

# **Victoria Ward, Limited Consolidated Motion**

**Additional public  
testimonies that were  
distributed at the  
April 22, 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 22, 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 HCDA Website	Comments from Change.org (Support)	Comments from Change.org (Oppose)
270	Grace D Montibon	4/21/2015	4/21/2015									1	
271	Emily Kumpe	4/21/2015	4/21/2015									1	
272	Bill Gulstrom	4/21/2015	4/21/2015									1	
273	Christine Chavez	4/21/2015	4/21/2015									1	
274	Matthew Bauer	4/21/2015	4/21/2015									1	
275	Wanda Kakugawa	4/21/2015	4/21/2015									1	
276	Amy Bersamin	4/21/2015	4/21/2015									1	
277	James Sweet	4/21/2015	4/21/2015									1	
278	Sherry Menor-McNamara	4/21/2015	4/21/2015						1				
279	Gladys Marrone	4/21/2015	4/21/2015						1				
				1	0	0	0	0	7	1	0	270	0

Support 278  
 Opposition 1  
 Comments Only 0  
 279



Testimony in Support: 988 Halekauwila 15-year restricted income rental project

Aaron Landry

to:

contact

04/19/2015 11:25 AM

Hide Details

From: Aaron Landry <aaron@s4xton.com>

To: contact@hcdaweb.org,

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HAWAII COMMUNITY  
DEVELOPMENT  
AUTHORITY

Aaron Landry  
1296 Kapi'olani Blvd #2103  
Honolulu HI 96814  
808-397-0727  
[aaronlandry.com](http://aaronlandry.com)

To: Members of the Hawaii Community Development Authority  
For: April 22, 2015 (Decision-Making Hearing) 9:00 a.m.

**Testimony in Support of Ward Village's request to offer 988 Halekauwila as rental apartments instead of for-sale condominiums as a 15-year restricted income rental project.**

Aloha-

I live, work, and rent in Kaka'ako. Having more rental property is essential for those who do not wish to own or otherwise cannot afford to own. This is an essential location near the forthcoming HART station that I believe makes sense for rental property. I also believe the 15-year restriction is sufficient, and do not see the need for additional restrictions. I am looking forward to this project being built.

Mahalo for this opportunity to testify.

-Aaron Landry



Public Testimony Website Submission Consolidated Motion to Amend Development Permit (VWL)  
 TylerDos Santos-Tam  
 to:  
 contact  
 04/19/2015 03:51 PM  
 Hide Details  
 From: TylerDos Santos-Tam <execdir@hawaiiconstructionalliance.org>  
 To: contact@hcdaweb.org,

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 HAWAII COMMUNITY  
 DEVELOPMENT  
 AUTHORITY

**Name**

Tyler Dos Santos-Tam

**Organization**

Hawaii Construction Alliance

**Address**

PO Box 179441  
 Honolulu, HI 96817  
 United States  
[Map It](#)

**Phone**

(808) 348-8885

**Email**

[execdir@hawaiiconstructionalliance.org](mailto:execdir@hawaiiconstructionalliance.org)

**Project Name**

Consolidated Motion to Amend Development Permit (VWL)

**Do you support or oppose?**

Support

**File Upload**

- [041715-988-Halekauwila-Rental.pdf](#)

# Hawai'i Construction Alliance

P.O. Box 179441  
Honolulu, HI 96817  
(808) 348-8885

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April 17, 2015

John Whalen, Chairman  
and members  
Hawai'i Community Development Authority  
461 Cooke Street  
Honolulu, Hawai'i 96813

Dear Chair Whalen, Vice Chair Scott, and Members:

The Hawai'i Construction Alliance is comprised of the Hawai'i Regional Council of Carpenters; the Operative Plasterers' and Cement Masons' Union, Local 630; International Union of Bricklayers & Allied Craftworkers, Local 1; the Laborers' International Union of North America, Local 368; and the Operating Engineers, Local Union No. 3. Together, the member unions of the Hawai'i Construction Alliance represent 15,000 working men and women in the basic crafts of Hawai'i's construction industry, including several hundred currently working on projects in Kaka'ako and surrounding areas.

We support the February 23, 2015 motion filed by Victoria Ward, Limited ("VWL"), which seeks to clarify that their reserved housing requirement may be satisfied by offering reserved housing units for sale **and/or rental** consistent with the vested rules, and to extend the effective period of Development Permit No. KAK 13-038 in order to commence construction after July 17, 2015.

In our June 19, 2013 testimony to the authority on Permit KAK 13-038, we wrote:

"According to official state and city/county projections for population and job growth through 2050, Oahu will need about 104,500 additional homes to accommodate its resident population. Recognizing this fact, the Hawai'i Construction Alliance has long advocated for the creation of more affordable housing on Oahu [for] our members, their families, and other hard-working local residents..."

Since those projections were released, the need for affordable housing in the urban core has only grown, particularly in the rental housing market. Granting VWL the flexibility to offer reserved housing as either for sale or rental, consistent with HCDA's vested rules, will allow them to build housing that meets a wider set of needs in the community.

Furthermore, we strongly support the motion's request to extend the effective period of Development Permit No. KAK 13-038 in order to commence construction after July 17, 2015. Under HAR §15-22-118, the development permit will automatically lapse on that date unless the authority grants an extension. A number of mitigating factors have been presented in VWL's motion, including interface issues with the rail transit project, changing market conditions, and an application for HUD financing.

Should the development permit lapse, we are concerned that the creation of affordable housing in Kaka'ako will be set back by several years to the detriment of hard-working Honolulu families. We also very concerned that employment opportunities for our members in constructing this project will also be set back, delayed, or lost if the development permit should lapse.

Therefore, we humbly request your favorable action on this motion, and thank you for the opportunity to provide these comments.

Aloha,

A handwritten signature in black ink, reading "Tyler Dos Santos-Tam". The signature is written in a cursive, flowing style.

