RES25-105
Testimony

MISC. COMM. 249

ZONING (ZON)

ZONING (ZON) Meeting

Meeting Date: May 1, 2025 @ 09:00 AM

Support: 11

Oppose: 0

I wish to comment: 2

Name:	Email:	Zip:
Jacob Wiencek	jacob.m.wiencek@pm.me	96815
Representing:	Position:	Submitted:
Self	Support	Apr 26, 2025 @ 06:47 PM

Testimony:

Aloha Committee Members,

It is hard for me to overstate how much I support this proposed resolution. We must seriously address the affordable housing crisis in Honolulu that is driving so many working- and middle-class families from our city. Reforming minimum lot sizes will unlock the housing potential of our city to accommodate all.

I strongly urge this Committee to SUPPORT this resolution moving forward!

Name:	Email:	Zip:
Ted Kefalas	tkefalas@grassrootinstitute.org	96813
Representing:	Position:	Submitted:
Grassroot Institute of Hawaii	Support	Apr 29, 2025 @ 07:20 AM

Name:	Email:	Zip:
Hawaii LECET	info@hawaiilecet.org	96817
Representing:	Position:	Submitted:
Hawaii Laborers & Employers Cooperation and Education Trust	Support	Apr 29, 2025 @ 03:34 PM

Testimony:

Hawaii LECET is in strong support of Res. 25-105, which will certainly help produce more affordable housing for our local community.

Name:	Email:	Zip:
Ross Isokane	isokane@gmail.com	96813
Representing:	Position:	Submitted:
Self	Support	Apr 30, 2025 @ 09:10 AM

Testimony:

I support our Council's use of judgment and discretion in amending our LUO to facilitate increased density in appropriate areas of Oahu to help with our housing crisis.

As a collective body, I trust our Councilmembers to do so in a measured and responsible fashion that's truly in the *best interest* of our City & County (and not simply at the behest of special interest groups) more than I trust our State legislators (who crafted their controversial state bills largely behind closed doors).

I agree with long-term city planning that utilizes increased density, especially in appropriate urban, transit-oriented

areas/apartment zones in Honolulu, to make housing more accessible and affordable. As a resident of Downtown-Chinatown, I'm enamored by safe, walkable, vibrant cities with reliable, convenient public transportation.
One caveat is that given I recognize this will benefit real estate/development interests, I hope this initiative is done in concert with successful legislative efforts to curb outside speculative investment. I gotta admit, I'll view any end results where the former is done without the latter with a little bit of cynicism.

Name: Martin Nguyen	Email: martin@centre-urban.com	Zip: 96815
Representing: Centre Urban Real Estate	Position: Support	Submitted: Apr 30, 2025 @ 10:00 AM
Name: Arjuna Heim	Email: arjuna@hiappleseed.org	Zip: 96816
Representing: Hawaii Appleseed	Position: Support	Submitted: Apr 30, 2025 @ 10:34 AM
Name: Ivan Hou	Email: 808alerts808@gmail.com	Zip: 96826
Representing: Self	Position: I wish to comment	Submitted: Apr 30, 2025 @ 11:55 AM
Name: MARK ANTHONY CLEMENTE	Email: mclemente@hrcc-hawaii.com	Zip: 96817
Representing: Hawaii Regional Council of Carpenters	Position: Support	Submitted: Apr 30, 2025 @ 12:53 PM
Name: Perry Arrasmith	Email: perry@hawaiisfuture.org	Zip: 96701
Representing: Housing Hawai'i's Future	Position: Support	Submitted: Apr 30, 2025 @ 03:46 PM
Name: Damien Waikoloa	Email: damien.waikoloa@gmail.com	Zip: 96822
Representing: Hawai'i YIMBY	Position: Support	Submitted: Apr 30, 2025 @ 04:08 PM
Name: Andrew Pereira	Email: apereira@prp-hawaii.com	Zip: 96789
Representing: Pacific Resource Partnership (PRP)	Position: Support	Submitted: Apr 30, 2025 @ 04:17 PM

Name:	Email:	Zip:
JULIA FINK	julia@aiahonolulu.org	96813
Representing:	Position:	Submitted:
The American Institute of Architects (AIA), Honolulu Chapter	Support	Apr 30, 2025 @ 04:18 PM

Name:	Email:	Zip:
Angela Melody Young	Alohadivinedesign@gmail.com	96817
Representing:	Position:	Submitted:
CARES Community Advocacy Research Education Services	I wish to comment	May 1, 2025 @ 08:56 AM
Testimony:		
Refer to live testimony		

