

Victoria Ward, Limited Consolidated Motion

**Public testimonies that
were distributed to the
Authority at the
April 8, 2015
public hearing.**

Victoria Ward, Limited, Consolidated Motion for KAK 13-036, KAK 13-037, and KAK 13-038
 Development Permit Amendments and Time Extension Testimonies
 Prior to April 8, 2015

No.	Name	Date of Testimony	Date HCDA Received	Written Comments (Support)	Written Comments (Oppose)	Email Comments (Support)	Email Comments (Oppose)	Comments from HCDA Website (Support)	Comments from HCDA Website (Oppose)	Comments from HCDA Website
1	David Samson, Hawaii Regional Council of Carpenters	4/6/15	4/6/15					1		
2	Brooke Wilson, PRP	4/8/15	4/6/15					1		
3	Pamela Wood	4/6/15	4/7/15							1
4	Dennis Oshiro, Hawai'i HomeOwnership Center	4/6/15	4/7/15	1						
5	Della Sing		4/7/15					1		
6	Melanie Payanal		4/7/15					1		
7	Caren Yamauchi		4/7/15					1		
8										
9										
10										

1 0 0 0 0 0 5 0 1

Support 6
 Opposition 0
 Comments Only 1
 7

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Public Testimony Website Submission 988 Halekauwila, Permit No. KAK 13-038

DavidSamson

to:

contact

04/06/2015 11:21 AM

Hide Details

From: DavidSamson <hawaiicarpenters@gmail.com>

To: contact@hcdaweb.org,

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

Name

David Samson

Organization

Hawaii Regional Council of Carpenters

Address

1311 Houghtailing Street
Honolulu, Hawaii 96817
United States

[Map It](#)

Phone

(808) 440-9136

Email

hawaiicarpenters@gmail.com

Project Name

988 Halekauwila, Permit No. KAK 13-038

Do you support or oppose?

Support

Comment

Sorry, I submitted the previous testimony addressed to the former HCDA chair. Can you please use this revised version instead?
Thank you!

File Upload

- [HCDA-988-Halekauwila-040515-Revised.pdf](#)



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HAWAII REGIONAL COUNCIL OF CARPENTERS HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

April 6, 2015

The Honorable John Whalen, Chair, and
Members of the Hawaii Community Development Authority

Statement of the Hawaii Regional Council of Carpenters on
988 Halekauwila

Wednesday, April 8, 2015
9:00 a.m., 547 Queen Street, 2nd Floor

Dear Chair Whalen and members of the Hawaii Community Development Authority,

The Hawaii Regional Council of Carpenters represents 6,000 union carpenters and drywall installers in the state. We **support** The Howard Hughes Corporation's 988 Halekauwila project at Ward Village because it will provide much-needed workforce housing in urban Honolulu.

Amending permits KAK 13-036, KAK 13-037, and KAK 13-038 to allow "for rental and/or for sale of reserved housing units" will allow nearly five times as many local residents to qualify for a unit at 988 Halekauwila. The tower's 375 rental units will be offered to residents making 80 to 100 percent of the area median income, which is much more affordable than the for-sale option, requiring buyers to make between 100 to 140 percent of the area median income. The change from for-sale to rentals will also increase the time that these units are income-restricted from two to five years to 15 years.

With the price of a median home in Honolulu expected to increase by five percent this year, from \$675,600 to \$709,600, many local residents cannot afford the 20 percent down payment for a home. For many young families and working professionals, renting is the only option.

Changing 988 Halekauwila to rentals will give more families and working people an opportunity to live in Kakaako—a growing and vibrant community that will be within walking distance to restaurants, grocery and retail stores, and the Kakaako rail transit station. The chance to live near work will also eliminate the need to own a car, which will save residents both time and money, as well as alleviate traffic in the area.

We thank you for the opportunity to share our **support** of 988 Halekauwila, and we respectfully request your consideration to allow The Howard Hughes Corporation to amend its permits to "for rental and/or sale of reserved housing."

