zip:</p> <p>96826</p>
<p>Representing:</p> <p>Self</p>	<p>Position:</p> <p>Support</p>	<p>Submitted:</p> <p>Jan 23, 2023 @ 09:00 PM</p>
<p>Testimony:</p> <p>I have been a resident of Kapiolani Village apartments for the last 3 years. Hawaii needs more affordable housing projects like this. I am in full support of Kuilei Place. I hope to buy here.</p>		
<p>Name:</p> <p>Natalie Yonemura</p>	<p>Email:</p> <p>yonemuran001@gmail.com</p>	<p>Zip:</p> <p>96789</p>
<p>Representing:</p> <p>Self</p>	<p>Position:</p> <p>Support</p>	<p>Submitted:</p> <p>Jan 23, 2023 @ 09:01 PM</p>
<p>Testimony:</p> <p>I am in support of the project Kuilei Place. I feel it will benefit the local community. We need more housing options that are affordable for our local working families. Kuilei Place will bring over 1000 units to our kama'aina and help to address the housing issues facing Hawaii. Our community needs developments like this.</p>		
<p>Name:</p> <p>Gaile Nitta</p>	<p>Email:</p> <p>gailenitta@gmail.com</p>	<p>Zip:</p> <p>96789</p>
<p>Representing:</p> <p>Self</p>	<p>Position:</p> <p>Support</p>	<p>Submitted:</p> <p>Jan 23, 2023 @ 09:02 PM</p>
<p>Testimony:</p> <p>Zoning Committee Chair Calvin Say and members of the committee,</p> <p>I am testifying in support of RES22-298 and in full support of Kuilei Place. We definitely need more housing that's designed for our</p>		

local kama'aina residents. Our community is in need of housing opportunities at this price point and providing 1 to 3 bedrooms is exactly what young professionals and families here in Hawaii need. Kuilei Place will help to address the housing issues in our state and will help provide opportunity for many residents to attain homeownership.

Name: Glenn Nitta	Email: nittag005@gmail.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 09:03 PM

Testimony:
Zoning Committee Chair Calvin Say and members of the committee,
I am testifying in support of RES22-298 and in full support of Kuilei Place. We definitely need more housing that's designed for our local kama'aina residents. Our community is in need of housing opportunities at this price point and providing 1 to 3 bedrooms is exactly what young professionals and families here in Hawaii need. Kuilei Place will help to address the housing issues in our state and will help provide opportunity for many residents to attain homeownership.

Name: Glenelle Nitta	Email: glennellenitta@yahoo.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 09:05 PM

Testimony:
Zoning Committee Chair Calvin Say and members of the committee,
I am testifying in support of RES22-298 and in full support of Kuilei Place. We definitely need more housing that's designed for our local kama'aina residents. Our community is in need of housing opportunities at this price point and providing 1 to 3 bedrooms is exactly what young professionals and families here in Hawaii need. Kuilei Place will help to address the housing issues in our state and will help provide opportunity for many residents to attain homeownership.

Name: Gainor Nitta	Email: gainornitta@gmail.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 09:05 PM

Testimony:
Zoning Committee Chair Calvin Say and members of the committee,
I am testifying in support of RES22-298 and in full support of Kuilei Place. We definitely need more housing that's designed for our local kama'aina residents. Our community is in need of housing opportunities at this price point and providing 1 to 3 bedrooms is exactly what young professionals and families here in Hawaii need. Kuilei Place will help to address the housing issues in our state and will help provide opportunity for many residents to attain homeownership.

Name: Galenn Nitta	Email: nittagalenn@gmail.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 09:07 PM

Testimony:
Zoning Committee Chair Calvin Say and members of the committee,
I am testifying in support of RES22-298 and in full support of Kuilei Place. We definitely need more housing that's designed for our local kama'aina residents. Our community is in need of housing opportunities at this price point and providing 1 to 3 bedrooms is exactly what young professionals and families here in Hawaii need. Kuilei Place will help to address the housing issues in our state and will help provide opportunity for many residents to attain homeownership.

Name: Suzette Calimlim	Email: scalimlim@gmail.com	Zip: 96707
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 09:09 PM

Testimony:
A building with amenities such as what is planned for Kuilei is a great opportunity for a local family to purchase a home with an

elevated appeal at an attainable cost.		
Name: Tracie Black	Email: Traciekobayashi@gmail.com	Zip: 96821
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 09:09 PM
Testimony: I am writing in support of Kuilei Place. Kamaaina need more affordable and/or "gap housing" options to gain entry into owning real estate in Hawaii		
Name: Travis Kinoshita	Email: tkinoshita@bisihi.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 09:10 PM
Testimony: I am writing in support of Kuilei Place. It would be highly beneficial to many acquaintances and friends of mine who are teachers, fire fighter, police officers, and social workers.		
Name: Ha John	Email: Jha05694@gmail.com	Zip: 96815
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 09:12 PM
Testimony: I am writing in support of Kuilei Place. As a small business owner, I welcome a project like Kuilei Place that will proudly serve their residents. I also believe Kama'aina need affordable and gap housing options in order to enter the Hawaii housing market.		
Name: Peter Fukunaga	Email: Pfukunag@gmail.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 09:15 PM
Testimony: Housing for local working families is needed on our island. I am glad to see a project like this and am in support of Kuilei Place. I think it is important that applicants are very well screened to ensure that the applicable units go to the intended target of Kama'aina with the real intention of living there for the long term. Kobayashi Group has a terrific track record of delivering quality product to their customers.		
Name: Kenji Kawauchi	Email: mkenjk@yahoo.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 09:16 PM
Testimony: To Chair Calvin Say and the City Council, My name is Kenji Kawauchi, and I am in full support of the Kuilei Place Project. Our community needs affordable housing opportunities for both young professionals and working families here in Hawaii. A requirement of "proof of residency" to qualify as a buyer is key. Too many of the high-rises built recently are geared to the overseas market and are completely dark at night. Those absentee owners do not add needed dollars to the local economy. I work at Spectrum in Hawaii and support many small businesses in the area. The only way they can survive in these trying times is to have a growing community with disposable dollars. Planned developments like Kuilei Place is needed if Hawaii is to have a sustainable future. Kenji Kawauchi		
Name: Seth Kamemoto	Email: skamemoto@gmail.com	Zip: 96822

Representing: Self	Position: Oppose	Submitted: Jan 23, 2023 @ 09:23 PM
Name: Ashley Lee	Email: hiashley.lee@gmail.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 09:33 PM
<p>Testimony:</p> <p>I am in full support of Kuilei Place.</p> <p>Our community is in need of housing opportunities at this price point and providing one- to three- bedroom units is exactly what young professionals and families here in Hawaii need. It is genuinely being built for kamaaina as the state requires proof of residency to qualify as a buyer for both the affordable and market rate units.</p> <p>Kuilei Place is a high quality, thoughtfully designed building, developed by local developer Kobayashi Group, which factors in the needs, wants and desires of residents. Kuilei Place will bring over 1,000 brand new housing units to our community. The units are separated into three smaller living communities within the entire Kuilei Place community. There are convenient parking plans, separate elevators for each of the three areas, environmental cost savings measures across the project that will keep the costs down for the kamaaina residents and help our state as a whole, and excellent amenities that usually aren't available to locals who buy affordable housing. In addition, Kuilei Place includes walk-able sidewalks surrounding the building for all residents in the Moiliili neighborhood to use.</p> <p>Kuilei Place is helping address the kamaaina housing issues facing Hawaii and will help many residents attain homeownership.</p>		
Name: James Magata	Email: jamesmagata@gmail.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 09:35 PM
<p>Testimony:</p> <p>Dear city council members,</p> <p>I support Kuilei Place. I feel that we need much more affordable housing options and this building will provide just that. I like the amenities and the sustainable features that they will be having at this building and the best part of all in my opinion, is that they are gearing it towards local residents. I hope that 100% of the market units ends up being sold to local residents and it is awesome to see that they will be offering those to people that will live there first before investors. It gives me the impression that this developer truly cares for us local people.</p>		
Name: Stacie Magata	Email: stacieyosh@gmail.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 09:38 PM
<p>Testimony:</p> <p>To whom it may concern,</p> <p>I am a local young professional and I support Kuilei Place because its built with local residents in mind. I like that there will be a lot of units that are dedicated towards first time homebuyers. I think we need more of those types of properties. I have seen other buildings that this company has built and have heard very good things about them. I hope that they are able to bring a similar type of quality to this and that Kuilei Place will provide a very nice place for lots of local people to call home.</p> <p>Thank you!</p>		
Name: Nicholas Sakamoto	Email: nicholaskahiau@gmail.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 09:42 PM
<p>Testimony:</p> <p>To whom it may concern,</p> <p>I am testifying in support of RES22-298, authorizing exemptions from certain requirements relating to the Kuilei Place affordable and market rate condominium project. This is a good, high quality project for Hawaii residents. We should be building more projects just like Kuilei Place!! Please vote in support of Kuilei Place.</p>		

Name: Cammy Akiona	Email: ymmac5@gmail.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 09:43 PM
<p>Testimony:</p> <p>To whom it may concern,</p> <p>My name is Cammy Akiona and I support Kuilei Place. Kamaaina needs more Affordable housing to close the gap. It is too sad to see so many local families leaving islands because they can't afford to live here. Especially when they have excellent job with a 2 income household and still struggle to purchase a home. The states need to help close the gap and keep locals home. We also need more project in this level that understand kamaaina needs with quality work.</p> <p>I ask you to vote in favor of Kuilei Place!</p>		
Name: Nichole Lucina	Email: nfeato@gmail.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 09:46 PM
<p>Testimony:</p> <p>To whom it may concern,</p> <p>My name is Nichole and I support Kuilei Place RES22-298. Kamaaina needs more Affordable housing to close the gap. It is too sad to see so many local families leaving islands because they can't afford to live here. Especially when they have excellent jobs, with a 2 income household and still struggle to purchase a home. The state need to help close the gap and keep locals home. We also need more project in this level that understand kamaaina needs with quality work.</p> <p>I ask you to vote in favor of Kuilei Place!</p>		
Name: Emma Alejandro	Email: galderia.emma@gmail.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 09:50 PM
<p>Testimony:</p> <p>To whom it may concern,</p> <p>My name is Emma Alejandro and I support Kuilei Place RES22-298. Kamaaina needs more Affordable housing to close the gap. It is too sad to see so many local families leaving islands because they can't afford to live here - especially when they have excellent jobs, with a 2 income household and still struggle to purchase a home. The state need to help close the gap and keep locals home. We also need more project in this level that understand kamaaina needs with quality work.</p> <p>I ask you to vote in favor of Kuilei Place!</p>		
Name: Mimi Ishikawa	Email: mimitoguchi@yahoo.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 09:52 PM
<p>Testimony:</p> <p>To whom it may concern,</p> <p>My name is Mimi Ishikawa and I support Kuilei Place RES22-298. Kamaaina needs more Affordable housing to close the gap. It is too sad to see so many local families leaving islands because they can't afford to live here - especially when they have excellent jobs, with a 2 income household and still struggle to purchase a home. The state need to help close the gap and keep locals home. We also need more project in this level that understand kamaaina needs with quality work.</p> <p>I ask you to vote in favor of Kuilei Place!</p>		
Name: Shayla Shibata	Email: Shaychiemi@gmail.com	Zip: 96701
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 09:54 PM
<p>Testimony:</p> <p>To whom it may concern,</p>		

My name is Shayla and I support Kuilei Place RES22-298. Kamaaina needs more Affordable housing to close the gap. It is too sad to see so many local families leaving islands because they can't afford to live here - especially when they have excellent jobs, with a 2 income household and still struggle to purchase a home. The state need to help close the gap and keep locals home. We also need more project in this level that understand kamaaina needs with quality work.

I ask you to vote in favor of Kuilei Place!

Name: Anthony Chow	Email: anthony.chow@yahoo.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 09:56 PM

Testimony:

I am writing in support of the Kuilei Place Project. As a small business owner I look forward to meeting and serving the local residents of Kuilei Place. I believe the project will help many small businesses in the area thrive.

Another benefit to the community is that the parks and streets will be cleaned up and the community at large will become a more desirable place to live. I look forward to seeing the revitalization of the surrounding area.

Name: Laura Ruby	Email: lruby@hawaii.edu	Zip: 96826
Representing: Self	Position: Oppose	Submitted: Jan 23, 2023 @ 10:11 PM

Name: Marissa Mier	Email: marissamier@icloud.com	Zip: 96701
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 10:43 PM

Testimony:

I am in favor for Kuilei Place, I'm excited to see the possibilities and homes that will be available for the local community.

Name: Dana Leong	Email: danal808@gmail.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 10:44 PM

Testimony:

As a parent, I would like to see more affordable housing options for our children. This project is good for our community and offers an opportunity for our children to be able to live here in Hawaii.

Name: Nona Miyashiro	Email: pnmiyashiro@gmail.com	Zip: 96701
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 10:45 PM

Testimony:

I support this project. It will give my grandchildren an opportunity to live in Hawaii.

Name: Karyn Yoshioka	Email: karynyoshioka@gmail.com	Zip: 96701
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 10:47 PM

Testimony:

Both my daughters intend to return home from the mainland and buy at Kuilei Place.

I would want my daughters to be able to live and work in Hawaii but if programs like these do not exist, the plan to purchase a place to live would be too expensive for them.

Name: Dayne Matsumoto	Email: dmatsumoto@alakaimechanical.com	Zip: 96821
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Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 10:48 PM
Testimony: Hawaii is in dire need of affordable housing opportunities. The step being taken by this proposed housing project to provide opportunities to afford our hard working local families with a home is something we support and encourage. Allow Kuilei Place to be built so our future keiki will know the pride of growing up in a home of their own.		
Name: Jen Ishii	Email: myagent@jenishii.com	Zip: 96821
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 10:48 PM
Testimony: I support this building as it will provide much need affordable housing for local families.		
Name: Sean Ishii	Email: paani99@msn.com	Zip: 96821
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 10:51 PM
Testimony: As a small business owner that would serve the residents at Kuilei Place, the project will help many businesses in the area.		
Name: Shelly Giltner	Email: shellygiltner@hotmail.com	Zip: 96821
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 10:52 PM
Testimony: The quality of this price range of residences is great to see.		
Name: Kaipo Giltner	Email: kaipogiltner@hotmail.com	Zip: 96821
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 10:53 PM
Testimony: I want my children to be able to stay in hawaii and buy a home.		
Name: Scott Rodrigues	Email: scott.rodrigues@live.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 10:54 PM
Testimony: My wife shared how awesome this building is going to be. Looking forward to be able to help clients purchase in this area of honolulu.		
Name: Amber Rodrigues	Email: amberraezoe@hotmail.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 10:54 PM
Testimony: This will be a great place to live if my son goes to lolani.		
Name: Megan Quinto	Email: metanoiahawaii@gmail.com	Zip: 96825
Representing:	Position:	Submitted:

Self	Support	Jan 23, 2023 @ 10:55 PM
Testimony: Love this area and looking forward to it becoming safer for the community.		
Name: Ash Quinto	Email: eventfulphotoshawaii@gmail.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 10:56 PM
Testimony: I Think this building will be a great place for locals. I would love to have a unit where I can be conveniently located to everything especially for my business.		
Name: Landon Kaaua	Email: Kaauafamily@gmail.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 10:59 PM
Testimony: Currently our 2 daughters attend Iolani. Living here in a new building would be so convenient for our family.		
Name: Amanda Kaaua	Email: kaauafamily@gmail.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 11:00 PM
Testimony: I support of affordable housing with kuilei place		
Name: Mai Suiso	Email: maikalakau@gmail.com	Zip: 96706
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 11:00 PM
Testimony: Kuilei place will allow local families to own a piece of where they are from and I am in full support of this project		
Name: Benjamin Suiso	Email: bmsuiso@yahoo.com	Zip: 96706
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 11:01 PM
Testimony: I support Kuilei place and its vision to provide affordable housing to individual and families.		
Name: Justin Ludwig	Email: jsludwig54@yahoo.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 11:02 PM
Testimony: Kamaaina needs more Affordable housing to close the gap.		
Name: Jamie Ludwig	Email: odajamie@yahoo.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 11:02 PM
Testimony: I respect that the developer is integrating the targeted affordable and market rate homes		

throughout the entire community		
Name: Connie Suiso	Email: csuiso@yahoo.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 11:03 PM
Testimony: My 2 granddaughter attend Iolani and this would be a great place for their young family to live		
Name: Gordon Ching	Email: gkmching@gmail.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 11:04 PM
Testimony: I am writing in support of Kuilei Place. Kamaaina needs more HHFDC Affordable housing to close the gap and stay in Hawaii.		
Name: Marisa Ching	Email: gordon.marisa@gmail.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 11:05 PM
Testimony: I am writing in support of Kuilei Place. I am a young professional and this is exactly the type of living options Oahu needs.		
Name: Crystal Yoo	Email: mrscrstalyoo@gmail.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 11:06 PM
Testimony: As a teacher born and raised here on Oahu, the prospect of being able to buy my own home is almost nonexistent. This project will allow over 600 individuals/families to be able to fulfill their dream of owning a home. To make it even sweeter, it's not just the run-of-the-mill condominium but with luxury features and extensive amenities. I truly hope that we see more affordable housing options to keep locals from leaving the islands.		
Name: Katherine Tam	Email: Katherinegimeno@yahoo.com	Zip: 96706
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 11:06 PM
Testimony: All for affordable housing.		
Name: Ryde Azama	Email: rydeazama@yahoo.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 11:07 PM
Testimony: Kamaaina need more affotable house in which to stay in Hawaii. Please let this project proceed as it is a valuable project for your community.		
Name: Sterling Higa	Email: sterling@hawaiiisfuture.org	Zip: 96822
Representing: Housing Hawaii's Future	Position: Support	Submitted: Jan 23, 2023 @ 11:09 PM
Testimony:		

Dear Councilmembers,

I write in support of Resolution 22-298, authorizing 201H exemptions for the Kuilei Place Mixed Use Affordable and Market Rate Housing.

