

RES25-236
Testimony

MISC. COMM. 466

COUNCIL

COUNCIL Meeting

Meeting Date: Sep 3, 2025 @ 10:00 AM

Support: 6

Oppose: 0

I wish to comment: 1

Name: Ana Tuiasosopo	Email: atuiasosopo@oe3.org	Zip: 96707
Representing: Operating Engineers Local 3	Position: Support	Submitted: Sep 1, 2025 @ 06:04 AM
Name: Damien Waikoloa	Email: damien.waikoloa@gmail.com	Zip: 96822
Representing: Hawai'i YIMBY	Position: Support	Submitted: Sep 2, 2025 @ 08:11 AM
Name: Kiran Polk	Email: kiranpolk@gmail.com	Zip: 96707
Representing: Kapolei Chamber of Commerce	Position: Support	Submitted: Sep 2, 2025 @ 08:57 AM
Name: Peter Ganaban	Email: testimonylocal368@gmail.com	Zip: 96817
Representing: The Laborer's International Union Local 368	Position: Support	Submitted: Sep 2, 2025 @ 09:40 AM
Name: Andrew Pereira	Email: apereira@prp-hawaii.com	Zip: 96813
Representing: Pacific Resource Partnership (PRP)	Position: Support	Submitted: Sep 2, 2025 @ 11:00 AM
Name: Mark Anthony Clemente	Email: mclemente@hrcc-hawaii.com	Zip: 96817
Representing: Hawaii Regional Council of Carpenters	Position: Support	Submitted: Sep 2, 2025 @ 11:46 AM
Name: Perry Arrasmith	Email: perry@hawaiiisfuture.org	Zip: 96797
Representing: Housing Hawai'i's Future	Position: I wish to comment	Submitted: Sep 2, 2025 @ 10:12 PM



September 1, 2025

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

**RE: 25-236, CD1 AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS
RELATING TO THE LAULIMA AFFORDABLE RENTAL HOUSING PROJECT IN KAPOLEI,
O'AHU. (APPLICANTS: LAULIMA AFFORDABLE HOUSING, LLC AND WPP HAWAII, LLC)**

Aloha Chair Waters, Vice Chair Kia'āina, and members of the Council,

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 CD1-
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 ask the Honolulu City Council to pass Resolution 25-236 CD1.

Mahalo,

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



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

September 3, 2025

Honolulu City Council
530 South King St.
Honolulu, HI 96813

RE: SUPPORT RES 25-236, CD1: AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE LAULIMA AFFORDABLE RENTAL HOUSING PROJECT IN KAPOLEI, O'AHU.

Aloha Chair Waters, Vice Chair Tupola, and Council Members,

On behalf of Hawai'i YIMBY, We are writing in **strong support of Resolution 25-236, CD1**, 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



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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 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



September 3, 2025



Working together for Kapolei

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

City Council Meeting
September 3, 2025, 9:00am, in the City Council Chamber or via video conference

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

Aloha Chair Waters, Vice Chair Kia'āina and City Council members ,

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



LiUNA!

Testimony for The Honolulu City Council

September 3, 2025, 10:00 am

Honorable, Tommy Waters, Chair
Honorable, Andria Tupola, Vice Chair

RE: Resolution 25-236 - Authorizing exemptions from certain requirements relating to the Laulima Affordable Rental Housing Project in Kapolei, O'ahu.

Aloha Chair Waters, Vice Chair Tupola, and Members of the Council,

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 Resolution 25-236:** Authorizing exemptions from certain requirements relating to the Laulima Affordable Rental Housing Project in Kapolei, O'ahu.

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 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 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

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

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Feel the Power



Testimony of
Pacific Resource Partnership

Honorable Members of the Honolulu City Council
Wednesday, Sept. 3, 2025

Subject: Testimony in Strong Support of Resolution 25-236, CD1, granting certain exemptions to the Laulima Affordable Rental Housing Project in Kapolei

Aloha Chair Waters, Vice Chair Tupola, and esteemed members of the committee:

Pacific Resource Partnership (PRP) represents the 6,000 members of the Hawai'i Regional Council of Carpenters (HRCC) and approximately 250 independent signatory contractors statewide.

