

RES25-236
Testimony

MISC. COMM. 433

*ZONING & PLANNING (ZON)

***ZONING & PLANNING (ZON) Meeting**

Meeting Date: Aug 21, 2025 @ 09:00 AM

Support: 10

Oppose: 0

I wish to comment: 0

Name: Ana Tuiasosopo	Email: atuiasosopo@oe3.org	Zip: 96707
Representing: Operating Engineers Local 3	Position: Support	Submitted: Aug 19, 2025 @ 09:50 AM
Name: Ana Tuiasosopo	Email: atuiasosopo@oe3.org	Zip: 96707
Representing: Hawaii Construction Alliance	Position: Support	Submitted: Aug 19, 2025 @ 10:02 AM
Name: Gino Soquena	Email: gino@hbctc.org	Zip: 96805
Representing: Hawaii Building & Construction Trades Council	Position: Support	Submitted: Aug 19, 2025 @ 12:53 PM
Name: Mark Anthony Clemente	Email: mclemente@hrcc-hawaii.com	Zip: 96817
Representing: Hawaii Regional Council of Carpenters	Position: Support	Submitted: Aug 19, 2025 @ 02:32 PM
Name: Peter Ganaban	Email: testimonylocal368@gmail.com	Zip: 96817
Representing: The Laborer's International Union Local 368	Position: Support	Submitted: Aug 20, 2025 @ 09:49 AM
Name: Kanani Souza	Email: repsouza@capitol.hawaii.gov	Zip: 96707
Representing: Self	Position: Support	Submitted: Aug 20, 2025 @ 09:51 AM
Name: DIAMOND GARCIA	Email: repgarcia@capitol.hawaii.gov	Zip: 96813
Representing: Self	Position: Support	Submitted: Aug 20, 2025 @ 03:06 PM
Name: Mike Gabbard	Email: sengabbard@capitol.hawaii.gov	Zip: 96707
Representing: Self	Position: Support	Submitted: Aug 20, 2025 @ 03:26 PM

Name: Kiran Polk	Email: kiranpolk@gmail.com	Zip: 96707
Representing: Kapolei Chamber of Commerce	Position: Support	Submitted: Aug 20, 2025 @ 05:07 PM
Name: Damien Waikoloa	Email: damien.waikoloa@gmail.com	Zip: 96822
Representing: Hawai'i YIMBY	Position: Support	Submitted: Aug 20, 2025 @ 06:35 PM



August 19, 2025

Honorable, Esther Kia'āina, Honolulu City Council Committee on Zoning, Chair
Honorable, Tommy Waters, Vice Chair
Honorable Members of the Honolulu City Council Committee on Zoning

RE: RESOLUTION 25-236 – LAULIMA AFFORDABLE RENTAL HOUSING 201H PROJECT. AUTHORIZING, PURSUANT TO HRS SECTION 201H-38, EXEMPTIONS FROM CERTAIN CITY APPLICATION FEES AND INFRASTRUCTURE, OR PUBLIC WORKS FEES AND CHARGES, AND DEVELOPMENT STANDARDS FOR THE DEVELOPMENT OF LAULIMA, AN AFFORDABLE RESIDENTIAL PROJECT CONSISTING OF EIGHT BUILDINGS RANGING FROM FOUR TO SIX STORIES WITH SURFACE PARKING AREAS ON 17.31-ACRES OF LAND ZONED AMX-2 MEDIUM DENSITY APARTMENT MIXED USE DISTRICT, LOCATED AT 4400 KAPOLEI PARKWAY IN KAPOLEI, O'AHU, IDENTIFIED AS TAX MAP KEY (1) 9-1-015: 081. (APPLICANTS: LAULIMA AFFORDABLE HOUSING, LLC AND WPP HAWAII, LLC)

