

RES23-083
Testimony

MISC. COMM. 301

COUNCIL

COUNCIL Meeting

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

Support: 8

Oppose: 0

I wish to comment: 0

Name: Christopher Delaunay	Email: cdelaunay@prp-hawaii.com	Zip: 96813
Representing: Pacific Resource Partnership	Position: Support	Submitted: Jun 5, 2023 @ 01:47 PM
Name: Scott Settle	Email: info@ahedhawaii.org	Zip: 96813
Representing: Affordable Housing and Economic Development Foundation	Position: Support	Submitted: Jun 5, 2023 @ 03:36 PM
Name: Hawaii LECET	Email: info@hawaiilecet.org	Zip: 96817
Representing: Hawaii Laborers & Employers Cooperation and Education Trust	Position: Support	Submitted: Jun 6, 2023 @ 07:23 AM
Name: HAWAII LECET	Email: info@hawaiilecet.org	Zip: 96817
Representing: Hawaii Laborers & Employers Cooperation and Education Trust	Position: Support	Submitted: Jun 6, 2023 @ 10:05 AM
Name: Sterling Higa	Email: sterling@hawaiisfuture.org	Zip: 96779
Representing: Housing Hawaii's Future	Position: Support	Submitted: Jun 6, 2023 @ 12:54 PM
Name: Chloey Ishii	Email: chloeyishii@gmail.com	Zip: 96789
Representing: Self	Position: Support	Submitted: Jun 6, 2023 @ 03:39 PM
Name: Nathaniel Kinney	Email: nkinney@hrcc-hawaii.com	Zip: 96817
Representing: Hawaii Regional Council of Carpenters	Position: Support	Submitted: Jun 6, 2023 @ 08:32 PM
Testimony: The Hawaii Regional Council of Carpenters is in full support of this important affordable housing project.		
Name: Nathaniel Kinney	Email: nkinney@hrcc-hawaii.com	Zip: 96817
Representing: Hawaii Regional Council of Carpenters	Position: Support	Submitted: Jun 6, 2023 @ 08:34 PM
Testimony: The Hawaii Regional Council of Carpenters is in support of this important affordable housing project.		

Testimony of
Pacific Resource Partnership

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

Resolution 23-83, CD1—690 Pohukaina Affordable Rental and Mixed-Use 201H 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 23-83, 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.



BOARD OF DIRECTORS

Scott W. Settle

David F. Fasi

Misty Kjallman



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Honolulu, Hawaii 96813

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June 5, 2023

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

Re: Hearing Date: June 7, 2023
Resolution: No. 23-083 – 690 Pohukaina Affordable Rental and Mixed-Use
201H Project
Position: SUPPORT

Aloha Chair Waters, Vice Chair Kia'aina, and Councilmembers:

AHED is a nonprofit organization focused on providing much-needed affordable housing to residents of Hawaii. Since 2016, AHED has participated in the planning, financing, entitlement, and development of numerous projects on Oahu, Big Island, Maui, and Kauai, that in the aggregate have or will provide thousands of units to our working class and seniors. Everyone deserves access to clean, safe, and comfortable housing, no matter their income level, and when that need is met, the community will thrive and take care of each other for generations to come.

With respect to Pohukaina Commons, AHED has worked with Highridge Costa and Form Partners on prior projects to provide for Hawaii's residents – and we continue working together because our goals and visions for Hawaii's future align. AHED Foundation proudly continues to partner with them and strongly supports the Pohukaina Commons project. This project boasts over 600 housing units and an AMI range of 30% to 100%. That translates to thousands of Hawaii residents who will benefit from this project. With convenient proximity to a range of educational facilities, employment centers, and multiple shopping, dining, and family service opportunities, the Pohukaina Commons project will support and strengthen the thriving Kakaako community.

All housing is expensive. There is no such thing as “affordable” constructions costs or property management fees, so prioritizing the financing of affordable housing is difficult. Affordable housing developers need subsidies, fee exemptions, waivers, and flexibility in zoning rules to build and provide housing that would otherwise be impossible. Every exemption the developer is seeking is reasonable and should be approved.

We humbly ask you to approve this project so more hardworking Hawaii families can be housed. Thank you for your time.

Best Regards,

Scott W. Settle

President

For

AHED Foundation



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. 23-83 CD1, 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 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. 23-83 CD1 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 exemptions are necessary to produce affordable housing for the long-term.

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**



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FOR HEARING ON WEDNESDAY, JUNE 7, 2023 at 10:00 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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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**



Housing Hawaii's Future
PO Box 3043
Honolulu, HI 96802-3043

June 7, 2023

TO: Chair Waters and members of the Honolulu City Council
RE: Resolution 23-83, CD1: Authorizing exemptions from certain requirements relating to the Pohukaina Commons Affordable Rental and Mixed-Use Project located in Kaka'ako, O'ahu.

Housing Hawai'i's Future is a movement led by young locals who will create opportunities for Hawai'i's next generation by ending the workforce housing shortage.

On behalf of Housing Hawai'i's Future, **I write in support of Resolution 23-83.**

Pohukaina Commons will add 625 units of affordable housing to the urban core of Honolulu.

Need I say more?

Please support Resolution 23-83.

Thank you,

A handwritten signature in black ink that reads "Sterling Higa".

Sterling Higa
Executive Director
Housing Hawai'i's Future
sterling@hawaiisfuture.org
+1 (808) 782-7868

Testimony in Support of Resolution 23-083
Authorizing Exemptions from Certain Requirements Relating to the 690 Pohukaina Affordable
Rental and Mixed-Use Project
June 7, 2023

Aloha e Chair Waters, Vice Chair Kia'āina, 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. I will continue writing to support affordable housing projects like Pohukaina until Hawaii meets its goal of 50,000 housing units by 2025.

I've come to appreciate the nuances of affordable housing and am learning the difference between affordable-for-sale and affordable rental developments. Projects that are affordable for rent are something folks like me who are young, have jobs, and want to continue living here, should take advantage of. These types of projects allow the renter to pay a reasonable rent and grow their savings so they can eventually afford a down payment on a home in Hawaii. That is why I strongly support the Pohukaina Commons project. I see the opportunity projects like this provide young professionals like me.

I met Moe through his work on Keawalau in Waipahu, where he sat down with my grandma and patiently explained the affordable housing project to her. Moe goes against every assumption I had of a developer from the mainland, and I think his values truly shine through his work. His heart and intentions are pure, and he wants to work with Hawaii to provide more affordable housing. That said, Pohukaina is an exciting project that is a beacon of hope for myself and my peers. Kakaako and the surrounding area have enough high-rise luxury apartments - it's time to give back to the rest of Hawaii.

Please approve this project for the residents of Hawaii; we deserve affordable housing. Thank you for the opportunity to submit testimony.

Me ke aloha,

Chloey Ishii