BILL055(26)
Testimony

MISC. COMM. 455

COUNCIL

COUNCIL Meeting

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

Support: 0

Oppose: 1

I wish to comment: 0

Name:	Email:	Zip:
Jonathan Huynh	jhweather123@yahoo.com	96792
Representing:	Position:	Submitted:
Self	Oppose	Oct 31, 2026 @ 10:32 AM

Testimony:

Aloha,

I oppose Bill 55 as drafted and ask for three changes. The 2013 agreement is dead and should go. The height is not the problem and should not go with it.

Here is what the bill does. DPP's own report says the site can build a floor area ratio of 4.6 at 350 feet today. A-2 gives it 3.0 at 150. That's about a third of the building. A-2 also allows no commercial at all, so the Atkinson Drive frontage stops being a mixed-use edge.

The height limit doesn't match the block. DPP says the surrounding buildings run 122 to 342 feet. The neighbors are already zoned A-2, and in A-2 the height is set parcel by parcel on the zoning map, which is why they're tall. Nothing about A-2 requires 150 feet. This Council recently approved 400- and 200-foot towers at 1588 Ala Moana on the same street. One parcel to 400 feet, the next one down to 150.

Terminating the agreement by itself isn't enough. Section 2 deletes a requirement of 30 percent affordable at 60 percent AMI for 60 years. DPP says new units will be "subject to affordable housing requirements" but doesn't say what they are. Chapter 29 says 5 percent at 80 percent AMI for 30 years.

In units: 30 percent of 128 is about 38 homes. Five percent of what A-2 allows is about 13. Getting back to 38 takes a discretionary permit and building to the absolute maximum, and even then those homes go to households earning about $107,000 instead of about $80,000, and expire in 30 years.

So, three changes:

- Strike the rezone. Leave AMX-3 and 350 feet.
- Keep the termination of the UA. The YMCA will get a clean title, which is what they actually need.
- Require a replacement agreement before any building permit issues: 30 percent at 60 percent AMI for 60 years, and the walkway from Atkinson Drive to the Ala Wai promenade.

The third one doesn't need anyone's signature today. It binds whoever builds. The YMCA gets out from under a dead contract now, and the public doesn't lose what it bargained for in 2013.

YMCA's problem is real. This gives them the thing they asked for and keeps the part of the block that works.

I urge the Council to reject this version of the bill and amend it. Mahalo.