

# Resolution 20-270, CD1 Testimony

**MISC. COM. 787**

November 2, 2020

The Honorable Ann Kobayashi  
Chair & Presiding Officer  
Honolulu City Council  
City & County of Honolulu  
530 S. King Street  
Honolulu, HI 96813

**RE: Resolution 20-270 CD1 – The Residences at Bishop Place Affordable Housing 201H Project  
November 5, 2020 City Council Meeting**

Aloha Chair Kobayashi, Vice Chair Waters and Councilmembers:

I am Kevin Crummy, the Chief Investment Officer of Douglas Emmett, offering comments in support of Resolution 20-270 CD1. The office building located on our fee interest at 1132 Bishop Street is being converted to 493 affordable and workforce rental apartment units. I would like to thank Chair Menor and the Zoning, Planning and Housing Committee for the CD1. It addresses concerns raised regarding an easement requirement which we do not believe is necessary because of our Joint Development Agreement and our 28-year history of shared access between the parcels.

With the City Council's approval, we will be able to continue working with the Department of Planning and Permitting to finalize our Affordable Housing Agreement and Marketing Plan so that we can provide the community with new affordable housing units as quickly as possible.

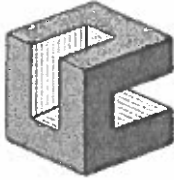
I am happy to report that Phase 1 has been very well received and is 100% leased. I will be available to answer any questions you may have regarding Phase 2 and subsequent phases of the project.

We ask for your favorable consideration in adopting Resolution 20-270 CD1 so we can deliver critically needed affordable housing.

Mahalo,



Kevin A. Crummy  
Chief Investment Officer



**UNLIMITED**  
CONSTRUCTION SERVICES, INC

License #ABC-16638

November 3, 2020

The Honorable Ann Kobayashi  
Chair & Presiding Officer  
Honolulu City Council  
City & County of Honolulu  
530 S. King Street  
Honolulu, HI 96813

**Subject: Resolution 20-270 CD1 – The Residences at Bishop Place Affordable Housing 201H Project / November 5, 2020 City Council Meeting**

Aloha Chair Kobayashi, Vice Chair Waters and Members of the Committee:

Unlimited Construction Services, Inc. is an avid supporter of affordable housing constructing 1,800+ affordable units in Hawaii. We appreciate this opportunity to testify in strong support of Resolution 20-270 CD1, which authorizes exemptions from certain requirements relating to the Residences at Bishop Place Affordable Housing Project located at 1132 Bishop Street in the central business district in Honolulu.

This project will help address Honolulu's serious shortage of affordable housing by adding more affordable units in Honolulu's urban core; 252 of the 493 units will be affordable rental units. We cannot build additional affordable housing fast enough to meet Hawaii's insatiable demand for these affordable units. The Residences at Bishop Place will also activate the surrounding area, making it a safer place, and contribute to the economic recovery from the COVID-19 recession.

The Residences at Bishop Place is providing approximately 250 jobs for our construction workers, subcontractors, suppliers and vendors. When many of our citizens are out of work in record numbers due to the pandemic, this project is providing valuable income for workers that need to provide for their families. It helps strengthen our local economy while putting food on the table for many of our workers.

Thank you, again, for the opportunity to provide comments in support of Resolution 20-270 CD1. We ask for your favorable consideration of this measure.

Sincerely,  
**UNLIMITED CONSTRUCTION SERVICES, INC.**

Jay T. Manzano  
President

cc: File

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**From:** CLK Council Info  
**Sent:** Wednesday, November 4, 2020 10:17 AM  
**Subject:** Council/Public Hearing Speaker Registration/Testimony

## Speaker Registration/Testimony

Name Ed Korybski  
Phone (808) 441-4995  
Email ed@fortstbid.org  
Meeting Date 11-05-2020  
Council/PH Committee Council  
Agenda Item Resolution 20-270 CD1  
Your position on the matter Support  
Representing Organization  
Organization Fort Street Mall Business Improvement District Association  
Aloha Chair Kobayashi, Vice Chair Waters and members of the committee:

The Fort Street Mall BID is pleased to offer testimony in support of Resolution 20-270 CD1, which authorizes exemptions from certain requirements relating to the Residences at Bishop Place Affordable Housing Project located at 1132 Bishop Street.

Written  
Testimony

This conversion of the existing office building to an apartment building will have a significant positive impact to the neighborhood. We commend Douglas Emmett Inc. for providing critically needed affordable rental housing in downtown Honolulu. We also support Douglas Emmett's efforts to make improvements to Union Mall. The area has been challenged with illegal activities and safety issues. We understand Douglas Emmett Inc. is in discussions with the City and would like to create a park similar to Tamarind Park, with improved walkways, upgraded landscaping and enhanced security.

For the aforementioned reasons, we urge the Committee to pass Resolution 20-270 CD1. Thank you for the opportunity to express our support.

Sincerely,

Ed Korybski  
Executive Director

Testimony of  
Pacific Resource Partnership

City Council  
City & County of Honolulu  
Councilmember Ann H. Kobayashi, Chair  
Councilmember Tommy Waters, Vice Chair

Resolution 20-270, CD1—Bishop Place Affordable Housing Project

Thursday, November 5, 2020  
10:00 A.M.

Aloha Chair Kobayashi, Vice Chair Waters and Members of the Council:

Pacific Resource Partnership (PRP) writes in **strong support** of Resolution 20-270, CD1 authorizing exemptions from certain requirements relating to the Residences at Bishop Place Affordable Housing Project (Project) located at 1132 Bishop Street.

The City and County of Honolulu (the County) needs 22,168 new homes over the next five years (2020-2025) to satisfy its housing demand. According to the latest ALICE data (2018), when combining households living beneath the Federal Poverty Level with ALICE households, an astonishing 40% of total households in the County's population struggle to make ends meet with a budget that does not allow for savings without sacrificing other necessities, such as childcare, food, healthcare, and transportation (See: <https://www.unitedforalice.org/hawaii>). This data describes the economic reality before COVID-19.

In this COVID-19 environment, Hawaii faces an economic crisis without parallel in its history as a state. During the months of April through August 2020, Hawaii's unemployment rate far exceeded the national level. Recent forecasts by the University of Hawaii Economic Research Organization (UHERO) anticipate significant shortfalls in employment numbers versus what it forecast a year ago. The declines will be steepest in 2020 and 2021, with unemployment rates well above the national level. UHERO predicts that Hawaii employment will not return to 2019 levels before 2026.

Given the economic uncertainty caused by COVID-19 and the dire need for more housing, the County needs to find ways to build more affordable housing and preserve and protect construction jobs that pay a "living wage" to mitigate the impacts that this crisis will continue to have on Oahu's residents and businesses. The Project will help the County to address its housing crisis by providing 252 affordable rental units and 241 market-rate rental units. Additionally, the Project will stimulate our economy by providing good-paying jobs that will keep our local workforce employed during these trying times.

Given the above, PRP respectfully request this Council's favorable decision on this Project.

