

**BILL029(25)**  
**Testimony**

**MISC. COMM. 160**

COUNCIL

## **COUNCIL Meeting**

Meeting Date: Mar 19, 2025 @ 10:00 AM

Support: 3

Oppose: 0

I wish to comment: 0

Name: Johnnie-Mae Perry	Email: waianaenb569@gmail.com	Zip: 96792
Representing: Self	Position: Support	Submitted: Mar 14, 2025 @ 12:18 PM
Testimony: I, Johnnie-Mae L. Perry, SUPPORT BILL029(25) RELATING TO AFFORDABLE HOUSING.		
Name: Geena Thielen	Email: geena@ccs-hawaii.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Mar 18, 2025 @ 09:13 AM
Testimony: I am writing in support of Bill 29. The purpose of the bill is to bring the property tax exemption into alignment with the affordability requirement for Bill 7 affordable housing projects. Currently the affordability requirement is 15 years while the property tax exemption is only 10 years. There are two reasons this is important. First off economical equity. It is wrong to restrict the income on a project (rental rates) while increasing the expense of that project. It is only fair and reasonable that the two should be in alignment. Secondly is lending requirements. Currently banks are only willing to give us 10 year loans because of the property tax exemption window. Since the Bank's don't know what property tax rates will be, they can't take the risk of a project not being able to support the existing loan. With this change, we would be able to secure financing for 15 years allowing a greater reduction in principal before a refinancing event occurs.		
Name: Derek Lock	Email: dlock@hnldev.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Mar 18, 2025 @ 10:54 AM

HNL Development LLC  
PO Box 11142 Honolulu HI 96828

March 18, 2025

Councilmember Matt Weyer  
City Council, Vice Chair  
City and County of Honolulu  
530 South King Street  
Honolulu, HI 96813

**Re: Bill 29 (2025), Relating to Affordable Housing**

Dear Vice Chair Weyer and Members of the City Council,

Thank you for allowing me the opportunity to provide written testimony IN SUPPORT of Bill 29. My name is Derek Lock and I am a Partner with HNL Development LLC. HNL Development LLC is the Developer and Development Consultant of seven affordable rental housing projects either completed, under construction or in design under Chapter 32 (better known as "Bill 7"). The eight projects total 222 affordable rental housing units all targeted to those who earn less than 80% AMI and at rents of less than 80% AMI.

Bill 29 is a thoughtful piece of legislation that will support the development of Bill 7 projects for years to come. Bill 7 remains a terrific opportunity to develop affordable multi-family rental housing on Oahu's many underutilized infill lots. Thank you again for the opportunity to provide written testimony.

Mahalo,

Derek Lock  
HNL Development LLC