

RES23-087
Testimony

MISC. COMM. 294

COUNCIL

COUNCIL Meeting

Meeting Date: Jun 7, 2023 @ 10:00 AM

Support: 6

Oppose: 0

I wish to comment: 0

Name: Walter Thoemmes	Email: wathoemm@ksbe.edu	Zip: 96813
Representing: Kamehameha Schools Bishop Estate	Position: Support	Submitted: Jun 5, 2023 @ 08:19 AM
Name: Christopher Delaunay	Email: cdelaunay@prp-hawaii.com	Zip: 96813
Representing: Pacific Resource Partnership	Position: Support	Submitted: Jun 5, 2023 @ 01:50 PM
Name: Hawaii LECET	Email: info@hawaiilecet.org	Zip: 96817
Representing: Hawaii Laborers & Employers Cooperation and Education Trust	Position: Support	Submitted: Jun 6, 2023 @ 07:58 AM
Name: Stanford Carr	Email: scarr@stanfordcarr.com	Zip: 96813
Representing: Stanford Carr Development, LLC	Position: Support	Submitted: Jun 6, 2023 @ 08:52 AM
Name: HAWAII LECET	Email: info@hawaiilecet.org	Zip: 96817
Representing: Hawaii Laborers & Employers Cooperation and Education Trust	Position: Support	Submitted: Jun 6, 2023 @ 10:04 AM
Name: T. George Paris	Email: cthstab@gmail.com	Zip: 96789
Representing: HIWSF	Position: Support	Submitted: Jun 6, 2023 @ 04:07 PM



Kamehameha Schools®

Honolulu City Council

Time: 10:00 a.m.

Date: June 7, 2023

Room: City Council Chamber

TESTIMONY

by Walter Thoenmes

Managing Director of Commercial Real Estate

RE: Resolution 23-87, CD1, Authorizing exemptions from certain requirements relating to the Kaka‘ako Block C Affordable and Market-Rate Housing and Mixed-Use Project in Kaka‘ako, O‘ahu.

E ka Luna Ho‘omalua Waters, ka Hope Luna Ho‘omalua Kia‘āina, a me nā lālā o kēia Kōmike, aloha mai.

Kamehameha Schools **SUPPORTS** Resolution 23-87, CD1, which would authorize exemptions under Chapter 201H-38, HRS, thereby allowing the Kaka‘ako Block C Affordable and Market-Rate Housing 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 and Market-Rate Housing 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 homes 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, CD1. 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.**

Testimony of
Pacific Resource Partnership

City Council
City & County of Honolulu
Councilmember Tommy Waters, Chair
Councilmember Esther Kia'aina, Vice Chair

Resolution 23-87, CD1—Kakaako Block C Affordable Rental and Mixed-Use Project
Wednesday, June 7, 2023

Aloha Chair Waters, Vice Chair Kia'aina, and Members of the Council:

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 LABORERS-EMPLOYERS COOPERATION AND EDUCATION TRUST

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

June 6, 2023

To: **The Honorable Tommy Waters, Chair**
Honolulu City Council
City & County of Honolulu
530 South King Street
Honolulu, Hawaii 96813

Re: **TESTIMONY IN STRONG SUPPORT OF RES. 23-87 CD1, KAHUINA – KAKA`AKO BLOCK C AFFORDABLE RENTAL & MIXED USE 201H PROJECT, TMK (1) 2-1-054: 001**

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

Aloha Honorable Chair Waters, Vice Chair Kia`aina, and Council 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 strongly supports Res. 23-87 CD1 for exemptions from certain requirements relating to the Kahuina – Kaka`ako Block C Affordable Rental and Mixed-Use 201H project. The two residential buildings will provide over 800 new homes, and over 500 affordable for-sale and rental homes for at least 61 years in the urban core. These new affordable homes, offered to residents down to 70% of the area median income, will be situated 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, and provide hope so families can afford to live and grow up where they were born. The exemptions are needed to produce affordable housing for the long-term.

