RES25-026
Testimony

MISC. COMM. 6

ZONING (ZON)

ZONING (ZON) Meeting

Meeting Date: Jan 16, 2025 @ 09:00 AM

Support: 4

Oppose: 6

I wish to comment: 0

Name:	Email:	Zip:
Mark Anthony Clemente	mclemente@hrcc-hawaii.com	96817
Representing:	Position:	Submitted:
Hawaii Regional Council of Carpenters	Support	Jan 13, 2025 @ 11:15 AM

Name:	Email:	Zip:
Kyle Kajihiro	kyle.kajihiro@gmail.com	96826
Representing:	Position:	Submitted:
Self	Oppose	Jan 14, 2025 @ 10:31 AM

Testimony:

I oppose granting exemptions for the Hale o Līpoa, which would be built atop the site of Loko ʻOpu, one of the royal fishponds of Kalanimanuia. Alternative sites for affordable housing should be pursued. Honolulu should be striving to restore shoreline vistas and wetlands, especially when they relate to culturally and historically significant sites. After the Lahaina fire, there has been talk of restoring Mokuhinia and Mokuʻula. This would be a very important step to recovering Hawaiian wahi pana. Here on Oʻahu, the Council has an opportunity to pursue alternatives to urbanization in a landscape that once flowed with abundant water and fed the people of ʻEwa.

Name:	Email:	Zip:
Danielle Espiritu	info@kalauao.org	96701
Representing:	Position:	Submitted:
Hoʻōla Hou iā Kalauao	Oppose	Jan 14, 2025 @ 01:58 PM

Testimony:

Aloha Chair and Council Members,

My name is Danielle Espiritu, and I am submitting testimony on behalf of Hoʻōla Hou iā Kalauao, a nonprofit organization focused on restoring ʻāina (land) and kānaka (people) in the ahupuaʻa (land division) of Kalauao in ʻEwa, Oʻahu. We OPPOSE Resolution 25-23 and Resolution 25-26, granting a special management major permit and exemptions to Līpoa Development LLC for the Hale o Līpoa project at 98-150 Lipoa Place.

Hoʻōla Hou iā Kalauao cares for Kaʻōnohi, a spring-fed loʻi kalo (irrigated taro field) and māla (garden space) directly ma uka (inland) and just down the street of the proposed development. The loʻi we care for receives water directly from the aquifer. Further development, especially so close to Kaʻōnohi, could result in the inability to continue farming loʻi kalo there. We have already seen a significant drop in water level due to overdevelopment in the area and overtaxing of the aquifer. Should the water level continue to drop, there will not be enough water coming up through the springs to flood patches, and we would lose that cultural practice entirely in this area. Any damage to the aquifer and freshwater lens due to construction and the need to support additional development will have direct impacts on the springs and loʻi at Kaʻōnohi. We are the last loʻi kalo within several ahupuaʻa in either direction and so we are talking about a direct threat to the remaining traditional farming and cultural practices in a huge land area. These are cultural practices protected by law.

In addition, the site chosen for the proposed development is culturally significant in and of itself as it is the site of Opu, a historic 10.5 acre fishpond commissioned by Kalaimanuia, mōʻī wahine (queen) of Oʻahu. Residents of the area are well aware that these areas flood often. It is a fishpond. With the potential for sea level rise in the coming years, it would not only be disrespectful, but irresponsible for the city to approve such a build.

Community members have voiced concerns and opposition to this development at every juncture, including: town hall meetings, neighborhood board meetings, and on record in the cultural interviews included in the impact assessment.

As I shared in my 2023 interview for the cultural impact assessment, the choice to allow this development to move forward is a choice to ignore community and practitioner concerns.

Please do not approve these resolutions, and do not allow this project to continue.

Ke aloha,

Danielle Espiritu
Hoʻōla Hou iā Kalauao
info@kalauao.org

Included below are relevant excerpts from my Hale o Līpoa Cultural Impact Statement interview from August 26, 2023.

3) What is your association to the subject property (family land, work place, etc.)?
I am a part of an organization named Hoʻōla Hou iā Kalauao that cares for a spring-fed loʻi kalo and farm space directly uka (upland) of the planned development. Kaʻōnohi the name of the farm space we care for, it is also the name of the ʻili ʻāina in the area. Kaʻōnohi is just across the street of the proposed development. The springs that feed the ʻāina at Kaʻōnohi come directly from the aquifer. Over the last decade, and especially in the last 5 years, we have noticed changes in the springs at Kaʻōnohi. Water levels have dropped significantly and some areas have shown elevated salinity levels, all of which happened in conjunction with increased development and construction in the surrounding area. Due to the proximity of the planned development to Kaʻōnohi, any construction and development will have a direct impact on our ability to continue farming loʻi kalo traditionally, a cultural practice carried on in Hawaiʻi since time immemorial. While Kalauao and ʻEwa were once famous for its abundance in water and resources, overdevelopment and contamination have left their mark. We are the last loʻi kalo in several ahupuaʻa in either direction and so we are talking about a direct threat to the remaining traditional farming and cultural practices in a huge land area. These are cultural practices protected by law. In terms of my personal family connection to the area, my ʻohana lives down the street. We are two traffic lights away from the proposed development, and yet in a completely different ahupuaʻa. To have ahupuaʻa that were so thin, speaks to the abundance of resources in Kalauao and Waimalu, and in the broader ʻEwa moku.

5) Could you share your mana'o relevant to the 'Aiea area, or Kalauao Ahupua'a, and the surrounding region (personal anecdotes, mo'olelo, mele, oli, place names, etc.)?

One interpretation of the name Kalauao is a multitude of clouds. Ka – the, lau – many/400 (like we would say with the word laulima), ao – light or clouds. Our placenames give us insight into what our kūpuna observed over many generations, and so that tells me about the weather patterns in the area. Kalauao, and the larger moku of 'Ewa was famous for freshwater. We see that in many of the names in this area. Waimalu, Waiau, Waimanō, Waiawa, Waipi'o, Waipahū, Waikele. The word wai (freshwater) is repeated over and over. There are mo'olelo of Kāne and Kanaloa going throughout the moku of 'Ewa with their 'ō'ō (digging sticks). They would travel, plunge their 'ō'ō in the ground, and wai, freshwater, would come up. There are mo'olelo of Kalanimanuia (Kalaimanuia) making her residence in Kalauao because of the abundance of freshwater in the area. She was the daughter of Kukaniloko, for whom the sacred birth stones are named. Both are renowned mō'ī wahine, queens, of O'ahu. Kalanimanuia is credited with developing many of the lo'i kalo and loko i'a in the area. In Kalauao specifically, the area uka of the proposed development would have been spring-fed lo'i kalo going all the way up toward the uplands, and the water there would empty into Opu, one of the fishponds Kalanimanuia is credited with constructing. Opu, no longer in tact, would have been in the area of the proposed development. On the other side of Kalauao, closer to Kalauao stream, 'auwai were constructed to create a sophisticated engineering system that would direct water from the stream into lo'i kalo and then back into the stream again. That fresh water would then go into Pā'aiau, another fishpond of Kalanimanuia where it would mix with salt water attracting fish and creating a suitable environment for them to grow. Some kūpuna say there were upwards of 100 fishponds throughout Pu'uloa, which served as the breadbasket for the 'Ewa moku. Pu'uloa was also famous for the i'a hāmau leo, or oysters, that were once abundant. There are also mo'olelo tied to manō and mo'o in the area.

6) As far as you remember and your experiences, how has the area changed? Could you share how it was when you were young and how it's different now?

