

## Kidder, Kapilialoha

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**From:** DBEDT HCDA Contact  
**Sent:** Tuesday, May 4, 2021 11:18 AM  
**To:** Schultz, Carson J  
**Cc:** Kidder, Kapilialoha  
**Subject:** FW: Public Testimony Website Submission {Project Name:15}

Hawaii Community Development Authority  
547 Queen Street  
Honolulu, Hawaii 96813  
Phone: (808) 594-0300

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**From:** BrianLee <info@hawaiilecet.org>  
**Sent:** Tuesday, May 4, 2021 8:54 AM  
**To:** DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>  
**Subject:** Public Testimony Website Submission {Project Name:15}

<b>Name</b>
Brian Lee
<b>Organization</b>
Hawaii LECET
<b>Email</b>
<a href="mailto:info@hawaiilecet.org">info@hawaiilecet.org</a>
<b>Project Name</b>
Ulana Ward Village & Park Ward Village (Decision-Making, May 5, 2021)
<b>Do you support or oppose?</b>
Support
<b>File Upload</b>
<ul style="list-style-type: none"><li><a href="#">HCDA-Ulana-Park_Decision-Testimony_2021-May-5.pdf</a></li></ul>



## HAWAII LABORERS-EMPLOYERS COOPERATION AND EDUCATION TRUST

650 Iwilei Road, Suite 285 · Honolulu, HI 96817 · Phone: 808-845-3238 · Fax: 808-845-8300

May 4, 2021

To: **The Hawaii Community Development Authority**

Re: **Testimony in Support of Ulana Ward Village & The Park Ward Village**

For Hearing on May 5, 2021 at 11:00 am

Aloha HCDA Kakaako board members, Chair, Director Neupane, and HCDA staff,

The **Hawaii Laborers & Employers Cooperation and Education Trust Fund** (Hawaii LECET) is a labor-management partnership established in 1992 between the 5,000 statewide members of the Hawaii Laborers Union and over 250 union contractors from the General Contractors Association and the Building Industry Association. Hawaii LECET is part of a network of 38 labor-management LECET Funds in North America.

### **Hawaii LECET strongly supports the Howard Hughes Ulana & Park Ward Village projects.**

With one vote, your approval today of the combined projects will make possible the guaranteed immediate supply of 700 below-market affordable homes during a time of the most severe housing shortage, that will continue to drive up home prices and force local families to move away from Hawaii. Howard Hughes' plan to front-load these homes will make the most impact on our desperate housing situation, compared to a slower "build-as-you-go" alternative phased approach that will delay providing homes by a decade or more.

In addition, the holistic approach guided by the master plan allows for generous community benefits, such as a beautiful four-acre park, not possible through the older vested rules, or by piecemeal development from separate developers. The Howard Hughes plan creates the maximum number of affordable homes that can be built right away to address Hawaii's dire housing needs of today. The Ulana and Park projects will allow a mix of local families to share the same stores, schools, and exciting community benefits with all of their neighbors, to live, work and play together in a vibrant and desirable new community.

Mahalo,

**Hawaii Laborers & Employers Cooperation  
and Education Trust Fund**

Testimony of  
Pacific Resource Partnership

Hawaii Community Development Authority  
547 Queen Street  
Honolulu, Hawaii 96813

Ulana and Park Ward Village Applications

Wednesday, May 5, 2021  
11:00 A.M.

Aloha Chair Whalen and Members of the Hawaii Community Development Authority:

The Ulana and Park Ward Village projects will benefit the Kaka'ako community by providing more housing and services for Honolulu residents, economic benefits and job opportunities for local workforce, and more connectivity throughout the neighborhood.

The City and County of Honolulu (the County) needs 22,168 new homes over the next five years (2020-2025) to satisfy its housing demand. Ulana Ward Village will provide approximately 697 reserved housing units for local residents and families with incomes between 100% and 140% of the area median income. This project will also create a public park and light industrial and street-front commercial spaces that will activate the neighborhood and serve as a connection point in bringing together Ward Village and the larger Kaka'ako community. The Park Ward Village will add approximately 546 new homes to Honolulu's inventory and include a unique and walkable retail destination.

These projects will help to stimulate Hawaii's economy, delivering economic benefits and jobs when they are most needed. Projects will create \$65 million in new tax revenue to the City and County of Honolulu and to the State of Hawaii and 687 construction and development related jobs per year during construction.

