

Victoria Ward, Limited Consolidated Motion

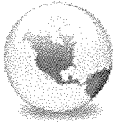
May 27, 2015

**Public testimonies
distributed at the
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 May 27, 2015

No.	Name	Date of Testimony	Date HCDA Received	Written Comments (Support)	Written Comments (Oppose)	Written Comments	Email Comments (Support)	Email Comments (Oppose)	Comments from HCDA Website (Support)	Comments from HCDA Website (Oppose)	Comments from Change.org (Support)	Comments from Change.org (Oppose)
1	Lynne Matsow	5/24/2015	5/26/2015							1		
2	Doug Valenta	5/25/2015	5/26/2015							1		
3	Tracie Romualdo	5/25/2015	5/26/2015						1			
4	Harry Saunders, Castle & Cooke Hawaii	5/26/2015	5/26/2015						1			
5	J. Gerry Majkut, Hawaiian Dredging Construction Company, Inc.	5/26/2015	5/26/2015						1			
6												
7												
8												
9												
10												
				0	0	0	0	0	3	1	1	0

Support 3
Opposition 1
Comments Only 1
5



testimony for May 27, 2015 11 am meeting, 988 Halekauwila Street Project

lynnehi

to:

contact

05/24/2015 07:03 PM

Hide Details

From: lynnehi@aol.com

To: contact@hcdaweb.org,

RECEIVED
2015 MAY 26 AM 7 58

HAWAIIAN COMMUNITY
DEVELOPMENT
ACT 17-11

Please accept this as testimony on the above.

First, I wish to state that I am a shareholder of Howard Hughes Corp. Howard Hughes Corp.'s primary responsibility is to its shareholders. Thus it must put its shareholders first and the community second. As such, one must question the true intent of Howard Hughes Corp. in pushing to change the for sale model to an affordable 15 year rental model. I do not believe it has anything to do with more rentals being needed, but instead has to do with which model gives Howard Hughes the most profit.

I also find fault with the advertisement in the Sunday, May 24, 2015 Honolulu Star-Advertiser where Howard Hughes is not mentioned by name, nor is it mentioned by name at their 988 Halekauwila website. Ward Village is prominently mentioned but not Howard Hughes. Why isn't the tiger showing its stripes or the cheetah its spots? I went to the website, but all it offered was a petition to sign in favor of the rentals. No way I am signing that petition. It does not reflect my beliefs.

Should you grant rental instead of ownership, the rental period should be 30 years. This will give people the chance to become established, raise a family, send the keiki to college, and then allow the residents time to save money to purchase in the future. There is no way that starter families will be able to do all that and save to buy in 15 years. By pushing for 15 years instead of 30 years, Dallas, Texas, headquartered Howard Hughes is advocating the option which gives it the most profit, not which better benefits kama'aina and our local community.

For too long the HCDA (under prior boards) has caved into development interests which always want exceptions to the rules. The developers continue to believe they will always get their way. That must stop.

Please either make them go forward with the for sale model or a 30 year rental project.

Lynne Matusow
60 N. Beretania, #1804
Honolulu, HI 96817
531-4260

2



Public Testimony Website Submission 988 Halekauwila
dougvalenta
to:
contact
05/25/2015 05:54 AM
Hide Details
From: dougvalenta <douglasvalenta@gmail.com>
To: contact@hcdaweb.org,

RECEIVED
2015 MAY 26 AM 7 58
HAWAII COUNTY
DEPT OF PLE
ADMIN

Name

doug valenta

Address

909 Kapiolani Blvd
Honolulu, Hi 96814
United States
[Map It](#)

Email

douglasvalenta@gmail.com

Project Name

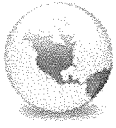
988 Halekauwila

Do you support or oppose?

Oppose

Comment

I do not agree with the 15 year time frame. Many will be displaced when the units go on sale. Even a 30 year time frame seems unreasonable for the same reason. Many people simply choose to be renters.

