



# SIERRA CLUB OF HAWAII O'AHU GROUP

Sierra Club of O'ahu  
1164 Bishop St, Honolulu, HI 96813

2017 JUL 11 PM 4:00  
C & S DIVISION  
HONOLULU

Aloha Council members,

On behalf of the Sierra Club's O'ahu group and our 8,000 members and supporters we want to testify in support of Bill 58 regarding affordable housing. Establishing minimum affordable housing requirements as high as 15% in our urban TOD areas takes a serious step in the right direction towards combating our relatively low stock of housing in the market for what most families can realistically afford. The Sierra Club also appreciates this affordable housing requirements ability to combat the "drive until you can buy" phenomenon that plagues so many of our working families, which in turn will lower vehicle miles traveled and emissions given off during daily commutes. Finally, all of this together means that we control sprawling growth just a little bit more; placing more housing and especially affordable housing around TOD means that families can live closer to where they live, work and play all while conserving more of our green space on the island.

There is only one imperfection in this bill and that is that it proposes a reduction of In-Lieu Fees in all areas outside of Ala Moana, Downtown, or Chinatown rail transit stations areas, as well as all arrears outside of a rail transit station area. The reduction proposed takes the \$45 per square foot put into the City's Affordable Housing Fund and lowers it to \$27 per square foot in these areas; this is bad as it lowers the amount of funds the City has in its Affordable Housing Fund and it also encourages more development outside of our densest urban areas, by lowering cost.

It was approximately 3 years ago that this requirement was first proposed and that means we are already 3 years late. let's not wait a moment longer and take this critical step towards a more affordable future for our islands families. Mahalo for taking the time to read the O'ahu Group's comments and know that you have our full support as long as our requested change is made.

With aloha,

Elliot Van Wie  
Conservation Chair & Smart Growth Chair

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