BILL061(26)
Testimony

MISC. COMM. 452

COUNCIL

COUNCIL Meeting

Meeting Date: Nov 5, 2026 @ 10:00 AM

Support: 1

Oppose: 0

I wish to comment: 0

Name:	Email:	Zip:
McKinley Eads	mckinleye@avalonhi.com	96813
Representing:	Position:	Submitted:
Avalon Development	Support	Oct 30, 2026 @ 09:07 AM

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Bill 61 – Relating to Real Property Taxation
Honolulu City Council
Thursday, November 5, 2026, 10:00 a.m.

Position: Strong Support

Chair, Vice Chair, and Members of the Council:

Avalon Development Company strongly supports Bill 61, which would eliminate the 15-year limit on the real property tax exemption for qualifying affordable rental housing and allow the exemption to continue for as long as the property remains subject to its affordability restrictions.

This is a practical and necessary change. Affordable housing is difficult to finance, build, and operate in Hawai‘i. **If a property owner commits to maintaining affordable rents beyond 15 years, the tax exemption supporting that affordability should not expire while the affordability obligation remains in place.**

Bill 61 appropriately aligns the tax incentive with the public benefit it is intended to support, helping make the long-term preservation of affordable rental housing more financially viable.

Avalon Development Company respectfully urges the Council to pass Bill 61.

Mahalo for the opportunity to submit testimony.

McKinley Eads
on behalf of
Avalon Development Company