PRP strongly supports Resolution 25-236, CD1, authorizing exemptions from certain requirements for the Laulima Affordable Rental Housing Project in Kapolei, proposed by Laulima Affordable Housing, LLC and WPP Hawai'i, LLC. This critical project addresses O'ahu's dire need for affordable housing, particularly on the Leeward Coast, by delivering 750 rental units for households earning 120 percent or below of the area median income (AMI), with 250 units reserved for those earning 60 percent or below AMI, including 18 units for households at 30 percent AMI, eight units at 50 percent AMI, and 224 units at 60 percent AMI. These units will remain affordable in perpetuity, ensuring long-term housing stability for our communities.

The Laulima Project, part of the Kapolei West Master-Planned Development, will provide 750 apartments across eight buildings, along with ample open space, a recreation room, pool, and parking. Its strategic location near educational facilities, employment centers, shopping, and Honolulu's Skyline, makes it an ideal solution for working families seeking affordable housing close to their daily needs. By creating local housing options, the project will also reduce commuting by automobile, easing traffic congestion on O'ahu's Leeward Coast.



(Continued From Page 1)

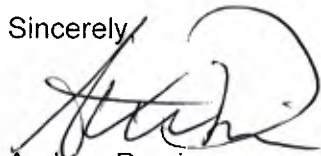
PRP applauds the Hawai'i Housing Finance and Development Corporation (HHFDC) for processing the project's 201H application and transmitting the requested exemptions and preliminary plans to the Council. The exemptions and deferrals from City fees and charges, as well as certain Land Use Ordinance requirements, are essential to building a viable financial framework for the project. These measures, including exemptions from plan review, building permit, and wastewater fees, and deferrals for water system charges, will ensure that Laulima breaks ground and delivers much-needed housing.

The project's compliance with health and safety standards, as noted in the resolution, further underscores its feasibility and community benefit. The Laulima Project aligns with the City's housing and community development goals, providing a sustainable solution to O'ahu's housing crisis.

PRP urges the Honolulu City Council to approve Resolution 25-236, CD1, to enable Laulima Affordable Housing, LLC and WPP Hawai'i, LLC to move forward with this transformative project, creating affordable homes for hundreds of families and strengthening the Leeward Coast community.

Mahalo for your consideration.

Sincerely,



Andrew Pereira

Director of Public Affairs
Pacific Resource Partnership
1100 Alakea Street, 4th Floor
Honolulu, HI 96813
Phone: (808) 528-5557
Email: apereira@prp-hawaii.com
Website: www.prp-hawaii.com



HAWAII REGIONAL COUNCIL OF CARPENTERS

September 3, 2025

To: The Honorable Tommy Waters, Chair
The Honorable Andria Tupola, Vice Chair
Members of the Zoning Committee

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

Aloha Chair Waters, Vice Chair Tupola, and Councilmembers:

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 Hawai'i 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 Hawai'i'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

Hawai'i 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

September 3, 2025

TO: Chair Waters and Members of the Honolulu City Council

RE: Resolution 25-236, Relating to the Laulima Affordable Rental Housing Project

Housing Hawai'i's Future is a movement led by young residents fighting to create opportunities for Hawai'i's next generations by ending the workforce housing shortage.

We offer comments on Resolution 25-236, a measure to authorize exemptions from certain requirements relating to the Laulima Affordable Rental Housing Project in Kapolei, West O'ahu, pursuant to Hawai'i Revised Statutes § 201H-38.

We strongly support the Laulima Affordable Rental Housing Project. This project is notable because it guarantees affordability at the set AMI levels elucidated in Resolution 25-236 *in perpetuity*. As a model for future projects, such a public guarantee is promising because it enshrines financial stability for our residents.

While we strongly support this project, we are frustrated with the politicization of O'ahu's chronic housing shortage through this project. The City and County of Honolulu is not faced with an avalanche of affordable housing projects. O'ahu, like other counties across Hawai'i, faces a tightly wound market with limited options, high costs, and numerous barriers. The Mayor's [2025-2028 strategic plan](#) outlines several barriers to housing production, including "limited developable land, regulatory insufficiencies and inefficiencies, and high construction costs." These barriers impede housing construction, resulting in "reduced housing supply, increased costs, economic strain, social inequities, and population decline as affordability worsens."

We humbly urge the Honolulu Council to identify and remove those barriers that stymie housing development across O'ahu. We need more housing for residents. We need more projects like the Laulima Affordable Housing Project.

Aloha,



Lee Wang
Executive Director
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Perry Arrasmith
Director of Policy
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