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February 7, 2018

Kathy Sokugawa, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Director Sokugawa:

Subject: Request for Information from January 18, 2018 Special Zoning and Housing (Z&H) Committee Meeting

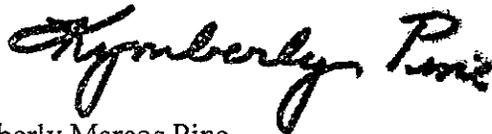
During the testimony stage of the January 18th Special Z&H meeting, the Committee again requested and the Department acknowledged, information that justified the Administration's proposed amendments to Bill 58. Specifically, the Committee requested information that would justify the Administration's proposed mandatory 30-year affordability period for for-sale units produced pursuant to Bill 58's affordable housing requirement. While the Administration provided examples of this requirement in various mainland jurisdictions, the Committee wanted a thorough analysis of the extent to which affordability periods were tried and tested in other counties within the State of Hawaii, what those periods of affordability were, and the number of housing units produced under those programs.

Yesterday the Z&H Committee received the Administration's response to this inquiry via letter, dated February 1, 2018, subject: Review of City Council Zoning and Housing (Z&H) Committee Testimony and Ideas on Bill 58 (2017). While the Committee appreciates the comments from the Department, the letter fails to address the Committee's questions and concerns relating to prior efforts in Hawaii's other three counties. In the over five pages of comments, the Department took only two sentences to respond to this important issue, which was summarily dismissed without any reasoning or evidence, as was requested during the Special Z&H Committee hearing and in numerous follow-up meetings since January 18th.

Therefore, the Committee again requests the Administration to provide a thorough analysis of the extent to which affordability periods were tried and tested in Honolulu (from 1999 to 2005) as well as other counties within the State of Hawaii, what those periods of affordability were, and the number of housing units produced under those programs. Anecdotal evidence in this requested response from the Housing and/or Planning Directors from each of the other counties would be helpful to confirm the efficacy of various affordability periods for for-sale units.

The Committee sincerely appreciates the Administration's efforts to work with the Council to address Oahu's affordable housing crisis. Learning from our fellow local counties is an important step to crafting a policy that will produce truly affordable units for our local families. As you well know, this policy will impact not only Oahu's housing, but also our island's economy – from the builders, material suppliers and laborers. Now more than ever it is important to thoroughly understand what has worked here in Hawaii, and more importantly – what can work in the future. We look forward to receiving the requested materials and working together to finalize the forthcoming Affordable Housing Requirement. Should you have any additional questions or wish to contact me, please do not hesitate to call my office -808-768-5001 or send me an email – kmpine@honolulu.gov.

Sincerely,

A handwritten signature in black ink that reads "Kymberly Marcos Pine". The signature is written in a cursive, flowing style.

Kymberly Marcos Pine
Councilmember, District 1

cc: Mayor Kirk Caldwell
Roy Amemiya, Managing Director
Harrison Rue, TOD Administrator
Councilmembers