

**RES22-291  
Testimony**

**MISC. COMM. 25**

COUNCIL

## **COUNCIL Meeting**

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

Support: 29

Oppose: 4

I wish to comment: 0

Name: Richard Oshiro	Email: oshirorh@hawaii.rr.com	Zip: 96797
Representing: Self	Position: Oppose	Submitted: Jan 22, 2023 @ 10:27 PM
Name: Deanna Espinas	Email: waipahu.hpv@gmail.com	Zip: 96797
Representing: Friends of Waipahu Cultural Garden Park dba Hawaii's Plantation Village	Position: Support	Submitted: Jan 23, 2023 @ 02:16 AM
Name: Hawaii LECET	Email: info@hawaiilecet.org	Zip: 96817
Representing: Hawaii Laborers & Employers Cooperation and Education Trust	Position: Support	Submitted: Jan 23, 2023 @ 07:31 AM
Name: Hawaii LECET	Email: info@hawaiilecet.org	Zip: 96817
Representing: Hawaii Laborers & Employers Cooperation and Education Trust	Position: Support	Submitted: Jan 23, 2023 @ 11:10 AM
Name: Taviana Samuela	Email: tavianasamuela@gmail.com	Zip: 96797
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 03:12 PM
<p>Testimony:</p> <p>Aloha my name is Taviana Samuela, a junior at Waipahu High School. Working with other classmates we have created a project that focuses on affordable housing. Whilst collecting data we have spoken to a few community members, and all have expressed to be in support of the Keawalau project. My group and I had the advantage to speak to the AHED Foundation, providing helpful insights about the plans for Keawalau. Because we are in support we hope to spread more information to our parents and others within the community. As a person who comes from the experience of having to live outside of my hometown to be in affordable housing, a project like Keawalau is something I look forward to. This project provides an opportunity for those struggling and disadvantaged to apply somewhere affordable around the area where they grew up. But also gives our future generation something to look forward to. Speaking for my group, "Fair Fales" we thank you for your time.</p>		
Name: Stephen Hanohano	Email: shanohano62@gmail.com	Zip: 96826
Representing: Hawaii Clubhouse Advocacy Coalition	Position: Support	Submitted: Jan 23, 2023 @ 03:13 PM
<p>Testimony:</p> <p>Aloha,</p> <p>I strongly support the Keawalau affordable housing project in Waipahu. We needed more housing for everyone and families.</p> <p>Mahalo,</p> <p>Stephen Hanohano ( Diamond Head Clubhouse)</p>		
Name: Linda Wakatake	Email: wakaangel@aim.com	Zip: 96782
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 03:17 PM
<p>Testimony:</p>		

Aloha,

I strongly support the Keawalau affordable housing project in Waipahu. We need more housing for everyone.

Mahalo,

Linda Wakatake

Name: Walter Thoemmes	Email: wathoemm@ksbe.edu	Zip: 96813
Representing: Kamehameha Schools	Position: Support	Submitted: Jan 23, 2023 @ 03:24 PM

Name: Kelly Cogo	Email: kellyanncogohilo@gmail.com	Zip: 96720
Representing: Hawaii Clubhouse Advocacy Coalition	Position: Support	Submitted: Jan 23, 2023 @ 03:33 PM

Testimony:

Aloha,

I strongly support Keawalau Affordable Housing Project in Waipahu. We need more Affordable Housing for the People of Hawaii.

Mahalo and Blessings,

Kelly A. Cogo

Name: Sandra Pepee	Email: scpepee@yahoo.com	Zip: 96797
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 05:37 PM

Testimony:

I support Keawalu in Waipahu because of affordable housing. There is not enough affordable housing in our state and for this reason I support Keawalu.

Name: Kim Pamatigan	Email: kimishii@yahoo.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 09:14 PM

Testimony:

Aloha councilmembers,

I grew up in Waipahu and wanted to raise my family there. My partner and I made the difficult decision to move elsewhere due to the rising concerns for safety and lack of infrastructure. Keawalau may be exactly what Waipahu needs. Although the height exceeds the original town's plans, I believe this is a positive change that will revitalize Waipahu. Keawalau will bring Waipahu back to the lively, safe, energetic town I grew up in and loved. I used to play in the parking lot of Times while my mother shopped, and now future generations can play in that same spot with this project. Waipahu high school students will also have a safe area to meet up with friends and stay out of trouble, and parents will have a place they can comfortably take their children to.

The smokestack is an important aspect and resembles Waipahu's rich history, but that should not stop the development of something that will help Waipahu's residents lead a more fulfilling life where they can enjoy a town center and other amenities. Just because the buildings are taller than the smokestack does not mean Waipahu will forget our roots. Waipahu's spirit is much stronger than that and will survive the development standing taller than the smokestack.

