

Ken Sentner

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**OPPOSE CR298 –Kuilei Place Project**

Aloha Councilmembers,

Please do not support this massive giveaway of our community assets to The Kobayashi Group.

As you know, the McCully-Mo'ili'ili Neighborhood Board unanimously opposed this project because of, but not limited to, the following reasons:

- **Outsized impacts of density on the neighborhood. Mo'ili'ili is not Kakaako or Waikiki (or Vegas!)** This massive tower has twice as many units as the Iolani Court Plaza and the Regency combined. Kapiolani Boulevard is gridlocked every weekday from 3 to 6:30 by cars entering the H1 East on-ramp, some 300 feet from the project's front door. Don't make things worse!
- **Zoning regulations are put in place for a reason**, as part of a planning process designed to assure wise use of community resources and to preserve infrastructure and quality of life therein. Note that the building permit for Iolani Court Plaza was issued in 1976, the Regency in 1969; the current height limit of 150 feet was established in the late 1980s. **Every project built in the past 47 years has adhered to these sensible zoning regulations.**
- **Elimination of 124 de-facto low-income housing units** for renters currently **on site**. Two months of free rent and "helping them to find a new location" will not enable many of the two or three or four hundred people living there now to secure affordable housing in Honolulu's ever-shrinking inventory. **How many people will Kobayashi's project add to the homeless encampments in our neighborhoods?**

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In exchange for a \$13 million “discount” by the City’s taxpayers, Kobayashi offers the rationale that it will furnish 60% of its units as “affordable,” with the specious reasoning that single people earning \$73,000 to \$128,000 and families earning \$128,000 to \$183,000 need taxpayer assistance to buy an apartment. Despite the developer’s claims, **these are not the people who are in need of housing.** In fact, an actual count of the week’s sales published in this Sunday’s Star Advertiser reveals no fewer than 46 sales of units in the urban core (downtown to Diamond Head) in the \$371,000 to \$813,000 “affordable” price range set for Kuilei Place. Even with slow sales this time of year, that works out to 186 sales per month of existing units. **So, where is the purported “shortage” of such housing?**

So, we must ask, who benefits from the approval of this project? The answer, simply put, is The Kobayashi Group, at the expense of the Mo’ili’ili community and the taxpayers of the City and County of Honolulu.

And no, I’m not a NIMBY. If Kobayashi wants to build within the current regulations, and on their own dime, then that’s another discussion for another day.

Thank you for hearing me out. I’m hopeful you’ll make a decision benefitting the interests of all of your constituents, even those of us who don’t work for developers or construction unions.

Mahalo,

A handwritten signature in blue ink, appearing to read "Ken Aulani". The signature is fluid and cursive, with a long horizontal stroke extending to the right.