BILL039(26)
Testimony

MISC. COMM. 348

*ZONING & PLANNING (ZON)

***ZONING & PLANNING (ZON) Meeting**

Meeting Date: Aug 27, 2026 @ 09:00 AM

Support: 3

Oppose: 0

I wish to comment: 0

Name:	Email:	Zip:
Luis Salaveria	watland@hawaii.edu	96822
Representing:	Position:	Submitted:
University of Hawaii	Support	Aug 20, 2026 @ 09:38 AM

Name:	Email:	Zip:
Jacob Wiencek	jacob.m.wiencek@pm.me	96815
Representing:	Position:	Submitted:
Self	Support	Aug 23, 2026 @ 11:26 AM

Testimony:

Aloha Councilmembers,

Strengthening transit oriented development is a critical way to alleviate our affordability and housing crises while ensuring sustainable growth for Honolulu. Prioritizing higher and denser development of key transit corridors is an obvious positive step. This legislation, re-zoning for that purpose, is a no-brainer.

I strongly urge the committee to SUPPORT passage of this bill!

Name:	Email:	Zip:
Sam Kim	skim@hrcc-hawaii.com	96817
Representing:	Position:	Submitted:
Hawaii Regional Council of Carpenters	Support	Aug 24, 2026 @ 04:17 PM

UNIVERSITY OF HAWAIʻI SYSTEM
ʻŌNAEHANA KULANUI O HAWAIʻI

Testimony
Hōʻike Manaʻo

Testimony Presented Before the
Honolulu City Council
Committee on Zoning and Planning
August 27, 2026 at 9:00 a.m.
By
Luis P. Salaveria
Vice President for Budget and Finance/Chief Financial Officer
University of Hawaiʻi System

Bill 39 (2026) – RELATING TO REZONING OF LAND AT KAPOLEI AND HONOULIULI, ʻEWA, OʻAHU, HAWAIʻI

Chair Kiaʻāina, Vice Chair Waters, and Members of the Committee:

Thank you for the opportunity to present written testimony on this issue. The University of Hawaiʻi (UH or University) is supportive of Bill 39, related to the rezoning of land situated at Kapolei and Honouliuli. Related to this effort, we are also submitting testimony in support of Bill 38 (2026) related to the Transit Oriented Development (TOD) Special District.

The University has been working in coordination with the City and County of Honolulu, Department of Planning and Permitting (DPP), and other State and City agencies as we develop and refine our long-range plan for the UH West Oʻahu lands. As a result of this coordinated effort, our vision and current planning efforts for the University's lands have been incorporated into the East Kapolei Neighborhood TOD Plan.

Since the time we submitted our draft zoning and roadway plans to DPP, we have been working with the City on more detailed engineering refinements to our land use plan for the property. The refinements, which require City input and approval, involve minor adjustments to the roadway alignments and acreage of land use parcels for approval of a Roadway Master Plan. These updates require minor adjustments to the proposed zoning parcel boundaries on Bill 39, and we are coordinating these boundary adjustments with DPP. We understand that DPP will be introducing these adjustments at an upcoming Council hearing.

We believe that the East Kapolei Neighborhood TOD Plan and proposed zoning adjustments will allow for the University's lands to be a vibrant, multi-modal transit-oriented campus community, providing a mix of educational, employment, and housing opportunities for our island residents.

We appreciate the effort and coordination that DPP has provided to move the East Kapolei Neighborhood TOD planning efforts forward, and strongly support Bill 39 (2026).

Thank you for your consideration of our testimony.

HAWAII REGIONAL COUNCIL OF CARPENTERS

August 27, 2026

TO: The Honorable Esther Kiaʻāina, Chair
The Honorable Tommy Waters, Vice Chair
Members of the Honolulu City Council Committee on Zoning & Planning

RE: TESTIMONY IN SUPPORT OF BILL 39 (2026) & THE PROPOSED CD1 TO Bill 39 (2026) — RELATING TO THE REZONING OF LAND SITUATED AT KAPOLEI AND HONOULIULI IN ʻEWA, OʻAHU

Aloha Chair Kiaʻāina, Vice Chair Waters, and Members of the Zoning & Planning Committee,

The Hawaii Regional Council of Carpenters (HRCC), representing over 6,000 union carpenters and skilled tradespeople across the Hawaiian Islands, submits this testimony in support of Bill 39 (2026) & the proposed CD1. The measure rezones approximately 1,374.4 acres in ʻEwa across Zoning Map No. 12 and Zoning Map No. 13, in the Kualakaʻi (East Kapolei), Keoneʻae (UH-West Oʻahu), and Honouliuli (Hoʻopili) rail station areas.

Bill 39 is exactly the kind of plan-based zoning that will support orderly and well-planned development for our communities. This bill carries out the detailed on-the-ground zoning component of the broader effort to implement the East Kapolei Neighborhood TOD Plan, aligning the zoning designation with the development pattern the plan envisions.

Bill 39 directs density toward the three rail stations by converting agricultural and lower-density parcels into mixed-use districts, while reserving preservation zoning for gulches and open space such as the area along Kaloʻi Gulch. The effect is to concentrate growth where infrastructure and transit already exist, producing a coherent neighborhood rather than a scattered collection of disconnected projects. This coordination is precisely what makes transit-oriented development such an effective response to Oʻahu's housing shortage.

It is also what makes this rezoning matter to our members. By enabling compact, mixed-use construction at densities appropriate to a rail-served urban core, Bill 39 expands the capacity to build the housing this growth area was always planned to accommodate. The dense, vertical construction these station areas call for draws on the full range of skilled trades, and a rezoning of this scale translates into sustained, multi-year work for the local construction workforce. Those benefits ripple outward as well, to the local architects, engineers, subcontractors, and suppliers who bring these projects to life, and ultimately to the local businesses that occupy the ground floors once the buildings open.

For these reasons, we respectfully ask this committee to adopt and pass the proposed Bill 39 (2026) CD1. Mahalo for the opportunity to provide testimony.

Respectfully Submitted,

Sam Kim
Government Relations
Hawaii Regional Council of Carpenters

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