

RES23-011
Testimony

MISC. COMM. 45

ZONING (ZON)

ZONING (ZON) Meeting

Meeting Date: Feb 8, 2023 @ 09:00 AM

Support: 22

Oppose: 0

I wish to comment: 2

Name: Marlene De Costa	Email: mdecosta@rcchawaii.org	Zip: 96825
Representing: Roman Catholic Church in the State of Hawaii	Position: Support	Submitted: Feb 3, 2023 @ 11:02 AM
Name: Rachel Ventura	Email: chee.rachel@yahoo.com	Zip: 96706
Representing: Self	Position: Support	Submitted: Feb 3, 2023 @ 11:23 AM
<p>Testimony:</p> <p>Aloha City Council:</p> <p>- Seniors deserve to be safe, warm, and comfortable in their elder years. Working in Honolulu you see a lot of seniors without family members living on the streets instead of warm in their homes due to being priced out of rental units. I believe due to fixed incomes not being enough to afford current market or what Hawaii considers affordable rents they have to live on the streets or dangerous situations.</p> <p>Mahalo,</p> <p>Rachel</p>		
Name: Laurie Chan	Email: laurieannchan@yahoo.com	Zip: 96819
Representing: Self	Position: Support	Submitted: Feb 3, 2023 @ 04:19 PM
<p>Testimony:</p> <p>I am in support of authorizing exemptions from certain requirements relating to the Fort Street Mall Affordable Senior Rental Housing Project in Downtown Honolulu because there is a critical need for equitable senior housing opportunities. Seniors need access to critical services in the urban core and this type of project located in the heart of Downtown Honolulu would be able to fill that need.</p>		
Name: Daniel Curran	Email: dancurran55@gmail.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Feb 3, 2023 @ 05:17 PM
Name: Sterling Higa	Email: sterling@hawaiiisfuture.org	Zip: 96779
Representing: Housing Hawaii's Future	Position: Support	Submitted: Feb 4, 2023 @ 10:27 AM
Name: Dayna Yogi	Email: dayogi16@gmail.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Feb 6, 2023 @ 09:48 AM
Name: Duke Hashimoto	Email: dukeearlhashimoto@gmail.com	Zip: 96707
Representing: Self	Position: Support	Submitted: Feb 6, 2023 @ 10:31 AM
<p>Testimony:</p> <p>Dear Honolulu City Council,</p> <p>I am from Kapolei and I am writing in support of the subject resolution. As we all know we need housing in Honolulu, especially</p>		

for our kupuna. We already have a homeless problem and we cannot have our elderly being a victim to this problem. Anything that can be done to build more affordable housing is a good thing and we should support this in all forms. Please do not delay this project as it is an important need being provided to the community.

Mahalo,
Duke Hashimoto

Name: jonathan kishaba	Email: joki4594@colorado.edu	Zip: 96813
Representing: Self	Position: Support	Submitted: Feb 6, 2023 @ 10:44 AM

Name: Ben Dookchitra	Email: bdookchitra@gmail.com	Zip: 96815
Representing: Self	Position: Support	Submitted: Feb 6, 2023 @ 10:46 AM

Name: MICAHA MASEI	Email: mwmmasei@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Feb 6, 2023 @ 10:48 AM

Testimony:
I hope this letter finds you in good spirits. I am writing to express my enthusiastic support for the resolution regarding affordable housing in Honolulu. As we all know, housing is an essential need for everyone, especially for our beloved senior citizens. I am thrilled to see that our community is taking proactive steps to address this critical issue promptly. The current situation of homelessness is distressing, and it is heartening to know that we can work together to ensure that our seniors have a roof over their heads. Building more affordable housing is a step in the right direction, and I believe it will positively impact our community. I am particularly impressed by the efforts of Catholic Charities Housing Development Corporation. Their commitment to addressing the housing crisis in Honolulu is truly inspiring, and I am proud to be a part of a community that supports organizations like this. In conclusion, I would like to express my gratitude for your unwavering commitment to this resolution without delay. Thank you for your time and attention.