GRASSROOT INSTITUTE OF HAWAII

1050 Bishop St. #508
Honolulu, HI 96813
808-864-1776
info@grassrootinstitute.org

Removing barriers to Hawaii's prosperity

May 1, 2025, 9 a.m.
Honolulu Hale

To: Honolulu City Council Committee on Zoning
Esther Kiaʻāina, Chair
Tyler Dos Santos-Tam, Vice Chair

From: Grassroot Institute of Hawaii
Ted Kefalas, Director of Strategic Campaigns

RE: Resolution 25-105 — PROPOSING AN AMENDMENT TO CHAPTER 21, REVISED ORDINANCES OF HONOLULU 2021 (THE LAND USE ORDINANCE), RELATING TO THE DEVELOPMENT STANDARDS FOR THE APARTMENT AND APARTMENT MIXED-USE DISTRICTS.

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

The Grassroot Institute of Hawaii **supports** Resolution 25-105, which proposes an amendment to Honolulu's zoning ordinance that would reduce the minimum lot size, depth and width and increase the floor-area ratio for apartment and apartment mixed-use zones.

The Hawaii Department of Business, Economic Development and Tourism estimates that Oahu needs to build 18,737 new units between 2025 and 2035 to keep up with demand.[1] The changes proposed by this measure would make the construction of new apartment buildings more financially feasible, resulting in more affordable housing.

In particular, reducing the minimum lot size for apartments would reduce one of the biggest cost items for building in Honolulu: Land. Even small lots can easily top $1 million in value. Adding flexibility to the zoning code in this way could help homebuilders make smaller apartment projects pencil out.

Thank you for the opportunity to testify.

Ted Kefalas
Director of Strategic Campaigns
Grassroot Institute of Hawaii

[1] Rene Kamita, "Hawai'i Housing Demand: 2025-2035," Research and Economic Analysis Division, Hawaii Department of Business, Economic Development and Tourism, March 2024, p. 11.

CENTRE URBAN
REAL ESTATE

Martin M. Q. Nguyen, MRED
Managing Principal
CA DRE #02074177
HI RB-24080

April 30, 2025

The Honorable Esther Kiaʻāina
Committee on Zoning
Honolulu City Council
530 South King Street
Honolulu, Hawaii 96813

RE: TESTIMONY IN SUPPORT OF RESOLUTION 25-105 – LAND USE ORDINANCE AMENDMENT RELATING TO THE DEVELOPMENT STANDARDS FOR THE APARTMENT AND APARTMENT MIXED-USE DISTRICTS

Aloha Chair Kiaʻāina, Vice Chair Dos Santos Tam, and Committee Members,

I am submitting testimony in my capacity as principal of Centre Urban Real Estate in **SUPPORT** of Resolution 25-105 regarding Land Use Ordinance amendment relating to the development standards for the Apartment and Apartment Mixed-use districts. Centre Urban is a commercial real estate investment, development, and advisory firm active in Honolulu and Southern California, with a specific focus on impactful multifamily and mixed-use projects.

We are currently working on creating housing under ROH Chapter 32, otherwise known as "Bill 7", which is a preeminent example of common-sense collaboration between the public and private sectors to solve one of the most pressing issues of our generation: creating more housing. However, it is important to note that the primary reason why development programs like 201H and Bill 7 exist is because the LUO does not allow for the by-right construction of moderate-sized housing that would be most impactful in keeping kamaʻaina home. Every day that potential housing is delayed is another day where more and more of our neighbors are moving away, some who will never return to Hawaiʻi.

The opportunity proposed in Resolution 25-105 is to revise the standards so that one can meet in the middle with **moderate** FAR between 2.0 and 4.0 to encourage **modest** development of 50-75'/ 4 to 7 stories in areas where it fits the existing built environment. This would likely make the biggest dent in the natural development of more housing. The key objective is to allow the **by-right** development of housing in the areas of Honolulu that have existing structures with similar densities, such as the Apartment and Apartment Mixed-Use districts. This will naturally allow the development of more moderate, human-scaled housing projects and limit the instances of monster homes in residential zoned areas.

