RES23-062
Testimony

MISC. COMM. 330

ZONING (ZON)

ZONING (ZON) Meeting

Meeting Date: Jun 21, 2023 @ 09:00 AM

Support: 106

Oppose: 2

I wish to comment: 0

Name:	Email:	Zip:
Sereny Suzuki	suzukiohana@gmail.com	96822
Representing:	Position:	Submitted:
Self	Support	Jun 18, 2023 @ 02:35 PM

Testimony:
Dear City Council of Honolulu,

I am a resident of the Honolulu area, and I am writing to support the project at 1538 Kapiolani (RES23-062) and its affordable housing components. Decent, affordable housing contributes to the well-being of families. The location of this project is ideal and will support the local workforce so they can live close to their jobs. The construction of this project will stimulate economic growth and support our local construction industry.

We need more housing inventory in all tiers and price points, and this development will help to address Oahu's housing demand. A healthy mix of housing options, from market-rate and affordable rental housing, ensures opportunities for all individuals to improve their economic situation and contribute to the community.

I appreciate your support of this resolution.

Sincerely,
Sereny Suzuki

Name:	Email:	Zip:
Jolse Dominguez	jdoming9@my.hpu.edu	96814
Representing:	Position:	Submitted:
Self	Support	Jun 18, 2023 @ 07:01 PM

Name:	Email:	Zip:
Kelly Suzuki-Shreve	kellysuzukishreve@gmail.com	96825
Representing:	Position:	Submitted:
Self	Support	Jun 18, 2023 @ 08:35 PM

Testimony:
Dear Sir/Madam,

I am writing this letter to express my support for the 1538 Kapiolani development project that is planned for our community. As a realtor, during the last several years I experienced great difficulty finding properties for buyers due to the lack of inventory available. The lack of inventory was the main reason why the price of homes skyrocketed the last several years. This project will increase inventory and provide a wider range of options for buyers in one of the most highly sought after neighborhoods.

It will additionally stimulate the local economy and create jobs for the community. This will have a positive effect on the housing market. The increased inventory will assist Hawaii's people to be able to call Hawaii home and contribute to the growth of the community.

I strongly support the proposed 1538 Kapiolani housing development and urge you to consider its approval. The benefits of this project are numerous, as it will create more housing options in a neighborhood that promotes a lifestyle of working and living within the same community.

Thank you for your time and consideration.

Sincerely,

Kelly Suzuki-Shreve

Name:	Email:	Zip:
John Shreve	johnoaloha@gmail.com	96825
Representing:	Position:	Submitted:

Self	Support	Jun 18, 2023 @ 09:05 PM

Testimony:
Dear Review Committee,

I am writing to express my support for the proposed 1538 Kapiolani development project. As a parent, I have always dreamed of my children being able to live in this beautiful state, but the high cost of homes has prevented them from doing so.

The 1538 project offers a much-needed solution to this problem. By constructing additional housing options, we are providing an opportunity for young professionals like my children to live and work in Hawaii.

I am confident that developer's commitment to quality will result in a development that not only meets the needs of its residents, but also enhances the natural beauty of Hawaii. I believe that this project will have a positive impact on the community and I wholeheartedly support their efforts.

Thank you for considering my perspective and I wish you all the best in your endeavors.

Sincerely,

John Shreve

Name: Mark Berkowitz	Email: mber808@aol.com	Zip: 96821
Representing: Self	Position: Support	Submitted: Jun 18, 2023 @ 11:39 PM

Testimony:
Aloha, City Council Members:

I am writing to support the new proposed project at 1538 Kapiolani Boulevard. As a real estate agent, I am aware of the importance of new project development, especially the affordable housing portion of the development. The 1538 project will provide 331 for sale condominiums and 101 offsite affordable rental units in close proximity to 1538 Kapiolani Boulevard.
The 101 desperately needed affordable housing rental units which are available at reduced costs will greatly assist local residents to live in a vibrant and thriving community which is located around the Ala Moana / Kapiolani boulevard corridor.
In addition to the affordable housing units provided, the community in whole will benefit from the construction jobs the project will generate along with the long-term employment opportunities.
Myself and many others I know are also in full support of the 1538 Kapiolani Boulevard project.

Thank You

Name: NOLAN HEE	Email: NHEE53@GMAIL.COM	Zip: 96817
Representing: Self	Position: Support	Submitted: Jun 19, 2023 @ 10:00 AM

Testimony:
Dear Review Committee,

I am writing to express my strong support for the 1538 Kapiolani development project that is being proposed for our community. As a parent with a young child, I understand the importance of creating additional housing options for the future generation of Hawaii.

One of the biggest challenges facing families in our community is the lack of housing and affordable rental. Many of our children are being forced to move away because they simply cannot afford to live here. This not only creates a strain on families, but it also has a negative impact on our community as a whole.

The 1538 Kapiolani project will not only provide much-needed housing options for families, but it will also help to revitalize our community and create new opportunities for growth and prosperity.

I urge you to support this important project and help to create a better future for our community and the generations to come.

Sincerely,

Nolan Hee

Name:	Email:	Zip:
MARC MCMURRAY	MARCMCMURRAY@YAHOO.COM	96813
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 10:21 AM

Testimony:
I SUPPORT THIS PLAN AS IT WILL HELP PROVIDE MORE JOBS AS IT IS BEING BUILT ALONG WITH MAKING OUR CITY WHERE TOURIST ARE MOST SEEN OUTSIDE OF WAIKIKI HAVE A NICE NEW PLACE TO EXPLORE WHEN THEY STEP FOOT OUTSIDE OF ALA MOANA HELPING TO SUPPORT LOCAL BSUINESS IN THE AREA.

Name:	Email:	Zip:
andrew chen	andrewchen.rhs@gmail.com	96822
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 10:25 AM

Testimony:
I think its a great idea, it should create a lot of jobs and clear out the area of the homeless and keep this area safer.

Name:	Email:	Zip:
George Benavente	gbrealestate@gmail.com	96818
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 10:37 AM

Testimony:
Aloha all,

I am writing to express my support for the proposed new condominium tower construction project in our community. The project's potential to create new jobs, provide housing for homeless and working-class families, address our housing needs, and stimulate the local economy is most needed.

The shortage of affordable housing is a pressing issue affecting our community. The proposed condominiums would not only help address this need but also provide a sense of security and stability to those families who have been struggling to find suitable accommodations. By creating housing options for homeless families and working-class individuals, the project would foster inclusivity and support the social fabric of our community.

Furthermore, the construction of these condominiums would generate numerous employment opportunities for local residents. This infusion of employment opportunities will not only benefit the workers and their families but also contribute to the overall vitality of our local economy.

Thank you for your time and consideration.

Yours sincerely,

George Benavente

Name:	Email:	Zip:
Lito Labuguen	llabuguen@fjhawaii.com	96817
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 10:46 AM

Testimony:
Economically feasible for more jobs and additional housing in town to decongest the freeway traffic.

Name:	Email:	Zip:
DARREN SASAKI	SILVER6MT@YAHOO.COM	96706
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 11:03 AM

Testimony:
THIS WILL CREATE MORE JOBS FOR OUR LOCAL COMMUNITY AND PROVIDE MORE HOUSING. IT WILL ALSO HELP CLEAN UP THE HOMELESS CAMP WHICH IN TURN MAKES IT SAFER AND WILL CLEAN UP THE AREA AS WELL.

Name:	Email:	Zip:
Gina Mullaney	gmullaney16@gmail.com	96822
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 11:14 AM

Testimony:
It would be great to be able to afford a condo one day that is close to work.

Name:	Email:	Zip:
Quang Huynh	quang55@hotmail.com	96817
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 11:28 AM

Testimony:
Job creation in the area is much needed and will revitalize the area which will make the area much safer. It's pretty scary walking in the area with the influx of homeless activity there.

Another huge benefit is that it will provide housing for our local families. I'm tired of hearing about how local people are being priced out of paradise. I want to be able to have my children stay in Hawaii where they were born and raised.

Mahalo for your Kokua.

Name:	Email:	Zip:
Joan Akita	joanakita@gmail.com	92620
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 11:31 AM

Testimony:
I am a previous resident of Hawaii, born and raised in Honolulu. I had to relocate to the mainland in 2001 to try to provide a better future for my two children. The main reasons I left were the high cost of living and the shortage of affordable housing.
As a single mother, there was no way I could afford to provide a safe home for my family on the islands. I would also like to mention that I sold real estate on the islands for 15 years, so I understand the positive economic impact of affordable housing projects. These projects create jobs during the construction phase and provide ongoing economic benefits through increased spending on local goods and services.

They foster community diversity: Affordable housing projects promote socioeconomic diversity and inclusivity within communities. They provide opportunities for individuals from diverse backgrounds to live and work in the city, fostering a vibrant and inclusive community.
Please feel free to reach out to me if you have any questions about my testimony of support for this project. Thank you .

Name:	Email:	Zip:
Dyanne Barientos	dyanne711@gmail.com	96797-5639
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 12:01 PM

Testimony:
I am in support for more housing, especially when a portion of it will be affordable housing.

Name:	Email:	Zip:
Christopher Farmer	chfarmer@hawaii.rr.com	96825

Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 12:10 PM

Testimony:
We need more affordable housing to keep locals in Hawaii and encourage those locals who left to return.

Name:	Email:	Zip:
Dennis Rademacher	rademacher88@aol.com	96813
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 12:28 PM

Testimony:
I believe the is a good!
It provides more jobs for Hawaii people and more housing to keep our kids from moving away from Hawaii.
Thanks
Dennis Rademacher

Name:	Email:	Zip:
Michael Lovediro	mlovediro@yahoo.com	96819
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 12:33 PM

Name:	Email:	Zip:
Angela Martinez	angelamartinez1989@gmail.com	96744
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 12:33 PM

Testimony:
I feel this development would be very beneficial for people like me who work near the area. Most private schools are in town, my child's school would just be a 15 minute drive, so this condo location would be perfect for my family and I. I also believe it will improve the neighborhood since we've been having a big homeless problem, specifically in this area. We definitely need more condos in this area where you could walk to most places, and have shorter car commutes.

Name:	Email:	Zip:
YUJI TAZAKI	surfaholic808@gmail.com	96826
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 12:36 PM

Testimony:
This new condominium is close to my work place and I think the location is the best. I think it's a very nice condominium.

Name:	Email:	Zip:
Karlson Keliikipi	kipi2@yahoo.com	96744
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 01:01 PM

Testimony:
New construction is a must have for Hawaii's housing shortage. Providing all forms of residential options is a responsibility that the State and City should take seriously. New construction will also provide jobs and revitalize the area. I strongly support the 1538 Kapiolani Tower project.

Name:	Email:	Zip:
Peter Togawa	ptogawa@gmail.com	96782
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 02:13 PM

Name:	Email:	Zip:
David Jung	david@tnhawaii.com	96813
Representing:	Position:	Submitted:

Self	Support	Jun 19, 2023 @ 02:16 PM

Testimony:
we wish to see more condominium in town and 1538 is perfect location for living area location.
Hawaii rental cost is too high due to rack of enough residency.
this project will be reduce pricing and support locals for sure.

Name:	Email:	Zip:
JOSEPH AGUON	manager.owt@gmail.com	96813
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 02:19 PM

Testimony:
Subject: Testimony in Support of the Project at 1538 Kapiolani

Dear Chair Tommy Waters,

I am writing to you today to express my strong support for the project at 1538 Kapiolani, which is currently under review by the City Council. I firmly believe that this project will bring numerous benefits to our community and contribute to its growth and development in a responsible and sustainable manner.

As a long-term resident of this neighborhood, I have witnessed firsthand the challenges we face, particularly in terms of affordable housing and economic opportunities. The project at 1538 Kapiolani offers a thoughtful and comprehensive solution to address these pressing issues. By incorporating a significant number of affordable housing units, this development will provide much-needed homes for individuals and families who struggle to find affordable housing options in our city. It is a crucial step towards creating a more inclusive and equitable community where everyone has the opportunity to thrive.

Furthermore, I appreciate the emphasis placed on sustainability in this project. With growing concerns about climate change and environmental degradation, it is essential that we prioritize eco-friendly and resource-efficient developments. The project at 1538 Kapiolani incorporates green building practices, renewable energy sources, and efficient resource management, demonstrating a commitment to minimizing its environmental impact. By setting an example for future developments, this project will help to protect our natural resources and contribute to a more sustainable future.

Another compelling aspect of this project is its potential to stimulate our local economy. The construction phase alone will create numerous job opportunities for local workers and support small businesses in our community. Once completed, the project will attract new businesses and investors, further enhancing our economic growth and vitality. It is a valuable investment in our community's long-term prosperity.

I understand that the City Council's review process ensures careful evaluation of all proposed developments, and I commend the thoroughness and transparency with which this project has been assessed. The project team has actively engaged with the community, taking into account our concerns and feedback. The resulting proposal reflects the collaboration and dedication of all stakeholders involved.

In conclusion, I urge you to support the project at 1538 Kapiolani and help bring it to fruition. This development offers a unique opportunity to address our community's urgent needs for affordable housing, sustainability, and economic growth. By approving this project, you will not only make a positive impact on the lives of our residents but also contribute to the overall well-being of our community.

Thank you for your time and consideration. I trust that you will carefully evaluate the merits of this project and make a decision that aligns with the best interests of our community. Should you require any additional information or if I can be of assistance in any way, please do not hesitate to reach out.