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 support the building of workforce housing, meeting the needs of the gap group of families earning between 80%-140% AMI.

Kuilei Place will add more than 600 units serving this group—which includes teachers, firefighters, healthcare workers, hospitality workers, civil servants and workers in the trades.

This housing will be built along major transit lines, including bus and bike routes.

It will create home ownership opportunities for local families like my own.

As a father of three with one more on the way, I dream of returning my family to urban Honolulu, where I grew up (including two years on nearby Lime Street).

Our city has not built for-sale 3-bedroom units in the urban core for decades. If you want families like mine to have the opportunity to call Honolulu home, then you should support projects like Kuilei Place.

Thank you,

Sterling Higa

Executive Director

Housing Hawai'i's Future

Name: Jessica Busby	Email: info@hawaiilecet.org	Zip: 96817
Representing: Hawaii Laborers & Employers Cooperation and Education Trust Fund	Position: Support	Submitted: Jan 23, 2023 @ 11:11 PM

Testimony:

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. 22-298, KUILEI PLACE MIXED USE AFFORDABLE
AND MARKET RATE HOUSING 201H PROJECT (22:DEV/0167)
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. 22-298. The Kuilei Place project alone will supply 22% of the 2025 projected need for affordable units, and provide 603 affordable homes for local residents. These homes are much needed to "Keep the Country, Country" and to provide housing opportunities for our children who seek to live at home, as well as growing workforce families wishing to establish roots in the community and not be forced to move.

In addition, the Kobayashi Group will provide \$10.3 million in community benefits, including \$6.9 million in complete street improvements, \$500,000 for public EV charging stations and infrastructure, and \$2.9 million for Oahu's first residential greywater system,

which will save millions of gallons of water annually. Thank you for this opportunity to offer our strong support for the Kuilei Place project.

Mahalo,
Hawaii Laborers & Employers Cooperation
and Education Trust Fund

Dear Chair and Vice Chair and members of the committee.

My name is Jessica and I am testifying on behalf of myself in support of (agenda item number to be provided closer to hearing date) I am in full support of Kuilei Place. My husband and myself were able to purchase in Honolulu because of a similar project designed to give young professionals and kama'aina families the opportunity to purchase in town. I am a dental hygienist and he works for the Department of Defense, we wanted to buy in town but until we learned about the workforce housing project we were able to purchase it felt almost unattainable. We are now close to work and were able to start our family without having the stress of spending several hours a day in traffic with a young child. Our community needs housing opportunities at this price point such as Kuilei Place to give more young families and kama'aina this same opportunity. Finally, Kuilei Place will bring improvements to the community such as walk-able sidewalks surrounding the building for all residents of the community to use and more professionals and families to the area which will also benefit many businesses in the area.

Kuilei Place is helping address the kama'aina housing issues facing Hawai'i and will help many residents attain homeownership.

Jessica Busby
Jessica_mowder@hotmail.com
701-527-3287
96813

Name: Ricky Cassiday	Email: rcassiday@me.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 11:15 PM
Name: Christopher Delaunay	Email: cdelaunay@prp-hawaii.com	Zip: 96813
Representing: Pacific Resource Partnership	Position: Support	Submitted: Jan 23, 2023 @ 11:16 PM
Name: Jason Yamada	Email: jason@a-1-a.com	Zip: 96819
Representing: A-1 A-lectrician, Inc	Position: Support	Submitted: Jan 23, 2023 @ 11:20 PM
Name: Pane Meatoga	Email: pane@hoeisf.com	Zip: 96707
Representing: Hawaii Operating Engineers Industry Stabilization Fund	Position: Support	Submitted: Jan 23, 2023 @ 11:23 PM
Name: Darrelle Glushenko	Email: darrelle.glushenko@fnf.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 11:25 PM
Name: Dave Watase	Email: dwatase@hotmail.com	Zip: 96816
Representing:	Position:	Submitted:

Self	Oppose	Jan 24, 2023 @ 11:59 AM
Name: Sasha Leitner	Email: sasha4honeygirlwaterwear@gmail.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Jan 24, 2023 @ 12:05 PM
<p>Testimony:</p> <p>My name is Sasha Leightner and I am testifying on behalf of myself in support of Res22-298</p> <p>I am in full support of resolution number (we will fill in) Kuilei Place and hope to purchase one of the affordable condominiums. I have been renting since I graduated from HPU in 2001. This affordable housing development finally gives me an excellent opportunity to become a homeowner. In the affordable program I am only required to put 5% down on a place. The down payment has been one of the hardest parts of buying a home for me, but this is much more doable.</p> <p>And, because the state and federal government set the prices of the affordable condos, they are less than the regular market condos, which is truly helpful.</p> <p>I am an early childhood development educator and have worked at places like KCCA, Kama`aina Kids, Tutu and Me and others. Just to keep my head above water, I have also worked up to three jobs at one time. I was a bartender for 10 years at Kona Brewing and have coached soccer and swimming over the years.</p> <p>I feel lucky that I might get to finally become a homeowner right in town and in a nice place where I can enjoy a pool, exercise room and can have friends and family over to picnic area right at home. I never thought this would become a reality.</p> <p>For myself and so many of my friends and people I work with, I ask you to support Kuilei Place and more projects like it down the road. These types of projects will help us stay here in Hawaii.</p> <p>Thank you,</p> <p>Sasha Leitner</p>		
Name: Brett Kurashige	Email: brettkurashige@yahoo.com	Zip: 96822
Representing: Self	Position: Oppose	Submitted: Jan 24, 2023 @ 12:19 PM
Name: Valerie Wong	Email: valwong210@icloud.com	Zip: 96815
Representing: Self	Position: Oppose	Submitted: Jan 24, 2023 @ 01:10 PM
<p>Testimony:</p> <p>I OPPOSE this project as it is way too much for the roads in this and surrounding areas to handle.</p> <p>When ambulances and firefighters can't reach their destination, lives, homes, and businesses are at risk.</p> <p>No neighborhood is safe from 201H-38 abuse. Please revise this to protect the Aina and Aquifers.</p> <p>We are giving developers too much power to haphazardly build in haste creating waste and poor taste and destroying neighborhoods and ultimately our Tourist Industry. Traffic is the Number One reason they don't return to Oahu.</p> <p>Millions are being spent to build the Rail, let's make use of the Rail by putting this and other projects in range of the Rail.</p>		
Name: Pane Meatoga III	Email: pane@hoeisf.com	Zip: 96707
Representing: Hawaii Operating Engineers Industry Stabilization Fund	Position: Support	Submitted: Jan 24, 2023 @ 01:57 PM
Name: Benjamin Wang	Email: ben@blacksandcapital.com	Zip: 96815

Representing: Self	Position: Support	Submitted: Jan 24, 2023 @ 03:30 PM
<p>Testimony:</p> <p>My name is Benjamin Wang, and I am a Principal at BlackSand Capital. BlackSand Capital is the owner of Kapiolani Village Apartments, the site that is currently planned to be redeveloped into Kuilei Place, an affordable and workforce housing development that will deliver 1,000 brand new, high quality residences for hard-working local families.</p> <p>Our community is in dire need of affordable and market rate housing. Kuilei Place will do its part to help alleviate the housing shortage on Oahu, where the median home price is now over \$1,000,000. For the families who purchase a residence at Kuilei Place, they will be able to reside in central Honolulu with access to great schools, major employment centers (Waikiki, downtown and Ala Moana), retail/shopping, and beaches/parks/outdoor recreation areas, all within a 15 minute commute. And they'll be able to live in a well-designed building with great amenities, sustainability features, and mauka/makai views.</p> <p>I urge the City Council to approve of this project so that local kama'aina will have the opportunity to purchase an affordable residence at Kuilei Place, where they'll be able to build equity in a home that they can be proud of.</p>		
Name: Rusty Rasmussen	Email: rusty.rasmussen@cpb.bank	Zip: 96815
Representing: Self	Position: Support	Submitted: Jan 24, 2023 @ 03:51 PM
<p>Testimony:</p> <p>My name is Rusty Rasmussen and I am testifying in support of this project.</p> <p>The need for more affordable workforce housing is an ongoing problem on Oahu. This project will deliver a large number of quality units and any delay in approval will make that problem worse.</p> <p>This project will be within walking distance of Waikiki and provide much needed workforce housing.</p> <p>The existing rentals on this parcel are at end of life and this project replaces those with many more brand new homes.</p> <p>Please approve this project and help move Oahu towards a better affordable housing landscape.</p> <p>Thank you</p>		
Name: Tom Presler	Email: tompresler@gmail.com	Zip: 96706
Representing: Self	Position: Support	Submitted: Jan 24, 2023 @ 04:44 PM
<p>Testimony:</p> <p>I provided written testimony because I didn't think I would be able to attend for oral testimony. I can now attend and plan to share my testimony. Thanks!</p>		
Name: Christine Otto Zaa	Email: ottozaa@gmail.com	Zip: 96816
Representing: Self	Position: Oppose	Submitted: Jan 24, 2023 @ 04:53 PM
Name: Reina Miyamoto	Email: reina@hihomeownership.org	Zip: 96817
Representing: Hawaii HomeOwnership Center	Position: Support	Submitted: Jan 24, 2023 @ 05:47 PM
Name: Mike Tasaka	Email: tasakaa001@hawaii.rr.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Jan 24, 2023 @ 06:33 PM
<p>Testimony:</p> <p>My name is Michael Tasaka and I am testifying on behalf of myself in support of the Kobayashi Group's planned development in the Moiliili community. I currently reside in Honolulu District 4 however I was born and raised in Moiliili and grew up right across the street from the proposed Kuilei Place development. As a life-long resident of Honolulu, one of the paramount concerns I have</p>		

for our future generations is some type of affordable housing where they can begin to build and nurture their future. Kuilei Place is such a development and from I understand is being built for our Kama'aina families as proof of residency will be a requirement for both the affordable and market priced units. "Brain drain" is a term that is used more and more in HI as our children are finding it nearly impossible to own a home while coping with the high cost of living. I ask you, "do you want to see more and more of our keiki o ka aina leave our State only to enrich another State with their vitality and fresh outlook on life?" I hope not. I drive by my former neighborhood at least once a week and I know this development will only enhance the way of life in the community I ask that you vote in favor of Kuilei Place and I sincerely thank for this opportunity to share my thoughts. Aloha and Mahalo! Michael Tasaka

Name: Marilyn Hakkei	Email: marzjacobe@yahoo.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Jan 24, 2023 @ 06:50 PM

Testimony:
Being raised in Hawaii since migrating here at age of 2, I've seen the difficulties of local families affording a home here. Many have left and moved to mainland. Kuilei Place will help Hawaii residents be able to buy a place here, despite the rising home costs. It also adds to the inventory of homes as our inventory isn't enough to house everyone. I'm a mortgage loan officer and it's heartbreaking to see local residents not being able to afford homes here. This project would be of huge impact to families who want to stay in hawaii and raise their families here.

Name: Casey Kusaka	Email: 09cakusa@gmail.com	Zip: 96744
Representing: Self	Position: Support	Submitted: Jan 24, 2023 @ 07:26 PM

Testimony:
Aloha

My name is Casey Kusaka. I am born and raised in Kaneohe, graduating from Kamehameha and Kapiolani Community College. I have lived abroad in the mainland for a short time and am excited to be setting roots at home in a neighborhood that I love.

I have worked in the restaurant community for over a decade and have plans to open restaurants in the Manoa community. Kuilei Place will help me achieve my dreams not only by being a great starting point in owning property but to help me be a part of the community I am helping build. I am in support of Kuilei's vision of supporting the local community and Kama'aina to offer affordable housing. As a young professional, locally-raised and would-be first time home-owner, the access to affordable housing is difficult and the proposal of Kuilei Place has given me hope and inspiration to begin the next chapter of my life.

I look forward to being a part of this process with Kuilei Place and hope to see all the exciting things to happen soon!

Mahalo!

Name: Elliot Lau	Email: eycl2003@gmail.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Jan 24, 2023 @ 07:30 PM

Testimony:
I'm testifying on my own behalf in strong support of Kuilei Place and RES22-298.

While there are, and have been "affordable" housing projects, Kuilei Place is the first project under the affordable umbrella meant for the long-forgotten "gap-group." These are people that make too much money to qualify for low-income subsidies, but not enough to qualify for market priced homes. They include teachers, first responders, electricians, plumbers, IT workers, accountants, lawyers, just to mention a few. The result is Hawaii continues to lose the best and the brightest who leave Hawaii in search of a better life leaving Hawaii with critical skilled worker shortages.

Furthermore, the pandemic was a stark reminder of Hawaii's need to diversify its economy. That will never happen if we can't attract other industries because the cost of housing is prohibitive to anyone considering moving to Hawaii.

Not only does Honolulu need Kuilei Place, Hawaii needs many more of these affordable housing projects for the gap-group.

Name:
Nathaniel Kinney

Email:
nkinney@hrcc-hawaii.com

Zip:
96817

Representing:
Hawaii Regional Council of
Carpenters

Position:
Support

Submitted:
Jan 24, 2023 @ 08:41 PM

Testimony:
We are in support of this vital affordable housing project.

Name:
Mike Arellano

Email:
mike96818@gmail.com

Zip:
96826-1801

Representing:
Self

Position:
Support

Submitted:
Jan 24, 2023 @ 08:43 PM

Testimony:
I would like to share my support for the new Kuilei Place project. I work in the construction industry, and I'm very thankful for projects like this so I can continue supporting my family. However, I'm very concerned where the industry currently stands with this potential economic downturn and some projects are holding off on moving forward. The City should support developers and owners like the Kobayshi Group that still want to build much needed housing for our local residents.

Name:
Ashley Lee

Email:
hiashley.lee@gmail.com

Zip:
96813

Representing:
Self

Position:
Support

Submitted:
Jan 24, 2023 @ 08:58 PM

Testimony:
Previously submitted.

Name:
Michelle Matson

Email:
MSMatson808@gmail.com

Zip:
96815

Representing:
Self

Position:
Oppose

Submitted:
Jan 24, 2023 @ 09:57 PM

Name:
Thurston Kau

Email:
thurstonkau@yahoo.com

Zip:
96795

Representing:
Self

Position:
Support

Submitted:
Jan 24, 2023 @ 10:16 PM

Testimony:
Aloha my name is Thurston Kau and I am in support for RES22-298

Many of the homes in the McCully and Moiliili area are old rundown homes that do not meet the current Accessibility standards and Health codes. I believe that this new project will bring life, that is greatly needed, to this aged community. As seen in the recent news, the older structures aren't equipped with current life safety devices, like fire sprinklers. Kuilei Place has to provide the latest equipment, meant for life/fire safety, by current codes.

A majority of the homes in this area were built in the 1960s, roughly 60 years ago, and charge renters ~\$2,400-2,800/month for a 2 bedroom apartment. It is a no brainer that anyone would rather pay a few hundred more dollars more per month toward a mortgage than renting, on a new building. The older homes in this area charge way to much in rent for something that is 60+ years old and that has had little to no renovations since they were constructed in the 1960s.

Additional housing is sorely needed on our island. This project will undoubtedly address the workforce housing shortage at a time when inflation and other economic realities are threatening our island way of life. I respectfully ask for your support and thank you for considering this request.

