

BILL050(23)
Testimony

MISC. COMM. 506

ZONING (ZON)

ZONING (ZON) Meeting

Meeting Date: Sep 13, 2023 @ 09:00 AM

Support: 2

Oppose: 0

I wish to comment: 0

Name: Hakim Ouansafi	Email: hakim.ouansafi@hawaii.gov	Zip: 96817
Representing: Hawaii Public Housing Authority	Position: Support	Submitted: Sep 11, 2023 @ 04:33 PM
Name: Zhizi Xiong	Email: alohadivinedesign@gmail.com	Zip: 96817
Representing: CARES	Position: Support	Submitted: Sep 13, 2023 @ 08:53 AM
Testimony: CARES testifies in support.		



JOSH GREEN, M.D.

GOVERNOR

KE KIAĀINA

HAKIM OUANSAFI

EXECUTIVE DIRECTOR

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IN REPLY PLEASE REFER TO:

23:OED/

Statement of
Hakim Ouansafi, Executive Director
Hawaii Public Housing Authority

Before the
Honolulu City Council
Committee on Zoning

9:00 A.M., September 13, 2023
City Council Chamber

In consideration of
BILL 50 (2023) – RELATING TO THE TRANSIT-ORIENTED DEVELOPMENT SPECIAL DISTRICT
BILL 51 (2023) – REZONE LAND SITUATED AT HALAWA, OAHU (2022/GEN-2)

Honorable Chair Say and members of the Honolulu City Council Committee on Zoning, thank you for the opportunity to provide testimony in **strong support** for the Rezoning of Land Situated at Halawa, Oahu, Hawaii and the Transit-Oriented Development Special District.

The HPHA deeply appreciates the City and County of Honolulu Department of Planning and Permitting (DPP) and the City and County of Honolulu Planning Commission for these two measures which concern the Hawaii Public Housing Authority's (HPHA) Puuwai Momi low-income public housing property, and offers the following comments:

1. Alignment with HPHA Redevelopment Goals.

HPHA **strongly supports** the principles and vision of the TOD Plan, and we appreciate the proposed TOD Zoning and its intent to support mixed-use redevelopment, especially on HPHA’s Puuwai Momi property, TMK 9-9-003:056 and 064. Under the transformative Ka Lei Momi project, HPHA intends to maximize the redevelopment of the Agency’s many existing housing projects near rail, including Puuwai Momi, into a vibrant, mixed-use, mixed-income community near transit to help increase the affordable housing inventory and serve the State’s most vulnerable population.

2. Mixed-Use Zoning Designation and Maximum Height of Puuwai Momi

To achieve the goals above, HPHA strongly supports the designation of the entire HPHA Puuwai property as BMX-3 (business mixed use) and allowing the Puuwai Momi property to have the bonus building height of 250 feet as the other parcels adjacent to the rail station to maximize this State-owned parcel’s redevelopment potential. The reasons supporting these recommendations are as follows:

Housing Goals: To align with City and State goals of maximizing affordable housing, granting the entire HPHA property the same 250-foot bonus height as the adjacent station area parcels would allow HPHA to provide more affordable housing units within a short walking distance from the rail station.

Coherent Development: Considering the likelihood of the HPHA parcels being developed as a cohesive unit with a master plan, it is imperative to establish a unified zoning designation that aligns with the functional layout required for creating a walkable and accessible internal block structure. The singular BMX-3 zoning designation across the entire property will ensure greater harmony in the development process.

Neighborhood Compatibility: The Puuwai Momi property is already separated from adjacent single-family residences by Makalapa Park. The proposed district's farthest border, away from the rail station, already abuts dense development to the south, including the presence of future towers at the Halawa View project. Hence, designating the entire parcel as BMX-3 ensures compatibility with the surrounding developments.

Neighborhood Safety: BMX-3 allows for a blend of residential and commercial uses, BMX-3 traditionally permits higher density, larger-scale development, and a wider variety of uses including retail. Consistent with design principles of TOD and Crime Prevention Through Environmental Design (CPTED), commercial retail uses on the ground floor near the rail station, and along the major street frontages, should be explored in the new Puuwai Momi master plan to encourage natural surveillance.

Valuable Frontage and Urban Context: The property's location facing both the rail line and the busy Kamehameha Highway makes the frontage valuable for larger commercial development. BMX-3 zoning will allow for more extensive commercial use, which could generate long-term revenue to support affordable housing operations and maintenance. The potential of having retail or commercial development, mixed with housing, supports a transit-oriented development environment. The commercial component could potentially be used to help buffer noise and privacy between the busy streets and the residential areas. Potential commercial programs such as a small supermarket could support both rail riders and provide healthy food access to the residents.

Connectivity: The property is close to the World War II Valor Monument and other Pearl Harbor visitor destinations, with a planned multi-use trail connecting the station to these attractions. The property’s location could offer ground floor commercial development that “connect the dots” enroute between

destinations.

The HPHA appreciates the opportunity to provide the Committee with its testimony for the Rezoning of Land Situated at Halawa, Oahu, Hawaii, and the Transit-Oriented Development Special District. We thank you very much for your dedicated and continued support.