

BILL011(26)
Testimony

MISC. COMM. 105

COUNCIL

COUNCIL Meeting

Meeting Date: Mar 25, 2026 @ 10:00 AM

Support: 0

Oppose: 0

I wish to comment: 2

Name: Johnnie-Mae Perry	Email: waianaenb569@gmail.com	Zip: 96792
Representing: Self	Position: I wish to comment	Submitted: Mar 21, 2026 @ 01:28 PM
Testimony: I, Johnnie-Mae L. Perry, Comment BILL011(26) RELATING TO AFFORDABLE HOUSING INCENTIVES. EXCLUDING NEIGHBORHOOD IN ZIP CODE 96792 "INCENTIVE" (5) NOT TO BE A TOD NEIGHBORHOOD		
Name: Damien Waikoloa	Email: damien.waikoloa@gmail.com	Zip: 96822
Representing: Hawai'i YIMBY	Position: I wish to comment	Submitted: Mar 24, 2026 @ 09:43 AM



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March 25, 2026

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

**RE: COMMENTS BILL 11 (2026) - RELATING TO AFFORDABLE HOUSING
INCENTIVES**

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

On behalf of Hawai'i YIMBY, we submit testimony with **comments and concerns for Bill 11 (26)**. We understand and agree with the intent of this bill. Transparency about the incentives provided by the City in exchange for affordable housing is important. Clear reporting can help policymakers and the public better understand how public resources are being used to support housing production.

However, in its current form, **this bill is an incomplete step**. While it requires detailed reporting on the types and value of incentives provided, it does not include information about the outcomes tied to the housing that is produced. Without this context, the report risks presenting only part of the picture.

The bill focuses only on quantifying the incentives themselves. It does not require any comparison to outcomes such as economic impacts, job creation, tax revenue generated, or long-term housing affordability. It also does not connect these incentives to the City's broader affordable housing goals. Without these points of comparison, it will be difficult to evaluate whether these incentives are effective, efficient, or aligned with policy goals. The report would present only one side of the story.



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In addition, this measure creates a new reporting requirement without providing funding or staffing for the Department of Housing and Land Management. Producing a detailed report every six months will require staff time and resources, and the bill does not address how this added workload will be supported.

We respectfully suggest that the measure be amended to include outcome-based metrics and consideration of the resources needed for implementation. This would provide a more complete and useful evaluation of the City's affordable housing efforts.

Mahalo for the opportunity to comment on this bill.

Mahalo,

Damien Waikoloa

Chapter Lead, Hawai'i YIMBY

Edgardo Díaz Vega

Chapter Lead, Hawai'i YIMBY

Huey Kwik

Chapter Lead, Hawai'i YIMBY