My grandparents who lived in 'Ewa in the 1940s and 50s used to be able to gather fish and shellfish from Pu'uloa, just down the road and in walking distance of the proposed development. They grew up swimming in the streams and gathering and eating from them and from the ocean. My mother remembers Waimalu stream being cemented and channelized in the 1960s, part of Wai'eli (the ridge separating Kalauao and Waimalu) being blown up to make way for what is now Moanalua Road, and the land being drilled in order for the huge posts that are now the freeway to be put up. Kama'āina were forced to relocate. We saw similar things along Kamehameha Hwy for the rail project. I was born in the 1980s and grew up primarily in the 1990s, and for my entire lifetime I have not been able to touch the streams or ocean water in our community because I have known it was contaminated. There are signs posted in the areas where my kūpuna used to gather food that say DO NOT EAT FISH & SHELLFISH. Within three generations, Pu'uloa and the surrounding streams have gone from a source of food and sustenance, to one of potential danger due to contamination and unregulated development, urbanization, industry, and militarization. We are now in the critical generation that will determine the future health of our aquifer and subsequently our springs.

7) Do you know of any traditional sites or historically significant buildings which are or were located on the Property site--

for example: cultural sites, archaeological sites, historic structures and/or burials? Please elaborate.
There was a fishpond name Opu in the area where the proposed development is located. The freshwater coming from springs and loʻi kalo further uka would flow down and into the fishpond, mixing with salt water and would provide food. As mentioned, Kalanimanuia, mōʻī wahine of Oʻahu was credited with the construction of Opu as well as the surrounding loʻi kalo and loko iʻa.

8) Do you think the proposed development would affect any place of cultural significance or access to a place of cultural significance? Please elaborate.
As mentioned above, Kaʻōnohi is the only loʻi kalo in either direction for several ahupuaʻa. This is shocking considering ʻEwa, and Kalauao in particular were once famous for its abundance in food and freshwater. The vast majority of the food-growing areas, which often took the form of loʻi kalo and loko iʻa, are now filled and cemented. Kaʻōnohi is the last loʻi kalo in Kalauao and one of very few in the entire moku of ʻEwa. The proposed development, and any further development of the surrounding area, poses a direct threat to Kaʻōnohi, the nearby spring fed loʻi kalo. We have already seen a significant drop in water level due to overdevelopment in the area. Further development, especially so close to Kaʻōnohi, could result in the inability to continue farming loʻi kalo there. Should the water level continue to drop, there will not be enough water coming up through the springs to flood patches and we would lose that cultural practice entirely in this area. What happens in one area will have direct impacts in another.

9) Are you aware of any traditional gathering practices at the Property area and/or within the surrounding areas both past and ongoing?
There is a loʻi kalo across the street, directly uka of the proposed development. Native Hawaiian varieties of taro, some that were well known in ʻEwa, are being grown in the flooded style there as they have been for generations in Hawaiʻi. Other Native dryland crops are being grown traditionally there. Food is being prepared traditionally there. Hawaiian and non-Hawaiian families are gathering to perpetuate these Native Hawaiian cultural practices just uka of the proposed development area. These practices require water. In addition, a hui is restoring Loko Pāʻaiau not far away.

10) While development of the area continues, what could be done to lessen the adverse effects on any current cultural practices in the area?
The choice to develop is choosing to ignore community concerns. Perhaps landowners should think innovatively and generationally, looking for green solutions that allow ʻāina and people to heal, reconnect, and build in a way that benefits both. What might it look like to restore the abundance of ʻEwa that is literally just below the surface? 11) Are you aware of any other cultural concerns the community might have related to cultural practices within or in the vicinity of the Property site and its surrounding areas? Mahiʻai (farmers) are concerned about how development in ʻEwa will affect freshwater, and subsequently, all cultural practices that rely on it. What happens when the springs dry up? How do you farm loʻi kalo without water? You cannot… In addition, we have already seen with the tragedy on Maui what happens when resources are exploited for generations, water is extracted, and Native water and resource management systems are not allowed to function as they should. We are already overtaxing the aquifer, something that would not be happening if development were monitored with a generational mindset. Water levels have dropped significantly in the last decade

alone. Additional developments will mean more water must be pumped into buildings to support more people in an already concentrated area. In addition, any damage to the aquifer and freshwater lens will have direct impacts on the springs and loʻi nearby.

Name:	Email:	Zip:
Kellee Hearther	calikellee@gmail.com	96701
Representing:	Position:	Submitted:
Self	Oppose	Jan 14, 2025 @ 10:23 PM

Testimony:

January 14, 2025 Director Dawn Takeuchi Apuna

Department of Planning and Permitting City and County of Honolulu

Re: Opposition to 2024/SMA-86 (ST), Hale O Lipoa, Special Management Area Use Permit – Major

Aloha e Director Apuna, Mahalo nui loa for the opportunity to enlighten the Department on a matter of great concern to the ʻOhana of Loko Iʻa Pāʻaiau and Malama Paʻakea o Waimalu and the community we reside in. Our organizations continue to work very closely on the continued restoration of our culturally significant sacred spaces and urge the Department to deny the requested Special Management Area Use Permit – Major which is before you, today.

Within the Environmental Assessment completed in May 2024 and published by the State Office of Planning and Sustainable Development, it is documented by Keala Pono Architectural Consulting that "...it (the project) has the potential to affect natural and cultural resources located within and adjacent to the project , as well as affect natural and cultural resources in the area. Awareness of this should be at the forefront to prevent any adverse effects from occurring as a result of this development. Impacts identified by interviewees focused on those related to fresh water resources, impacts to loʻi kalo and farming, limu, and interference with the stream...". It goes on to state "The applicant will work with community-based organizations, such as the ʻAiea Community Association, neighborhood board, Aliʻi Pauahi Hawaiian Civic Club, among others, to facilitate outreach...".

Despite several attempts to urge a more robust and pono study on the potential adverse impacts of the project upon the waters of Puʻuloa, we have received no communication from the Developer or its representatives. Instead, the project has moved hastily ahead, with great indifference to the members of the community.

Even within the report submitted by the Department of Planning and Permitting (File No. 2024/SMA-86(ST)), it is stated under section B. Historic and Cultural Resources: "Previous archaeological studies within one kilometer of the Project have revealed Loʻi deposits (State Inventory of Historic Places [SIHP] 50-80-09-7150), an OR&L remnant (SIHP 50-80-12-9714), two historic drainage culverts (SIHP 50-80-09-7567), and Loko Opu fish pond (SIHP 50-80-09-109)." We know Loko Opu still resides on that property, however, this significant historical location is being ignored and at risk of being lost forever. The ecosystem that once comprised Queen Kalanimanuʻia's three royal ponds, Loko Iʻa Pāʻaiau, Loko ʻOpu (project site), and

Loko Pa'akea is a treasure that can be restored, in the same way that the royal fishpond known as Mokuhinia and its sacred island, Mokuola, in Lahaina, are being championed by Governor Green and Native Hawaiian leaders, in the post-fire restoration plans.

Awarding of the SMA Permit – Major, to a structure that resembles the chunky architecture and bulk of the Waiau Power Plant, in an area of such historic and ecological importance, would destroy any opportunity for future generations to experience the innovative technology that Native Hawaiian fishponds represent, both in terms of food sustainability, traditional ecological knowledge, rising tides and climate resilience. It would further ignore Section 219.100-2, relating to TOD Neighborhood Plans, as approved by the City Council, to ensure the protection, preservation and recognition of traditional Hawaiian cultural properties in the area. In addition, the Primary Urban Center Development Plan lists 12 guiding principles including:

11. Care for our Island Heritage: Respect Native Hawaiian culture and knowledge and celebrate the rich cultural diversity for the PUC. Build upon the unique history, landmarks, and natural environment of the PUC and preserve it for future generations. As stewards who have succeeded in encouraging the return of dozens of endangered species to the nearshore area fronting the project site, proving the wisdom and efficiency of restoration over speculation, we are deeply concerned that the Board of Water Supply's Primary Urban Center Watershed Management Plan is being wholly disregarded. Even though there are areas in the community that are more ideal for such a project and would likely not generate community opposition, such as at the Old Kamehameha Swap Meet Site, the project insists that the site is the best alternative and, consequently, fails to: 1) Promote sustainable watersheds; 2) Protect and enhance water quality and quantity; 3) Protect Native Hawaiian rights and traditional and customary practices; and, 4) Facilitate public participation, education. At a time when the wells in the area have been shut, possibly permanently, even the BWS is not guaranteeing that there will be sufficient water for the project, as it calls for a review at the time of permitting.