**Public Testimony Website Submission 988 Halekauwila Sales to Rental proposal**

TracieRomualdo

to:

contact

05/25/2015 07:52 AM

Hide Details

From: TracieRomualdo <tkromualdo@seagullschools.com>

To: contact@hcdaweb.org,

RECEIVED
2015 MAY 26 AM 7 58HAWAII COUNTY
DEPT OF PUBLIC
WORKS**Name**

Tracie Romualdo

Address98-980 Kaamilo Street
Aiea, Hawaii 96701
United States
[Map It](#)**Email**tkromualdo@seagullschools.com**Project Name**

988 Halekauwila Sales to Rental proposal

Do you support or oppose?

Support

**Public Testimony Website Submission 988 Halekauwila**

HarrySaunders

to:

contact

05/26/2015 10:46 AM

Hide Details

From: HarrySaunders <fsakai@castlecooke.com>

To: contact@hcdaweb.org,

RECEIVED

2015 MAY 26 AM 11 33

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY**Name**

Harry Saunders

Organization

Castle & Cooke Hawaii, Inc.

Address

680 Iwilei Road, Suite 510

Honolulu, HI 96817

United States

[Map It](#)**Phone**

(808) 548-4884

Emailfsakai@castlecooke.com**Project Name**

988 Halekauwila

Do you support or oppose?

Support

File Upload

- [HCDA-988-Halekauwila-Testimony_05-27-15-Hearing.pdf](#)

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2015 MAY 26 AM 11 33

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

680 Kalia Road, Suite 310
Honolulu, Hawaii 96817
(808) 548-2811 • Fax (808) 548-2980

Castle & Cooke
Hawaii

May 26, 2015

Harry A. Saunders
President

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

Re: 988 Halekauwila – May 27, 2015 Hearing

Aloha Chair Whalen and Members,

It is not often that competitors come out to support another's project. Castle & Cooke's testimony in support of Howard Hughes Corporation's (HHC) motion for 988 Halekauwila is a testament to how important it is for you to approve this project for a 15-year regulated term; to provide rental housing options needed right now to address a wide range of housing needs.

As a basic rule, developers need certainty in development rules before they can commit to master planned communities which benefit the public. That's the purpose of HCDA's master planning rules.

Imposing a new 30 year regulated term will send a shockwave through the development community that you can change the application of your rules and policies without notice and proper process. That kind of approach will stymie rental development in Kakaako altogether, including the development of affordable housing.

There is a significant need for affordable units. Other entities are trying to help fulfill this need by providing reserved housing for sale and rental units, but it is only a fraction of what the community needs. We need more affordable housing units now – not later.

HHC should be commended for subsidizing rentals and encouraged to provide reserved housing rental units, not punished by doubling the current required terms of commitment.

Howard Hughes Corporation is willing and able to provide 375 un-subsidized rental units for 15 years. This project will fill a significant need that is not being met by the current plan to deliver affordable units

We urge you to approve Howard Hughes Corporation's motion.

Sincerely,
CASTLE & COOKE HAWAII, INC.



Harry Saunders



Public Testimony Website Submission 988 Halekauwila

J. GerryMajkut

to:

contact

05/26/2015 01:23 PM

Hide Details

From: "J. GerryMajkut" <anakama@wik.com>

To: contact@hcdaweb.org,

RECEIVED

2015 MAY 26 PM 3 18

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

Name

J. Gerry Majkut

Organization

Hawaiian Dredging Construction Company, Inc.

Email

anakama@wik.com

Project Name

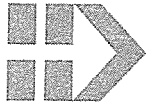
988 Halekauwila

Do you support or oppose?

Support

File Upload

- [988-Halekauwila-HDCC-Testimony-15-0526.pdf](#)



HAWAIIAN DREDGING
CONSTRUCTION COMPANY, INC.

May 26, 2015

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

**Re: May 27, 2015 hearing
988 Halekauwila**

Aloha Chair Whalen and Members,

Thank you for giving me this opportunity to offer comments in support of Howard Hughes Corporation's request to provide rentals at 988 Halekauwila for 15 years. Hawaiian Dredging fully supports this planned three hundred seventy five unit, 15-year, affordable rental project as it will not only help fulfill a great demand for housing in the urban core, but will also provide continued employment opportunities for the many workers employed by our company, and its subcontractors and vendors. If you approve Howard Hughes Corporation's motion, our company can start construction on this project by the end of this year.