Sincerely,
Joseph Aguon

Name:	Email:	Zip:
Steve Sombrero	ssombrero@chaneybrooks.com	96814
Representing:	Position:	Submitted:

Self	Support	Jun 19, 2023 @ 03:12 PM

Testimony:
Aloha Chairman Waters, Vice Chair Kia' aina, and Members of the Zoning Committee.

I am Steve Sombrero, the President and CEO of Cushman & Wakefield Chaney Brooks, Hawaii's oldest and largest locally owned commercial real estate organization, headquartered at 1440 Kapiolani, one block Ewa of 1538 Kapiolani. I am writing to express my strong support for the proposed development project by JL Ala Moana.

As you know, Hawaii struggles with a severe shortage of affordable rental units, and I commend JL Ala Moana for introducing a project that seeks to address this pressing issue. It is heartening to note that the proposed development will provide a high percentage of affordable housing units that exceed 23% of the total unit counts under the IPDT. This commitment to affordability is commendable, and I believe this project will serve as an excellent model for future developments across Hawaii.

By providing much-needed quality rental units, JL Ala Moana's proposed project will help create an ideal live-work-play community in Kapiolani that many of us aspire to for our next generation. As a company that has contributed significantly to the growth and development of Hawaii's commercial real estate landscape, we believe that the JL Ala Moana project aligns well with our values and vision.

Therefore, I would like to urge every member of this committee to show your support for affordable housing and JL Ala Moana's project. Their development has the potential to make a positive impact on the community and the local economy while fulfilling the critical need for affordable housing.

Thank you for your time, and I look forward to your vote in support of this much-needed project.

Warmest regards,

Steve K. Sombrero
President and CEO
Cushman & Wakefield ChaneyBrooks

Name: Brandon Suzuki	Email: hounddoggie56@yahoo.com	Zip: 96782
Representing: Self	Position: Support	Submitted: Jun 19, 2023 @ 03:45 PM

Testimony:
Dear Review Committee,

I am writing to express my strong support for the 1538 Kapiolani development project that is being proposed for our community. As a parent with young children, I understand the importance of creating additional housing options for the future generation of Hawaii.

One of the biggest challenges facing families in our community is the lack of housing and affordable rentals. My nephew and nieces have moved away because they simply cannot afford to live here.

The 1538 Kapiolani project will provide much-needed housing options for families, and it will also help to revitalize the Ala Moana area.

I urge you to support this important project and help to create a better future for our community and the generations to come.

Sincerely,

Brandon Suzuki

Name: Alvin Suzuki	Email: ra10111780@gmail.com	Zip: 96782

Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 03:48 PM

Testimony:
Dear Committee,

I am a grandfather, writing to express my support for the 1538 Kapiolani project. My grandchildren have grown up in Hawaii, and it is the only home they have ever known. They have a strong sense of community here, and have developed deep connections to the people and the culture of this state. However, being able to purchase a home and the affordability to live in Hawaii has become difficult.

I urge you to consider the impact that this decision will have on my grandchildren and their family. Moving away from Hawaii would be a significant loss for them, and it would be a great loss for our community as well.

Thank you for your consideration.

Sincerely,
Alvin Suzuki

Name:	Email:	Zip:
Brian Fujiwara	brian808@hawaii.rr.com	96817
Representing:	Position:	Submitted:
BKF & Associates LLC	Support	Jun 19, 2023 @ 03:50 PM

Name:	Email:	Zip:
Taylor Shreve	tash3085@colorado.edu	80223
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 03:51 PM

Testimony:
Dear Review Committee,

I am writing to express my strong support for the 1538 Kapiolani project and how it will help to improve the housing situation in Hawaii. As a former resident of Hawaii, I miss my family and friends dearly, and I would love nothing more than to move back to the beautiful islands that I once called home.

However, I have been unable to do so due to the lack of available homes to purchase and the high cost of living in Hawaii. Despite my best efforts, I know that I am not alone in facing these challenges. Many former residents of Hawaii share the same desire to return but are held back by the same obstacles

I urge you to do approve the 1538 Kapiolani project so more housing options are available to us wanting to come home.

Thank you for your time and consideration.

Sincerely,

Taylor Shreve

Name:	Email:	Zip:
Brian Fredericksen	brian.paul.ortiz@gmail.com	80223
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 03:53 PM

Testimony:
Dear Review Committee,

I am writing to express my strong desire to live in Hawaii and to urge you to take action to increase the availability of housing options in the state. I have heard many wonderful things about living in Hawaii, from the beautiful landscapes to the welcoming

culture and the sense of community that permeates the islands.

However, as I have researched housing options in Hawaii, I have become increasingly discouraged. It seems that very few affordable housing options are available, and even those available are often in short supply. As a result, I have been unable to find a home and I fear that I may never be able to realize my dream of living in Hawaii.

I know that I am not alone in facing this challenge. Many people would love to live in Hawaii but are held back by the lack of housing options. I believe that increasing the availability of housing in Hawaii as is proposed with the 1538 Kapiolani project is critical to creating a vibrant, thriving community that can support all of its residents.

Whether through incentives for developers to build more housing or through policies that encourage the construction of new homes and the rehabilitation of existing ones, I believe that there are many steps that can be taken to increase the availability of housing in Hawaii.

Thank you for your time and consideration.

Sincerely,

Brian Fredericksen

Name:	Email:	Zip:
Taeyong Kim	tkim@environcom.com	96823
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 04:09 PM

Name:	Email:	Zip:
Dwayne Sasaki	gwagonpremium@gmail.com	96825
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 04:10 PM

Testimony:
I support this project because I think that it will create more jobs, and I think that it will
create more affordable housing and improve the neighborhood as there is currently a lot of homeless people in that area.
Regards,
Dwayne Sasaki

Name:	Email:	Zip:
Yayoi Oki	mwhi2020@gmail.com	96825
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 04:14 PM

Name:	Email:	Zip:
Yumi Ozaki	yumiozaki@mac.com	96822
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 04:16 PM

Testimony:
I am writing to express my support for your 1538 Kapiolani development project.

With the rise in the cost of gas, more and more clients are looking for a centralized property to eliminate the long commute required when living on the island's West, East, or Northside. Your development's location is optimal, as it is within the urban core.

Name:	Email:	Zip:
Julieto Labuguen	llabuguen@fjhawaii.com	96817
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 04:22 PM

Testimony:

Economically feasible for more jobs and housing availability in town to decongest freeway traffic.

Name:	Email:	Zip:
Yuko Wada	yuko.hirano@gmail.com	96826
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 04:26 PM

Testimony:
I am writing to express my support for your 1538 Kapiolani development project. As a realtor, I am constantly on the lookout for properties that meet my clients' needs.

Also this project will add more housing inventories to the market, which will give buyers more options to choose from and help create more jobs for the locals and boost economy in the area.

Thank you!

Name:	Email:	Zip:
Julieto Labuguen	llabuguen29@gmail.com	96818
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 04:27 PM

Testimony:
Economically feasible for more jobs and housing availability in town to decongest freeway traffic.

Name:	Email:	Zip:
Dale Payson	dalepayson@gmail.com	96817
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 04:28 PM

Testimony:
The former KGMB building on Kapiolani Boulevard has become an eye sore, after the long-time broadcasting company left the area several years ago. It is not only decrepit and out of place along Kapiolani Boulevard's recent upgrading at Ala Moana Center, Nordstrom's, and the One Kapiolani building, but it has become a magnet for a homeless population, with rampant drug use, public defecation, and crime, creating an unsafe environment for those living and working in the area. A new project like this one, would bring new jobs and residents to mid-town Honolulu, as well as erase the blight of the current site usage.

Name:	Email:	Zip:
Glen Butac	glenbutac@gmail.com	96819
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 04:34 PM

Testimony:
I am all for the project. We need more affordable living in Hawaii. And it will create more jobs to boost economy. Also it'll clean up the area

Thank You
Glen Butac

Name:	Email:	Zip:
Matthew Liew	matthew.liew@aon.com	96813
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 05:05 PM

Testimony:
I am writing to express my unwavering support for the 1538 Kapiolani Tower project. 1538 Kapiolani and the affordable housing components attached to the project will deliver 432 units in the Ala Moana TOD area with 331 market units and 101 affordable rental units. JL Ala Moana will be providing the highest percentage of affordable housing units under the IPDT at 23.4% of the total unit counts to date. 1538 Kapiolani has an estimated budget of $380 million with approximately $278 million set aside for construction related costs that will support our local union construction trades.

Name:	Email:	Zip:
Tomoko Matsuzuru	sunrisetomoko@gmail.com	96815
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 05:15 PM

Testimony:
There are many parents in Hawaii who are divorced and work with their children. I think it's necessary to provide them with appropriate housing. It would be nice if we could have a lot of affordable rentals for future children.

Name:	Email:	Zip:
Hidemi Yamaguchi	corinthians2_517@hotmail.com	96816
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 05:49 PM

Testimony:
Dear Members of the Review Committee,

Aloha, my name is Hidemi Yamaguchi I live in Honolulu, and I am testifying today in support of the project at 1538 Kapiolani Blvd. I do believe the affordable housing crisis rises every year, furthermore for the hard working family suffering from high living cost and inflation adds to this social issue we are facing in our state. This project of 1538 Kapiolani is not just an high-rise building complex more over its, unique additional affordable residential RENTAL units(over 100 units) is not only providing a solution to the need in the area but also creating a safe living space for the hard working resident families here in Hawaii. Another key things to remember are crime prevention effects that will bring in to the community for safe walking area for all people, especially the residents in the community. Furthermore this project provides businesses on the premises are another component of positive effects. Provide work sources will help the families and individuals greatly. Also, brings in the uplifting energy into the community.

To give an illustration of our recent experience, we were at the restaurant at this projects site (just so happened) my aging mother enjoyed the trees along the side of Kapiolani Blvd. This street have such an extinguished view all the way to the end of Kapiolani Blvd. till crossroad of King Street. I didn't realize this until we sat and enjoyed the meal as we glanced outside from the window. As my mother and I, rediscover the beauty of the community, and more safety zone to come, will enhance the businesses and residents growing together to support local businesses and the families, would enhances more Aloha and finding joy in our living.

In view of the project presentation flyer, it seems reasonable to assume that 1538 Kapiolani Project with mix use of zoning is a great plus to the community and I am in support of this project.

Mahalo,
with gratitude,
Hidemi Yamaguchi
Resident of Honolulu since 1980.

Name:	Email:	Zip:
Marcel Chan Sr.	marcelchan59@yahoo.com	96734
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 06:02 PM

Testimony:
Dear members of the council,
I am writing to express my support for your 1538 Kapiolani development project. As a realtor, I am constantly on the lookout for properties that meet my clients' needs, and your project checks off many of the desired components Buyers are looking for.

With the rise in the cost of gas, more and more clients are looking for a property that is centralized, to eliminate the long commute required when living on the West, East or Northside of the island. Your development's location is optimal, as it is located within the urban core.

In addition to a great location, design and features to meet the needs of their families is an important factor for Buyers. The proposed design of your project is impressive. I can see how it will add an exciting element to the Ala Moana neighborhood. The varied lifestyle residences will cover a broader buyer profile.

1538 Kapiolani will provide Buyers options which will assist the many that are still looking to find their new home.

Thank you for your time and consideration.
Sincerely, Marcel Chan

Name:	Email:	Zip:
Ellin Chun	ellinchun@gmail.com	96816
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 06:29 PM

Testimony:
To whom it may concern

I am writing in support of the proposed 1538 Kapiolani project and it's attached projects for affordable housing.

I feel the project will provide housing options for various income brackets for our community, including the affordable component.

It feel it will also provide jobs throughout all phases of from pre-construction through after completion.

Thank you for your consideration

Name:	Email:	Zip:
Sachiko Trillo	sachiko@bluebunnyhawaii.com	96813
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 06:39 PM

Testimony:
I support the project planned to be built at 1538 Kapiolani Blvd. I believe that this project with over 100 affordable rental units will help to address the high need for housing in a centrally located neighborhood. The area has been underutilized. This project will definitely support our economy by generating more job opportunities and tax revenue for the government, which could be used to fund infrastructure improvements in the area. Also, this will be used to provide more services that would assist in addressing the growing community affected by housing insecurity.

Name:	Email:	Zip:
Ryan Nasu	rn973@icloud.com	96825
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 06:47 PM

Testimony:
To whom it may concern, I support the upcoming project because it will provide affordable housing and jobs for the community. I am currently looking for an affordable unit in this area

Name:	Email:	Zip:
Sanshiro Kiyose	sanshiro.r.k@gmail.com	96813
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 07:54 PM

Testimony:
I am writing to express my enthusiastic support for the 1538 Kapiolani development project and to share the reasons why I believe it will bring significant benefits to our community.

As a realtor who has been actively involved in the local housing market, I have witnessed firsthand the challenges faced by buyers due to limited inventory. The scarcity of available properties has made it increasingly difficult for prospective homeowners to find suitable options. The 1538 Kapiolani development project holds great promise in addressing this issue by providing a wider range of housing choices in one of our most coveted neighborhoods.

By increasing the inventory of available properties, the project will not only benefit potential buyers but also have a positive impact on the local economy. The creation of new jobs and the stimulation of economic activity associated with the development will contribute to the overall growth and prosperity of our community. This, in turn, will have a ripple effect on the housing market,

fostering a more dynamic and sustainable environment for homeownership.

I firmly believe that the 1538 Kapiolani development project aligns perfectly with the vision of a thriving community where individuals can live, work, and flourish. By offering a variety of housing options within the same neighborhood, the project promotes a desirable lifestyle that encourages a strong sense of belonging and community engagement.