For reference, a 2007 Central Oahu Watershed Study (HBWS (Honolulu Board of Water Supply). (2007). Central Oahu Watershed Study, Final Report. Prepared by Oceanit, Townscape, Inc., Eugene Dashiell), commissioned by the Honolulu Board of Water Supply, the USACE, and the City and County of Honolulu Department of Environmental Services, includes an overview of the Kalauao Stream watershed and detailed descriptions of the watershed conditions. Relevant sections on Kalauao watershed (ahupua'a) conditions including climate, soils, hydrogeology, ground water, surface water, flooding and drainage patterns, nearshore waters, terrestrial ecosystems, traditional and customary rights and practices, and settlement history are described and relevant sections summarized below. The study also includes a lengthy chapter on water use, as that was a large driver for the study, as well as a chapter on projects and programs (HBWS 2007).
Relevant to the Loko I'a Pā'aiau project, the study describes projects and programs suggested to address identified watershed issues. A number of program or project priorities identified in the study, including fishpond restoration, wetland restoration and protection, and ecological restoration in Pearl Harbor, are specifically targeted by the proposed actions at Loko I'a Pā'aiau. While the HBWS study is somewhat dated, it still highlights the long-standing and on-going need for comprehensive actions to address excess sediment from upland sources affecting Central Oahu streams (such as Kalauao Stream) and Pearl Harbor, to improve land management practices and sediment control for the purposes of

improving water quality. The watershed study included six separate programs with recommendations needed to address gaps and begin to rectify the terrestrial-sourced sediment issue: A sediment source study and analysis to identify the courses and volumes of sediment polluting Pearl Harbor and freshwater tributary streams Stream erosion and sediment control to address sedimentation as a major non-point source of contamination of stream deltas and Pearl Harbor waters, risk to aquatic life including food chain and bioaccumulation issues, and reduced flood capacity Best management practices (BMPs) to reduce erosion and storm water impacts on surface water quality Total Maximum Daily Load allocation modeling to address complex water quality management problems of toxic contaminants, sediments, and nutrients produced at point and non-point sources Stream habitat restoration to address degraded native habitats from water pollution, invasive species introduction, and channelization and riparian zone modifications that threaten native stream fauna, including turbidity and trash, as well as other parameters that impact water quality and have a direct correlation to the health of aquatic species Riparian buffer zones, to increase vegetated cover and functions in the many areas with limited or no vegetation, leaving the streams at risk to increased sediment loading, increased temperatures, decreased water quality and reduced ability to attenuate flood waters

The list above points to a large-scale and systemic problem with upland sources of excess sediment impacting aquatic resources throughout the Central Oahu watershed and Pearl Harbor. As one example, multiple acres and tens of thousands of cubic yards of accumulated trash and debris-laden sediment has built up along the East Loch shoreline and at the mouth of Kalauao Stream in the vicinity of the project area and Loko I'a Pā'aiau. The programs noted above provide solid evidence of a high-priority problem affecting marine life (especially sedentary species) (and human life), smothering estuarine habitats, degrading water quality, and increasing the risk of sediment delivered pesticides, toxins, bacteria, heavy metals, excess nutrients, and pathogens to the habitats of threatened and endangered birds and other native fauna. Geologic Setting Pearl Harbor is at the base of the Ko'olau volcanic mountain range. This range is the remnant of the Ko'olau shield volcano, which along with the remnant of the Wai'anae volcano, form the island of O'ahu. The Ko'olau formation is composed almost exclusively of highly heterogeneous basaltic lava flows. Loko I'a Pā'aiau is mapped in an alluvial geologic unit ("Qa") defined as poorly sorted sand and gravel alluvium of the Ko'olau volcano, as depicted below (Kelly et al. 2018). These unconsolidated surficial deposits are from the Holocene and Pleistocene periods, and along with marine sediment and reef limestone deposits interspersed with volcanic tuff, form a wedge up to 1,000 feet thick in places, commonly referred to as caprock. The caprock overlies the lava flows of the basaltic aquifer near the coast. Caprock typically has a lower conductivity than the basaltic rocks and confines the underlaying basal aquifer, impeding the natural coastal discharge of groundwater from the basalt, allowing groundwater storage in the volcanic aquifers to be greater than it would be without the caprock. Much of Oahu's extensive groundwater resources are the result of the island's well-developed coastal-plain caprock (USGS 2020). □ Pearl Harbor geological setting. Source: Kelly et al. 2018 Waters Estuarine Waters Isolation from oceanic currents and tides means that Pearl Harbor water quality is mostly influenced by both natural and human-made sources on land, including several freshwater springs, streams, storm drains, and watersheds (USACE 2022). The water of Pearl Harbor has always been relatively turbid from stream runoff and other sources of sediment; however, runoff-related sedimentation increased dramatically in the nineteenth century with deforestation, ranching and grazing of hillsides, declining use of taro ponds—which acted to retain stormwater, and development of sugar cane cultivation (Coles et al. 1997). Streams Stream flow contributes 31 million gallons per day

(mgd) of freshwater into Pearl Harbor during dry periods and 87 mgd during wet periods (DoN 2011). Approximately 40 percent of the stream runoff entering Pearl Harbor enters Middle Loch, another 40 percent enters West Loch, and 20 percent enters East Loch, where the project is sited. Seven perennial (Waikele, Waiawa, Waiau, Waimalu, Kalauao, Halawa, Kapakahi) and two intermittent (Honouliuli, Aiea) streams flow into Pearl Harbor and drain about two-thirds of the watershed area. In the Central Oahu Watershed, only the streams with headwaters in the Ko'olau Range or fed by basal springs are perennial. The National Wetland Database lists 12.3 miles of intermittent, 5 miles of non- perennial, and 10.5 miles of perennial streams in the watershed. These perennial and intermittent streams drain agricultural and urban lands before passing through highly urbanized lands near the harbor. Stream water is fresh up until a short distance upstream from the mouth of the streams where they enter the saline waters of the estuary. High flood peaks and low base flow above the areas of spring influence Pearl Harbor streams (DoN 2011). Additional intermittent freshwater input comes from point and non-point wastewater sources through controlled stormwater infrastructure and uncontrolled urban/terrestrial runoff, respectively. Natural streams in Hawaii are typically short and steep with limited watershed areas (HBWS 2007). This physical aspect combined with intermittent and often intense rainfall patterns tend to make the streams very flash-flood prone. Streams in Hawaii exceed their average flow only about 10 percent of the time. Native Hawaiian stream fauna in perennial interrupted streams rely on the flash flood nature of the flows to migrate up and down the stream for spawning purposes. Groundwater Groundwater is water that flows or seeps downward and saturates soil or rock, supplying springs and wells. Groundwater is used for water consumption, agricultural irrigation, and industrial applications. Groundwater properties are often described in terms of depth to aquifer, aquifer or well capacity, water quality, and surrounding geologic composition. Sole-source aquifer designation provides limited protection of groundwater resources that serve as drinking water supplies. Groundwater provides essentially all municipal, military, and diversified agricultural uses in Central O'ahu (HBWS 2007).