Tyler Dos Santos-Tam  
Executive Director  
Hawai'i Construction Alliance  
[execdir@hawaiiconstructionalliance.org](mailto:execdir@hawaiiconstructionalliance.org)



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

DavidSamson

to:

contact

04/21/2015 10:54 AM

Hide Details

From: DavidSamson <hawaiicarpenters@gmail.com>

To: contact@hcdaweb.org,

**Name**

David Samson

**Organization**

Hawaii Regional Council of Carpenters

**Address**

1311 Houghtailing Street  
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United States

[Map It](#)

**Phone**

(808) 440-9136

**Email**

[hawaiicarpenters@gmail.com](mailto:hawaiicarpenters@gmail.com)

**Project Name**

988 Halekauwila, Permit No. KAK 13-038

**Do you support or oppose?**

Support

**File Upload**

- [HCDA-988-Halekauwila-042115.pdf](#)

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# HAWAII REGIONAL COUNCIL OF CARPENTERS

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AUTHORITY

April 21, 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 22, 2015  
9:00 a.m., 547 Queen Street, 2<sup>nd</sup> 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. We respectfully request your consideration to allow The Howard Hughes Corporation to amend its permits to "for rental and/or sale of reserved housing," and extend the effective period of its 988 Halekauwila permit (KAK 13-038) for up to two years.

### STATE HEADQUARTERS & BUSINESS OFFICES

- OAHU: 1311 Hougatailing 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



**Hawai'i  
HomeOwnership  
Center**

NeighborWorks® HomeOwnership Center

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HAWAII COMMUNITY  
DEVELOPMENT  
AUTHORITY

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

**2015 Board Members**

**Officers**

April 21, 2015

**Board Chair**  
Stacey Katakura White  
HIHR

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

**Treasurer**  
Karl Yoneshige  
HawaiiUSA FCU

**Secretary**  
Tony Au  
Central Pacific Bank

**Past Board Chair**  
Joyce Borthwick  
First Hawaiian Bank

**Directors**

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American Savings Bank

**David Pietsch III**  
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**Dawn Robinson Naya**  
HomeStreet Bank

**Debra Luning**  
Gentry Homes, Ltd.

**Gary Kai**  
Hawaii Business Roundtable

**Joyce Nakamura**  
Coldwell Banker Pacific Properties

**Keith Kato**  
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**Mark Tanaka**  
Kauai Realty, Inc.

**Natalie Kiehm**  
A & B Development

**Patrick Bullard**  
Heinrich & Bullard Marketing

**Roy Katsuda**  
Hale Mahaolu

**Sheree Young**  
Communications Pacific

**Re: 988 Halekauwila - April 22, 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. 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.

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.

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.

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

Thank you for the opportunity to testify in support.

Sincerely,

Dennis Oshiro  
Executive Director





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

to:

contact

04/21/2015 01:08 PM

Hide Details

From: JeffreyMasatsugu <jmas808@gmail.com>

To: contact@hcdaweb.org,

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HAWAII COMMUNITY  
DEVELOPMENT  
AUTHORITY

**Name**

Jeffrey Masatsugu

**Organization**

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

**Email**

[jmas808@gmail.com](mailto: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

**File**

- [Testimony-All-4-22-15.pdf](#)

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

HAWAII COMMUNITY  
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AUTHORITY

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 22, 2015 (Decision Making 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 submits this testimony reaffirming its support of Victoria Ward, Limited's Consolidated Motion described above.

Although there was no public testimony in opposition to the measure at the Authority's hearing on April 8, 2015, there was some discussion about increasing the term of reserved housing rental units for the projects in question from fifteen (15) to thirty (30) years. No reason or factual justification was given, however, for why the term should be increased by an additional 15 years (as opposed to some other time period), which makes the choice of 30 years seem completely arbitrary. It hardly seems fair to impose significantly increased requirements on a developer when no justification is given.

Moreover, if the term were increased to 30 years, Victoria Ward may decide that the projects will not be viable as reserved housing rental units and, instead, develop the projects as reserved sale units. This would be very negative for the public since more people qualify to rent the units than to purchase them under the Kakaako Community Development District Rules. Also, if the units are developed as reserved sale units, they may be resold by their owners after two (2) to five (5) years. This means that the units will retain their reserved housing status for a much shorter time period than if they were developed as reserved housing rental units.

For these reasons, the Fund urges the Authority to approve the Consolidated Motion and not impose a 30 year reserved housing rental term. Thank you for this opportunity to testify in support of the Consolidated Motion.



Public Testimony Website Submission 988 Halekauwila

LisaKim

to:

contact

04/21/2015 02:28 PM

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From: LisaKim <anakama@wik.com>

To: contact@hcdaweb.org,

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HAWAII COMMUNITY  
DEVELOPMENT  
AUTHORITY

**Name**

Lisa Kim

**Organization**

REAL a gastropub

**Email**

[anakama@wik.com](mailto:anakama@wik.com)

**Project Name**

988 Halekauwila

**Do you support or oppose?**

Support

**File Upload**

- [L.-Kim-testimony.pdf](#)

4/22/15 9:00 at HCDA

I am Lisa Kim and I represent a Ward Village tenant called REAL a gastropub. We are located in the Ward Industrial Center or better known as the Ward Farmers Market.

I am here to express my support for the approval of this 15 year restricted income rental project at 988 Halekauwila.

As a small business owner, we feel that the residents of this complex will frequent our establishment as we are in close proximity. Unlike other new condominiums that have been purchased for investment purposes, this affordable housing will mean that the units will not be vacant and will bring a new and vibrant local community to an area that is in need for affordable housing.

These improvements support what tenants such as myself are hoping for and was envisioned by the Victoria Ward, Limited when it created its master plan.

We have been tenants for 3 years and since Howard Hughes took over, we have seen improvements made very quickly. We look forward to what the future will bring and as a small business owner, to be a part of this development.

Thank you for your time and consideration.