Considering the numerous benefits that this project offers, I urge you to carefully consider its approval. The 1538 Kapiolani development project has the potential to make a significant positive impact on our community by increasing housing options and driving economic growth.

Thank you for your time and consideration. Your support for the 1538 Kapiolani development project will contribute to the betterment of our community as a whole.

Name:	Email:	Zip:
takuya Nikaido	nikaidotakuya87@gmail.com	96815
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 07:57 PM

Testimony:
I think 1538 Kapiolani development project is a good project. There are many Kakaako condos, but not much newer condo in central honolulu in Ala Moana and Makiki area.

Name:	Email:	Zip:
Akiko Kakuda	eg.akikokakuda@gmail.com	96814
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 08:03 PM

Testimony:
I am writing to express my strong support for the development project 1538 Kapiolani, which will provide our community with affordable rentals. This project will be a significant step toward increasing the supply of affordable housing in a much-needed neighborhood

Name:	Email:	Zip:
Audrey Oh	aaudreyoh@gmail.com	96826
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 08:18 PM

Testimony:
ZONING COMMITTEE
RES23-062
Wednesday, June 21, 2023
9:00 a.m.

IN SUPPORT OF RES23-062 - APPROVING A CONCEPTUAL PLAN FOR AN INTERIM PLANNED DEVELOPMENT-TRANSIT (IPD-T) PROJECT FOR THE 1538 KAPIOLANI TOWER PROJECT

Aloha,

My name is Audrey Oh and I am currently a sophomore student in college, born and raised in Hawaii. I am testifying in favor of approving the conceptual plan for the 1538 Kapiolani Tower Project. Growing up in Hawaii, I've always been exposed to the issues of sustainability and infrastructure in Hawaii. Our state has the fourth-highest per capita rate for homelessness and I strongly believe the issues regarding sustainability and lack of affordable housing contribute greatly to this figure. For this testimony, my main concern revolves around the affordability and shortage of housing in this central area. I believe that this project tackles these issues and helps relieve the pressure that is present in our community. Under the proposed plan, it states that the project aims to provide the highest percentage of affordable housing under the interim planned development-transit at 23.4%. Not only would it benefit the shortage of housing availability, but I also believe the large budget will help bolster our state's economy and help our local community by creating jobs and generating tax revenue to help with other pressing issues.

Thus, I reaffirm my support of RES23-062 - APPROVING A CONCEPTUAL PLAN FOR AN INTERIM PLANNED DEVELOPMENT-TRANSIT (IPD-T) PROJECT FOR T HE 1538 KAPIOLANI TOWER PROJECT.

Mahalo for the opportunity to testify,
Audrey Oh.

Name:	Email:	Zip:
Patrick Nakamura	patnakamura@hotmail.com	96814
Representing:	**Position:**	**Submitted:**
Self	Support	Jun 19, 2023 @ 09:02 PM

Testimony:
Dear Sir/Madam,

I am writing this letter to express my support for the 1538 Kapiolani development project that is planned for our community. As a realtor, during the last several years I experienced great difficulty finding properties for buyers due to the lack of inventory available. This project will increase inventory and provide a wider range of options for buyers in one of the most highly sought after neighborhoods.

It will additionally stimulate the local economy and create jobs for the community. This will have a positive effect on the housing market. The increased inventory will assist Hawaii's people to be able to call Hawaii home and contribute to the growth of the community.

I strongly support the proposed 1538 Kapiolani housing development and urge you to consider its approval. The benefits of this project are numerous, as it will create more housing options in a neighborhood that promotes a lifestyle of working and living within the same community.

Thank you for your time and consideration.

Sincerely,
Patrick Nakamura

Name:	Email:	Zip:
Tami Senyuva	tamisenyuva@gmail.com	96813
Representing:	**Position:**	**Submitted:**
Self	Support	Jun 19, 2023 @ 09:45 PM

Testimony:
Dear Review Committee,

I am writing to express my support for the 1538 Kapiolani development project that aims to create more housing in our community. As a mother whose child is going away to college soon, I have heard from many friends who have had similar experiences with their children. Unfortunately, some of them have not returned to live in Hawaii because of the lack of housing and the high cost of living.

It is heartbreaking to see our children leave our beautiful state and not have the opportunity to return because of the cost of paradise. I strongly believe that this new development project will help to create more housing options for our residents, including those who are just starting out in their careers or attending college.

This project can help to keep families together and provide our children with the opportunity to come back home after college.

I urge the Review Committee to consider the long-term benefits of this project and the positive impact it could have on our community. We need to take action now to address the housing crisis and ensure that our children have the opportunity to live and thrive in Hawaii.

Thank you for considering my views.

Sincerely,

Tami Senyuva

Name:	Email:	Zip:
David Stein	steinmdphd@aol.com	96813
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 09:47 PM

Testimony:
Dear Review Committee,

I am writing to express my support for the 1538 Kapiolani development project that aims to create more housing in our community. As a father whose child is going away to college soon, I have heard from many friends who have had similar experiences with their children. Unfortunately, some of them have not returned to live in Hawaii because of the lack of housing and the high cost of living.

It is heartbreaking to see our children leave our beautiful state and not have the opportunity to return because of the cost of paradise. I strongly believe that this new development project will help to create more housing options for our residents, including those who are just starting out in their careers or attending college.

This project can help to keep families together and provide our children with the opportunity to come back home after college.

I urge the Review Committee to consider the long-term benefits of this project and the positive impact it could have on our community. We need to take action now to address the housing crisis and ensure that our children have the opportunity to live and thrive in Hawaii.

Thank you for considering my views.

Sincerely,

David Stein, MD

Name:	Email:	Zip:
Marcel Alika Chan	pachan808@gmail.com	96734
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 10:39 PM

Name:	Email:	Zip:
Kasey Le	kaseylei22@gmail.com	96816
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 11:25 PM

Testimony:
I am writing to provide support to the proposed 1538 Kapiolani project and affiliated projects.

As a college student, I support the affordable units that will be available. I also support that it will provide a variety of jobs that allow flexible hours for those like myself.

I also hope to one day be able to purchase a unit in a building like 1538 Kapiolani in my future.

Name:	Email:	Zip:
Anna Tsai	annapctsai@yahoo.com.tw	96816-1490
Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 11:56 PM

Name:	Email:	Zip:
Jackson Fong	fongie7@yahoo.com	96817

Representing:	Position:	Submitted:
Self	Support	Jun 19, 2023 @ 11:57 PM

Name:	Email:	Zip:
JAMES CROCKETT	jamesdcrockett@yahoo.com	96734

Representing:	Position:	Submitted:
Self	Support	Jun 20, 2023 @ 05:05 AM

Testimony:
As a retired airline pilot, I often met people on my mainland trips who were from Hawaii. Las Vegas was a big destination for many, but so was Los Angeles, Phoenix, Seattle, and Portland. Whenever I had the opportunity, I would ask them why they left Hawaii and the main reason was the cost of living and they couldn't afford to live here any longer. I always felt it sad that so many of our local residents were displaced from their families due to economic circumstances. One could bet Hawaii probably has the highest displacement percentagewise of any state for this reason. I strongly feel our island needs more affordable housing and that the proposed site at 1538 Kapiolani, near the new rapid transit rail line would be a perfect place to help keep families together (and we need more) ... and what better sprit of Aloha is there?

Name:	Email:	Zip:
Cailee Awa	cailee.awa@gmail.com	96744

Representing:	Position:	Submitted:
Self	Support	Jun 20, 2023 @ 06:50 AM

Name:	Email:	Zip:
Roxanne Koster	roxanne.koster@gmail.com	96815

Representing:	Position:	Submitted:
Self	Support	Jun 20, 2023 @ 07:25 AM

Testimony:
Dear Whom It May Concern,

I am writing to express my strong support for 1538 Kapiolani development project that will provide a large number of affordable rentals in the Ala Moana area. As a tenant who has been struggling to find affordable rental options, I believe this project will have a positive impact towards adding to the availability of affordable housing in a much needed neighborhood.

The current rental market has made it increasingly difficult for low and middle-income families like mine to find affordable rental options. This new development project offers a unique opportunity to address this issue by providing more affordable rental homes that are accessible to a wider range of tenants.

As someone who has been searching for affordable rental options in the Ala Moana area, I understand how important it is to have quality, affordable housing options available that is in close proximity to everything.

I urge you to support this project and please help bring affordable rental options to the Ala Moana community. Thank you for your consideration.

Sincerely,

Roxanne Koster

Name:	Email:	Zip:
Arnold Martines	arnold.martines@CPB.bank	96813

Representing:	Position:	Submitted:
Central Pacific Bank	Support	Jun 20, 2023 @ 07:42 AM

Name:	Email:	Zip:
Nathaniel Kinney	nkinney@hrcc-hawaii.com	96817

Representing:	Position:	Submitted:
Hawaii Regional Council of Carpenters	Support	Jun 20, 2023 @ 07:52 AM

Testimony:
The Hawaii Regional Council of Carpenters is writing in support for the development project 1538 Kapiolani, which will provide our community with much needed affordable housing. With 331 for sale condominiums, this project will also provide 101 off site units in close proximity to 1538 Kapiolani Blvd. as affordable rentals.

Mahalo for your considertion

Name:	Email:	Zip:
Daniel Nishikawa	dnishikawa@fhb.com	96813
Representing:	Position:	Submitted:
First Hawaiian Bank	Support	Jun 20, 2023 @ 08:08 AM

Name:	Email:	Zip:
Chad Karasaki	chad.karasaki@aon.com	96813
Representing:	Position:	Submitted:
Aon Risk Services, Inc. of Hawaii	Support	Jun 20, 2023 @ 08:54 AM

Testimony:
Oahu is in great need of affordable rental housing inventory. These units are the first step in the housing ladder, that many families have an opportunity to participate in. Having an opportunity to move out of multi-generational homes, and beginning the foundation of independent living, is what these affordable rentals can offer.

The high paying construction jobs, emanating from this project, also enhances the ability of hard-working trade employees, to have stable employment, and also seek entry into the housing ladder, either through rental, or for sale units.

Keeping with the mantra of making the urban core dense, but keeping the country country, also is in sync with Oahu’s master planned development.

Chad W. Karasaki

Name:	Email:	Zip:
Benjamin Sadoski	bsadoski@5.unitehere.org	96818
Representing:	Position:	Submitted:
UNITE HERE Local 5	Oppose	Jun 20, 2023 @ 08:59 AM

Name:	Email:	Zip:
michael grossi	michael.grossi@aon.com	96812
Representing:	Position:	Submitted:
Self	Support	Jun 20, 2023 @ 09:13 AM

Testimony:
Aloha
My name is Michael Grossi and I live in Honolulu Hawaii, and I am providing written testimony in support of RES23-062 APPROVING A CONCEPTUAL PLAN FOR AN INTERIM PLANNED DEVELOPMENT-TRANSIT (IPD-T) PROJECT FOR THE 1538 KAPIOLANI TOWER PROJECT.

I support the project as it will provide much needed additional affordable housing in urban Honolulu HI. The project will provide union construction jobs which benefits the entire construction industry. Overall, this is a very positive project for Honolulu and one I truly support.

Thank you for this opportunity to provide written testimony.
Michael Grossi
96821

Name:	Email:	Zip:
Brett Hill	brett@bhc808.com	96814
Representing:	Position:	Submitted:

Self	Support	Jun 20, 2023 @ 09:13 AM
Name: Joli Tokusato	Email: jtokusato@5.unitehere.org	Zip: 96826
Representing: UNITE HERE Local 5	Position: Oppose	Submitted: Jun 20, 2023 @ 09:16 AM
Testimony: I oppose Resolution 23-62 related to an IPD-T permit for the 1538 Kapiolani development.		
Name: Randal Hiraki	Email: randy@complumbing.com	Zip: 96819
Representing: Commercial Plumbing Inc.	Position: Support	Submitted: Jun 20, 2023 @ 09:21 AM
Name: Bradford Thiessen	Email: bradfordthiessen@gmail.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Jun 20, 2023 @ 10:29 AM
Testimony: Aloha! I am writing to you to show my support for the 1538 Kapiolani Tower that is being review by the city council. As a life long resident of Hawaii Kai we search for the affordable next step in living. The other projects that have been approved by Howard Hughes have been overpriced and way out of reach for most people. The 1538 Kapiolani Tower will be a opportunity for many to remain in Hawaii and keep our tax base here. I noticed that it has a lot of studio apartments. The studio is a great living arrangement for people beginning home ownership and for seniors who are traveling. I like the ride sharing and bicycle concepts. Please move forward with this project. Mahalo, Bradford Thiessen		
Name: Tetsuaki Saihara	Email: b_side_a@hotmail.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Jun 20, 2023 @ 11:09 AM
Testimony: I fully support the new 1538 Kapiolani condo project. The project will create new jobs for Hawaii's construction industry and their affordable rental units will help our community now and for the future. I have a daughter who I hope will succeed and live in Hawaii for many years to come. Having more affordable housing units will allow her to continue living in Hawaii and look forward to creating a career for her in Honolulu. I believe this new project will help the local economy and provide affordable housing units for future generations.		
Name: Kanoe Robinson	Email: kanoembhi@yahoo.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Jun 20, 2023 @ 11:29 AM
Testimony: I support this project because we truly need afordable housing for the people that were born and raised here. Our childred are growing up and moving away to the mainland to live because they can't afford to housing here on Oahu. I believe this project is a positive and will not only benefit affordable housing but will also help provide jobs for our construction industry as well as our island economy.		
Name: Samuel Chang	Email: schang@fjhawaii.com	Zip: 96813

Representing:	Position:	Submitted:
Self	Support	Jun 20, 2023 @ 11:42 AM

Testimony:
I fully support this project as it holds great potential for the community. The creation of numerous job opportunities will contribute to the local economy and benefit residents of Hawaii. Additionally, the provision of affordable housing is a crucial aspect that addresses an ongoing need. The project's favorable location further enhances its appeal and positive impact on the area. I believe it will be a valuable asset that helps promote growth and well-being in our community.

