BILL015(26)
Testimony

MISC. COMM. 60

*ZONING & PLANNING (ZON)

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

Meeting Date: Feb 5, 2026 @ 09:00 AM

Support: 0

Oppose: 1

I wish to comment: 0

Name:	Email:	Zip:
Stefanie Sakamoto	ssakamoto@imanaka-asato.com	96789
Representing:	Position:	Submitted:
BIA Hawaii	Oppose	Feb 3, 2026 @ 03:43 PM

HONOLULU CITY COUNCIL
Committee on Zoning & Planning
HONOLULU HALE
9:00 AM

February 5, 2026

Subject: Bill 15 - Relating to Affordable Housing Requirements

Chair Kiaaina, Vice Chair Waters, 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.