



KAILUA NEIGHBORHOOD BOARD NO. 31

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March 7, 2019

Ms. Ann Kobayashi, Chair & Presiding Officer
City Council
City and County of Honolulu
Honolulu Hale
Honolulu, HI 96813

Subject: Bill 7 relating to Affordable Rental Housing

Aloha Ms. Kobayashi,

The Kailua Neighborhood Board (KNB) is aware of the City Council's intent to consider Bill 7 relating to Affordable Rental Housing at the regular meeting to be held on March 8th.

At today's KNB Regular Meeting, the KNB adopted the following motion: **"The Kailua Neighborhood Board opposes City Council Bill 7 (2019) Affordable Rental Housing, which changes the Land Use Ordinance (LUO) to reduce current restrictions and permit affordable housing in apartment, apartment mixed use, business, and business mixed use zoning districts and all other zoning districts in which public elementary, intermediate and high schools are permitted in Kailua."**

The KNB's rationale for opposition to the proposed bill is provided for your consideration:

The purpose of the bill is to create a temporary program to accelerate the construction of affordable rental housing on apartment and business mixed use-zoning properties by relaxing zoning and building code standards and offering financial incentives

There are several areas in Kailua zoned apartment or business mixed-use where current development restrictions apply such as Uluniu Street, an area adjacent to Kawainui/Oneawa stream, Coconut Grove where apartments are built amongst single family homes, and the area behind Target.

Bill 7 does the following:

- Deletes height setback requirements.
- Makes building height 60 feet. Maximum building height in Kailua is 40 feet
- Deletes requirement for off-street parking
- Allows parking in side and rear yards
- Creates inappropriate density development in Kailua

- Allows maximum lot area to be 20,000 sq ft
- Allows minimum front yard set back to be 10 feet
- Allows minimum side and rear yards to be 5 feet, now 10 feet.
- Changes FAR for A-1 apartment from .6 to 4.0 FAR. And changes FAR for A-2 apartment from .9 to 4.0
- Allows building mid-rise multi-family residential buildings on 80% of land area, up from 60% for a 7,500 sq. ft. lot, and from 50% for a 10,000 sq. ft. lot.
- Restricts households in affordable rental housing units must have a lease with a term of no less than 6 months with a prohibition against subleasing
- Requires that at least 80% of the total number of units are affordable rental housing units
- Requires that no more than 20% are occupied by the property owner(s) or persons related by blood, marriage, or adoption the property owner(s) or designated authorized representatives
- Prohibits affordable rental housing in transit oriented development (TOD) special districts
- Waives collection of plan review and building permit fees

It was emphasized by many board members that the KNB is not opposed to Affordable Rental Housing in Kailua, and would welcome more. The opposition is strictly focused on the Land Use Ordinance relaxations that are not compatible with the character of Kailua, such as allowing a building height of 60' when other buildings in Kailua are limited to 40' and not requiring off-street parking to be provided with the housing units when parking availability is already limited in Kailua.

We appreciate the City Council's consideration of these KNB concerns.

Sincerely,

William M. Hicks

William M. Hicks, Chairman

Copy to:
Councilman Ikaika Anderson