Mahalo,

Name: Mathew Johnson	Email: MathewJohnson@gmx.com	Zip: 96816
Representing: Self	Position: Oppose	Submitted: Jan 24, 2023 @ 11:14 PM
Name: Winston Welch	Email: winston@outdoorcircle.org	Zip: 96814
Representing: The Outdoor Circle	Position: Oppose	Submitted: Jan 25, 2023 @ 12:06 AM
Name: Lee Wang	Email: lee.wang@compass.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Jan 25, 2023 @ 12:45 AM
Testimony: I'm in support of Kuilei Place and will be submitting oral testimony		
Name: Janyce Mitchell	Email: jrmitchell01@gmail.com	Zip: 96822
Representing: Self	Position: Oppose	Submitted: Jan 25, 2023 @ 01:42 AM
Testimony: January 24, 2023 Re: CR-8, Resolution 22-298, CD1; Kuilei Place Dear Honolulu City Council, I am a Honolulu resident testifying in opposition to authorizing exemptions from various requirements related to the Kuilei Place condominium project outlined in Resolution 22-298. While affordable housing is a laudable goal, Kuilei Place as currently proposed is not the mechanism for achieving this goal. In order to build Kuilei Place, The Kobayashi Group, LLC will force people from over 140 existing, moderately-priced rental units. While the developer provides very short-term assistance, what will these people do after this short term assistance expires? Renters of modest means are precisely those that should benefit from affordable housing projects. Here, such citizens who have little recourse are instead to be shunted out of their homes to make way for a large project that is sure to be profitable to the developer. Once completed, only sixty percent of Kuilei Place's units are deemed affordable and none of the units are for renters. Because the units are for buyers only, the income requirements (e.g. down payments) are significant. Consequently, units in Kuilei Place will be out-of-reach for many low to moderate income households. The City Council should require that at least half of the units in Kuilei Place be affordable housing rentals. The size and scale of the development is way too large and not in keeping with the neighborhood. Once completed, Kuilei Place will be approximately 400 feet tall-making it one of the tallest buildings in the state. It will also significantly increase the density of the surrounding area. Does Honolulu really need yet another huge tower looming over its people? While having moderate density apartment buildings and condominiums, the McCully-Moiliili neighborhood is primarily lower-rise in nature, being zoned with a 150-foot height limit. This gigantic project is contrary to the character of neighborhood. Moreover, because of its size, Kuilei Place will have an adverse impact on the lives of the neighborhood. For example, traffic is expected to increase significantly in an area that already serves multiple schools and commercial areas. Such a large development will also burden existing infrastructure because of the water and sewer connections needed. Instead of granting exemptions to assist the project as currently proposed, the City Council should require that the project be significantly scaled back. For these and other reasons, I oppose the Kuilei Place project in its current form. I implore the City Council to require that the project be significantly scaled down in height, size, and density and to require that a substantial portion of Kuilei Place's units be		

affordable housing rentals.

Thank you.

Janyce Mitchell
Jrmitchell01@gmail.com
808-271-1971

Name: Galen FOX	Email: galenwfox@gmail.com	Zip: 96813
Representing: Self	Position: Oppose	Submitted: Jan 25, 2023 @ 01:49 AM

Name: Andrew Laurence	Email: a-laurence1@yandex.com	Zip: 96816
Representing: Self	Position: Oppose	Submitted: Jan 25, 2023 @ 07:12 AM

Name: SPENCER LEE	Email: spencer.lee@cpb.bank	Zip: 96813
Representing: Self	Position: Support	Submitted: Jan 25, 2023 @ 07:54 AM

Testimony:

Dear Chair and Council Members,

Hi, my name is Spencer Lee, Vice President, Sales Manager, for Central Pacific Bank. I oversee our new condo project mortgage lending in Hawaii. I've overseen CPB's mortgage lending on HHFDC affordable, HCDA reserve, and C&C affordable projects including most recently Ulana, The Park on Keeaumoku, and The Sky Ala Moana. In this role I've directly overseen thousands of new condo project sales, hundreds of which were affordable or reserve housing.

At times I'm asked to give my opinion on affordable housing regulations, mortgage loan guidelines, and various other matters regarding new condo project lending. I am in full support of Kulei Place and I hope you are too. The Honolulu urban core is in dire need of more housing. Kulei Place is specifically targeting the low and low-mid income groups, where traditional market priced units are out of reach. Affordable units can be the first step on the housing ladder for our kama'aina.

Take for example a typical family of 3 in the 140 AMI group: both parents work, each earning less than \$85,000. Examples of employment may be a government worker and a teacher or nurse. This is the income group that need a little help and cannot afford market prices for housing in Honolulu. They are also the demographic that may decide to live on the Ewa side to avoid the high prices in the Honolulu urban core. However, we should avoid forcing this group to make a choice between affordable housing prices and a long commute. The proposed site for this project with all of its low-rise walk ups, is not currently utilized at it's highest and best use, so let's use this site to move the community forward and improve it.

I've seen new affordable condo project releases where there have been 2 or 3 families apply for every unit. I've seen the delight of families when they win the unit select lottery and sign the purchase contract because they know their future housing is secured.

I've seen families build equity from affordable housing and use it to improve their financial lives. For all these reasons, and more, I ask you vote in favor of Kulei Place.

Thank you for the opportunity to testify.

Spencer Lee,
Spencer.lee@cpb.bank
808-729-1919

Name: Sterling Higa	Email: sterling@hawaiiisfuture.org	Zip: 96779
Representing: Housing Hawaii's Future	Position: Support	Submitted: Jan 25, 2023 @ 07:54 AM

Name: Ellen Sofio	Email: honsofio@aol.com	Zip: 96822
Representing:	Position:	Submitted:

Self	Oppose	Jan 25, 2023 @ 08:01 AM
<p>Testimony:</p> <p>Dear Council Members,</p> <p>I am writing to ask that the City Council vote no on any and all 201H-38 exemptions requested and immediately kill this proposed Kuilei Place proposed monstrosity. If you are not bought out thats what you will do. How many of our homeless or precariously housed families and individuals will be able to afford \$300,000 to \$800,000 sardine units in a gargantuan eyesore like this? When I saw the photo in the October Star Advertiser linked below, with this behemoth dwarfing Diamond Head in the distance, it was sickening to think that such a permanent blight on Honolulu landscape was even being contemplated.</p> <p>https://www.staradvertiser.com/2022/10/23/editorial/letters/dont-put-vaccine-on-schedule-for-children/</p> <p>Even with sprinklers, will this be the next Marco Polo disaster magnified many times over? How many would die? Where would the water come from to try to extinguish it? What kinds of new fire equipment will be needed and what kinds of new facilities to house them? How will the incredible traffic snarls caused by both construction and eventual critical density increases be managed? How will the fire trucks even get there?</p> <p>The only reason such a hideous monstrous travesty is even being entertained is because of a combination of incompetence and corruption in our political leadership, with the emphasis on the latter. Money talks.....The problems of houselessness will obviously not be solved by building units in this price range. Most struggling families who are hanging on to life in the islands by renting, are not going to be able to afford these units either. But wealthy and even upper middle class individuals from the mainland will jump at the chance to have a second or third home apartment walking distance from Waikiki, growing our population even further and adding to the crush of tourism and natural population growth here.</p> <p>How will the future owners of these units be vetted to find out how long they have lived in Hawaii or what their real assets and incomes are? Where will this metastatic cancer of mega-development rivaling Hong Kong, which is just starting here now because of the toxic and dangerous 201H-38 exemption law, end? Will our children and theirs even want to live here after this cancer has been unleashed on our communities?</p> <p>Does anyone recall Ernie Martin of the Board of Water Supply recently saying that he felt it was necessary to issue a moratorium on new water permits because we are already in a dire situation of inadequate drinking water availability on Oahu? Where will the water for all these new residents of Oahu come from.....Waimanalo? Kaneohe?Red Hill? This is insanity. We have to realize that this is an ISLAND with a finite biological carrying capacity. Buildings like these will only wreck what beauty is still left here while making Honolulu and ultimately all of Oahu into a sprawling Hong Kong like island of overpriced tenement houses rising across the landscape and obliterating everything that makes this place home, destroying quality of life for local residents rather than helping them. We need to discourage population growth here not encourage it by allowing 4.5 times the current permissible housing density!!!!</p> <p>The lack of access to potable drinking water, and the inevitable sewerage overloads and ultimately the contamination of the ocean which will result from this kind of rampant for profit overdevelopment makes it a nonstarter. At prices up to \$800,000, this is not about affordable housing but about the "build it and they will come" mentality of greedy developers and corrupt politicians working hand in glove to perpetuate this 201H-38 endless construction endless destruction scam nightmare on our entire island community. Rather than being the solution to our housing crisis, this development and many others to follow, for the profits of a few and to the detriment of the many, will be the permanent ruin of our entire island.</p> <p>The City Council should kill this Kuilei Place proposal and work with the state to repeal or drastically modify the Godzilla of 201H-38 legislation. If we want quality of life here we need to start thinking in more biological terms about the carrying capacity of this island. SAVE OAHU !!! SAVE HAWAII !!! Draw a line in the sand!!! Vote NO on Kuilei Place and work to REPEAL 201H-38</p>		
Name: Jonathan Winger	Email: jonathan.winger@gmail.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Jan 25, 2023 @ 08:13 AM
<p>Testimony:</p> <p>My name is Jonathan Winger and I've lived on Oahu for the past 10 years. I want to voice my support for the proposed multi-family residential project, Kuilei Place, that's being proposed in town. Oahu is in desperate need of workforce housing, and I believe this project will go a long way to help relieve some of the demand.</p>		

This project provides 600 affordable housing units as defined by HHFDC, as well as an additional 400 units with price points that aim to target local working families who make too much to qualify for affordable housing but not enough to purchase the vast majority of housing currently on the market, like teachers, nurses, police officers, hotel workers... In the 10 years that my wife and I have lived here, we've had multiple landlords decide to sell our apartment out from under us, because real estate values are high and there's such a huge demand. Unfortunately, despite both of us having good paying full-time jobs, there's literally no way we can get off this rental roller coaster without a project like Kuilei Place. With this project, we will finally have the chance to buy a home for our family and set down permanent roots.

Again, I respectfully ask that you support the Kuilei Place project, and in doing so help working families like mine to finally be able to buy homes and set down permanent roots on this beautiful island. Thank you very much for taking the time to hear my testimony.

Name: Ellen Sofio	Email: honsofio@aol.com	Zip: 96822
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Representing: Self	Position: Oppose	Submitted: Jan 25, 2023 @ 08:19 AM
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Testimony:
Please change "Ernie Martin" to "Ernie Lau" in my just previously submitted testimony. I was tired and just made a fatigue related mistake.....I meant to name the Honolulu Board of Water Supply Director, Ernie Lau.

Mahalo for making this correction.

Name: Mark Louie Tesoro	Email: tesoromark@gmail.com	Zip: 96706-1942
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Representing: Self	Position: Support	Submitted: Jan 25, 2023 @ 08:20 AM
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Testimony:
I'm testifying IN SUPPORT of Kuilei Place and Resolution 22-298. I'm a potential first time home buyer and the Kuilei Place project would give me the best opportunity to own at least an affordable home here in the state of Hawaii. The Kuilei location is ideal for majority of young potential homebuyers such as myself because it's located in the heart of Honolulu. This focuses on modern urbanization, explore alternative ways for transportation, and ultimately free us from long travel times across the island.

Name: Jen Ishii	Email: myagent@jenishii.com	Zip: 96821
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Representing: Self	Position: Support	Submitted: Jan 25, 2023 @ 08:39 AM
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Testimony:
I strongly support affordable projects especially Kuulei place in this part of Honolulu as there is a need for many buyers to purchase in this area who are not able to afford anything else.

Name: Hennessey Brown	Email: jmarybrown@mac.com	Zip: 96822
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Representing: Self	Position: Support	Submitted: Jan 25, 2023 @ 08:39 AM
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Testimony:
Written testimony already submitted. This is for oral testimony

Name: Mike Tasaka	Email: tasakaa001@hawaii.rr.com	Zip: 96825
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Representing: Self	Position: I wish to comment	Submitted: Jan 25, 2023 @ 08:59 AM
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Testimony:
I am in support of Kuilei Place and would like to provide oral testimony as well

Name: Alana Pakkala	Email: alana@kobayashi-group.com	Zip: 96814
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Representing: Kobayashi Group	Position: Support	Submitted: Jan 25, 2023 @ 09:02 AM
Testimony: I have submitted my written testimony but will be at the meeting for oral testimony.		
Name: Jill Fukumoto	Email: jnfukumoto@gmail.com	Zip: 96822-2830
Representing: Self	Position: Support	Submitted: Jan 25, 2023 @ 09:09 AM
Testimony: I am in support of the Kuilei project being built. As a young professional who was born and raised in Hawaii, I want to be able to stay in Hawaii and help build our community for the future. The cost of living is a weight that we cannot ignore and it's a significant factor in my ability to continue to stay in the islands. Kuilei provides me with an opportunity to have a quality of life at a reasonable cost; it's in the neighborhood I grew up in, only a couple minutes away from where my grandpa has been living for the past 65+ years, and I would love to be able to see it come to fruition so that I and countless other peers have the opportunity to stay in Hawaii and raise our families like our grandparents and parents have.		
Name: Alexnder Malabey	Email: alexandermmalabey@gmail.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Jan 25, 2023 @ 09:13 AM
Testimony: Good Morning Chair and Council Members, In SUPPORT of RES22-298, As a small business owner and native Hawaiian, housing in Hawaii has become disturbingly difficult for native Hawaiians and the keiki o ka aina of this land to remain on these islands. I watch ohana and friends move away from their birth land. Not just within the past years but for decades now. It appears to be Hawaii's MO to price out the natives and children of Hawaii out. I'm here as a citizen looking to buy in this chaotic and overpriced market, and affordability is the issue. Kuilei will be another opportunity for kamaaina like myself to get an option to try and remain in Hawai'i. Chair and members, please support the RES22-298. Mahalo, Alexander M. "Alika" Malabey		
Name: Chris Sween	Email: csween@gmail.com	Zip: 96706
Representing: Self	Position: Support	Submitted: Jan 25, 2023 @ 09:27 AM
Testimony: I writing in strong support of Kuilei Place. It's great to see over 500 written testimonies in support of this project! The city council should get behind Kobayashi Group that has a proven track record of doing right by their owners. The building is in a great location that is closer to schools and area that hasn't had new development in a long time. First time home buyers and local families will be excited to move into a quality building. As an Ewa Beach resident it is nice to see some other options in town other than Kakaako/Ala Moana. - Chris		

Name: George Hom	Email: hgeo732@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Jan 25, 2023 @ 09:53 AM
Testimony: I support the building of this project in our community.		
Name: Helena Sundberg	Email: helleaven@aol.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jan 25, 2023 @ 09:56 AM
Testimony: Will provide oral testimony		



HAWAII LABORERS-EMPLOYERS COOPERATION AND EDUCATION TRUST

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

January 23, 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. 22-298, KUILEI PLACE MIXED USE AFFORDABLE AND MARKET RATE HOUSING 201H PROJECT (22:DEV/0167)**

FOR HEARING ON WEDNESDAY, JANUARY 25, 2023 at 10:00 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. 22-298. The **Kuilei Place** project alone will supply 22% of the 2025 projected need for affordable units, and provide 603 affordable homes for local residents. These homes are much needed to “Keep the Country, Country” and to provide housing opportunities for our children who seek to live at home, as well as growing workforce families wishing to establish roots in the community and not be forced to move.

In addition, the **Kobayashi Group** will provide \$10.3 million in community benefits, including \$6.9 million in complete street improvements, \$500,000 for public EV charging stations and infrastructure, and \$2.9 million for Oahu’s first residential greywater system, which will save millions of gallons of water annually. Thank you for this opportunity to offer our strong support for the Kuilei Place project.

Mahalo,

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



HAWAII LABORERS-EMPLOYERS COOPERATION AND EDUCATION TRUST

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

January 23, 2023

To: **The Honorable Tommy Waters, Chair**
Honolulu City Council
City & County of Honolulu
530 South King Street
Honolulu, Hawaii 96813

Re: **TESTIMONY IN SUPPORT OF RES. 22-298, KUILEI PLACE MIXED USE AFFORDABLE AND MARKET RATE HOUSING 201H PROJECT (22:DEV/0167)**

FOR HEARING ON WEDNESDAY, JANUARY 25, 2023 at 10:00 AM, COUNCIL CHAMBERS

Aloha Honorable Chair Waters, Vice Chair Kia`aina, and Council 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. 22-298. The **Kuilei Place** project alone will supply 22% of the 2025 projected need for affordable units, and provide 603 affordable homes for local residents. These homes are much needed to “Keep the Country, Country” and to provide housing opportunities for our children who seek to live at home, as well as growing workforce families wishing to establish roots in the community and not be forced to move.

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Mahalo,

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

Testimony of
Pacific Resource Partnership

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

Resolution 22-298—Kuilei Place Mixed Use Affordable and Market Rate Housing Community Project
Wednesday, January 25, 2023

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

Pacific Resource Partnership (PRP) writes in **strong support** of Resolution 22-298, authorizing exemptions from certain City application fees, infrastructure, or public works fees and charges, and development standards for the development of Kuilei Place.

The “Hawaii Housing Planning Study, 2019” (“Study”) found that the City and County of Honolulu will need 2,751 more for-sale housing units for 80-140 AMI households between 2020 and 2025. Kuilei Place will provide 603 affordable for-sale housing units for working local families in the 80-140 AMI group that cannot afford market rate housing. Some of the families served by Kuilei Place will likely be firefighters, construction workers, nurses, teachers, and government employees.

