

BILL011(26)

Testimony

MISC. COMM. 389

*HOUSING, HOMELESSNESS & PARKS (HHP)

***HOUSING, HOMELESSNESS & PARKS (HHP) Meeting**

Meeting Date: Sep 22, 2026 @ 02:30 PM

Support: 0

Oppose: 0

I wish to comment: 3

Name: Jonathan Huynh	Email: jhweather123@yahoo.com	Zip: 96792
Representing: Self	Position: I wish to comment	Submitted: Sep 18, 2026 @ 09:08 AM
Testimony: Aloha, I support the intent of Bill 11: transparency about housing incentives is necessary. But as written, this bill creates the appearance of accountability without delivering it. Therefore, I wish to offer comments only. We've watched families across Oahu wait for affordable housing that never reaches their communities. A report listing incentives without tracking whether units were built, whether families could actually afford them, and whether affordability was maintained over time tells us what the City spent but not what it got. Without outcome metrics, such as units delivered, households served, long-term affordability retained, and cost per unit, this report tells us what the City spent but not whether it worked. I urge the Committee to amend this bill to require reporting on results, not just inputs, before passage. Mahalo.		
Name: Roxanne Bolden	Email: systemsadvocacy@alohailhawaii.org	Zip: 96782
Representing: Aloha Independent Living Hawaii	Position: I wish to comment	Submitted: Sep 18, 2026 @ 07:09 PM
Name: Damien Waikoloa	Email: damien.waikoloa@gmail.com	Zip: 96822
Representing: Hawai'i YIMBY	Position: I wish to comment	Submitted: Sep 20, 2026 @ 11:26 AM



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MISSION

Aloha Independent Living Hawaii (AILH) dedicated to providing independent living programs and services for persons with disabilities in Hawaii.

We work together with the community and consumers to improve the quality of life through individual choices and access to services.

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Testimony of Aloha Independent Living Hawai'i

Bill 11 (2026) — Relating to Affordable Housing Incentives

Committee on Housing, Homelessness & Parks

Tuesday, September 22, 2026, 2:30 p.m. — City and County of Honolulu

Position: Comments

Thank you for the opportunity to comment on Bill 11 (2026).

Aloha Independent Living Hawai'i (AILH) is a federally designated Center for Independent Living serving people with disabilities statewide, across all disabilities and ages. We support this bill. Regular, open-data reporting on the incentives the City awards is sound practice. We ask the Committee to add one reporting field.

Requested amendment

Proposed Section 2-___.2(b)(2)(H) requires the total number of dwelling units in each project and the number of affordable units. We respectfully recommend adding a new subparagraph:

“The number of dwelling units in the project that are accessible units, the accessibility standard each meets, and whether the project provides an elevator and an accessible building entrance.”

Reason

The City awards substantial public value through these incentives. This bill will tell the Council what each project received and how many units it produced. It will not tell the Council whether disabled residents can use those units.

The draft analysis of Chapter 32 prepared by the University of Hawai'i Economic Research Organization, transmitted to the Council as Department Communication 218 (2026), recommends greater public visibility of the unit types actually being produced. This amendment carries



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out that recommendation. The information is already generated in the permit record, so the added administrative burden is minimal.

Chapter 32 has produced 189 affordable rental units to date and permitted hundreds more. We are not aware of any City report that states how many of those units are accessible. Adding this field means the Council will not have to ask that question again.

Mahalo for your consideration.

Roxanne Bolden
Executive Director



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September 22, 2026

Honolulu City Council - Committee on Housing, Homelessness & Parks
530 South King St.
Honolulu, HI 96813

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

Aloha Chair Tupola, Vice Chair Tulba, 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 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.

Hawai'i YIMBY (*Yes In My Backyard*) is a volunteer-led grassroots advocacy organization dedicated to supporting bold and effective solutions for Hawai'i's devastating housing crisis. Our members are deeply concerned about Hawai'i's chronic and worsening housing shortage, which has caused home prices to rise much faster than incomes and pushes thousands of kama'aina out to the mainland or into poverty and homelessness every single year.

Mahalo for the opportunity to comment on this bill.

Mahalo,

Damien Waikoloa

Chapter Lead, Hawai'i YIMBY

Huey Kwik

Chapter Lead, Hawai'i YIMBY