Name: Mark Toohey	Email: mbtoohey@gmail.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Feb 6, 2023 @ 10:50 AM

Name: Mary Frances Oneha	Email: moneha@waimanalohealth.org	Zip: 96795
Representing: Waimanalo Health Center	Position: Support	Submitted: Feb 6, 2023 @ 10:56 AM

Name: Toni Miller	Email: toni00miller@gmail.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Feb 6, 2023 @ 11:32 AM

Name: Elisha Hirakawa	Email: ehirakawa69@gmail.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Feb 6, 2023 @ 12:48 PM

Name: Myungki Kang	Email: namumgmt@gmail.com	Zip: 96825
Representing:	Position:	Submitted:

Self	Support	Feb 6, 2023 @ 12:55 PM
<p>Testimony:</p> <p>I strongly push this issue on the Hawaii that we need more senior housing opportunities in Hawaii, including myself. It is hard to find a home to let me live in and apply it myself. I believe the state needs to provide more affordable housing to let seniors to live in the town.</p> <p>It is good chance for someone to help the state move better way.</p> <p>Go, Avalon. Go Hawaii Go Honolulu.</p>		
Name: JoAnn Yee	Email: joeyee96@gmail.com	Zip: 96701
Representing: Self	Position: Support	Submitted: Feb 6, 2023 @ 01:15 PM
<p>Testimony:</p> <p>Honolulu City Council Honolulu, Hawaii 96813</p> <p>Subject: Zoning Meeting Option 2/8 Resolution 23-11 Fort Street Mall Affordable Senior Housing Rental, 201H Project (2022/GEN-12) Dear Honolulu City Council,</p> <p>I support the above subject resolution. As we all know we need housing in Honolulu, especially for our elderly of which I am one. Our homeless problem is very sad and it is sadder to think that our seniors could end up homeless as well. We must do everything that can be done to build more affordable housing and we should support this in all forms. I am grateful Catholic Charities Housing Development Corporation is trying to help in this regard.</p> <p>Mahalo for your support of this resolution.</p>		
Name: Connie Mitchell	Email: angiek@ihshawaii.org	Zip: 96817
Representing: The Institute for Human Services	Position: Support	Submitted: Feb 6, 2023 @ 06:20 PM
Name: June Freunds Schuh	Email: junebiz@hotmail.com	Zip: 96825
Representing: Self	Position: Support	Submitted: Feb 6, 2023 @ 09:32 PM
<p>Testimony:</p> <p>Aloha,</p> <p>I support this bill. Affordable housing issue hits very close to my heart as few of my family members and friends are moving away in their golden years simply can't afford their home here anymore. Providing home near a centralized area is a common sense approach to support our kupuna. Please pass this bill.</p>		
Name: Mark Saito	Email: manusaito808@gmail.com	Zip: 96822
Representing: Self	Position: Support	Submitted: Feb 7, 2023 @ 08:05 AM
<p>Testimony:</p> <p>I support this resolution to provide affordable housing for seniors in the local downtown area - Fort Street Mall. I have worked on three different island, Oahu, Big Island, and Kauai for Habitat for Humanity, and helped to build over a hundred homes for local families. Everything that we can do to build affordable housing I will always support.</p>		

thanks,

Mark Saito

Name: Greg Kawakami	Email: GregK@waiponoinvestment.com	Zip: 96813
Representing: Waipono Investment Corporation	Position: I wish to comment	Submitted: Feb 7, 2023 @ 09:00 AM
Name: Russell Lau	Email: RussellL@financefactors.com	Zip: 96813
Representing: Finance Factors, Ltd.	Position: I wish to comment	Submitted: Feb 7, 2023 @ 09:01 AM
Name: Lisa Sakamoto	Email: sakamotol004@hawaii.rr.com	Zip: 96821
Representing: Self	Position: Support	Submitted: Feb 7, 2023 @ 10:59 AM
Name: Keali'i S. Lopez	Email: klopez@aarp.org	Zip: 96813
Representing: AARP Hawai'i	Position: Support	Submitted: Feb 7, 2023 @ 12:24 PM
Name: Zhizi XIONG	Email: Alohdivinedesign@gmail.com	Zip: 96817
Representing: CARES Community Advocacy Research Education Services	Position: Support	Submitted: Feb 8, 2023 @ 08:40 AM
Testimony: CARES testifies in strong support of the measure.		

City Council Committee on Zoning in Support of Resolution 23-11
Wednesday, February 8, 2023, at 9:00 a.m. In City Council Chamber

Dear Chair Say, Vice Chair Tyler Dos Santos-Tam and Honorable Members,

Please fully support Resolution 23-11, which would authorize exemptions for the Fort Street Mall Affordable Senior Rental 201H Project being developed by Catholic Charities Hawaii Development Corporation (CCHDC) in Downtown Honolulu.