My mother in law still lives in Waipahu, but is coming to an age where living in a home may not be feasible. Keawalau is the perfect option for someone like her who does not want to leave Waipahu, but cannot afford to move into a senior home. I strongly

support this project and recognize the height dilemma, but would like to ask councilmembers to understand that there is a deep need for accessible and affordable housing, especially in Waipahu. Thank you for your time.

Name: Trey Gordner	Email: gg3@vt.edu	Zip: 96706
Representing: Self	Position: Support	Submitted: Jan 23, 2023 @ 09:22 PM

Testimony:

Mr. Chair,

I am the director of the Hawaii Zoning Atlas and a member of Harbor Waipahu Church, located near the proposed development on Waipahu Depot Street. I support the motion because Keawalau is a model project for the 201H process: deeply affordable homes for families and seniors with convenient public transit access and ground-floor retail, including a grocery store. As a trained urban planner, it is my expert opinion that the exemptions on height, density, and setbacks are reasonable and essential to the successful implementation of the project.

While I support the resolution in its current form, I encourage the Council to consider additionally exempting the project from traffic study requirements due to the project's close proximity to bus and rail transit, and to ask the developer to reduce the total number of parking spaces in the current proposal to that recommended by DPP.

Name: Chloey Ishii	Email: chloeyishii@gmail.com	Zip: 96789
Representing: Rocky's Coffee Shop	Position: Support	Submitted: Jan 23, 2023 @ 10:02 PM

Name: Scott Settle	Email: info@ahedhawaii.org	Zip: 96813
Representing: Affordable Housing and Economic Development Foundation	Position: Support	Submitted: Jan 23, 2023 @ 10:06 PM

Name: Kimberly Wallace	Email: kimi_58@yahoo.com	Zip: 96797
Representing: Self	Position: Oppose	Submitted: Jan 24, 2023 @ 10:03 AM

Testimony:

Aloha,

I am writing in opposition to the Keawalau affordable housing community project in Waipahu. I am born and raised in Waipahu and I feel that having this high rise built in the middle of lower Waipahu would become an eye-sore and lead to more traffic in the area. Having a high rise in the area proposed is not in harmony with the rest of the surrounding buildings, how does putting a building roughly 60 feet high around 2-story buildings okay? Waipahu is not Kakaako, nor was it ever designed to be.

The unfortunate part is that it won't be as affordable as proposed. A lot of residents, including myself, live paycheck to paycheck and it would be difficult to determine what exactly is "affordable". Is affordable accepting Section 8 in which a lot of us can't even get on the list, or make "too much" when they barely can afford current living costs? There is a lot more to change before we can start building "affordable" housing.

Thank you for your time in reading my testimony.

Respectfully Submitted,  
Kimberly Wallace

Name: Christopher Delaunay	Email: cdelaunay@prp-hawaii.com	Zip: 96816
Representing:	Position:	Submitted:

Pacific Resource Partnership	Support	Jan 24, 2023 @ 10:25 AM
Name: Jerome Michael A. Santiago	Email: jeromemichael_23@yahoo.com.ph	Zip: 96797
Representing: Self	Position: Support	Submitted: Jan 24, 2023 @ 10:51 AM
<p>Testimony:</p> <p>Honorable Councilmembers,</p> <p>My name is Jerome Michael A. Santiago and I am writing in strong support of Keawalau. I am a 33-year-old resident of Waipahu. Ever since this project was announced, I have been an enthusiastic supporter.</p> <p>This important new project accomplishes several important goals for Waipahu.</p> <p>First, Keawalau will bring desperately needed affordable housing to our community for Waipahu residents. Both old and young alike need affordable places to live. Keawalau will create more than 500 new affordable units for the community.</p> <p>Second, this project will revitalize our struggling community center with new places for families to shop, dine and gather. Let's face it, the community needs new economic activity, and this is precisely what Keawalau will offer.</p> <p>Third, this project will help make our community safer. How can we expect a community to thrive if families do not feel safe even going out for a walk? Keawalau will revitalize our community and make it better for everyone.</p> <p>Keawalau will make an important investment in our community and I applaud all of the efforts to rejuvenate the community. Mahalo to the Keawalau team.</p> <p>Jerome Michael A. Santiago Waipahu 96797</p>		
Name: Nenita Gouveia	Email: nenitagouveia@mail.com	Zip: 96797
Representing: Self	Position: Support	Submitted: Jan 24, 2023 @ 11:48 AM
<p>Testimony:</p> <p>This project will help the community of in decreasing homeless populations.Thank you.</p>		
Name: Bryan Rabilas	Email: r1291s@yahoo.com	Zip: 96797
Representing: Self	Position: Support	Submitted: Jan 24, 2023 @ 11:58 AM
<p>Testimony:</p> <p>Hi,</p> <p>My name is Bryan Rabilas and I am a full time resident of Waipahu. I graduated Waipahu High in 1994. Go Mauraders!</p> <p>I live near the project (Plantation Town Apartment, owner) a ten min walk.</p> <p>I support the project because...</p> <ul style="list-style-type: none"> <li>-we need affordable rental/housing.</li> <li>-the community needs to modernize.</li> <li>-the highrise is next to the rail station and meets the Trans Oriented Development concept.</li> <li>-the development combines housing and retail.</li> <li>-the project will provide construction work and retail jobs.</li> <li>-the project is owned and managed by locals. Bishop Estate</li> </ul> <p>Also,</p> <p>we need more projects like this to meet the housing demand. TOD highrise with retail on the ground floor. All projects should be owner occupant. Please provide tax incentives so local developers can build. See Singapore, an island half the size of Oahu and</p>		