Since Howard Hughes initiated its plan to transform Kakaako into Ward Village, a mixed-use community with residences, public open spaces, pedestrian and bike-friendly streets, retail stores, restaurants and recreational/fitness opportunities, we have seen the Ward Village community come to life with an influx of both residents and the broader Honolulu community. Ulana and Park Ward Village, like Ward Village residential properties before it, will further activate and transform the Kakaako community with the Halekauwila Street extension and Auahi Street promenade improvements enhancing the walkability, bikeability, and connectivity throughout the neighborhood for residents to enjoy.

Given the above, PRP respectfully requests HCDA's favorable review and approval of Ulana and Park Ward Village projects.



# Hawai'i Construction Alliance

P.O. Box 179441  
Honolulu, HI 96817  
(808) 220-8892

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May 5<sup>th</sup>, 2021

John Whalen, Chair  
and Members of the Hawaii Community Development Authority  
547 Queen Street  
Honolulu, Hawaii 96813

**RE: May 5th, 2021 Hearing – Ulana Ward Village and The Park Ward Village**

Dear Chair Whalen, Vice Chair Larsen, and members:

The Hawai'i Construction Alliance is comprised of the Hawai'i Regional Council of Carpenters; the Laborers' International Union of North America, Local 368; the Operative Plasterers' and Cement Masons' Union, Local 630; International Union of Bricklayers & Allied Craftworkers, Local 1; 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.

Thank you for the opportunity to provide testimony in support of the Ulana Ward Village and The Park Ward Village projects.

The Ulana Ward Village and The Park Ward Village redevelopments are key opportunities that come at a critical time in Hawaii. As a state that relies heavily on tourism dollars, the Coronavirus pandemic has resulted in Hawai'i having one of the highest unemployment rates in the country. The Ulana and The Park Ward Village projects stand to create 687 construction and development related jobs per year, and will provide the local construction industry experience in the latest technologies in energy efficiency and environmental design.

Ward Village is the largest LEED-ND Platinum project certified in the United States and the only project of its kind in Hawai'i. The local construction industry gains a cutting-edge advantage by playing a role in this development. Supporting these builds also provides a prime opportunity for workers displaced from other industries by layoffs and furloughs to find jobs within the construction fields and learn new skills that will become more valuable in the future.

Ulana Ward Village will provide 697 reserved housing units for local residents and families within the 140% to 100% AMI, and would provide over 37,000 square feet of green space. Infrastructure improvements with the Halekauwila Street extension and the Auahi Street promenade improvements will also enhance the walkability and bikeability connectivity throughout the neighborhood.

Finally, the Ulana Ward Village and The Park Ward Village projects will help ease the current housing shortage, since the demand for housing continues to increase every year, especially within Honolulu's urban core. Together, the Ulana and The Park Ward Village projects will introduce approximately 1,243 housing units into the market supply.

I respectfully ask for your support of these redevelopment plans as they provide both a path forward for Hawai'i's economic recovery as well as a vision for an enhanced future.

Mahalo,

A handwritten signature in black ink, appearing to read "Nathaniel Kinney". The signature is fluid and cursive, with a large, stylized initial "N" and "K".

Nathaniel Kinney  
Executive Director  
Hawai'i Construction Alliance  
[execdir@hawaiiconstructionalliance.org](mailto:execdir@hawaiiconstructionalliance.org)

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

Regular Meeting

Wednesday, March 5, 2021

11:00 a.m.

Aloha Hawaii Community Development Authority Board Members,

The Hawaii Operating Engineers Industry Stabilization Fund (HOEISF) is a labor management fund representing 3000 unionized members in heavy engineering site work and 500 general contractors specializing in heavy site work and vertical construction. The Hawaii Operating Engineers Industry Stabilization Fund **submits this letter of support** for the following two project applications:

*Ulana Ward Village Project*

*Permit Number: KAK 21-001*

*Applicant: Victoria Ward, Limited Tax Map Key(s) (TMK): (1) 2-1-053:001(portion)*

*The Park Ward Village Project*

*Permit Number: KAK 21-002*

*Applicant: Victoria Ward, Limited Tax Map Key(s) (TMK): (1) 2-3-002:002 and 059 (portion)*

According to the 2019 Hawaii Housing Planning Study, it is estimated that about 50,000 housing units are needed to serve Hawaii residents over the next five years. These two projects, Ulana Ward Villages will help the city and state keep pace with reaching this goal.

The two proposed plans will create public park space, bring more housing for local residents, enhance walkability, bikeability and connectivity throughout the neighborhood.

Ulana Ward Village will create homes for local residents, a public park, and industrial space for businesses. Ulana Ward Village will provide approximately 697 reserved housing units for local residents and families with incomes between 100% and 140% of the area median income. Along with the new park and homes, the addition of light industrial and street-front commercial spaces will activate the neighborhood and serve as a connection point in bringing together Ward Village and the larger Kakaako community.