Name:	Email:	Zip:
Henry Baker	henry.baker111@gmail.com	96706
Representing:	Position:	Submitted:
Self	Support	Jun 20, 2023 @ 11:49 AM

Testimony:
To whom it may concern,
I am writing to express my support for your 1538 Kapiolani development project. As a realtor, I am constantly on the lookout for properties that meet my clients needs, and your project includes the location and desired features of properties they look for.
The proposed design of your project looks as if it will add an exciting element to the Ala Moana neighborhood and will appeal to a broad buyer profile with the different components. I believe 1538 Kapiolani will provide many Buyers options which will assist many that are still looking to find their new home.
Thank you for your time and consideration.

Name:	Email:	Zip:
Karis Whi	karis@vivehotelwaikiki.com	96815
Representing:	Position:	Submitted:
Vive Hospitality LLC	Support	Jun 20, 2023 @ 12:00 PM

Name:	Email:	Zip:
Julie Nahoi Baricar	jnahoibaricar@gmail.com	96707
Representing:	Position:	Submitted:
Self	Support	Jun 20, 2023 @ 12:27 PM

Name:	Email:	Zip:
Khanh Le	zackeryle@gmail.com	96814
Representing:	Position:	Submitted:
Self	Support	Jun 20, 2023 @ 12:39 PM

Testimony:
Dear sir/madam,
I am writing to express my support for 1538 Kapiolani development project that will provide a large number of affordable rentals in the Ala Moana area. I currently live nearby at Kapiolani Manor, and work at the Ala Moana Shopping Center. As a tenant who has been struggling to find affordable rental options, I believe this project will help to have a positive impact towards adding to the availability of affordable housing in a much needed neighborhood. The current rental market has made it increasingly difficult for low and middle-income families like mine. Please help bring more affordable rental options to the Ala Moana community. Thank you for your consideration.

Name:	Email:	Zip:
Maureen Nelson	maureen@pineappletweed.com	96734
Representing:	Position:	Submitted:
Pineapple Tweed Public Relations & Marketing	Support	Jun 20, 2023 @ 12:48 PM

Testimony:
To Whom It May Concern:

We are in support of this project, especially since it provides much needed affordable housing to this area. We hope you will approve it. In our business, we've worked with developers, architects and senior living planners, and feel this project will benefit our community.

Mahalo,

Maureen Nelson
Partner
Pineapple Tweed Public Relations & Marketing

Name:	Email:	Zip:
Momoe Fukuda	momoefuku555@gmail.com	96814
Representing:	Position:	Submitted:
Self	Support	Jun 20, 2023 @ 12:57 PM

Testimony:
I am writing to support the project at 1538 Kapiolani. More housing will benefit the community as we have more work, business, and tax income for the state.

Having affordable housing is definitely a plus since we lack inventory and need more inventory.

We need more affordable housing or rentals for the community and this project is definitely a plus to the community.

Name:	Email:	Zip:
Michael Yadao	myadao@HMPUHI-stab.org	96819
Representing:	Position:	Submitted:
Hawaii Masons' and Plasterers' Unions Stabilization Fund	Support	Jun 20, 2023 @ 01:01 PM

Name:	Email:	Zip:
Samuel Chang	sychang_65@hotmail.com	96813
Representing:	Position:	Submitted:
Self	Support	Jun 20, 2023 @ 01:07 PM

Testimony:
I fully support this project as it holds great potential for the community. The creation of numerous job opportunities will contribute to the local economy and benefit residents of Hawaii. Additionally, the provision of affordable housing is a crucial aspect that addresses an ongoing need. The project's favorable location further enhances its appeal and positive impact on the area. I believe it will be a valuable asset that helps promote growth and well-being in our community.

Name:	Email:	Zip:
Rosalei Rankin	rosaleiaday@hotmail.com	96816
Representing:	Position:	Submitted:
Self	Support	Jun 20, 2023 @ 01:25 PM

Name:	Email:	Zip:
John Rankin	jtrankin@gmail.com	96816
Representing:	Position:	Submitted:
Self	Support	Jun 20, 2023 @ 01:28 PM

Name:	Email:	Zip:
Robert P. Riggs	robertr@riggsdistributing.com	94010
Representing:	Position:	Submitted:
Self	Support	Jun 20, 2023 @ 01:28 PM

Name:	Email:	Zip:
Laurie Oh	7226615@gmail.com	96814
Representing:	Position:	Submitted:
Self	Support	Jun 20, 2023 @ 01:32 PM

Testimony:
Aloha,

I support the 1538 Kapiolani development project. As a Realtor, I am constantly on the lookout for properties that meet my clients' needs, and your project checks off many of the desired components Buyers are looking for.

With the rise in the cost of gas, more and more clients are looking for a property that is centralized, to eliminate the long commute required when living on the West, East or Northside of the island. Your development's location is optimal, as it is located within the urban core.

In addition to a great location, design and features to meet the needs of their families is an important factor for Buyers. The proposed design of your project is impressive. I can see how it will add an exciting element to the Ala Moana neighborhood. The varied lifestyle residences will cover a broader buyer profile.

1538 Kapiolani will provide Buyers options which will assist the many that are still looking to find their new home.

Thank you for your time and consideration

Mahalo,
Laurie Oh

Name:	Email:	Zip:
Joshua Mun	JoshuaM@BetterHawaii.com	96816
Representing:	Position:	Submitted:
Self	Support	Jun 20, 2023 @ 01:46 PM

Name:	Email:	Zip:
Beau Moody	beaucmoody@gmail.com	96734
Representing:	Position:	Submitted:
Self	Support	Jun 20, 2023 @ 02:04 PM

Testimony:
Dear Sir/Madam,

I am writing this letter to express my support for the 1538 Kapiolani development project proposed for our community. The project is not only beneficial in terms of providing much-needed housing options, but it will also generate significant tax revenue for the city and state. Revenue that could be used to tackle our growing homelessness population.

The 1538 Kapiolani project will provide a range of housing options for the community, which will be beneficial for both buyers and renters alike. However, the project will also generate substantial tax revenue for the city and state in the form of property taxes, conveyance taxes, GET taxes and other fees.

This revenue can be used to fund programs that tackle homelessness in our community, which is a serious problem that needs to be addressed. The funds generated from the housing development project can be used to provide affordable housing options for the homeless population, provide job training programs, and create other initiatives that help address the root causes of homelessness. This will not only benefit the homeless population but also the community as a whole.

I strongly support the 1538 Kapiolani housing development project and urge you to consider its approval. Thank you for your time and consideration.

Sincerely,

Beau Moody

Name:	Email:	Zip:
Chris Moody	cmcinc808@gmail.com	97821
Representing:	Position:	Submitted:
Self	Support	Jun 20, 2023 @ 02:07 PM

Testimony:

Dear [Recipient],

I would like to support the 1538 Kapiolani development project as a local business owner.

Local businesses frequently experience an increase in sales as a result of the arrival of members of the building team during a construction project. Not only during construction, but there will also be more business activity in the area and potential for new business to prosper after construction. This will directly and indirectly create sizable tax revenue for the city and state in the long term as well, and I believe having a vibrant community will definitely be a plus to the community and for the state.

I support 1538 Kapiolani development project and all short-term and long term positive impacts that come along with it to the community.

Sincerely,

Chris Moody

Name:	Email:	Zip:
ryan sakuda	ryan@gcahawaii.org	96819
Representing:	Position:	Submitted:
General Contractors Association of Hawaii	Support	Jun 20, 2023 @ 02:21 PM

Name:	Email:	Zip:
Stevie-Lyn Takata	stevielyntakata@gmail.com	96814
Representing:	Position:	Submitted:
Self	Support	Jun 20, 2023 @ 02:38 PM

Testimony:
Aloha Committee Members,

My name is Stevie-Lyn Takata, a resident of Kakaako/Honolulu, and I am writing in support of the 1538 Kapiolani Tower Project.

My hope in writing this testimony is to encourage the development of more housing - and especially affordable options - in the urban core. I am currently renting a 1-bedroom unit in an affordable housing condo in Kakaako. Now that I have a baby and need more space in the home, there are few options in town that are new, safe and reasonably priced.

Mahalo for the opportunity to testify.

Stevie-Lyn Takata
96814

Name:	Email:	Zip:
Paul Reintjes	paul.reintjes@aon.com	96813
Representing:	Position:	Submitted:
Self	Support	Jun 20, 2023 @ 03:22 PM

Testimony:
The amount of affordable units this project will generate will help the first time buyers get on the housing ladder. We are in a big need for affordable homes, and this project will add a large amount to the inventory. This project will not only provide units for homebuyers, it will provide high paying construction jobs.

Name:	Email:	Zip:
Devin Ildefonso	devinildefonso1@gmail.com	96701
Representing:	Position:	Submitted:
Self	Support	Jun 20, 2023 @ 03:25 PM

Testimony:
I support the 1538 Kapiolani project. I support the affordable housing units that this will provide those in the area.

Name:	Email:	Zip:
Kolton Shreve	mountainrunner808@gmailc.om	30326
Representing:	Position:	Submitted:
Self	Support	Jun 20, 2023 @ 03:25 PM

Testimony:
Dear Review Committee,

I am writing to express my strong support for the 1538 Kapiolani development project that aims to create more housing in Hawaii.

I have a great career that allows me to work remotely from anywhere in the world, it would be great to live and work in Hawaii. Unfortunately, the current housing shortage has made it nearly impossible for me to do so. I know that I am not alone in this situation, as many other former residents who work remotely would also love to return home.

This new development project is a step in the right direction to address the housing shortage in Hawaii. By creating more housing options, it will allow people like me to move back home and contribute to the local economy. This project will also benefit the young professionals and families who are struggling to find housing. This project can help to keep families together and allow former residents to return home.

I urge the Review Committee to consider the long-term benefits of this project and the positive impact it could have on our community.

Thank you for your attention to this matter.

Sincerely,

Kolton Shreve

Name:	Email:	Zip:
Kathleen Chin	nihao.kathleen.chin@gmail.com	96814
Representing:	Position:	Submitted:
Self	Support	Jun 20, 2023 @ 04:07 PM

Testimony:
Dear Members of the Committee,

The construction process is a job creator and increases surrounding business sales. It involves a large team to be involved during the construction process, and there are more employment opportunities for the community.

Not only during construction, but post construction employment opportunities will bring more people working in the community. This new development represents jobs for the community members, and strong job market is an essential component to building a sustainable and stronger neighborhood. By having more employment opportunities, this will bring millions of post-construction work for the community, and millions of dollars of additional tax revenue is likely to be generated for the state.

Having this project will definitely support our local economy, and I'm please to submit this testimony in strong support of the project.

Sincerely,
Kathleen Chin

Name:	Email:	Zip:
Eliza Talbot	etalbot@cochawaii.org	96813
Representing:	Position:	Submitted:
Chamber of Commerce Hawaii	Support	Jun 20, 2023 @ 04:22 PM

Name:	Email:	Zip:
Christopher Delaunay	cdelaunay@prp-hawaii.com	96813
Representing:	Position:	Submitted:
Pacific Resource Partnership	Support	Jun 20, 2023 @ 04:30 PM

Name:	Email:	Zip:
Henry Yoon	henryyoon05@gmail.com	96814
Representing:	Position:	Submitted:
Self	Support	Jun 20, 2023 @ 05:03 PM

Testimony:
To City Council Chair Tommy Waters and Vice Chair Esther Kia'aina,

I'm fully supportive of the tower being proposed at 1538 Kapiolani Blvd. This project is not only adding affordable units to the area, but the entire project will create a better community along the Kapiolani corridor--it will make it feel safer at night; more people will walk and the commercial space will continue to bustle. As we can see how well the Ward area is being developed as a community (where I live), we can see Kapiolani Blvd develop as its own unique neighborhood. Cleaning up and brightening Kapiolani Blvd will only add to the vibrancy of this city.

Thank you,
Henry Yoon

Name:	Email:	Zip:
Jan Kawamoto	janner38@gmail.com	96816
Representing:	Position:	Submitted:
Self	Support	Jun 20, 2023 @ 06:00 PM

Name:	Email:	Zip:
Kenneth Wada	takemotokotaro@gmail.com	96826
Representing:	Position:	Submitted:
Self	Support	Jun 20, 2023 @ 06:51 PM

Testimony:
To whom it may concern,

I am writing this letter to express my support for the 1538 Kapiolani development project proposed for our community. The project is not only beneficial in terms of providing much-needed housing options, but it will also generate potential tax revenue for the city and state that could be used to tackle our growing homeless population.

Homelessness in our community is a serious problem that needs to be addressed and the potential revenue generated from the housing development project can be used to assist the homeless population, provide job training programs, and create other initiatives that help address the root causes of homelessness.

I strongly support the 1538 Kapiolani housing development project and urge you to consider its approval. Thank you for your time and consideration.