To illustrate the current disconnection of the LUO Apartment and Apartment Mixed-use development standards, if one were to seek to develop a >40,000 square foot A-2 lot in town – effectively accomplishing the near-impossible task of assembling eight contiguous urban Honolulu lots - the maximum FAR allowed would be 1.9, which is for all intents and purposes an approximately 2 or 3-story building. Practically speaking, most individual A-2 lots are 5,000 square feet which would result in a maximum FAR of 0.85, which is effectively a 1-story building. However, in either instance that same lot would at the same time have a height limit of 150'. This is a comically large disconnect between the key guiding metrics of the current LUO development standards. As such, anyone seeking to do any meaningful housing project would be required to seek variances, zoning change, or seek approval as a Planned Development or 201H

project – all extensive, expensive, and complicated processes. Natural, by-right housing development at the scale needed for our community will simply not occur under the current LUO. As a rough illustration of the lopsidedness in the current LUO development standards for Apartment and Apartment Mixed-use districts we've prepared the table below with our high-level approximations:

Honolulu Land Use Ordinance (LUO) Housing Element

	Lot Size	FAR	Potential Floors per FAR	Height Limits	Height per ZM	Potential Floors per Height
A-1 & AMX-1	5,000	0.45	1 Story	30	N/A	2-3 Stories
	10,000	0.60	1 Story	30	N/A	2-3 Stories
	40,000	0.90	1 Story	30	N/A	2-3 Stories
A-2 & AMX-2	5,000	0.85	1 Story	Zoning Map	40-150	4 to >10 Stories
	10,000	1.30	2 Stories	Zoning Map	40-150	4 to >10 Stories
	40,000	1.90	2-3 Stories	Zoning Map	40-150	4 to >10 Stories
A-3 & AMX-3	5,000	1.30	2 Stories	Zoning Map	100-350	10 to >30 Stories
	10,000	2.00	3 Stories	Zoning Map	100-350	10 to >30 Stories
	20,000	2.40	3-4 Stories	Zoning Map	100-350	10 to >30 Stories
	40,000	2.80	4-6 Stories	Zoning Map	100-350	10 to >30 Stories
B-1	N/A	1.00	1-2 Stories	40	N/A	3-4 Stories
B-2	N/A	3.50	5-8 Stories	Zoning Map	60-150	6 to >10 Stories
BMX-3	N/A	3.50	5-8 Stories	Zoning Map	60-350	6 to >30 Stories
BMX-4	N/A	7.50	>15 Stories	Zoning Map	~450	>40 Stories

Resolution 25-105 would make a significant stride in rightsizing this lopsidedness by implementing simple FAR standards and doing away with a complicated calculation system that rewarded only those well off enough to accumulate and assemble large amounts of land. Resolution 25-105 would put economic power back into the hands of small to mid-sized property owners to make their respective impacts on the housing crisis.

I personally believe updating the LUO will be most consequential pieces of local legislation in our lifetimes – with Resolution 25-105 being one part of the process. Right sizing the Apartment and Apartment Mixed-use development standards will be a significant step in the right direction. Thank you for the opportunity to contribute to this important dialogue. If there are any questions or concerns, please reach me at martin@centre-urban.com to discuss.

Sincerely,

Martin M. Q. Nguyen, MRED
Managing Principal
Centre Urban Real Estate Hawaii, LLC

HAWAII APPLESEED
CENTER FOR LAW & ECONOMIC JUSTICE

Testimony of the Hawai‘i Appleseed Center for Law and Economic Justice
Support for Reso 25-105
Zoning Committee
Monday, May 1, 2025 at 9:00 AM

Aloha Chair Kia‘āina, Vice Chair Dos Santos-Tam, and members of the zoning committee,

Hawai‘i Appleseed Center for Law & Economic Justice supports the proposed amendments of Reso 25-105 to the Land Use Ordinance (LUO) that would increase allowable Floor Area Ratio (FAR) in apartment and mixed-use zoning districts.

FAR is a zoning tool that determines how much floor space can be built on a given lot, directly shaping the density and form of new development. By raising the maximum FAR, the City enables developers to construct more housing units on the same parcel of land, which is especially important in urban areas where land is scarce and expensive. Higher FAR allows for more efficient use of land and can help address the supply constraints that have contributed to Honolulu’s housing shortage.

Technical Benefits of Increasing FAR:

- Unlocks Housing Capacity: Increasing FAR allows for additional floors or larger building footprints, directly translating into more homes per site.
- Flexible Building Design: FAR does not dictate building shape or height, allowing architects and developers to design projects that fit neighborhood context while maximizing housing output[1].
- Efficient Land Use: Higher FAR supports infill development in areas with existing infrastructure, reducing pressure to expand into undeveloped land and supporting sustainable growth.