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AUTHORITY

**change.org**

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AUTHORITY

Recipient: Hawaii Community Development Authority

Letter: Greetings,

Approve 988 Halekauwila project to change from for-sale to for-rent

No.	Name	Signed On	Comment
8	Tracey Morisugi	4/17/2015	
9	Calvin Mann	4/18/2015	I support this rental project for 15 years.
10	David Striph	4/18/2015	
11	Lynsey Evangelista	4/18/2015	There is a much greater need for affordable rental housing in Honolulu than there is for for-sale condominiums.
12	Maria Kohatsu	4/18/2015	Please approve the for-sale to for-rent proposal by Howard Hughes Corporation. I have two young adult children that can benefit from this change and be able to remain residents of Hawaii instead of moving to the mainland. Thank you very much for your consideration and for supporting the kamaainas of Hawaii and remain "kamaaina". Mahalo nui loa.
13	Doug Johnstone	4/18/2015	
14	rob centra	4/18/2015	
15	Alison Tomisato	4/18/2015	I believe that Hawaii desperately needs affordable rental units.
16	reece satava	4/18/2015	
17	Jim Miller	4/18/2015	Affordable rental housing provides a much need housing alternative to many working families in Honolulu.
18	Lynn Onaka	4/18/2015	
19	David Pietsch	4/18/2015	
20	Jared Chang	4/18/2015	
21	Corey Matsuoka	4/18/2015	
22	Charlene Toyama	4/18/2015	
23	Rhonda Biffle	4/18/2015	Affordable rentals are deperately needed, especially for those who can't afford or qualify to buy a unit.
24	Kimo Steinwascher	4/18/2015	We need more rental units...
25	Julius Borje	4/18/2015	
26	Matt McDermott	4/18/2015	
27	Catherine Keehu	4/18/2015	More rental unit are needed in the Kakaako area.
28	Ng-Osorio Kanealii	4/18/2015	
29	Judy Engkabo	4/18/2015	I support the developers offering their new residential units for rental because this would help middle income buyers who cannot qualify to purchase a new residential unit.
30	Kara Lundquist	4/18/2015	
31	Mike Coffman	4/18/2015	
32	Ashley Coffman	4/18/2015	
33	Ena Sroat	4/18/2015	
34	Chris Aguilera	4/18/2015	
35	Rose Lista	4/18/2015	
36	Michael Yee	4/18/2015	I fully support affordable rental as proposed with no additional restrictions.
37	Chuen Yee	4/18/2015	

No.	Name	Signed On	Comment
38	Jia Angela	4/18/2015	
39	Katrina Justiniano	4/18/2015	
40	Allyson Hanaoka	4/18/2015	
41	Alexis Hanaoka	4/18/2015	
42	Debbie Merritt	4/18/2015	
43	Brenda Koerber	4/18/2015	I support this as a for-rent project, which will be a huge benefit to the community.
44	Nigel Nabua	4/18/2015	
45	Angela Ishitani	4/18/2015	
46	Kelly Miller	4/18/2015	
47	Vince Ramos	4/18/2015	
48	Ryan Bautista	4/18/2015	
49	April Chung	4/18/2015	
50	Amalia Miranda	4/18/2015	
51	Janessa B	4/18/2015	
52	Eugene Tugaoen	4/18/2015	
53	Dom koo	4/18/2015	
54	Kevin Chon	4/18/2015	
55	Jacquelyne Carvalho	4/18/2015	we need affordable housing now!
56	Ashlen Borje	4/18/2015	I'm signing because I would love the opportunity to rent in such a nice area! Affordable housing units? SIGN ME UP!! Let's get this started! :)
57	Damien Kim	4/18/2015	We need more affordable rental units because not everyone can qualify to buy a unit. Rentals will also give them an opportunity to save and be able to purchase in years to come. I started from renting to affording to buy my own home because my job got better in wages and my rental stayed relatively the same.
58	rachel shapland	4/18/2015	I'm signing because I won't ever be able to afford to buy on Oahu, but would qualify to rent here.
59	Carol Striph	4/18/2015	
60	Chad Allenbaugh	4/18/2015	Affordable rental is an important part of this neighborhood
61	John Williamson	4/18/2015	We need more rental housing!
62	Catherine Ngo	4/18/2015	
63	Kathleen Carnicelli	4/18/2015	
64	mitchell imanaka	4/18/2015	
65	William Brizee	4/18/2015	Kaka'ako NEEDS affordable housing, especially affordable rental housing!
66	Rick Tsujimura	4/18/2015	I support the Howard Hughes proposal for affordable rentals
67	Janet Williams-Reyes	4/19/2015	
68	H Mitchell D'Olier	4/19/2015	There is an overwhelming need for affordable rental housing in Honolulu. Thank you, Howard Hughes.
69	Carmella Hernandez	4/19/2015	I believe what Howard Hughes Corporation's plan for rental units will help more local families get much needed affordable housing in town.

No.	Name	Signed On	Comment
70	Joan Bennet	4/19/2015	
71	eddie flores	4/19/2015	
72	Connie Chang	4/19/2015	
73	Mary Gutzi	4/19/2015	
74	Matthew Myers	4/19/2015	
75	May Tyrrell	4/19/2015	
76	Jack Tyrrell	4/19/2015	<p>" I am signing this petition because I have because of the following:</p> <p>It is my sincere belief and opinion that providing affordable rental units at toward Village project for a 15 year. It is a much more intelligent approach then having affordable units for sale, which become market price units after 2 to 5 years. Having affordable units for sale will benefit at a small number of lucky and fortunate buyers whereas rental units would benefit several times as many people for a much longer time. Please note that I have been a hold a little resident for 45 years and have lived in Ala Moana / Kakaako area for approximately 20 years. "</p>
77	John McNamara	4/19/2015	
19	David PIETSCH	4/19/2015	support project change
78	Sean Hayslip	4/19/2015	
79	Andrea Lum	4/19/2015	I'm signing because I would one day like to see a community in Honolulu where I can live in close, convenient proximity to where I work, dine, shop and play.
80	Richard Fried	4/19/2015	
81	Malvin Goode	4/19/2015	this proposal makes sense!
82	brenden yonekura	4/19/2015	
83	Amelia Larkin	4/19/2015	
84	melissa Blake	4/19/2015	
85	Mary Luther	4/19/2015	
86	Joe Ferraro	4/19/2015	We urgently need affordable rental housing in town where you don't have to drive to work.
87	Andrew Kamikawa	4/19/2015	
88	Dennis Christianson	4/19/2015	We need more affordable rentals, in Kakaako and throughout the state.
89	John Sirvis	4/19/2015	I am in favor of this project.
90	Marty Lum	4/19/2015	
2	Aaron Landry	4/19/2015	
91	Shiloh Swanson	4/19/2015	
92	Liberty Peralta	4/19/2015	I'm a young professional who cannot yet afford to purchase property, but would like to be able to live closer to where I already work and spend time in! Rentals would enable more people in my situation to live in Kakaako.