Aloha Chair Kia'āina, Vice Chair Waters, and members of the Committee on Zoning,

My name is Ana Tuiasosopo. I am the District Representative and Trustee for Operating Engineers Local 3. We are the largest Construction Trades Local in the United States. I and the members of Operating Engineers Local 3 **strongly support Resolution 25-236-
Laulima Affordable Housing 201H Project.**

Per the Unilateral Agreement this 750-unit project fulfills the affordable housing requirement. We applaud the developer for building this portion of the project first, as it answers a deep and urgent need in our communities for affordable and workforce-centered housing for the people of the westside. This includes— construction workers, teachers, restaurant workers, first responders, and the small business employees who hold the region together. This is not luxury housing. These are homes for the people who already live and work on the Westside — for families who need housing.

We respectfully urge the Honolulu City Council Committee on Zoning to pass Resolution 25-236.

Mahalo,

Ana Tuiasosopo
Hawaii District Representative, Trustee
Hawaii Operating Engineers Local 3

Subject: Testimony in **Strong Support Resolution 25-236** – Laulima Affordable Rental Housing 201H Project

Aloha Chair Kia'aina and Members of the Committee on Zoning & Planning.

On behalf of the Hawaii Construction Alliance, mahalo for the opportunity to submit testimony in strong support of Resolution 25-236, the Laulima Affordable Housing Project (Project) proposed for Land Area 3 (LA-3), as part of the Laulima Masterplan.

The Hawaii Construction Alliance comprises of the Operative Plasters and Cement Masons Union, Local 630; International Union of Bricklayers & Allied Craftworkers, Local 1; Laborers International Union of North America, Local 368; and the Operating Engineers, Local Union 3. Together the member unions represent over 10,000 working men and women in the basic crafts in our construction industry.

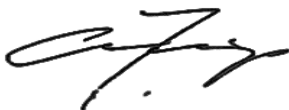
We are committed to supporting local housing solutions that strengthen our west Oahu region and provide opportunities for our working families. The Project will deliver 750 urgently needed affordable homes as we face a severe housing crisis impacting both residents and employers.

This project helps ensure that our local workers will have an opportunity to live near their jobs, reducing commute times and increasing quality of life. It will also generate valuable construction jobs and economic activity, supporting and promoting more skilled local labor for our members and future members.

Laulima stands behind the thoughtful development that supports smart growth and a resilient West O'ahu economy. The Project will be the first phase of many for our local families to assist in moving our community and our state forward.

We respectfully urge your support for this project and approve Resolution 25-236.

Mahalo for your time and leadership,



Ana Tuiasosopo
President
Hawaii Construction Alliance



August 18, 2025

The Honorable Esther Kia'aina, Chair
The Honorable Tommy Waters, Vice Chair
Honolulu City Council
530 S. King Street
Honolulu, HI 96813

RE: Testimony in Strong Support of the Laulima Affordable Rental Housing 201H Project

Aloha Chair Kia'aina, Vice Chair Waters, & the Members of the Committee on Zoning & Planning.

My name is Gino Soquena, Executive Director of the Hawaii Building & Construction Trades Council, which is comprised of the International Brotherhood of Electrical Workers Local 1186, Elevator Constructors Local 126, Operative Plasterers & Cement Masons Local 630, Heat & Frost Insulators & Allied Workers, Local 132, Plumbers & Pipefitters Local 675, Hawaii Teamsters & Allied Workers Local 996, International Association of Sheet Metal, Air, Rail & Transportation Workers Local 293, International Union of Bricklayers & Allied Craftworkers Local 1, International Brotherhood of Electrical Workers Local 1260, International Brotherhood of Boilermakers Local 627, Iron Workers Local 625, District Council 50 Painters & Allied Trades, Local 1791, Glaziers Local 1889, Floor Layers Local 1926, Drywall Tapers Local 1944, United Union of Roofers, Waterproofers & Allied Workers Local 221, Operating Engineers Local 3, and the Laborers Local 368 in our construction industry.

