



McCULLY-MŌ'ILĪ'ILĪ NEIGHBORHOOD BOARD NO. 8

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January 24, 2023

The Honorable Tommy Waters, Chair
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaii 96813

Dear Chair Waters and Members:

Subject: Resolution 22-298, CD1, Relating to Kuilei Place Mixed Use Affordable and Market Rate Housing 201H Project Located at 2599 Kapiolani Boulevard

We ask that you **deny** or request the developer to withdraw their application for the Kuilei Place project. This project exploits the good-natured intent of the Chapter 201H process to deliver affordable housing in exchange for exemptions. Additionally, similar to how other neighborhoods do not like monster homes, we do not want a monster building dominating our neighborhood's resources and airspace.

In CD1 of the resolution, even with the adjustments to the affordable unit composition there are still way too few units being provided at the lower/affordable end (only 4% at 80% AMI and 9% at 100% AMI). This results in most of the "affordable" units not actually providing a discount to market prices. The project is merely getting valuable exemptions in exchange for what amounts to mostly market housing and should be built under existing zoning without any exemptions. It is unfortunate that most people just hear "affordable" and assume that they will be able to live in one of these units.

This complex project deserves more time to evaluate the tradeoffs that significantly break with the long-range planning and established zoning laws defining our neighborhood's character. As City Council itself stated in Resolution 21-180, CD1, when requesting the legislature to fix the Chapter 201H law, "the lack of a reasonable timeframe for Council review may lead to 201 H projects being rejected, not because they lack merit, but because the Council has simply not been given sufficient time to consider them." Please use your veto power to deny the Kuilei Place project at this time to afford our neighborhood more time to adequately work with the applicant on community concerns.

Should you have any questions, please contact me at tstreitz.nb8@gmail.com.

Sincerely,

Tim Streitz
Chair

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COUNCIL