Although they are surrounded by seawater, the Hawaiian Islands are underlain by large quantities of fresh groundwater, which are the result of the large mountainous island landmasses causing orographic rainfall (rain that is produced from the lifting of moist air over a mountain). The rainfall recharges Oahu at an average rate of 23.3 inches per year, with the spatial distribution of recharge mimicking the spatial distribution of the precipitation. The permeable soils and rocks that compose the uplands allow easy infiltration of the abundant rainfall to accumulate as fresh groundwater. These geologic conditions allow for the subsurface movement of water with low-permeability geologic features impounding large amounts of water in the thick groundwater reservoirs. Five large springs heavily influence the stream flows into Pearl Harbor: Kalauao, Waiau, Waimanu, Waiawa, and Waikele. These springs are located along the shoreline and are considered the largest and most significant spring complex in the Hawaiian Islands. The largest spring is the Waimanu-Waiau Spring, which drains into East Loch and has a median flow of 32 mgd. The springs issue from points along the edge of the upper confining member of the aquifer and represent overflow of the artesian basin rather than artesian springs. Groundwater that accumulates in high rainfall regions in higher elevations of Central Oahu is considered superb in quality and needs no treatment before being used as drinking water (HBWS 2007). The quality of groundwater as it reaches urbanized areas is affected by the introduction of dissolved matter generated by surface activities and the intrusion of saltwater into basal lenses due to freshwater withdrawal. Historically, the infiltration of rainfall and irrigation return water replenished groundwater reserves, but brought with it the additional fertilizers, salts, pesticides, and residues resistant to

breakdown in the soil column. (HBWS 2007).

In areas once fed primarily by irrigation, such as areas above the Ewa caprock Aquifer System Area, the lost input of freshwater has contributed to reduced sustainable yield and increased saltwater intrusion. Pearl Harbor receives freshwater input from the Waimalu, Waipahu-Waiawa, and Pearl Harbor aquifer systems. The aquifers of Oahu contain two flow regimes: shallow freshwater and deep saltwater. The freshwater floats on underlying saltwater in a condition of buoyant displacement (Hunt 1996). The freshwater in the basalt aquifer floats on top of the denser saltwater at depths of up to 900 feet. The movement of groundwater is controlled by bedrock fractures and local hydrologic conditions that influence the supply and distribution of water. In the Ko'olau Range, the hydraulic gradient in the basin was found to be from 1.2 to 3 feet per mile. The Pearl Harbor area is underlain by two aquifers: a sedimentary caprock aquifer and a basaltic aquifer. Sedimentary caprock is typically composed of fine-grained sediment and lies atop an unconfined aquifer in which water moves downward to the zone of saturation (i.e., water table). The caprock is underlain by an impermeable stratum that overlies and confines the basaltic aquifer. Contaminants have a potential migration pathway, because overlying basalts and soils are highly permeable, except in areas overlain by sedimentary caprock (Grovhoug 1992). Groundwater also saturates sediments on coastal plains, particularly layers of limestone. The thickness of the unconsolidated caprock aquifer is unknown at the Loko I'a Pā'aiau site. It is anticipated that the capstone aquifer in the Loko I'a Pā'aiau and adjacent area is saturated with freshwater from precipitation and potentially with groundwater discharging from the underlying basalt. The water table is anticipated to be 6 to 18 inches below land surface (NRCS 2023). Most of the groundwater in the capstone aquifer at the I'a Pā'aiau site is discharging to Pearl Harbor; however, this subsea discharge could be affected by nearby pumping wells. Near the Loko I'a Pā'aiau site are several up-gradient supply wells. An agricultural supply well is just north of the area, less than a mile away. Northwest of the area, multiple municipal wells are located along Kalauao Stream. A few of these wells are about a mile away, while most on Kalauao Stream are about 1.5 miles. Some of these wells withdraw up to 13.4 mgd of groundwater. These areas are near to the project site. Of added concern, the project's own environmental report finds that the site may experience a potential environmental concern, as it is located in close proximity to a business that uses a large quantity of petroleum projects. It further describes the presence of asbestos and lead paint on the site and recommends a hazardous materials survey prior to demolition. As a matter of caution, this should be done before the permit is approved.

The project site is also noted as being within the area of inundation of the 1% flood.

A very important error in the report says that the closest water source to the property is the Kalauao Stream. In fact, the 'auwai (ditch) that carries fresh water from Kahuewai (Kalauao Springs/Sumida Watercress Farm) passes parallel to the property, only feet away, and a drainage ditch that carries runoff from the property feeds directly into the 'auwai and downstream into the harbor. The fact that the name of the project, Hale O Līpoa echoes the abundance of the highly prized seaweed that once grew in the nearshore waters, justifies the wisdom of requiring studies, to ensure that the project will not have any adverse impact upon the water fronting the project, Loko I'a Pā'aiau, or even Loko I'a Pa'akea, to the west of the project.

Besides the obvious environmental challenges that should be remedied by robust investigation, above and beyond a Phase 1 study, given the Special Management Area status, the project also fails to demonstrate that it will be a truly affordable housing project (100% low income ideal), since funding has not yet been obtained. At best, the project aims to include only 51% of 80%-100% AMI, rather than the 30% -60% AMI categories that truly define the need within our community and O'ahu as a whole. Not 100%.

When Kalanimanu'ia chose this shoreline upon which to build her fishponds and home, she left a legacy, in peace and abundance. The SMA identification is not something that is "nice to have." It is a requirement whose change is not justified by this project's flaws.

Mahalo nui loa,
Kellee Hearther
'Aiea Resident
Loko I'a Pā'aiau Restoration Volunteer

Name: Chris Cramer	Email: maunaluafishponds@gmail.com	Zip: 96821
Representing: Maunalua Fishpond Heritage Center	Position: Oppose	Submitted: Jan 15, 2025 @ 12:41 PM
Name: Stacy Chong	Email: stacy@malamapaakea.org	Zip: 96701
Representing: Malama Pa'akea o Waimalu	Position: Oppose	Submitted: Jan 15, 2025 @ 12:41 PM
Name: Perry Arrasmith	Email: perry@hawaiisfuture.org	Zip: 96701
Representing: Housing Hawai'i's Future	Position: Support	Submitted: Jan 15, 2025 @ 12:43 PM
Name: Andrew Pereira	Email: apereira@prp-hawaii.com	Zip: 96789
Representing: Pacific Resource Partnership (PRP)	Position: Support	Submitted: Jan 15, 2025 @ 04:29 PM
Name: Damien Waikoloa	Email: damien.waikoloa@gmail.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Jan 15, 2025 @ 05:17 PM

Name:	Email:	Zip:
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Representing:	Position:	Submitted:
Self	Oppose	Jan 16, 2025 @ 08:43 AM

HAWAII REGIONAL COUNCIL OF CARPENTERS

January 16, 2025

To: Councilmember Esther Kia‘āina, Chair
Councilmember Tyler Dos Santos-Tam, Vice Chair

From: Mark Anthony Clemente
Government Relations
Hawaii Regional Council of Carpenters

Re: RES 25-026 AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO . THE HALE O LĪPOA AFFORDABLE RENTAL HOUSING DEVELOPMENT PROJECT IN ‘AIEA, O‘AHU.

Aloha Chair Kia‘āina, Vice Chair Dos Santos-Tam and members of the Committee on Zoning,

I am writing on behalf of the Hawaii Regional Council of Carpenters to express **support** for the development project known as Hale O Lipoa Affordable Housing Project. O‘ahu has long been plagued with housing shortage, and the Hale O Lipoa Affordable Housing Project would help to alleviate this crisis and house local people and local families with a 153-unit affordable housing project in Aiea next to Pearl Ridge Shopping Center and walking distance to the nearby rail station.

Depending on how the project is financed, these rental units will be available for households earning 30 percent or below the Area Median Income (“AMI”) as determined by the U.S. Department of Housing and Urban Development annually for the Honolulu Metropolitan Statistical Area as adjusted for household size (16 units), households earning less than 40 percent or below of AMI (16 units), households earning less than 60 percent or below of AMI (120 units) with Low Income Housing Tax Credits financing (“LIHTC”); or households earning below 80 percent AMI (32 units) and households earning between 80 percent AMI but no more than 100 AMI (120 units) with Rental Housing Revolving Fund financing (“RHRF”).

Mahalo for considering our testimony—please authorize the exemptions sought by this project pursuant to HRS 201H-38.