On behalf of the Hawaii Building & Construction Trades Council, I would like to thank you for the opportunity to submit testimony in strong support of the Laulima Affordable Housing Project (Project) proposed for Land Area 3 (LA-3), as part of the Laulima Masterplan.

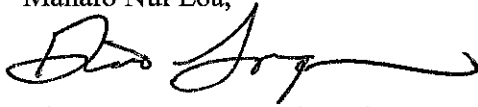
The Hawaii Building & Construction Trades Council is committed to supporting local housing solutions that strengthen our West Oahu region and provide opportunities for our working families. The Project will deliver 750 urgently needed affordable homes as we face a severe housing crisis impacting both residents and employers.

This project helps ensure that our local workers will have an opportunity to live near their jobs, reducing commute times and increasing quality of life. It will also generate valuable construction jobs and economic activity, supporting and promoting more skilled local labor for our members and future members.

Laulima stands behind the thoughtful development that supports smart growth and a resilient West Oahu economy. The Project will be the first phase of many for our local families to assist in moving our community and our state forward.

For these reasons, the Hawaii Building & Construction Trades Council respectfully urges your support for this project. Thank you for your time and leadership.

Mahalo Nui Loa,

A handwritten signature in black ink, appearing to read "Gino Soquena", with a long, sweeping horizontal stroke extending to the right.

Gino Soquena, Executive Director
Hawaii Building & Construction Trades Council



HAWAII REGIONAL COUNCIL OF CARPENTERS

August 20, 2025

To: The Honorable Esther Kiaʻāina, Chair
The Honorable Tommy Waters, Vice Chair
Members of the Zoning Committee

Re: **In Strong Support of Resolution 25-236 – Laulima Affordable Housing 201H Project**

Aloha Chair Kiaʻāina, Vice Chair Waters, and Members of the Committee:

The Hawaii Regional Council of Carpenters, representing over 6,000 hardworking men and women across the islands, submits this testimony in strong support of Resolution 25-236, authorizing exemptions for the Laulima Affordable Rental Housing 201H Project.

This 750-unit project is exactly the kind of housing Hawaiʻi needs — affordable rentals built first, not last. These are homes for the people who keep our communities running: construction workers, teachers, first responders, and small business employees. These are real homes for real working families who already live and work on the Westside.

We all know the crisis: our members commute hours every day because they cannot afford to live near their job sites. Projects like Laulima give them the chance to live closer to work, cut down on traffic, and spend more time with their families. At the same time, this project creates valuable construction jobs, pays local craftspeople living wages, and supports Hawaiʻi's economy from the ground up.

For these reasons, I respectfully urge your support and ask that you approve Resolution 25-236.

Mahalo for your time and leadership.

Mark Anthony Clemente

Government Relations

Hawaiʻi Regional Council of Carpenters

STATE HEADQUARTERS & BUSINESS OFFICES

OAHU: 1311 Houghtailing Street, Honolulu Hawaii 96817-2712 • Ph. (808) 847-5761 Fax (808) 440-9188

HILO OFFICE: 525 Kilauea Avenue, Room 205, Hilo, Hawaii 96720-3050 • Ph. (808) 935-8575 Fax (808) 935-8576

KONA OFFICE: 75-126 Lunapule Road, Kailua-Kona, Hawaii 96740-2106 • Ph. (808) 329-7355 Fax (808) 326-9376

MAUI OFFICE: 330 Hookahi Street, Wailuku, Maui 96793-1449 • Ph. (808) 242-6891 Fax (808) 242-5961

KAUAI OFFICE: Kuhio Medical Ctr Bldg., 3-3295 Kuhio Hwy, Suite 201, Lihue, Kauai 96766-1040 • Ph. (808) 245-8511 Fax (808) 245-8911



LiUNA!