Sincerely,

Kenneth Wada

Name:	Email:	Zip:
Laurie Mizuno	lauriei94@yahoo.com	96816
Representing:	Position:	Submitted:
Self	Support	Jun 20, 2023 @ 07:02 PM

Testimony:
I am writing to express my strong support for 1538 Kapiolani development project that will provide a large number of affordable rentals in the Ala Moana area. As a tenant who has been struggling to find affordable rental options, I believe this project will have

a positive impact towards adding to the availability of affordable housing in a much needed neighborhood.

The current rental market has made it increasingly difficult for low and middle-income families like mine to find affordable rental options. This new development project offers a unique opportunity to address this issue by providing more affordable rental homes that are accessible to a wider range of tenants.

As someone who has been searching for affordable rental options in the Ala Moana area, I understand how important it is to have quality, affordable housing options available that is in close proximity to everything.

I urge you to support this project and please help bring affordable rental options to the Ala Moana community. Thank you for your consideration.

Name:	Email:	Zip:
Damien Kim	dkim@ibew1186.org	96819
Representing:	Position:	Submitted:
IBEW Local Union 1186	Support	Jun 20, 2023 @ 07:49 PM

Name:	Email:	Zip:
Michael Young	myy@ack-inc.com	96797
Representing:	Position:	Submitted:
Albert C. Kobayashi, Inc.	Support	Jun 20, 2023 @ 08:10 PM

Name:	Email:	Zip:
Nana Saines	nanasaines2015@gmail.com	96816
Representing:	Position:	Submitted:
AREA	Support	Jun 20, 2023 @ 08:47 PM

Name:	Email:	Zip:
Emi Koike	emi@associatedhawaii.com	96815
Representing:	Position:	Submitted:
Self	Support	Jun 20, 2023 @ 09:04 PM

Testimony:
Aloha
I am writing to you requesting support for the project at 1538 Kapiolani which will be presented at the June 21, 2023 zoning meeting.

1538 Kapiolani and the affordable housing components attached to the project will deliver 432 residences in the Ala Moana Transit-Oriented Development (TOD) area, comprising of 331 market units and 101 affordable rental units. This project will provide the highest percentage of affordable housing units under the Interim planned development-transit (IPDT) at 23.4% of the total unit count. This will help to address the high need for housing in a centrally located neighborhood.

With an estimated $380 million budget, the 1538 Kapiolani project will support our local economy through the jobs and generating tax revenue for our city which can be used to fund infrastructure improvements and important services that would assist in addressing the growing community affected by housing insecurity.

Name:	Email:	Zip:
David H. Jung	david.h.i.jung@gmail.com	96826
Representing:	Position:	Submitted:
Self	Support	Jun 20, 2023 @ 09:13 PM

Testimony:
Chairman and Committee Members,

This letter supports the proposed development of 1538 Kapiolani Blvd. Specifically, the 101 off-site affordable units proposed in conjunction with 1538 Kapiolani Blvd.

I have, in my capacity as the sole transportation provider for the City funded Homeless Outreach and Navigation of the Unsheltered program ("HONU"), transported over 3,000 individuals from the streets to shelters since 2019. More importantly, in transporting the un-shelter to shelters, HONU has dramatically increased the probability of the unsheltered becoming housed. - the ultimate goal of all involved in homeless advocacy.

The root cause of most homelessness is the lack of affordable housing on Oahu. The addition of 101 affordable units to the sparse inventory of affordable units in one of the most desirable locations on Oahu (ample employment opportunities and convenient public transportation) will have a significant impact on alleviating and even preventing future homelessness.

For the reasons stated above, I strongly encourage the City to welcome the construction of an additional 101 units proposed by the developer of 1538 Kapiolani Blvd.

Regards,

David H. Jung

Name:	Email:	Zip:
Sydney Jung	sydney.jung@gmail.com	96826
Representing:	**Position:**	**Submitted:**
Self	Support	Jun 20, 2023 @ 09:38 PM

Testimony:
To Whom it May Concern,

I am writing in support of the redevelopment of 1538 Kapiolani. After moving to Oahu from California in 2018 I immediately noticed the lack of affordable housing. Due to the lack of affordable housing in the Honolulu/Ala Moana I ended up living with my dad and grandparents. This worked out great for my family and myself but even after 5 years in Hawaii I find housing limited and out of budget. I support the 1538 Kapiolani project to provide more affordable housing in a very metropolitan area of Hawaii (which for myself would be a walkable/bike able commute) but also I understand the benefit this development would be for our local economy. I saw how construction continued through the COVID 19 pandemic as an essential business.

I believe that the 1538 Kapiolani redevelopment project will be a great addition to the Ala Moana area. Thank you for your time.

Name:	Email:	Zip:
Kazu Yamaguchi	kazz@sagawa-hawaii.com	96816
Representing:	**Position:**	**Submitted:**
Self	Support	Jun 20, 2023 @ 11:02 PM

Testimony:
I have been living here in Honolulu almost 40 years from my school years til now. I had to say lots of aloha.. to my friends, wishing one day they will return. Everyone wishes to rent affordable Unit. That is why I support
1538 kapiolani . We need more condos like this !

Name:	Email:	Zip:
Everett Arakawa	everett@smartmoneyhawaii.com	96814
Representing:	**Position:**	**Submitted:**
Self	Support	Jun 21, 2023 @ 08:36 AM

Testimony:
Dear Sir/Madam,

I am writing this letter to express my support for the 1538 Kapiolani development project that is planned for our community. As a realtor, during the last several years I experienced great difficulty finding properties for buyers due to the lack of inventory available. This project will increase inventory and provide a wider range of options for buyers in one of the most highly sought

after neighborhoods.

It will additionally stimulate the local economy and create jobs for the community. This will have a positive effect on the housing market. The increased inventory will assist Hawaii's people to be able to call Hawaii home and contribute to the growth of the community.

I strongly support the proposed 1538 Kapiolani housing development and urge you to consider its approval. The benefits of this project are numerous, as it will create more housing options in a neighborhood that promotes a lifestyle of working and living within the same community.

Thank you for your time and consideration.

Sincerely,

Everett Arakawa

To Whom it May Concern,

I would like to offer our written testimony in support of Resolution 23-62 – 1538 Kapiolani Tower Project. On Oahu, construction continues to be one of the strong contributors to the local economy. This project will create over a quarter billion dollars of construction related jobs which will continue to stimulate the economy. The job opportunities created by this development project will stimulate our local economy as we continue to recover from COVID-19.

I am writing in support to the redevelopment of 1538 Kapiolani Boulevard. The developer will deliver a total of 331 for sale condominium units and an additional 101 off site units in proximity as affordable rentals. The scarcity of unit rental, let alone affordable units in this prime area would make this a win for the entire community. Many in the community would stand to benefit from the project and we could improve the lack of diversity when merging market and rental under one roof.

The location of this development is in one of Oahu's most concentrated areas for retail, dining and commercial activity. The location will allow for access to employment and economic growth for the future affordable tenants. The location can eliminate the need for long commutes across the island as well.

As the Ala Moana area continues to experience growth and change, we believe that the redevelopment of 1538 Kapiolani Boulevard and their affordable rental component, will be a great addition.

Thank you for your consideration and support,

Jose R. Dominguez
General Manager

To Whom it May Concern,

I would like to offer our written testimony in support of Resolution 23-62 – 1538 Kapiolani Tower Project. On Oahu, construction continues to be one of the strong contributors to the local economy. This project will create over a quarter billion dollars of construction related jobs which will continue to stimulate the economy. The job opportunities created by this development project will stimulate our local economy as we continue to recover from COVID-19 and the continuing rise in unemployment rates. Once completed, this development will also create long term employment opportunities.

I am writing in support to the redevelopment of 1538 Kapiolani Boulevard. The developer will deliver a total of 331 for sale condominium units and an additional 101 off site units in close proximity as affordable rentals. This will provide over 23% of the total unit count towards 80% AMI rentals. We feel the developer understands the need for more affordable housing inventory on Oahu with this allotment of affordable units to be available for rent upon project completion. The affordable component of this project would also specifically benefit the construction personnel working on site as many of them would qualify to live there as well. Additionally, this project will have a sizable tax revenue for the City of Honolulu and State of Hawaii.

The location of this development is in one of Oahu's most concentrated areas for retail, dining and commercial activity. The location will allow for access to employment and economic growth for the future affordable tenants. The location can eliminate the need for long commutes across the island as well.

As the Ala Moana area continues to experience growth and change, we believe that the redevelopment of 1538 Kapiolani Boulevard and their affordable rental component, will be a great addition.

Thank you for your consideration and support,

Michael Lovediro

Peter M. Togawa
98-127 Kuleana Road,
Pearl City, HI 96782
ptogawa@gmail.com
(808) 255-5805
June 19, 2023

Subject: **Support for RES23-062 1538 (Approving a Conceptual Plan for an Interim Planned Development-Transit (IPD-T) Project for the 1538 Kapiolani Tower Project)**

Dear City Council Members,

I am writing this letter to express my strong support for RES23-062 1538, which approves the conceptual plan for the Interim Planned Development-Transit (IPD-T) Project at 1538 Kapiolani. I am particularly in favor of JL Capital's project at 1538 Kapiolani, which is currently undergoing City Council review.

Firstly, I would like to commend and express gratitude for the hard work and support provided by all the union workers involved in JL Capital's Sky Ala Moana project. The project's contributions to our local construction industry, totaling over $355 million, have been instrumental in creating numerous employment opportunities for our community.

The 1538 Kapiolani development, including its affordable housing components, is poised to make a significant positive impact on the Ala Moana Transit-Oriented Development (TOD) area. With a total of 432 units, consisting of 331 market units and 101 affordable rental units, this project demonstrates JL Capital's commitment to addressing the critical need for housing in our community. Notably, the 23.4% allocation of affordable housing units under the IPDT represents the highest percentage achieved to date.

Moreover, the estimated budget of $380 million, with approximately $278 million allocated to construction-related costs, signifies a substantial investment in our local union construction trades. This financial commitment will not only stimulate our economy but also provide further employment opportunities and job security for our skilled labor force.

In addition to the housing benefits, the 1538 Kapiolani project promises a range of community benefits that will enhance the quality of life for residents and visitors alike. These benefits include the provision of 22 affordable rental units at 80% of the Area Median Income (AMI), 14 affordable rental units at 100% AMI, and 65 affordable rental units at 80% AMI in accordance with ROH Chapter 29. Furthermore, the project incorporates a car-sharing program and will facilitate the improvement of pedestrian, bicycle, and vehicular paths, as well as streetscape enhancements.

It is evident that the 1538 Kapiolani project aligns with our community's needs and aspirations, offering much-needed housing opportunities, boosting our local economy, and enhancing our urban environment. I urge the City Council to support RES23-062 1538 and approve the conceptual plan for this vital Interim Planned Development-Transit (IPD-T) Project.

Thank you for your attention to this matter. Your dedication to serving our community and promoting responsible development is greatly appreciated. If you require any additional information or have any questions, please do not hesitate to contact me.

Sincerely,



Peter M. Togawa

June 19, 2023

TO: City Council Chamber
3rd Floor, Honolulu Hale
Honolulu, HI 96813

RE: Resolution 23-62 – 1538 Kapiolani Development Project

Dear Chair Calvin Say, Vice Chair Tyler Dos Santos-Tam, and members of the committee,

I am writing in **STRONG SUPPORT** of Resolution 23-62 – 1538 Kapiolani Development Project. This project will not only revitalize the Kapiolani/Ala Moana area, but also provide much needed affordable rental units in the nearby vicinity.

I know how important it is to have affordable, high-quality housing options available in the Ala Moana area because I have been working on several Bill 7 Affordable Rental Units located within the Makiki/Punchbowl areas. Because it is so close to everything, this new development project will not only offer affordable rentals, but it will also do so in a very convenient location that will improve the tenants' quality of life.

Thank you for this opportunity to testify and I humbly request your support for Resolution 23-62 – 1538 Kapiolani Development Project.

Sincerely,

Brian K. Fujiwara, AIA
BKF & Associates, LLC
Honolulu, HI 96817

Testimony in Support of:

RESOLUTION 23-62 1538
APPROVING A CONCEPTUAL PLAN FOR AN INTERIM PLANNED DEVELOPMENT-TRANSIT (IPD-T) PROJECT FOR THE 1538 KAPIOLANI TOWER PROJECT (2022/PDP-1)
TMK 7-3-004: 027

Aloha Chair Say and Committee on Zoning Committee Members,

My name is Taeyong Kim, Principal of Environmental Communications, Inc. and I am providing this written testimony in support of Resolution 23-62 1538 CD-1.

While I am a planning consultant who has worked on many urban development projects, I am writing to you as a private citizen with an interest in the well-being of our community. I would like to state clearly that I am not involved with this application nor am I being remunerated for this testimony.

The proposed project represents the fulfillment and realization of the Kapiolani Corridor as envisioned in the Interim Planned Development-Transit Ordinance. This economically and socially important project represents a well thought out plan that realistically meets the needs of our community through the provision of market and affordable housing.

I believe that we all understand that the cost of affordable housing within a mixed level housing development is not easily realized where property values remain very high. I also believe that everyone realizes that even if unit costs are kept low, maintenance costs are a perpetual concern. By providing housing types in separate areas where land costs are in alignment with unit values, affordable housing and its associated maintenance costs can be optimized an kept truly affordable.

Additionally with respect to the Amana Street property, the adaptive reuse of this building represents good sustainable development practices and resource conservation. The use of the tools provided by the City and County of Honolulu and the City Council are very important in making this a great model of forward thinking development.