manage to house more than 5 million people.

Thank you  
Bryan Rabilas

Name: Pane Meatoga III	Email: pane@hoeisf.com	Zip: 96707
Representing: Hawaii Operating Engineers Industry Stabilization Fund	Position: Support	Submitted: Jan 24, 2023 @ 01:54 PM
Name: Maica Rubia	Email: maica.rubia@yahoo.com	Zip: 96797
Representing: Self	Position: Support	Submitted: Jan 24, 2023 @ 02:42 PM

Testimony:

Honolulu City County Meeting  
January 25, 2022, 10am at City Council Chamber  
Honolulu City Council

RE: Resolution 22-291

Aloha City Council Members,

My name is Maica Rubia and I support Resolution 22-291.

I've been a business owner in Waipahu for 5 years, and I'm excited for the improvement Keawalau will bring to the area.

Keawalau will revitalize Waipahu town with new shops, restaurants, open sidewalks, and gathering spaces, which means more people and potential customers for neighboring businesses like me.

This area was once the gathering place for the community. Keawalau will help recreate that gathering place for all of Waipahu.

So I kindly ask that you consider the adoption of Resolution 22-291.

Mahalo nui,  
Maica Rubia  
Maica Hairess Salon  
94-333 Waipahu depot st. Suite 213  
Waipahu, HI 96797

Name: Connie Herolaga	Email: canetassel@hawaii.rr.com	Zip: 96797
Representing: Self	Position: Oppose	Submitted: Jan 24, 2023 @ 02:43 PM
Name: Eddelyn Delos Reyes	Email: eddelyn_delosreyes10@yahoo.com	Zip: 96797
Representing: Self	Position: Support	Submitted: Jan 24, 2023 @ 04:10 PM

Testimony:

Honolulu City County Meeting  
January 25, 2022, 10am at City Council Chamber  
Honolulu City Council

RE: Resolution 22-291

Dear City Council Members,

I support Resolution 22-291 because it will improve Waipahu town for residents and businesses.

My name is Eddelyn , and as a Waipahu business owner, I will benefit from the many improvements to the area from Keawalau. The new stores and restaurants will bring more people to the area that will carry over to neighboring businesses.

The new affordable housing from Keawalau will not only support local families and elderly, it will also support businesses in the area by having customers within walking distance.

The area has also become unsafe with recent crime. Increased activity from the new stores, restaurants, gathering spaces, and people will make this place less desirable for criminal activity.

Please consider Keawalau (Resolution 22-291) and the many benefits it will bring to Waipahu.

Thank you,

Eddelyn Delos Reyes  
Lyn's Beauty Shop  
94-333 Waipahu Depot st.  
Waipahu Hawaii 96797

Name: Maureen Andrade	Email: andrade_maulena@yahoo.com	Zip: 96797
Representing: Self	Position: Oppose	Submitted: Jan 24, 2023 @ 04:47 PM
Name: David Milotta	Email: makana.milotta@gmail.com	Zip: 96706
Representing: Waipahu United Church of Christ	Position: Support	Submitted: Jan 24, 2023 @ 05:27 PM

Testimony:

Some may be concerned that building such a large development would change the character of Waipahu. Some may think that an apartment complex towering over the old smokestack takes away from that old plantation town feel that we associate with Waipahu and the good old days that made this town great.

But when we miss the old plantation days, what are we missing? We aren't wishing we could go back to harvesting sugar cane stalks in the blistering heat. We aren't wishing we could go back to being covered in falling ash from cane fires. No, we aren't wishing that the next generation could relive the hard labor or dangerous conditions, but we are wishing the next generation could have the same opportunities that came with those plantation days: a chance to build a better life, to escape poverty, to establish themselves as part of a community.

Because of the cost of living, Waipahu as a community is struggling to be a place that the next generation can live and work in. Instead of being the place the next generation can come to for a chance at a better life, it is the place they must tearfully leave in hopes of finding opportunities elsewhere, often on the mainland. Ultimately, this will lead to the collapse of this beloved community as the next generation of families moves elsewhere and what remains is sold to the highest bidder for their own purposes.

