

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

**MISC. COMM. 216**

COUNCIL

## **COUNCIL Meeting**

Meeting Date: Apr 16, 2025 @ 10:00 AM

Support: 7

Oppose: 0

I wish to comment: 0

Name: Johnnie-Mae Perry	Email: waianaenb569@gmail.com	Zip: 96792
Representing: Self	Position: Support	Submitted: Apr 11, 2025 @ 12:26 PM
<p>Testimony:</p> <p>I, Johnnie-Mae L. Perry SUPPORT</p> <p>Selected Agenda Item: BILL029(25) RELATING TO AFFORDABLE HOUSING.</p>		

Name: Master Pikachu Shelby Billionaire	Email: Presidentbillionaire@gmail.com	Zip: 96792
Representing: Kingdom of The Hawaiian Islands & Ohana Unity Party	Position: Support	Submitted: Apr 14, 2025 @ 05:44 PM
<p>Testimony:</p> <p>Letter of Support</p> <p>Subject: Pass Bill 29 (2025): More Affordable Homes for Our Ohana, Cheeeeehuuu!</p> <p>Aloha Chair Tommy Waters, Esteemed Councilmembers, and Heroes of Honolulu’s Heart,</p> <p>Aloha from the streets where our ohana’s fightin’ to stay—Kalihi aunties savin’ for rent, Waipahu uncles grillin’ musubi, keiki dreamin’ big in Kapolei. The Ohana Unity Party’s pumpin’ full support for Bill 29 (2025), a real-deal move to stretch tax breaks for affordable rentals from 10 to 15 years. That’s more homes for folks chokin’ on \$2,200 rents, workin’ \$15/hour jobs just to survive. This bill’s got the mana to keep our people housed, not priced out like tryin’ to snag the last poke bowl at Foodland’s counter! Council, pass this with some street-smart fixes, and let’s make Honolulu a place where aloha lives, #cheeeeehuuu!</p> <p>This bill’s straight fire. It gives developers 5 extra years of tax exemptions to build affordable rentals—think apartments for teachers, nurses, farmers, not just townie big shots. In 2023, 1,200 units got built with these breaks, but we need 50,000 more by 2030 ‘cause \$1.1 million homes ain’t cuttin’ it. That 15-year deal locks in affordability longer, so my cousins don’t lose their place like 20% of Kaka’ako units that went fancy after a decade. It’s like Bill 39 keepin’ rentals safe with sprinklers, Bill 24 (2024) plannin’ urban homes, and Bill 24 (2025) droppin’ bond cash—teamwork for our ohana!</p> <p>Now, I hear the grumbles—tax breaks sound like givin’ away cash when we’re already taxed up from last year’s 5% hike. Losin’ \$5-\$10 million a year from \$1.77 billion in property taxes ain’t huge, but it adds up if 5,000 units get breaks—could hit \$20 million. And what if developers play us, flippin’ units early like a bad Spam musubi wrap? 10% of projects dodged rules in 2022, and rural spots like Nanakuli might miss out while Kalihi rents climb 15% near new builds. Plus, 15 years ain’t forever—units could go market-rate after, leavin’ us back at square one, stressin’ like missin’ the last bus to Waianae!</p>		

But check this—this bill’s a win ‘cause it gets homes built now, not later. It’s like plantin’ kalo for tomorrow, vibe with my SB1249 push to grow local food and ditch 90% imports. It’s got SCR 204’s heart for safety, keepin’ families stable so they don’t crash like a North Shore wave. Our \$3.93 billion FY2026 budget’s got \$1.24 billion in savings to cover the hit, way better than blowin’ \$665.9 million on rail’s \$22 billion mess (Bill 26). Developers save enough to build 500-1,000 extra units a year, meanin’ my Pearl City homies might actually afford a spot!

Council, you’re our ohana’s champs—make this bill shine brighter than a Waikiki sunset. Pass Bill 29, but add some aloha: Tighten rules: Audit agreements yearly—10% slipped last time—so developers don’t ghost us.

