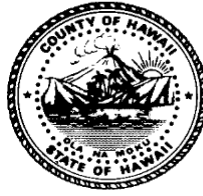


C. Kimo Alameda, Ph.D.
Mayor



John Pelletier, Chair
Raymond Kirchner
Vacant
Shane Palacat-Nelsen
Charles Young
Nancy Piscichio, Vice Chair
Charla Thompson
Vacant
Roselyn Molina

County of Hawai'i

KONA COMMUNITY DEVELOPMENT PLAN ACTION COMMITTEE

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February 13, 2026

Council Chair Dr. Holeka Goro Inaba
and Members of the Hawai'i County Council
County of Hawai'i
25 Aupuni Street, Suite 1402
Hilo, Hawai'i 96720

**SUBJECT: Kona Community Development Plan Action Committee –
Testimony on Bill 63 (Draft 3), Relating to Dwellings**

Aloha Council Chair Inaba and Council Members:

The Kona Community Development Plan (CDP) Action Committee (AC) met on Tuesday, February 10, 2026, at the West Hawai'i Civic Center. Among the agenda items was a discussion regarding submission of testimony on Bill 63 (Draft 3), relating to dwellings.

On February 4, 2026, a revised draft of Bill 63 was introduced and approved by the Hawai'i County Council (Communication No. 333.17). This measure would require applicants seeking approval to develop workforce housing within the Industrial-Commercial Mixed (MCX) District to obtain a use permit pursuant to Section 25-5-132(b) of the Hawai'i County Code.

The AC supports this provision requiring use permit review for dwellings within the MCX District. Case-by-case evaluation provides an opportunity to ensure that proposed projects meaningfully contribute to the provision of needed workforce housing and are appropriately considered within the district context.

As part of that review process, the AC respectfully recommends that applicants address the following:

1. The relationship between the proposed workforce housing and employment opportunities located within the MCX District; and

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2. The affordability of proposed dwellings for the workforce population they are intended to serve.

Mahalo for your time, consideration, and continued commitment to thoughtful and collaborative policymaking on matters affecting our communities.

Sincerely,

A handwritten signature in black ink that reads "John Pelletier". The signature is written in a cursive, flowing style.

John Pelletier, Chair
Kona Community Development Plan Action Committee

JH:ea

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