This development would ultimately provide the affordable housing needed for Waipahu to be a healthy, renewed community that gives families a chance to be something more. What could be more in character of our beloved town than that?

Name: Nathaniel Kinney	Email: nkinney@hrcc-hawaii.com	Zip: 96817
Representing: Hawaii Regional Council of Carpenters	Position: Support	Submitted: Jan 24, 2023 @ 08:40 PM

Testimony:

We are in strong support of this vital affordable housing project.



Name: Lindsay Ann Pacheco	Email: pachecol@hawaii.edu	Zip: 96814
Representing: Self	Position: Support	Submitted: Jan 24, 2023 @ 08:40 PM
Testimony: I support Resolution 22-291 regarding the development of the Keawalau project. I am in full support of this project because of the amount of affordable housing that will be created for folks like me who depend on affordable / low-income developments in order to not only survive and put a roof over mine and my children's heads, but to also lessen my chances of becoming homeless again.		
Name: Christian Siania	Email: csiania49@gmail.com	Zip: 96797
Representing: Self	Position: Support	Submitted: Jan 24, 2023 @ 08:47 PM
Testimony: I support this development project.		
Name: Matthew Popovich	Email: matt@hawaiiyimby.com	Zip: 96744
Representing: Hawai'i YIMBY	Position: Support	Submitted: Jan 24, 2023 @ 10:00 PM
Name: Zachary Markwith	Email: ahukaimarkwith@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Jan 24, 2023 @ 10:30 PM
Testimony: I support RES22-291.		
Name: Scott Kaneko	Email: SKK014@aol.com	Zip: 96797
Representing: Self	Position: Support	Submitted: Jan 25, 2023 @ 02:18 AM
Testimony: Hi, my name is Scott Kaneko and I live in the Renaissance at 94-513 Halemoie pl.  I did not grow up in Waipahu but I have been living here for the past 20 years. And for the last 20 years my family and friends haven't done much in Waipahu, especially at night. We are actually wary to go anywhere in the neighborhood at night.  There hasn't been any new development of any sort. No "new money." No renovations. The community looks unsafe, old and dated. The commercial sector doesn't spend any time or money to update the appearance of their properties or businesses. There is no draw to invite people to Waipahu, a town that has a lot of history.  I fully support the development of Keawalau.  I think it's definitely a step in the right direction.  It will revitalize the community and maybe kick-start the rest of the community into developing/renovating their properties because they want some of the action that Keawalau will bring in.  Thank you for your time.		
Name: Sterling Higa	Email: sterling@hawaiisfuture.org	Zip: 96779
Representing:	Position:	Submitted:

Housing Hawaii's Future	Support	Jan 25, 2023 @ 07:55 AM
Name: Kenna Stormogipson	Email: kenna@hibudget.org	Zip: 96822
Representing: Hawaii Appleseed	Position: Support	Submitted: Jan 25, 2023 @ 09:42 AM

Testimony in Opposition to Resolution 22-291, CD1  
January 25, 2023

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

Submitted By  
Richard Oshiro

Chairman Waters and members of the City Council. My name is Richard Oshiro and I strongly oppose Resolution 22-291, CD1. Although I am a member of the Waipahu Neighborhood Board No. 22, I am testifying as an individual and not on behalf of the Board today.

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

The project was indeed reduced in height from two twenty story towers to one 19 story and one 18 story tower. So, from an estimated 200-foot tower down to 190 feet and 180 feet is a reduction that is hardly noticeable from a before and after rendering of the two buildings. According to the Hawaii Historic Foundation, the Oahu Sugar Mill Smokestack is 170 feet tall.\* CD1 states that the Applicant, KSBE/Highridge Costa is willing to reduce the 19 Story Tower to 176 feet and the 180 feet tower to 171 feet, so only a 15 feet and 10 feet reduction. Again, CD1 does not adequately address height concerns.

Whenever questions were asked at Waipahu Neighborhood Board meetings about reducing the height of the towers, KSBE/Highridge Costa said it was not feasible. This is a big project on a small 3.8-acre parcel that will cost millions of dollars, **\$292,414,000** according to KSBE/Highridge Costa (19 Story Tower - \$127,577,000; 18 Story Tower - \$101,755,000; 7 Story Tower - \$63,082,000).