This project has the support of the community with one exception, its adjacent neighbor, the owners of the office building known as Finance Factors. Its sole objection is the use of the “alley”, which is provided equally to the landowners by way of a long-standing easement provided for long before either of the parties purchased the property.

The 2 parcels on which the Affordable Senior Rental project will be built, is owned by Roman Catholic Church in the State of Hawaii (RCCH), 1 purchased in 2007 and the 2nd in 2010, former occupied by Kim Chow Shoes (Robins) and the 2nd building by Jeff Stone with an architectural firm. Upon the purchase by RCCH, which was using it as administrative support space for the diocese and the Cathedral of Our Lady of Peace. Since the RCCH purchase, there have been few issues with the easement use, almost negligible.

In speaking with CCHDC, they anticipate developing the same cooperative relationship with the easement use as it has been with RCCH. The easement area will be used by building support vendors in the same way it had been by small utility trucks arriving at different days and times, such as A/C, elevator, janitors, etc. The trash removal will be done prior to the adjacent office building opening for the day as is in all of downtown Honolulu. Tenant move-in/outs can be scheduled on Saturdays, a non-office day. Postal delivery will use the alley in the same way it currently does servicing Finance Factors. Use of the alley can be balanced effectively to insure safe use by all parties.

As the Director of Real Estate for RCCH, I am aware of the current use of the easement area, as well as how it is mutually shared. In my professional career prior to joining RCCH, I had spent 25 years in commercial management of office, retail, and industrial product. In fact, two of my prior firms managed Finance Factors so I have a clear understanding of how the uses need to be managed for both tenants and owners needs. I am assured that CCHDC will continue this pattern.

RCCH is contributing its land to this CCHDC Affordable Housing project in line with its strategic objectives, “Witness to Jesus Road Map for Our Mission” in 2008 and continuing in the current strategic plan “Stewards of the Gospel”, which specifically speaks to supporting affordable housing. We will also support Finance Factors should they decide to convert some/all of their office building into affordable housing. You might ask, how would I know this to be a possibility? RCCH is the ground lessor for 54.4% on which Finance Factors building is situated. There is a rent reopening in 2024 and the ground lease terminates in 16 years on 3/31/39, at which time RCCH will be a joint owner of this property. We need to be involved in these decisions.

In closing, RCCH contributed under market land to HOPE Services Hawaii, operating on the Big Island of Hawaii, which in turn developed an affordable senior housing village, fully supported by that County’s administration and Council. We are hopeful that the City & County of Honolulu will do likewise for this affordable senior project patterned similarly.

Again, I strongly request that you support Resolution 23-11 and the affordable benefits it will provide to Honolulu’s aging seniors.

Marlene R. De Costa, CPM, RPA

Director of Real Estate, Roman Catholic Church in the State of Hawaii

Dan Curran

821B Puunani Place Honolulu, HI 96817

Phone: 808-222-8219 email: dancurran55@gmail.com

February 3, 2023

Honolulu City Council
Honolulu, Hawaii 96813

Subject: Resolution 23-11 Fort Street Mall Affordable Senior Housing Rental,
201H Project (2022/GEN-12)

Dear Honolulu City Council,

I am writing in support of the subject resolution. As we all know we need housing in Honolulu, especially for our elderly. We already have a homeless problem and it is unconscionable to think that our seniors would end up homeless as well. Anything that can be done to build more affordable housing is a good thing and we should support this in all forms. My hat is off to Catholic Charities Housing Development Corporation for trying to help in this respect. Thank you for your support of this resolution.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Curran", with a stylized, flowing script.

Daniel Curran

February 8, 2023

Dear Councilmembers,

I write in support of Resolution 23-11, authorizing exemptions for the Fort Street Mall Affordable Senior Rental 201H Housing Project.

Our city and state are in the midst of a housing crisis. I trust that you, as public servants, understand this and don't need another round of statistics.

The question is how best to resolve this crisis.

At Housing Hawai'i's Future, we believe in transit-oriented development, with the goal of creating compact, pedestrian-friendly communities that support our housing needs while reducing traffic and pollution.

This project – with its central location in downtown Honolulu – will help contribute density to the urban core and help revitalize it.

