

From: Tim Streitz
To: [Pablo Esa](#)
Subject: [EXTERNAL] Testimony 10/13/22 Agenda Item F
Date: Wednesday, October 12, 2022 7:42:07 AM

As chair of the McCully-Moilili Neighborhood Board, I am providing comments on the proposed Kuilei Place Project. Two presentations were made before the Board this year. While the community generally supported affordable housing, it raised concerns about the scale of the 1005-unit project, and its impact on infrastructure, particularly concerning traffic along Kapiolani Boulevard.

Project site access would allow for left turns across opposite direction vehicle lanes on Kapiolani Boulevard, which is a major artery through the neighborhood. Residents have pointed out the current challenges just for existing property owners/tenants along the road trying to cross traffic, especially during rush hour. With thousands of new residents in the proposed project, this new traffic pattern would be unsustainable. The site's location near the H-1 entrance may also prohibit placement of a traffic signal (which wasn't proposed) due to impacts on traffic flow. Board members raised concern that the traffic issue was not adequately addressed from the first presentation.

Other issues raised related to the project buildings being out of context with surrounding buildings, school enrollment, and open/recreational space needs. The lack of accessible project materials has also made it difficult for the Board and community to thoroughly evaluate the project.

Thank you for the opportunity to provide comments,
Tim Streitz



SELF-HELP HOUSING CORPORATION OF HAWAII

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October 12, 2022

To: Donn Mende, Chair &
Board of Directors
HHFDC

From: Claudia Shay
Executive Director

RE: Testimony in Support of Chapter 15-321 (HRS)
Affordable Housing Homeownership Revolving Fund

The Self-Help Housing Corporation of Hawaii supports the establishment of the Affordable Housing Homeownership Revolving Loan Fund to fund the development of affordable for sale housing for families whose incomes are below 120% of the area median income. By specifying that non-profit organizations are those eligible for applying for the funds it provides opportunities for funding which may otherwise be limited by conventional lenders. As there are other funds available for rental housing both at the state level and county levels, it is important that this particular revolving fund is geared to "for sale" housing. SHHCH particularly supports the provision that 50% of the units must be for families whose income are below 80% of the area median income with 5% of the units reserved for families whose incomes are below 50% of the area median income, or mixed income financing with 100% of all units reserved for families whose incomes are below 100% of the area median income.

SHHCH supports the broad scope of uses for the funds from planning, design, acquisition, and infrastructure to new construction, and rehab of units; thereby being less restrictive than other funding. The terms of the loan fund are particularly generous with a 1-2% fixed interest rate; a rate no longer available on the market today.

The HHFDC staff did an excellent job translating the legislation in to regulations creating a viable affordable housing homeownership loan fund geared to low income families where the need is greatest in Hawaii. Thank you very much for the opportunity to testify.



KAHALU'U NEIGHBORHOOD BOARD NO. 29

(He'eia Kea, 'Āhuimanu, Kahalu'u, Waihe'e, Ka'alāea, Waiāhole, Waikāne, Hakipu'u, Kualoa)

Neighborhood Commission Office ◊ 925 Dillingham Boulevard, Suite 160 ◊ Honolulu, Hawaii 96817
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"LET US NOT EVER HAVE AN UNHAPPY MINORITY; RATHER, LET US BUILD A COMMUNITY CONSENSUS."

**Kahalu'u Neighborhood Board #29 Motion
Relating to Removal of Hazard Trees/Albizia in Waiāhole Valley**

October 12, 2022

Per information provided by the Ko'olau Mountain Watershed Partnership and its Director John Carl (JC) Watson, we are aware that the areas encompassed by Waiāhole, Waikāne, Kahana and Waiawa comprise some the highest infestations of Albizia on O'ahu. And while our mauka watersheds are a target for elimination of the rapidly growing invasive, the threat of Albizia is increasingly prominent along areas where we live and work.