DPP further states in its December 12, 2022, letter that *“Considering the number of affordable housing units being proposed, the level and length of affordability, and the effort taken to respect the Waipahu Sugar Mill Smokestack and mitigate impacts on the views, the DPP supports the proposal and recommends conditional approval.”* Please

(2)

take note that the Keawalau Project is the first project being proposed in the Waipahu TOD area, so it will pave the way for other developers to continue building and seeking the same exemptions being sought from the City Council. Approving these height exemptions, could encourage other developers to request even taller structures in the same Waipahu Transit Center TOD zone in the name of affordable housing we need now. But we do not want to see a new **Kakaako West in Waipahu**. The construction jobs that this project will create will last for a few years, but the **mistake** of approving the building of these two high rises will be cast in concrete and will last for generations.

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

By granting this **tripling of the height limit** outlined in the City's Waipahu TOD Plan; and related City Ordinances (Ordinance 17-56 - Zoning Maps for Waipahu; Ordinance 17-54 - Special District Regulations; and Ordinance 17-55 - LUO Amendments) is truly a **betrayal** of the community's trust in planning for our neighborhood. Why do we make plans and enact city ordinances if we do not follow them?

Richard Oshiro  
808-227-5903

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

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

Honolulu City Council  
RES 22-291

Measure Title:

AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE  
KEAWALAU AFFORDABLE HOUSING COMMUNITY PROJECT IN WAIPAHU.

Date Introduced: Dec 20, 2022

Hearing Date: Jan. 25, 2023

Submission of Written Testimony:  
IN SUPPORT, WITH RESERVATIONS

Friends of Waipahu Cultural Garden Park  
Hawaii's Plantation Village  
94-695 Waipahu St  
Waipahu HI 96797

Phone: 808-677-0110

email: [waipahu.hpv@gmail.com](mailto:waipahu.hpv@gmail.com)

Deanna Espinas, President

Evelyn Ahlo, Executive Director

Dear Honolulu City Council Chair and Members,

Hawaii's Plantation Village (HPV) has been a vital member of the Waipahu community for over 40 years, owing its existence to the Waipahu leaders who have believed in honoring Hawaii's plantation heritage and strengthening the community.

HPV has always been a strong supporter of affordable housing and supports the Keawalau project, developer Highridge Costa, and landowner Kamehameha Schools, but we are submitting our testimony **with reservations as follows:**

--Affordable housing and community development are at the top of Hawaii's priorities for a vibrant and healthy future. At the last Zoning Committee meeting 11 January 2023, one of your members, Councilperson Weyer voted against the project—this raises concerns, as housing and community development should be universally supported. HPV would like to understand further why support was not unanimous and how it can become unanimous within the Council.

.

---The resolution provides for an LUO exemption relating to building orientation and entrances, so that requirements for separate entrances at the street level, and for every 50 feet have been waived. This is not conducive to vibrant livable streets, and is troubling. Affordable housing should not come at the expense of livable streets.

--The resolution provides for an LUO exemption relating to building transparency, and waivers on the need for doors, windows and other openings, creating more blank walls--yet successful streets benefit from visual interest and human presence. This is not conducive to vibrant livable streets, and is troubling. Affordable housing should not come at the expense of livable streets.

--The resolution provides for an exemption from park dedication totaling approximately four/fifths of an acre of land. Affordable housing residents, whether with young children or seniors, ALL need parks and open spaces. This lack of planned park dedication is troubling. Affordable housing should not come at the expense of parks.

Thank you for the opportunity to provide testimony. HPV looks forward to welcoming the residents and businesses of the new affordable community.

Deanna Espinas, President  
Evelyn Ahlo, Executive Director



## 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. 22-291, KEAWALAU AFFORDABLE HOUSING COMMUNITY 201H PROJECT (2022/GEN-11)**

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

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

Mahalo,

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



## 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. 22-291, KEAWALAU AFFORDABLE HOUSING COMMUNITY 201H PROJECT (2022/GEN-11)**

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

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

Mahalo,

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





# Kamehameha Schools®

Honolulu City Council

Time: 10:00 a.m.

Date: January 25, 2023

Room: City Council Chamber

## TESTIMONY

by Walter Thoemmes

Managing Director of Commercial Real Estate

**RE: Resolution 22-291, CD1, Authorizing Exemptions for the Keawalau Affordable Housing Community Project in Waipahu**

E ka Luna Ho‘omalua Waters, ka Hope Luna Ho‘omalua Kia‘āina, a me nā Lālā o ka ‘Aha o ke Kūlanakauhale a me ke Kalana o Honolulu.

Kamehameha Schools **SUPPORTS** Resolution 22-291, CD1, which would authorize exemptions under Chapter 201H-38, HRS, thereby allowing the Keawalau Affordable Housing Community Project to proceed on our ‘āina in Waipahu.

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

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

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

For these reasons, we humbly ask that you adopt Resolution 22-291, CD1. Mahalo for the opportunity to testify.

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

Aloha Chair Waters and councilmembers:

My name is Chloey Ishii and I strongly support Keawalau Affordable Housing Development project and the exemptions they are requesting.

