Bill 6 (2026), CD1
Testimony

MISC. COM. 123(26)

P.12b

Council

March 25, 2026

Honolulu Hale

To: Honolulu City Council

Tommy Waters, Chair

Andria Tupola, Vice-Chair

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

RE: Bill 6(2026), CD1 – Relating To The Development Standards For the Apartment And Apartment Mixed-Use Districts

Good morning, Chair Waters, Vice-Chair Tupola and other members of the Council.

I support this bill but the below concerns need to be addressed before any meaningful amount of housing will be built by developers, I feel.

1) **Remove all developments that are going to be sold from Ordinance 18-10, Chapter 29: Affordable Housing Requirements**, which include residential condos, subdivision lots, Cluster and PD-H Housing projects. I believe because of this Ordinance, we don't see any condo projects being built in the apartment areas like Punchbowl, Makiki, Moiliili, McCully and Kapahulu. This Ordinance makes building any projects, except big developments such as those in the Kakaako and Kapiolani areas, too risky to develop. Even the big developments, I am told, were only able to sell only 5 % - 17% of their available affordable units at the time of completion of their projects. Therefore, the conclusion is that Buyers are not buying or qualifying for these affordable units. Developers are trying to help build apartment units because of the shortage needed housing, about 60,000 units, but yet we are burdened by the City with this onerous regulation. And we are not requesting big payments from the city for each unit we build, like Bill 7 units are paid. Also, UHERO just put out an article yesterday saying that selling the market units in a new project effectively release for sale cheaper affordable condos and houses. So, in effect, we developers are also producing affordable housing when we build and sell market units so there's no need to require this Ordinance upon for the new units we build and sell.
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

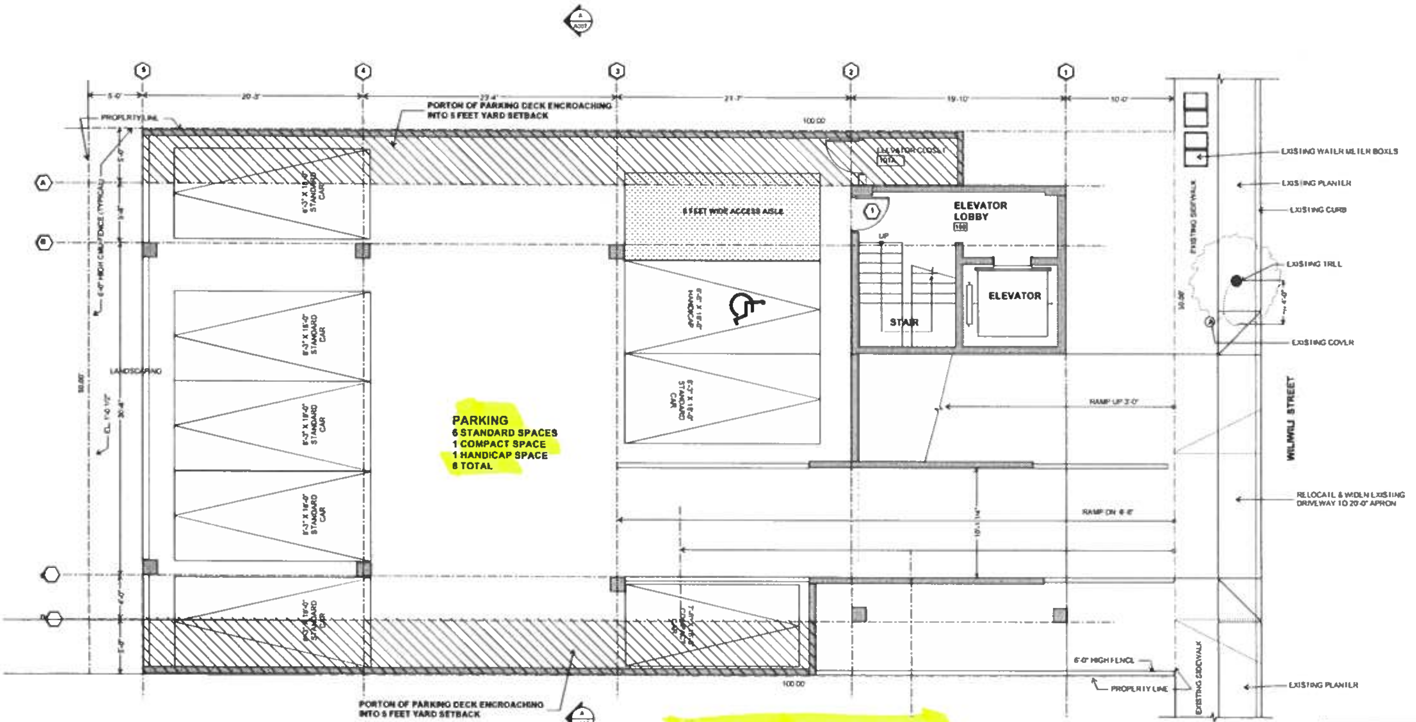
FAR? You should give the A-2 parcels a higher FAR of 4 to make a bigger impact on the number of units that can be built in the urban area! So, my suggestion would be to change the A-2 FAR from 3 FAR to **4 FAR**.