Testimony for The Honolulu City Council Committee on Zoning and Planning

August 21, 2025, 9:00 am

Honorable, Esther Kiaʻaina, Chair
Honorable, Tommy Waters Vice Chair

PETER A. GANABAN
*Business Manager/
Secretary-Treasurer*

ALFONSO OLIVER
President

JOBY NORTH II
Vice President

TONI FIGUEROA
Recording Secretary

MARTIN ARANAYDO
Executive Board

ORLANDO PAESTE
Executive Board

JOSEPH YAW
Executive Board

ESTHER AILA
Auditor

RUSSELL NAPIHAA
Auditor

MARK TRAVALINO
Auditor

YUGAN HOTTENDORF
Sergeant-At-Arms

RE: Resolution 25-236 - Authorizing, pursuant to HRS Section 201H-38, exemptions from certain City application fees and infrastructure, or public works fees and charges, and development standards for the development of Laulima, an affordable residential project consisting of eight buildings ranging from four to six stories with surface parking areas on 17.31-acres of land zoned AMX-2 Medium Density Apartment Mixed Use District, located at 4400 Kapolei Parkway in Kapolei, Oʻahu, identified as Tax Map Key (1) 9-1-015: 081. (Applicants: Laulima Affordable Housing, LLC and WPP Hawaii, LLC)

Aloha Chair Kiaʻaina, Vice Chair Waters, and Members of the Committee on Zoning and Planning,

The Laborer's International Union Local 368 represents 5000+ members working in construction, environmental remediation, maintenance, food service, health care, clerical, and other occupations, as well as in state, local, and municipal government jobs and as mail handlers in the U.S. Postal Service across the State.

The Laborer's International Union Local 368 **supports the original Resolution 25-236 - Authorizing, pursuant to HRS Section 201H-38, exemptions from certain City application fees and infrastructure, or public works fees and charges, and development standards for the development of Laulima, an affordable residential project consisting of eight buildings ranging from four to six stories with surface parking areas on 17.31-acres of land zoned AMX-2 Medium Density Apartment Mixed Use District, located at 4400 Kapolei Parkway in Kapolei, Oʻahu, identified as Tax Map Key (1) 9-1-015: 081**

According to the Unilateral Agreement, this 750-unit development meets the affordable housing requirement. We commend the developer for prioritizing this segment of the project, as it directly addresses a critical housing need on the Westside. These homes are intended for essential members of the community—construction workers, teachers, restaurant staff, first responders, elderly, and small business employees—who are the backbone of the local economy.

Laulima stands behind the thoughtful development that supports smart growth and a resilient West Oʻahu economy. The Project will be the first phase of many for our local families to assist in moving our community and our state forward.

We respectfully request you approve this request as is. Mahalo for your time and consideration.

Respectfully,

Peter A. Ganaban

Business Manager/Secretary Treasurer
Laborers International Union of North America - Local 368
1617 Palama Street
Honolulu, HI 96817

LiUNA Local 368
1617 Palama Street
Honolulu, HI 96817
Phone: (808) 841-5877
Fax: (808) 847-7829
www.local368.org

Feel the Power

**HONOLULU CITY COUNCIL
COMMITTEE ON ZONING & PLANNING
CITY COUNCIL CHAMBER
THURSDAY, AUGUST 21, 2025
9:00 A.M.**

RE: Supporting Resolution 25-236 AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE LAULIMA AFFORDABLE RENTAL HOUSING PROJECT IN KAPOLEI, O'AHU

Chair Kia'aina, Vice Chair Waters, Councilmembers Cordero, Okimoto and Tupola,

As the State Representative for District 43, Kapolei and Makakilo, I support the original version of Resolution 25-236, which provides exemptions needed for the affordable rental housing project to move forward in Kapolei. The crux of my support is based on the fact that we urgently need to build more affordable housing for our seniors and working families.

The addition of affordable rental units, in perpetuity, with priority for seniors, along with community spaces and amenities, will directly benefit our residents. Supporting this resolution is an important step toward addressing the housing needs of West O'ahu and ensuring that more of our families have the opportunity to remain in the communities they call home.