No.	Name	Signed On	Comment
93	Emi Toyoda	4/19/2015	
94	Eamonn Kinsella	4/19/2015	Support
95	Mary Hakoda	4/19/2015	
96	Larry Schenk	4/19/2015	
97	Dwight Synan	4/19/2015	We need more rental units for the working community. Not everyone can afford large down payments and meet loan guidelines for ownership.
98	Lynn Watanabe	4/19/2015	
99	Carrie Gorospe	4/19/2015	
100	Janice Toyama	4/19/2015	
101	Marie Imanaka	4/19/2015	
102	Rada Anstead	4/19/2015	
103	Aaron Tipp	4/20/2015	
104	Francesco Mozzati	4/20/2015	
105	Richard R Lowe	4/20/2015	Good opportunity to rent in a good building for reasonable rent in a great location and near rail.
106	Megan Tsuchida	4/20/2015	
107	Michael Vachio	4/20/2015	
108	Leilani Kaluhiokalani-Myers	4/20/2015	
109	Tony Mizuno	4/20/2015	
104	Rada Anstead	4/20/2015	
110	Brianne Randle	4/20/2015	
111	Louise Ing	4/20/2015	Honolulu needs more affordable housing in its urban core
112	Rocco Sansone	4/20/2015	Providing additional housing options for Hawaii residents is critical. With rent and utilities continuing to see increases affordable housing is becoming increasingly unattainable. This project will provide an alternative to residents unable to buy but seeking affordable housing options.
113	Robert Joseph	4/20/2015	
114	Daniel Cody	4/20/2015	
115	Caleb Generoso	4/20/2015	
116	Chuck Hill	4/20/2015	Oahu needs rentals. They are tough to build; if Ward can build more rentals for a wider/lower range of family income, for a longer restriction period, I see this as a strong community benefit. Please support it.
117	Robby Field	4/20/2015	Oahu needs as many rental units as possible, as quickly as possible. By keeping the rentals affordable for 15 years, Ward Villages will be a place for local working families.
118	Patricia Vachio	4/20/2015	Our community needs more affordable housing and making these units rentals makes them affordable immediately and for the entire 15 years. During those 15 years I would hope the renters could save for a down payment to own something later on. It gives them flexibility.

No.	Name	Signed On	Comment
119	Rocky Ipalari	4/20/2015	
120	Michael Iosua	4/20/2015	Oahu needs more affordable rentals in the urban core now. This is a good project and should be approved.
121	Erika Strawn	4/20/2015	I support affordable housing for my community and would like to be able to have family members live in an upscale rental project that is still affordable within a vibrant community.
122	Megan Fingert	4/20/2015	
123	Jason Kayo	4/20/2015	
124	Christine Matsuda Smith	4/20/2015	
125	Alison Akau	4/20/2015	
126	David Tanji	4/20/2015	
127	Brian Kubo	4/20/2015	
128	Katie Kaanapu	4/20/2015	
129	Jodie Fujio	4/20/2015	
130	Terza Wheeler	4/20/2015	
131	Jason DeMarco	4/20/2015	
132	Susan Tam	4/20/2015	
133	Joseph Cengia	4/20/2015	
134	Malia Cengia	4/20/2015	
135	Christine Phillips	4/20/2015	
136	Christopher Knitter	4/20/2015	Honolulu needs affordable rentals and this project in Kaka'ako is a great start to satisfy the demand.
137	Patricia Holmberg	4/20/2015	I support this project. There is definitely a need for more affordable rental units in Honolulu.
138	william root	4/20/2015	
139	Anthony Gaston	4/20/2015	I support growth. As population increases and people live longer, we need to find places for people to live. This projet provides a huge opportunity for affordables, which is rare.
140	Nikki Senter	4/20/2015	
141	Jason Takeuchi	4/20/2015	
142	Dennis Enomoto	4/20/2015	I believe that there is a shortage of rental units in Honolulu, especially in the downtown area. It would be nice if everyone could own their own home or condo but not realistic. This is good to provide homes for renters in an area that has all the conveniences retail, restaurants, entertainment etc.
143	Chong Pak	4/20/2015	We need more affordable housing whether it's for owner-occupied or rentals.
144	Kyle Michibata	4/20/2015	
145	Craig Taylor	4/20/2015	I strongly believe this change to For Rent units will immediately benefit the Oahu community as well as benefitting this same community well into the future. This is a very good move to make.
146	Craig Nakanishi	4/20/2015	
147	Bediones Albert	4/20/2015	

