BILL015(26)
Testimony

MISC. COMM. 24

COUNCIL

COUNCIL Meeting

Meeting Date: Jan 28, 2026 @ 10:00 AM

Support: 2

Oppose: 2

I wish to comment: 0

Name:	Email:	Zip:
Jacob Wiencek	jacob.m.wiencek@pm.me	96815
Representing:	Position:	Submitted:
Self	Support	Jan 22, 2026 @ 09:40 PM

Testimony:

Aloha Councilmembers,

Tackling affordable housing is central to reducing the burdens faced by working- and middle-class families. This bill will help us get there by easing negative regulatory requirements that hold back options and distort the market. I urge the Council to SUPPORT this bill!

Name:	Email:	Zip:
Stefanie Sakamoto	ssakamoto@imanaka-asato.com	96789
Representing:	Position:	Submitted:
BIA Hawaii	Oppose	Jan 27, 2026 @ 07:43 PM

Name:	Email:	Zip:
Shelby Pikachu Billionaire	presidentbillionaire@gmail.com	96792
Representing:	Position:	Submitted:
Ohana Unity Party	Support	Jan 28, 2026 @ 06:25 AM

Testimony:

Pros and Cons Analysis of Bill [Document ID 26968] (2026) – Relating to Incentives for Affordable Rental Housing

Based on legislative records from the Honolulu City Council website, document ID 26968 corresponds to a 2026 bill that amends Revised Ordinances of Honolulu (ROH) Chapter 32, Articles 4 and 5. It revises the post-construction grant and pre-construction subsidy amounts that project owners may receive for affordable rental housing projects. This adjustment aims to update financial incentives to better encourage the development and maintenance of rental units targeted at low- and moderate-income households (typically those earning 80% or less of the area median income).

The analysis considers the bill's purpose in the context of O‘ahu's housing crisis (e.g., a shortage of over 20,000 affordable units, median rents exceeding $2,500/month), fiscal impacts from similar programs, and insights from council discussions and local reports on housing incentives.

Pros:

- **Enhances Housing Affordability**: By revising (likely increasing) subsidy and grant amounts, the bill makes it more economically viable for developers to build affordable rentals, directly addressing the island's acute shortage and helping to stabilize housing costs for working families.
- **Economic and Social Benefits**: Stronger incentives can accelerate project starts and completions, creating

construction jobs and reducing long-term costs associated with homelessness (estimated at $20,000+ per person annually per HUD data). This aligns with the City's Consolidated Plan for housing equity.
- **Targeted Program Improvements**: Focuses on pre- and post-construction phases to ensure projects are not only initiated but also sustained as affordable over time, building on the success of Chapter 32 in prior years.
- **Minimal New Burden**: The changes integrate into an existing framework, avoiding the need for new administrative structures or significant budget reallocations beyond current housing funds.

Cons:
- **Potential Fiscal Strain**: Higher subsidy amounts could increase city expenditures if demand surges, potentially drawing from general funds or requiring future tax adjustments amid other priorities like infrastructure.
- **Risk of Uneven Distribution**: Adjustments might primarily benefit larger developers, with smaller or nonprofit entities still facing barriers if the revisions don't include broader eligibility tweaks.
- **Short-Term Solution**: While helpful, it doesn't tackle underlying issues like land availability or zoning reforms, possibly leading to ongoing reliance on incentives without systemic change.

Overall, the pros outweigh the cons. This bill provides a practical update to an essential program, promoting more affordable housing in a high-cost environment with clear economic returns.

Testimony in Support of Bill [Document ID 26968] (2026) – Relating to Incentives for Affordable Rental Housing
Submitted to: Honolulu City Council
From: Master Shelby "Pikachu" Billionaire, HRM
Kingdom of The Hawaiian Islands, H.I.
Chairman, Ohana Unity Party
Website: www.Ohanaunityparty.com
Email: Presidentbillionaire@gmail.com
Date: January 28, 2026
Position: SUPPORT

Honorable Chair Tommy Waters and Members of the Honolulu City Council,

I am writing in strong support of the bill under document ID 26968 (2026), which amends Revised Ordinances of Honolulu Chapter 32, Articles 4 and 5, by revising the post-construction grant and pre-construction subsidy amounts for affordable rental housing projects.

O‘ahu's ongoing housing affordability crisis continues to burden thousands of families, exacerbating issues of displacement and economic inequality. By updating these incentive amounts, the bill will make it more feasible for developers to invest in and sustain affordable rental units for low- and moderate-income households. This targeted revision has the potential to significantly increase the supply of stable housing options, stimulate local job creation in the

construction sector, and yield long-term savings by mitigating the costs of homelessness and housing instability.

The measure aligns seamlessly with the City's housing objectives as outlined in the Consolidated Plan 2026–2030, representing a prudent enhancement to an established program without imposing undue administrative or fiscal burdens. It demonstrates forward-thinking governance that prioritizes the well-being of our ohana and fosters inclusive community development.

I respectfully urge the Council to advance this bill, incorporating mechanisms for ongoing evaluation to ensure its effectiveness and equitable implementation.

Thank you for your unwavering commitment to building a more accessible and prosperous Honolulu.