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Chair Esther Kia'āina, Vice Chair Tyler Dos Santos-Tam and Members of the Committee.
Committee on Zoning,
City Council Chamber

Thursday, January 16, 2025
9:00 AM

Re: Oppose Res. 25-023 and Res. 25-026.
SMA Permit Exemptions and Variances at 98-150 Lipoa Place to construct over Loko Opu

The treasured lei of 3 ancient loko i'a (fishponds) built by Chiefess Kalaimanuia in the 1400's or earlier is at risk. This project aims to build over the ancient Loko Opu. Loko Opu was "*10.5 acres in size and completely surrounded by a wall 2700 feet in extent. It was built by Kalaimanuia."* (Sites of Oahu)

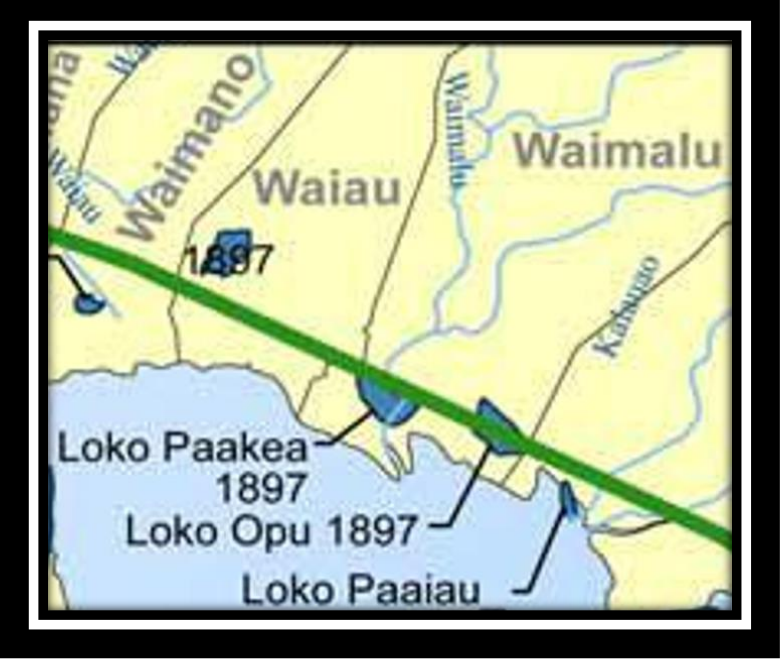
"Kalaimanuia, Chiefess of Oahu built fishponds of Kapaakea (site 111), ***Opu (site 109)*** *and Paaiau (site 108). Kalaimanuia followed her mother Kukaniloko as Moi of Oahu. No foreign or domestic wars appeared during her reign. She was born at Kukaniloko, birthplace of Hawaiian royalty. Resided at Kalauo, in the Ewa District. Building of the great fishponds of Kapaakea, Opu, and Paaiau. She went on customary circuits of inspection of the island and carried out the government functions and administration of justice."* (Sites Of Oahu**).**

Loko Pa'akea and Loko Pā'aiau are being lovingly cared for and restored by the descendants and community. Please listen to them. This proposal to permanently erase Loko Opu in the center of Chiefess Kalaimanuia's great legacy should not be approved.

Attached is a 1945 painting showing the waters of Loko Opu along the shoreline and the lifeline of fresh water feeding mauka to makai.

Mahalo for your attention,

Chris Cramer
Maunalua Fishpond Heritage Center



Fishpond Map at proposed development site Loko Opu, an ancient fishpond (Above)

Built by Chiefess Kalaimanuia around the 1400‘s. (Map:Cultural Surveys Hawai‘i)

(Below) Loko Opu fed by Freshwater Lifeline at Kalauao. 1945 by Joe Voges.

(Courtesy 4-14-22 Ilind.net)



January 15, 2025

Chair Esther Kia'āina, Vice Chair Tyler Dos Santos-Tam and Members of the Committee
Committee on Zoning,
City Council Chamber

Re: Opposition to 2024/SMA-86 (ST), Hale O Lipoa, Special Management Area Use Permit – Major

Aloha e Chair Esther Kia'āina, Vice Chair Tyler Dos Santos-Tam and Members of the Committee,

Mahalo nui loa for the opportunity to enlighten the Council on a matter of great concern to Malama Pa'akea o Waimalu and the community we reside in. Our organization continues to partner with Loko I'a Pā'aiau, on the continued restoration of our culturally significant sacred spaces and urge the Department to **deny** the requested Special Management Area Use Permit – Major which is before you, today.

Within the Environmental Assessment completed in May 2024 and published by the State Office of Planning and Sustainable Development, it is documented by Keala Pono Architectural Consulting that "…it (the project) has the potential to affect natural and cultural resources located within and adjacent to the project , as well as affect natural and cultural resources in the area. Awareness of this should be at the forefront to prevent any adverse effects from occurring as a result of this development. Impacts identified by interviewees focused on those related to fresh water resources, impacts to lo'I kalo and farming, limu, and interference with the stream…". It goes on to state "The applicant will work with community-based organization, such as the Aiea Community Association, neighborhood board, Ali'i Hawaiian Civic Club, among others, to facilitate outreach…". Despite several attempts to urge a more robust and pono study on the potential adverse impacts of the project upon the waters of Pu'uloa, we have received no communication from the Developer or its representatives. Instead, the project has moved hastily ahead, with great indifference to the members of the community.

Even within the report submitted by the Department of Planning and Permitting (File No. 2024/SMA-86(ST)), it is stated under section B. Historic and Cultural Resources: "Previous archaeological studies within one kilometer of the Project have revealed Lo'I deposits (State Inventory of Historic Places [SIHP] 50-80-09-7150), an OR&L remnant (SIHP 50-80-12-9714), two historic drainage culverts (SIHP 50-80-09-7567), and Loko Opu fish pond (SIHP 50-80-09-109)." We know Loko Opu still resides on that property as we observe marine life and flowing water in a culvert on the property, however, this significant historical location is being ignored and at risk at being lost forever.

History

The ecosystem that once comprised Queen Kalanimanu'ia's three royal ponds, Loko I'a Pā'aiau, Loko 'Opu (project site), and Loko Pa'akea is a treasure that can be restored, in the same way that the royal fishpond known as Mokuhinia and its sacred island, Mokuola, in Lahaina, are being championed by Governor Green and Native Hawaiian leaders, in the post-fire restoration plans. Awarding of the SMA Permit – Major, to a structure that resembles the chunky architecture and bulk of the Waiau Power Plant, in an area of such historic and ecological importance, would destroy any opportunity for future generations to experience the innovative technology that Native Hawaiian fishponds represent, both in terms of food sustainability, traditional ecological knowledge, rising tides and climate resilience. It would further ignore Section 219.100-2, relating to TOD Neighborhood Plans, as approved by the City Council, to ensure the protection, preservation and recognition of traditional Hawaiian cultural properties in the area. In addition, the Primary Urban Center Development Plan lists 12 guiding principles

including: 11. Care for our Island Heritage: Respect Native Hawaiian culture and knowledge and celebrate the rich cultural diversity for the PUC. Build upon the unique history, landmarks, and natural environment of the PUC and preserve it for future generations. We are hopeful our elected officials and those people in place to support their communities will act in the best interest of the future of our Hawaii islands, culture and it's people. This is not just for our native Hawaiian people but for everyone who lives, experiences, and values the uniqueness and beauty of our culture.

As stewards who actively work to encourage the return of dozens of endangered species to the nearshore area fronting the project site, proving the wisdom and efficiency of restoration over speculation, we are deeply concerned that the Board of Water Supply's Primary Urban Center Watershed Management Plan is being wholly disregarded. There is a more ideal site for such a project that was even approved as a Live, Work, Play development at the old Kamehameha Drive-In Site. The project insists that the site is the best alternative and, consequently, fails to: 1) Promote sustainable watersheds; 2) Protect and enhance water quality and quantity; 3) Protect Native Hawaiian rights and traditional and customary practices; and, 4) Facilitate public participation, education. At a time when the wells in the area have been shut, possibly permanently, even the BWS is not guaranteeing that there will be sufficient water for the project, as it calls for a review at the time of permitting.

