

# Resolution 20-315 Testimony

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**MISC. COM. 975**

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**From:** CLK Council Info  
**Sent:** Tuesday, December 8, 2020 8:10 PM  
**Subject:** Council/Public Hearing Speaker Registration/Testimony

## Written Testimony

**Name** Debra Kailiwai  
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**Meeting Date** 12-09-2020  
**Council/PH Committee** Council  
**Agenda Item** Ala Moana Plaza  
**Your position on the matter** Oppose  
**Representing Organization** Self

**Written Testimony** As a resident of Kaka'ako, I'm opposed to any further development in my community until my neighbors and I have a better understanding of what community benefits we will receive from the developer such as a new sewer system, new elementary, middle and high schools, and access for emergency police and health services. Mahalo nut loa.

**Testimony Attachment**  
**Accept Terms and Agreement** 1

IP: 192.168.200.67

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**From:** CLK Council Info  
**Sent:** Tuesday, December 8, 2020 10:53 PM  
**Subject:** Council/Public Hearing Speaker Registration/Testimony

# Written Testimony

**Name** Audrey Lee  
**Phone** 8082300288  
**Email** aelee888@gmail.com  
**Meeting Date** 12-09-2020  
**Council/PH Committee** Council  
**Agenda Item** Resolution 20-315, CD1  
**Your position on the matter** Oppose  
**Representing Organization** Self

Written Testimony

I oppose the 400' height and 7.5 density variance for this project although these variances are allowed under the proposed TOD plans. One, the plan for the TOD in this area is too congested and secondly, the additional population creates a more dangerous situation. Thirdly, the term affordable housing does not ensure rates for workforce housing being affordable to those working in that area. Fourth, the traffic studies that were done by the applicant years ago should be done by an outside company more current to the year of application. If the scale of this project were cut down to 10-15 stories from 40 stories, a lot of repercussions from having another building in that location may be able to blend better into the surrounding community, infrastructure and traffic wise. Also, it is not a given that the rail will be coming to Ala Moana, so there is that as well.

Testimony Attachment

Accept Terms and Agreement 1

IP: 192.168.200.67

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

Resolution 20-315—Approving A Conceptual Plan for An Interim Planned Development-Transit (IPD-T)  
Project for the Ala Moana Plaza Development Project

Wednesday, December 9, 2020  
10:00 A.M.

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

Pacific Resource Partnership (PRP) writes in **strong support** for Brookfield Properties' mixed-use rental project, Ala Moana Plaza, which will provide much needed workforce rental housing and other community benefits for the Ala Moana neighborhood.

PRP commends Brookfield Properties for developing 583 rental units, and especially for providing 20% of the available units for Hawaii's workforce with incomes at 80% AMI. The delivery of this affordable component provides a community benefit in excess of \$45 million, and most importantly, much needed rental housing in urban Honolulu, for our underserved workforce population. Furthermore, the construction of this project will generate nearly \$100 million in worker wages during construction and over \$2.1 million in annual permanent wages post-construction. The additional population of Ala Moana Plaza will generate \$33.2 million in discretionary spending, a significant portion of which will go directly to the local businesses within the Ala Moana Neighborhood. This project will enhance the Ala Moana experience for locals, providing much needed improvements to this important section of urban Honolulu.

PRP has supported the State of Hawaii and City and County of Honolulu's efforts to find concrete solutions to build more housing for Hawaii's workforce in the 80% to 140% AMI range to address the State and Honolulu County's shortfall in supply of workforce housing. For instance, we supported affordable housing legislation—which became Act 54 and Act 39, Session Laws of Hawaii 2017 and 2018 respectively—expanding the types of general excise tax exemptions for rental housing projects to include those built for households with incomes at or below 140% AMI, of which at least 20% of the available dwelling units must be for households with incomes at or below 80% AMI. We also advocated for a provision in Act 54 (2017) that allows for construction unions to participate and negotiate a special wage rate and benefits package to help reduce the construction costs for affordable rental housing projects. Moreover, at the Honolulu City Council, PRP supported the enactment of Ordinance 18-1 which provides affordable housing incentives exclusively for the development of affordable rental dwelling units, including rental dwelling units for Hawaii's workforce.



**(Continued From Page 1)**

Thank you for providing the opportunity to provide written testimony. PRP strongly supports this development which will increase the supply of workforce housing, create more jobs, and enhance the quality of life for locals in the City and County of Honolulu. Additionally, we request this Council adopt an Ala Moana TOD Map Amendment allowing for additional height (400') and density (7.0 FAR) across all of the Ala Moana Shopping mall in exchange for Brookfield's generous community benefit, worth tens of millions of dollars, providing the City with an easement for buses on all the private streets running through Ala Moana Center.

Thank you for this opportunity to submit written testimony.

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I am a kama'aina and an advocate for sound laws to enhance the wellbeing of our community.

I am in opposition to reso 20-315 until such time as the TOD for Ala Moana/Kaka'ako is approved and community input is updated as to what constitutes "commensurate community development".

**I am for affordable housing and for providing job opportunities, such as in the construction trades. At the same time, though, I am concerned about population growth and our aging infrastructure.** I don't want Kaka'ako/Ala Moana to be another Waikiki where sewage overflows into our waters, our schools are overcrowded, our Fire and Police Departments are overstressed, traffic and pollution are increased, and so on.

**I am concerned about whether the value of community benefits is commensurate with the value of the project and the benefits to the developer:**

In the immediate application of the Ala Moana Development project, community benefits now include the 20% residential units dedicated as affordable housing to families earning no more than 80 percent area median income for Honolulu, for a period of no less than 45 years; easements to four streets to remain accessible to the public on an ongoing and uninterrupted basis in perpetuity; car sharing spaces for 10 cars; a bike share station with a minimum of 20 total spaces; a monetary contribution of \$140,000 to the City & County of Honolulu. These sound like great community benefits, but difficult to determine in the end whether these community benefits have a value commensurate with the value of the added 300' height variance, or put another way, how does the value of these community benefits compare to the value of building 583 rental units (459 market-rate; and 124 affordable)? And, where in the equation are the benefits to the developer considered, for example, exemptions through Ordinance 18-1 such as reduction in park dedication requirements, wastewater service facility charges, building permit and review fees, real property tax, etc.

**I believe that there is a need to better determine community benefits, especially for the neighborhood impacted:** In the priority of community benefits, are these the benefits that the community (neighborhood) immediately impacted sees of value to them?

In our community, we are concerned about infrastructure of our schools, our Fire and Police Dept, public sewage and water drainage systems, etc. Is it possible that

our community may feel it more important to build another high school, or to improve upon the structure of McKinley High School; or to have our Parks better maintained; or to have a community Child Care Center built?

Bill 2019-2 may help to put into place an improved process to better evaluate community benefits.

**There is a need to evaluate the cumulative impact on the existing infrastructure of this project as well as other future projects that will surely follow if this project is allowed to proceed with the height variance.**

There should be some way to evaluate the cumulative impact that all of these developments are having on our infrastructure and not just the question of how does the immediate development impact upon infrastructure such as schools where singularly such as in this case, the impact is just an estimated enrollment of 71 students, but cumulatively may reach hundreds.

**Precedence:** What the City Council does with the application of the Ala Moana Plaza Development sets precedence and thus, I ask that the City Council move slowly and deliberately in its decisions on this application, especially in view of the fact that the residents of Ala Moana/Kaka'ako have not had the opportunity to provide updated input on the TOD for this area.

Marilyn Khan

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