Sincerely,
Master Shelby "Pikachu" Billionaire, HRM
Kingdom of The Hawaiian Islands, H.I.
Chairman, Ohana Unity Party

Contact Information
Website: www.Ohanaunityparty.com
Email: Presidentbillionaire@gmail.com
Social Media:
Facebook @Keiki'okalani
Instagram @Ohanaunityparty | @Legendarybillionaire
X @Ohanaunityparty | @AmericanPartyOG

Support Our Work
YouTube Channel: https://www.youtube.com/@theXXXfiles
Venmo: @Presidentbillionaire
CashApp: $ShelbyBillionaire
BTC Wallet: 1sRfKDphW18hojoyTQVy9qQVSUtQgahYwj

Mahalo nui loa for your leadership in advancing solutions that strengthen our community.

Name:	Email:	Zip:
Madison Kalahui	mkalahui@imanaka-asato.com	96813
Representing:	Position:	Submitted:
NAIOP Hawaii Chapter	Oppose	Jan 28, 2026 @ 07:33 AM

HONOLULU CITY COUNCIL
HONOLULU HALE
10:00 AM

January 28, 2026

Subject: Bill 15 - Relating to Affordable Housing Requirements

Chair Waters, Vice Chair Tupola, and members of the Council::

My name is Roseann Freitas, CEO of the Building Industry Association of Hawaii (BIA-Hawaii). Chartered in 1955, the Building Industry Association of Hawaii is a professional trade organization affiliated with the National Association of Home Builders, representing the building industry and its associates. BIA-Hawaii takes a leadership role in unifying and promoting the interests of the industry to enhance the quality of life for the people of Hawaii. Our members build the communities we all call home.

BIA-Hawaii submits the following testimony in opposition to Bill 15 (2026), which would repeal certain affordable housing requirement options tied to bonus height and density in IPD-T, PD-T, and TOD special district projects, including the requirement that for-sale affordable units remain affordable for a minimum of 30 years. The bill also repeals marketing period requirements for for-rental and for-sale affordable units created under ROH Chapter 29.

While we understand the desire to streamline development processes and encourage housing production, we are concerned that removing these long-standing affordability safeguards may reduce the long-term public benefit that justifies the granting of additional height and density.

At a time when Honolulu continues to face a severe shortage of housing that is affordable to working families, preserving durable affordability requirements is critical. Adjustments to program rules may be appropriate, but they should be crafted carefully to avoid eroding the long-term effectiveness of the City's affordable housing strategies.

We appreciate the opportunity to provide our comments on this matter.

NAIOP
COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION
HAWAII CHAPTER

January 28, 2026

Councilmember Tommy Waters, Chair
Councilmember Andria Tupola, Chair
Honolulu City Council

RE: **Bill 15- RELATING TO AFFORDABLE HOUSING REQUIREMENTS**
Hearing date: January 28, 2026, at 10:00 AM

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

Mahalo for the opportunity to submit testimony on behalf of NAIOP Hawaii with **Opposition on Bill 15- RELATING TO THE REAL PROPERTY TAX EXEMPTION FOR LOW-INCOME RENTAL HOUSING.** NAIOP Hawaii is the local chapter of the nation's leading organization for office, industrial, retail, residential and mixed-use real estate. NAIOP Hawaii has over 200 members in the State including local developers, owners, investors, asset managers, lenders and other professionals.

Bill 15 repeals affordable housing requirement options for a developer of an IPD-T project, a PD-T project, or a TOD special district project seeking bonus height or density, or both, that required for-sale affordable housing units to remain affordable for a minimum of 30 years. Repeals the marketing period requirements for for-rental and for-sale affordable dwelling units created in compliance with ROH Chapter 29.

NAIOP Hawaii appreciates the Council's intention to streamline the current 30 year restriction, however, we are concerned that this eliminates flexibility for future projects. Under current law, TOD projects may satisfy affordable housing requirements through several pathways. For for-sale projects, developers may set aside:

- 30% of units for five years;
- 20% of units for ten years; or
- 10% of units for thirty years.

For rental projects, the same options apply at half the unit percentages. This flexibility allows projects to select the pathway that best aligns with financial feasibility while still delivering affordable housing.

Bill 15 would remove the 10% set-aside for thirty-year option. Notably, this pathway was selected by two recent TOD projects. While those projects encountered challenges securing buyers willing to accept thirty-year affordability restrictions, repealing the option does not address the underlying financial reasons developers selected that pathway in the first place.

Eliminating this option reduces flexibility without solving the core economic challenges. A more responsible approach would be to modify the duration of the restriction or conduct a comprehensive review of TOD affordable housing requirements, rather than simply deleting one of the available compliance paths. While some projects may be able to comply with the remaining pathways, doing so will likely shift costs onto market-rate units, distorting prices and further straining housing affordability. Importantly, retaining this option does not harm the City or the public. In some cases, it may be the only pathway that allows a project to pencil and proceed.

Rather than eliminating compliance options, the City should consider expanding them. For example, projects could be allowed to satisfy affordable housing requirements through alternative mechanisms, such as funding Department of Hawaiian Home Lands (DHHL) projects an option authorized under state law but never adopted by the City.

At a time when Honolulu urgently needs more housing production across all income levels, policy changes should increase flexibility and feasibility, not reduce them. Bill 15 moves in the wrong direction by narrowing compliance pathways and risking the loss of otherwise viable TOD housing projects.

For these reasons, NAIOP Hawaii respectfully urge the Council to reject Bill 15. NAIOP Hawaii appreciates the City's commitment to collaborating on this issue and looks forward to working together.

Mahalo for your consideration,



Ken Hayashida, President
NAIOP Hawaii