For reference, a 2007 Central Oahu Watershed Study (HBWS (Honolulu Board of Water Supply). (2007). Central Oahu Watershed Study, Final Report. Prepared by Oceanit, Townscape, Inc., Eugene Dashiell), commissioned by the Honolulu Board of Water Supply, the USACE, and the City and County of Honolulu Department of Environmental Services, includes an overview of the Kalauao Stream watershed and detailed descriptions of the watershed conditions. Relevant sections on Kalauao watershed (ahupua'a) conditions including climate, soils, hydrogeology, ground water, surface water, flooding and drainage patterns, nearshore waters, terrestrial ecosystems, traditional and customary rights and practices, and settlement history are described and relevant sections summarized below. The study also includes a lengthy chapter on water use, as that was a large driver for the study, as well as a chapter on projects and programs (HBWS 2007). Relevant to the Loko I'a Pā'aiau project, the study describes projects and programs suggested to address identified watershed issues. A number of program or project priorities identified in the study, including fishpond restoration, wetland restoration and protection, and ecological restoration in Pearl Harbor, are specifically targeted by the proposed actions at Loko I'a Pā'aiau.

While the HBWS study is somewhat dated, it still highlights the long-standing and on-going need for comprehensive actions to address excess sediment from upland sources affecting Central Oahu streams (such as Kalauao Stream) and Pearl Harbor, to improve land management practices and sediment control for the purposes of improving water quality. The watershed study included six separate programs with recommendations needed to address gaps and begin to rectify the terrestrial-sourced sediment issue:

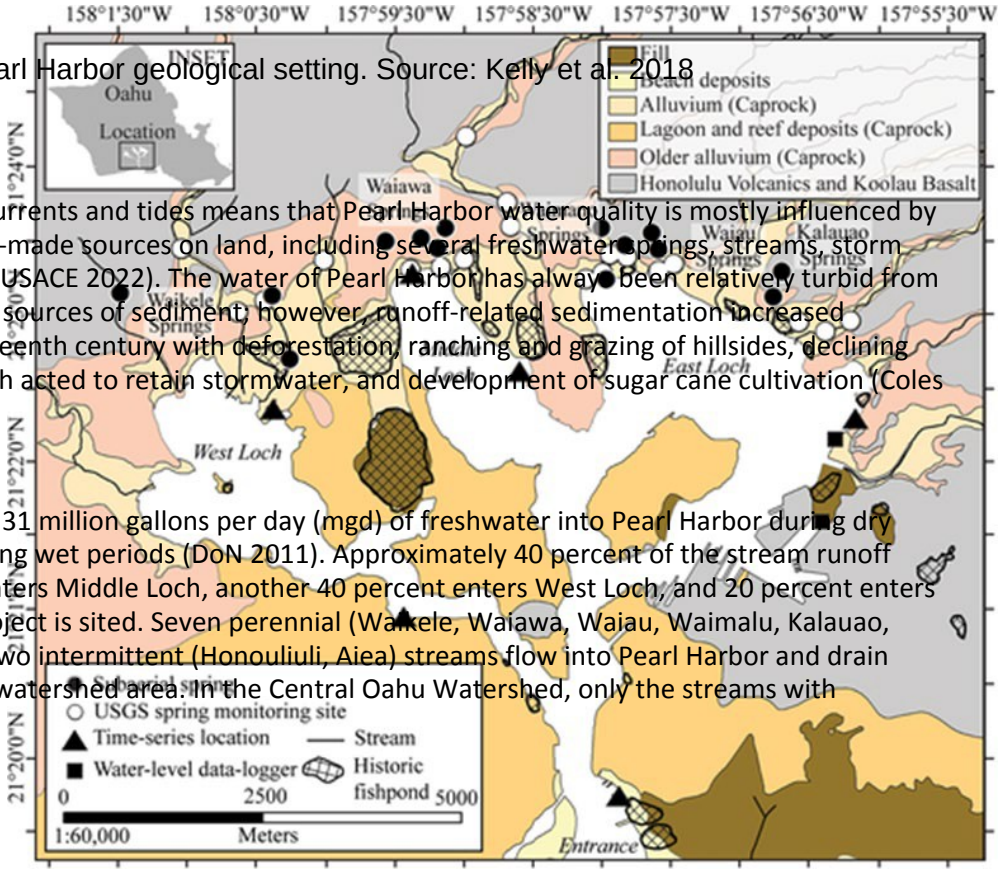
- A sediment source study and analysis to identify the courses and volumes of sediment polluting Pearl Harbor and freshwater tributary streams
- Stream erosion and sediment control to address sedimentation as a major non-point source of contamination of stream deltas and Pearl Harbor waters, risk to aquatic life including food chain and bioaccumulation issues, and reduced flood capacity
- Best management practices (BMPs) to reduce erosion and storm water impacts on surface water quality
- Total Maximum Daily Load allocation modeling to address complex water quality management problems of toxic contaminants, sediments, and nutrients produced at point and non-point sources
- Stream habitat restoration to address degraded native habitats from water pollution, invasive species introduction, and channelization and riparian zone modifications that threaten native stream fauna, including turbidity and trash, as well as other parameters that impact water quality and have a direct correlation to the health of aquatic species

Riparian buffer zones, to increase vegetated cover and functions in the many areas with limited or no vegetation, leaving the streams at risk to increased sediment loading, increased temperatures, decreased water quality and reduced ability to attenuate flood waters

The list above points to a large-scale and systemic problem with upland sources of excess sediment impacting aquatic resources throughout the Central Oahu watershed and Pearl Harbor. As one example, multiple acres and tens of thousands of cubic yards of accumulated trash and debris-laden sediment has built up along the East Loch shoreline and at the mouth of Kalauao Stream in the vicinity of the project area and Loko I'a Pā'aiau. The programs noted above provide solid evidence of a high-priority problem affecting marine life (especially sedentary species) (and human life), smothering estuarine habitats, degrading water quality, and increasing the risk of sediment delivered pesticides, toxins, bacteria, heavy metals, excess nutrients, and pathogens to the habitats of threatened and endangered birds and other native fauna. Increasing population density in this area would put additional stress on both water quality and quantity.

Geologic Setting

Pearl Harbor is at the base of the Ko'olau volcanic mountain range. This range is the remnant of the Koolau shield volcano, which along with the remnant of the Waianae volcano, form the island of Oahu. The Koolau formation is composed almost exclusively of highly heterogeneous basaltic lava flows. Loko I'a Pā'aiau is mapped in an alluvial geologic unit ("Qa") defined as poorly sorted sand and gravel alluvium of the Koolau volcano, as depicted below (Kelly et al. 2018). These unconsolidated surficial deposits are from the Holocene and Pleistocene periods, and along with marine sediment and reef limestone deposits interspersed with volcanic tuff, form a wedge up to 1,000 feet thick in places, commonly referred to as caprock. The caprock overlies the lava flows of the basaltic aquifer near the coast. Caprock typically has a lower conductivity than the basaltic rocks and confines the underlaying basal aquifer, impeding the natural coastal discharge of groundwater from the basalt, allowing groundwater storage in the volcanic aquifers to be greater than it would be without the caprock. Much of Oahu's extensive groundwater resources are the result of the island's well-developed coastal-plain caprock (USGS 2020).



Pearl Harbor geological setting. Source: Kelly et al. 2018

Waters

Estuarine Waters

Isolation from oceanic currents and tides means that Pearl Harbor water quality is mostly influenced by both natural and human-made sources on land, including several freshwater springs, streams, storm drains, and watersheds (USACE 2022). The water of Pearl Harbor has always been relatively turbid from stream runoff and other sources of sediment; however, runoff-related sedimentation increased dramatically in the nineteenth century with deforestation, ranching and grazing of hillsides, declining use of taro ponds—which acted to retain stormwater, and development of sugar cane cultivation (Coles et al. 1997).