Lastly, I would like to state that I believe the Developer has a strong commitment to the community and will continue to be a long-term proponent of well-planned and designed development.

Thank you for your consideration of this supporting testimony.

Mahalo,

Taeyong Kim

I am writing to express my support for your 1538 Kapiolani development project.

With the rise in the cost of gas, more and more clients are looking for a property that is centralized, to eliminate the long commute required when living on the West, East or Northside of the island. Your development's location is optimal, as it is located within the urban core.

Dear Members of the Committee,

The construction process is a job creator and increases surrounding business sales. It involves a large team to be involved during the construction process, and there are more employment opportunities for the community.

Not only during construction, but post construction employment opportunities will bring more people working in the community. This new development represents jobs for the community members, and strong job market is an essential component to building a sustainable and stronger neighborhood. By having more employment opportunities, this will bring millions of post-construction work for the community, and millions of dollars of additional tax revenue is likely to be generated for the state.

Having this project will definitely support our local economy, and I'm please to submit this testimony in strong support of the project.

Sincerely,

Marcel Alika Chan

Dear Sir/Madam,

I am writing this letter to express my support for the 1538 Kapiolani development project proposed for our community. The project is not only beneficial in terms of providing much-needed housing options, but it will also generate significant tax revenue for the city and state. Revenue that could be used to tackle our growing homelessness population.

The 1538 Kapiolani project can be used to fund programs that tackle homelessness in our community, which is a serious problem that needs to be addressed. The funds generated from the housing development project can be used to provide affordable housing options for the homeless population, provide job training programs, and create other initiatives that help address the root causes of homelessness. This will not only benefit the homeless population but also the community as a whole.

I strongly support the 1538 Kapiolani housing development project and urge you to consider its approval. Thank you for your time and consideration.

Sincerely,

Anna Tsai

Scanned with CamScanner

Dear Sir/Madam,

I am writing this letter to express my support for the 1538 Kapiolani development project proposed for our community. The project is not only beneficial in terms of providing much-needed housing options, but it will also generate significant tax revenue for the city and state. Revenue that could be used to tackle our growing homelessness population.

The 1538 Kapiolani project will provide a range of housing options for the community, which will be beneficial for both buyers and renters alike. However, the project will also generate substantial tax revenue for the city and state in the form of property taxes, conveyance taxes, GET taxes and other fees.

I strongly support the 1538 Kapiolani housing development project and urge you to consider its approval. Thank you for your time and consideration.

Sincerely,

Jackson Fong

Scanned with CamScanner

Dear Members of the Committee

I am writing to express my strong support for the development project 1538 Kapiolani, which will provide our community with affordable rentals. This project will be a significant step toward increasing the supply of affordable housing in a much-needed neighborhood. In addition to the 331 for sale condominiums, this project will also provide 101 off site units in close proximity to 1538 Kapiolani Blvd. as affordable rentals. This new development project presents a one-of-a-kind opportunity to address this problem by providing rental homes at a lower cost that are available to a wider range of people. By having more housing, the local community can grow.

Oahu's economy depends heavily depends on construction and this project will create over a quarter billion dollars in construction related jobs. In addition to the construction related jobs this project will also create long term employment opportunities upon its completion.

I know how important it is to have affordable, high-quality housing options available in the Ala Moana region because I have been looking for them for my friends and clients. Because it is so close to everything, this new development project will not only offer affordable rentals, but it will also do so in a very convenient location that will improve the tenants' quality of life.

Please help bring affordable rental options to the Ala Moana community by supporting resolution 23-62 – 1538 Kapiolani development project. I appreciate your consideration.

Sincerely,

Cailee Awa

CENTRAL
PACIFIC
BANK

P.O. Box 3590, Honolulu, HI 96811-3590
(808) 544-0500

cpb.bank

June 20, 2023

Councilman Calvin Say, Chair
Councilman Tyler Dos Santos-Tam, Vice Chair
Committee on Zoning

RE: ***Resolution 23-62 1538 Kapiolani Tower Project***

Aloha Council Chairman Say, Vice Chair Dos Santos-Tam, and members of the committee:

Central Pacific Bank ("CPB") is submitting testimony in support of Resolution ***23-62 1538 Kapiolani Tower Project***, a residential tower with market rate units, commercial space, open space, and an affordable housing component.

Hawaii is in a housing crisis. A study commissioned by DBET in 2019 found that Hawaii will need an additional 50,156 homes by 2025. To meet this projection, housing units are desperately needed. 1538 Kapiolani and the affordable housing components attached to the project will deliver 432 units in the Ala Moana TOD area.

Hawaii has the most unaffordable rent in the nation with the annual cost reaching $30,000 compared to annual salaries of $60,000. Per a 2021 study by NiceRx the average cost of rent in Hawaii was $29,772 with residents spending about 49.3% of their income on rent, well above HUD's 30% guideline. Many residents earning below 100% of AMI are unable to secure affordable housing and are forced to move outside of Hawaii. The affordable housing component attached to 1538 Kapiolani will provide over 100 affordable rental units for the people of Hawaii. In fact, about 23.4% of the project's units are dedicated to affordable rental units, the highest percentage of affordable housing units under the IPDT to date.

The project's estimated budget of $380 million will support growth in the local economy, provide much needed job opportunities, and have a lasting impact on the wellbeing of individuals and the local community.

CPB wants to support more housing, affordable housing, and economic growth in our community. Accordingly, CPB strongly supports and requests your favorable consideration of Resolution ***23-62 1538 Kapiolani Tower Project*** which will provide much needed housing, jobs, and economic growth for our community.

Mahalo for your consideration,



Arnold Martines
President & Chief Executive Officer
Central Pacific Bank

First Hawaiian Bank

June 9, 2023

Honolulu City Council
530 South King Street, #202
Honolulu, Hawaii 96813

Re: Resolution 23-62, Kapiolani Tower Project

Dear City Council Members,

This letter is to offer our **support** of JL Ala Moana's proposed mixed-used, TOD project at 1538 Kapiolani Boulevard.

First Hawaiian Bank is the Senior Construction Lender for JL Capital's SKY Ala Moana project, and we are currently underwriting the construction financing of this project.

The implementation of the Ala Moana TOD Plan is important to the City & County of Honolulu, and this development will add 101 new affordable housing units to the community.

This project will also generate hundreds of construction jobs, permanent jobs, tax revenue and community benefits that include improved walkways and green spaces on Kapiolani Boulevard and Makaloa Street.

We sincerely appreciate the opportunity to provide this letter of support for JL Ala Moana and this proposed development.

With Aloha,

First Hawaiian Bank

Daniel A. Nishikawa
Executive Vice President & Division Manager
Commercial Real Estate Division

UNITE HERE!
Cade Watanabe, Financial Secretary-Treasurer Gemma G. Weinstein, President Eric W. Gill, Senior Vice-President

June 20, 2023

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

Re: Testimony in opposition to Resolution 23-62 related to an IPD-T permit for the 1538 Kapiolani development

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

UNITE HERE Local 5 represents over 9,500 hotel, health care and food service workers throughout Hawaii. We oppose the IPD-T permit for the 1538 Kapiolani Development under the conditions posed in Resolution 23-62.

The applicant is seeking significant entitlement bonuses for a luxury condo project: key among them are an FAR of 10.0x, which is 7.5x above the underlying zoning; a height of 400 feet, which is 150 feet over the underlying limit, and encroachments into the height setback. City Council has the ability to approve variances for IPD-T projects, but should only do so if the developer offers exceptional community benefits.

There are several issues with the developer's request, including:

- We feel the developer undervalues the entitlements it is seeking;
- The developer uses inconsistent and drastically different calculations for the benefits they receive vs. the community benefits.
- The proposed affordable housing is insufficient for several reasons:
  - The developer should offer more units;
  - The proposed units are too small;
  - The affordable units are off-site and too far from the potential future rail station (and further than the main project);
  - The affordable units do not have enough parking;
  - The period of affordability is too short;
  - It should be required that the affordable units be completed and open before or concurrent with the luxury units.
- Several of the other community benefits being offered are of direct benefit to the luxury project and of questionable benefit to the community.

These are discussed in further detail below.

The City should demand a better deal for the community for allowing this project to move forward.

The value of the requested bonuses

- In the IPD-T application for 1538 Kapiolani, the developer calculated the value of the 301,252.5 additional square feet it would get by virtue of the FAR bonus. The developer's estimate is based on the 2022 tax assessment of the existing property[1], which contains a one-story building that was built in 1940[2] and a parking lot. They calculate the value of the bonus FAR based on this as $20,119,350.

- In the IPD-T permit application, the developer's assumption for the average sales price for the 331 luxury condos is $1,289,100[3]. This would suggest a total revenue from the project's

luxury condo sales of over $426 million.

- The development will also generate rent on an ongoing basis through its leasable commercial space[4] and the off-site affordable rentals.[5]

- The developer's calculations treat the height and transitional setback variances as if they have no value beyond the value of the density bonus. However, the project would not be possible as presented without **all** of these variances; their value clearly is additional to the FAR bonus and should be considered additional to the value of the increased density.

The value of affordable housing - a totally different calculation

- In valuing the affordable rental units as a community benefit, the developer uses the difference between projected rental income from renting units at 80% of AMI or 100% of AMI versus renting them at 140% of AMI.[6] It is not clear why the developer would use 140% of AMI as a standard, or why the value should be based on this sort of calculation at all.

- Why is the developer calculating projected revenue for affordable units and not using projected revenue when it comes to the value of the luxury units?

- At 140% of AMI, the developer assumes studio units of between 286.43 and 357.78 square feet and a relative lack of parking could rent for over $3,200 a month on average.[7] Is this realistic?

- The units can still be rented or sold at market rates after the restriction ends. This should be taken into account. They will also be generating rent revenue in the meantime.

- The developer fails to account for the loss of existing community businesses at 765 Amana St. and 1538 Kapiolani Blvd. and the destruction of 6 existing rental units at 1564 Kalakaua Ave. that the project would bring about.

The affordable housing is insufficient in several ways

We urge City Council to demand significantly more affordable housing with this development, and to demand improvements to the quality of the units to be provided. Some of the issues with the affordable units are as followed:

- Size
    - Twenty of the units would be under 302 square feet. Four would be 286.43 square feet in size.[8] This is much too small.
    - The developer is currently constructing the Sky Ala Moana. 60 of the 84 affordable housing units in that development are studios under 300 square feet.[9] We do not want to continue this trend, and should seek to reverse it.
        - At Sky Ala Moana, the units under 300 square feet are listed on the developer's website for sale at $270,000 - $309,000,[10] which is over $900 per square foot.

- The affordable housing is all off-site, and is further from the proposed Ala Moana rail station than the 1538 Kapiolani development itself.
    - 37 units at 1564 Kalakaua will be roughly 0.8 miles walking distance from the rail stop,[11] assuming the project has a bridge or other direct access to Kalakaua Ave., which it currently does not. Busy streets with few crosswalks make walking to rail more difficult.
    - The 65 units at 765 Amana would be 0.4 miles from rail walking distance.[12]
    - Both projects are further from rail than the luxury project with its 471 parking stalls.

- Insufficient parking at the affordable housing locations
    - Based on drawings the developer submitted, there appear to be 45 parking stalls total for the 101 affordable units.[13] The 65-unit Amana St. project would have 33 stalls, and the 1564 Kalakaua project with its 37 units would have 12 parking stalls.
    - The 1538 Kapiolani project would have 471 total spaces, for 331 units plus retail and car share.[14]
    - This lack of parking is exacerbated by the distance of the affordable housing from the rail station, assuming the rail makes it to Ala Moana in the future.

- The time restriction on affordability for some units (especially as proposed in IPD-T application) is not long enough
    - Per the IPD-T application, 14 of the affordable units (those for households making up to 100% of AMI) would only be guaranteed affordable for 15 years. However, Resolution 23-62 appears to require all of these units to be at 80% AMI and have a 30 year restriction, which is better.
    - Even for the 30-year-restricted units, within many of our lifetimes we will likely see these properties turn into market rate real estate investment assets.

- The developer should commit to lower rental prices than the maximum allowed
    - There is a general problem with the formula used to define what rental and sales prices are considered affordable. Developers are not required to charge the maximum rent allowed under existing guidelines, and they shouldn't, because the high cost of living in Hawaii makes even these rents difficult to afford.

- Resolution 23-62 does not appear to require a development timeline for the affordable housing. The developer should have to obtain Certificates of Occupancy for both affordable housing projects as a condition of getting the Certificate of Occupancy for the 1538 Kapiolani tower.

Other community benefits

- The other community benefits appear to include driveways and walkways that are needed for the project. These should not be counted as community benefits, yet the developer counts them as benefits worth over $5.7 million.

- Unless the car sharing service is going to be free/subsidized by the developer, it should not be counted as a community benefit.

Project Compounds Issues With Sky Ala Moana Project

The Sky Ala Moana project, by this same developer, did not do enough regarding affordable housing.

