

RES23-087
Testimony

MISC. COMM. 267

ZONING (ZON)

ZONING (ZON) Meeting

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

Support: 6

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 @ 10:56 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 @ 11:10 AM
Name: Pane Meatoga III	Email: pane@hoeisf.com	Zip: 96707
Representing: Hawaii Operating Engineers Industry Stabilization Fund	Position: Support	Submitted: May 22, 2023 @ 06:00 PM
Name: T. George Paris	Email: cthstab@gmail.com	Zip: 96789
Representing: HIWSF	Position: Support	Submitted: May 23, 2023 @ 09:19 AM
Name: Walter Thoemmes	Email: wathoemm@ksbe.edu	Zip: 96813
Representing: Kamehameha Schools	Position: Support	Submitted: May 23, 2023 @ 09:50 AM
Name: Nathaniel Kinney	Email: nkinney@hrcc-hawaii.com	Zip: 96817
Representing: Hawaii Regional Council of Carpenters	Position: Support	Submitted: May 23, 2023 @ 03:38 PM
Testimony: HRCC is in strong support of this resolution as the project contains predominately affordable units and is a mix of both for-sale and rental housing. We believe the project's location, and the diversity of household income brackets the development will serve, provides a great opportunity for local families to move into the urban core.		

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 23-87—Kakaako Block C Affordable Rental and Mixed-Use 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 23-87, authorizing exemptions from certain requirements related to the Kakaako Block C Affordable Rental and Mixed-Use Project (Project).

PRP is a non-profit market recovery trust fund which represents approximately 7,000 men and women union carpenters and 240 large and small contractors. With our expertise in research, compliance, marketing, and project advocacy, we are committed to building a stronger, more sustainable Hawaii in a way that promotes a vibrant economy, creates jobs, and enhances the quality of life for all residents of Hawaii.

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 is a part of Kamehameha Schools’ Kaiāulu ‘O Kaka’ako Master Plan (KKMP), which will provide upon completion over 3,000 housing units. More specifically, this Project, Towers A and B, will contain 861 dwelling units in KKMP consisting of much needed rental and for-sale housing units to help address Oahu’s housing demand.

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 Reso 23-87 authorizing exemptions from certain requirements relating to the Kakaako Block C Affordable Rental and Mixed-Use 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 Reso 23-87 authorizing exemptions from certain requirements relating to the Kakaako Block C Affordable Rental and Mixed-Use Project.

Kahuina, also known as Block C, is one of the nine blocks of Kaiāulu'o Kaka'ako Master Plan by Kamehameha Schools. The Master Plan is a large development which includes two residential towers, 9-level parking garage and residential apartments, and ground level live-work units alongside retail / commercial spaces. Kahuina is planned to include approximately 60% affordable units consisting of (123) workforce rentals serving 70% to 100% of AMI households, and (396) affordable condominiums serving up to 140% of AMI households.

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 23-87 – THE KAKAAKO BLOCK C AFFORDABLE RENTAL AND MIXED-USE 201H PROJECT (23:DEV/042). AUTHORIZING, PURSUANT TO HRS SECTION 201H-8, EXEMPTIONS FROM CERTAIN CITY APPLICATION FEES, INFRASTRUCTURE, OR PUBLIC WORKS FEES AND CHARGES, AND DEVELOPMENT STANDARDS FOR THE DEVELOPMENT OF THE KAKAAKO BLOCK C AFFORDABLE RENTAL AND MIXED-USE PROJECT.

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 23-87.

The Kahuina (Block C Project) is a new mixed-use condominium development in Kakaako located at the city block bounded by Cooke, Auahi, Coral and Pohukaina Streets in Honolulu, Hawaii. Kahuina is one of the nine block Kaiāulu’o Kaka’ako Master Plan by Kamehameha Schools (KS Master Plan). Kahuina is planned to include approximately 60% affordable units consisting of (123) workforce rentals serving 70% to 100% of AMI households, and (396) affordable condominiums serving up to 140% of AMI households. There will be 1,262 resident and commercial parking spaces. Kahuina will place residents within walking distance of mass transit, employment centers and a wide variety of neighborhood services.

This project is exactly what the City and County of Honolulu need to get locals back into Kakaako and providing much needed affordable housing for our Kamaaina. We respectfully ask that the Committee on Zoning approve Resolution 23-87 the Kahuina Project.