Streams

Stream flow contributes 31 million gallons per day (mgd) of freshwater into Pearl Harbor during dry periods and 87 mgd during wet periods (DoN 2011). Approximately 40 percent of the stream runoff entering Pearl Harbor enters Middle Loch, another 40 percent enters West Loch, and 20 percent enters East Loch, where the project is sited. Seven perennial (Waikele, Waiawa, Waiau, Waimalu, Kalauao, Halawa, Kapakahi) and two intermittent (Honouliuli, Aiea) streams flow into Pearl Harbor and drain about two-thirds of the watershed area. In the Central Oahu Watershed, only the streams with

headwaters in the Ko'olau Range or fed by basal springs are perennial. The National Wetland Database lists 12.3 miles of intermittent, 5 miles of non- perennial, and 10.5 miles of perennial streams in the watershed. These perennial and intermittent streams drain agricultural and urban lands before passing through highly urbanized lands near the harbor. Stream water is fresh up until a short distance upstream from the mouth of the streams where they enter the saline waters of the estuary. High flood peaks and low base flow above the areas of spring influence Pearl Harbor streams (DoN 2011). Additional intermittent freshwater input comes from point and non-point wastewater sources through controlled stormwater infrastructure and uncontrolled urban/terrestrial runoff, respectively. Natural streams in Hawaii are typically short and steep with limited watershed areas (HBWS 2007). This physical aspect combined with intermittent and often intense rainfall patterns tend to make the streams very flash-flood prone. Streams in Hawaii exceed their average flow only about 10 percent of the time. Native Hawaiian stream fauna in perennial interrupted streams rely on the flash flood nature of the flows to migrate up and down the stream for spawning purposes.

Groundwater

Groundwater is water that flows or seeps downward and saturates soil or rock, supplying springs and wells. Groundwater is used for water consumption, agricultural irrigation, and industrial applications. Groundwater properties are often described in terms of depth to aquifer, aquifer or well capacity, water quality, and surrounding geologic composition. Sole-source aquifer designation provides limited protection of groundwater resources that serve as drinking water supplies. Groundwater provides essentially all municipal, military, and diversified agricultural uses in Central O'ahu (HBWS 2007).

Although they are surrounded by seawater, the Hawaiian Islands are underlain by large quantities of fresh groundwater, which are the result of the large mountainous island landmasses causing orographic rainfall (rain that is produced from the lifting of moist air over a mountain). The rainfall recharges Oahu at an average rate of 23.3 inches per year, with the spatial distribution of recharge mimicking the spatial distribution of the precipitation. The permeable soils and rocks that compose the uplands allow easy infiltration of the abundant rainfall to accumulate as fresh groundwater. These geologic conditions allow for the subsurface movement of water with low-permeability geologic features impounding large amounts of water in the thick groundwater reservoirs.

Five large springs heavily influence the stream flows into Pearl Harbor: Kalauao, Waiau, Waimanu, Waiawa, and Waikele. These springs are located along the shoreline and are considered the largest and most significant spring complex in the Hawaiian Islands. The largest spring is the Waimanu-Waiau Spring, which drains into East Loch and has a median flow of 32 mgd. The springs issue from points along the edge of the upper confining member of the aquifer and represent overflow of the artesian basin rather than artesian springs.

Groundwater that accumulates in high rainfall regions in higher elevations of Central Oahu is considered superb in quality and needs no treatment before being used as drinking water (HBWS 2007). The quality of groundwater as it reaches urbanized areas is affected by the introduction of dissolved matter generated by surface activities and the intrusion of saltwater into basal lenses due to freshwater withdrawal. Historically, the infiltration of rainfall and irrigation return water replenished groundwater reserves, but brought with it the additional fertilizers, salts, pesticides, and residues resistant to breakdown in the soil column. (HBWS 2007). In areas once fed primarily by irrigation, such as areas above the Ewa caprock Aquifer System Area, the lost input of freshwater has contributed to reduced sustainable yield and increased saltwater intrusion.

Pearl Harbor receives freshwater input from the Waimalu, Waipahu-Waiawa, and Pearl Harbor aquifer systems. The aquifers of Oahu contain two flow regimes: shallow freshwater and deep saltwater. The

freshwater floats on underlying saltwater in a condition of buoyant displacement (Hunt 1996). The freshwater in the basalt aquifer floats on top of the denser saltwater at depths of up to 900 feet. The movement of groundwater is controlled by bedrock fractures and local hydrologic conditions that influence the supply and distribution of water. In the Ko'olau Range, the hydraulic gradient in the basin was found to be from 1.2 to 3 feet per mile. The Pearl Harbor area is underlain by two aquifers: a sedimentary caprock aquifer and a basaltic aquifer. Sedimentary caprock is typically composed of fine-grained sediment and lies atop an unconfined aquifer in which water moves downward to the zone of saturation (i.e., water table). The caprock is underlain by an impermeable stratum that overlies and confines the basaltic aquifer. Contaminants have a potential migration pathway, because overlying basalts and soils are highly permeable, except in areas overlain by sedimentary caprock (Grovhoug 1992). Groundwater also saturates sediments on coastal plains, particularly layers of limestone.

The thickness of the unconsolidated caprock aquifer is unknown at the Loko I'a Pā'aiau site. It is anticipated that the capstone aquifer in the Loko I'a Pā'aiau and adjacent area is saturated with freshwater from precipitation and potentially with groundwater discharging from the underlying basalt. The water table is anticipated to be 6 to 18 inches below land surface (NRCS 2023). Most of the groundwater in the capstone aquifer at the I'a Pā'aiau site is discharging to Pearl Harbor; however, this subsea discharge could be affected by nearby pumping wells.

Near the Loko I'a Pā'aiau site are several up-gradient supply wells. An agricultural supply well is just north of the area, less than a mile away. Northwest of the area, multiple municipal wells are located along Kalauao Stream. A few of these wells are about a mile away, while most on Kalauao Stream are about 1.5 miles. Some of these wells withdraw up to 13.4 mgd of groundwater.

These areas are near to the project site.

Of added concern, the project's own environmental report finds that the site may experience a potential environmental concern, as it is located in close proximity to a business that uses a large quantity of petroleum projects. It further describes the presence of asbestos and lead paint on the site and recommends a hazardous materials survey prior to demolition. As a matter of caution, this should be done before the permit is approved.

The project site is also noted as being within the area of inundation of the 1% flood.

A very important error in the report says that the closest water source to the property is the Kalauao Stream. In fact, the 'auwai (ditch) that carries fresh water from Kahuewai (Kalauao Springs/Sumida Watercress Farm) passes parallel to the property, only feet away, and a drainage ditch that carries runoff from the property feeds directly into the 'auwai and downstream into the harbor.

The fact that the name of the project, Hale O Līpoa echoes the abundance of the highly prized seaweed that once grew in the nearshore waters, justifies the wisdom of requiring studies, to ensure that the project will not have any adverse impact upon the water fronting the project, Loko I'a Pā'aiau, or even Loko I'a Pa'akea, to the west of the project.

Besides the obvious environmental challenges that should be remedied by robust investigation, above and beyond a Phase 1 study, given the Special Management Area status, the project also fails to demonstrate that it will be a truly affordable housing project (100% low income ideal), since funding has not yet been obtained. At best, the project aims to include only 51% of 80%-100% AMI, rather than the 30% -60% AMI categories that truly define the need within our community and O'ahu as a whole. Not 100%.

When Kalanimanu'ia chose this shoreline upon which to build her fishponds and home, she left a legacy, in peace and abundance. The SMA identification is not something that is "nice to have." It is a requirement whose change is not justified by this project's flaws.