Kuilei will not only provide 603 affordable housing units, the Project will also provide \$10.3 million in community benefits, such as complete street improvements, EV charging stations, and Oahu’s first residential condo greywater system saving millions of gallons of water annually. This project will generate more than \$2.7 million in new real property taxes annually.

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

Thank you for this opportunity to submit written testimony.



Seth Kamemoto
RE: CR-8, Resolution 22-298, CD1
January 23, 2023

Dear Honolulu City Council Chair and Members,

I am testifying on behalf of myself, a Honolulu resident, in **opposition** to authorizing exemptions from certain requirements relating to the Kuilei Place affordable and market rate condominium project in Moiliili as outlined in Resolution 22-298.

I am a lifelong Manoa resident who would not be personally negatively impacted by the proposed development's dramatic increase in traffic and density, nor the drastic change in view-planes or community character. I have, however, become very aware of the 201H process through another current project proposal in my neck of the woods, and I've noticed many of the same abuses of the 201H-38 exemptions here, as well as the questionable affordability that this project proposes.

One challenge is trying to weigh something as critical (and tangible) as the need for affordable housing in our city, which is undeniable, with many intangibles such as environmental impact or loss of community character. So I'll propose a thought experiment here: Let's assume that any amount of affordable housing increase is worth any cost, and first prove that the proposed project is simply delivering on its core promise: affordable housing. If the project can't even meet that bar, there's no reason to consider it further.

This project, Kuilei, will displace 141 lower-income renters, and replace it with (for "affordable units") approximately 600 for-sale units, ranging in price from \$371,800 - \$813,300. It's very unlikely that the existing renters can or will become future owners, so the displacement is permanent for 141 existing renters, and it's well-known that there just are not many existing options for this vulnerable group. Even if they could qualify as potential owners, they would need temporary housing for the duration of construction. So off-the-bat, this project creates an additional need of 141 units.

So what about these great new 600 units for the lucky 80-140% AMI lottery winners? Let's pretend we are one of those lucky 80% AMI winners looking to own their new \$371,800 1-bedroom condo in a year or two. At 80% AMI, one would have about \$80,000 in AGI. With that income, and \$75,000 in cash for a down payment, and excellent credit to qualify at 6.4% for a 30-year fixed mortgage, one would barely qualify for \$371,800, and that's before the condo's association fees. The reality is that this project is **barely** affordable as defined by 201H, and realistically it's quite difficult for a family that actually needs affordable housing, even if they qualify with AMI, to overcome all these hurdles to actually secure the residence. It's also worth noting that the mortgage rate cannot be locked until the unit is move-in ready, and since margins are already so tight, it's even more difficult to secure unless one has access to additional liquid assets.

And these are just the challenges to acquire the unit. Since there are also 40% market units, the association might be split as to how to run the entire condominium over time. It's easily conceivable that a desire for additional amenities could drive up the association fees over time, and these rising costs would be much more difficult for the affordable-qualifying family to bear as the years go on. At some point they might be forced to sell, simply because they can no longer afford the maintenance fees on top of the maxed mortgage that they needed to secure the unit in the first place. The affordability clause is only for 10 years, so when these units do sell, it does not help an additional family in need of affordable housing.

In conclusion, I'm not convinced that this project provides true affordable housing value, even if one ignores all the other costs and impacts. 141 families will be displaced, replaced by a dubious value proposition, even for the lucky 600 who get the chance.

In general, I don't believe that simply incentivizing private landowners with extremely generous exemptions in 201H-38 combined with essentially free money through tax credits and subsidized loans through HHFDC is the right way to address the true need for affordable housing in our city and state.

Thank you for your consideration in this matter,

Seth Kamemoto
skamemoto@gmail.com

Testimony for January 25 City Council Meeting (the whole)

TESTIMONY AGAINST THE KUILEI PLACE (22-298, CD1) 43-STORY INTRUSION INTO THE MOILIILI NEIGHBORHOOD

DISAPPROVAL "AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE KUILEI PLACE AFFORDABLE AND MARKET RATE CONDOMINIUM PROJECT IN MOILIILI." 2599 Kapiolani Boulevard (2-7-02: 011, 015, 031, 049)

I have been a resident of Moiliili for 40-plus years, and I have been the co-coordinator of volunteers that continue to refurbish the 1908 Moiliili Japanese Cemetery Beautification Project historically located on the Ewa side of Kapiolani Boulevard. I am testifying in opposition to Kuilei Place (22-298, CD1) 2599 Kapiolani Boulevard.

I wrote the book *Moiliili—The Life of a Community*. The proposed building site is not in Moiliili, nor in the Kuilei 'Ili, and is therefore improperly named;

At the C&C Zoning committee on Jan 11, two of the three “affordable” housing projects testified emphasizing that community concerns were first before any structure was planned. There were no community meetings, town halls, or discussions prior to the Kuilei Place project plans showing up at our Neighborhood Board “8 meeting.

I urge the Council to not grant exemptions for building permitting fees and here is why :

Community Residents’ Displacement

What was promised to the approximately 21 owners of parcels (or a consolidation under one owner) to relinquish their properties and how did they understand what would happen to their current tenants? What will happen to the many, many people from the 141 units in the existing 1-story, 2 and 3-story walkup buildings who will be displaced. These are people, many are “one paycheck away from the street,” or on Section 8 housing who will not be able to afford to rent, let alone buy a unit in this building. Where are they to go?

The Kobayashi Group, LLC is utilizing the Hawaii Revised Statutes Chapter 201H affordable housing process (HHFDC affordable housing requirements, though codified to show little concern for “quality of life” issues) for its proposed Kuilei Place Housing Project (the “Project”), a large mixed-use development at 2599 Kapiolani Boulevard, which requires Honolulu City Council approval; and like other housing projects in Moiliili, when it comes right down to it, the Kobayashi Group will likely not help the hundreds of current residents living the the project area to find similar affordable accommodations.

The Site

Respect for the Neighborhood Community

The view planes toward Diamond Head will be totally obscured by the 43-story building. (left: view from Kuilei Street at the Ewa end of the cemetery; right: view from the driveway intersection in the Moiliili Japanese Cemetery).



The Primary Urban Center Development Plan allows for a density of up to 321 dwelling units per acre (instead of up to 140 dwelling units per acre). The total project building density will be 4.5 times greater than what zoning laws allow for the Moiliili residential neighborhood.

The Built Project Structure

The project consists of 1,005 one-, two-, and three-bedroom units in two towers, which will increase the number of residents in the neighborhood well over the total unit count after accounting for the total number of persons living in each unit; and

The height is taller than any other building in Hawai'i. The 400 feet-plus building should be no higher than 300 feet. The Moiliili area has been zoned for maximum of only 150- foot height limit (though the Primary Urban Center Development suggests greater density). It is an overbuilt project with 56 percent of the total zoning lot area rather than 40 percent.

The setbacks are minimal according to the developer plans. Though the upper story setbacks are shown on the plans these are primarily to enhance the market rate units with greater view. Lower story residents might not have such views.

The proposed building setbacks are minimal and do not provide for mature tree shaded streetscapes paralleling the monkeypod trees further Ewa along Kapiolani Boulevard. Other condo buildings in the neighborhood have setbacks that foster greenery and trees. The Urban Heat Effect increases with every large concrete structure. The Moiliili Japanese Cemetery has planted over 90 trees to create a garden spot and to mitigate the heat in the neighborhood.

There are 13 stories of planned resident parking what will the Diamond Head side of the bulding, but it will likely appear to be an unattractive wall of concrete. Additional resident vehicles will not find on-street parking in the neighborhood, and security guards will need to monitor the parking stalls at Market City.

Infrastructure and the Impact on the Community Neighborhood

Neither the Board of Water Supply nor the Wastewater Division could make any commitments to this huge development until the building is completed the planning process.

Water—What is the capacity—what is the relationship of this complex to other living quarters in the neighborhood?

Sewage—What is the sewage capacity?—the Wastewater Division does not comment until all plans have been reviewed by DPP. The developer's gray-water suggested-plan would be a false red flag, as it would make the huge building even more un-affordable entailing a duplicative set of plumbing pipes.

Traffic—There is no traffic management plan. The Traffic Study, if there is such, does not indicate the need for no left turn signs posted on Kapiolani Boulevard for both incoming and outgoing vehicles to the property. It is mandatory that no left turns on or off Kapiolani be allowed. Traffic backups in both directions are often 1-2 blocks in length. There are further big jam ups when the contraflow lanes are coned. The 1,600- plus vehicles that will enter or leave the building will increase this congestion. The Kobayashi Group states that it will partner with Complete Streets (another example of playing for federal money), but this will instead reduce the number of traffic lanes and further clog the traffic flow.

An excessive number of vehicles constantly race down the off-ramp on to Kapiolani and are a dangerous traffic hazard and will further compound the traffic congestion. Traffic calming elements will have to be installed on the freeway offramp.

All of this points to the Kobayashi Group, the developer of high-end buildings in Kakaako, that apparently initiated this out-sized building for our residential neighborhood, intending to short circuit the permitting process, receive deferments or the canceling of fees. There should be no preferential treatment as proposed by this "affordable" housing project. There should be no deferrals or exemptions.

What is Affordable Housing?

The building should be 100% affordable based on the typical income of \$67,942 for an individual in this neighborhood, and have no commercial establishments (not permitted in the A-2 District)

This project is not affordable.

"Affordable" means that housing is no more than 30 percent of an individual's annual income. In this case, a Moiliili resident's average income is \$67,942, or a typical income of \$52,013. Here is the more honest way to calibrate the actual income and therefore the available monies set aside for housing: The average income is approximately \$5,662 or \$1,842 per month for housing (for rental or mortgage loan). If income is figured as typical of Moiliili then monthly income is approximately \$4,334, or \$1,430 for housing (for rental (or mortgage loan). The total population of Moiliili is 31,653 who reside in 16,880 housing units. (point2homes.com)

Why should this proposed building insist on numerous variances for height, setbacks, and density among other variances and waivers required for the project, leading to a new standard of variances, which would in all likelihood become the de-facto new standard for other new building projects that would be in the area or in other neighborhoods. These proposed exemptions also include, per the Honolulu City Council Resolution 22-259, introduced on November 2, 2022 on behalf of the developers, even though this resolution is on a pause in the City Council:

Proposed exemptions from Regulatory Development Requirements include the following:

- exemption from **Park Dedication Ordinance Requirements** for dedication of land or payment of in-lieu fees, estimated at \$23,215,500;
- exemption from Land Use Ordinance **maximum allowable density** of 1.9 floor area ratio to land (FAR) to enable a project density of 8.5 FAR, a building density 4.5 times greater than zoning regulations allow for the site;
- exemption from the **maximum height limit** of 150 feet to enable a project height of 400 feet plus rooftop elevator and mechanical structures;
- exemption from **tower height setbacks** to allow buildings with no setbacks
- exemption from the **lot coverage ratio** to allow a lot coverage of 56%;
- exemption from **A-2 Medium Density Apartment zoning** use to enable Mixed-Use Multi-Family Residential and Commercial Uses;
- exemption from the **Primary Urban Center Development Plan** to allow for a density of 321 units/acre.

Exemptions from payment of Application Fees and Infrastructure, Utility and/or Public Works Fees and Charges that fund the respective regulatory oversight and installations, as follows:

- exemption from payment of **building permit fees** estimated at \$1,948,300
- exemption from payment of **plan review fees** estimated at \$389,660
- exemption from payment of **wastewater system facility charges** estimated at \$4,654,356
- exemption from payment of **grading, grubbing and stockpiling fees** estimated at \$40,000
- exemption from payment of **trenching permit fees** estimated at \$30,000
- exemption from payment of **utility connection fees** estimated at \$10,000
- exemption from payment of **private storm drain connection fees** estimated at \$10,000
- exemption from payment of **BWS installation and water facilities charges** estimated at \$3,031,328, to the extent approved by the BWS
- exemption from payment of **Honolulu Fire Department Plan Review Fees** estimated at \$194,830.

The above developers' exemptions, **valued at approximately \$40 million** by DPP, are listed in Resolution 22-259, introduced on November 2, 2022, by City Council Chair Waters by request (br) of the Hawaii Housing Finance and Development Corporation on behalf of the developers, Kobayashi Group.

Why are these exemptions proposed while one of the C&C Council's job is to bring in revenues?

What does the Moiliili community, and its surrounding neighbors, want from the developer Kobayashi Group?:

- The McCully-Moiliili Neighborhood Board requests the Honolulu City Council to deny the Project's 201H application so that a scaled-down version can be separately considered with more community input.
- Scale back the project to be between 150 and 300 feet Why should this building be the tallest in the state? And who in the neighborhood actually had a conversation with the developer before any planning would began? And why would the C&C Councilmembers want to have such an oversized building in one neighborhood—and not their own neighborhoods?
- Why does the developer suggest that this oversized building will meet all additional housing units for the entire neighborhood, but fail to really address the needs of the neighborhood itself?
- Make all units rentals with priority given to very low income applicants and Section 8 recipients. Please see the C&C model of Marin Tower that has all rental units.
- Reduce the parking stories and reduce the residents' amenities. Fill these locations with more rentals. Rentals are not in need of so many extras.
- Where is the promised park space in the neighborhood?
- Void and revise the 24-month developer resolution deadline now. Please go back to the drawing board.
- Acknowledge that the Kobayashi Group's intentions are to make a considerable profit from this building While within the poorly-defined definitions of "affordable," the developer wishes to add a graywater system "fig leaf" to the project, and a Complete Streets collaboration "fig leaf" to allay fears of overdevelopment and insensitivity to the surrounding community and its infrastructure. The developer wishes for the PPD permitting fees to be waived. But the fees should not be waived.

Sincerely,
Laura Ruby
1 808 366-0847
lruby@hawaiiu.edu

OVERVIEW

At issue: EXEMPTIONS FROM CERTAIN REQUIREMENTS TO ENABLE KUILEI PLACE TO CREATE 1,000+ NEW HOMES TARGETTING LOCAL WORKING FAMILIES.

The household demographics of Oahu shows that one in five of us do not have the financial wherewithal to shelter themselves without subsidized public housing (and it is simply unavailable). An additional one in five of us can afford only workforce housing, and that is largely unavailable.

National studies show the direct relationship between homelessness and the undersupply of housing. Same is true of social unrest and interpersonal strife amongst those in the community struggling for housing.

The chronic undersupply of housing locally is shown in the study below. It is important to understand that any new supply of housing improves market conditions BOTH within the general price ranges that the units are being offered for sale (or rent) at AS WELL AS below those prices/rents. These 1,000+ homes will make a difference to those needing workforce housing AND needing affordable housing (at AMIs below 80%).

It is undeniable today we are faced with homelessness and outmigration of local families to mainland.

It is undeniable that workforce housing, both affordable and market rate, is rarely developed and rarely done in numbers that would make a difference in local families who need shelter priced between 80% and 140% of the area median income.

This is because such large projects are extremely hard to finance, as the risk is so great. These exemptions are vital to creating 1,005 new homes in the Moiliili-McCully neighborhood. Sixty percent of the units, 603 condos, of which address families making between 80% and 140% of the area median income.

Last, this development is being undertaken by a local company, one vested in the community, and known for being charitable to the needy and, responsible on important issues.

The following is an edited version of a study done for HHFDC on the affordable housing market.

I. STATEMENT OF THE COMPETENCE OF THE MARKET ANALYST

Ricky Cassiday, market analyst for the firm, has a 28-year history in Hawaii of performing various marketing studies and reports, including the 2014 Affordable Rental Housing Update commissioned by HHFDC, all four counties and other federal and state agencies. Mr. Cassiday has performed over 200 affordable rental market studies and over 60 affordable for sale market studies, as well as over 250 market studies.

The study entailed collecting, comparing and analyzing information that has a bearing on the numerous aspects of market demand for the proposed project, including but not limited to publicly available real property, economic and commercial data. Rental information was collected from rental agencies, condominium resident managers, and the classified ads on-line with Craigslist, and other services, such as HBR. Income and demographic information were obtained from the State of Hawaii, City and County of Honolulu, Bureau of the Census, Ribbon Demographics, and CLARITAS, a Nielsen Company.

II. GEOGRAPHIC DEFINITION OF AND ANALYSIS OF MARKET AREA

For the purpose of this study, it is necessary to define the market area, or the area from which potential tenants for any new rental project are likely to be drawn.

We define the market area geographically as being island-wide. The facts that support this definition of market area are:

- That the entire island's population is within a 20-mile radius (and over 90% is within a 5 mile one).
- That the clear and present shortage of rental (as well as owner-occupied) housing units on the island, translating to a growing need for rental housing at an affordable level (something the open market is not providing).

The project's strongest selling points:

- Affordability
- Newly built units
- Purpose-built and purpose-operated for family households
- Supportive community, with many specialized service providers
- Close to medical and other vital services

Further analysis will be done on the supply and demand for housing.

HOUSING DEMAND: Numerous factors affect the demand for housing, the primary being population, household formations and job creation. In the short run, job creation is the most important, as it leads to in-migration (meaning population growth and household formation).

