Bill 6 (2026), CD1
Testimony

MISC. COM. 94(26)
ZONING & PLANNING (ZON)

March 5, 2026

Honolulu Hale

To: Honolulu City Council

Esther Kia aina, Chair

Tommy Waters, Vice Chair

From: Wilfred Motosue, A Small Developer and Owner of Realty Trade Center, Inc.

RE: Bill 6(2026) – Relating To The Development Standards For the Apartment And

Apartment Mixed-Use Districts

Good morning, Chair Kia aina, Vice-Chair Waters and other members of the Committee.

I have 3 requests that this committee put into this bill.

1) **1) exempt small projects of for-sale condo units of less than 75 units and 2) exempt developments of less than 50-lot subdivisions, from Ordinance 18-10, Chapter 29: Affordable Housing Requirements**, which requires residential projects that have 10 or more condo units or home lots in the project, to set aside 10% of those condo units or lots, to sell at the reduced affordable pricing. **Exemptions should also be given to projects with 50 or less dwelling units for (A) Cluster housing projects; (B) Planned development housing projects of 75 units or less**. The City & County, State and big developers are developing huge numbers of units in their projects, but they have the financial resources, office personnel size and financial cushion in their projects to be able to provide these affordable housing along with their market units. But small developers with their small projects and small profit margins will be put in an extremely risky and financially difficult situation if they had to sell 10% of their project at reduced prices while trying to come out with a 20% possible profit. So, trying to meet this Affordable Housing Requirement would create a lot of risk for them to do even a small project. Small developments don't have the benefits of large developments such as cost savings from volume. Even the big developments are selling only 5 % - 17% of the available affordable units in their projects because of a variety of reasons such as the high interest rates, 5,10 and 30 year selling restrictions, or the buyers not able to pass the qualifications, etc.
2) Please change the A-2 FAR density from the presently proposed 3 FAR to a 4 FAR. The total amount of parcels in the A-1, A-3 and AMX-2 combined is only 236, but the

amount of A-2 parcels just by itself is a whopping 994 parcels! A 4.2 times difference in the number of parcels available to develop! So why give the A-2 parcels a lesser FAR? You should give the A-2 parcels a higher FAR of 4 to make a bigger impact on the number of units that can be built in the urban area! So, my suggestion would be to change the A-2 FAR from 3 FAR to **4 FAR**.

3) Another big restriction to building more apartment units is the parking requirements. If the parking side and rear yard setbacks can be like Bill 7, where parking can encroach into the side and rear yards, more parking can be provided for small lot developments on 5,000+ sq. ft. parcels. More parking on site will relieve the demand for street parking and reduce disputes with neighbors.

Finally, we should provide all our locals with the opportunity to BUY AND OWN the unit they are living in so they can build equity so that when their family start to grow and they need a bigger unit, they could sell their unit and upgrade to a bigger unit. If they were renting, they wouldn't have built any equity in their apartment to move up because they don't own the unit. So please try to incorporate the above suggestions so we may increase the inventory of condos available to purchase on Oahu which will keep prices down and keep our family and friends from moving to the mainland.

Thank you.

Wilfred Motosue, Small Developer and Principal Broker for Realty Trade Center, Inc.