

RES23-083
Testimony

MISC. COMM. 216

ZONING (ZON)

ZONING (ZON) Meeting

Meeting Date: May 3, 2023 @ 09:00 AM

Support: 6

Oppose: 0

I wish to comment: 0

Name: Hawaii LECET	Email: info@hawaiiilecet.org	Zip: 96817
Representing: Hawaii Laborers & Employers Cooperation and Education Trust	Position: Support	Submitted: May 1, 2023 @ 09:20 AM
Name: Christopher Delaunay	Email: cdelaunay@prp-hawaii.com	Zip: 96813
Representing: Pacific Resource Partnership	Position: Support	Submitted: May 1, 2023 @ 11:03 AM
Name: Pane Meatoga III	Email: pane@hoeisf.com	Zip: 96762
Representing: Hawaii Operating Engineers Industry Stabilization Fund	Position: Support	Submitted: May 1, 2023 @ 11:31 AM
Name: Scott Settle	Email: info@ahedhawaii.org	Zip: 96813
Representing: Affordable Housing and Economic Development Foundation	Position: Support	Submitted: May 1, 2023 @ 07:39 PM
Name: Chloey Ishii	Email: chloeyishii@gmail.com	Zip: 96789
Representing: Self	Position: Support	Submitted: May 1, 2023 @ 08:16 PM
Name: Nathaniel Kinney	Email: nkinney@hrcc-hawaii.com	Zip: 96817
Representing: Hawaii Regional Council of Carpenters	Position: Support	Submitted: May 2, 2023 @ 08:10 PM
<p>Testimony:</p> <p>HRCC is writing in strong support for Resolution 23-83, authorizing exemptions from certain City application fees, infrastructure, or public works fees and charges, and development standards for the development of the 690 Pohukaina Affordable Rental and Mixed-Use Project (Project).</p> <p>We are pleased to see that this site is finally being utilized to build an affordable housing project for residents.</p>		



HAWAII LABORERS-EMPLOYERS COOPERATION AND EDUCATION TRUST

650 Iwilei Road, Suite 285 • Honolulu, HI 96817 • Phone: 808-845-3238 • Fax: 808-845-8300

May 3, 2023

To: **The Honorable Calvin Say, Chair**
City Council Committee on Zoning
City & County of Honolulu
530 South King Street
Honolulu, Hawaii 96813

Re: **TESTIMONY IN SUPPORT OF RES. 23-83, AFFORDABLE RENTAL AND MIXED-USE PROJECT AT 690 POHUKAINA STREET, TMK (1) 2-1-051: 041**

FOR HEARING ON WEDNESDAY, MAY 3, 2023 at 9:00 AM, COUNCIL CHAMBERS

Aloha Honorable Chair Say, Vice Chair Dos Santos-Tam, and Zoning Committee Members,

The **Hawaii Laborers & Employers Cooperation and Education Trust** (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 companies from 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 supports Res. 23-83 for exemptions from certain requirements relating to the 690 Pohukaina Affordable Rental and Mixed-Use 201H project (23:DEV/041). This project will create 625 new and affordable workforce rental homes in the urban core, next to jobs, schools, shops, and public transit. These much-needed homes for local residents will serve a large community of families and young couples in Hawaii, so they can afford to live and grow up where they were born.

The new homes at **690 Pohukaina** will contribute to revitalizing the City Center, and will be served by a nearby Rail Transit Station. The downtown business center is also just a short walk away. The developer, **Highridge Costa**, has proven to be a reliable and trustworthy partner in many local projects, and will work with HHFDC to produce quality affordable rental homes for at least 75 years, as well as producing parking for the Department of Education's adjacent project.

We urge your favorable support for this worthwhile project to help solve our growing housing crisis.

Mahalo,

**Hawai'i Laborers & Employers
Cooperation and Education Trust**

Testimony of
Pacific Resource Partnership

City Council
City & County of Honolulu
Committee On Zoning
Councilmember Calvin K.Y. Say, Chair
Councilmember Tyler Dos Santos-Tam, Vice Chair

Resolution 23-83—690 Pohukaina Affordable Rental and Mixed-Use 201H Project
Wednesday, May 3, 2023

Aloha Chair Say, Vice Chair Dos Santos-Tam, and Members of the Committee:

Pacific Resource Partnership (PRP) writes in **strong support** of Resolution 23-83, authorizing exemptions from certain City application fees, infrastructure, or public works fees and charges, and development standards for the development of the 690 Pohukaina Affordable Rental and Mixed-Use Project (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. The Project will provide a total of 625 residential units in the urban core near jobs, schools, shops, and public transit.

Moreover, the Project will create construction jobs for Hawaii’s residents paying them a “living wage” with benefits. These types of jobs provide residents with an opportunity to afford Hawaii’s high cost of living, keep residents off welfare and other government assistance programs, stimulate the local economy, and provide economic stability for workers and their families.