Mahalo nui loa,
Stacy Chong
President
Malama Pa'akea O Waimalu
M: 808-597-6373
E: stacy@malamapaakea.org

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

January 16, 2025

TO: Chair Kia'āina and Members of the Committee on Zoning

RE: Resolution 25-26 - The *Hale o Līpoa* Affordable Rental Housing 201H Project

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

On behalf of Housing Hawai'i's Future, we support Resolution 25-26.

We support affordable, workforce rentals in mixed-use areas with existing development and infrastructure, including major transportation routes and shopping centers.

98-150 Līpoa fits that description. It is a great example of a project that will directly benefit local renters. One in five residents in 96701 spends half of their income on rent. Two in five residents in 96701 spend at least 30% of their income on rent. The average resident in 96701 apportions at least a quarter of their income on rent.[1]

On a personal basis, I grew up in 'Aiea. I went through the public schools of 96701. I graduated from 'Aiea High School. Unlike many classmates who moved away from 'Aiea (and Hawai'i) due to the high cost of living, I still live in 'Aiea today as a renter. I frequently walk to the shopping centers near this project's location and frequently catch the bus to work on Kamehameha Highway, only a few minutes from this project's location. I can see how this project will benefit people like me.

Housing Hawai'i's Future supports smart growth principles (rezoning, upzoning, infill development, and adaptive reuse) to utilize existing building stock and infrastructure fully. **This project aligns with the principles of smart growth.**

Alongside Resolution 25-23, this bill significantly advances Hale o Līpoa as a model for affordable housing in areas similarly located in the 'Aiea-Pearl City Transit-Oriented Development Special District.

We appreciate your consideration of this issue and careful attention to policy.

Thank you,



Perry Arrasmith
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[1] For more information on housing in 96701, see https://analytics.uhero.hawaii.edu/housing/factsheet-builder/96701

Testimony of
Pacific Resource Partnership

Honolulu City Council
Committee on Zoning
Thursday, January 16, 2025
9:00 A.M.

Resolution 25-23 and Resolution 25-26

Aloha Chair Kia'āina, Vice Chair Dos Santos-Tam, and Members of the Committee:

Pacific Resource Partnership (PRP) appreciates the opportunity to provide testimony in strong support of the Hale O Lipoa project, an affordable rental housing development located at 98-150 Lipoa Place in 'Aiea. This transformative project exemplifies a commitment to addressing one of Honolulu's most pressing challenges: the need for more workforce and affordable housing.

Hale O Lipoa will replace six existing two-story Pepper Tree Apartments with a modern eight-story building, housing 153 units designed to provide workforce and affordable housing. The project's design includes a range of unit sizes—studios, one-bedroom, two-bedroom, and three-bedroom units—ensuring a diversity of housing options to meet the needs of families, individuals, and couples. Importantly, the units will remain affordable for more than 60 years, providing long-term benefits to our community. Furthermore, this project will offer convenient access to public transportation, including Skyline, helping to reduce commuting costs and traffic congestion.

According to the 2019 Hawai'i Housing Planning Study, Honolulu requires thousands of additional affordable and workforce housing units to meet demand. Projects like Hale O Lipoa not only address this housing shortage but also contribute to economic growth. As such, PRP is in favor of the SMA major permit for the project, as well as the granting of exemptions and waivers from certain requirements to ensure the project remains financially viable.

As an organization representing the Hawai'i Regional Council of Carpenters, the largest construction union in the state with approximately 6,000 members, and more than 250 diverse general contractors, PRP is dedicated to building a better future for Hawai'i. Hale O Lipoa aligns with our mission by creating housing opportunities for local families and strengthening our communities.

Mahalo for the opportunity to submit testimony and the committee's commitment to solving O'ahu's housing crisis.

Aloha,

Andrew Pereira
Director of Public Affairs
Pacific Resource Partnership
1100 Alakea Street, 4th Floor

(Continued From Page 1)

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Damien Waikoloa
Honolulu, HI 96822

Honolulu City Council
Committee on Zoning
530 King St.
Honolulu, HI 96813

January 16, 2025

RE: Support for Resolution 25-26 - The Hale O Līpoa Affordable Rental Housing Development 201H Project

Aloha Chair Kiaʻāina, Vice Chair Dos Santos-Tam and members of the Committee,

I am writing in support of the Hale O Līpoa project at 98-150 Līpoa Place in ʻAiea. This project would bring 152 much needed homes to the ʻAiea community. This project would offer diverse options from studio to 3-bedroom apartments and, depending on funding sources, could be income limited to those making 60% or less of AMI or 100% or less of AMI. These units could house a variety of families from young professionals, retired kūpuna, or working families with children. The project's location is well-suited within the TOD and has ample access to transit, shopping and recreation.

To emphasize the importance of building more homes within the TOD, this project would be an important first step. Located about a ¼ mile (7-10 minute walk) from the Kalauao Skyline Station, residents can easily access frequent and reliable transit, lowering their transportation costs, their carbon footprint from driving and increasing their access to their surrounding community. It is also very important to remember that, with Segment 2 of the Skyline set to open in late 2025, residents of this community will enjoy Skyline access that spans from East Kapolei to Middle Street Transit Center, which means increased access to job centers, major transportation hubs, and the Daniel K. Inouye International Airport. If residents choose to drive, the 147 parking spaces are more than enough when considering this project’s diverse transportation options.

Hawaiʻi is facing a state-wide housing shortage that is making it harder and harder for local families to be able to afford to live in the communities they grew up in, they work in, and that are close to their family and friends. This project is an example of the multi-faceted approach that we need to take to address our housing shortage and should be approved to move forward.

Mahalo for the opportunity to testify.

Me ke aloha,

Damien Waikoloa

January 16, 2025

Chair Esther Kia'āina, Vice Chair Tyler Dos Santos-Tam and Members of the Committee.
Committee on Zoning,
City Council Chamber

Re: Testimony in Opposition to RES25-026 related to Hale O Lipoa Project

Aloha e Chair Kia'āina,

I am a ʻAiea/Kalauao Resident, Aiea Community Association Board Member, Ali'i Pauahi Hawaiian Civic Club Member, one of the Fishpond caretakers of Pā'aiau Loko Iʻa and my ʻohana has pilina with the loʻi at Kaʻonohi.

I am writing in opposition of Resolution 25-23 and Resolution 25-26, granting a special management major permit and exemptions to Līpoa Development LLC for the Hale o Līpoa project at 98-150 Lipoa Place.

As a cultural practitioner and kanaka maoli who has been working alongside community for over a decade to restore the loʻi kalo wetlands and the fishery of Kalauao, including the return of endangered native animals and sea plants nearshore and mauka of the project area. I am deeply concerned that this project will have adverse impact on the aquifer and the surrounding wai and kai of Kalauao, both during and after its construction. The fresh water ʻauwai that flows near the project will carry pollution flow into the harbor, whether in the form of toxins, microplastics, or other runoff.

Community members have voiced concerns and opposition to this development at every juncture, including on public record and withing the EA impact assessment for this very project. These concerns are continuously being dismissed by the developer and the government entities engaged in this project and the developer has failed to engage in meaningful consultation, moving forward with the project without adequate consideration of its adverse effects.
In addition, the proposed development threatens the sacred and culturally significant site of Loko Opu, a historic fishpond commi ssioned by Kalaimanuia, mōʻī wahine (queen) of Oʻahu, as well as the broader ecosystem that includes Loko I'a Pā'aiau, and Loko Pa'akea, all of which could be irreparably harmed by this project.

Our community is already bearing the brunt of infrastructure and development for the county and will be host to a new OCCC Jail and Stadium District, as well as additional TOD development in coming years and the increased density's impact on the ʻāina, the water beyond and below it, will be immesurable.

Voting in favor of these resolutions would prioritize harmful development over ecological and cultural preservation and would once again ignore our community's concerns.

Mahalo nui loa,
Kimberly Moa
Aiea Resident
98-124 Kihale Street, Unit B
Aiea, HI 96701