My support for new affordable housing projects such as this one in Kapolei comes with a keen eye on ensuring that the overall infrastructure makes sense and we are simultaneously addressing any traffic issues to ensure that we are focused on the quality of life for all of our residents in Kapolei and West O'ahu. I am confident that Laulima will continue to take these general matters into consideration as the project moves forward.

Thank you for the opportunity to testify.



HOUSE OF REPRESENTATIVES

Hale o nā Luna Makaʻāinana

STATE OF HAWAII
STATE CAPITOL
415 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813

August 20, 2025

HONOLULU CITY COUNCIL
COMMITTEE ON ZONING & PLANNING
CITY COUNCIL CHAMBER
THURSDAY, AUGUST 21, 2025
9:00 A.M.

**RE: Supporting Resolution 25-236 AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS
RELATING TO THE LAULIMA AFFORDABLE RENTAL HOUSING PROJECT IN KAPOLEI, OʻAHU**

Aloha e Chair Kiaʻāina, Vice Chair Waters, Councilmembers Cordero, Okimoto and Tupola,

Mahalo for taking the time to review my testimony.

I support the original version of Resolution 25-236, which authorizes exemptions from certain requirements relating to the affordable rental housing project in Kapolei.

As policymakers, it is our responsibility to support projects that strengthen our communities, provide dignified homes, and keep local families rooted in Hawaiʻi. The original version of Resolution 25-236 represents an opportunity to move forward with meaningful solutions for our housing crisis, especially in West Oʻahu where the need is so great.

West Oʻahu families, kūpuna, and local workers need dignified, attainable homes close to opportunity. Advancing this project helps keep our residents in Hawaiʻi and moves us from continuing to discuss the housing crisis to building real solutions.

By advancing this project, we are not only creating affordable homes for kūpuna and working families but also reaffirming our commitment to building a Hawaiʻi where our people can continue to live, work and thrive.

Mahalo for the opportunity to testify.

Warmest Aloha,

Representative Diamond Garcia
Minority Floor Leader
Hawaii House of Representatives

HONOLULU CITY COUNCIL
COMMITTEE ON ZONING & PLANNING
CITY COUNCIL CHAMBER
THURSDAY, AUGUST 21, 2025
9:00 A.M.

RE: Supporting Resolution 25-236 AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE LAULIMA AFFORDABLE RENTAL HOUSING PROJECT IN KAPOLEI, O'AHU

Chair Kiaina, Vice Chair Waters, and Councilmembers Cordero, Okimoto, and Tupola:

I'm Mike Gabbard, Hawaii State Senator for District 21—Kapolei, Makakilo, Kalaeloa, Honokai Hale, portions of Fernandez Village, Ewa, and Ko Olina.

I strongly support the **original version of Resolution 25-236** to allow the Kapolei affordable rental housing project to move forward. For years, I've heard the same message from our community: we need more truly affordable options—especially for **kpuna on fixed incomes** and **working families** trying to stay in **West Oahu**.

This project answers that call. It will provide much-needed affordable units and **gathering spaces** that help knit our neighborhood together—an anchor investment that strengthens the fabric of our district and keeps our keiki and kpuna close to home.

August 21, 2025



Working together for Kapolei

Honolulu City Council
830 S. King Street
Honolulu, Hawaii 96813

Committee on Zoning and Planning
August 21, 2025, 9:00am, in the City Council Chamber or via video conference

RE: Resolution 25-236 – Laulima Affordable Rental Housing 201H Project

Aloha Chair Kia'āina, Vice Chair Waters and members of the Committee on Zoning and Planning ,

My name is Kiran Polk, and I am the Executive Director and CEO of the Kapolei Chamber of Commerce. The Kapolei Chamber of Commerce advocates for businesses and economic growth in the West O'ahu region, including Waipahu, Kapolei, 'Ewa Beach, Honokai Hale, Ko Olina, Nānakūli, Wai'anae, and Mākaha. The Chamber works on behalf of its members and the business community to improve the regional and state economic climate and help West O'ahu businesses thrive. We are a member-driven, member-supported organization representing the interests of all types of businesses: small, medium, or large, for-profit, or non-profit businesses, or sole proprietorships.

