BILL021(26)
Testimony

MISC. COMM. 110

COUNCIL

COUNCIL Meeting

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

Support: 1

Oppose: 0

I wish to comment: 0

Name:	Email:	Zip:
Jonathan Huynh	jhweather123@yahoo.com	96792
Representing:	Position:	Submitted:
Self	Support	Mar 23, 2026 @ 08:50 AM

Testimony:

I submit this testimony in strong support of this ordinance establishing a comprehensive framework for transit-oriented development around Honolulu's rail stations. This legislation represents a critical step toward creating more sustainable, livable communities that reduce vehicle dependency while providing housing options and transportation choices for all residents.

The ordinance's emphasis on community benefits, active ground floor uses, and multimodal transportation improvements aligns perfectly with Honolulu's goals for creating walkable neighborhoods centered around public transit. By requiring developers to provide community benefits in exchange for height and density bonuses, the ordinance ensures that increased development intensity delivers tangible public value.

The affordable housing requirements for hotel projects are particularly important, ensuring that tourism development contributes to addressing our housing shortage. The focus on active ground floor uses creates pedestrian-friendly environments that support local businesses and neighborhood vitality. The inclusion of bike-walk greenways and multimodal transportation improvements supports Honolulu's goals for reducing vehicle dependency and creating more sustainable transportation options.

However, I recommend several amendments to strengthen this important legislation:

- Expand affordable housing requirements to include residential projects seeking height or density bonuses, not just hotel projects
- Strengthen transportation demand management with specific requirements for car-sharing, bicycle parking, unbundled parking, and transit pass provision
- Include equity considerations such as displacement analysis
- Enhance Complete Streets integration with protected bicycle lanes, traffic calming measures, and universal accessibility features
- Connect to regional housing goals by analyzing how TOD projects address regional housing needs and affordability

Transit-oriented development represents one of the most effective strategies for addressing both housing affordability and transportation sustainability simultaneously. By concentrating development around transit nodes, we can create neighborhoods where residents have viable alternatives to driving, reducing traffic congestion and greenhouse gas emissions while providing housing options at various price points.

This ordinance establishes a solid foundation for implementing TOD in Honolulu, but with the recommended

amendments, it could more effectively address our pressing housing shortage while creating more sustainable, equitable communities for all residents.

I respectfully urge your strong support of this ordinance with these amendments to help create a more sustainable, livable Honolulu that provides housing options and transportation choices for people at all income levels.

Mahalo for your consideration.