

RES25-073
Testimony

MISC. COMM. 152

BUDGET (BUD)

BUDGET (BUD) Meeting

Meeting Date: Mar 13, 2025 @ 09:30 AM

Support: 1

Oppose: 0

I wish to comment: 1

Name: Mark Anthony Clemente	Email: mclemente@hrcc-hawaii.com	Zip: 96817
Representing: Hawaii Regional Council of Carpenters	Position: Support	Submitted: Mar 10, 2025 @ 01:08 PM
Name: Kathleen Orlandi	Email: korlandi@hawkins.com	Zip: 10007
Representing: Hawkins Delafield & Wood LLP - as bond counsel to the City & County	Position: I wish to comment	Submitted: Mar 11, 2025 @ 01:28 PM
Testimony: As bond counsel to the City & County for this matter, I will be available to describe the bond program, the authorizing resolution and answer questions from Council members.		



HAWAII REGIONAL COUNCIL OF CARPENTERS

March 13, 2025

To: Councilmember Tyler Dos Santos-Tam, Chair
Councilmember Scott Y. Nishimoto, Vice Chair

Re: RESOLUTION 25-73 - AUTHORIZING THE ISSUANCE, SALE AND DELIVERY OF
MULTIFAMILY HOUSING REVENUE BONDS

RESOLUTION 25-74 – EXECUTION OF A GROUND LEASE WITH KOMOHALE WEST LOCH
VENTURE LP

Aloha Chair Dos Santos-Tam, Vice Chair Nishimoto and members of the Committee on Budget,
The Hawai'i Regional Council of Carpenters (HRCC) strongly supports the proposed West Loch
Apartments project by Stanford Carr Development, LLC. This project exemplifies responsible
development that addresses the critical need for affordable housing in our community.

Stanford Carr Development has a proven track record, having successfully developed over 5,500
high-quality residential units across Hawai'i, including significant affordable housing projects
such as Halekauwila Place, Hale Kewalo, and Kauhale Kaka'ako. Their commitment to quality,
affordability, and sustainable development aligns with the core values of our community.

The West Loch Apartments will deliver 126 affordable rental units, directly addressing O'ahu's
significant shortage of affordable housing options for working families. The thoughtfully
designed project offers a mix of one, two, and three-bedroom units, catering to a range of
household sizes and income levels. With rental rates anchored at 30% and 60% of the HUD Area
Median Income, this project will provide urgently needed relief to local families struggling with
Hawai'i's high cost of living.

Moreover, the development creates numerous construction jobs, benefiting our local economy
by providing good wages, stable employment, and opportunities for skilled tradespeople.
Stanford Carr Development's longstanding commitment to quality construction ensures this
project will positively impact our local workforce, economy, and housing supply.

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HRCC believes the West Loch Apartments will make a meaningful contribution to the wellbeing of our communities by providing safe, affordable, and sustainable homes. For these reasons, we urge the Committee to support this important project and pass Resolution 25-73 and 25-74.

Mahalo for your consideration.

Respectfully submitted,
Mark Anthony Clemente
Hawai'i Regional Council of Carpenters