

RES26-230

Testimony

MISC. COMM. 433

*ZONING & PLANNING (ZON)

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

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

Support: 4

Oppose: 0

I wish to comment: 1

Name: Ana Tuiasosopo	Email: atuiasosopo@oe3.org	Zip: 96707
Representing: Operating Engineers Local 3	Position: Support	Submitted: Oct 19, 2026 @ 12:44 PM
Name: Hawaii LECET	Email: info@hawaiilecet.org	Zip: 96817
Representing: Hawaii Laborers-Employers Cooperation Education Trust	Position: Support	Submitted: Oct 19, 2026 @ 01:15 PM
Name: Nathaniel Kinney	Email: nkinney@prp-hawaii.com	Zip: 96814
Representing: Pacific Resource Partnership	Position: Support	Submitted: Oct 20, 2026 @ 02:47 PM
Name: Sam Kim	Email: skim@hrcc-hawaii.com	Zip: 96817
Representing: Hawaii Regional Council of Carpenters	Position: Support	Submitted: Oct 21, 2026 @ 04:49 PM
Name: Jonathan Huynh	Email: jhweather123@yahoo.com	Zip: 96792
Representing: Self	Position: I wish to comment	Submitted: Oct 21, 2026 @ 08:10 PM
Testimony: I am a resident of Nanakuli, and I offer comments on Resolution 26-230 CD1 as someone who knows many who would benefit from affordable housing. I support affordable housing and recognize the urgency of delivering units in Kapolei. But this resolution contains contradictions that work against the families the project is meant to serve. Exemption 10 cuts bicycle parking while the project keeps mandatory car parking. The resolution waives short-term bicycle parking requirements for 745 units while building abundant car parking. That tells residents cycling isn't a real option. For households at 60% AMI, transportation costs can make or break a budget. A family that can rely on bikes for some trips saves thousands per year compared to maintaining another vehicle. When we waive bike parking but preserve car parking, we lock those families into exactly the expense pattern they can least afford.		

Condition C-3-a calls for a pedestrian and bicycle circulation plan under Complete Streets. That condition loses its meaning when we've already weakened cycling infrastructure on the property itself.

Internalized parking structures drive up unit costs and reinforce car dependency.

The project places multi-level parking structures internally within each lot. This design choice adds construction cost that gets passed through to residents and embeds auto dependence into the site plan for generations.

Kapolei was planned as Oahu's second urban center, yet it struggles with car dependency. A project of this scale should be shifting that pattern, not deepening it.

What I'm asking for:

- Remove Exemption 10 and require full compliance with Table 21-6.2's short-term bicycle parking standards.
- Minimize parking supply.
- Unbundle parking from rent so tenants pay only if they need a stall, rather than having that cost baked into every lease regardless of use.

Mahalo,

Jonathan Huynh



October 19, 2026

Honorable, Esther Kia'āina, Honolulu City Council Committee on Zoning & Planning, Chair
Honorable, Tommy Waters, Honolulu City Council Committee on Zoning & Planning, Vice Chair
Honorable Members of the Honolulu City Council Committee on Zoning & Planning

RE: RESOLUTION 26-230 CD1 – KAPOLEI PARKWAY LOTS 2-5 AFFORDABLE RENTAL HOUSING 201H PROJECT IN KAPOLEI.

Chair Kia'āina, Vice Chair Waters, and Members of the Honolulu City Council on Zoning,

My name is Ana Tuiasosopo. I am the District Representative and Trustee for Operating Engineers Local 3. We are the largest Construction Trades Local in the United States. I and the members of Operating Engineers Local 3 **strongly support Resolution 26-230 CD1**

This project adds to the inventory O'ahu needs most. It will deliver approximately 745 rental homes, including 737 affordable rental units, on City-owned land at 91-683 Wakea Street in Kapolei. Rents will average 60 percent of area median income (AMI) or below. Units will range from one to four bedrooms, so the project can serve individuals, kūpuna, and larger and multigenerational families alike.

Its scale and permanence set it apart. At 745 units, this is one of the largest affordable housing projects on O'ahu. Every affordable unit will stay affordable for a minimum of 73 years. That commitment means this project will house local families for generations, not just for one market cycle.

