RES26-230
Testimony

MISC. COMM. 456

COUNCIL

COUNCIL Meeting

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

Support: 1

Oppose: 0

I wish to comment: 1

Name:	Email:	Zip:
Jonathan Huynh	jhweather123@yahoo.com	96792
Representing:	Position:	Submitted:
Self	I wish to comment	Oct 31, 2026 @ 10:58 AM

Testimony:

Aloha,

I support this project. The affordability is real and unusual - 100 percent of units at or below 80 percent AMI, averaging 60, locked for 73 years, with 163 three- and four-bedrooms. That's impressive.

I'm commenting because of what it costs to get there, and because the public is already paying a great deal for it.

Parking:

The Ewa development plan requires no off-street parking on this site. The project proposes 998 spaces for 745 homes - 1.34 per unit, all structured. Every one of those is a choice, and a parking structure is one of the most expensive things you can build per square foot. That money buys fewer homes and shallower affordability than the same subsidy would buy spent on units. It also consumes the land that would let this be denser or used for shared community space.

Density:

DPP's own table: zoning allows 90 feet, the project builds 46. Zoning allows a floor area ratio of 2.5, the project is at 1.15 to 1.28. That works out to 49 homes an acre. 49 an acre, at three and four stories, on City land, in a BMX-3 district a quarter mile from the Kapolei Transit Center, is low. Neighbors say this is overdevelopment. It isn't.

What I am asking for:

The 201H Agreement is required before any building permit issues. All of the following fit there and none of them touch the fee exemptions:

- Rent parking separately where the tax credit rules allow (unbundled parking), and build fewer stalls. Unbundling is what proves demand is lower.
- Reduce the stall count, and show what comes back - more units and/or deeper affordability.
- Restore the 19 short-term bicycle spaces waived by Exemption 13. Fifty-six for 745 homes is thin, and two miles from the rail station is a bike ride, not a walk.
- Commit the in-lieu park fee in Exemption 11 to parkland in Kapolei rather than the general park fund. Neighbors raised the lack of green space at both meetings.

The land is City-owned and about $7.2 million in fees are being waived. That is already a large public contribution. What it should buy is homes, not storage for cars. I urge the Council to incorporate these changes. Mahalo.

Name:	Email:	Zip:

Sam Kim	skim@hrcc-hawaii.com	96817
Representing: Hawaii Regional Council of Carpenters	Position: Support	Submitted: Nov 4, 2026 @ 01:13 PM

HAWAII REGIONAL COUNCIL OF CARPENTERS

November 05, 2026

TO: The Honorable Tommy Waters, Chair
The Honorable Andria Tupola, Vice Chair
Members of the Honolulu City Council

RE: **TESTIMONY IN SUPPORT OF RESOLUTION 26-230, CD1, RELATING TO THE KAPOLEI PARKWAY LOTS 2-5 AFFORDABLE RENTAL HOUSING 201H PROJECT IN KAPOLEI.**

Aloha Chair Waters, Vice Chair Tupola, and Members of the Honolulu City Council,

The Hawai‘i Regional Council of Carpenters (HRCC), representing 6,000 union carpenters and tradespeople across the islands, submits this testimony in support of Resolution 26-230, CD1. 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 Hawai‘i 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] By advancing the Kapolei Parkway Lots 2-5 project, which adds affordable rental homes aimed at this need, the Council continues its commitment to affordable housing and to addressing the housing shortage.

The project adds approximately 737 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 other words, these homes exactly fit what our local families need and are looking for.

In consideration of these great benefits and the work opportunities the project will create for our members and other workers in the construction industry, HRCC respectfully asks this Committee to move Resolution 26-230, CD1 forward.

Mahalo for the opportunity to provide testimony.

Respectfully submitted,

Sam Kim
Government Relations
Hawai‘i Regional Council of Carpenters

[1] Hawai‘i Housing Finance and Development Corporation, 2024 Hawai‘i 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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