The biggest concern I've heard raised about this project is the height in comparison to Waipahu's smoke stack. I spent a lot of time in Waipahu growing up at my family's restaurant and remember the smokestack fondly as it was something we would always drive by. I understand and recognize the significance of a landmark that resembles the history of a community. However, I believe the heart of Waipahu is not in the smoke stack - it's in the people. Whether the development stands taller or not will not lessen the love Waipahu residents have for each other. They will continue looking out for each other regardless. On another note, the developers reduced the height as much as they could and patiently explained why the height cannot come down further. In order for Waipahu to have its much needed town center, the buildings must stand at the proposed height. If a developer chose to build to the height of the TOD plan, the project wouldn't be for working Hawaii families - it would be for haoles that have the money to pay luxury apartment prices. This would exacerbate the already existing issues within the Waipahu community and could potentially cause a ripple effect that would push out all existing Waipahu residents. The height may be concerning, but this project is much needed and the pros heavily outweigh the cons. I understand I am of a younger generation that may not fully understand the significance of the smoke stack, but I also know that my generation is surprising, driven and dedicated. You will be surprised how the younger generations will be able to keep the history of Waipahu thriving and continue passing it down to each generation.

I am also writing in support on behalf of my family's restaurant, Rocky's Coffee Shop. Rocky's is located on Waipahu Depot Street, right across from where Keawalau is set to be developed. My family strongly supports this project because of the potential it has to help our restaurant. Rocky's was started in the 1960's and has grown with Waipahu. COVID hurt our restaurant and forced us to reduce hours and staff. Our counter used to be lined with takeout containers and there used to be a tent outside for the many families waiting to eat. Now, we see about half of those people and even less take out orders. My aunty works tirelessly to do the job of too many people because we cannot afford to hire more help and my mom and I work weekends to help out as well. Our restaurant is struggling and Keawalau can bring not only customers, but workers. Folks living in the development will be part of the working class, and those folks will need jobs. Our restaurant has been in business for over 60 years, and we want to continue being a part of Waipahu's community for 60 more.

I am a recent college graduate working full time and saving up to move out of my parent's home. I will not be able to afford to move out for at least 5 to 10 years because Hawaii's lack of housing has caused available units to skyrocket to a price that is not feasible for the average Hawaii resident. My aunty who was a nurse at Kuakini just moved to Arizona because she could no longer afford to live in Hawaii. My friends and I constantly discuss the reality of needing to move to the mainland in order to afford our own place. More and more of Hawaii's residents are moving away. Affordable housing can keep our people here. If you have any doubts about this project, please consider people like me who are working to do everything they can to stay here, but just can't afford it.

At the end of the day, Oahu needs more affordable housing to house our teachers, firefighters and other hardworking professionals that contribute to our society. The least we can do for them is provide affordable living options that fit their salary. As a part of the future of Hawaii, please open your mind and your hearts to the opportunities and hope this development provides.

Please approve this project and the exemptions they are seeking.

Me ke aloha pumehana a me ka haahaa,

Chloey Ishii

BOARD OF DIRECTORS

*Scott W. Settle*  
*David F. Fasi*  
*Misty Kjallman*



**AHED FOUNDATION**

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

January 20, 2023

Chair Tommy Waters and Councilmembers  
Honolulu City Council  
530 South King Street, Suite 100  
Honolulu, Hawaii 96813

**Re:      Hearing Date:      January 25, 2023**  
**Resolution:      No. 22-291 – The Keawalau Affordable Housing Community**  
**201H Project (2022/GEN-11)**  
**Position:      SUPPORT**

Aloha Chair Waters and Councilmembers:

The Affordable Housing and Economic Development (AHED) Foundation was established because of the undeniable need for more affordable housing in Hawaii. AHED believes each community has the right to good, clean, safe housing no matter their income level and that when that need is met, the community will thrive and take care of each other for generations to come.

Our vision to promote, preserve and provide affordable housing opportunities directly aligns with the values and goals of Highridge Costa Development Company and Form Partners, which is why we have partnered with them for the development of the Keawalau Affordable Housing Community. The project will provide affordable workforce rental housing to over 500 families earning 60% or less of the median income for at least the next 61 years. Each family that joins the Keawalau community will contribute to the greater Waipahu community with their talents and energies while also assisting in reviving a town center to support a thriving community.

Material costs are indiscernible between luxury apartments in Ward or an affordable housing project in Waipahu. It is not easy to prioritize, fund, or develop affordable housing, yet developers like Highridge Costa Development Company put in the extra time and effort to make projects such as Keawalau feasible. Thankfully the State created the 201H process, which allows affordable housing developers access to much needed subsidies, fee exemptions, waivers, and flexible zoning rules. The exemptions being asked for are reasonable and within safety standards and should be approved by the council today.