Mahalo,

IRON WORKERS STABILIZATION FUND

May 24, 2023
9:00 am

Honolulu City Council Committee on Zoning

City Council Chamber

Re: RESOLUTION 23-87 – THE KAKA'AKO BLOCK C AFFORDABLE RENTAL AND MIXED-USE 201H PROJECT (23:DEV/042).

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

We **STRONGLY SUPPORT** Resolution 23-87 which authorizes exemptions from certain requirements relating to the Kaka'ako Block C affordable rental and mixed-use project located at 404 and 416 Cook Street, Honolulu, Hawaii 96813, Tax Map Key: 2-1-054:001.


The Kahuina Block C project is one of nine block plans in the Kaiāulu'o Kaka'ako Master Plan by Kamehameha Schools (KS Master Plan). Kahuina includes two residential towers, a 9-level parking garage and residential apartments, and ground level live-work units and retail/commercial spaces. Kahuina is being processed under the State's Chapter 201H planning process and received HHFDC approval in April 2023.

Kahuina will produce badly needed affordable housing units for local residents and is planned to include approximately 60% affordable units consisting of 123 workforce rentals serving 70% to 100% of AMI households and 396 affordable condominiums serving up to 140% of AMI households.

Kahuina will also create good construction jobs for many local construction craftsmen. These jobs allow local families to continue to afford to live in Hawaii.

We urge the committee to PASS Resolution 23-87. Mahalo for the opportunity to testify.

Sincerely,


T. George Paris
Managing Director



Kamehameha Schools®

Honolulu City Council
Committee on Zoning

Time: 9:00 a.m.
Date: May 24, 2023
Room: City Council Chamber

TESTIMONY
by Walter Thoemmes
Managing Director of Commercial Real Estate

RE: **Resolution 23-87, Authorizing exemptions from certain requirements relating to the Kaka‘ako Block C Affordable Rental and Mixed-Use Project at 404 and 416 Cooke Street, Honolulu, Hawai‘i 96813, Tax Map Key: (1) 2-1-054: 001**

E ka Luna Ho‘omalua Say, ka Hope Luna Ho‘omalua Dos Santos-Tam, a me nā lālā o kēia Kōmike, aloha mai.

Kamehameha Schools **SUPPORTS** Resolution 23-87, which would authorize exemptions under Chapter 201H-38, HRS, thereby allowing the Kaka‘ako Block C Affordable Rental and Mixed-Use Project to proceed on our ‘āina in Kaka‘ako.

Kamehameha Schools recognizes that through proper stewardship of ‘āina Pauahi, our organization can support resilient communities and economies, abundant natural and cultural landscapes, and diverse learning and career pathways, thereby creating environments where our learners can thrive. Affordable homes are a key component of such supportive environments for Hawai‘i’s keiki. Access to stable, quality housing, along with educational, health, social and commercial services, improves socioeconomic equity and empowers our learners to succeed in their educational and career paths.

In this context, through community engagement, research, and analysis, we evaluated the best use of Kamehameha Schools’ ‘āina in Kaka‘ako and believe the proposed Kaka‘ako Block C Affordable Rental and Mixed-Use Project supports the mission of our organization and aligns with the pressing needs of Kaka‘ako and surrounding communities by providing affordable housing and economic revitalization. The exemptions authorized by this resolution provide 861 dwelling units of which 519 units will be affordable and moderate priced rental and for sale housing at 140% AMI and below, down to 70% AMI, for a minimum of 61 years. The proximity of this project to the future rail and the Kaka‘ako bus stations will afford exceptional transit options, and the retail envisioned will provide services and true mixed-use living opportunities for residents and the surrounding community.

Our development partner, Stanford Carr Development, shares in our vision for more affordable houses on this block and has a successful record of developing similar communities. We are confident in their ability to deliver the project as planned.

For these reasons, we humbly ask that you adopt Resolution 23-87. Mahalo for the opportunity to testify.

Founded in 1887, Kamehameha Schools is an educational organization striving to advance a thriving Lāhui where all Native Hawaiians are successful, grounded in traditional and Christian values, and leading in the local and global communities. We believe that community success is individual success, Hawaiian culture-based education leads to academic success and local leadership drives global leadership. **Hānai i ke keiki, ola ka lāhui; Nurture the child and the people thrive.**