The Council should act quickly. As the cost of living continues to rise, more working families are being priced out of O'ahu. Every month of delay adds construction cost and keeps families waiting. The fee exemptions and development standard flexibility in this resolution help make a project of this size financially feasible.

The developer has the experience to deliver. Kobayashi Group is an outstanding developer that is deeply committed to addressing housing on our island. Its work adds jobs and invests in our local economy, and this project will continue that record.



For these reasons, I respectfully urge the Committee to adopt Resolution 26-230, CD1.
Mahalo for the opportunity to testify.

Sincerely,

Ana Tuiaosopo
Hawaii District Representative, Trustee
Hawaii Operating Engineers Local 3



HAWAII LABORERS-EMPLOYERS COOPERATION AND EDUCATION TRUST

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September 21, 2026

HONOLULU CITY COUNCIL

Committee on Zoning and Planning

Honolulu, Hawaii 96813

DATE: Thursday, October 22, 2026

TIME: 9:00 a.m.

TESTIMONY ON RESOLUTION 26-230 – Authoring Exemptions for the Kapolei Parkway Lots 2-5 Affordable Rental Housing Project in Kapolei, O’ahu

Aloha Council Chair Esther Kia’aina, Vice Chair Tommy Waters and members of the Committee on Zoning and Planning:

Hawaii LECET is a labor-management partnership between the Hawaii Laborers’ International Union of North America, Local 368, its’ 5000+ members and its’ 250+ unionized contractors. The Laborers’ International Union of North America is the largest international construction trade union in the United States and Canada.

Thank you for the opportunity to provide testimony in strong support of the Resolution 26-230, authorizing exemptions for the Kapolei Parkway Lots 2-5 Affordable Rental Housing.

This proposed project represents an important step toward addressing the housing crisis. By creating affordable rental housing, this development has the potential to provide local households with greater access to stable housing.

Hawai’i’s people and families work hard to build their lives here, raise their keiki, and contribute to the strength of our communities. Yet, despite their hard work, many locals continue to struggle to find affordable housing. Affordable housing is about more than a place to live. It’s about giving families stability, allowing parents to provide a secure environment for their keiki, and helping residents remain close to their jobs, schools, and support networks.

We believe the benefits of responsible development should extend beyond constructing buildings. They should reflect in stronger families, safer neighborhoods, an improved quality of life, and more opportunities for Hawai’i’s residents.

Hawaii LECET recognizes the important role of affordable housing development as it plays in supporting our local construction workforce. Projects like this create opportunities for skilled construction professional, support good-paying jobs, and provide career pathways for local workers. These jobs allow working families to earn livable wages, support their keiki, and contribute to Hawai’i’s economy.

We must consider not only what we build, but who we are building for. Our goal should be a Hawai’i where local families have an opportunity to secure affordable housing, where people can afford to remain in the communities they serve and where future generations can continue to call Hawai’i home. For these reasons, we respectfully request the Committee on Zoning and Planning to support Resolution 26-230.

Mahalo for the opportunity to provide testimony.

Hawaii Laborers-Employers Cooperation & Education Trust

Pacific Resource Partnership (PRP) submits this testimony in strong support of Resolution 26-230 CD1, which approves the Kapolei Parkway Lots 2-5 Affordable Rental Housing 201H Project in Kapolei. PRP represents more than 6,000 union carpenters, over 250 signatory contractors, and community stakeholders statewide.

Resolution 26-230 CD1 approves Kapolei Parkway Lots 2-5, an affordable rental housing project developed by Kobayashi Group under HRS Chapter 201H on approximately 15.2 acres at 91-683 Wakea Street, zoned BMX-3. Under the CD1, the project consists of approximately 737 affordable rental units and approximately eight separate manager units. The homes sit in three- to four-story buildings along the perimeter of each lot, with parking structures inside and approximately 998 parking spaces. Every affordable unit serves households earning 80 percent of the area median income (AMI) or below, at 30, 60 and 80 percent of AMI, with an overall average of 60 percent of AMI or below. All affordable units remain affordable for a minimum of 73 years. The resolution grants exemptions under HRS Section 201H-38 and conditions approval on a 201H Agreement and on construction and traffic management plans.