Spread the love: Get Nanakuli, Wahiawa in on these units, not just downtown.

Go long: Push for 30-year affordability on some projects, so keiki’s keiki stay housed.

Talk story: Let us renters weigh in, ‘cause we’re livin’ this \$2,200 hustle.

A Kapolei tita told me, “Gimme a home I can afford, and I’ll cook for the whole block.” That’s the Honolulu we’re buildin’—rooted, real, ready to thrive. Pass this bill, lock in these homes, and let’s show the world our ohana’s got heart and hustle, #cheeeeehuuu!

Mahalo nui loa,

Master Shelby "Pikachu" Billionaire, HRM

Kingdom of The Hawaiian Islands, H.I.

Ohana Unity Party, Chairman

[www.Ohanaunityparty.com](http://www.Ohanaunityparty.com)

[OhanaUnityChair@gmail.com](mailto:OhanaUnityChair@gmail.com)

Name:	Email:	Zip:
Ted Kefalas	tkefalas@grassrootinstitute.org	96813
Representing:	Position:	Submitted:
Grassroot Institute of Hawaii	Support	Apr 15, 2025 @ 08:23 AM
Name:	Email:	Zip:
Geena Thielen	geena@ccs-hawaii.com	96734
Representing:	Position:	Submitted:
Self	Support	Apr 15, 2025 @ 10:28 AM
Name:	Email:	Zip:
Jacob Wiencek	jacob.m.wiencek@pm.me	96815
Representing:	Position:	Submitted:
Self	Support	Apr 15, 2025 @ 09:12 PM
Testimony:		

Aloha Councilmembers,

After the 2020 Census, Honolulu reported a population of approximately 1.016 million. Less than five years later, our population has declined by over 30,000 to less than 990,000. Working- and middle-class families are being driven out of our city by our crushing affordability crisis. It is becoming functionally impossible for the hardworking men and women of our city to reside here as prices continue to skyrocket. The most important financial burden in our city comes from the lack of affordable housing.

Over the last few years, this Council has made significant strides in tackling some of these pressing issues. From reducing regulatory barriers, to reforming our byzantine permitting process, real relief to the residents of Honolulu has happened. I urge this Council to keep up the momentum and SUPPORT this bill moving forward!

Name: Roseann Freitas	Email: roseann@biahawaii.org	Zip: 96797
Representing: BIA Hawaii	Position: Support	Submitted: Apr 16, 2025 @ 07:54 AM
Testimony: BIA Hawaii is in support of Bill 29.		

Name: Andrew Pereira	Email: apereira@prp-hawaii.com	Zip: 96789
Representing: Pacific Resource Partnership (PRP)	Position: Support	Submitted: Apr 16, 2025 @ 09:11 AM

April 16, 2025, 10 a.m.

Honolulu Hale

**To: Honolulu City Council Committee on Budget**

**Matt Weyer, Chair**

**Radiant Cordero, Vice Chair**

**From: Grassroot Institute of Hawaii**

**Ted Kefalas, Director of Strategic Campaigns**

RE: Bill 29 (2025) — RELATING TO AFFORDABLE HOUSING

Aloha Chair Weyer, Vice Chair Cordero and other members of the Committee,

The Grassroot Institute of Hawaii **supports** [Bill 29 \(2025\)](#), which would extend the property tax exemption for Bill 7 affordable housing projects from 10 years to 15 years.

Lengthening this waiver would help these affordable rentals pencil out. For context, a small apartment project valued at \$10 million could save as much as \$142,600 a year in property taxes as a result of this waiver, depending on its tax classification.<sup>1</sup>

As other testifiers have pointed out, a longer waiver period could also assist homebuilders in obtaining financing for these projects.

Thank you for the opportunity to testify.

Ted Kefalas

Director of Strategic Campaigns

Grassroot Institute of Hawaii

---

<sup>1</sup> This figure assumes the parcel is classified as Residential A. See "[City and County of Honolulu Real Property Tax Valuation For Fiscal Year 2024 - 2025](#)," Technical Branch, Real Property Assessment Division, Department of Budget and Fiscal Services, City and County of Honolulu, August 2024.

