

~~Speaker Registration~~/Testimony

All fields marked "*" are required and must be completed in order for this form to be valid.
Note: Registrations are not accepted prior to the agendas being posted.

Name(*) Linda Tanaka
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Meeting Date (*) 2016-03-03
Council/PH Committee (*) Zoning
Agenda Item (*) Bill 11 and Resolution 16-37
Your position on the matter (*) Oppose
Representing (*) Self
Organization
Do you wish to speak at the hearing? (*) No

Written Testimony

February 26, 2016 I support Bill 11 (2016) and Resolution 16-37. I oppose the proposed further development of Moanalua Hillside Apartments in my neighborhood. I have been to two community meetings concerning the development. The developer/owners, Douglas Emmett, were represented as a caring company wanting to work with the surrounding communities to address concerns of increased traffic and increased density, potentially 1,000 more residents. After reading reviews on two websites, Yelp and ApartmentRatings, I am unconvinced that the company is sincere in the care and maintenance of their current units. They were given a 1.5 (or less) out of a 5 star rating. The sites mirror each other in poor reviews. I am deeply concerned that they are not able to care for the units now, what will happen after increasing the number by 500 more units? They will not change overnight and start caring for the additional 500 units. The current 696 units were built at a time when the building code for parking space requirements were not as stringent as today's. Douglas Emmett is not proposing to bring the 696 units up to current building code parking standards. Douglas Emmett is under the assumption their proposed 509 studio and one bedroom apartments will attract singles and couples without children. The rents would be affordable at \$1,200 a month. According to a rental website,

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one bedroom units measuring 625 square feet currently rent for \$1,500. They cite wanting to provide housing for the workforce. Are your average single or couples able to afford \$1,200 - \$1,500 rents? I understand that Douglas Emmett is in a business and as a business, they need to make money to survive, attract new investments, etc. But in increasing their business, it is the communities' resources that will support their expansion. The increased traffic congestion may ultimately fall to the City or State to resolve due to the lack of forethought of developing beyond what the current capacity can withstand. The State would be burdened to increase capacity of Red hill Elementary School to accommodate an increased student population. Traffic on Moanalua Freeway and Roads in both directions is already affected by the current vehicle traffic patterns. Expansion of these roadways would fall to the City or State. The developer should be held accountable and "share" the burden of improving the existing facilities before they are allowed to proceed. Please put a halt to the project until due diligence is performed and improvements are made to existing infrastructure. Please halt the project until Douglas Emmett shows their commitment to our community. Please put a halt to the project. Mahalo for your time. Respectfully, Linda Tanaka 1309 Moanalualani Way, Apt F Honolulu HI 96819

**Testimony
Attachment**

**Accept Terms
and Conditions
(*)**

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