

**RES22-297
Testimony**

MISC. COMM. 28

COUNCIL

COUNCIL Meeting

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

Support: 3

Oppose: 1

I wish to comment: 0

Name: Scott Settle	Email: info@ahedhawaii.org	Zip: 96813
Representing: Affordable Housing and Economic Development Foundation	Position: Support	Submitted: Jan 23, 2023 @ 10:09 PM
Name: Pane Meatoga III	Email: pane@hoeisf.com	Zip: 96707
Representing: Hawaii Operating Engineers Industry Stabilization Fund	Position: Support	Submitted: Jan 24, 2023 @ 01:56 PM
Name: Seth Kamemoto	Email: skamemoto@gmail.com	Zip: 96822
Representing: Self	Position: Oppose	Submitted: Jan 24, 2023 @ 04:25 PM
Name: Nathaniel Kinney	Email: nkinney@hrcc-hawaii.com	Zip: 96817
Representing: Hawaii Regional Council of Carpenters	Position: Support	Submitted: Jan 24, 2023 @ 08:43 PM
Testimony: We are in support of this vital affordable housing project.		

BOARD OF DIRECTORS

Scott W. Settle

David F. Fasi

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AHED FOUNDATION

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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. 22-297 – Kahoapili Affordable Rental or Affordable and
Market Rate For-Sale 201H Project
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 Salt Lake Housing, LP, which is why we have partnered with them for the development of the Kahoapili affordable housing project in Salt Lake. The project offers a dual track option which is important because even if the developer is unable to secure tax credits and government financing to make Kahoapili a low-income housing rental project, the developer has committed to making Kahoapili, in major part, an affordable for-sale project. No matter what track is taken, Hawaii's hardworking families will have an opportunity to live in affordable housing in Salt Lake.

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 Salt Lake Housing, LP put in the extra time and effort to make projects such as Kahoapili 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



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: AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE
KAHOAPILI AFFORDABLE RENTAL APARTMENT PROJECT OR AFFORDABLE AND MARKET-
RATE FOR-SALE CONDOMINIUM PROJECT IN SALT LAKE. (APPLICANT: SALT LAKE HOUSING,
LP)**

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 22-297, CD1.

We are all aware of the extensive housing crisis Oahu is in. Thankfully, there are projects like Kahoapili Affordable Rental Apartment Project that can be a part of the solution. Kahoapili will provide much needed affordable rental housing in Salt Lake area.

We respectfully ask that the Committee on Zoning and Planning approve Resolution 22-297, CD1.

Mahalo,

A handwritten signature in black ink that reads "Pane Meatoga III". The signature is written in a cursive, flowing style.

Pane Meatoga III
Community Liaison
Hawaii Operating Engineers Industry Stabilization Fund

Seth Kamemoto
RE: CR-7, Resolution 22-297, CD1
January 24, 2023

Dear Honolulu City Council Chair and Members,

I am testifying on behalf of myself, a Honolulu resident, to **oppose** the resolution as-written, due to the ambiguous format in which this 201H exemption is presented, making it very difficult for the public to realistically assess the potential affordable housing benefits of the proposed action while at the same time providing a “blank check” of-sorts that relaxes many of the conditions for the proposed conditional use permit (CUP).

What is the true affordable housing benefit for this proposed project? Currently, there are two “options” provided, and while both would qualify as “affordable housing” under 201H, each serves a very different demographic. One is a long-term Rental option providing 190 units serving lower-income residents (around 60% AMI), while the other is a For-Sale condo ownership option providing 40% less affordable units (only 114 units) serving not-as-low-income residents (around 140% AMI). 190 affordable units vs. 114 affordable units is significant, and the 61-year rental affordability clause provides much more stable long-term affordable housing compared with the 10-year clause with the For-Sale option.

And while there is a “priority” for the Rental option, it is made contingent on HHFDC funding. HHFDC has a complex weighting scheme for determining which projects “win” funding, and this resolution calls for trying for two rounds for the Rental option before being able to exercise the For-Sale option. By allowing this resolution to pass as-written, the developer has no real incentive to win HHFDC funding, or can be extremely aggressive (to the point of impractical) in the funding request, because they know they have a highly-profitable backup option already approved. And many of the build qualities of a successful affordable Rental complex (e.g. simpler, budget-friendly designs and finishes) are vastly different from a successful For-Sale offering that includes market units (e.g. more luxury designs/finishes and more amenities). The end product offering would be dramatically different depending on which option is ultimately exercised.

For this reason, the applicant should be required to first apply for a CUP only for the “priority” Rental option, and if they cannot secure funding through HHFDC after a few rounds, they could then reapply with the “secondary” For-Sale option.

Thank you for your consideration in this matter,

Seth Kamemoto
skamemoto@gmail.com