Honolulu’s current FAR limits have constrained housing production in areas already zoned for apartments and mixed-use[2]. Adjusting these limits is a targeted, technical solution that aligns with the City’s planning goals and allows for increased housing supply without altering the character of single-family neighborhoods.

Increasing FAR is a proven, effective strategy to enable more housing in appropriate areas, making better use of limited urban land and supporting Honolulu’s long-term housing needs. We urge the zoning committee to pass Reso 25-105.

Mahalo for your consideration.

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[1] https://www.planning.org/pas/reports/report111.htm
[2] https://www.housingaffordabilityinstitute.org/floor-area-ratios-and-housing-production/

Committee On Zoning
City & County of Honolulu
530 S King Street
Honolulu, HI 96813

Re: Comments on Resolution 25-105 for hearing on May 1, 2025, 9:00am

Aloha Chair Kia'aina, Vice Chair Dos Santos-Tam and members of the committee,

I want to ask for a plain language explanation of the council's intent behind Resolution 25-105, especially as it relates to the state and county policy intentions discussed within its preamble, and whether there is a nexus with the newly passed LUO plan (Bill 64). As written now, 25-105's intent appears to create smaller, denser zoning for Apartment mixed zones which in some ways contradicts the County's opposition to the state proposal to densify parcels with ADU's and smaller parcels, but at the same time understandably moves forward the County's intent to create more housing.

But, the resolution seems like a significant pivot in terms of zoning policy for Apartment districts. First, the minimum lot areas are greatly reduced or removed altogether. Second, minimum lot width and depth is also reduced. Lastly, the removal of maximum FAR based on lot sizes, to be replaced with a single FAR based on zoning designation (which seems to lead to a net increase in FAR). Combined this appears to have the effect of:

1. Relying on the new FAR and maximum building area percentage to create a defacto heigh limit, that presumably will be more dense than current limits if creating housing opportunity is the intent. How will the new FAR interact with current Apartment zone heigh limits?
2. Inviting either less landscaped set back or higher, denser to-the-property line buildings.

Are these correct interpretations of the Resolution's outcomes?

Furthermore, I'd like to comment on the massive Bill 64 LUO plan that just passed. Resolution 25-105 seems to be a pretty drastic change in established policy. The new LUO plan is just a new planning *guideline* that requires more specific policy and zoning decisions for actual implementation. So, it appears 25-105 may be linked to the new LUO, if so, can the public expect more substantial changes like Res. 25-105 to land use ordinance as a direct result of Bill 64?

Thank you,
Ivan Hou
Honolulu

HAWAII REGIONAL COUNCIL OF CARPENTERS

May 1, 2025

To: The Honorable Esther Kiaʻāina, Chair
The Honorable Tyler Dos Santos-Tam, Vice Chair
Members of the Zoning Committee

Re: **Testimony in Support of Bill 31 (2024), CD1 —**
Relating to Pre-Construction Financing for Affordable Rental Housing

Chair Kiaʻāina, Vice Chair Dos Santos-Tam, and Members of the Committee:

Mahalo for the opportunity to submit testimony on behalf of the Hawaiʻi Regional Council of Carpenters (HRCC) in strong support of Resolution 25-105.

Resolution 25-105 reflects the kind of grounded, practical policy we need more of. It focuses density where it makes the most sense—in areas already zoned for apartments and mixed-use—and it does so by modernizing standards that haven't kept pace with today's needs. It's a step forward that respects both the urgency of our housing shortage and the importance of neighborhood character.

We especially want to thank the Council for taking a more intentional and local approach. This resolution keeps the planning process rooted in our island's General Plan and community-driven development frameworks. That means the public still has a voice, and the City retains its ability to manage growth responsibly.

We respectfully ask the Committee to advance this resolution and keep the momentum going. It's the right move at the right time, and we stand ready to support the City's efforts to implement it.

Mahalo for your time, your commitment, and your continued partnership.

Mark Anthony Clemente
Government Relations
Hawaiʻi Regional Council of Carpenters

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

May 1, 2025

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

RE: Resolution 25-105

Housing Hawai'i's Future is a movement led by young locals fighting to create opportunities for Hawai'i's next generation by ending the workforce housing shortage. Our organization has historically supported the construction of affordable, workforce housing units in mixed-use areas with existing development and infrastructure, including major transportation routes and shopping centers.