We humbly ask you to approve this project so more hardworking Hawaii families and kupuna can be housed. Thank you for your time.

Best Regards,

Scott W. Settle  
President  
For  
AHED Foundation

Testimony of  
Pacific Resource Partnership

City Council  
City & County of Honolulu  
Councilmember Tommy Waters, Chair  
Councilmember Esther Kiaʻāina,, Vice Chair

Resolution 22-291—Keawalau Affordable Housing Community  
Wednesday, January 25, 2023

Aloha Chair Waters, Vice Chair Kiaʻāina, and Members of the Council:

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

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

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

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

Thank you for this opportunity to submit written testimony.





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

---

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

January 10, 2023

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

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

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

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

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

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

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

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

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

Mahalo,

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

Pane Meatoga III  
Community Liaison  
Hawaii Operating Engineers Industry Stabilization Fund

---

UNITED

OUR STRENGTHS AND WORKING TOGETHER FOR A BETTER TOMORROW



Testimony in Opposition to Resolution 22-291, CD1  
January 25, 2023

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

Submitted By  
Richard Oshiro

Chairman Waters and members of the City Council. My name is Richard Oshiro and I strongly oppose Resolution 22-291, CD1. Although I am a member of the Waipahu Neighborhood Board No. 22, I am testifying as an individual and not on behalf of the Board today.

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

The project was indeed reduced in height from two twenty story towers to one 19 story and one 18 story tower. So, from an estimated 200-foot tower down to 190 feet and 180 feet is a reduction that is hardly noticeable from a before and after rendering of the two buildings. According to the Hawaii Historic Foundation, the Oahu Sugar Mill Smokestack is 170 feet tall.\* CD1 states that the Applicant, KSBE/Highridge Costa is willing to reduce the 19 Story Tower to 176 feet and the 180 feet tower to 171 feet, so only a 15 feet and 10 feet reduction. Again, CD1 does not adequately address height concerns.

Whenever questions were asked at Waipahu Neighborhood Board meetings about reducing the height of the towers, KSBE/Highridge Costa said it was not feasible. This is a big project on a small 3.8-acre parcel that will cost millions of dollars, **\$292,414,000** according to KSBE/Highridge Costa (19 Story Tower - \$127,577,000; 18 Story Tower - \$101,755,000; 7 Story Tower - \$63,082,000).

DPP further states in its December 12, 2022, letter that *“Considering the number of affordable housing units being proposed, the level and length of affordability, and the effort taken to respect the Waipahu Sugar Mill Smokestack and mitigate impacts on the views, the DPP supports the proposal and recommends conditional approval.”* Please

(2)

take note that the Keawalau Project is the first project being proposed in the Waipahu TOD area, so it will pave the way for other developers to continue building and seeking the same exemptions being sought from the City Council. Approving these height exemptions, could encourage other developers to request even taller structures in the same Waipahu Transit Center TOD zone in the name of affordable housing we need now. But we do not want to see a new **Kakaako West in Waipahu**. The construction jobs that this project will create will last for a few years, but the **mistake** of approving the building of these two high rises will be cast in concrete and will last for generations.

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

By granting this **tripling of the height limit** outlined in the City's Waipahu TOD Plan; and related City Ordinances (Ordinance 17-56 - Zoning Maps for Waipahu; Ordinance 17-54 - Special District Regulations; and Ordinance 17-55 - LUO Amendments) is truly a **betrayal** of the community's trust in planning for our neighborhood. Why do we make plans and enact city ordinances if we do not follow them?

Richard Oshiro  
808-227-5903

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

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

January 24, 2023

**TO:** Tommy Waters, Chair  
Members of the City Council

**FROM:** Maureen Andrade  
Waipahu Constituent

**SUBJECT:** **Measure:** RES22-291, CD 1  
**Hearing Date:** Wednesday, January 24, 2023  
**Time:** 10:00 AM

**Measure Title:** Authorizing exemptions from certain requirements relating to the Kawalau Affordable housing community Project in Waipahu.

Aloha Chairman Waters and Members of the City Council. My name is Maureen Andrade, a life-long constituent of the Waipahu community, and I strongly oppose Resolution 22-291, CD1.

I recognize the need for affordable housing on O'ahu and the growing concerns with being able to afford to live here. I generally support efforts to address housing issues, especially in my own community. However, the Waipahu community has made clear its concerns with this specific project as proposed by Kamehameha Schools Bishop Estate (KSBE) and Highridge Costa regarding the height proposal of the project.

These concerns have been adequately documented. In a letter from Ms. Dawn Takeuchi Apuna, Director Designee of the Department of Planning and Permitting dated December 12, 2022, it explicitly states "[b]oth towers were reduced in height in response to community concerns and the Project meets the community goal of not exceeding the overall height of the Waipahu Sugar Mill Smokestack."

