

Resolution 22-298, CD1
TESTIMONY

MISC. COM. 83

COUNCIL

HONOLULU CITY COUNCIL MEETING
WEDNESDAY, JANUARY 25, 2023
RESOLUTION 22-298, CD1

TESTIMONY IN STRONG OPPOSITION TO THE KUILEI TOWER AS PROPOSED IN MO'ILI'ILI
BECAUSE IT IS A MEGADEVELOPMENT WITH UNWARRANTED EXEMPTIONS
NOT MEETING REAL AFFORDABLE HOUSING NEEDS OF OUR RESIDENTS

My name is Luciano Minerbi and I am testifying as an Individual but also as an architect and professor emeritus in urban and regional planning at UHM, former C&C commissioner in housing and community development, former vice-chair of the C&C Neighborhood Board no 8 and former chair of the long-range planning committee of the Mo'ili'ili Community Center and former chair of the mix use zoning committee of the American Institute of Planners, Hawai'i Chapter.

Low-cost rental housing is sorely needed on Oahu and Mo'ili'ili, but only within the current orderly planning and zoning standards, without give away exemptions to developers.

Rentals should be affordable and kept as such for the length of the building life-span and not disappear after few years.

Livable buildings should have few tenants per floor, to keep low management and maintenance costs over the years with few elevators and parking.

Human scale design for fire safety should ensure that residents do not perish for asphyxiation and burn alive as in Aiea and Marco Polo high-rises. Building height should not be higher than the height reachable by the C&C fire-ladders. High-density low rise should be below 12 stories, in characters with Mo'ili'ili neighborhood.

The first act of urban renewal should be phasing of new housing construction and not displacement of current low income residents, as in Kuilei.

New building construction should address the real needs of low income and moderate renters while unwarranted megadevelopment precisely deprives the C&C of those lands, financial, and material and resources essential to implementing our housing policies.

Mahalo for the opportunity to testify.



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