We support Resolution 25-105, a measure to amend the Land Use Ordinance (Chapter 21 of the Revised Ordinances of Honolulu) to strategically modernize development standards for apartment construction. Districts zoned as either Apartment (A) or Apartment Mixed-Use (AMX) should be ground zero for expanding O'ahu's supply of affordable, workforce housing inventory in the City and County of Honolulu.

Senate Bill 3202 of the 2024 Legisative Session (Act 39, SLH 2024) came as a lightning rod for county governments. Resolution 25-102 is a mechanism for concretely adapting the county to (1) permit more apartment units on A and AMX lands, (2) facilitate smart growth through infill in existing, dense neighborhoods, (3) spur development of multi-family units in the spirit of efforts like Bill 7 of 2019, and (4) tether these demands to the existing sentiments of communities, as expressed by their plans.

It is a well-worn figure, but it bears repeating: O'ahu needed an additional 22,168 housing units in the between 2020 and 2025 to meet housing demands, more than half of which must be affordable to low-income households.[1] The chronic housing shortage adversely impacts young people, with many Gen Alpha, Gen Z, and Millenial residents giving-up on a life in O'ahu. Young people want to live in urban communities like the City and County of Honolulu.

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 strategic amendment to the LUO aligns with the principles of smart growth.**

We appreciate your consideration of this issue and careful attention to policy. In the spirit of SB 3202, let's 'make the city a city' through **Resolution 25-105**.





Lee Wang
Executive Director
Housing Hawai'i's Future
lee@hawaiisfuture.org

Perry Arrasmith
Director of Policy
Housing Hawai'i's Future
perry@hawaiisfuture.org

[1] This figure, which has since informed conversations about housing across the City and County of Honolulu, comes from the State of Hawai'i's Department of Business, Economic Development, and Tourism's 2019 Hawai'i Housing Study, that was furnished by SMS Research through the Hawai'i Housing Finance and Development Corporation:
https://dbedt.hawaii.gov/hhfdc/files/2020/01/FINAL-State_Hawaii-Housing-Planning-Study.pdf

Hawai‘i YIMBY
Honolulu, HI 96814
hawaiiyimby.org
info@hawaiiyimby.org

April 30, 2025

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

RE: SUPPORT for RES25-105: PROPOSING AN AMENDMENT TO CHAPTER 21, REVISED ORDINANCES OF HONOLULU 2021 (THE LAND USE ORDINANCE), RELATING TO THE DEVELOPMENT STANDARDS FOR THE APARTMENT AND APARTMENT MIXED-USE DISTRICTS.

Aloha Chair Kia‘āina, Vice Chair Dos Santos-Tam, and Committee Members,

On behalf of Hawai‘i YIMBY, I am writing to express support for Resolution 25-105, which proposes updates to allow for greater density in apartment and mixed-use zoning districts. These changes are an important step toward addressing Honolulu’s ongoing housing shortage.

By increasing the Floor Area Ratio (FAR), this resolution enables home builders to construct more housing units on the same amount of land. This is a proven way to expand housing supply in urban areas, which can help slow the rise in housing costs and improve affordability for local families.

Greater housing supply is essential to meet the needs of our growing population, especially as demand continues to outpace availability. This policy supports infill development—adding homes in areas that are already developed—rather than pushing the city to expand into open, undeveloped lands that lack infrastructure. By focusing new

Hawai‘i YIMBY
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housing in urban zones, we can protect natural resources and avoid the high costs and environmental impacts of extending roads, utilities, and public services.

The resolution also aligns with the city’s broader planning goals by encouraging more housing near jobs, transit, and essential services—creating more connected and sustainable communities.

Hawai‘i YIMBY (Yes In My Backyard) is a volunteer-led grassroots advocacy organization dedicated to supporting bold and effective solutions for Hawai‘i’s housing crisis. We urge your support and thoughtful consideration on this measure, and thank you for the opportunity to testify.

Mahalo,

Damien Waikoloa
Chapter Lead, Hawai‘i YIMBY

Edgardo Díaz Vega
Chapter Lead, Hawai‘i YIMBY

Testimony of
Pacific Resource Partnership

Honolulu City Council Committee on Zoning
Honorable Chair Esther Kia'āina and Honorable Vice Chair Tyler Dos Santos-Tam
Thursday, May 1, 2025

Subject: Testimony in Strong Support of Resolution 25-105 relating to the development standards for the apartment and apartment mixed use districts.