In Waiāhole, the threat from "Hazard Trees" is imminent, having caused several power outages, blockages of essential access to homes and farms and breaks in communication capacity in the past year alone.

Per the State's Strategic Plan relating to Albizia:

"The term "hazard tree" as defined in this strategic plan applies to all albizia trees whose height is greater than eight feet, and are growing within a distance of less than 1.5 times its height from roads, structures, power lines, hiking trails, areas of congregation, or anything of value, and whose failure will impact the aforementioned.

While residents and farmers in Waiāhole have worked to eliminate or control the growth of this invasive tree on their leases, participating in trainings with the KMWP and staff, the biggest threat to infrastructure in the valley is from vacant lots controlled by both the Hawai'i Housing Finance & Development Corporation (HHFDC) and the State Department of Hawaiian Homelands (DHHL), along with prominent private properties along the North and South Forks of Waiāhole Valley Road.

To this end and in response to concerns raised by the directly-affected community, the Kahalu'u Neighborhood Board No. 29 calls upon both the State agencies named and private landowners along these routes to take immediate steps to remove any and all "hazard trees" in order to ensure safe passage, emergency access, power and communication continuity.

***The Kahalu'u Neighborhood Board #29 PASSED this motion
by UNANIMOUS vote
at its Wednesday, October 12, 2022 Regular Meeting***

**Submitted by:
Ka'ano'i Walk, Chair**





KAHALU'U NEIGHBORHOOD BOARD NO. 29

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Kahalu'ū Neighborhood Board #29 Resolution Regarding Future of Agriculture

October 12, 2022

Whereas, the area served by the Kahalu'ū Neighborhood Board No. 29 (KNB), Northern Ko'olaupoko from He'eia through Kualoa, has a strong agricultural history, and KNB has a long-standing position supporting the community desire to protect and preserve agriculture uses; and

Whereas, the communities of Waiāhole and Waikāne are a rural family farming community; which, when threatened with development in the 1970's, fought to preserve those communities for farming that resulted in the State purchase of the lands; and

Whereas, State and County policies and plans consistently support agriculture and local food production, including:

- *The State's Aloha + Challenge has a goal to "[a]t least double local food production – 20-30% of food consumed is grown locally", which is only possible if agriculture is preserved and supported; and*
- *The State's "Increased Food Security and Food Self-Sufficiency Strategy" 2012 report, estimated that 80-90% of Hawai'i's food was imported and made Hawai'i particularly vulnerable to natural disasters and global events that could disrupt shipping and our local food supply. The purpose of the "Increased Food Security and Food Self-Sufficiency Strategy" is to increase the amount of locally grown food consumed by Hawai'i residents with one strategy to increase production identified as "Support the Agricultural Park Program, which provides public lands at reasonable cost and long-term tenure to farmers..."; and*
- *The City and County of Honolulu's proposed Land Use Ordinance public review draft of 6/23/21, states the revised use Article 5 is intended to better achieve the city's goals, including "Protects Agriculture Lands while expanding Opportunities for Farmers"; and*

Whereas, KNB #29 has long supported efforts that contribute to agriculture production including participation in the Waiāhole Water Case resulting in restoration of water to windward streams; and

Whereas, KNB #29 has supported protection of agriculture lands from development in He'eia, resulting in 400 acres of State-owned land, managed by Kāko'o 'Ōiwi under a long-term lease

from the Hawai'i Community Development Authority, that is actively producing food for our community; and

THEREFORE, BE IT RESOLVED, that the Kahalu'u Neighborhood Board #29 urges the State to use every opportunity to further its goals and policies to support agriculture and local food production, including providing public lands at reasonable cost, consistent with State standards, long-term tenure to farmers and developing creative options for community-based management.

*The Kahalu'u Neighborhood Board #29 PASSED this resolution
by UNANIMOUS vote
at its Wednesday, October 12, 2022 Regular Meeting*

Submitted by:
Ka'ano'i Walk, Chair