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. My architect said that without the use of using the setback area, he could only come up with **5 parking stalls** on a 5,000 square foot lot. But if he could go into the setback area like Bill 7 is allowed, he could fit in **16 parking stalls**! So, we be able to design parking using the setback area to maximize the amount of units that can be built on these small lots. A layout of the 16 parking stalls is included in this testimony.

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.



BASEMENT FLOOR PLAN

0 2 4 8 12

1/4" = 1'-0"

PRELIMINARY
Subject to Change
March 24, 2026

REVISIONS

This work was prepared by me or under my supervision and the construction of this project will be under my observation.

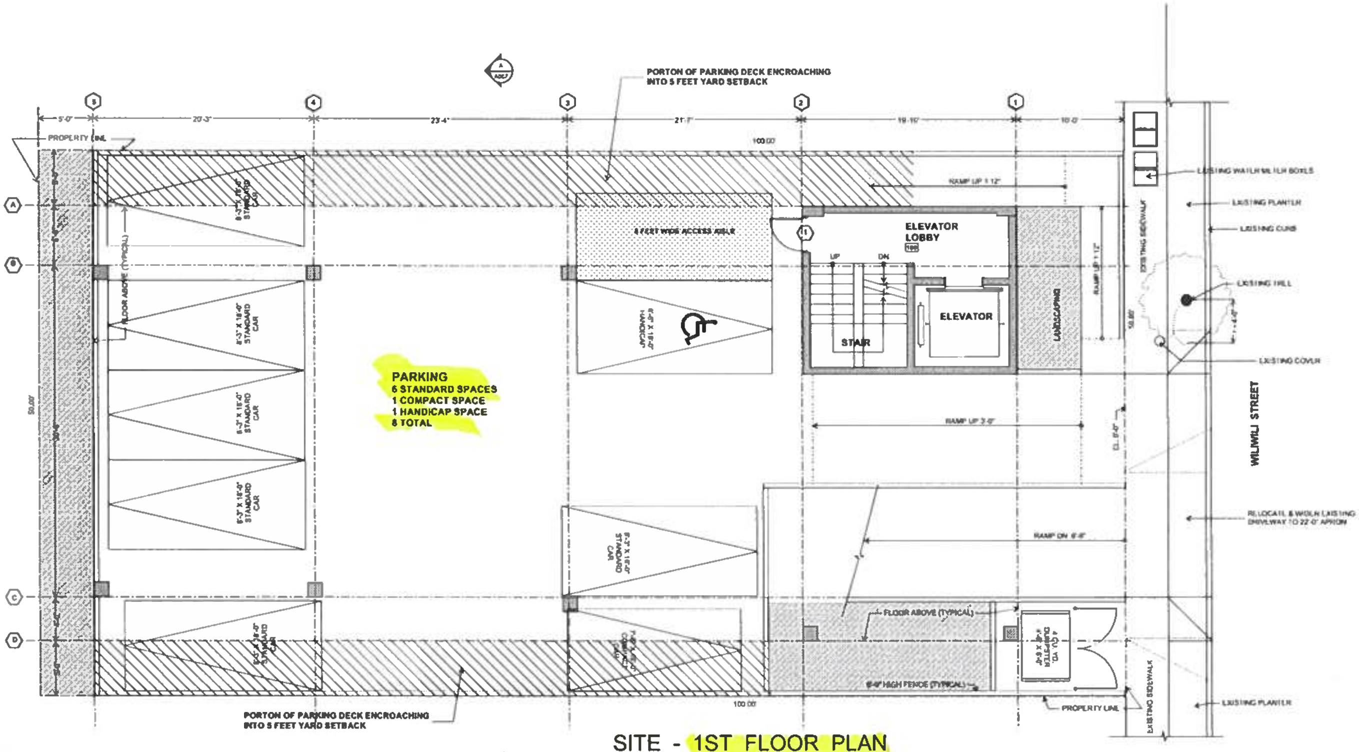
License Expires April 30, 2024

Date

Job 2308

732 WILIWILI APARTMENTS
732 WILIWILI STREET, HONOLULU HI 96826
TAX MAP KEY: 2-7-003-009
ARCHITECT GERALD M. TOKUNO AIA

A001



SITE - 1ST FLOOR PLAN

0 2 4 8 12

1/4" = 1'-0"

PRELIMINARY
Subject to Change
March 24, 2026

REVISIONS

License Expires April 30, 2024

Date

Job 2308

732 WILIWILI APARTMENTS
732 WILIWILI STREET, HONOLULU HI 96826
TAX MAP KEY 2-7-003-009
ARCHITECT
GERALD M. TOKUNO AIA

A002