STATE HEADQUARTERS & BUSINESS OFFICES

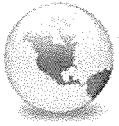
HONOLULU OFFICE: 1311 Hougtrailing Street, Honolulu, Hawaii 96817-2712 • Ph. (808) 847-5761 Fax (808) 841-0300

HILO OFFICE: 525 Kilauea Avenue, Room 205, Hilo, Hawaii 96720-3050 • Ph. (808) 935-8575 Fax (808) 935-8576

KONA OFFICE: 75-126 Lunapule Road, Kailua-Kona, Hawaii 96740-2106 • Ph. (808) 329-7355 Fax (808) 326-9376

MAUI OFFICE: 330 Hookahi Street, Wailuku, Maui 96793-1449 • Ph. (808) 242-6891 Fax (808) 242-5961

KAUAI OFFICE: Kuhio Medical Ctr. Bldg., 3-3295 Kuhio Hwy., Suite 201, Lihue, Kauai 96766-1040 • Ph. (808) 245-8511 Fax (808) 245-8911



Public Testimony Website Submission 988 Halekauwila

Brooke Wilson

to:

contact

04/06/2015 01:04 PM

[Hide Details](#)

From: Brooke Wilson <sellamar@prp-hawaii.com>

To: contact@hcdaweb.org,

RECEIVED
2015 APR 6 PM 1 46
HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

Name

Brooke Wilson

Organization

Pacific Resource Partnership

Address

1100 Alakea Street, 4th Floor

Honolulu, HI 96813

United States

[Map It](#)

Phone

(808) 528-5557

Email

sellamar@prp-hawaii.com

Project Name

988 Halekauwila

Do you support or oppose?

Support

Comment

Please replace previously submitted testimony - correction made to chairperson's name. Thank you!

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- [988 Halekauwila_08-April-2015-04062015111811.pdf](#)

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HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

April 8, 2015

John Whalen, Chairperson
Hawaii Community Development Authority
461 Cooke Street
Honolulu, HI 96813

RE: 988 Halekauwila

Dear Chair Whalen and members of the Hawaii Community Development Authority:

PRP is a not-for-profit organization that represents the Hawaii Regional Council of Carpenters, the largest construction union in the state, and more than 240 of Hawaii's top contractors. Through this unique partnership, PRP has become an influential voice for responsible construction and an advocate for creating a stronger, more sustainable Hawaii in a way that promotes a vibrant economy, creates jobs and enhances the quality of life for all residents.

We support the Ward Village project at 988 Halekauwila Street for the following reasons:

- Hawaii's population continues to grow and we need more options in town. 988 Halekauwila will offer rentals instead of for-sale housing units offering a greater affordability for the local residents who would qualify as renters. This will enable residents of varying incomes, ages and family groups to benefit from this live, work and play community. The development in the urban core will help preserve green open space and keep the country, country.
- A change from for-sale housing units to rental housing units would increase the time that the units are income restricted from 2 - 5 years to 15 years.
- This project epitomizes the Mauka Area Plan's vision for a growing, vibrant, walkable neighborhood that connects people and businesses both inside and outside of the community district boundaries. This is a unique opportunity for the community and government planners to help Hawaii grow in a way that enhances the quality of life for our residents.
- Ward Village is designed for smart growth. People will be given the opportunity to get out of their cars and walk to work/restaurants/grocery stores/doctors' offices. This live, work and play community is an alternative to help alleviate traffic issues, providing residents with the ability to save time and money that would otherwise be spent on gas and automobile maintenance.



We respectfully request your consideration in approving this project. Kakaako's history as a light industrial area between downtown Honolulu and Ala Moana and Waikiki must continue to transform into a vibrant community that provides many housing choices as envisioned by the State when it took bold and visionary action to create the HCDA (1976) and the Kakaako Community development district.

Sincerely,

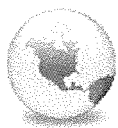
A handwritten signature in black ink, appearing to read 'Brooke Wilson', written in a cursive style.

Brooke Wilson
Government Relations Manager

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2015 APR 7 AM 9 27

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY



Public Testimony Website Submission Consolidate Motion to Amend Development Permit Nos. KAK 13-036, KAK 13-037, KAK 13-038

Pamela Wood

to:

contact

04/07/2015 09:17 AM

Hide Details

From: PamelaWood <pwood229@gmail.com>

To: contact@hcdaweb.org,

Name

Pamela Wood

Organization

Kaka`ako Resident

Address

725 Kapiolani Blvd, #3002

Honolulu, Hawaii 96813

[Map It](#)

Phone

(808) 781-1732

Email

pwood229@gmail.com

Project Name

Consolidate Motion to Amend Development Permit Nos. KAK 13-036, KAK 13-037, KAK 13-038

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- [Consolidated-Motion-Comments.pdf](#)

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Pamela B. Wood 2015 APR 7 AM 9 28

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

April 6, 2015

HCDA Chair John Whalen and members of the Authority

RE: Consolidated Motion to Amend Development Permit Nos. KAK 13-036, KAK 13-037, and KAK 13-038

COMMENTS:

FIRST: I am concerned delivery of the reserved units, whether for sale or rental, will be delayed again because of future "market conditions" and the sales result of KAK 14-066 (Gateway) and KAK 14-074 (Whole Foods) units. I suggest that, as a condition of extending the time and before HCDA allows a certificate of occupancy to be issued for KAK 13-036 (Waiea) and KAK 13-037 (Anaha), the developer is required to place an amount equal to the value of the reserved units for each project in an escrow account.