Up until the onset of the pandemic, March of 2020, job creation (as well as income generation, mainly wages) in the island economy had been very strong. Similarly, the rate of unemployment has been steadily falling since 2009-2010. Thus, the strong economy underwrote strong housing demand. However, due to the onslaught of the pandemic, these trends were dramatically reversed. The last year has seen sharply lower job creation and much higher unemployment.

Currently, this is reversing itself again. This is thanks to the success of quarantining and vaccination, meaning that the state has been able to begin accepting visitors to our market. This re-establishment of positive job growth and wage income leads us to project a return to economic normalcy over the next 2 years, and thus high housing demand. In sum, we foresee this demand acting to support this project's feasibility.

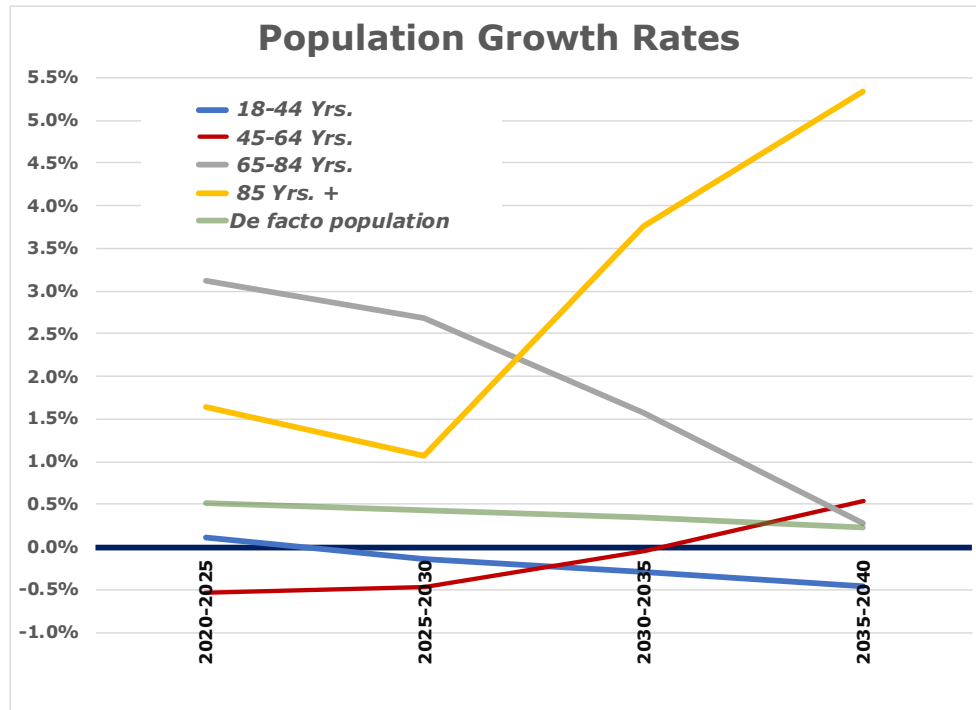
In the long run, population growth is the most important determinate of housing demand – although, for Hawaii, housing demand has a strong offshore component. The following table shows population projections by DBEDT for Oahu, pulled from their 2045 Series of the DBEDT Population and Economic Projections.

PROJECTED HONOLULU POPULATION TRENDS

	2025	2030	2035	2040
Total resident population	1,032,705	1,050,077	1,062,059	1,069,269
Population: 0 to 4 years	69,898	67,117	64,182	62,606
School age children: 5 to 11 years	86,260	91,316	87,850	83,716
School age children: 12 to 13 years	23,769	24,516	24,989	23,901
School age children: 14 to 17 years	41,043	40,320	46,034	44,945
Population: 18 to 44 years	373,036	367,712	359,283	352,327
Population: 45 to 64 years	230,332	229,785	236,088	250,365
Population: 65 to 84 years	175,938	190,301	193,048	190,661
Population: 85 years and over	32,428	39,011	50,584	60,748
De facto population	1,093,992	1,112,667	1,125,876	1,133,609

2045 Series of the DBEDT Population and Economic Projections

The changes projected over the next 20+ years are shown in the chart below. Clearly, the projected growth in assumed demand in the next ten years is in the family component of the population. As such, these units should be designed with the 65-84 cohort in mind.



2045 Series of the DBEDT Population and Economic Projections

HOUSING SUPPLY:

The solution to the imbalance between strong demand and weak supply is to develop housing for the workforce and below segment of the population. Unfortunately, Oahu's housing development process is uncertain, time consuming and expensive. Thus, the past and present supply of units has been low. Factors that contribute to short supply include the scarcity of land and costly construction.

The aforementioned can be seen in the table below - condo production has been declining since the 1970s. This is described in the next section, both island wide as well as within the urban core.

SF & MF TOTAL OAHU

	Dwellings	Beds	Avg Bed	Condos	Beds	Avg Bed	Homes	Beds	Avg Bed
<1955	29,384	106,182	3.62	283	295	1.04	28,570	104,221	3.65
1955-1959	15,133	55,761	3.68	2,225	1,664	1.24	13,788	54,097	3.92
1960-1964	21,157	67,362	3.18	4,763	5,286	1.24	16,883	62,076	3.68
1965-1969	30,246	84,247	2.79	12,986	20,174	1.55	17,204	64,073	3.72
1970-1974	44,342	115,018	2.59	24,910	42,522	1.67	18,888	72,496	3.84
1975-1979	31,230	68,476	2.19	21,147	31,807	1.49	9,890	36,669	3.71
1980-1984	17,493	43,514	2.49	9,861	15,865	1.61	7,635	27,649	3.62
1985-1989	18,254	54,417	2.98	6,455	11,996	1.86	11,803	42,421	3.59
1990-1994	19,154	54,891	2.87	8,619	17,456	2.02	10,530	37,435	3.56
1995-1999	11,349	33,385	2.94	4,588	9,172	1.99	6,744	24,213	3.59
2000-2004	11,555	39,609	3.43	1,816	4,595	2.50	9,719	35,014	3.60
2005-2009	13,878	42,051	3.03	6,514	14,876	2.12	6,856	27,175	3.96
2010-2014	6,910	23,232	3.36	2,563	4,412	2.10	4,807	18,820	3.92
2015-2019	7,313	18,703	2.56	7,042	9,207	1.79	2,161	9,496	4.39

As such, the combination of inelastic supply and elastic demand lends to this market's extreme volatility over the swing between the bottom and the top of the market where sales can more than triple and prices can more than double. Furthermore, the length of the cycle is usually 5 to 8 years, depending often on external conditions including the direction of interest rates, economic growth in the visitor and offshore buyer markets and the costs of materials.

DESCRIPTION OF THE HOUSING STOCK ISLAND-WIDE: As seen below, most of Oahu's condominium housing stock is quite old, built up 1965-1984:

ATTACHED HOUSING INVENTORY, BY YEAR OF PRODUCTION ON OAHU

Year Unit Built	Unit Counts	Ave Int. Sq. Ft.	Ave Assessed \$
<1955	283	507	\$354,881
1955-1959	2,225	590	\$500,018
1960-1964	4,763	617	\$445,410
1965-1969	12,986	716	\$432,796
1970-1974	24,910	787	\$404,741
1975-1979	21,147	710	\$395,895
1980-1984	9,861	820	\$453,645
1985-1989	6,455	840	\$468,723
1990-1994	8,619	917	\$492,869
1995-1999	4,588	839	\$562,219
2000-2004	1,816	1,185	\$638,445
2005-2009	6,514	1,077	\$849,461
2010-2014	2,563	1,019	\$880,946
2015-2019	7,042	939	\$906,485
2020+	1,963	899	\$901,159

Honolulu County Real Property Assessment and Property Assessment Division

As seen:

- Production of attached housing has plummeted since the 2005-2009 period
- The average size of the units has fallen
- The assessed value of each unit has risen significantly

When examining the attached housing stock by bedroom count, one can see that it is comprised primarily of one and two-bedroom units.

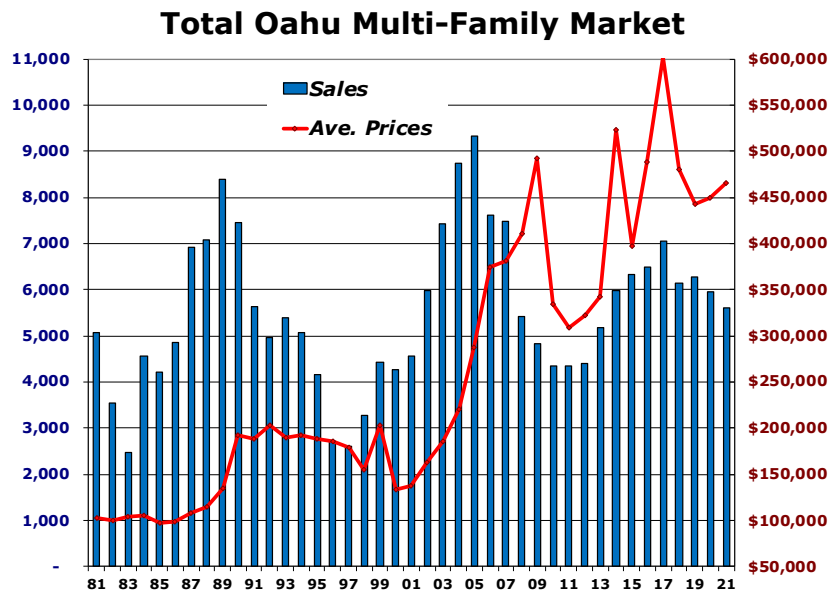
CONDOMINIUM HOUSING BEDROOM TYPES, ISLAND WIDE

	Units	Ave. Sq Ftg	Ave. Assessed Values	Ave. Values Per Sq Ft
Studios	8,439	361	\$202,080	\$561
1 Bed	23,800	582	\$309,853	\$533
2 Bed	45,103	882	\$412,141	\$467
3 Bed	16,882	1,245	\$493,991	\$397

Honolulu County Real Property Assessment and Property Assessment Division

The housing market of Honolulu (and the state of Hawaii) has been described by the federal Department of Housing and Urban Development (HUD) as having one of the lowest percentages of home ownership in the nation. HUD also has declared it is among one of the least affordable housing markets.

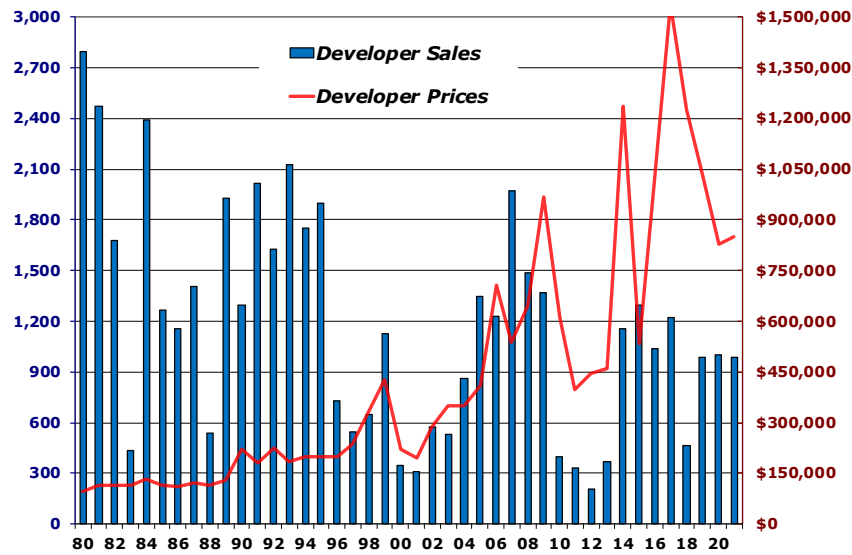
FOR-SALE HOUSING MARKET CURRENT CONDITIONS: The chart below, which combines the data for developer and resale sales, shows that Oahu's market for residential property was well into a normal cyclical upswing, until the pandemic hit last year. Up to that point, the closing and pricing trend were near or at the top of the market, as normally it would be, given that this was seventh year of the up cycle.



What was notable, a year and a half ago when the study was originally performed, was that sales levels for this 2009-2017 cycle were below what they were for the last two cycles. This indicated low supply from the developer segment. And that would have been expected, considering how deep the 2007 recession was.

In addition, it was also a notable to see that prices were well above where they were the last two cycles. Again, this was a function of the low supply and high demand.

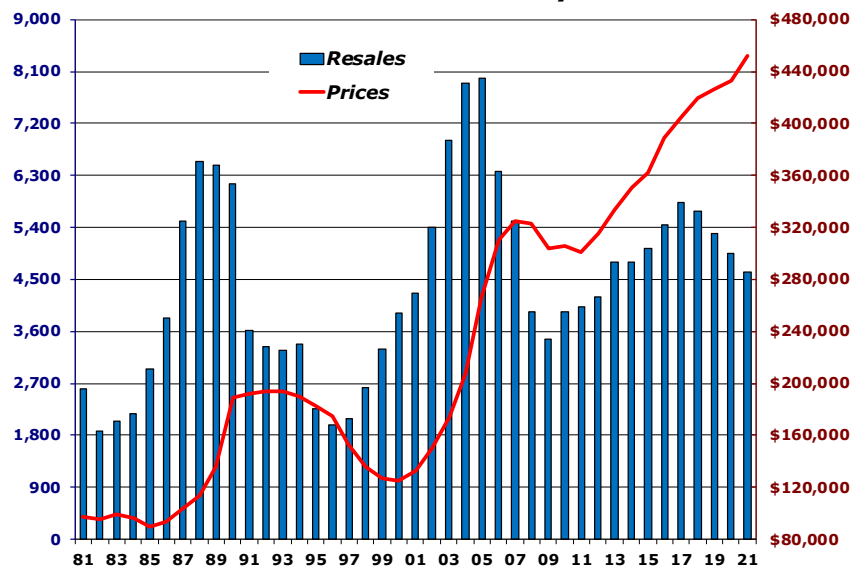
Oahu Developer Multi-Family Market



The developer chart above shows how developer prices spiked late in this real estate cycle. This pushed average prices much higher, as much of the production was targeted at the most profitable segment of the market, the high end.

The next chart below isolates the data for just the resale market and gives a better description of the trend at the core of the residential market. It shows that in the later stages of this cycle how rising prices choked off sales. It is likely that had the pandemic not occurred, we would see a trend with sales activity slowing down while prices plateaued or tipped downward.

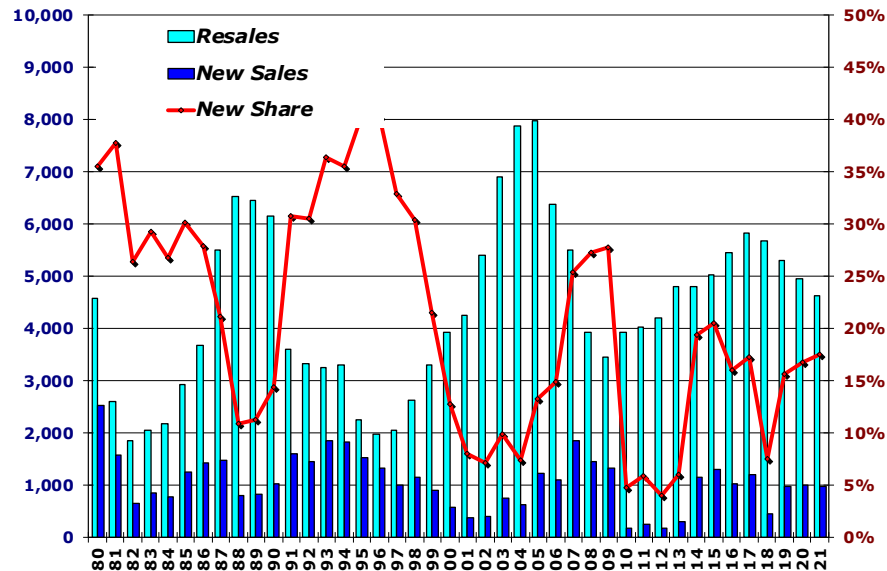
Oahu Resale Multi-Family Market



Instead of a normal cycle, the pandemic has led to higher prices in the market, as demand from outside of the state has increased significantly. This can be seen in the price trend line.

The next chart below differentiates between resale and developer multi-family (MF) sales activity. It also shows the ratio - the percentage - of developer sales to total sales. It shows that the rebound in production, starting in 2013, did not push the market share of developer sales anywhere near to what it had been in the last two cycles before this.

Multi-Family Resales vs Developer Sales



Thus, very low housing production forces demand higher for resale residences and leads to higher prices.

Hawaii has one of the lowest percentage ownership housing markets in the nation and is among one of the least affordable. Such can be attributed to the limited supply of land, very high costs of production and very strong housing demand, resulting in low housing production and high prices. The problem is exacerbated by the fact that housing prices have exceeded household incomes for over 25 years. Given high demand and low supply, the large numbers of low- to moderate-income households currently have few options for housing.