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

The Pacific Resource Partnership (PRP), representing 6,000 members of the Hawai'i Regional Council of Carpenters and more than 250 contractors across the state, enthusiastically supports Resolution 25-105.

This resolution proposes critical amendments to Chapter 21 of the Revised Ordinances of Honolulu 2021 (the Land Use Ordinance) to revise development standards for Apartment and Apartment Mixed-Use Districts, addressing O'ahu's acute housing crisis while respecting community-driven planning processes.

Resolution 25-105 responds to the dire need for affordable housing, as highlighted by the 2019 Hawaii Housing Planning Study, which projects a demand for 22,168 additional housing units on O'ahu over five years, with 54 percent needed for low-income households earning 80 percent or less of the area median income.

By reducing minimum lot sizes (e.g., from 7,500 to 5,000 square feet for A-1 and AMX-1 districts), adjusting maximum density (FAR) calculations, and maintaining appropriate setbacks, the proposed amendments enable higher-density development in districts already designated for such growth. This targeted approach aligns with the O'ahu General Plan's Objective A, Policy 12, which promotes higher-density, mixed-use development near jobs, schools, and transit to increase affordable housing supply. These amendments will stimulate construction activity, creating high-quality, family-sustaining jobs for local workers.

(Continued From Page 2)

Resolution 25-105 supports career pathways in the trades, empowering Hawai'i's workforce and strengthening our economy. Additionally, by directing growth to Apartment and Apartment Mixed-Use Districts, the resolution avoids the community concerns raised by recent State bills (e.g., House Bill 1630 and Senate Bill 3202), which risked overburdening single-family neighborhoods with incompatible density.

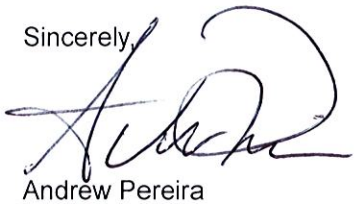
PRP applauds the Council for balancing the urgent need for housing with careful adherence to the City's Development Plans and Sustainable Communities Plans. The resolution's directive to the Department of Planning and Permitting and the Planning Commission to process these amendments ensures robust community engagement, preserving the character of O'ahu's neighborhoods while addressing housing demand.

We urge the Zoning Committee to advance Resolution 25-105 without delay.

PRP stands ready to partner with the City Council, homebuilders, and stakeholders to support its implementation, ensuring that O'ahu's housing crisis is met with sustainable, equitable solutions.

Mahalo for the opportunity to provide testimony.

Sincerely,



Andrew Pereira
Director of Public Affairs
Pacific Resource Partnership

AIA Honolulu

AIA Honolulu
A Chapter of the
American Institute of Architects

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April 30, 2025

RE: Resolution 25-105

Dear Chair Kiaaina, Vice Chair Dos Santos-Tam, and Members of the Committee,

On behalf of the American Institute of Architects (AIA) Honolulu Chapter, thank you for the opportunity to provide testimony on Resolution 25-105, which proposes amendments to Chapter 21 of the Revised Ordinances of Honolulu relating to development standards for apartment and apartment mixed-use districts.

As design and planning professionals committed to improving the quality of life in our built environment, AIA Honolulu supports the intent behind this resolution—to responsibly increase density in appropriate urban areas while helping to address Honolulu's urgent housing needs. We recognize that creative, context-sensitive infill housing is essential to delivering the types of walkable, transit-connected, and livable communities our island needs.

At the same time, we approach the resolution with cautious optimism. While we appreciate its goals and support the effort to align growth with the City's long-range planning frameworks, we are mindful of the potential impacts that exemptions from certain land use ordinances may have on neighborhood character. Ensuring that density is integrated in a way that respects the scale, context, and identity of existing communities must remain a priority.

We urge that any exemptions or changes to development standards be accompanied by clear design guidelines and meaningful community engagement to protect and enhance the livability of residential areas. Good design—shaped through collaboration among planners, architects, and community stakeholders—can help ensure that new development adds value, maintains character, and contributes positively to the public realm.

AIA Honolulu stands ready to collaborate as expert partners in this effort. Our members offer deep experience in context-sensitive planning, housing design, and community-based development strategies. We are eager to contribute technical insight and design leadership as the City explores these amendments further.

Sincerely,



Phil Camp, AIA
President, AIA Honolulu Chapter