Howard Hughes Corporation is a great asset to the community in Hawaii. Having achieved LEED Platinum certification for its entire 60-acre master planned area in Kakaako, the Howard Hughes Corporation has demonstrated its commitment toward promoting sustainability and conservation of Hawaii's resources. Hawaiian Dredging is proud and excited to have the opportunity to partner with this developer in this much needed housing project.

We ask for your favorable consideration of Howard Hughes Corporation's motion.

Thank you.

J. Gerry Majkut
President

Hawaiian Dredging Construction Company, Inc.

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2015 MAY 26 PM 3 18

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

PO Box 4088
Honolulu, HI 96812-4088
Phone: (808) 735-3211
www.hdcc.com



Public Testimony Website Submission 988 Halekauwila

GlennMiura

to:

contact

05/26/2015 07:34 PM

Hide Details

From: GlennMiura <anakama@wik.com>

To: contact@hcdaweb.org,

Name

Glenn Miura

Organization

CDS International

Email

anakama@wik.com

Project Name

988 Halekauwila

Do you support or oppose?

Support

File Upload

- [G.-Miura-CDS-International.pdf](#)

Re: 988 Halekauwila Project - May 27, 2015 hearing

Dear Chair Whalen and Board Members:

I am writing in support of Howard Hughes Corporation's motion to provide rentals for 15 years. I am the architect for the project. We have been in the planning and design phase of this project since the permit was approved in 2013. This project will be a significant asset to the community, in terms of the large number of affordable units that will be provided in proximity to the future rail station.

There is a significant need for affordable rental units, which you are simply not going to get in this prime location if you impose a 30-year regulated term. On the other hand, if you approve rental units regulated for 15 years, our company and the many other local companies working on this project, can ensure that this project starts construction by the end of this year.

On a personal note, this is exactly the kind of project that will benefit someone like my daughter, an interior designer. Presently living in Mililani, she has been looking for an affordable rental unit in Honolulu and has seen first-hand the lack of diversity of housing options. My other daughter is also in this group where she, a nurse and her husband don't have the savings to buy a unit but make enough to rent one today if one was available.

We raised both daughters to be Keiki O Ka 'Aina. "Child of the land" where they respect this good earth and its resources. If you approve this request my daughters and their friends and peers will be able to rent homes... in the not too distant future.....in a truly remarkable sustainable community where moms, dads and their children can live work and play without reliance on the automobile and without the need to sit in hours of traffic each day.

I would like to end by saying that as the architect for 988 Halekauwila, I have been living with this project along with my staff and my entire design team every day for the more than 3 years living thru all its ups and downs every project go through and one thing has come thru very clearly..... that the hearts of the decision makers at Howard Hughes are in the right place as I have seen them through first hand knowledge how as owners they struggle to make the tough but right choices to guide us to make this the best affordable rental in Honolulu.

I can honestly say that they have not waived once from this goal in the three plus years I have worked with them. One of their toughest goals and struggles has been to reduce the monthly maintenance cost to each renter so they can afford 988 Halekauwila yet balancing this with trying to provide them with the best amenities possible so the renter's experience goes beyond the walls of his or her unit.

I urge you the vote in favor of this motion so that 988 Halekauwila can begin construction at the end of this year and become a reality. . Thank you.

Glenn K. Miura, Architect, CDS International

Architect of 988 Halekauwila

A handwritten signature in black ink, appearing to read 'Glenn K. Miura', with a long horizontal line extending to the right.



Public Testimony Website Submission HH Motion to Amend Permits

SharonMoriwaki

to:

contact

05/27/2015 12:14 AM

Hide Details

From: SharonMoriwaki <sharonymoriwaki@gmail.com>

To: contact@hcdaweb.org,

Name

Sharon Moriwaki

Organization

Kakaako United

Address

P.O. Box 235965
Honolulu, HI 96823
United States

[Map It](#)

Phone

(808) 428-1348

Email

sharonymoriwaki@gmail.com

Project Name

HH Motion to Amend Permits

Do you support or oppose?