A major effect of high housing costs on families is that they re-rent part of their shelter to friends or family. The US Census measures evidence of this and define crowding as 2 or more persons per bedroom. They also measure doubling up via surveys and define that as 'more than one family group' in a household. In the last Housing Planning Study, the survey showed the following:

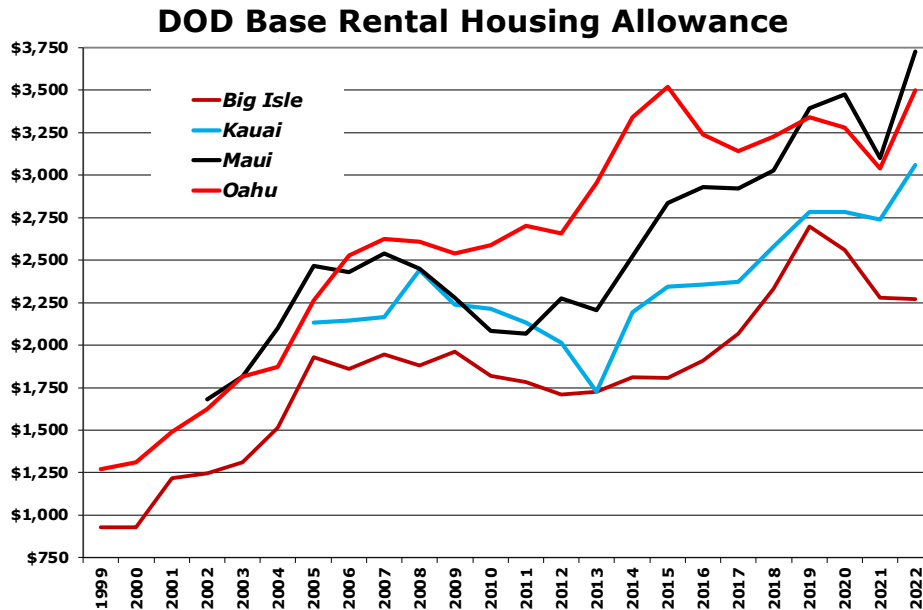
CROWDING & DOUBLING UP, ALL OAHU HOUSEHOLDS SURVEYED

	Owners	Renter
Crowded	5.00%	21.60%
Doubled up	12.30%	10.70%
Crowded & Doubled Up	16.50%	26.80%

RENTAL MARKET CONDITIONS: While Honolulu is a small market with very few large rental operators and data describing rents of specific projects is not readily available, there are some general sources that can be used.

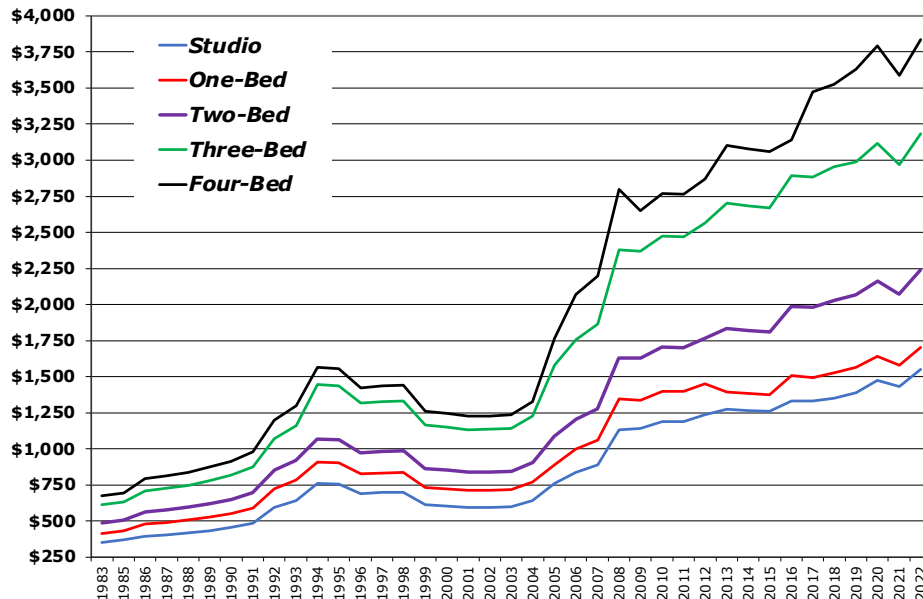
U.S. Public Agencies

Overall, a good source of rental trend information comes from the Department of Defense (DOD). It is called the Base Allowance for Housing (BAH), and it is their description of the rental market rates, done in conjunction with providing their personnel based in the county with a rental allowance. This is done for all counties where military personnel are based and adjusted for a cost of living. The following chart shows the average allowance that the military provides to its households when stationed in Oahu, in this case.



Turning to an examination of the actual rental rates being charged in the market, the best known one is called “Fair Market Rents” (FMR) and comes from the US Housing and Urban Development department (HUD). Every year, HUD analyzes the rental markets across the country, and then publishes a set of gross rent estimates for an area. They include the shelter rent plus the cost of all tenant-paid utilities, minus conveniences, like telephone and Internet. HUD does so by using (to quote them) “the most accurate and current data available” – per(<http://www.huduser.org/datasets/fmr.html>) - and this data includes the 2010 US Census data, the last American Community Survey (ACS) data, and telephone surveys of eligible recent rental unit movers.

HUD Fair Market Rent for Honolulu



MARKET RENTAL RATE TRENDS:

The table below is for the entire island. The year-to-date 2022 number is through the first half of this year.

ATTACHED UNIT MARKET, AVERAGE CLOSED RATES, ISLAND-WIDE

	0 Bed Rents	1 Bed Rents	2 Bed Rents	3 Bed Rents	4 Bed Rents
2017	\$1,317	\$1,702	\$2,240	\$2,689	\$3,038
2018	\$1,346	\$1,745	\$2,266	\$2,764	\$3,500
2019	\$1,405	\$1,809	\$2,282	\$2,879	\$2,918
2020	\$1,345	\$1,757	\$2,252	\$2,928	\$3,003
2021	\$1,520	\$1,826	\$2,401	\$3,176	\$3,541
2022 YTD	\$1,616	\$1,979	\$2,582	\$3,169	\$3,050
2017 to 2022	22.7%	16.3%	15.2%	17.8%	0.4%

As seen, rent rates overall were rising 2017-2022 and it is worth thinking about the growth over the last 5 years, as that timeframe is likely to be shorter than the timeframe to build this project, or any other.

The data shows that the one and the three-bedroom units increased the most. It also shows that the three-bedroom units have increased their average spread between the two-bedroom units. The 3-bedroom unit's spread went higher by \$600, in 2020, and \$700 in 2021. This points to the popularity of the larger unit.

The following table shows the percent of the rate changes.

ATTACHED UNIT MARKET RENTALS, AVERAGE RATE CHANGES, ISLAND-WIDE

	0 Bed Rents	1 Bed Rents	2 Bed Rents	3 Bed Rents	4 Bed Rents
2018	2.2%	2.6%	1.2%	2.8%	15.2%
2019	4.4%	3.6%	0.7%	4.2%	-16.6%
2020	-4.3%	-2.9%	-1.3%	1.7%	2.9%
2021	13.1%	3.9%	6.6%	8.4%	17.9%
2022	6.3%	8.4%	7.5%	-0.2%	-13.9%

For comparison purposes, we describe the average rental trend for single family homes.

DETACHED UNIT MARKET RENTALS, AVERAGE RATES, ISLAND-WIDE

	3 Bed Rents	4 Bed Rents
2017	\$2,781	\$3,584
2018	\$2,880	\$3,492
2019	\$2,897	\$3,450
2020	\$2,995	\$3,700
2021	\$3,219	\$3,867
2022 YTD	\$3,428	\$4,317
2017 to 2022	23.3%	20.5%

It is worth noting that these single-family home rental rate values have climbed faster and further than the attached unit rental market – meaning that's a detached product is more popular and in higher demand. To be sure, both markets are tight, arguably more than ever given the boom in the visitor industry and commensurate need for labor. This and the chronic shortage of shelter on the island is putting a future burden on those seeking shelter.

Next, we look at the number annually of rental closings, the rental unit activity.

ATTACHED UNIT MARKET RENTAL UNIT CLOSINGS, ISLAND-WIDE

	0 Bed Rents	1 Bed Rents	2 Bed Rents	3 Bed Rents	4 Bed Rents
2017	368	1,170	1,766	473	29
2018	420	1,338	2,002	582	37
2019	523	1,371	2,085	598	40
2020	623	1,698	2,131	647	43
2021	633	1,690	2,055	579	43
2022 YTD	640	1,676	1,852	500	36

Of interest is the jump in closings occurring in the year of the pandemic, 2020. That could speak to the market reacting to the need for safety or responding to the influx of money into households from the state and federal government.

The other point of interest is how rental closings declined since that event. The decline in closings would be attributable to the pandemic's financial uncertainty and injunction to landlords against their raising rents in 2021.

Finally, rent closings are continuing to fall this year and last. It could well be due the rise in rental rates, as well as an increase of renters relocating into Oahu from the mainland or outer islands.

As an aside, the same trend is playing out in the single-family market, but it is more dramatic and has been going on for longer than two years.

X. PROPOSED PROJECTS IN THE MARKET AREAS

The following table lists the newly completed and proposed projects in this market area for family units.

LISTING OF HHFDC AWARDED PROJECTS SINCE 2018

Project	Description
Keahumoa Place Phase 4	81 affordable units on Oahu in Ewa awarded in 2018
Kulia @ Ho'opili	119 affordable units on Oahu in Ewa awarded in 2018
Hale Makana O Maili	51 affordable units on Oahu in Ewa awarded in 2018
Hale Makana O Moiliili	105 affordable units on Oahu in Ewa awarded in 2018
Queen Emma Tower	70 affordable units on Oahu in Honolulu awarded in 2018
Halawa View II	155 affordable units on Oahu in Aiea awarded in 2019
Halawa View III	145 affordable units on Oahu in Aiea awarded in 2019
Queen Emma Tower	70 affordable units on Oahu in Honolulu awarded in 2019
902 Alder St	200 affordable units on Oahu in Honolulu awarded in 2019
Hocking Hale (9%)	39 affordable units on Oahu in Honolulu awarded in 2021
Parkway Village Lot 6 (4%)	234 affordable units on Oahu in Kapolei awarded in 2022
Parkway Village Lot 7 (4%)	167 affordable units on Oahu in Kapolei awarded in 2022

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 22-298—Kuilei Place Mixed Use Affordable and Market Rate Housing Community Project
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 22-298, authorizing exemptions from certain City application fees, infrastructure, or public works fees and charges, and development standards for the development of Kuilei Place.

The “Hawaii Housing Planning Study, 2019” (“Study”) found that the City and County of Honolulu will need 2,751 more for-sale housing units for 80-140 AMI households between 2020 and 2025. Kuilei Place will provide 603 affordable for-sale housing units for working local families in the 80-140 AMI, delivering 22% of this needed inventory identified in the Study. Moreover, Kuilei will provide 60% of its units as affordable, 99 more units than is required for 201H projects.

Kuilei will not only provide 603 affordable housing units, the Project will also provide \$10.3 million in community benefits, such as complete street improvements, EV charging stations, and Oahu’s first residential condo greywater system saving millions of gallons of water annually. This project will generate more than \$2.7 million in new real property taxes annually.

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

Thank you for this opportunity to submit written testimony.





2849 Kaihikapu Street • Honolulu, Hawaii 96819

Phone (808) 839-2771 • Fax (808) 839-7828

January 9, 2023

Members of Honolulu City Council-Zoning Committee
City and County of Honolulu, Hawaii

RE-Support: RES22-298 AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE KUILEI PLACE AFFORDABLE AND MARKET RATE CONDOMINIUM PROJECT LOCATED AT 2599 KAPIOLANI BOULEVARD, HONOLULU, HAWAII, 96826, TAX MAP KEYS: (1) 2-7-022:011; 015; 031 - 049

Aloha Members of the City Council,

I am the president of A-1 Electrician, Inc, an electrical contractor blessed to be lighting up Hawaii's homes for over 50 years. I am proud to represent approximately 150 employees and local residents. We are here to ask for your support to authorize requested exemptions for the Kuilei Place Project. Kuilei Place will provide much needed jobs for our workers and desperately needed affordable housing for our State. The project will also provide economic vitality for those who provide goods and services to our company. The project is projected to infuse hundreds of millions into Honolulu's economy and substantially boost our tax revenues. We applaud Kobayashi Group for their commitment to build for local residents, striving to give Hawaii's working class opportunities for home ownership. We have been blessed to see Kobayashi Group's unsurpassed commitment to excellence in quality, value and affordability for Kuilei Place's future residents. Thank you very much for your continued commitment to support local hard working families with opportunities for quality affordable housing. We believe the building of strong Ohana, starts in our unconditional Love and Support for each other, and a place to call Home.

Sincerely,

Jason Yamada
President
A-1 Electrician, Inc.



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 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
, 2023

RE: SUPPORT RESOLUTION 22-298 – KUILEI PLACE MIXED USE AFFORDABLE AND MARKET RATE HOUSING 201H PROJECT (22:DEV/0167).

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 of Resolution 22-298-Kuilei Place mixed use affordable and market rate housing 201H Project (22:DEV/0167).

Hawai'i is facing a housing and poverty crisis. As cited in the 2022 ALICE in Hawaii Report, "... we find that more Hawai'i households have fallen below the ALICE Threshold, with an alarming increase in households now in poverty, from 9% in 2018 to 15% in 2022."

Kuilei Place will help address Hawai'i's need for affordable housing. This project is focused on serving the "gap group" of for-sale housing for working local families (80-140 AMI*). These households are comprised of working-class dual income earners such as construction workers, county and state employees, nurses, police and firefighters. Kuilei Place has no studios, only 1, 2 and 3 bedroom units specifically intended for families and young couples.

We understand that the developer of Kuilei Place has taken the councils recommendations and revised the units per AMI category. The increase in units for the lower AMI levels will provide for more working ALICE families that may have fallen below the ALICE threshold.

Kuilei Place will not only provide 603 affordable housing units, it will also provide \$10.3 million in community benefits. These benefits include, \$6.9 million in complete street improvements, \$500k for public EV charging stations, and \$2.9M for Oahu's first residential condo greywater system (also saving millions of gallons of water annually) Kuilei Place will also generate more than \$2.7M in new RPT annually for the City, so fee waivers will be paid back in less than 5 years.

UNITED OUR STRENGTHS AND WORKING TOGETHER FOR A BETTER TOMORROW

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 9, 2023
Page 2

We respectfully ask that the Committee on Zoning approve Resolution 22-298.

Mahalo,

A handwritten signature in black ink, reading "Pane Meatoga III". The signature is written in a cursive style with a horizontal line extending from the end.

Pane Meatoga III
Community Liaison
Hawaii Operating Engineers Industry Stabilization Fund

Aloha,

I am writing to express my support for a new affordable housing project in Honolulu. The Kobayashi Group's proposed Kuilei Place project will allow many local people to own a home here. Their units will alleviate the financial stresses for some residents and provide them with a sense of stability a home can bring. Unfortunately, far too many of our people cannot afford a home of their own to raise their families and become part of a community.

My husband and I are blessed to have been born and raised in Hawaii, where my father – a longtime Waikiki beachboy, passed along his love for all that is Hawaii. He encouraged us to invest in our future by purchasing our first home in 1993 – a small leasehold condominium where we raised our three children. We consider ourselves extremely fortunate.

Unfortunately, our children have not yet had the same opportunity. Hawaii's housing market has not kept up with demand, which undoubtedly raised housing costs far beyond the capacity of most of Hawaii's young people. Our children, and now with their children, made the difficult decision to remain on the mainland to earn more and save to return home one day. Many of our friends and their children also made that heart-breaking decision – which must have many adverse effects on our economy.

The Kobayashi Group's project will do much to relieve the burden on many Hawaii families and is more than just a significant affordable housing solution; instead of offering the usual small percentage of units for residents, this project provides 60% of the units to the local market. I am thankful Kobayashi is proposing this solution for Hawaii's people, and they are also committed to delivering a project focused on protecting our environment.

Darrelle Glushenko

Email: dglushen@hawaii.edu

Ph: (808) 429-6925

Dave Watase
1605 Kanalui St.
Honolulu, HI 96816
January 24, 2023

RE: CR-8, Resolution 22-298, CD1

Aloha Council Members,

My name is Dave Watase, I'm a long-time resident of Honolulu, and I am **OPPOSED** to the Kuilei Place high-density mixed-use development on Kapiolani Boulevard.

Our State and County governments have created laws like 201H-38 that provide a ton of incentives to the developers, zoning exemptions, and fast track approvals which if not done properly can forever change the Diamond Head, Kapahulu, St. Louis Heights, Kaimuki, and Moiliili communities and set a bad precedence for more to come in an area currently limited to 150' height limit.