In addition, the Fort Street Mall Affordable Senior Rental 201H Project will allow seniors in the community to age in place.

Senior housing is one of the best ways to solve our housing crisis, as each unit created for a senior frees up a housing unit for the next generation.

Please support Resolution 23-11.

Thank you,



Sterling Higa
Executive Director
Housing Hawai'i's Future

sterling@hawaiisfuture.org

+1 (808) 782-7868

February 6, 2023

Office of the City Clerk,
Attention: Information Section,
530 South King Street, Room 100,
Honolulu, HI 96813

Subject: Resolution 23-11 Fort Street Mall Affordable Senior Housing Rental,
201H Project (2022/GEN-12)

Dear City Council of Honolulu,

I am writing in support of Resolution 23-11 and the Fort Street Mall Affordable Senior Housing Rental project. This proposed infill project in the core of Fort Street Mall is exactly the type of change we need to help revitalize the area. As we're all well aware, downtown has so much to offer but unfortunately carries a negative stigma with Fort Street Mall bearing a lot of that weight. In order to change that, we need to change the landscape by providing accessible affordable and low-income housing. This is especially prevalent for our seniors, who are getting priced out of housing in the only place they've called home. We can't allow this continue and a project like this, in the center of public transit options and government services, is exactly what our kupuna need and deserve. Catholic Charities is known for their history of community work and helping homelessness in Hawaii—this is a trustworthy organization to lead and operate a successful housing project for the long run. 1132 Bishop lead the charge and has been very successful. This project a necessary next step with many more to follow. Thank you for your support of this resolution.

Sincerely,

Dayna Yogi

666 Prospect St. Honolulu, HI 96813
Phone: 808-295-9573 email: joki4594@colorado.edu

Honolulu, Hawaii 96813

201H Project (2022/GEN-12)

I hope this letter finds you well. I am writing to express my strong support for the resolution (23-11) regarding affordable housing in Honolulu. As we all know, there is a significant need for housing in our city, particularly for our elderly population. The current homeless problem is concerning, and it is unimaginable that our seniors could also become homeless.

In light of this, I believe that any actions taken to build more affordable housing should be supported and encouraged. I have great respect for Catholic Charities Housing Development Corporation for their efforts in this regard. They are truly making a positive impact in our community, and I applaud their dedication.

In conclusion, I would like to express my appreciation for your support of this important resolution. We must work together to address the housing crisis in Honolulu, and I am confident that with your help, we can make a make Hawaii affordable for our kupuna.

Sincerely,

Ben Dookchitra
1551 Ala Wai Boulevard, Apartment 203
Honolulu, HI 96815

February 6, 2023

Honolulu City Council
Honolulu, Hawaii 96813
Submitted Electronically
<https://hnldoc.ehawaii.gov/hnldoc/testimony>

Re: Resolution 23-11
Fort Street Mall
Affordable Senior Housing Rental
201H Project (2022/GEN-12)

Dear Honolulu City Council:

I live in Waikiki and am represented by Councilmember Tommy Waters. I am writing in support of the above-reference resolution and project, which will create much-needed affordable housing for our elderly citizens. The lack of housing on Oahu is at crisis levels, driving locals out of our state and leaving our seniors and vulnerable community members at risk of homelessness.

This project will ensure our seniors have a roof over their head and remain a part of our community. The network of relationships and support they have built over a lifetime will remain in place. The fabric of our community will remain intact. I thank Catholic Charities Housing Development Corporation for taking on this critical project.

I urge you to approve this project and facilitate its development without delay. Our seniors do not have time to wait.

Thank you for your support of this project and resolution.

Regards,

Ben Dookchitra

Ben Dookchitra

February 6, 2023

Honolulu City Council
Honolulu, Hawaii 96813

Subject: Resolution 23-11 Fort Street Mall Affordable Senior Housing Rental,
201H Project (2022/GEN-12)

Dear Honolulu City Council,

I am a resident of Makiki represented by Councilman Say and am writing in support of the subject resolution. Housing in Honolulu is becoming less and less accessible for thousands of people and this resolution would go a long way to increase accessibility for our kapuna. As homelessness abounds let's not allow the opportunity for affordable housing to pass us by. I implore the Council to not delay efforts put forth in the resolution. Anything that can be done to build more affordable housing is a good thing and we should support this in all forms. Thank you for in advance for your support of this resolution.