- 60 of the 84 affordable units[15] were studios of 290-299 square feet.[16]
    - Half of those were affordable for only 10 years

- Parking stalls cost extra: $38,000[17]

- Owners of affordable units will not be allowed on the amenity deck[18]

Conclusion

Regarding FAR, the Ala Moana Transit Oriented Development Plan states:

> "Additional floor area may be granted within the TOD Precinct, provided development adheres to the community benefits bonus rules described in Section 5.6. The FAR of 10.0

> should only be used on select projects with exceptional community benefits and/or catalytic potential."[19]

And with regard to building height:

> "Additional building height may be granted, provided development provides commensurate community benefits. Commensurate community benefits mean that the value of the community benefits provided is proportional to the value of the additional height and/or density sought for a project."[20]

We urge the DPP and City & County to have higher expectations of what are "commensurate community benefits" and to deny LUO exemptions and bonuses unless the community benefits are overwhelming.

Thank you for your consideration.

Ben Sadoski
UNITE HERE, Local 5
1516 South King Street
Honolulu HI 96826
Tel: 808-941-2141
Email: bsadoski@5.unitehere.org

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[1] 1538 Kapiolani IPD-T permit application, pg. 109 (PDF pg. 125), Sec. 9.2
[2] Honolulu Department of Planning and Permitting site: https://dppweb.honolulu.gov/DPPWeb/Default.aspx?PossePresentation=TaxMapKey&PosseObjectId=38854
[3] 1538 Kapiolani IPD-T permit application, PDF pg. 478 – Economic and Fiscal Impact Assessment, Ex. 2
[4] 1538 Kapiolani IPD-T permit application, PDF pg. 478 – Economic and Fiscal Impact Assessment, Ex. 2
[5] 1538 Kapiolani IPD-T permit application, PDF pg. 478 – Economic and Fiscal Impact Assessment, Ex. 2
[6] 1538 Kapiolani IPD-T permit application, pg. 110 (PDF pg. 126), Sec. 9.2
[7] 1538 Kapiolani IPD-T permit application, pg. 110 (PDF pg. 126), Sec. 9.2.2
[8] 1538 Kapiolani IPD-T permit application, PDF pgs. 184-190, Appendices 4 and 5.
[9] Per https://theflatshonolulu.com/the-flats/unit-pricing-availability/ as of 6/19/23
See also Developer's Public Report for a Condominium, Sky Ala Moana East, filed 12/29/2021 by JL Avalon Capbridge LLC, Exhibit A.
[10] Per https://theflatshonolulu.com/the-flats/unit-pricing-availability/ as of 6/19/23
[11] Per Google Maps: https://goo.gl/maps/YrFH3LVubt17YtBN6
[12] Per Google Maps: https://goo.gl/maps/AAxfTnQ9v59HUxwDA
[13] 1538 Kapiolani IPD-T permit application, PDF pgs. 184-190, Appendices 4 and 5.
[14] 1538 Kapiolani IPD-T permit application, pg. 3 (PDF pg.15)
[15] 84 affordable units – Developer's Public Report for a Condominium, Sky Ala Moana East, filed 12/29/2021 by JL Avalon Capbridge LLC
[16] Pricing, number of studios, square footage of studios, affordability time restrictions – see https://theflatshonolulu.com/the-flats/unit-pricing-availability/
See also Developer's Public Report for a Condominium, Sky Ala Moana East, filed 12/29/2021 by JL Avalon Capbridge LLC, Exhibit A.
[17] "Parking is not included in the below pricing. One Parking may be purchased per Affordable Housing Unit (AHU) for $38,000.00." – see https://theflatshonolulu.com/the-flats/unit-pricing-availability/
[18] "The [Sky Ala Moana East] Project and the Sky West Project wil share a common parking podium, and accordingly, certain portions of the Project and the Sky West Project will be integrated. Although Owners in the Sky West Project will have access to the recreational amenities in the Project, and the Project and the Sky West Project wil share the parking podium, Owners ni the Project will not have access to the recreational amenities located in the Sky West Project." - Developer's Public Report for a Condominium, Sky Ala Moana East, filed 12/29/2021 by JL Avalon Capbridge LLC, pg. 1c.
[19] Ala Moana TOD Plan, Sec. 5.3.2, pg. 130.

[20] Ala Moana TOD Plan, Sec. 5.3.3, pg. 132.

Brett K. Hill
88 Piikoi Street, Suite 303
Honolulu, Hawaii 96814

June 21, 2022

RE: Testimonial of Support Regarding RES 23-062 1538, Approving a Conceptual Plan for the Interim Planned Development-Transit IPD-T Project for the 1538 Kapiolani Tower Project.

Dear Chair Waters, Vice Chair Kia'aina, and Members of the Honolulu City Council Committee:

My name is Brett Hill and I reside at 88 Piikoi Street in the Kaka'ako District of Honolulu Hawaii.

I am testifying today in **support** of the **1538 Kapiolani Tower Project**.

This project invests in our community by revitalizing the Kapiolani Avenue corridor, and including two adjacent properties located at 765 Amana Street and 1564 Kalakaua Avenue, creating a new and vibrant work-play community by offering market rate residential housing, affordable rental housing and commercial-retail (ie: a mixed-use development).

This project locates residences strategically, whereby, the need for a vehicle is greatly reduced. To supplement this, areas for ride sharing and bicycle storage have been included. The aesthetics of this residential mixed-use complex is soothing, incorporating soft architectural lines, light glass hues and soothing light shaded color tones as the color palate.

This project invests approximately $380,000,000.00 of overall costs into our community, inclusive of approximately $278,000,000.00 of direct hard cost associated with our local union construction labor tradesmen and material suppliers, as well as our local professional engineering and architectural consultants.

I feel this design is a "win-win" package for our community, offering a chance for our young professional workforce, both market rate and affordable, to invest in this real-estate opportunity, assisting in the lifelong dream of either home ownership and or affordable housing rental.

Thank you for this opportunity to testify.
Respectfully submitted.
Brett K. Hill, Resident
Zip Code: 96814

Dear Chair, Vice Chair, and members of the committee,

On behalf of Commercial Plumbing Inc., an employee-owned company in Hawaii, we would like to testify in support of the 1538 Kapiolani Tower project. There is a real need for projects like this that address the housing issues and help local residents attain homeownership. This project will directly create opportunities for our people to continue to live and work in our beautiful state. This project will also create jobs for our industry and stimulate the economy. We believe that creating a place locals can afford, along with the opportunity for local businesses to serve them, ultimately helps to keep a community vibrant and prosperous for years to come.

Thank you for this opportunity to testify.

Sincerely,



Randal M. Hiraki, President
Commercial Plumbing Inc.
1812 Colburn Street, Honolulu, HI 96819

VIVE | HOTEL WAIKIKI

June 20, 2023

Honolulu City Council
530 S. King Street, Suite #100
Honolulu, Hawai‘i 96813

Dear Honorable Members of the Honolulu City Council,

I am writing to you as the General Manager of the Vive Hotel Waikiki, a boutique hotel located in the heart of Waikiki to express my full support of the proposed project at 1538 Kapiolani.

1538 Kapiolani will provide the highest percentage of affordable housing units in Ala Moana, a centrally located neighborhood. The significance of addressing housing affordability in our vibrant community cannot be overstated. In my position, I witness firsthand the challenges faced by our residents and employees in securing suitable housing options within close proximity to their workplace.

The staff in Waikiki who support our vital tourism industry are faced with limited choices when looking for a home close to work: Kaimuki, Palolo, and Moiliili. However, these residences in the surrounding areas of Waikiki are often pricey yet dated, with limited security in old buildings. Many of the staff are forced to live far from work and to take the bus to work after midnight and in the early morning hours of 4 am to work at hotels, as our industry runs 24/7/365. Just this past Kamehameha day, our overnight grave Houseman left her home in Ewa Beach 3 hours before her scheduled shift, as bus routes are limited on holidays, to make it to work on time to provide services to vacationing guests. The 1538 Kapiolani Project offers a vital solution to this problem by ensuring that individuals and families from various socioeconomic backgrounds can find new, affordable housing options close to work, allowing them to thrive in our community.

Moreover, the estimated $380 million budget allocated for this project will create much-needed construction jobs and generate tax revenue for our city, enabling us to fund essential improvements and other important services for our community. I wholeheartedly believe that approving this project will exemplify the City Council's continued dedication to addressing the critical issue of affordable housing and contribute to the continued thriving of our beloved Waikiki.

Thank you for your time and consideration.

Respectfully,

Karis Whi

General Manager of the Vive Hotel Waikiki
J.D. Candidate, University of Hawai'i at Manoa
William S. Richardson School of Law, Class of 2025

Dear Sir/Madam,

I am writing this letter to express my support for the 1538 Kapiolani development project proposed for our community. The project is not only beneficial in terms of providing much-needed housing options, but it will also generate significant tax revenue for the city and state. Revenue that could be used to tackle our growing homelessness population.

The 1538 Kapiolani project will provide a range of housing options for the community, which will be beneficial for both buyers and renters alike. However, the project will also generate substantial tax revenue for the city and state in the form of property taxes, conveyance taxes, GET taxes and other fees.

This revenue can be used to fund programs that tackle homelessness in our community, which is a serious problem that needs to be addressed. The funds generated from the housing development project can be used to provide affordable housing options for the homeless population, provide job training programs, and create other initiatives that help address the root causes of homelessness. This will not only benefit the homeless population but also the community as a whole.

I strongly support the 1538 Kapiolani housing development project and urge you to consider its approval. Thank you for your time and consideration.

Sincerely,

Julie Nahoi-Baricar

HAWAII MASONS' AND PLASTERERS' UNIONS STABILIZATION FUND
2251 North School Street | Honolulu, Hawaii 96819
Phone: (808) 452-0350 | Fax: (808) 452-1063

Uploaded via Website

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

SUBJECT: Testimony in **STRONG SUPPORT** of RES23-062 APPROVING A CONCEPTUAL PLAN FOR AN INTERIM PLANNED DEVELOPMENT-TRANSIT (IPD-T) PROJECT FOR THE 1538 KAPIʻOLANI TOWER PROJECT.

DATE: Wednesday, June 21, 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 23-062 approving a conceptual plan for an interim planned development-transit (ipd-t) project for the 1538 Kapiʻolani tower project.

This project will be a significant step toward increasing the supply of affordable housing in a much-needed neighborhood. In addition to the 331 for sale condominiums, this project will also provide 101 off site units near 1538 Kapiolani Blvd. as affordable rentals. This new development project presents a one-of-a-kind opportunity to address this problem by providing rental homes at a lower cost that are available to a wider range of people.

We urge your support and thank you for this opportunity to submit written testimony.

To Whom it May Concern,

My name is Rosalei Rankin and I am writing to express my strong support for the development project 1538 Kapiolani, which will provide our community with affordable rentals. This project will be a significant step toward increasing the supply of affordable housing in a much-needed neighborhood. In addition to the 331 for sale condominiums, this project will also provide 101 off site units in close proximity to 1538 Kapiolani Blvd. as affordable rentals. This new development project presents a one-of-a-kind opportunity to address this problem by providing rental homes at a lower cost that are available to a wider range of people. By having more housing, the local community can grow.

Oahu's economy depends heavily depends on construction and this project will create over a quarter billion dollars in construction related jobs. In addition to the construction related jobs this project will also create long term employment opportunities upon its completion.

I know how important it is to have affordable, high-quality housing options available in the Ala Moana region because I have been looking for them for my friends and clients. Because it is so close to everything, this new development project will not only offer affordable rentals, but it will also do so in a very convenient location that will improve the tenants' quality of life.

Please help bring affordable rental options to the Ala Moana community by supporting resolution 23-62 – 1538 Kapiolani development project. I appreciate your consideration.

Sincerely,

Rosalei Rankin

Dear [Recipient],

The construction process is a job creator and increases surrounding business sales. It involves a large team to be involved during the construction process, and there are more employment opportunities for the community.

Not only during construction, but post construction employment opportunities will bring more people working in the community. This new development represents jobs for the community members, and strong job market is an essential component to building a sustainable and stronger neighborhood. By having more employment opportunities, this will bring millions of post-construction work for the community, and millions of dollars of additional tax revenue is likely to be generated for the state.

Having this project will definitely support our local economy, and I'm please to submit this testimony in strong support of the project.

Sincerely,

[Your Name]

Dear [Recipient],

I would like to support the 1538 Kapiolani development project as a local business owner.

Local businesses frequently experience an increase in sales as a result of the arrival of members of the building team during a construction project. Not only during construction, but there will also be more business activity in the area and potential for new business to prosper after construction. This will directly and indirectly create sizable tax revenue for the city and state in the long term as well, and I believe having a vibrant community will definitely be a plus to the community and for the state.

I support 1538 Kapiolani development project and all short-term and long term positive impacts that come along with it to the community.

Sincerely,

[Your Name]

To Whom it May Concern,

I would like to offer our written testimony in support of Resolution 23-62 – 1538 Kapiolani Tower Project. On Oahu, construction continues to be one of the strong contributors to the local economy. This project will create over a quarter billion dollars of construction related jobs which will continue to stimulate the economy. The job opportunities created by this development project will stimulate our local economy as we continue to recover from COVID-19 and the continuing rise in unemployment rates. Once completed, this development will also create long term employment opportunities.

I am writing in support to the redevelopment of 1538 Kapiolani Boulevard. The developer will deliver a total of 331 for sale condominium units and an additional 101 off site units in close proximity as affordable rentals. This will provide over 23% of the total unit count towards 80% AMI rentals. We feel the developer understands the need for more affordable housing inventory on Oahu with this allotment of affordable units to be available for rent upon project completion. The affordable component of this project would also specifically benefit the construction personnel working on site as many of them would qualify to live there as well. Additionally, this project will have a sizable tax revenue for the City of Honolulu and State of Hawaii.