No.	Name	Signed On	Comment
148	Gene Hill	4/20/2015	
149	Bill Brooks, AIA	4/20/2015	I feel strongly that rental units are much more of a priority in Honolulu than for-sale condominiums.
150	Michael Fujita	4/20/2015	In support of the change to a affordable rental project.
151	Dano Vasquez	4/20/2015	
152	Ashley Ito	4/20/2015	
153	Ellen Cotter	4/20/2015	
154	Connilyn Rojas	4/20/2015	
155	Robert Smerling	4/20/2015	
156	Marianne Huber	4/20/2015	
157	Julia Chang	4/20/2015	
158	Annie Macapagal	4/20/2015	
159	Bobbie Lau	4/20/2015	
160	Jennifer Burke	4/20/2015	Honolulu, HI needs more affordable housing options for local residents who may not have a 20% downpayment to qualify for lending options.
161	Norman Santos	4/20/2015	I believe affordable rentals are needed in the Kakaako area
162	Jamie Harris	4/20/2015	
163	Andrew Reenders	4/20/2015	We need more affordable rentals in the urban core.
164	Jim Moomaw	4/20/2015	
165	KENG-WEI CHANG	4/20/2015	
166	Wray Kondo	4/20/2015	Affordable rentals for urban core workers are necessary in the Kakaako area to help reduce traffic congestion on the freeways and streets leading to town from outlying communities
167	Arnold Martines	4/20/2015	I support this project and ask that HCDA approve this project.
168	Jaz Nijjar	4/20/2015	
169	Rod Tengan	4/20/2015	This project will provide much needed affordable housing within Honolulu. The conversion to for-rent will allow more individuals and families to qualify for these units in an ideal location designed to accommodate the expected growth.
170	Aran Hiromoto	4/20/2015	
171	Peter Simons	4/20/2015	
172	David Lebowitz	4/20/2015	Hawaii needs rentals in the Honolulu area that the average family can afford!
173	Reuben Davidsohn	4/20/2015	
174	Marcia Caldirola	4/20/2015	
175	Michael Lambos	4/20/2015	
176	Jennifer Taylor	4/20/2015	
177	Eddie Onouye	4/20/2015	
178	Darrell Ing	4/20/2015	Affordable makes sense and the area needs life sooner than later? Makes sense to me..no brainer'
179	Shaul Maouda	4/20/2015	

No.	Name	Signed On	Comment
180	Michelle Baratta	4/20/2015	Allows lower income couples to rent at a lower cost in a safe area.
181	Anthony Messina	4/20/2015	
182	Helena Joseph	4/20/2015	
183	Troy Terorotua	4/20/2015	
184	Loriann Gordon	4/20/2015	
185	Rick Schneider	4/20/2015	
186	Robert Sugiyama	4/20/2015	
187	Dianne O'Steen	4/20/2015	
188	Winton Saito	4/20/2015	
189	Gregg Takeuchi	4/20/2015	Please support Howard Hughes' proposal to change 988 Halekauwila from for-sale to for-rent. More rental units are needed in Honolulu's urban core.
190	Cesar Llarenas	4/20/2015	We badly needed a rental property in Kakaako Area.
191	Samuel Adams	4/20/2015	
192	Jane Sugimura	4/20/2015	For all of the reasons specified in the petition.
193	Robert Hines	4/20/2015	I am intimately familiar with housing issues having been involved in Housing Trust in Silicon Valley and strong support for the need for work force affordable housing. It is my understanding the offer is on the table to provide 300 plus affordable rental units for a lock in period of 15 years. This is far superior opportunity for working families than would the current proposal requiring for sale housing for only 2 to 5 year restrictions which is narrow time period and ultimately lead to the loss of affordable housing once the owners wait two years and sell the property on the market. Please examine the economics of the 15 year proposal and decide based on what provides the best possible options for affordable housing over the longest period of time. To do otherwise, makes no policy sense.
194	Amerjit Ghag	4/20/2015	
195	Steve Yoshioka	4/20/2015	
196	Steven Naszvadi	4/20/2015	
197	Glenn Tokita	4/21/2015	
198	Shane Fujio	4/21/2015	
199	Lauren Williams	4/21/2015	
200	Kevin Goto	4/21/2015	
201	Candy Thomas	4/21/2015	Affordable housing is urgently needed.
202	Jennifer Montgomery	4/21/2015	
203	Bryson Dang	4/21/2015	
204	Brett Yamashita	4/21/2015	In support of the change to an affordable rental project.
205	Russell Won	4/21/2015	This project will provide most needed housing and overall life enrichments to many working class ohanas.
206	Aden Kun	4/21/2015	

No.	Name	Signed On	Comment
207	ryan trujillo	4/21/2015	
208	Adriana Widmann	4/21/2015	
209	Sherry Goya	4/21/2015	
210	Allison Nakama	4/21/2015	
211	edward kaanehe	4/21/2015	affordable and reasonable living in Kakaako area
212	Tony Au	4/21/2015	
37	chuen yee	4/21/2015	
213	Tina Martin	4/21/2015	
214	Adam Dornbush	4/21/2015	
215	Okubo Jeanine	4/21/2015	
216	Margaret Brief	4/21/2015	
217	Joan Simon Smoyer	4/21/2015	
218	KELLY TASAKI	4/21/2015	
219	LANE MURAOKA	4/21/2015	
220	Cecilia Villafuerte	4/21/2015	Affordable housing is a primary need of most working people specially in Honolulu were the cost of rent is very high.
221	Lawrence Heim	4/21/2015	I believe the community needs rentals now.
222	Amy Vasquez	4/21/2015	
223	Randall Graham	4/21/2015	
224	Fred White	4/21/2015	
225	Gary Camp	4/21/2015	Kakaako needs more rental housing and it is ludicrous for HDCA to alter a requirement from 15 to 30 years as a rental in the middle of the process.
226	Jaison Vandenoever	4/21/2015	
227	Michael Masuda	4/21/2015	
228	Mark Ito	4/21/2015	There needs to be more housing for people who are wanting (or for financial reasons need) to rent. A quick look a craigslist will show you that Honolulu's rental market is very expensive. A 300-400 Square foot studio in Makiki is over \$1000.00 a month. The 988 Halekauila project will not solve this problem by itself but it's a great start with lower cost rental. I ask Hawaii Community Development Authority to approve 988 Halekauila's changes from for-sale to for-rent for 15 years.
229	Kaanohe Kaleikini	4/21/2015	E O....I fully support this project. APPROVE
230	Tod Tongonan	4/21/2015	
231	Toby Tamaye	4/21/2015	Howard Hughes has the proper future vision of resident, business and community mix in years to come.
232	Aly Ishikuni	4/21/2015	
233	Dave Miklos	4/21/2015	
234	Joe Bock	4/21/2015	
235	Jared Okamura	4/21/2015	
236	Carl Vasconcellos	4/21/2015	