Sincerely,

Mark B. Toohey

Resident of Makiki, Council District 5, O'ahu



City Council
City and County of Honolulu
City Council Chamber, Committee on Zoning
February 8, 2023, 9:00am

Resolution 23-11 – Fort Street Mall Affordable Senior Rental 201H Project

Dear Chair Say, Vice Chair Dos Santos-Tam, and Members of the Committee on Zoning,

Waimānalo Health Center **supports** Resolution 23-11 authorizing exemptions from certain requirements relating to the Fort Street Mall affordable senior rental housing project in downtown Honolulu and strongly supports this affordable rental housing project be approved without delay.

As the Chief Executive Officer of Waimānalo Health Center, I recognize that although this project is not within the geographic area served by Waimānalo Health Center (Makapu'u to Kualoa), the demand for affordable housing in Hawai'i is significant, severely felt in every community, and impactful to achieving an improved health status for each resident of this State. This project admirably responds to the huge demand for affordable Kupuna rental housing.

I strongly urge the Committee on Zoning and the Honolulu City Council support Resolution 23-11 in order to realize the substantial benefits to the Kupuna and their 'ohana in this State.

Mary Frances Oneha, APRN, PhD, FAAN
Chief Executive Officer
moneha@waimanalohealth.org
(808)259-7948

February 6, 2023

Honolulu City Council
Honolulu, HI 96813

Subject: Resolution 23-11 Fort Street Mall Affordable Senior Housing Rental,

201H Project (2022/GEN-12)

Dear Councilmember Say,

I support the resolution to bring critically necessary housing for our seniors. Without it, they will be left on the streets. The location on Fort Street Mall will allow seniors access to many services, bus routes, and necessary connections for their health and wellbeing. We must act in the best interests of our kupuna. Please do not delay!

Sincerely,

Toni Miller
Toni00miller@gmail.com
Ala Moana

Elisha Hirakawa

7000 Hawaii Kai Drive Unit 3104

Phone: 808-284-2847 email: ehirakawa69@gmail.com

February 6, 2023

Honolulu City Council
Honolulu, Hawaii 96813

Subject: Resolution 23-11 Fort Street Mall Affordable Senior Housing Rental,
201H Project (2022/GEN-12)

Dear Honolulu City Council,

I am represented by council member Tommy Waters and am writing in support of the subject resolution. As we all know we need housing in Honolulu, especially for our elderly. We already have a homeless problem and it is unconscionable to think that our seniors would end up homeless as well. Anything that can be done to build more affordable housing is a good thing and we should support this in all forms. My hat is off to Catholic Charities Housing Development Corporation for trying to help in this respect. Thank you for your support of this resolution.

Sincerely,

Elisha Hirakawa



The Institute for Human Services, Inc.
Ending the Cycle of Homelessness

TO: Chair Tommy Waters, Honolulu City Council

FROM: Connie Mitchell, Executive Director
IHS, The Institute for Human Services, Inc.

RE: Fort St. Senior Housing Project - Catholic Charities Development

HEARING: Wednesday, February 8, 2023 at 9:00 AM.

POSITION: IHS STRONGLY SUPPORTS the Fort St. Senior Housing Project Development

Each year, more and more of our kupuna are becoming homeless and/or finding themselves in a housing crisis due to increased cost of living, fixed incomes, loss of co-tenants, limited affordable housing options, and family members not being able to care for them.

This new development, a proposed 66 units, would create opportunity for stable housing for a population that, for many, are facing homelessness for the first time. Last year, 20% of guests served at Institute for Human Services shelters were over the age of 62. These were individuals who had lived in their own house for decades who found their homes foreclosed, those on fixed incomes unable to meet increased rent rates, health injuries that made housing solutions impractical, i.e. surgery recipients who lived in a multi-floor walk up.

Our kupuna deserve to live without worry that they cannot make next month's rent, in social communities not isolated from the rest of society because of limited mobility or cost of transportation. This project is needed, providing a great service to the community creating critical stability at affordable rates and necessary supportive services for a growing vulnerable population.

Thank you for the opportunity to testify.



February 7, 2023

Dear Chairman Say, Vice-Chairman Tyler Dos Santos-Tam, and Members,

I represent Waipono Investment Corporation, the Property Management Company of Finance Factors Center and affiliate company of Finance Factors, Ltd.. I have been with the company for over 8 years and have extensive background in Commercial Property Management of over 20 years.