Oppose

Comment

Testimony attached

File Upload

- [5-20-2015-symtestimony.pdf](#)

Sharon Y. Moriwaki
P.O. Box 235965
Honolulu, HI 96823

May 20 2015

Mr. John Whalen, Chairperson, and Members
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813
www.hcdaweb.org

Testimony opposing the Howard Hughes Motion to Amend Development Permit Numbers KAK 13-036, KAK 13-037, KAK 13-038, relating to reserved housing units and to extend time of the effective period of Permit KAK 13-038 (404 Ward)

I am Sharon Moriwaki, a resident of Kaka'ako and president of Kaka'ako United, a group of concerned citizens who seek a better quality of life for the Kaka'ako community from mauka to makai. We are concerned that Howard Hughes Corporation (HH) is attempting to once again circumvent the law, plan and rules that envisioned an urban community of mixed-income affordable housing within the district.

The huge need for affordable units both for sale and for rent did not change during the past two years since the HH permits were approved. In fact, it has gotten even more severe. HH needs to provide stronger justification for its need to amend the permits approved in July 2013, especially since it will be able to recoup all of its investment in the 988 Halekauwila project. This project was required to satisfy some of HH's reserved housing requirement.

The more critical question for this Board in deciding this motion to amend a permit is whether it is setting a precedent so that other developers can return to the Board to make drastic changes to their previously-granted permits. If this is allowed, then HCDA should level the playing field by allowing the community to also ask HCDA to change a developer's previously-granted permit. The current board may not be aware but last November the HCDA rushed the approval of HH projects at the expense of curtailing the period for the community to review and submit comments on the permits. Can the community now return and ask this Board to revisit and amend those permits?

HH has requested modifications on all of its Kakaako projects, which were approved by the previous Board. If HH wants to amend after two years those agreements made in their permits and to extend the 404 Ward Avenue deadline to meet the reserved housing amendments, it should show stronger justification and community benefits than it has offered. Nothing offered meets the needs of the community for truly affordable housing.

HH is making millions of dollars from its projects yet has not provided any significant community benefits. It has not built truly affordable housing; rather it has built only the required 20% reserved housing at 140% of the Area Median Income (AMI), which is not affordable for most of Honolulu's residents. In fact, the HCDA's own Reserved Housing

Investigative Committee Report, issued in March 2015, stated that HCDA must be part of the solution in building more affordable housing. The 2015 Report recommended that the standard of "140% of AMI" be lowered to "80-120% of AMI" to provide the needed moderate income housing; and that both for sale and for rent units be kept affordable for 30 years. HH talks about its plan to have 150,000 square feet of open space at Gateway, but it is taking the required open space from its other condo projects, which HCDA approved under its master plan.

We ask that this Board correct the past affordable housing inadequacies by implementing the recommendations issued in its March 2015 Report and deny HH's motion. If HH wants to amend its permits, it should be made to provide affordable housing by meeting the standard of providing units at "80-120% of AMI" for 30 years. HH came forward to amend the permits. There is no reason to allow the amendment if it does not meet the affordable housing needs of the community.

For the above reasons, I strongly recommend that the HH motion to amend be denied.

Thank you for the opportunity to testify.



Public Testimony Website Submission 404 Ward

GalenFox

to:

contact

05/27/2015 04:02 AM

Hide Details

From: GalenFox <gfox@aloha.net>

To: contact@hcdaweb.org,

Name

Galen Fox

Organization

Kakaako United

Address

425 South St. #1804

Honolulu, HI 96813

United States

[Map It](#)

Phone

(808) 946-5223

Email

gfox@aloha.net

Project Name

404 Ward

Do you support or oppose?

Oppose

Comment

Hughes wants to change its permit? Fine, deny the project itself; ask Hughes to relocate its affordable housing project elsewhere.

File Upload

- [Testimony-against-404-Ward-527-PDF.pdf](#)

Testimony to HCDA in opposition to 404 Ward, 5.27.15
Galen Fox, Kaka'ako Resident

Howard Hughes' 404 Ward Avenue is its worst single project. That's because it's proposed to be just 120' from an existing building filled with low to moderate income renters. These innocent renters have no real voice in what's happening to them, and to Kaka'ako. Only one of them even showed up at HCDA's June 19, 2013 hearing. She correctly said, "You are packing us together like rats!"