The location of this development is in one of Oahu's most concentrated areas for retail, dining and commercial activity. The location will allow for access to employment and economic growth for the future affordable tenants. The location can eliminate the need for long commutes across the island as well.

As the Ala Moana area continues to experience growth and change, we believe that the redevelopment of 1538 Kapiolani Boulevard and their affordable rental component, will be a great addition.

Thank you for your consideration and support,

[Your Name]

Dear Sir/Madam,

I am writing this letter to express my support for the 1538 Kapiolani development project proposed for our community. The project is not only beneficial in terms of providing much-needed housing options, but it will also generate significant tax revenue for the city and state. Revenue that could be used to tackle our growing homelessness population.

The 1538 Kapiolani project will provide a range of housing options for the community, which will be beneficial for both buyers and renters alike. However, the project will also generate substantial tax revenue for the city and state in the form of property taxes, conveyance taxes, GET taxes and other fees.

This revenue can be used to fund programs that tackle homelessness in our community, which is a serious problem that needs to be addressed. The funds generated from the housing development project can be used to provide affordable housing options for the homeless population, provide job training programs, and create other initiatives that help address the root causes of homelessness. This will not only benefit the homeless population but also the community as a whole.

I strongly support the 1538 Kapiolani housing development project and urge you to consider its approval. Thank you for your time and consideration.

Sincerely,

John Rankin

RIGGS
DISTRIBUTING, INC.
CALIFORNIA HAWAII NEVADA

CALIFORNIA
839 Mitten Road, Suite 200
Burlingame, CA 94010
T 650.240.3000
F 650.240.3091

HAWAII
2038 South King Street
Honolulu, HI 96826
T 808.484.2511
F 808.484.1961

ROBERT P. RIGGS
CHAIRMAN

June 20, 2023

Honolulu City Council
Hale Ho'okele

Re: 1538 Kapiolani Tower

Dear Chair Waters, Vice Chair Kia`aina, and members of the committee.

My name is Robert Riggs and I live in Honolulu. I am testifying today in **support** of 1538 Kapiolani Tower Project (Resolution 23-062) as it will help improve the Ala Moana/Kapiolani TOD area and add much needed housing inventory in our city.

As we are currently in a recession, I feel projects like 1538 Kapiolani will help provide significant construction jobs for our city as well as generate additional economic growth for other industries that are tied to this project.

The developer is proposing 101 affordable housing units at 80% AMI for a period of 30 years. This effort by the developer is very commendable.

I am in strong support for the project! Thank you for this opportunity to testify.

Sincerely,

Robert P. Riggs
Area code: 96821

Dear Sir/Madam,

I am writing this letter to express my support for the 1538 Kapiolani development project that is planned for our community. As a realtor, during the last several years I experienced great difficulty finding properties for buyers due to the lack of inventory available. This project will increase inventory and provide a wider range of options for buyers in one of the most highly sought after neighborhoods.

It will additionally stimulate the local economy and create jobs for the community. This will have a positive effect on the housing market. The increased inventory will assist Hawaii's people to be able to call Hawaii home and contribute to the growth of the community.

I strongly support the proposed 1538 Kapiolani housing development and urge you to consider its approval. The benefits of this project are numerous, as it will create more housing options in a neighborhood that promotes a lifestyle of working and living within the same community.

Thank you for your time and consideration.

Sincerely,

Joshua Mun | RS-79346
Better Homes and Gardens
808-379-7635
JoshuaM@BetterHawaii.com

June 21, 2023

TO: Honorable Calvin K.Y. Say, chair, honorable Tyler Dos Santos-TAM, vice chair, City Council Committee on Zoning

SUBJECT: **Support of RES 23-62, 1538 Kapiolani Tower project.**

HEARING

DATE: Wednesday, June 21, 2023
TIME: 9:00 a.m.

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

The General Contractors Association of Hawaii (GCA) is an organization comprised of approximately five hundred (500) general contractors, subcontractors, and construction related firms. The GCA was established in 1932 and is the largest construction association in the State of Hawaii. Our mission is to elevate Hawaii's construction industry and strengthen the foundation of our community.

GCA **supports** RES 23-62, which addresses our affordable housing crisis by providing 331 market units and 101 affordable rental units. According to DBEDT, Hawaii needs an additional 50,156 homes by 2025. This project will create an additional 432 units in the Ala Moana TOD area while simultaneously stimulating job and economic opportunities for our community.

Thank you for this opportunity to provide support for this measure.

Chamber of Commerce HAWAII
The Voice of Business

June 20, 2023

Calvin K. Y. Say, Zoning Committee, Chair
Tyler Dos Santos-Tam, Zoning Committee, Vice Chair
Zoning Committee Members
City Council, City and County of Honolulu
530 South King Street
Honolulu, HI 96813

RE: Comments in Support of Resolution 23-62, 1538 Kapiolani Boulevard Tower Project Development

Aloha Chair Say, Vice Char Does Santos-Tam and Zoning Committee Members,

The Chamber of Commerce of Hawaii would like to provide comments in support of the development proposed by JL Capital at 1538 Kapiolani Boulevard Tower Project. The Chamber of Commerce Hawaii supports efforts to increase job opportunities, support local businesses and increase the inventory of affordable housing.

The project developer, JL Capital, anticipates the project at 1538 Kapiolani Boulevard will deliver 432 units in the Ala Moana Transit Oriented Development area with 331 market units and 101 affordable rental units. Additionally, JL Capital indicated that its construction-related expenses, approximately $278 million, will stimulate job growth and economic development within the state.

The Chamber is the largest business organization in Hawaii, representing over 1,000 businesses. Approximately 80% of our members are small businesses with less than 20 employees. As the "Voice of Business" in Hawaii, the organization works on behalf of members and the entire business community to improve the state's economic climate and to foster positive action on issues of common concern.

Thank you for the opportunity to provide testimony for this project.

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 23-62—1538 Kapi'olani Tower Mixed-Use Development
Wednesday, June 21, 2023

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

Pacific Resource Partnership (PRP) writes in **support** of Resolution 23-62, 1538 Kapiolani Tower Project (The 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 will deliver 432 units in the Ala Moana TOD area with 331 market units and 101 affordable rental units to help satisfy 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.

PRP
PACIFIC RESOURCE PARTNERSHIP

Dear Honolulu City council members,

I am writing to express my enthusiastic support for the 1538 Kapiolani development project. As a potential homebuyer who has been priced out of the market due to the lack of housing inventory, I believe this project is an essential step towards creating more centrally located housing options.

As a resident of Honolulu, I understand the importance of creating a vibrant city while also meeting the growing demand for housing. The 1538 development project strikes a careful balance between these two goals, with a refined design and architecture that will accentuate and redefine the surrounding community.

I urge you to support this project and help modernize our community while providing more housing options. Thank you for your consideration.

Sincerely,

Jan Kawamoto

International Brotherhood of Electrical Workers

LOCAL UNION NO. 1186 • Affiliated with AFL-CIO

1935 HAU STREET, ROOM 401 • HONOLULU, HI 96819-5003
TELEPHONE (808) 847-5341 • FAX (808) 847-2224

TO: CITY AND COUNTY OF HONOLULU CITY COUNCIL
COMMITTEE ON ZONING
Meeting on Wednesday, June 21, 2021, at 9:00a.m., Council Chamber

RE: TESTIMONY IN **SUPPORT** OF RESOLUTION 23-62

Honorable Chair Calvin K.Y. Say, Vice Chair Tyler Dos Santos-Tam, and Members of the Council Committee on Zoning:

The International Brotherhood of Electrical Workers Local Union 1186 (IBEW 1186), is comprised of over 3,600 men and women working in electrical construction, telecommunications, Spectrum, civil service employees, and educator and faculty associations.

IBEW 1186 **SUPPORTS** RESOLUTION 23-62.

Allowing for vertical construction in the urban core of Honolulu is key to addressing both affordable and workforce housing needs for not only our members, but for our friends, families, and neighbors. A project like 1538 Kapiolani will continue the County's TOD plan to revitalize the Ala Moana Neighborhood, and lead to the success of Honolulu's Skyline Rail.

Supporting initiatives that generate living-wage construction jobs, as well as the potential for long-term permanent jobs for our hard-working members is at the heart of what we strive for at IBEW 1186. We see this proposed project as doing just that.

Thank you for the opportunity to testify in **SUPPORT** of RESOLUTION 23-62 and the 1538 Kapiolani Tower Project.

Sincerely,

Damien T.K. Kim
Business Manager/
Financial Secretary

ALBERT C. KOBAYASHI INC.
GENERAL CONTRACTOR

94-535 Ukee Street, Waipahu, HI. 96797 | Phone: 808.671.6460 Fax: 808.676.5832 | License # ABC-07819

June 20, 2023

Councilman Calvin Say, Chair
Councilman Tyler Dos Santos-Tam, Vice Chair
Zoning Committee

RE: Resolution 23-062 1538 Kapiolani Tower Project

Dear Council Chairman Say, Vice Chair Dos Santos-Tam, and Members of the Committee:

Albert C. Kobayashi, Inc. is submitting this testimony in strong support of the proposed 1538 Kapiolani Blvd. project.

Hawaii continues to face a housing crisis as individuals and families are challenged by the lack of available housing, especially affordable rentals that are priced to realistically reflect the income of Hawaii's current residents. A state-commissioned study estimated that more than 50,000 new units will be needed by 2025, and the demand will continue to grow.

The 1538 Kapiolani Blvd. project will create 432 units, which includes 331 market units and 101 affordable rental units. This project will be providing the highest percentage of affordable housing units under the IPD-T at 23.4% of the total unit count.

The 1538 Kapiolani Blvd. project will also create much needed jobs, which will have a trickle-down effect throughout the economy to support local businesses and our construction industry. This project is projected to have a budget of $380 million, with approximately $278 million for construction costs that will support Hawaii's local union construction trades.

Albert C. Kobayashi, Inc. is in support of more housing, affordable housing, and economic growth in Hawaii. We request your consideration and support of Resolution 23-062.

Sincerely,

Michael Young
President

Dear City Council,

I am writing to express my strong support for the development project 1538 Kapiolani, which will provide our community with affordable rentals. This project will be a significant step toward increasing the supply of affordable housing in a much-needed neighborhood. In addition to the 331 for sale condominiums, this project will also provide 101 off site units in close proximity to 1538 Kapiolani Blvd. as affordable rentals. This new development project presents a one-of-a-kind opportunity to address this problem by providing rental homes at a lower cost that are available to a wider range of people. By having more housing, the local community can grow.

Oahu's economy depends heavily depends on construction and this project will create over a quarter billion dollars in construction related jobs. In addition to the construction related jobs this project will also create long term employment opportunities upon its completion.

I know how important it is to have affordable, high-quality housing options available in the Ala Moana region because I have been looking for them for my friends and clients. Because it is so close to everything, this new development project will not only offer affordable rentals, but it will also do so in a very convenient location that will improve the tenants' quality of life.

Please help bring affordable rental options to the Ala Moana community by supporting resolution 23-62 – 1538 Kapiolani development project. I appreciate your consideration.

Sincerely,

Nana Saines

Dear [Recipient],

The construction process is a job creator and increases surrounding business sales. It involves a large team to be involved during the construction process, and there are more employment opportunities for the community.

Not only during construction, but post construction employment opportunities will bring more people working in the community. This new development represents jobs for the community members, and strong job market is an essential component to building a sustainable and stronger neighborhood. By having more employment opportunities, this will bring millions of post-construction work for the community, and millions of dollars of additional tax revenue is likely to be generated for the state.

Having this project will definitely support our local economy, and I'm please to submit this testimony in strong support of the project.

Sincerely,

[Your Name]

Dear [Recipient],

I would like to support the 1538 Kapiolani development project as a local business owner.

Local businesses frequently experience an increase in sales as a result of the arrival of members of the building team during a construction project. Not only during construction, but there will also be more business activity in the area and potential for new business to prosper after construction. This will directly and indirectly create sizable tax revenue for the city and state in the long term as well, and I believe having a vibrant community will definitely be a plus to the community and for the state.

I support 1538 Kapiolani development project and all short-term and long term positive impacts that come along with it to the community.

Sincerely,

[Your Name]

To Whom it May Concern,

I would like to offer our written testimony in support of Resolution 23-62 – 1538 Kapiolani Tower Project. On Oahu, construction continues to be one of the strong contributors to the local economy. This project will create over a quarter billion dollars of construction related jobs which will continue to stimulate the economy. The job opportunities created by this development project will stimulate our local economy as we continue to recover from COVID-19 and the continuing rise in unemployment rates. Once completed, this development will also create long term employment opportunities.

I am writing in support to the redevelopment of 1538 Kapiolani Boulevard. The developer will deliver a total of 331 for sale condominium units and an additional 101 off site units in close proximity as affordable rentals. This will provide over 23% of the total unit count towards 80% AMI rentals. We feel the developer understands the need for more affordable housing inventory on Oahu with this allotment of affordable units to be available for rent upon project completion. The affordable component of this project would also specifically benefit the construction personnel working on site as many of them would qualify to live there as well. Additionally, this project will have a sizable tax revenue for the City of Honolulu and State of Hawaii.

The location of this development is in one of Oahu's most concentrated areas for retail, dining and commercial activity. The location will allow for access to employment and economic growth for the future affordable tenants. The location can eliminate the need for long commutes across the island as well.

As the Ala Moana area continues to experience growth and change, we believe that the redevelopment of 1538 Kapiolani Boulevard and their affordable rental component, will be a great addition.

Thank you for your consideration and support,

[Your Name]