On behalf of the Kapolei Chamber, mahalo for the opportunity to submit testimony in **strong support** of Res. 25-236 Laulima Affordable Rental Housing 201 H Project, the Aloha 'Āina affordable housing development proposed for Land Area 3 (LA-3), as part of the Laulima Masterplan.

As the voice of West O'ahu's business community, we are committed to supporting housing solutions that strengthen our region and provide opportunities for working families. The Aloha 'Āina project will deliver 750 urgently needed affordable homes as we face a severe housing crisis impacting both residents and employers.

Affordable housing is essential to economic stability. This project helps ensure that local workers—especially in essential sectors—can live near their jobs, reducing commute times and increasing quality of life. It will also generate valuable construction jobs and economic activity, supporting skilled local labor.

Our business community, from small shops to large employers, stands behind thoughtful development that supports smart growth and a resilient West O'ahu economy. Projects like Aloha 'Āina help move our community—and our state—forward.

We respectfully urge your support for this project. Mahalo for your time and leadership.

Sincerely,

Kiran Polk
Executive Director & CEO
Kapolei Chamber of Commerce



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

August 21, 2025

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

**RE: SUPPORT RES 25-236: AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS
RELATING TO THE LAULIMA AFFORDABLE RENTAL HOUSING PROJECT IN KAPOLEI,
O'AHU.**

Aloha Chair Kia'āina, Vice Chair Waters, and Committee Members,

On behalf of Hawai'i YIMBY, We are writing in **strong support of Resolution 25-236**, which grants critical exemptions for the Laulima Affordable Rental Housing Project in Kapolei. This project represents exactly the type of thoughtful community investment we need on O'ahu—750 new homes located near schools, employment centers, multimodal transit, shopping, dining, and essential services. Its placement in Kapolei means that families will be able to live closer to where they work and learn, reducing commute times and supporting a healthier balance of daily life.

West O'ahu has some of the greatest need for affordable homes, and this project directly addresses that shortage. With families across the island struggling under the weight of high rents, the addition of these homes will help relieve pressure in the market and give more local residents the chance to remain in their communities. The scale of this project makes it especially impactful, **750 affordable homes**, a meaningful step toward closing the gap between what families *need* and what is *available*.

One of the most remarkable aspects of the Laulima project is that the homes will remain affordable in perpetuity. That long-term commitment is rare, ambitious, and exactly what is needed to create lasting stability for generations to come. Even more importantly, these homes are designed to serve a wide range of income levels—from households earning as little as 30% of the area median income to those up



Hawai'i YIMBY
Honolulu, HI 96814
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to 120%. This ensures that families across the income spectrum in West O'ahu will have the opportunity to live in safe, stable, and affordable homes.

We strongly oppose the proposed CD1, which would disapprove this project's exemptions. The CD1 draft, as written, strips the resolution of any recognition of the benefits this project provides and ignores the dire need for homes within the community. If adopted, it positions the Council in a lazy and dangerously defiant posture by choosing to block 750 affordable homes out of apparent displeasure toward Act 294. The housing crisis is far too serious to be obsessively concerned with all the ways to say 'no' to more homes. We need to be focusing on ways to say 'YES' to more homes.

We urge the Council to approve this resolution in its current form and the exemptions it provides. The home builders have put forward a plan that is practical, community-oriented, and deeply aligned with our island's urgent need for affordable homes. By supporting this project, you are not only helping families today, but also making a long-term investment in the future of O'ahu.

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