SECOND: The public was not given adequate time to respond to the Consolidated Motion. I did not have access to the motion and supporting documents until two days prior to the first public hearing scheduled for April 8, 2015. I recommend a second public hearing, in front of the entire Kaka'ako HCDA Board (not a supplemental public hearing) be scheduled prior to the Decision Making Hearing, even if the Decision Making Hearing is delayed. The public should be given adequate time to review the motion and present their testimony in person to the Board.

THIRD: Please be consistent with the name of a project. I understand the name may change over time and so I suggest projects be referenced by HCDA's project permit application number. Developers may add a sub title, with flexibility to make changes to the sub title, but the permit application number remains a constant reference throughout the development process.

RATIONALE:

1. On March 9, 2015 I received an e-mail notice from HCDA regarding the "Consolidated Motion to Amend Development Permit Nos. KAK 13-036, KAK 13-037, and KAK 13-038". I accessed HCDA's web site to research the Consolidated Motion. This was a difficult process as I found projects were referenced under numerous names. For example: KAK 13-038 was referenced as:
 - A. 404 Ward
 - B. 988 Halekauwila Street
 - C. Ward Village Master Plan Land Block 5, Project 1
 - D. Ward Village – Block 'O' – Reserved Housing Tower
 - E. Ward Village – Land Block 5 – Project 1
 - F. Victoria Ward Development Phase IA
2. I found only the original permit application information for the three projects and no information on the Consolidated Motion.
3. On March 17, 2015 I attended the HCDA Community Briefing and asked if there was any information available on the Consolidated Motion. It was explained it should be available on the web site and may have been overlooked because of HCDA's recent move to a new location.
4. On April 6, 2015 I received an e-mail notice from HCDA announcing "Supplemental Public Comment Sessions" on the "Motion to Amend Development Permit Nos. KAK 13-036, KAK 13-037, and KAK 13-038". The e-mail also stated: "The motion to amend and supporting documents can be viewed on our website here: <http://dbedt.hawaii.gov/hcda/files/2015/03/VWL-Motion-to-Amend-DevPermits-KAK-13-036-KAK-13-037-KAK-13-038-Res-Hsg.pdf>." This is the first time I read the motion.

Thank you for allowing me the opportunity to make these comments.



**Hawai'i
HomeOwnership
Center**

NeighborWorks® HomeOwnership Center

1259 Aala Street, Suite 201
Honolulu, Hawaii 96817
Phone: (808) 523-9500
Fax: (808) 523-9502
www.hihomeownership.org

4

2015 Board Members

Officers

Board Chair
Stacey Katakura White
HiHR

Karl Yoneshige
Treasurer
HawaiiUSA FCU

Secretary
Tony Au
Central Pacific Bank

Joyce Borthwick
Past Board Chair
First Hawaiian Bank

Directors

Carol Marx
Bank of Hawaii

Chereen Pires
American Savings Bank

David Pietsch III
Title Guaranty

Dawn Robinson Naya
HomeStreet Bank

Debra Luning
Gentry Homes, Ltd.

Gary Kai
Hawaii Business Roundtable

Joyce Nakamura
Coldwell Banker Pacific Properties

Keith Kato
Hawaii Self-Help

Mark Tanaka
Kauai Realty, Inc.

Natalie Kiehm
A & B Development

Patrick Bullard
Heinrich & Bullard Marketing

Roy Katsuda
Hale Mahaolu

Sheree Young
Communications Pacific

April 6, 2015

Mr. John Whalen, Chair, and Members
Hawaii Community Development Authority
547 Queen Street, 2nd Floor
Honolulu, Hawaii 96813

Re: 988 Halekauwila - April 8, 2015 hearing

Aloha Chair Whalen and Members,

Thank you for the opportunity to express Hawaii HomeOwnership Center's views regarding the amendment request of Victoria Ward, Limited's permits (KAK 13-036, KAK 13-037, KAK 13-038) to allow for rental and/or for-sale of reserved housing units at 988 Halekauwila. We understand that all 424 units will be offered for rent of which 375 will be at the reserved housing rental rate. Additionally, the affordability period required will be extended from 2 to 5 years (for sale) to 15 years with rentals.