Kapolei Parkway Lots 2-5 extends the City's affordable housing in central Kapolei from a neighborhood the City has already begun. The project sits beside Parkway Village at Kapolei, which Kobayashi Group also developed on City-owned land. Lots 2-5 is likewise City-owned land in central Kapolei, and the same developer would build it. Parkway Village opened its first homes in December 2024, so its residents already live next to the project site. The new homes would join an occupied community on public land. For households seeking an affordable rental in central Kapolei, the resolution means a second City-land neighborhood growing beside the first.

At approximately 745 homes, Kapolei Parkway Lots 2-5 is one of the largest affordable housing projects on O'ahu, and it adds inventory the affordable housing sector needs to keep growing. The homes range from one to four bedrooms. That range lets households of different sizes find a unit that fits them in the same project. A single vote on this resolution therefore adds a large block of affordable inventory for O'ahu households, from individuals to larger families.

As the cost of living continues to rise, the City should move quickly on Kapolei Parkway Lots 2-5 so that its homes can address housing costs sooner. The resolution itself finds the 201H exemptions necessary for the timely and successful implementation of the project.



Those exemptions cover building permit fees, wastewater system facility charges, park dedication requirements and certain development standards. The resolution also becomes void unless construction commences within 60 months of adoption. Approval starts that clock and lets the project move toward construction. Prompt action gives households facing rising costs an earlier date on which these homes can open.

Kobayashi Group is an outstanding developer, deeply committed to addressing housing on the island while adding jobs and investing in our economy. The City selected Kobayashi Group as its preferred negotiating partner for Lots 2-5 through a request for qualifications in 2025. Next door, the firm's Parkway Village delivered 169 affordable rental homes and a preschool in its first phase. That means 169 households already rent affordably there, and families with young children have a preschool close to home. Parkway Village's second phase, on Lot 6, adds 236 more homes in the same neighborhood. Future residents of Lots 2-5 can expect their homes from a developer that has already delivered affordable rentals and community space beside this site.

PRP respectfully urges the Honolulu City Council Committee on Zoning & Planning to approve Resolution 26-230 CD1.





HAWAII REGIONAL COUNCIL OF CARPENTERS

October 22, 2026

TO: The Honorable Esther Kiaʻāina, Chair
The Honorable Tommy Waters, Vice Chair
Members of the Committee on Zoning and Planning

RE: **TESTIMONY IN SUPPORT OF RESOLUTION 26-230, RELATING TO THE
KAPOLEI PARKWAY LOTS 2-5 AFFORDABLE RENTAL HOUSING 201H
PROJECT IN KAPOLEI.**

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

The Hawaiʻi Regional Council of Carpenters (HRCC), representing 6,000 union carpenters and tradespeople across the islands, submits this testimony in support of Resolution 26-230. The resolution authorizes exemptions from certain City application fees, infrastructure or public works fees and charges, and development standards for the Kapolei Parkway Lots 2-5 affordable rental housing project proposed by KP52 Developer, LLC.

The 2024 Hawaiʻi Housing Planning Study estimates that the State will need 64,490 additional housing units to meet demand by 2027, including 25,710 units in Honolulu County. About two thirds of the statewide need is for local households earning 80 percent of area median income (AMI) or below.¹ The Kapolei Parkway Lots 2-5 project shows what it takes to meet this demand and house local families. Approving this resolution will reflect the Council's continued commitment to affordable housing and to solving our housing shortage.

The project adds approximately 745 affordable rental units on City-owned land in Kapolei. All the units will remain affordable for a minimum of 73 years, all will be at or below 80 percent of AMI, and overall average affordability will be at or below 60 percent of AMI. The homes will range from one to four bedrooms, which provides options for households of different sizes.

In consideration of these great benefits and the construction work the project will create for our members and other workers in the industry, HRCC respectfully asks this Committee to move Resolution 26-230 forward.

Mahalo for the opportunity to provide testimony.

Respectfully submitted,

Sam Kim
Government Relations
Hawaiʻi Regional Council of Carpenters

¹ Hawaiʻi Housing Finance and Development Corporation, 2024 Hawaiʻi Housing Planning Study (2025), Table 39, p. 123, <https://dbedt.hawaii.gov/hhfdc/files/2025/10/2024-HHPS-with-Addendum.pdf>.

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