The Kobayashi Group, LLC understands that this particular location has unobstructed mega million dollar view planes of Diamond Head and the ocean views from Kahala to the East corner of Waikiki by going over Kaimuki High School, the Ala Wai Golf Course and Kapiolani Park in addition to the mauka mountain views. They understand the higher they go the more valuable their real estate will become which is their cash cow. This is at the expense of the surrounding communities who will have their views blocked, many homes and low-rise apartment surrounding the Kuilei Place development have solar panel and that will be blocked and will not be able to generate the projected savings in electricity.

Why even have TOD? The whole purpose of TOD is to accommodate this kind of high-density development and the location of Kuilei Place does not fit this plan. Ala Moana and Kakaako still has plenty of room to build more mixed luxury and affordable housing units. Let's isolate the high-density developments to those areas and other areas around the TOD because those areas alone has plenty of development potential for generations to come.

We've already put the cart before the horse because the \$13+ billion dollar horse (RAIL) that may never make it to Ala Moana Shopping Center and all those condo owners now require cars to get around. I don't know about you but it just seems like the power developers who have the deep pockets just have their way and the little guys, the small communities just get overshadowed and just run over without a blink of an eye because these developers have all the fancy bells and whistles. All looks and sounds good but in reality it is very BAD. Let's state what this high-density development really is a Luxury Investment Development open to outside investors and is Waikiki moving to the mauka side of the Ala Wai Canal. This too big and too high-density development will have many significant impacts to the local community ... this we all know is for real and forever!

I **OPPOSE** Resolution 22-298 CD1 and specifically the: "Exemption from LUO § 21-3.80-1(b), Table 21-3.3, and the applicable zoning map relating to maximum height, to allow for a maximum building height of 400 feet for the Project's makai tower (instead of 150 feet). Rooftop structures must conform to LUO § 21-4.60(c)."

Please don't spoil our communities surrounding this massive development and please vote AGAINST this resolution.

Mahalo Dave Watase

24 Jan 2023

Aloha Honolulu City Councilmembers,

I would like to offer written testimony against Kuilei Place for the reasons stated in the 14 Jan 2023 Star Advertiser Editorial below, for the reason stated in the McCully Moiliili Neighborhood Board resolution below, and for the reasons stated in my Island Voice op-ed published in 01 Jan 2023 Star Advertiser below.

201H-38 exemptions and the 201H-38 fast-track process are being abused – and concerns from longtime residents in our neighborhood communities on Oahu are being ignored (indeed disregarded).

The buck stops with you - our elected City Councilmembers who represent our communities. Please be part of the solution – and listen to the communities who truly want to be part of a community-friendly process, rather than a heavy-handed fast-track 201H process leading to controversial developments being ram-rodged into our neighborhoods.

Please support reform to 201H-38.

All of us in the community are keenly interested, and those of us in Manoa are particularly concerned that Manoa Banyan Court will be next-in-line.

Mahalo for all that you do,

Brett Kurashige, 3330 East Manoa Rd, Apt A, Honolulu HI 96822

Editorial: Kuilei Place variances

Honolulu Star - Advertiser; Honolulu, Hawaii, 14 Jan 2023.

Full Text

The developer of Kuilei Place moved a step forward on its path to build a 43-story, \$619 million condo tower in Moiliili last week, when the Honolulu City Council's Zoning Committee approved of its plan.

If given the go-ahead by the full City Council, Kuilei Place will receive upwards of \$40 million in value by being allowed to build much higher and denser than the area's zoning allows. The Zoning Committee also signed off on another \$12 million in tax breaks and fee waivers.

These variances are granted for building "affordable" housing under the state's 201-H affordable-housing law, as interpreted under the current policies of the state's Hawaii Housing Finance and Development Corp. (HHFDC). But the HHFDC's decision to grant valuable zoning breaks based on the inclusion of units costing upward of \$800,000 — for "high-moderate income" households earning upward of \$182,000 annually — is not taking the city where it needs to go.

Lax classification of projects as affordable, in combination with policies that allow homes to lapse out of affordability requirements too quickly, can lead to continuing evaporation of units from the affordable-housing pool. That's an unacceptable result, and one that is readily visible when it comes to Kuilei Place, where affordability would be required for only 10 years.

Of Kuilei's 1,005 units, 603 are classified as affordable to households with moderate and high-moderate incomes, at prices ranging from \$371,800 to \$813,300. Once monthly fees and utilities are added to this cost, low-income families could not hope to gain entry.

At this site, 141 low-rise, low-income apartment units will be torn down to build the new condos. To remove this housing without a mechanism for replacing it, either on the project's footprint, or nearby, is shortsighted and adds to Oahu's problems.

Without question, the cost of housing in Honolulu has reached unattainable levels for many, such as a theoretical teacher-and-firefighter household, and it's valid to support housing for local essential workers. But the city and state need to keep focus on desired outcomes, as well.

With a new state administration in place, HHFDC needs to revisit its requirements for 201-H qualification. Considering the average cost of housing in Honolulu, it's supportable to include a measure of moderate-income affordability in projects that qualify for waivers and tax breaks — but the framework needs better calibration.

As Tim Streitz, chair of the McCully-Moiliili Neighborhood Board, stated, "The 'affordable' units are not adequately serving lower-income residents and, therefore, do not merit the generous exemptions in exchange."

This project now goes before the full City Council for approval on Jan. 25. As the draft Council Resolution 22-298 states, this would require waiving city affordable housing requirements, which are more stringent than the state's. In 2021, the city Department of Planning and Permitting found the project did not include enough truly affordably priced condos to qualify. The City Council should press the issue.

McCULLY/MO'ILI'ILI NEIGHBORHOOD BOARD NO. 8

RESOLUTION REQUESTING THE CITY COUNCIL NOT TO APPROVE THE KUILEI PLACE 201H AFFORDABLE AND MARKET RATE HOUSING PROJECT

URL:

https://www.honolulu.gov/rep/site/nco/nb8/resolutions/2022_12_Resolution_Requesting_City_Council_Not_Approve_Kuilei_Place_Project.pdf

Fix law to hold developers accountable

By Brett Kurashige

With "affordable housing" having been a highly discussed election campaign issue, this call for reform of Hawaii Revised Statute Section 201H-38 may seem out of kilter. Section 201H-38 grants Hawaii Housing Finance and Development Corporation (HHFDC) — and its eligible developers — exemptions "from all statutes, ordinances, charter provisions, and rules of any governmental agency relating to planning, zoning and construction standards" to develop affordable housing projects.

While well-intentioned, 201H-38 exemptions are being too broadly interpreted, enabling potential abuse by developers and landowners, inadvertently incentivizing fast-tracked developments of inappropriate scope/scale for their proposed locations (including environmentally-sensitive land) with little consideration for meaningful public participation/input.

A growing number of controversial 201H-38 development projects have sprung up in Manoa (Manoa Banyan Court), Kailua (Kawainui Street Apartments), Kahuku (Kahuku Manager's Ridge), Waipahu (Keawalau at Waipahu), McCully-Moiliili (Kuilai Place) and Lahaina (Kahoma Village). These pit developers and land owners against long-time local residents/communities and neighborhood boards who are concerned (and often surprised) that long-standing regulations and community development/zoning plans meant to guide development and protect environmental and community well-being may be for naught.

Enough is enough. We must restore the "guard-rails" that protect Hawaii from rampant overdevelopment.

The following Section 201H-38 reforms should be considered:

>> Curtail 201H-38 exemptions. All developers (201H-38 project developers notwithstanding) should abide by (rather than ignore) all statutes, ordinances, charter provisions and rules of any governmental agency relating to planning, zoning and construction standards, as well as Community Development Plans that target future development in appropriately zoned areas (e.g., transit-oriented development areas). The 201H-38 exemptions diminish the participation of local communities and elected county officials. Indeed, a 2021 Hawaii State Supreme Court ruling (Protect and Preserve Kahoma Ahupua'a Association vs. Maui Planning Commission) curtailed the limits of 201H-38 exemptions sought by the developer.

>> Extend the arbitrarily short 45-day period for county governments to review HHFDC-approved 201H-38 development projects to allow counties adequate time to discuss proposed projects. Maui County (Resolution 11-105) and Honolulu County (Resolution 21-180) had previously proposed extending the 45-day period to permit meaningful Council/community discussion of proposed projects.

>> Consider a new requirement for developers to provide timely 60-day

ISLAND VOICES



Brett Kurashige is a federal employee and is a fourth-generation Hawaii resident.

advance public notice of proposed 201H-38 developments to affected residents/communities within a 400-foot radius of the proposed development. Mandate developers to work closely with impacted local communities, ideally during a developer's initial concept stage. HHFDC should reach out and work with local communities to identify sustainable solutions.

>> Prioritize/incentivize housing and rental projects for local residents/families that are truly affordable in perpetuity, versus hybrid market-rate/affordable housing projects that only promise to deliver so-called "affordable" units for a limited number of years. Waialuku lawyer Lance D. Collins concludes in his essay, "Fast-Tracking the Luxury Housing Crisis in West Maui," that "the most successful housing developments, measured in terms of the percentage of homes remaining owner-occupied, are developments where all units start as affordable and are not convertible from the affordable working family market to the luxury nonresident market." Furthermore, Collins notes: "Fast-tracking developments that are less than 100 percent affordable produces an increased, rather than decreased, need for housing for workers."

By coming together in a pono and community-friendly way, we can preserve our precious aina and make permanent progress on truly affordable housing solutions for local residents and families.

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

Honorable, Tommy Waters, Honolulu City Council, Chair
Honorable, Esther Kia'aina, Vice Chair
Honorable Members of the Honolulu City Council

January 24, 2023

RE: SUPPORT RESOLUTION 22-298 CD1 – AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE KUILEI PLACE AFFORDABLE AND MARKET RATE CONDOMINIUM PROJECT IN MOILIILI. (APPLICANT: 2599 KAPIOLANI, LLC)

Dear Chair Waters, Vice Chair Kia'aina and Members of the Honolulu City Council,

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 of Resolution 22-298, CD1- Kuilei Place mixed use affordable and market rate housing 201H Project (22:DEV/0167).

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Kuilei Place will help address Hawai'i's need for affordable housing. This project is focused on serving the "gap group" of for-sale housing for working local families (80-140 AMI*). These households are comprised of working-class dual income earners such as construction workers, county and state employees, nurses, police and firefighters. Kuilei Place has no studios, only 1, 2 and 3 bedroom units specifically intended for families and young couples.

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Honorable, Tommy Waters, Honolulu City Council, Chair
Honorable, Esther Kia'aina, Vice Chair
Honorable Members of the Honolulu City Council
January 24, 2023
Page 2

We respectfully ask that the Committee on Zoning and Planning approve Resolution 22-298, CD1.

Mahalo,

A handwritten signature in black ink, reading "Pane Meatoga III". The signature is fluid and cursive, with a horizontal line extending from the end.

Pane Meatoga III
Community Liaison
Hawaii Operating Engineers Industry Stabilization Fund

PLEASE STOP THE UNAFFORDABLE HOUSING PROJECT – KUILEI PLACE!

Aloha Councilmembers,

I humbly ask you to OPPOSE or drastically improve the Kuilei Place project. I try not to be dramatic in these matters, but this project has kept me up many nights. I absolutely love O'ahu and its people and hope that my fifth generation son is able to afford to raise his family here one day. But this project, along with the developer's other projects, will further gentrify our state and create more unaffordable housing. A truly affordable rental neighborhood will be demolished forever. This project does not provide affordable housing for those who live in the area. It will displace a very vulnerable population.

The people who live in this area are the vulnerable ALICE population who are one paycheck away from homelessness. This is the gap group that our leaders need to stand up for.

I truly believe that our elected officials and decision makers should be required to visit this proposed site and talk to the residents, see who lives there, see who you will be displacing and impacting. 1,005 housing units will have a huge impact on this and neighboring communities, including traffic that comes from Kaimuki and all the way to Hawaii Kai.

The neighborhood board of this area opposes this development. Why do their voices not matter? Has anyone engaged with the community and included them in the process. Besides presenting at one neighborhood board meeting, what else has the developer done by way of community outreach and communication? 1,005 housing units will have a huge impact on the already crowded area. If the city is going to allow for major height and density exemptions, then the community should be engaged in the process.

It's easy to ignore this low income rental community. Their voices are not represented because most times they aren't aware of what is happening or feel powerless to fight against rich developers. Or, in this case, the renters of the soon-to-be demolished apartments are being offered two months free rent, so they are unsurprisingly silent. But, really, where do they go? Do we move them out to Waianae or Waipahu and force them to now contend with even more traffic?!

Lastly, can plain and simple to understand data be presented and not just AMI percentages? What is the AMI for the area and how is it calculated? I did basic calculations and find it hard to believe that even the "affordable" units will be affordable. An acquaintance has been a public school counselor for 10 years. She currently makes \$69k per year. After taxes and bare bones retirement investment, she gets \$3,300/month. Out of that comes \$850 in student loans and car payments. She is a single mom with two kids and has to live with her mom. Please tell me how someone like that can afford these units and the maintenance fees? Please let's really do the math.

While I know that the developer can build what they want as the private landowners. They need the exemptions from the city to make this a successful project. They need the height for the "market rate" units to sell the views and push those units further away from the undesirable apartments that they don't own yet.

Our state and city leaders need to do something quick to stop these profit driven developers from further gentrifying our state. Let's not be accomplices to this project. Once this project is built, all the surrounding apartments will be bought up, if not already, by the Kobayashi Group or other developers to build market rate, unaffordable housing.

We all need to do our part to keep Hawaii affordable, even the developers! They will still make money, just not max profits.

At the very least, please put a pause on this project and engage the community, let the voiceless have a voice.

Mahalo,
Christine Otto Zaa



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Honolulu, Hawai'i 96817
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Fax: (808) 523-9502
www.hihomeownership.org

January 24, 2023

Chair Waters and the City Council Members
Honolulu City Council
Honolulu City Hall
530 S. King Street, #202
Honolulu, HI 96813

RE: Resolution 22-98 for Kuilei Place

Dear Chair Waters and City Council Members:

My name is Reina Miyamoto and I am the Executive Director for the non-profit organization, Hawaii HomeOwnership Center. We provide a lifetime membership of services to first-time buyers. Classes and homeownership coaching prepares buyers for the purchase process and post-purchase services help ensure sustainability. Our clientele are working individuals and families who want to raise their children in a home of their own in Hawaii.

We SUPPORT Resolution 22-98 for Kuilei Place because the Kobayashi Group is committed to selling 100% of their homes to owner-occupants, which will allow families to live in a safe & stable home in Hawaii. We meet the families that need this purchase opportunity on a daily basis - with median prices of residential properties being so high, workforce housing is critical to allow our residents to afford to live and work in their community.

The Kobayashi Group is well experienced in building projects and thoughtfully designed Kuilei Place.

We need more inventory in all tiers and price points in the housing ladder and this development will help to address Oahu's housing demand to meet the needs of residents of our community. Thank you for allowing submission of this testimony on this much-needed residential project.

Sincerely,

A handwritten signature in black ink, appearing to be "Reina", written over a horizontal line.

Reina Miyamoto
Executive Director
reina@hihomeownership.org
808-523-8116
96817



HONOLULU CITY COUNCIL MEETING
WEDNESDAY, JANUARY 25, 2023

RESOLUTION 22-298, CD1
“AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS
RELATING TO THE KUILEI PLACE AFFORDABLE AND
MARKET RATE CONDOMINIUM PROJECT IN MOILILI”

**TESTIMONY IN STRONG OPPOSITION TO THE PROPOSED “KUILEI” TOWER
MEGA-DEVELOPMENT IN MO‘ILI‘ILI AND AUTHORIZATION OF EXTENSIVE AND
UNWARRANTED EXEMPTIONS FROM ESTABLISHED ZONING REGULATIONS AND
PERMITTING REQUIREMENTS FOR TMK 2-7-02: 011, 015, 031 AND 049**

**URGING THE CITY COUNCIL TO DENY AND NOT APPROVE THE PROPOSED “KUILEI PLACE”
HIGH-DENSITY MIXED-USE DEVELOPMENT ON KAPIOLANI BOULEVARD BETWEEN THE
ESTABLISHED LOW-DENSITY MO‘ILI‘ILI AND KAPAHULU COMMUNITIES**

Kobayashi Group LLC is taking advantage of the HRS 201H affordable housing process for their proposed mixed-use high-density development dubbed “Kulei Place” at 2599 Kapiolani Boulevard in Mo‘ili‘ili. If constructed, this proposed development is reported to rival the tallest condominium buildings within the Kaka‘ako, Waikiki, and Downtown Honolulu high-density areas on O‘ahu, exceeding 400 feet in height and comprised of 1,005 residential units in two towers. Clearly the Department of Planning and Permitting’s local population growth projections and associated housing units to 2030 would be consumed by the proposed development at this singular location.

