

RES23-083
Testimony

MISC. COMM. 266

ZONING (ZON)

ZONING (ZON) Meeting

Meeting Date: May 24, 2023 @ 09:00 AM

Support: 7

Oppose: 0

I wish to comment: 0

Name: Christopher Delaunay	Email: cdelaunay@prp-hawaii.com	Zip: 96813
Representing: Pacific Resource Partnership	Position: Support	Submitted: May 22, 2023 @ 10:55 AM
Name: Michael Yadao	Email: myadao@HMPUHI-stab.org	Zip: 96819
Representing: Hawaii Masons' and Plasterers' Unions Stabilization Fund	Position: Support	Submitted: May 22, 2023 @ 10:57 AM
Name: Pane Meatoga III	Email: pane@hoeisf.com	Zip: 96707
Representing: Operating Engineers Industry Stabilization Fund	Position: Support	Submitted: May 22, 2023 @ 06:04 PM
Name: Nathaniel Kinney	Email: nkinney@hrcc-hawaii.com	Zip: 96817
Representing: Hawaii Regional Council of Carpenters	Position: Support	Submitted: May 23, 2023 @ 03:19 PM
Testimony: HRCC is in favor of this important housing project that would provide affordable rental housing in the urban core. Mahalo,		
Name: Scott Settle	Email: info@ahedhawaii.org	Zip: 96813
Representing: Affordable Housing and Economic Development Foundation	Position: Support	Submitted: May 23, 2023 @ 04:56 PM
Name: Chloey Ishii	Email: chloeyishii@gmail.com	Zip: 96789
Representing: Self	Position: Support	Submitted: May 23, 2023 @ 07:58 PM
Name: Nani Medeiros	Email: nani.medeiros@hawaii.gov	Zip: 96813
Representing: State of Hawaii, Governor's Office	Position: Support	Submitted: May 24, 2023 @ 12:21 AM

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 24, 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 MASONS' AND PLASTERERS' UNIONS
STABILIZATION FUND**

2251 North School Street | Honolulu, Hawaii 96819
Phone: (808) 452-0350 | Fax: (808) 452-1063



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**TO: THE HONORABLE CALVIN SAY, CHAIR
CITY COUNCIL COMMITTEE ON ZONING**

SUBJECT: Testimony 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).

DATE: Wednesday, May 24, 2023
TIME: 9:00am

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

The Hawaii Masons' and Plasterers' Unions Stabilization Fund is a labor-management partnership between the cement finisher members of OPCMIA Local 630, the cement finisher members of IUBAC Local 1 and the over 250 construction companies from the General Contractors Labor Association and the Building Industry Labor Association. We are proud to represent our members in all matters related to the construction industry and, to that end, are 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).

This project will create 625 new and affordable workforce rental homes in the urban core, placing residents within walking distance to mass transit, employment centers and a wide variety of neighborhood services.

We urge your support and 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 22, 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

David F. Fusi

Misty Kjallman



AHED FOUNDATION

900 Fort Street Mall, Suite 1818

Honolulu, Hawaii 96813

phone 808.534.4435

fax 808.694.3051

May 24, 2023

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

Re: Hearing Date: May 24, 2023
Resolution: No. 23-083 – 690 Pohukaina Affordable Rental and Mixed-Use
Position: 201H Project
SUPPORT

Aloha Committee Chair Say and Councilmembers:

The AHED Foundation tirelessly works 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. Thankfully, the city, state, and other government agencies have recognized Hawaii's housing crisis and pledged to continue to work toward a solution. 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 to continue supporting projects like Pohukaina Commons that can provide access to critically needed housing for our working-class families and residents.

We had partnered with Highridge Costa and Form Partners numerous times to provide for the residents of Hawaii. We continue working together because we believe our goals align – to provide safe, affordable housing to Hawaii residents. That is why the AHED Foundation continues to partner 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 thousands of Hawaii residents that will benefit from this project over its life. The Pohukaina project will support and strengthen the thriving Kakaako community.

Accordingly, we humbly ask the exemptions requested 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 24, 2023

Aloha e Committee Chair Say and Councilmembers,

My name is Chloey Ishii, and I am again writing in strong support of the Pohukaina Commons project. I am a young, hardworking individual trying to continue living in my home state and I will continue to write in support of affordable housing projects like Pohukaina until Hawaii meets its goal of 50,000 housing units by 2025.