No.	Name	Signed On	Comment
237	Sharra Dubos	4/21/2015	I live in Kaka'ako! I've been in the low-income rental building for 5 years... I would love more than anything to stay living in this wonderful area but already know I'll never be able to afford property here, even as a state worker... If there was an in-between option so that I could move and allow someone else who really needs where I am now (as I did initially) that would allow me to still live-work-play within walking/biking distance of home... It would be awesome.
238	Eric CRISPIN	4/21/2015	
239	Andrea Brown	4/21/2015	
240	Sydney Abad	4/21/2015	It is the right thing to do. Way too many high rises clogging up the sky-line. Braddah Israel was right on his song "Hawaii 78"
241	David Cassidy	4/21/2015	
242	Anne Namba	4/21/2015	
243	kevin apel	4/21/2015	
244	CHARLES EHRHORN	4/21/2015	
245	jasmine christian	4/21/2015	
246	Shelly Bonoan	4/21/2015	
247	Corinne Hiromoto	4/21/2015	
248	David Kaahaaina	4/21/2015	I am concerned about the mix of available housing inventory, and as a rentor, I know how much it means to have choices.
249	Lillie Andrews	4/21/2015	
250	Dean Hirabayashi	4/21/2015	
251	HAzel Go	4/21/2015	
252	Deborah Nehmad	4/21/2015	
253	David Bylund	4/21/2015	
254	Robert Kong	4/21/2015	Affordable housing is needed in the Honolulu area. It will serve as a method to bridge the income inequality gap in the community.
255	Yun Kwong	4/21/2015	
256	Kim Duffett	4/21/2015	I now own a house but spent many years as a renter. Most of my friends rent simply because buying and owning a house is so difficult here in Hawaii. Younger people, out of college, starting their careers have an even harder time of it. Providing more affordable rental units in Kaka'ako is the right thing to do.
257	Lisa Spencer	4/21/2015	
258	Lee Miller	4/21/2015	Rentals provide affordable housing opportunities for families; not everyone can afford to purchase and we have too many luxury condos.
259	Dena Miklos	4/21/2015	I believe we need this for the community.

No.	Name	Signed On	Comment
260	Glenn Miura	4/21/2015	I believe as the approving authority HCDA has an obligation to provide affordable rental housing in urban Honolulu. HHC is providing HCDA and Honolulu this opportunity to have affordable rental housing for the next 15 years. I sincerely believe that HCDA has an obligation to the residents of Honolulu to approve this request.
261	Sara Neubauer	4/21/2015	
262	colleen sasaki	4/21/2015	
263	David Asakura	4/21/2015	
264	Cheryl Walthall	4/21/2015	
265	Arnelle Stephens	4/21/2015	
266	Justin Mueller	4/21/2015	
267	Aubrey Hawk	4/21/2015	
268	Daryl Thomas	4/21/2015	
269	Jennifer Ito	4/21/2015	
270	Grace D Montibon	4/21/2015	
271	Emily Kumpe	4/21/2015	
102	Janice Toyama	4/21/2015	
272	Bill Gulstrom	4/21/2015	
273	Christine Chavez	4/21/2015	
274	Matthew Bauer	4/21/2015	There needs to be more housing for people who are wanting (or for financial reasons need) to rent. A quick look a craigslist will show you that Honolulu's rental market is very expensive. A 300-400 Square foot studio in Makiki is over \$1000.00 a month. The 988 Halekauila project will not solve this problem by itself but it's a great start with lower cost rental. I ask Hawaii Community Development Authority to approve 988 Halekauila's changes from for-sale to for-rent for 15 years.
275	WANDA KAKUGAWA	4/21/2015	
276	AMY BERSAMIN	4/21/2015	
277	James Sweet	4/21/2015	

2-14



Public Testimony Website Submission Howard Hughes WV Block O (404 Ward) (988 Halekauila)

MatthewBauer

to:

contact

04/21/2015 02:51 PM

Hide Details

From: MatthewBauer <matthew.bauer@kupuhawaii.org>

To: contact@hcdaweb.org,

**Name**

Matthew Bauer

**Address**

182 Kuuala St  
Kailua, HI 96734  
United States  
[Map It](#)

**Phone**

(808) 285-3974

**Email**

[matthew.bauer@kupuhawaii.org](mailto:matthew.bauer@kupuhawaii.org)

**Project Name**

Howard Hughes WV Block O (404 Ward) (988 Halekauila)

**Do you support or oppose?**

Support

**Comment**

Honolulu needs additional rental units. The Honolulu rental market is very expensive cuts many of Oahu's residents because of the cost. This has a ripple effect across our community as families have to look to West Oahu for housing and rent that is affordable. Many of these families then have to travel back into Honolulu for work creating traffic, pollution and a life style in-congruent with the sustainable "paradise" we would all love to see. The rental units being developed by Howard Hughes will not solve the larger affordable rental problem we have, however, it is a step and one that I believe we should be taking. These units will help take people off the H1, reduce our carbon foot print and create a community of actual residents in Kaka'ako. This is important for the community and something that I urge you to support. Mahalo!

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AUTHORITY



Public Testimony Website Submission 404 Ward Ave/988 Halekauwila St, Ward Village  
Land Block 5, Project 1 (Block O)  
SherryMenor-McNamara

to:  
contact  
04/21/2015 04:39 PM  
Hide Details

From: SherryMenor-McNamara <jlee@cochawaii.org>  
To: contact@hcdaweb.org,

**Name**

Sherry Menor-McNamara

**Organization**

Chamber of Commerce Hawaii

**Address**

1132 Bishop Street #2105  
Honolulu, HI 96813  
United States  
[Map It](#)

**Phone**

(808) 380-2608

**Email**

[jlee@cochawaii.org](mailto:jlee@cochawaii.org)

**Project Name**

404 Ward Ave/988 Halekauwila St, Ward Village Land Block 5, Project 1 (Block O)

**Do you support or oppose?**

Support

**Comment**

Please see attached testimony. Mahalo.