The Park Ward Village will expand Victoria Ward Park by over 37,000 square feet and enhance connectivity throughout the neighborhood. Situated next to the expanded Victoria Ward Park, The Park Ward Village's residential tower will consist of approximately 546 studio, one-, two-, and three-bedroom homes with open floor plans and island and ocean views. The Park Ward Village will include a unique and walkable retail destination accessible from all four sides of the building.



1259 Aala Street, Suite 201  
Honolulu, Hawai'i 96817  
Phone: (808) 523-9500  
Fax: (808) 523-9502  
[www.hihomeownership.org](http://www.hihomeownership.org)

April 27, 2021

John Whalen, Chair and Members of the Hawaii Community Development Authority  
547 Queen Street  
Honolulu, Hawaii 96813

**RE: May 5, 2021 Decision Making Hearing - Ulana Ward Village**

Dear Chair Whalen, Vice Chair Luersen, and members of the Authority:

Hawaii HomeOwnership Center's mission is to support sustainable homeownership through providing education and support to first-time home buyers in Hawaii. By increasing rates of home ownership, the Hawaii HomeOwnership Center aims to build stronger families and local communities.

Hawaii HomeOwnership Center writes in support of The Ulana Ward Village project as it will deliver a much-needed supply of housing in the prime location of Honolulu's urban core. The Ulana plans provide approximately 697 new workforce housing units for local residents and families between 100% and 140% of the area median income. Residents will benefit from a variety of available floor plans, including studio, one-, two- and three-bedroom residences, all of which feature ocean, city, or mountain views. The Ulana will also deliver necessary amenities and space for families to thrive in an urban setting by transforming existing aging warehouses and pavement along Ward Avenue into 60,000 square feet of open green space and a safe kids play area.

Finally, consistent with all Ward Village buildings, The Ulana incorporates the latest technologies to provide the most energy-efficient and sustainable design. This allows energy costs and corresponding HOA fees to stay low for long-term affordability.

Hawaii HomeOwnership Center supports the Ulana Ward Village development plan and commends the Hawaii Community Development Authority and The Howard Hughes Corporation for working together to provide more workforce housing within the urban core. Please vote in favor of this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Reina Miyamoto", written in a cursive style.

Reina Miyamoto  
Executive Director



Chamber of Commerce HAWAII  
*The Voice of Business*

May 5, 2021

John Whalen, Chair  
and Members of the Hawaii Community Development Authority  
547 Queen Street  
Honolulu, Hawaii 96813

**RE: May 5, 2021 Decision Making Hearing at 11:00 a.m.  
Ulana Ward Village and The Park Ward Village**

Aloha Chair Whalen, Vice Chair Luersen and members of the Authority;

Mahalo for the opportunity to testify in support of the Ulana Ward Village and The Park Ward Village projects.

The lives and livelihoods of our families, friends, and neighbors in Hawai'i depend on a thriving business community that keeps up with the times. The Ulana and Park Ward Village projects will raise the economic productivity of the Ward and Auahi area by bringing forth high profile retail spaces and opportunities for local and small businesses in a vibrant, up-and-coming, master-planned neighborhood.

Ward Village incorporates a mix of national and local retailers and restaurants, resulting in a premier shopping and dining destination reflective of Hawai'i's unique "melting-pot" culture. Further, Howard Hughes' support for small businesses encourages entrepreneurial growth for the current and up-and-coming generations, which will prove to be even more vital as our economy recovers from the challenges it endured through the pandemic.

At completion, Ward Village will have double the retail space it currently has, which will provide the necessary infrastructure to sustain the thriving local economy of the near future. The Ulana and Park Ward Village redevelopments are essential pieces to the finished puzzle.

Mahalo for your consideration of my testimony in support of the Ulana Ward Village and The Park Ward Village projects.

Sincerely,

Sherry Menor-McNamara  
President and CEO  
Chamber of Commerce Hawaii

## Kidder, Kapilialoha

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**From:** DBEDT HCDA Contact  
**Sent:** Monday, May 3, 2021 11:41 AM  
**To:** Schultz, Carson J  
**Cc:** Kidder, Kapilialoha  
**Subject:** FW: Public Testimony Website Submission {Project Name:15}

Hawaii Community Development Authority  
547 Queen Street  
Honolulu, Hawaii 96813  
Phone: (808) 594-0300

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**From:** TinaYamaki <anakama@wik.com>  
**Sent:** Monday, May 3, 2021 10:41 AM  
**To:** DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>  
**Subject:** Public Testimony Website Submission {Project Name:15}