I am supportive of your efforts to address the need for affordable housing. Our company currently operate and own 122 affordable and workforce housing units in our portfolio, providing working citizens of this community affordable shelter options. I am personally working to grow this segment of our real estate portfolio through the acquisition and improvement of existing buildings or the responsible development of new buildings.

To cure the need for affordable housing in our State, it is apparent that the community at large will need to make sacrifices. You as the Council have the unenviable job of maintaining the integrity of the Land Use Ordinance (LUO) while incentivizing developers to continue to build new housing units.

Resolution 23-11, authorizes exemptions for the Catholic Charities development project under the 201H program. The proposed density is over 200% of the maximum allowed by the current LUO and will block the view plane of Finance Factors Center, the home of our family of companies and over 90 other tenants. This project will affect marketability of Finance Factors Center and compound issues of high vacancy, a challenging office market, and a severe lack of parking. But we all need to make sacrifices and these senior affordable units are needed in our community.

I would be in support of this project if performed in a responsible manner. Prior to approving this project the following considerations should be made:

- A) RCCH as the owner of the land and as a partner of Catholic Charities should consider creating loading space on its property which also is within close vicinity of the project to alleviate undue stress on the Chaplain Lane
- B) The planned office space in the building should be eliminated and turned into more senior units. Finance Factors Center has 40,000 SF of vacancy. Finance Factors would be willing to give RCCH a below market rent on space that is currently sitting vacant in our building.
- C) While a redesign of the building would require a resubmittal of the 201H application and further time constraints, it is the prudent thing to do considering that the end product will serve all parties better. More senior units, a functional loading lane, pedestrian safety, and use of existing space that is currently not being used.

Mahalo for your consideration and your service to our community.

Greg Kawakami
President & COO
Waipono Investment Corporation



February 7, 2023

Honorable Calvin Say, Chairperson
Honorable Tyler Dos Santos-Tam, Vice Chairperson
Committee on Zoning
Honolulu City Council

**Re: February 8, 2023 – Agenda Item No. 6
Comments on Resolution No. 23-11, Proposed CD1
Fort Street Mall Affordable Senior Rentals 201H Application**

Aloha Chair Say, Vice Chair Dos Santos-Tam and Members:

On behalf of Finance Factors, Ltd., thank you for the opportunity to provide comments on Resolution No. 23-11, Proposed CD1, which authorizes exemptions from certain requirements relating to an affordable senior rental housing project located between Fort Street Mall and an existing service lane used by multiple buildings and businesses in the area including Finance Factors Center.

Finance Factors has served generations of local families, and as part of our community for over 70 years, Finance Factors recognizes and supports affordable senior rental housing in Honolulu. In fact, the Finance Factors organization has built affordable housing and has been the general partner of Palehua Terrace for over 20 years. Inclusive of Palehua Terrace, we currently own and operate 122 work force housing units in Liliha, Palolo Valley and Kaimuki. Finance Factors submits these comments to express concerns regarding pedestrian and motorist safety, access, loading, and circulation for this proposed development, and these comments are consistent with issues raised by the City's Department of Planning and Permitting (DPP) in its review of the project.

Although Finance Factors Center is adjacent to the proposed project, it only learned about the project 48 hours before the developer presented and summarized its 201H application to the Downtown / Chinatown Neighborhood Board on August 4, 2022. This unfortunate lack of communication means that Finance Factors did not have an opportunity to provide comments to the landowner and developer to mitigate concerns relating to the service lane during the planning of the project, and the Council should therefore carefully consider DPP's review and analysis of the project and adopt its recommendations. As noted below, the planned use of the service lane for a mixed residential / commercial project of this density without adequate accommodations for loading, a turn around area, and other improvements will significantly overburden the existing service lane and compromise pedestrian safety. It will also severely impact the

desirability and marketability of current and future tenants to want to stay or move into our building causing substantial economic and financial damage to the Finance Factors Center, its parent company and its shareholders.

The impact of 67 seniors, their care givers, transporters to medical facilities and elsewhere besides their visitors and relatives, let alone suppliers, contractors, maintenance workers, commercial employees and their clients would access this new facility with no designated ingress or egress by vehicle other than this lane. They really need to redesign their entrance rather than economically harm their good neighbor.

