

# ~~Speaker Registration~~/Testimony

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 Meeting Date 07-12-2017  
 Council/PH Committee Zoning  
 Agenda Item Bill 58 CD1  
 Your position on the matter Support  
 Representing Self  
 Organization  
 Do you wish to speak at the hearing? No

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I write in support of Bill 58 CD1 but it does not go far enough:

1. On our island, development MUST address the needs of local taxpayers and residents, not mainland corporations and developers.

Our island is gentrifying as investors seek to redevelop lands around the rail as well as older communities. Most locals cannot afford what we are calling 'affordable' because we have set our standards way too high. We need to make sure that developers better serve our taxpayers' housing needs, and that what is considered 'affordable' is low enough to be affordable to residents. We cannot afford on our island to create new dense hotel projects and retail and shopping malls that are not for our island residents and are housing projects so luxurious that we cannot afford. Native Hawaiian, immigrant families with children are not served or housed in tiny small condo studios that have massive swimming pools, restaurants and movie complexes but are unaffordable.

Written Testimony

2. Bill 58 CD1 should require at least 30% affordable housing for all projects.

For many years, developers in Honolulu who received higher land values and development benefits through a zone change have been required to ensure that 30% of their units are affordable. All other counties already have similar requirements for all developments. Through the rail, developers will receive all the benefits of a zone change, under a streamlined permitting process. We can and should ask for at least the same level of affordable housing requirement.

3. Bill 58 CD1 should have truly affordable housing requirements.

Bill 58 CD1 is targeting families making way too much. Women, immigrant, and Native Hawaiians make much less than the median income. Affordable Housing must

be truly affordable to those who survive on minimum wage and lower paying jobs.

Thank you,  
Nanea Lo

Testimony  
Attachment  
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and 1  
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