<b>Name</b>
Tina Yamaki
<b>Organization</b>
Retail Merchants of Hawaii
<b>Email</b>
<a href="mailto:anakama@wik.com">anakama@wik.com</a>
<b>Project Name</b>
Ulana Ward Village and The Park Ward Village
<b>Do you support or oppose?</b>
Support
<b>Comment</b>
Testimony attached for the 5/5/21 decision-making hearing. Thank you.
<b>File Upload</b>
<ul style="list-style-type: none"><li><a href="#">Retail-Merchants-of-Hawaii-support-testimony.pdf</a></li></ul>



April 30, 2021

**RE: May 5, 2021 Hearing – Ulana Ward Village and The Park Ward Village**

John Whalen, Chair  
and Members of the Hawaii Community Development Authority  
547 Queen Street  
Honolulu, Hawaii 96813

Aloha Chair Whalen, Vice Chair Luersen and members of the Authority:

The Retail Merchants of Hawaii appreciates the opportunity to submit testimony in SUPPORT of the Ulana Ward Village and The Park Ward Village projects.

The Retail Merchants of Hawaii is a statewide not-for-profit trade organization committed to supporting the retail industry and businesses in Hawaii. The retail industry is one of the largest employers in the state, employing 25% of the labor force.

Local brick and mortar stores are the economic backbone of our community, providing significant employment opportunities as well as tax revenue for the State. The Retail Merchants of Hawaii supports the Ulana Ward Village and The Park Ward Village redevelopment projects as they will help provide a stable economic future for Hawaii's local businesses. In addition to providing the necessary infrastructure of commercial real estate and parking, The Park Ward Village will include a unique retail destination accessible from all four sides of the building.

The retailers and small businesses located within the Ward Village neighborhood will be able to grow and thrive with the addition of Ulana Ward Village and The Park Ward Village.

We humbly ask for your vote in favor of these projects.

Mahalo. If you have any questions or concerns on this matter, please feel free to contact me at (808) 592-4200 or [tyamaki@rmhawaii.org](mailto:tyamaki@rmhawaii.org)

A Hui Hou Kakou

TINA YAMAKI  
President  
Retail Merchants of Hawaii



# LiUNA!

**TESTIMONY OF THE HAWAII LABORERS' UNION LOCAL 368**  
**1617 Palama Street**  
**Honolulu, Hawaii 96817**

**PETER A. GANABAN**  
*Business Manager/  
Secretary-Treasurer*

**ALFONSO OLIVER**  
*President*

**JOBY NORTH II**  
*Vice President*

**TONI FIGUEROA**  
*Recording Secretary*

**JAMES DRUMGOLD JR.**  
*Executive Board*

**ORLANDO PAESTE**  
*Executive Board*

**JOSEPH YAW**  
*Executive Board*

**ESTHER AILA**  
*Auditor*

**RUSSELL NAPIHAA**  
*Auditor*

**MARK TRAVALINO**  
*Auditor*

**MARTIN ARANAYDO**  
*Sergeant-At-Arms*

**RE: April 5, 2021 Hearing The Ulana Ward Village and The Park Ward Village**

Chair Whalen, Vice-Chair Larsen, and Authority Members,

The Hawaii Laborers' Union Local 368 is made up of 5,000 working and retired men and women across the state of Hawaii and we **support** the above-captioned projects.

The COVID-19 pandemic has resulted in Hawai'i having one of the highest unemployment rates in the country. The Ulana and The Park Ward Village projects stand to create 687 construction and development related jobs per year, and will provide the local construction industry experience in the latest technologies in energy efficiency and environmental design.

Ulana Ward Village will provide 697 reserved housing units for local residents and families within the 140% to 100% AMI, and would provide over 37,000 square feet of green space, and infrastructure improvements at the Halekauwila Street extension and the Auahi Street promenade improvements will also enhance the walkability and bikeability connectivity throughout the neighborhood.

Most importantly, the Ulana Ward Village and The Park Ward Village projects will help ease the current housing shortage, since the demand for housing continues to increase every year, especially within Honolulu's urban core. Together, the Ulana and The Park Ward Village projects will introduce approximately 1,243 housing units into the market supply.

Therefore, The Hawaii Laborers' Union Local 368 respectfully requests your support of these redevelopment plans, The Ulana Ward Village and The Park Ward Village.

Respectfully,  
Ryan Kobayashi  
Government Affairs

LiUNA Local 368  
1617 Palama Street  
Honolulu, HI 96817  
Phone: (808) 841-5877  
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**Feel the Power**