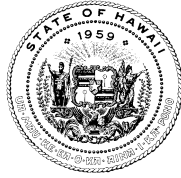
I've applied to Kuilei Place alongside many of my friends, but we all have our doubts that we'll win the lottery - literally. Although this project is very different from Kuilei Place, having more affordable units in Kakaako will uplift our communities. Folks want to live closer to where they work, and increasing the density and capacity of desirable communities is a great solution. If I do not win a unit at Kuilei Place, I know I'll be able to go to projects like Pohukaina and bide my time until I have enough money saved up to afford a home. Hawaii residents will benefit from Pohukaina Commons whether they end up renting a unit, or are visiting the Kakaako community because of the safety and opportunity the project provides.

As I continue learning about affordable housing, the programs, and the rules and regulations behind it, I understand how convoluted this issue is. However, processes like 201H allow a streamlined approach for the development of these projects to be more financially feasible. Please allow developers to continue providing affordable housing to residents by approving this project and the exemptions they are seeking. Thank you for the opportunity to submit testimony.

Me ke aloha a me ka ha'aha'a,

Chloey Ishii

JOSH GREEN, M.D.
GOVERNOR
STATE OF HAWAII
*Ke Kia 'āina o ka Moku 'āina 'o
Hawai'i*



Testimony of **Nani Medeiros**
Chief Housing Officer, Office of the Governor

Before the City Council Committee on Zoning
Thursday, May 24, 2023
9:00AM; City Council Chambers

**RESOLUTION 23-83 AUTHORIZING EXEMPTIONS FROM CERTAIN
REQUIREMENTS RELATING TO THE 690 POHUKAINA AFFORDABLE RENTAL
AND MIXED-USE PROJECT LOCATED AT 690 POHUKAINA STREET, HONOLULU,
HAWAII 96813, TAX MAP KEY: (1) 2-1-051: 04**

Aloha Chair Say and members of the Committee:

As Hawai'i's first ever Chief Housing Officer, I work with every state agency that produces and develops housing, seeking to maximize funds that will address our significant shortage. Having more than 20 years' experience in public policy and housing, I recognize the projects and partners that will make a difference in our future. **Without question, Pohukaina Commons is a project we must support to deliver more rental housing at prices kama'āina can afford.**

My purview at the state includes everything from housing that addresses homelessness to workforce housing. DBEDT's 2019 Hawai'i Housing Planning Study showed we need 50,000 new units to meet resident demand by 2025. This requires a strategy for supply, access, affordability, and stability, all of which are considered in this project. For the entirety of its 75-year ground lease, Pohukaina Commons will offer 100% affordable rentals for households earning 30% to 100% AMI.

Rental housing is critical for our state. The Urban Land Institute's 2021 Home Attainability Index reports that households earning 80% AMI need 23.5 years to save for down payment and closing costs on a Hawai'i home. Pohukaina Commons gets individuals and families into homes at fixed rates meaning as income goes up, rent stays the same, allowing people to save for a down payment to purchase a home. This is how we move residents up the housing ladder and set our keiki up to build careers and families in Hawai'i.

Pohukaina Commons also includes parking, amenities, and commercial space. Not every affordable development incorporates recreational decks, gardens, and playgrounds, but Highridge Costa and Form Partners prioritize building community, creating a place to raise your children, entertain family and friends and enjoy the lifestyle we all cherish in Hawai'i.

I admire the thoughtful approach taken to meet with neighbors, and the Kakaako community inviting them to learn about the Pohukaina Commons, have questions answered and make sure the development truly meets residents' and community needs. I understand the February town hall was met with enthusiasm and many requests for notification when applications for residence open.

Lastly, and perhaps most importantly, Pohukaina Commons addresses the critical "missing middle" in our community, people with jobs who are overqualified for most affordable developments but who are unable to attain the housing they deserve. Financing for this "missing middle" group is complex; however, the Highridge Costa team has the necessary experience to structure and secure the funding necessary to make these affordable rental communities not only viable but successful.

Pohukaina Commons will give O'ahu 625 new homes which will remain affordable for generations. **I strongly urge you to support this project for Kaka'ako and help us close the housing gap for Hawai'i's working but struggling families.**

Mahalo Piha,

Nani Medeiros
Chief Housing Officer
State of Hawai'i, Office of the Governor