BILL012(26)
Testimony

MISC. COMM. 65

COUNCIL

COUNCIL Meeting

Meeting Date: Feb 18, 2026 @ 10:00 AM

Support: 2

Oppose: 0

I wish to comment: 0

Name:	Email:	Zip:
Johnnie-Mae Perry	waianaenb569@gmail.com	96792
Representing:	Position:	Submitted:
Self	Support	Feb 11, 2026 @ 10:08 PM
Testimony:		
I, Johnnie-Mae L. Perry, SUPPORT BILL012(26) RELATING TO SEWERS, DRAINAGE, AND CESSPOOLS.		

Name:	Email:	Zip:
McKinley Eads	mckinleye@avalonhi.com	96813
Representing:	Position:	Submitted:
Avalon Development Company LLC	Support	Feb 17, 2026 @ 08:32 AM

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Honolulu City Council
RE: STRONG SUPPORT OF Bill 12 (2026) – RELATING TO SEWERS, DRAINAGE, AND CESSPOOLS

Aloha Chair and Councilmembers,

Avalon Development Company LLC submits this testimony in strong support of Bill 12 (2026).

Bill 12 addresses a longstanding structural deficiency in Honolulu's development and planning process: critical information regarding sewer and stormwater system capacity is not publicly available in a clear, centralized, or accessible format. Yet these infrastructure systems ultimately determine whether housing and other development can proceed at all.

Under the current process, project applicants must request a formal sewer capacity determination before they can assess a project's basic feasibility. These determinations rely on internal evaluations of downstream sewer lines, pump stations, and treatment facilities. Even when capacity is granted, it is often time-limited and may expire if a project experiences delays outside an applicant's control. There is no publicly available map or database that allows developers, communities, or policymakers to understand system constraints in advance.

Bill 12 directly remedies this problem by requiring the City to publish and regularly update system-wide sewer and drainage capacity information through an accessible, interactive platform.

This is not a minor administrative change. It represents a fundamental improvement in transparency, predictability, and accountability.

Without access to this information:

- Projects are designed without certainty as to whether supporting infrastructure is available.
- Housing proposals may be delayed, scaled back, or abandoned late in the entitlement process.
- Community discussions occur without clear, factual data regarding actual capacity constraints.
- Planning decisions remain reactive rather than strategic.

By contrast, Bill 12 enables:

- Responsible project sizing and feasibility analysis from the outset.
- Better alignment between infrastructure investment and housing production goals.
- More informed, fact-based public engagement.

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- Increased accountability in how infrastructure capacity is managed and allocated.

Importantly, Bill 12 does **not** weaken the City's authority over sewer or drainage allocations, nor does it mandate project approvals. It simply ensures that information already used internally by the City is made visible and accessible to the public.

If Honolulu is serious about addressing its housing shortage while safeguarding public health and environmental quality, infrastructure transparency must be part of the solution. Land use reform alone cannot succeed if the systems that support development remain opaque and unpredictable.

Bill 12 strengthens planning, reduces unnecessary risk, and promotes smarter growth aligned with real infrastructure capacity.

For these reasons, **Avalon Development Company LLC respectfully urges the Council to pass Bill 12 (2026).**

Mahalo for your consideration.