**COMPLETE  
CONSTRUCTION  
SERVICES  
CORP.**

GENERAL CONTRACTING  
& DEVELOPMENT  
P.O. Box 757  
Kailua, HI 96734  
PH (808) 263-4900  
FX (808) 263-5966  
E-mail greg@ccs-hawaii.com  
www.ccs-hawaii.com  
Lic# BC-23115

Honolulu City Council  
City Council Chamber  
Wednesday April 16, 2025  
10:00 AM

RE: Bill 29 Relating to Affordable Housing

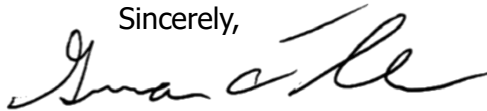
Chair Waters, Vice Chair Weyer, and members of the Council,

I am writing in **SUPPORT** of Bill 29 Relating to Affordable Housing. This bill specifically affects Bill 7 (Ordinance 19-8) affordable housing projects. Specifically it brings the Real Property Tax (RPT) exemption into compliance with the affordability requirement of 15 years. This helps Bill 7 projects get better financing terms making projects more viable.

Currently lenders will not extend loan terms beyond the expiration of the RPT exemption. This means the maximum loan term available for Bill 7 projects is 10 years. The reason lenders do this is because they do not know what rates or valuations will be after the RPT exemption and whether or not the project will remain economically viable upon expiration.

By extending loan terms to 15 years it allows more time for project principal to be paid down as well as capped rents to naturally escalate over-time. This helps with initial project financing as well as re-finance opportunity at the 15 year mark significantly easier to manage. For these reasons I ask for your support in passage of this important legislation.

Sincerely,



Geena Thielen  
President/RME



Testimony of  
Pacific Resource Partnership

City and County of Honolulu, Honolulu City Council  
Honorable Chair Tommy Waters and Members of the Council  
Wednesday, April 16, 2025

**Subject: Strong Support for Bill 29 Relating to Affordable Housing**

Aloha Chair Waters, Vice Chair Weyer, and Members of the Council:

On behalf of Pacific Resource Partnership (PRP), representing thousands of unionized carpenters and over 250 contractors across Hawai'i, we enthusiastically support Bill 29 relating to affordable housing. This measure strengthens the framework for affordable housing projects under Bill 7 (Ordinance 19-8) by aligning the Real Property Tax (RPT) exemption with the 15-year affordability requirement, thereby enhancing the financial viability of these critical developments.

Bill 29 addresses a key obstacle for Bill 7 projects: the current 10-year RPT exemption limits loan terms, as lenders are hesitant to extend financing beyond the exemption period due to uncertainties about future tax rates and project sustainability. By extending the RPT exemption to 15 years, Bill 29 enables longer loan terms, allowing developers to reduce principal debt and benefit from gradual rent escalations. This facilitates more robust initial financing and simplifies refinancing at the 15-year mark, making affordable housing projects more feasible and attractive to investors.

Additionally, PRP urges the Council to consider broader measures to support housing development amid potential economic challenges, such as increased construction costs due to proposed tariffs under the Trump administration. One of the most effective ways the City Council can mitigate these pressures is by reducing regulatory burdens and expediting permit approvals for homebuilders. Streamlined processes would lower costs, accelerate project timelines, and ensure a steady pipeline of affordable housing, directly benefiting working families and sustaining skilled trade jobs.

PRP strongly supports Bill 29 as a vital step toward expanding affordable housing opportunities in Honolulu. We respectfully urge the Council to pass this measure and continue exploring innovative solutions to address our housing crisis.

Mahalo for the opportunity to provide testimony.

Sincerely,

A handwritten signature in black ink, appearing to be "A. Weyer", written in a cursive style.



(Continued From Page 2)

Andrew Pereira  
Director of Public Affairs  
Pacific Resource Partnership