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

Honorable, Calvin Say, Committee on Zoning, Chair
Honorable, Tyler Dos Santos-Tam, Vice Chair
Honorable Members of the Honolulu City Council Committee on Zoning

May 1, 2023

RE: RESOLUTION 23-83 – 690 POHUKAINA AFFORDABLE RENTAL AND MIXED-USE 201H PROJECT (23:DEV/041)

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 23-83, 690 Pahukaina Affordable Rental and Mixed-Use 201H Project (23:DEV/041)

690 Pohukaina Commons will provide critically needed affordable and workforce rental homes for local families and individuals. 690 Pohukaina Commons will place residents within walking distance of mass transit, employment centers and a wide variety of neighborhood services. The project will consist of 625 homes affordable to individuals, families, and other households earning between 30% to 100% of the area median income (AMI).

The new homes at 690 Pohukaina Commons will contribute to revitalizing the City Center, and will be served by a nearby Rail Transit Station. The downtown business center is also just a short walk away. The developer, Highridge Costa, has proven to be a reliable and trustworthy partner in many local projects, and will work with HHFDC to produce quality affordable rental homes for at least 75 years, as well as producing parking for the Department of Education's adjacent project.

We respectfully ask that the Committee on Zoning approve Resolution 23-83- 690 Pohukaina Affordable Rental and Mixed-Use 201h Project.

Mahalo,

BOARD OF DIRECTORS

Scott W. Settle

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Misty Kjallman



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May 1, 2023

Honolulu City Council
Committee on Zoning
530 South King Street, Suite 100
Honolulu, Hawaii 96813

Re: Hearing Date: May 3, 2023
Resolution: No. 23-083 – 690 Pohukaina Affordable Rental and Mixed-Use
Project
Position: SUPPORT

Aloha Committee Chair Say and Councilmembers:

The AHED Foundation is a 501(c)(3) nonprofit organization with a mission to provide relief for low-income residents, the elderly, and Hawaii's workforce by creating and preserving low-income housing, affordable senior housing, and workforce housing. AHED's board members have more than three decades of experience in serving the affordable housing needs of residents in need. Still, despite the best efforts of organizations like AHED, affordable housing developers, and government agencies, Hawaii's housing crisis continues to burden our state and its residents. That is why it is critical that we continue to support and champion projects like Pohukaina Commons that can provide access to critically needed housing for our working-class families and residents.

Our development partners, Highridge Costa and Form Partners, have shown time and time again their commitment and dedication to being an integral piece in attacking Hawaii's housing crisis. That is why the AHED Foundation has partnered with them and strongly supports the Pohukaina project. This project boasts over 600 units of housing and an AMI range of 30% to 120%. That translates to numerous demographics and thousands of Hawaii residents that will benefit from this project over its life. In addition to safe housing, each family that joins the Pohukaina community will have access to the many restaurants, services, amenities, and businesses in the area, whether for employment or enjoyment. The Pohukaina project will support and strengthen the thriving Kakaako community.

With Hawaii's rising cost of living, we must meet residents where they are rather than expecting them to find the means to match these rising costs all on their own. An affordable rental community such as Pohukaina Commons will allow Hawaii's residents to save on high rents, grow their savings, and remain housed in one of the state's most desirable locations, a community they can proudly continue to call home. With the Council's approval, the Pohukaina project can provide residents with a housing opportunity where they already live and wish to remain – at home in Honolulu. We must do everything we can do support them in their endeavors.

Accordingly, we humbly ask this project be approved so more of Hawaii's residents may stay in their island home and avoid becoming priced out of their neighborhoods. Thank you for your time and consideration.

Best Regards,



Scott W. Settle
President
For
AHED Foundation

Testimony in Support of Resolution 23-083

Authorizing Exemptions from Certain Requirements Relating to the 690 Pohukaina Affordable Rental and Mixed-Use Project

May 1, 2023

Aloha e Committee Chair Say and Councilmembers,

My name is Chloey Ishii and I am writing in strong support of the Pohukaina Commons project. I am a recent college graduate looking to become a homeowner in Hawaii but have been met with the harsh reality that is our housing crisis.

Pohukaina Commons has the potential to help over 600 Hawaii residents gain access to affordable, fixed-rent housing. As a young Hawaii resident, I see a project like this as an instrumental stepping stone to home ownership. With a project like Pohukaina Commons, residents like me can enjoy rents based on income that are fixed and protected from being raised to obscene amounts, allowing us to begin saving for a home.

I urge the City Council to continue approving these affordable housing projects to ensure Hawaii residents do not leave for the continent in hopes of a better life. We need to keep our people here. According to the American Community Survey in 2021, there are 309,800 Native Hawaiians in Hawaii and 370,000 in other states. This statistic is unacceptable and horrifying. Native people should not be priced out of the home of their ancestors. Approving a project like Pohukaina will provide an opportunity for Native Hawaiians to continue living on their native land. I am a proud Native Hawaiian and although it is encouraging to hear the strong community growing in places like Las Vegas, it also pains me to think how many Native Hawaiians had to leave Hawaii to create this community.

Please continue being a part of the solution for Hawaii and approve the exemptions the developer is requesting. Thank you for the opportunity to submit my written testimony.

Me ke aloha a me ka haahaa,

Chloey Ishii