**File Upload**

- [COCH-HCDA-Testimony-04.22.2015-998-Halekauwila.docx](#)

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# Chamber of Commerce HAWAII

The Voice of Business

**Testimony to the Hawaii Community Development Authority  
Wednesday, April 22, 2015 at 9:00 AM  
547 Queen Street, 2<sup>nd</sup> Floor  
Honolulu, HI 96813**

**RE: 998 HALEKAUWILA PROJECT**

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DEVELOPMENT  
AUTHORITY

Chair Whalen and Members:

The Chamber of Commerce of Hawaii ("The Chamber") offers its **support** for the 998 Halekauwila project.

The Chamber is the largest business organization in Hawaii, representing over 1,000 businesses. Approximately 80% of our members are small businesses with less than 20 employees. As the "Voice of Business" in Hawaii, the organization works on behalf of members and the entire business community to improve the state's economic climate and to foster positive action on issues of common concern.

Approximately five times the number of households on Oahu would qualify to rent at 988 Halekauwila versus those who would qualify to buy. Furthermore, the rental units will remain affordable and income restricted for 15 years versus the current approval as a for-sale condominium which is only restricted for 2-5 years. 988 Halekauwila, the third residential tower in the Ward Village Master Plan, will increase accessibility to a revitalized Kakaako for local residents, while creating opportunities for Hawaii businesses to thrive.

We urge the Hawaii Community Development Authority ("Authority") to approve this as a 15-year restricted income rental project as it will create desirable living opportunities for local individuals and families looking to reside in urban Honolulu.

Thank you for the opportunity to provide testimony in support of this project.



Public Testimony Website Submission Ward Village Land Block 2 Project 2

GladysMarrone

to:

contact

04/21/2015 04:53 PM

Hide Details

From: GladysMarrone <gqm@biahawaii.org>

To: contact@hcdaweb.org,

**Name**

Gladys Marrone

**Organization**

Building Industry Association of Hawaii

**Address**

P.O. Box 970967  
Waipahu, Hawaii 96797  
United States

[Map It](#)

**Phone**

(808) 629-7509

**Email**

[gqm@biahawaii.org](mailto:gqm@biahawaii.org)

**Project Name**

Ward Village Land Block 2 Project 2

**Do you support or oppose?**

Support

**Comment**

My name is Gladys Marrone, Chief Executive Officer for the Building Industry Association of Hawaii (BIA-Hawaii), the Voice of the Construction Industry. We promote our members through advocacy and education, and provide community outreach programs to enhance the quality of life for the people of Hawaii. BIA-Hawaii is a not-for-profit professional trade organization chartered in 1955, and affiliated with the National Association of Home Builders.

BIA-Hawaii supports the Consolidated Motion to Amend Development Permits to allow for rental and/or for sale reserved housing units.

BIA-Hawaii supports the increase of housing at all price points, including rental housing. While we have had a housing crisis for a long time, only recently it seems this issue is garnering much needed attention. A rise in multi-generational households is a good indication that there is more demand for housing than there is supply. Our community needs housing, and this proposed amendment will make urgently needed affordable housing available in a shorter time frame.

We respectfully request this Authority's favorable vote on this proposal.

Thank you for the opportunity to share with you our views.

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 AUTHORITY



**HAWAII LABORERS-EMPLOYERS COOPERATION AND EDUCATION TRUST**  
650 Iwilei Road, Suite 285 · Honolulu, HI 96817 · Phone: 808-845-3238 · Fax: 808-845-8300 · URL: hilecet.org

April 21, 2015

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

RE: Support for the Consolidated Motion to amend the provisions of KAK 13-036, KAK 13-037, and KAK 13-038.

Dear HCDA Chairman Whalen and members of the Authority,

My name is Clyde T. Hayashi and I am the Director of the Hawaii Laborers-Employers Cooperation and Education Trust (LECET). Hawaii LECET is a labor-management partnership between the Hawaii Laborers Union, Local 368, and its unionized contractors.

Hawaii LECET supports the Consolidated Motion to amend the provisions of KAK 13-036, KAK 13-037, and KAK 13-038, which would allow the reserved housing units for each respective permit to be provided as for rental and/or for sale units. The Consolidated Motion also seeks to extend the effective period of KAK 13-038 for up to two years to allow construction pursuant to KAK 13-038 to commence after July 17, 2015.

Allowing the 988 Halekauwila development to proceed as a rental instead of as a for-sale project would benefit local residents by allowing practically five times as many residents to qualify as renters as opposed to buyers. In addition, the change to rentals would increase the time that the units are income-restricted to 15 years, as opposed to 2-5 years, thus further benefitting local residents and supporting the critical need for affordable rentals in the Honolulu urban core.

Furthermore, these projects will provide much-needed construction jobs that will employ countless numbers of our local tradesmen, as well as local architects, engineers, consultants and material suppliers. It is estimated that this development will provide approximately 4,000+ jobs over a fifteen year period and contribute \$11.8 billion into the State of Hawaii's economy.

Mahalo for the opportunity to testify in support of the Consolidated Motion to amend the provisions of KAK 13-036, KAK 13-037, and KAK 13-038.



**Via hand delivery**

April 22, 2015

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

**Comments Regarding the Consolidated Motion to Amend Development Permit Nos. KAK 13-036, KAK 13-037, and KAK 13-038 to the Allow For Rental and/or For Sale of Reserved Housing Units and to Extend the Time of Effective Period of Permit KAK 13-038**

**Wednesday, April 22, 2015, at 9:00 a.m. (Decision-Making Hearing)  
at 547 Queen Street, 2nd Floor, Honolulu, Hawaii 96813**

The Land Use Research Foundation of Hawaii (“LURF”) is a statewide private, non-profit research and trade association whose members include major Hawaii landowners, developers, and a utility company. LURF’s mission is to advocate for reasonable, rational and equitable land use planning, legislation, and regulations that encourage well-planned economic growth and development, while safeguarding Hawaii’s significant natural and cultural resources and public health and safety.

