

CITY AFFAIRS UPDATE

KEEPING HONOLULU REALTORS® INFORMED & INVOLVED IN HBR'S PUBLIC POLICY AGENDA

Wednesday, February 18

9 a.m. City Council – morning session
2 p.m. City Council – afternoon session

Tuesday, February 10

9 a.m. Public Health, Safety & Welfare:
Chair Ron Menor
10:30 a.m. Parks, Community & Customer Services:
Chair Kymberly Pine
1 p.m. Executive Matters and Legal Affairs:
Chair Trevor Ozawa

Wednesday, February 11

9 a.m. Budget: Chair Ann Kobayashi
1 p.m. Public Works, Infrastructure, & Sustainability:
Chair Carol Fukunaga

Thursday, February 12

9 a.m. Zoning and Planning: Chair Ikaika Anderson
1 p.m. Transportation: Chair Joey Manahan
2:30 p.m. Business, Economic Development & Tourism:
Chair Brandon Elefante

Monday, Feb. 16 – President's Day

Revised Central Oahu Plan available for review and comment

The Department of Planning and Permitting (DPP) is inviting comments on draft changes to the Central Oahu Sustainable Communities Plan (SCP). Comments are due by March 13.

The DPP will hold a workshop on Feb. 14 from 8 a.m. to 12:30 p.m. in the Mililani Mauka Elementary School cafeteria. The Draft Plan is available at <http://bit.ly/1Ch3Vfk>, and in the DPP's 7th floor office in the Fasi Municipal Building. Copies of the plan will also be distributed area neighborhood board meetings.

The revised document is an update of the 2002 Central Oahu SCP, which is the city's guide for the future of the region that includes Wahiawa, Mililani, Mililani Mauka, Waipio, Kunia, Waikele and Waipahu.

Proposed policy updates address:

- Climate change impacts;
- Economic opportunities, including diversified agriculture and new job centers in Wahiawa-Whitmore Village; and
- New infrastructure strategies, such as Complete Streets, and low-impact development best practices.

The plan continues to emphasize the revitalization of Waipahu through transit-oriented development, the encouragement of town centers, and more alternatives to automobile usage.

Central Oahu, as one of the three areas designated for growth under the Oahu General Plan, expected to experience moderate growth between now and 2035, with the addition of 9,900 new

housing units to accommodate projected population increases. The plan provides capacity for residential development while protecting about 10,350 acres of high-quality agricultural land.

West Oahu continues to experience the greatest growth in the state with double-digit population increases.

The final proposed plan revisions are expected to be complete later this year, and sent to the Planning Commission and City Council for consideration.

Kobayashi's Bill 1 Offers Tax Relief for Low-Income Rentals

The first bill of 2015 was introduced by Council Member Ann Kobayashi to offer property tax relief for low-income rental housing. According to the bill, a property owner could dedicate their dwelling for low-income rental for 5 years if it designated as Residential A and if the property is valued less than \$1.3 million.



Ann Kobayashi

The property must be exclusively used for rental with a minimum one-year lease at a rate below 80 percent of the median income. The property owner must petition the city for the dedicated tax years to be used as low-income rental housing. Currently, while the bill suggests some sort of exemption from real property taxes, it does not detail what that amount might be.

City Charter Commission Prepares for 2016 Elections

Mayor Kirk Caldwell and Council Chair Ernie Martin have begun the selection and appointment of members of the Charter Commission, which will begin this year. The Commission is comprised of 13 members – 6 appointed by the Mayor, and 6 appointed by the Council Chair. The last member is appointed by the Mayor but confirmed by the Council.

The Charter Commission will conduct a review of operations of city government and may propose amendments to the Charter. Council chair appointees include Reggie Castanares, Donna Ikeda, Nathan Okubo, Edlyn Taniguchi, Paul Oshiro, and David Rae. Guy Fujiwara was also confirmed. The appointees from the Mayor are still pending.

Resolution Encourages Information Sharing on TVUs

Council Member Joey Manahan is requesting that the City collect and share information on transient vacation unit and bed and breakfast establishments with the state of Hawaii. According Reso 15-26, Oahu is consistently ranked one of the best travel destinations in the world and hosts more than four million visitors a year. The Hawaii Tourism Authority



Joey Manahan

City AFFAIRS UPDATE

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(HTA) concluded that the number of visitors to Oahu increased by 2.9 percent in 2013 and estimates that there will be continued steady growth in Oahu visitor numbers. Based on a study released by the HTA in December 2014, demand for accommodations beyond the traditional hotel, condominium-hotel or timeshare rooms, has increased, and non-traditional units, such as Transient Vacation Units (TVUs) and guest rooms in Bed and Breakfast (B&B) homes, now represent approximately 25 percent of Hawaii's total visitor unit count. The HTA estimates that there are 4,411 units in TVUs and B&Bs available on Oahu.

The Council recognizes the potential for increased revenue, for both the City and the State, from the collection of Transient Accommodation Taxes (TAT), income taxes and General Excise (GE) Taxes, if all of such taxes owed by proprietors of the TVU and B&B accommodation units are collected. Therefore, they are recommending that the City Administration, including the Department of Budget and Fiscal Services and the Department of Planning and Permitting, share the name, location and other such pertinent information that it may have regarding permitted and non-permitted TVUs and B&Bs with the State of Hawaii, Department of Taxation, with the expectation of a coordinated effort to address the transient challenges on the island.

Green Technology Sought for Honolulu Hale

The City's General Plan calls for the conservation of energy through more efficient management of its use and specifically to "carry out public, and promote private, programs to more efficiently use energy in existing buildings and outdoor facilities." City buildings are significant users of energy, water and natural resources.

Green building is a whole-systems approach to the design, construction, and operation of buildings that employs materials and methods that promote natural resource conservation, energy efficiency and good indoor-air quality. The benefits of green building design, construction and operation should be enjoyed by the residents, workers and visitors of the City.

According to the administration, during FY 2014, City departments consumed 165,042,309 kilowatt hours of electricity at a cost of \$54,618,915. The City Council believes that the City should lead by example by implementing practices for its buildings that protect natural resources, prevent waste, reduce consumption and promote human health and wellbeing.

Through Reso. 15-26 introduced by Council Member Carl Fukunaga, the Council is urging the City administration to initiate a pilot program to solicit green technology solutions for Honolulu Hale. They believe that green technology solutions would, among other things, reduce electricity consumption for air conditioning and electronic equipment, thereby saving money that can be invested in the further development of energy and cooling solutions for the City.

HONOLULU BOARD OF REALTORS® 2015 CITY AFFAIRS COMMITTEE

COMMITTEE PURPOSE: To advocate on issues important to the Honolulu Board of REALTORS®, influence legislative and regulatory policies to protect private property rights and which impact the real estate industry on Oahu.

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