The 2011 Housing Planning Study commissioned by the Hawaii Housing Finance Development Corporation found that there would be an estimated 16,399 rental units needed statewide between the years 2012-2016. "Needed units" were defined as the difference between total demand & expected supply. 7,213 or 44% of these want-to-be-renters had incomes of under \$30,000. This clearly illustrates a current & future unmet demand for rental units for low-income residents.

For the past 12 years, Hawaii HomeOwnership Center's mission has delivered financial education and counseling for primarily prospective first-time home buyers. By accelerating homeownership for 1,200 low to moderate income families, we have also helped to make available more rental units as a result. In turn, many other families were then able to then secure housing for their families.

We therefore support and encourage any effort to provide more affordable rentals to lower income families. That there will be no reduction in the number of available affordable units while extending the availability period is a definite plus.

HHOC commends HCDA and Howard Hughes Corporation for working together to provide access to a greater number of our lower income community members to affordable rentals within our urban core.

Thank you for the opportunity to testify in support.

Sincerely,

Dennis Oshiro
Executive Director

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HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY





Public Testimony Website Submission 988 Halekauwila

DeliaSing

to:

contact

04/07/2015 11:11 AM

Hide Details

From: DeliaSing <anakama@wik.com>

To: contact@hcdaweb.org,

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HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

Name

Delia Sing

Email

anakama@wik.com

Project Name

988 Halekauwila

Do you support or oppose?

Support

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- [D.-Sing.pdf](#)

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HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

Mr. Brian Lee, Chair, and Members
Hawaii Community Development Authority
461 Cooke Street
Honolulu, Hawaii 96813

Re: Land Block 5 Project 1 (Block O)

Aloha Chair Lee and Members,

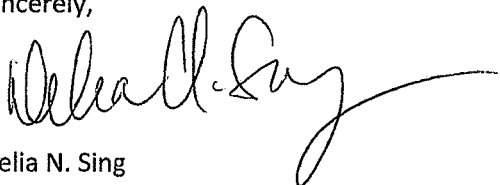
Thank you for the opportunity to express my support allowing the Block O project to become a for-sale and/or rental reserved housing units instead of solely for-sale reserved housing units.

My name is Delia Sing and I'm a tax professional at Janell Israel & Associates. I currently work in town and live with my mom, while paying off considerable student loans. With a lack of rental housing in the area, I am unable to move to a more convenient area, closer to my workplace. Reserved housing rental units create a market accessible to individuals like me.

This extremely valuable opportunity will continue the transformation of Kakaako into an urban living community where local residents can live, work, and play.

Thank you for the opportunity to testify in strong support.

Sincerely,



Delia N. Sing



Public Testimony Website Submission 988 Halekauwila

MelaniePayanal

to:

contact

04/07/2015 11:12 AM

Hide Details

From: MelaniePayanal <anakama@wik.com>

To: contact@hcdaweb.org,

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HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

Name

Melanie Payanal

Email

anakama@wik.com

Project Name

988 Halekauwila

Do you support or oppose?

Support

File Upload

- [M.-Payanal.pdf](#)

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HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

HCDA Chair and Board Members
Hawaii Community Development Authority
461 Cooke Street
Honolulu, Hawaii 96813

Re: Land Block 5 Project 1 (Block O)

Aloha Chair Person and Board Members,

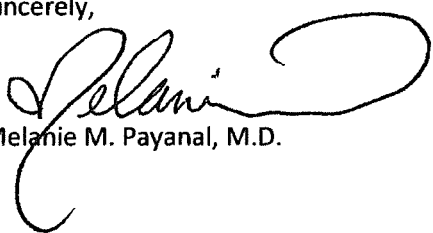
Thank you for the opportunity to express my support for more rental units in the Kaka'ako area. By allowing the for-sale rental housing project to become a for-sale and/or rental reserved housing project, it supports the incredible need for reserved housing in the area.

My name is Melanie Payanal, and I'm currently wrapping up my final year of medical school at the University of Hawaii, John A. Burns School of Medicine. My husband and I have three children and would greatly appreciate an opportunity to move to the Kaka'ako area. Unfortunately, we are not able to come up with a down payment for home ownership in town. Therefore, the ability to live, work, and play in the urban Honolulu area becomes possible with reserved housing rental units at Block O.

I respectfully ask that you support this request.

Thank you for the opportunity to testify.