Unwarranted Regulatory Exemptions

Zoning Regulation Exemptions

The developer is seeking zoning regulation exemptions to allow their proposed development to exceed the legal zoning height limit of **150 feet** by over 2.7 times (270%) to **430 feet** in building height, and to exceed the legal development density with a floor area ratio of 1.9 increased to 8.5 floor area ratio density, **4.5 times (450%)** greater than zoning laws allow for the Mo‘ili‘ili residential neighborhood. The overpowering scale of the proposed high-density development is excessive and **in clear violation of established zoning regulations intended to maintain the continuity and character of the community.**

Permitting and Tax Exemptions

Approximately \$62.7 million of public permitting fees and tax exemptions are being requested by the developer, including exemptions from city fees that support the functions of the associated public agencies for building permits, plan reviews, water and wastewater facility system charges, and other developer obligations amounting to over \$7 million; with an additional \$12 million in tax breaks and fee waivers.

“Affordability”

The proposed development intends to attract moderate- and high-moderate income owners with one- to three-bedroom units ranging from \$371,800 to \$813,300, and to additionally attract upper-level income owners with market-priced units ranging from \$705,465 to \$1.15 million, with marketing for the proposed development reported to be as far away as Japan.

With sub-sparse solicitation of community discussion and input relating to the proposed development's magnitude that will replace the existing multi-family and truly affordable low-income housing throughout the proposed mixed-use development's 3.2-acre site, where 141 low-income apartment units in 19 low-rise multi-family residential buildings will be demolished for the proposed mixed-use development, the displaced residents and families have already received notices from the developer to vacate by September 2023.

Clearly, the developer's claim of "affordability" does not serve lower-income residents, and once monthly fees and utilities are added to this cost low-income families could not hope to gain entry. Notably, the Department of Planning and Permitting previously advised the developer that the "affordability" claim was insufficient to warrant their request for zoning exemptions and waiver of city permitting fee requirements.

Environmental Impact Review

The proposed development portends significant adverse environmental impacts within the surrounding community, but no Environmental Review, Assessment or Impact Statement disclosure document has been considered or undertaken.

Parks and Recreational Open Space

The Department of Planning and Permitting has publicly acknowledged the shortage of open public park space and recreational green space, which is well below the city's park standards identified as a priority for Honolulu residents, and exempting the developer of the proposed high-density 1,005-unit residential development from the established public park dedication and fee requirements would exacerbate and significantly contribute to the recognized public park shortage.

Traffic Density Impacts

The excessive scale of the proposed development is foreseen to cause a significant negative impact on city infrastructure capacity and operations including traffic operations, water supply and wastewater conduit.

The thousands of vehicle trips ingressing and egressing the proposed development's 43-story residential tower and 12-story mixed-use residential building fronting Kapiolani Boulevard with a 13-story parking structure for the proposed development's residential and commercial mixed uses will severely impact traffic flow in the surrounding area, particularly during peak commuting times on the heavily-congested arterial section of Kapiolani Boulevard fronting the proposed development near the Date Street intersection and throughfare intersections beyond, and will further seriously impact emergency response time and access within the immediate area.

Environmental Effects

Renderings of the proposed development's high-rise tower illustrate the scope and scale of a vertical structural wall that is discordant with the contiguous communities and will a) obscure the documented and protected significant view planes of Diamond Head to Punchbowl, b) cast expansive shadows over the surrounding community, c) change and funnel natural wind patterns, and d) increase the Urban Heat Effect factor that contributes to climate change.

Local Area Impacts

The HHFDC disclosed in their December 20, 2022, introductory letter of support for the proposed development that the 1,005 residential units would be supported and served by local stores and services within the established Kapahulu community and by existing area schools with finite capacity.

Conclusion

The application for approval of the proposed development has been fast-tracked through the City Council review and deliberation process by the City Council Zoning Committee chaired by Councilmember Calvin Say, with no Committee discussion of the clear public concerns inclusive of the jurisdictional Neighborhood Board's unanimous opposition to the proposed high-density development.

Moreover, the City Council has held no **Public Hearing** relating to this controversial proposal in order to enable the contiguous communities and larger public to respond to this massive development proposed to overwhelm and overshadow the surrounding established and stable community district with myriad adverse physical and visual impacts.

The proposed mis-placed development flies in the face of established zoning and permitting regulations and sets a dangerous and chilling precedent for more to follow with unbridled encroachment into the adjacent established, stable and historic communities and neighborhoods from Manoa to Kaimuki and from Mo'i'ili'i to Kahala.

Given the above, I urge the Honolulu City Council to **deny** the subject development project and the associated exemptions, and to ensure that existing zoning regulations remain in effect and that truly affordable low-income multi-family housing improvements prevail at this location.

Michelle S. Matson

Mathew Johnson
Honolulu, Hawaii 96816
Email: MathewJohnson@gmx.com

City Council, City and County of Honolulu
January 25, 2022
10 a.m.

Testimony OPPOSING Resolution 22-298 – Kuilei Place Mixed Use Affordable and Market Rate Housing 201h Project (22:DEV/0167)

Aloha Chair Waters and Members of the Honolulu City Council:

It was very sad and disheartening to see that at the January 11, 2022 Zoning Committee hearing on *Resolution 22-298 – Kuilei Place* the Committee members had already made up their minds on the outcome of this resolution and were just going through the perfunctory steps required by law to say the proposal got a fair and democratic public hearing.

That hearing was just for show. From comments made by the members themselves it was clear that all of the actual work on this resolution, all meaningful discussion, all deliberation had already taken place in private, beyond the public view. No sunshine.

The public has not had adequate time to review this project and understand the impacts on **traffic, view planes, the city's aesthetics, density, and other trade-offs, lost opportunities, and consequences of what the Kobayashi Group is asking for.**

Not even the neighborhood boards of nearby areas have had time to review and comment.

For this reason I respectfully ask that you **not** pass this resolution, bearing in mind:

- 1) The Kobayashi Group has invested far too much money in this project to just let it go if you do not approve **Resolution 22-298** in any form or draft at this time.
- 2) This will not be a lost opportunity because the Kobayashi Group can resubmit their requests to the HHFDC and bring it back to the council for consideration.
- 3) Not passing **Resolution 22-298** will give time for the public a more reasonable period of time to review the various proposed versions and submit comment to you for a more balanced consideration
- 4) You will be honorable in upholding a more fair, balanced, democratic process on a measure as impactful on our community as **Resolution 22-298** will be.

Please do not give away the zoning regulations that keep Honolulu beautiful and livable **without allowing the public reasonable time to consider what we are being asked to give up.**

Please do not give away **millions of dollars the city needs and is entitled to.**

Save these exemptions for **projects that truly need them** in order to meet the housing needs of those making less than 80% AMI who truly need it.

Mahalo nui loa for your consideration of these serious concerns that will affect so many on O'ahu,

Mathew Johnson



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Helping to keep Hawai'i
clean, green, beautiful,
livable and sustainable
since 1912

January 24, 2023

RE: Oppose passing Resolution 22-298

Dear Chair Waters and Councilmembers,

The Outdoor Circle asks that the City Council reject the exemptions listed in Resolution 22-298. Many testifiers have given ample and specific reasons as to why these exemptions should not be given, especially concerning those of height, density, setbacks and park dedication fees. Please re-read testimonies offered by those who have followed this issue closely and related newspaper commentaries, especially that of Brett Kurashige in the January 1st, 2023 Honolulu Star Advertiser.

Essentially, we are denied asking important questions that the 201H expedited process does not allow. There is little or no community involvement or ability to respond to projects before they are passed, and this is by design. Suddenly, a community finds itself with a building that is unsuitable for a neighborhood, but has been completely fast-tracked out of public scrutiny, out of current zoning and planning for a well-regulated city, out of a system that has any meaningful accountability to the public. How can this possibly serve residents and our city?

This resolution was introduced on the last business day of the year in 2022. Eight business days later it was heard in the Zoning Committee and on Jan 25th, it is being heard by the Full Council. This makes a shambles of an open, informed, consultative process where residents can even know of this project, much less respond in a coherent manner. And it is precisely that input which helps inform the City Council with perspectives and ideas that should always be brought up on a project as huge as this one. With this so deliberately rushed, the Council itself is deprived of important community input and voices in considering these issues from different perspectives.

Every 201-H project that comes before you should not receive less scrutiny or consideration, but much more. This particular project proposal did not have the DPP even weigh in at the Zoning Committee meeting, and it was passed without even a reservation as to putting the tallest building in the state in a neighborhood where the local neighborhood board passed a unanimous resolution against the project. Local neighborhood boards have a granular understanding of their areas that should be deeply considered with these projects and other matters before the council.

We are talking about the permanent built environment of Honolulu and when we get this wrong, it is wrong forever. When we allow for 40 plus story buildings in an area zoned for 15 stories, that is a massive change for an area regarding sunlight, view planes and wind patterns. When we allow for zero setback or minimal setback, we will never, ever have canopy shade trees for pedestrians, bicyclists and cars on the street,

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greatly contributing forevermore to urban heat islands. When we have massive exemptions from park dedication fees in excess of \$23 million in an area already listed as park-poor, we forever exacerbate a problem for area residents to have places near their homes to recreate and enjoy a public green space. When we exempt a development from all manner of fees, like wastewater system facility charges, building permits or BWS installation fees, we simply transfer those millions of dollars of costs directly to other residents. When we add one building that surpasses the planned number of additional units for the entire area by DPP's plan by 2040, we must ask ourselves, why is this being so rushed without meaningful public involvement?

This project has been presented by some as an either/or proposition. Either we build this and accept it with all its exemptions, or all of our friends and family will have to move to the mainland because they cannot afford housing here. This is a false dichotomy. The well-regarded developer is doing what developers do—they develop. They seek to maximize returns on any given project, and if that includes a system which promotes bypassing neighborhood planning and all manner of exemptions and fees, they, of course, will ask for this. But we don't live in a society that has unfettered development, free of local concerns and established planning, or at least we shouldn't. The work before this Council is to consider thoughtful development that comports with existing regulations and development guidelines that will be welcomed by a neighborhood. We needn't choose between massive exemptions to a well-ordered city or housing for the teacher and firefighter couple. We can have both.

There is no reason why this development could not be scaled back by half or more—half the height, half the units. No or dramatically reduced exemptions for setbacks, height, payment of normal development fees, water and sewer fees, and park dedication space or fees. A scaled down project on the same site would not cause as much controversy, nor have the level of adverse effects detailed in other testimony. And, perhaps as important, it would not set a precedent that others would demand to be followed. Developers should not be encouraged to use 201H to bypass statutes, ordinances, zoning and community development plans. Rather, they should be encouraged to adhere to those stricter established standards and then go beyond what they require as corporate role models that contribute to not only excellent housing stock, but a thriving public space we all share.

We can have thoughtful development, even, or especially with 201H projects. But we will not if this process is rushed, denied meaningful public input, circumventing and eviscerating existing planning, neighborhood considerations and concerns.

We would welcome a revised proposal by the developer that takes into account the many points that testifiers have brought up.

Thank you for this opportunity to testify and for your thoughtful consideration on this important matter asking you to deny exemptions in Resolution 22-298.



Winston Welch
Executive Director

Testimony by Galen Fox
RE: CR-8, Resolution 22-298, CD1
January 25, 2023

City Council Chair Waters and Members:

I am testifying in **opposition** to Council's authorizing exemptions from certain requirements relating to the proposed Kuilei Place condominium project in Moiliili. Although I work on low-cost housing with Church of the Crossroads and Faith Action's Housing NOW!, I testify as an individual.

The group I work with is disturbed that while the vast majority of local residents cannot afford new homes, those better off gain special treatment from county leaders. This happens because Honolulu, uniquely among major cities, considers 120-140% AMI to be "affordable housing." Profit-seeking developers naturally prefer to help this privileged group.

Government assistance should go first to households at 80% AMI and below, the employed ALICE population, as well as households already in poverty. Homeless (including those living in cars and doubled up in single-family homes), plus families just 1-2 missed paychecks from joining the homeless — ALICE + Poverty — make up nearly 1/2 Oahu's households.

I went over the 487 testimonies offered in support of Kobayashi's Kuilei Place. Most testimony arrived in bulk, judging by the concentrated times of entry and parallel wording. A large number praised the Kobayashi Group's work by name, pointing to the bulk submissions' point of origin.

A striking number referred to the need for "young professionals" housing — a far cry from the population truly needing help. This elite group would enter Kuilei Place, then sell out 10 years later to move on up. One person said the project was perfect for her daughter, who herself mothers two Iolani students. Another said we shouldn't force couples earning \$170,000 a year to live in Ewa.

Then there are the testifiers applauding the removal of "half-century old walkaways" —housing people we know are desperate for anywhere to live — and taking out the "pot holes" fronting the units. They thanked Kobayashi in advance for fixing the sidewalks, "upgrading the neighborhood." One testifier even applauded the "reasonable" price of an \$800,000, 3-bedroom unit.

Testimony in opposition decried the exceptions allowing such a tall, dense project to be dropped into Moiliili. One hopes City Council will undertake serious modifications before approving the project.

Mahalo nui loa.

Andrew Laurence
Honolulu, Hawaii 96816
a-laurence1@yandex.com

January 25, 2023

City Council, City and County of Honolulu
530 South King Street
Honolulu, HI 96813

Testimony *OPPOSING* Resolution 22-298

Aloha Council Members:

Having reviewed with some neighbors Resolution 22-298 *Authorizing Exemptions from Certain Requirements Relating to the Kuilei Place Affordable and Market Rate Condominium Project*, and the HHFDC's "For Action" document on Kuilei Place, we do not believe this project is right for the parcel of land in question, nor good for the area.

Most importantly, this project **does not addresses** the **greatest need for affordable housing in our community**, those earning **less than 80% of the area median income (AMI)**, a segment of the population which most certainly **will grow** in the years ahead.

The Kuilei Place Project may be quite different from what the public probably believes, because it is being billed as "affordable" housing.

1) The "affordable" housing is for individuals earning 80 - 140% of the area median income (AMI). From the HCDA's website, we find that means people earning around \$73,150 - \$111,000 per year. We believe Honolulu's greatest need is housing for individuals earning **less than 80% AMI**, and because of the urgency, their needs should be addressed **first**, before segments of the population that will generate more profitable construction projects.

2) Kuilei will **build over 20 multi-story walk-up apartment buildings with 141 one and two bedroom units**, where monthly rent ranges from **\$1,495** for one-bedroom units to **\$1,950** for three-bedroom units, including utilities and other fees. These units have provided an increasingly rare source of housing for low-income renters. Most of the current residents likely earn much less than the target market for the Kuilei development. **To approve this project as proposed will mean taking housing away from those who are economically disadvantaged to give it to those in higher income brackets.** Where will these displaced individuals find housing they can afford? **They deserve more consideration because of their more limited housing options.**

3) Our primary issue is that **this parcel of land is ideally situated to help those making less than 80% AMI (less than \$73,150 per year)**. The location is near many businesses that employ essential service workers (e.g. restaurant workers, retail staff, administrative staff for medical and dental offices, teachers who do not have doctoral degrees, firefighters 1 & 2, etc.). It is **near grocery stores and schools** which is **ideal for families**, and has **feasible access to public transportation**, and eventually rail, for those who do not have a car.

4) The project is for earners who would be largely professionals or economically secure retirees. While we agree that there is significant housing demand from this group, **the greatest *need* is from families and individuals making less than 80% AMI who need locations like the one this project proposes to occupy. Professionals and economically secure retirees have housing options elsewhere.**

Andrew Laurence
Honolulu, Hawaii 96816
a-laurence1@yandex.com

5) We believe **this parcel** is so ideally located that it **should be reserved as a strategic asset** in Honolulu's effort to make meaningful gains in truly **helping those whom the housing crisis is having a greater impact upon**: those with fewer options.

6) We agree with the serious concerns expressed by the McCully-Moiliili Neighborhood Board that this project has a high potential to impact **neighborhood infrastructure, including emergency response. The increase in population density and traffic** from working individuals who will have to commute to work over roads that are **already badly congested**, not only on weekdays, but weekends, as well as the holiday season traffic to Ala Moana Center, and traffic in and out of Waikiki.

For all the reasons outlined above, and more, I **OPPOSE** Resolution 22-298, and **urge you to deny the requested exemptions**.

Mahalo nui loa for your consideration of my comments and concerns,



Andrew Laurence

January 7, 2023

Dear Councilmembers,

I write in support of Resolution 22-298, authorizing 201H exemptions for the Kuilei Place Mixed Use Affordable and Market Rate Housing.

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 support the building of workforce housing, meeting the needs of the gap group of families earning between 80%-140% AMI.

Kuilei Place will add more than 600 units serving this group—which includes teachers, firefighters, healthcare workers, hospitality workers, civil servants and workers in the trades.

This housing will be built along major transit lines, including bus and bike routes.

It will create home ownership opportunities for local families like my own.

As a father of three with one more on the way, I dream of returning my family to urban Honolulu, where I grew up (including two years on nearby Lime Street).

Our city has not built for-sale 3-bedroom units in the urban core for decades. If you want families like mine to have the opportunity to call Honolulu home, then you should support projects like Kuilei Place.

Thank you,



Sterling Higa
Executive Director
Housing Hawai'i's Future

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