



C & COUNCIL
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KAMEHAMEHA SCHOOLS®

Date: July 12, 2017
To: City Council, City and County of Honolulu, Regular Meeting
When: 10:00 a.m.
Testifier: Kamuela Cobb-Adams
Agenda Item: CR-273 – Bill 58 CD1 and CR-274 – Bill 59 CD1

Aloha e Chair Pine, Vice Chair Anderson, and Members of the Council,

My name is Kamuela Cobb-Adams, and I serve as Kamehameha Schools' O'ahu island senior director. Our Strategic plan guides us to contribute to the communities' collective efforts to improve Hawai'i's systems, including housing, to help advance a thriving Native Hawaiian population. We support efforts to provide more affordable housing and housing for all income levels, but are concerned with the overregulation of development which can impede the much needed development of housing in Hawai'i.

We oppose Bill 58, CD1 because we believe it will actually discourage developers from development, and fail to produce the much needed affordable housing in Hawai'i. Specifically, the 30-year affordability restriction for fee simple will prevent developers from being able to produce a project that can pencil, making the building of new projects difficult, if not impossible. This can negatively impact developers, homebuyers, and our community alike. Additionally, the removal of in-lieu fees is problematic. The in-lieu fees provide the ability for a developer to contribute to the County when they are unable to accommodate all the affordable housing units. Per a study done by the City, the proposal works only for the Ala Moana Corridor. Thus, for development to happen, the in-lieu fees provide an alternative where the implementation of this plan does not work. Finally, the removal of the phase in approach makes this bill even more detrimental to the housing market. As stated earlier, because this bill only pencils in the Ala Moana Corridor, development of housing outside the corridor will likely cease if these regulations are immediately placed on the entire county, which would go against the intent of the bill. The regulations imposed by Bill 58, CD1, have the potential to delay projects and ultimately prevent development of affordable housing units in other areas.

Instead, we support Bill 59, CD1 and believe that the rental product would be a better vehicle to keep housing affordable. In addition, we recommend that the incentives laid out in this bill be applied to workforce housing as well, rather than affordable housing units alone.

We are sincerely grateful for the opportunity to engage in meaningful discussion with the City Council to address the housing crisis in Hawai'i and appreciate this Council's commitment to increasing affordable housing for the people of Hawai'i.

Founded in 1887, Kamehameha Schools is an organization striving to advance a thriving Lāhui where all Native Hawaiians are successful, grounded in Christian and Hawaiian values, and leading in the local and global communities. We believe that community success is individual success, Hawaiian culture-based education leads to academic success and local leadership drives global leadership.

‘A‘ohe hana nui ke alu ‘ia. No task is too large when we all work together. Mahalo nui.