Sincerely,



Melanie M. Payanal, M.D.



Public Testimony Website Submission 988 Halekauwila

Caren Yamauchi

to:

contact

04/07/2015 11:13 AM

Hide Details

From: Caren Yamauchi <anakama@wik.com>

To: contact@hcdaweb.org,

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2015 APR 7 AM 11 38

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

Name

Caren Yamauchi

Email

anakama@wik.com

Project Name

988 Halekauwila

Do you support or oppose?

Support

File Upload

- [C.-Yamauchi.pdf](#)

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2015 APR 7 AM 11 38

HCD A Chair and Board Members
Hawaii Community Development Authority
461 Cooke Street
Honolulu, Hawaii 96813

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

Re: Land Block 5 Project 1 (Block O)

Aloha Chair Person and Board Members,

Thank you for the opportunity to testify in support of changing the Block O project from a for-sale reserved housing project to a for-sale and/or rental reserved housing project.

My name is Caren Yamauchi and I'm a Client Development Manager for a local Food Broker in downtown Honolulu. I currently live in Ewa Beach where I share a home with multiple roommates. This reserved housing project gives opportunity for people like me to move closer to my place of employment and improve my quality of living. I am a young professional independently paying off student loans, covering living expenses and saving for a down payment for ownership without any help from family.

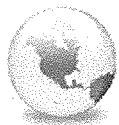
With a lack of rental reserved housing units in the Kakaako area, there is a tremendous failure to meet the exceedingly high customer demand. These rental units allow people like me, who currently don't have the means to put a down payment for ownership, to have access to quality and convenient housing.

I strongly recommend supporting rental reserved housing units at the Block O project.

Thank you for the opportunity to testify in support.

Sincerely,

Caren Yamauchi
Caren Yamauchi



Public Testimony Website Submission Victoria Ward, Ltd.'s Consolidated Motion to Amend Development Permit No.s KAK 13-036, KAK 13-037, and KAK 13-038
JeffreyMasatsugu

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2015 APR 8 AM 7 36

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

to:
contact
04/07/2015 10:15 PM
Hide Details
From: JeffreyMasatsugu <jmas808@gmail.com>
To: contact@hcdaweb.org,

Name

Jeffrey Masatsugu

Organization

Painting Industry of Hawaii Labor Management Cooperation Fund, et. all

Address

P.O. Box 22534
Honolulu, Hawaii 96823
United States
[Map It](#)

Phone

(808) 554-3406

Email

jmas808@gmail.com

Project Name

Victoria Ward, Ltd.'s Consolidated Motion to Amend Development Permit No.s KAK 13-036, KAK 13-037, and KAK 13-038

Do you support or oppose?

Support

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2015 APR 8 AM 7 36

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

Hawaii Community Development Authority
547 Queen Street, 2nd Floor
Honolulu, Hawaii 96813

Re: Victoria Ward, Limited's Consolidated Motion to Amend Development Permit Nos. KAK 13-036, KAK 13-037, and KAK 13-038 to Allow For Rental and/or For Sale of Reserved Housing Units and to Extend the Time of Effective Period of Permit KAK 13-038

Date: April 8, 2015 (Presentation Hearing)

Time: 9:00 a.m.

Dear Chair and Members:

The Painting Industry of Hawaii Labor Management Cooperation Trust Fund; Hawaii Tapers Market Recovery Trust Fund; Hawaii Glaziers, Architectural Metal Glass Workers Local Union 1889 AFL-CIO Stabilization Fund; and Carpet Linoleum and Soft Tile Local Union 1926 Market Recovery Trust Fund hereby present their testimony in support of Victoria Ward, Limited's Consolidated Motion described above.

The Consolidated Motion would allow Victoria Ward to modify its existing approvals for the Waiea and Anaha projects, which are market-rate residential towers, and its 988 Halekauwila project, which is a workforce development tower, to change the units in the towers from "for sale" units to "for rent or for sale."

This change should allow many more local residents to qualify for units in the three towers, because the average median income threshold to qualify for an affordable housing rental unit is lower than the threshold to purchase such a unit. Allowing Victoria Ward to change the units in the towers to rental units would also increase the time that the units are income-restricted to fifteen (15) years.

The number of available and affordable housing units in Honolulu is far short of demand. Granting this motion would help ensure that the greatest possible number of Hawaii residents are able to live close to work and shopping areas in town while saving enough for down payments on mortgages.

For these reasons, the Fund urges the Authority to approve the Consolidated Motion. Thank you for this opportunity to testify in support of the Consolidated Motion.