Have board members actually visited Kauhale Kaka'ako, gone inside to see what is about to happen to this HHFDC-financed truly affordable housing project? Half the 10 apartments on each floor face Diamond Head. They will soon have no view except of the folks opposite, pressed into 404 Ward. These unfortunates will live in the shadow cast by 404 Ward.

Some specific rule violations (from testimony two years ago):

- Hughes violates rule requiring 300' between towers parallel to each other
 - tower only 120' from Kauhale Kaka'ako affordable rental project.
- Hughes brags about voluntarily constructing building along mauka-makai axis
 - In fact, project's L-shaped mauka-makai side is only 15% longer than its Diamond Head-Ewa base that will block Honolulu views of ocean.
- Hughes' Ewa side units will look into building just 120' away, units will have wall a/c's, many rooms have tiny windows, project has no pool, paddle tennis, etc.
- The project represents a sharp departure from amenities given to reserved units within a project; HCDA's 2005 Mauka Rules under which 404 Ward is being built favor reserved units *within* market-priced housing projects.
- Hughes' reference to the project's providing "opportunities for . . . workforce housing buyers" is dead giveaway; since "workforce housing" construction is permitted under 2011 Rules but is non-existent under the 2005 Rules Hughes must use.
- Hughes' platform is 75' to 87' high, a major violation of 2005 Rules
 - HCDA in 2005 envisioned an entire Kaka'ako built to 45' platforms and interconnected w/other building platforms, so violating this 2005 45' Rule raises question, "If you prefer 2011 Rules, why not use them for entire project?"
 - platform not aligning with Kauhale Kaka'ako's 45-foot high platform poses an additional problem for the affordable project's residents living between the 45' and 87' elevation; they will be smack up against 404 Ward's ugly parking structure.

- Hughes provides only 57' of open space at ground level.

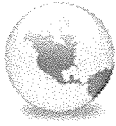
At a July 30, 2013 community meeting, HCDA Director Ching had the chutzpah to suggest HCDA has to tell developers to follow the rules, completely ignoring HCDA's compliance in allowing 404 Ward's 400 foot tower to go up within 120 feet of the existing low-income rental project Kauhale Kakaako, when rules require 300 feet of separation.

Two years ago, KITV reported on 404 Ward, noting that the "workforce housing" project had one group that "won't be accommodated — the neighbors."

The TV station reported "the Kauhale Kaka'ako state rental complex is 29-stories high. The proposed 43-story tower will be right next to it," and "[t]he view that residents enjoy now, will likely be obscured."

From: <http://www.kitv.com/news/hawaii/ward-village-tower-to-displace-handful-of-tenants/-/8905354/20368848/-/86wje3z/-/index.html#ixzz2V0jdWIKd>

The HCDA board should undo the mistake of its predecessor and ask Howard Hughes to build its reserve housing structure elsewhere.



Public Testimony Website Submission Ward Village Land Block 1 Project 2

RickyTamashiro

to:

contact

05/27/2015 06:52 AM

Hide Details

From: RickyTamashiro <1mu630@gmail.com>

To: contact@hcdaweb.org,

Name

Ricky Tamashiro

Organization

Masons Union Local # 1 IUBAC

Address

2251 North School Street
Honolulu, Hawaii 96819

[Map It](#)

Phone

(808) 841-0491

Email

1mu630@gmail.com

Project Name

Ward Village Land Block 1 Project 2

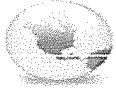
Do you support or oppose?

Support

Comment

Local # 1 represents the Bricklayers, Block Setters, Stone Masons, Ceramic Tile Setters, Marble Setters, Terazzo Masons, and Pointer Caulkers

Local # 1 SUPPORTS this project



988 Halekauwila

Kathy Ota to: contact@hcdaweb.org

05/27/2015 08:02 AM

Hello,

I just saw a big ad in this morning's Star Advertiser newspaper sponsored by the developers of Ward Village asking for support to limit the rental program for 988 Halekauwila to 15 years. I DISAGREE with their request. Yes, we need affordable rentals however, if granted, we all know that when the 15 years is up, these units will become market price rentals and families will once again be displaced. The HCDA should be focused on long term housing solutions and not be compliant to developers who have already taken so much opportunity away from hard working local families by building so many condominiums that are priced out of range. These developers in particular need to give back to the city of Honolulu. I urge the HCDA to stand firm on the suggested rental term of 30 years. Hughes Corp. owes it to the community.