According to the Hawaii Historic Foundation, the Oahu Sugar Mill Smokestack stands at 170 feet tall. Resolution 22-291, CD1 states that KSBE/Highridge Costa is willing to reduce the proposed 19 Story Tower to 176 feet and the proposed 180-foot tower to 171 feet, which totals to only a 15 foot and 10-foot reduction respectively. As such, CD1 does not adequately address the height concerns raised by Waipahu constituents, the very people that the applicant is seeking to serve.

Developers should have a vested interest in designing communities for the people that live in the community and allow community members to participate in the design process, which includes listening to and adhering to our concerns. As a community member who participated in the

listening to and adhering to our concerns. As a community member who participated in the development of the Waipahu TOD Plan, I strongly believe the 60-foot height limit was reasonable for the areas surrounding the Waipahu Transit Center Station and that future development in the area should be low-rise. Taller buildings were identified as more feasible in the area around the Westloch Station. If the applicant wants to build more affordable high-rise housing units, they should do so in the areas deemed feasible to have such development by the community members who live there on a daily basis.

It is also important to note that the Keawalau Project is the first project being proposed in the Waipahu TOD area and will pave the way for other developers to continue building and seeking the same exemptions being sought from the City Council. Approving these height exemptions not only disregards the concerns clearly raised by the very constituents the applicant is seeking to support but also encourages other developers to request even taller structures in the same TOD zone.

I do believe granting the tripling of the height limit outlined in the City's Waipahu TOD Plan and related City Ordinances is a betrayal of the community's trust in planning for our own neighborhoods that we live in and are impacted by every day. We are the experts of our community, not developers.

Thank you for the opportunity to testify on this resolution.



Wednesday, January 24, 2023

Aloha Chair Waters and Members of the City Council,

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

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

This uniquely affordable development situated at a uniquely convenient location – directly adjacent to a long-awaited rail station that promises to provide quick and easy car-free access from Waipahū to urban Honolulu – provides an unprecedented opportunity to make an impact in the fight against our housing crisis.

It's an opportunity not only to revitalize Waipahū with a vibrant mixed-use community hub, but to deliver critically needed cost savings to hundreds of working families and kūpuna. This project's AMI requirements guarantee those savings will be targeted to those most in need – indeed, they have created an unusually strong consensus among stakeholders that this is a "model" affordable housing proposal.

As you may have heard in the Zoning Committee hearing, and as I'm sure you will hear today, there is no shortage of community members willing to come forward and share their stories on why this development is critical to an affordable Waipahū where everyone, from keiki to kūpuna, can afford to stay and to thrive. We need only listen.

I urge your support for this resolution.

Mahalo,  
Matt Popovich

Hawai'i YIMBY  
[matt@hawaiiyimby.com](mailto:matt@hawaiiyimby.com)

January 7, 2023

Dear Councilmembers,

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

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

*The question is how best to resolve this crisis.*

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

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

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

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

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

Thank you,



Sterling Higa  
Executive Director  
Housing Hawai'i's Future

[sterling@hawaiisfuture.org](mailto:sterling@hawaiisfuture.org)

+1 (808) 782-7868

**[hawaiisfuture.org](http://hawaiisfuture.org)**



# HAWAI'I APPLESEED

## CENTER FOR LAW & ECONOMIC JUSTICE

---

### Testimony of the Hawai'i Appleseed Center for Law and Economic Justice SUPPORT RESOLUTION 22-291

Honolulu City Council Meeting  
Wednesday, January 25th, 2023 at 10:00AM

Aloha Chair Waters and members of the City Council,

We at Hawai'i Appleseed, **strongly support** authorizing exemptions related to the Keawalau Affordable Housing project in Waipahu. This project will create upto 500 much needed affordable homes near a rail station that is near to jobs and economic opportunities for our local residents. Affordable housing is the single biggest economic and social need for the people of Hawai'i right now and we urge this committee to support this well designed transit oriented development project.

These affordable homes will serve thousands of local residents who will feel secure knowing that they their rental property cannot be sold and instead has a mission of remaining affordable for at least 60 years. Additionally they have the economic security of stable and predictable rent payments unlike most of our low-income families renting in the private market. Keawalau will be providing much needed housing in an excellent location for residents of Oahu.

Not only will this project help to meet demand at lower income levels, but the project will also create much needed economic activity. The National Association of Home Builders estimates that for every 100 affordable rental homes that are built, 80 jobs are created from construction and 42 jobs are supported by the effects of the spending<sup>1</sup>.

We strongly urge this committee to support this project.

Mahalo for the opportunity to testify,

Hawai'i Appleseed

---

<sup>1</sup> January 2011, "The Role of Affordable Housing in Creating Jobs and Stimulating Local Economic Development: A Review of the Literature" by Center For Housing Policy