LURF appreciates the opportunity to provide **comments in support** of the approval of the reserved rental housing proposal in the Consolidated Motion to Amend Development Permit Nos. KAK 13-036, KAK 13-037, and KAK 13-038 to the Allow For Rental and/or For Sale of Reserved Housing Units and to Extend the Time of Effective Period of Permit KAK 13-038 (the “Consolidated Motion”) filed by Victoria Ward Limited (“VWL” or “Applicant”).

LURF’s comments are based on general land use master planning principles and process; consistency with the Hawaii Community Development Authority’s (“HCDA”) Mauka Area Rules, Hawaii Administrative Rules (“HAR”) Chapter 15-22 (“Vested Rules”); prior HCDA review and approvals of Development Permit Nos. KAK 13-036, 13-037, and 13-038 (“Development Permits”); HCDA’s *“Let’s all be part of the Solution”* Report, dated March 1, 2015, regarding affordable housing and reserved housing (“HCDA’s 2015 Housing Report”); testimony by experienced housing and economic professionals and the various State and County affordable housing task force reports and recommendations over the past ten years.

**Consolidated Motion.** Under the Consolidated Motion, VWL has requested: (1) an amendment to Development Permit Nos. KAK 13-036, 13-037, and 13-038 ("Development Permits") to allow the satisfaction of reserved housing requirements through the sale and/or rental of reserved housing units to be developed as part of Development Permit No. KAK 13-038; and (2) to extend the time of the effective period of Development Permit No. KAK 13-038 to allow construction on the 988 Halekauwila Project ("Project") to commence after July 17, 2015 based upon the financing schedule. The properties affected by the Motion are located within the Kakaako Community Development District ("KCDD").

**Background.** The following includes some of the pertinent facts relating to the reserved rental housing portion of the Consolidated Motion.

Pursuant to the Master Plan Permit, approved by HCDA on January 14, 2009, the rules applicable to this Motion are those contained in HAR Chapter 15-22, also referred to herein as the "Vested Rules." Under the Vested Rules (BAR 15-22-115(a)) and the Master Plan Permit, VWL is required to provide *twenty percent (20%) of the total number of dwelling units as reserved housing*. Accordingly, Development Permit No. KAK 13-036 and Development Permit No. KAK 13-037 require VWL to provide approximately 125 reserved housing units.

VWL plans to exceed the reserved housing requirements of the Master Plan Permits and the Development Permits:

1. **Providing more reserved housing units than required.** Under Development Permit No. KAK 13-038, VWL will provide approximately 375 reserved housing units, which exceeds the amount required under Development Permit No. KAK 13-036 and Development Permit No. KAK 13-037 by more than three-fold.
2. **Providing rental reserved housing units.** Housing experts, State and county studies and reports, and HCDA's 2015 Housing Report all confirm that rental units are critically needed to address Hawaii's housing shortage. As part of the Consolidated Motion, VWL is requesting HCDA's approval to provide rental reserved housing units.
3. **Providing reserved housing units sooner than required.** Under the Vested Rules (HAR 15-22-203(b)(1)(E)), VWL is required to provide the offsite reserved housing for Development Permit No. KAK 13-036 and Development Permit No. KAK 13-037 *"within two years after the development is completed on the development lot from which the reserved housing units were transferred ...."* VWL anticipates providing the reserved housing units earlier than what is required under the Vested Rules.
4. **Providing reserved units without government subsidies.** While most affordable housing projects are built using various government subsidies, VWL has stated that it will build the reserved housing units without government subsidies,

such as the Low Income Housing Tax Credit (LIHTC). This will allow more available government funding for other affordable housing developments across the State.

While the Vested Rules provide HCDA with discretion to impose a regulated period for reserved housing rental units for “more than fifteen years”, there are substantial facts and expert testimony that support VWL’s proposal to provide reserved rental housing units for a period of fifteen years.

The HCDA Vested Rules allow VWL’s proposed amendments relating to reserved housing rental units for a period of fifteen years, as requested in the Consolidated Motion; and the fifteen-year period is consistent with the HCDA’s Revised Rules, as set forth in HAR Chapter 15-218.

The thirty-year proposal is inconsistent with existing affordable housing policies for non-subsidized affordable rental projects. LURF understands that some HCDA directors have discussed imposing a “thirty-year reservation period” requirement on VWL’s proposed rental units. While such a suggestion might be well intended, LURF would respectfully submit that imposing such a condition in this particular case, would be arbitrary, capricious and counter-productive to providing more affordable reserved housing rental units. Government-subsidized affordable housing projects, particularly those making use of LIHTCs, include a thirty-year requirement. However, there are no thirty-year requirements for non-subsidized rental housing projects, as is the case with VWL’s proposed rental housing.

Moreover, it is LURF’s position that imposing such a thirty-year requirement is such a drastic change in the application of the HCDA’s Vested Rules and HCDA’s Revised Rules, that it would require a formal rule change, which follows HRS Chapter 91 rulemaking procedures and allows for public input. In the past, HCDA has taken the position that major changes in policy and requirements would require compliance with HRS Chapter 91 rulemaking requirements.\*

Thus, based on the above, we respectfully urge the HCDA to favorably consider LURF’s comments relating to VWL’s Consolidated Motion and its proposed amendments related to rental reserved housing in the KCDD.

We appreciate the opportunity to provide comments on this matter. Should you have any questions, please feel free to contact us at (808) 521-4717 or via e-mail at [darakawa@lurf.org](mailto:darakawa@lurf.org).

Cc: Mr. Anthony Ching, HCDA Executive Director