

BILL055(26)
Testimony

MISC. COMM. 430

*ZONING & PLANNING (ZON)

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

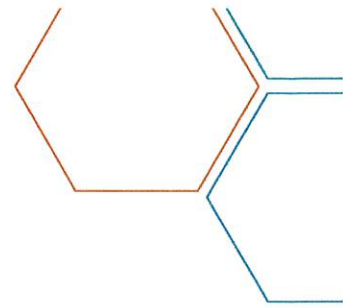
Meeting Date: Oct 22, 2026 @ 09:00 AM

Support: 1

Oppose: 1

I wish to comment: 0

Name:	Email:	Zip:
Jonathan Huynh	jhweather123@yahoo.com	96792
Representing:	Position:	Submitted:
Self	Oppose	Oct 16, 2026 @ 10:56 PM
Testimony: Aloha, I am submitting this testimony in opposition to Bill 55. While I understand the YMCA's position that the existing Unilateral Agreement (UA) is outdated and tied to a terminated development proposal, I believe the proposed remedy, a downzoning from AMX-3 to A-2, is the wrong solution for both the property owner and the public. The YMCA's argument is that the current restrictions act as a barrier to investment. That is a valid concern. However, the solution is not to destroy the zoning capacity that the City granted for this Transit-Oriented Development site, but to fix the mechanism governing it. The 2013 UA was a contract tied to a specific developer and a specific project. Since that partnership has dissolved, that specific contract is no longer functional. The logical path forward is to terminate the existing Unilateral Agreement, but retain the AMX-3 zoning. This approach achieves the YMCA's goal of removing "deal-breaker" conditions that no longer apply, while preserving the City's long-term interest in high-density housing near the Ala Moana rail station. It allows the YMCA to seek new partners who can build under a modernized agreement, rather than locking the site into a lower density forever. I urge the Council to amend Bill 55 to remove the rezoning language in Section 1 and limit the bill solely to replacing the outdated Unilateral Agreement with a new, enforceable framework that reflects current market conditions. Please do not trade away the community's future housing capacity to solve a contractual problem. Mahalo, Jonathan Huynh		
Name:	Email:	Zip:
Andrew Pereira	apereira@hecouncil.org	96819
Representing:	Position:	Submitted:
Hawaii Employers Council (HEC)	Support	Oct 21, 2026 @ 12:05 PM



Testimony of
Hawaii Employers Council

Honolulu City Council Committee on Zoning and Planning
Honorable Chair Esther Kia'āina and Honorable Vice Chair Tommy Waters and

Subject: Strong Support of Bill 55 (2026) – Rezoning of YMCA of Honolulu Property at 401 Atkinson Drive

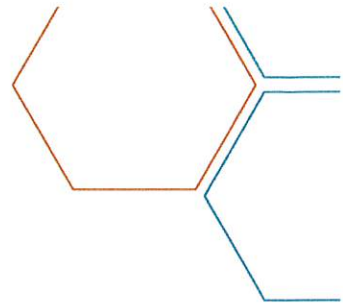
Aloha Chair Kia'āina, Vice Chair Waters, and members of the Honolulu City Council Committee on Zoning and Planning:

The Hawaii Employers Council (HEC) respectfully submits this testimony in strong support of Bill 55, which proposes to rezone the YMCA of Honolulu's Central YMCA property at 401 Atkinson Drive from the AMX-3 High Density Apartment Mixed Use District to the A-2 Medium Density Apartment District, reduce the height limit from 350 feet to 150 feet, and remove the unilateral agreement required by Ordinance 13-34.

For more than 80 years, HEC has worked to strengthen Hawaii's employers and the communities they serve. We recognize that healthy, thriving nonprofits are essential partners in building a strong workforce and supporting the well-being of our residents. The YMCA of Honolulu, an HEC member, has long been one of those vital partners. Since 1951, the Central YMCA has provided recreational programs, fitness opportunities, youth sports training, transitional housing, and community services that directly support the people and families who make up Hawaii's workforce.

The existing zoning and unilateral agreement conditions were crafted more than a decade ago for a specific redevelopment concept that was never realized. Those conditions now unnecessarily constrain the YMCA's options, making it difficult to sell the property or attract a development partner. By reverting the zoning to the previous A-2 designation and removing the outdated unilateral agreement, Bill 55 will give the YMCA the flexibility it needs to pursue solutions that better serve its mission.

This change will help the YMCA generate the resources required to continue and expand its programs, maintain its community services, and adapt to evolving needs. It will also support the organization's long-term sustainability so it can keep serving youth, families, and working adults across Hawaii. Stable, mission-driven nonprofits like the YMCA contribute to a healthier workforce, stronger communities, and a more resilient local economy. These are outcomes that benefit employers and employees alike.



Moving Businesses Forward

HEC urges the committee to approve Bill 55. Doing so will enable the YMCA of Honolulu to meet the mandates of its mission and ensure the organization continues to grow and thrive for the benefit of our community.

Mahalo for the opportunity to provide this testimony.

Respectfully submitted,



Andrew Pereira
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