Regards,

Kathy Ota
Resident of Kaimuki

Sent from my iPhone

Sent from my iPhone



HOUSE OF REPRESENTATIVES

STATE OF HAWAII
STATE CAPITOL
HONOLULU, HAWAII 96813

May 26, 2015

Mr. John Whalen
Chair
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

Sent via e-mail

Re: Decision-making on the 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 ("Consolidated Motion")

Dear Mr. Whalen:

I respectfully request that the hearing on the Consolidated Motion be continued for at least three weeks to provide the parties additional time to consider the pending application.

Thank you for your consideration of this request

Sincerely,

SCOTT K. SAIKI
State Representative
District 26

2015 Board Members

May 27, 2015

Officers

Stacey Katakura White
Board Chair
HiHR

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

Karl Yoneshige
Treasurer
HawaiiUSA FCU

Re: 988 Halekauwila - May 27, 2015 hearing

Secretary
Tony Au
Central Pacific Bank

Aloha Chair Whalen and Members,

Ryker Wada
Immediate Past Chair
State of Hawaii, DOE

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. As previously stated, we understand that all 424 units will be offered for rent of which 375 will be at the reserved housing rental rate.

Joyce Borthwick
Past Board Chair
First Hawaiian Bank

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.

Directors

Carol Marx
Bank of Hawaii

Chereen Pires
American Savings Bank

David Pietsch III
Title Guaranty

We therefore support and encourage any effort to provide more affordable rentals to lower income families. That there will be an increase in the number of available affordable units resulting from the switch to rentals is a definite plus.

Dawn Robinson Naya
HomeStreet Bank

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.

Debra Luning
Gentry Homes, Ltd.

Gary Kai
Hawaii Business Roundtable

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 believe that 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 urge your consideration of mandatory financial education for residents of reserved housing rentals from a HUD-approved counseling agency.

Jun Yang
City & County of Honolulu

Keith Kato
Hawaii Self-Help

Mark Tanaka
Kauai Realty, Inc.

Natalie Kiehm
A & B Development

Thank you for the opportunity to testify in support.

Patrick Bullard
Heinrich & Bullard Marketing

Sincerely,

Roy Katsuda
Hale Mahaolu

Dennis Oshiro
Executive Director

Sheree Young
Communications Pacific

May 27, 2015

TO: John Whalen, Chair
Honolulu Community Development Authority Board

FROM: Bob Nakata, Co-Chair
FACE Housing Task Force

RE: **988 Halekauwila Project of Howard Hughes Corporation**
Hearing: May 27, 2015

Chair Whalen: FACE's Housing Task Force has decided to withdraw its opposition to the 15-year affordable rental request of Howard Hughes Corporation because it now believes that Howard Hughes will go back to a for-sale project.

However, the Task Force still strongly supports a change in HCDA policy to require at least a 30-year length of affordability for rentals. In looking at the overall Ward Village plans of Howard Hughes, we see that 988 Halekauwila is only a small part of that total development of 22 towers and 4,300 units. That current affordable housing requirement of 20 percent means that 860 units must be affordable. The 375 affordable rentals in 988 Halekauwila is about 45 percent of the affordable requirement for all of Ward Village. One more such tower could meet the entire affordability requirement.

Howard Hughes would then have over 3,400 units of market rate housing, which, given the average price of the Waiea project of \$3.7 million and \$1.3 million for its Anaha project which are tied to the 988 Halekauwila project, means that an average price of \$2.00 million is entirely possible for the 3,400 units. With receipts of over \$7 billion, Howard Hughes should not have any trouble with 30 years or more as the length of affordability for its rentals.

That is why we believe HCDA should change its policy.

Another reason is that citizens of Honolulu are investing over \$6 billion in the rail system, probably a similar amount for sewers, and probably several billion dollars for water systems, for a total infrastructure investment of over \$12 billion, some of which is helpful to Howard Hughes. They should get more than 15 years of affordability in rentals.