Kahuina will help revitalize our City Center, and will be served by a nearby Rail Transit Station. The downtown business center is also conveniently close by. Furthermore, **Stanford Carr** is a trusted developer in Hawaii, with a long successful record of providing affordable homes for local families.

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**



STANFORD CARR DEVELOPMENT, LLC

▪ June 6, 2023

The Honorable Tommy Waters, Chair
and Councilmembers
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaii 96813

SUBJECT: Resolution 23-87, CD1 Authorizing Exemptions from Certain Requirements
Relating to the Kaka'ako Block C Affordable and Market-Rate Housing and Mixed-
Use Project in Kaka'ako, O'ahu.

Dear Chair Waters and Councilmembers:

Stanford Carr Development is writing in support of Resolution 23-87, CD1 to authorize, pursuant to Section 201H-38, Hawaii Revised Statutes, exemption from certain City application, infrastructure, and public works fees and charges.

The approval of these exemptions totaling \$2.9 million allows the Kahuina (Block C) project to provide 60% of the total number of units to affordable households, or three times the amount required by the Hawaii Community Development Authority policy of setting aside 20% of the units to first time home buyers earning between 100% to 140% of area median income (AMI).

Deeper affordability is further achieved by serving rental households earning from 70% to 100% AMI that was made possible through a competitive process with the Hawaii Housing Finance and Development Corporation (HHFDC). The HHFDC award of \$24 million from the Tier II Rental Housing Revolving Fund loan program to Kahuina serves families who earn in excess of the 60% AMI limitation of the Low-Income Housing Tax Credit program.

While the City's policy of "affordable" housing limits the fee exemptions to households at 120% AMI and below, the deferral of fees on units above the 120% limit until receipt of the certificate of occupancy is another useful tool to support affordability.

We ask for your favorable consideration of the proposed CD1 to support the development of 861 new residential homes within the Kamehameha Schools Kaiāulu 'o Kaka'ako Master Plan.

Respectfully,

Stanford S. Carr



HAWAII LABORERS-EMPLOYERS COOPERATION AND EDUCATION TRUST

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

June 6, 2023

To: **The Honorable Tommy Waters, Chair**
Honolulu City Council
City & County of Honolulu
530 South King Street
Honolulu, Hawaii 96813

Re: **TESTIMONY IN STRONG SUPPORT OF RES. 23-87 CD1, KAHUINA – KAKA`AKO BLOCK C AFFORDABLE RENTAL & MIXED USE 201H PROJECT, TMK (1) 2-1-054: 001**

FOR HEARING ON WEDNESDAY, JUNE 7, 2023 at 9:00 AM, COUNCIL CHAMBERS

Aloha Honorable Chair Waters, Vice Chair Kia`aina, and Council 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.

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Kahuina will help revitalize our City Center, and will be served by a nearby Rail Transit Station. The downtown business center is also conveniently close by. Furthermore, **Stanford Carr** is a trusted developer in Hawaii, with a long successful record of providing affordable homes for local families.

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**

IRON WORKERS STABILIZATION FUND

June 7, 2023

10:00 am

Honolulu City Council

City Council Chamber

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

Aloha Chair Waters, Vice Chair Kia'āina, and Members of the Council:

We **STRONGLY SUPPORT** Resolution 23-87 which authorizes exemptions from certain requirements relating to the Kakaako 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.

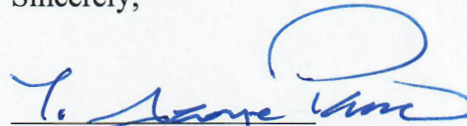
The Kahuina Block C project is one of nine block plans in the Kaiāulu'o Kaka'ako Master Plan by Kamehameha Schools (KS Master Plan). Kahuina includes two residential towers, a 9-level parking garage and residential apartments, and ground level live-work units and retail/commercial spaces. Kahuina is 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