As shown in the photographs below, the shared entrance to the service lane (on the makai side of Finance Factors Center) is approximately 15-feet wide, which is too narrow to accommodate two-way traffic, especially when used by large vehicles:



As shown in the photograph to the left below, the service lane extends to the back (Ewa) side of Finance Factors Center, which leads to the Finance Factors Center loading dock. The photograph to the right below shows the approximately 20-foot wide area between Finance Factors Center and the site of the proposed development, which is the area that the developer proposes to accommodate all loading and service activities for the proposed 67 residential units and 17,000 square feet of commercial space over the bottom three floors in the proposed project:



The service lane is heavily used, and the Finance Factors Center loading dock is currently at capacity for most of the day. As with other buildings and businesses in the area, continuous and unimpeded access through the service lane is critical for building and tenant operations and services.

The photograph above on the right also illustrates and confirms DPP's concerns about the ability of vehicles to safely maneuver in and out of the service lane (among other issues), especially if vehicles are parked within the lane. If, as shown in the photograph, one or more vehicles are parked while using the service lane for deliveries, the narrow width and limited length of the service lane makes it virtually impossible for another vehicle to turn around, and vehicles are often required to reverse out of the service lane, thus compromising pedestrian and motorist safety.

These existing issues will be significantly exacerbated by the proposed residential / commercial mixed-use project, given the developer's proposal to use the service lane for all service activities for the development, including trash pickup, maintenance and loading. These uses, combined with the project's significant density (FAR 10, which as DPP noted, is over double the density permitted in the BMX-4 district), the lack of any on-site parking, and the proposed commercial use on the bottom three floors, will likely create significant additional congestion in the service lane. These issues impact pedestrian safety, which is an especially important consideration for a project proposing to serve our kapuna.

In addition, DPP properly recommended the denial of the developer's requested exemption to use Fort Street Mall (a pedestrian mall) for passenger loading and unloading for the project, given the developer's estimate of a vehicle entering and exiting the mall approximately every seven minutes and the City's designation of the mall as a safe and exclusive path for pedestrians. DPP's recognition that Fort Street Mall should be maintained for pedestrians to ensure their safety will increase the development's use and reliance on the service lane for access, passenger loading / unloading, and all building services.

Accordingly, DPP confirmed the critical importance of addressing the safety, turnaround and loading issues for this project by recommending that the developer be required to provide a detailed layout and analysis of the service lane and drop-off / pick up area, including how two-way traffic will be provided, how service vehicles will conduct activities, and how a turnaround area will be provided so that vehicles will not have to reverse out of the narrow area. As noted below, the proposed CD1 of the resolution inexplicably revises this critical DPP recommendation, and Finance Factors respectfully requests that the committee restore the original DPP recommendation in full

to ensure that the safety of our kapuna, other pedestrians, and motorists in the vicinity of the project will be considered and addressed.

In its written testimony, the landowner fails to mention, much less acknowledge, these safety issues for pedestrians and motorists arising from the project, and instead argues that the easements within the service lane that the project will utilize have been in existence long before any of the current parties purchased their properties, and the landowner implies that the easements will therefore be adequate to serve the new development.

While the landowner's focus on the easement capacity is secondary to issues of pedestrian and motorist safety, the landowner still misses the point regarding the easements. Below is a photograph and a rendering from the developer's 201H application, which, on the left, shows the existing, low-rise, low density (and currently vacant) buildings on the property, and on the right, a rendering of the proposed project, with nearly 70,000 square feet of residential and commercial space on the 6,900 square foot site (again, as DPP notes, this is over double the density normally allowed in the BMX-4 district):



As supported by the photographs and depictions in the developer's application, the access easements were clearly originally granted to the parcels based on a much lower density, and it was reasonable to assume that there would be continued compliance with the land use ordinance in the event of redevelopment.

Dramatically increasing the density from what was originally contemplated (and normally permitted) will inevitably have a detrimental impact on the easement rights of the surrounding properties, in addition to the significant safety issues that will affect pedestrians and motorists in the vicinity of the project. As one example, the project is proposed to be built abutting the service lane easements, requiring any access doors, which would typically be at least three feet wide, to open into the service lane.

The landowner also stated in its written testimony that it believes the use of the service lane "can be balanced effectively to insure safe use by all parties," and the

landowner representative opined that “I have a clear understanding of how the uses need to be managed for both tenants and owners needs.” The developer’s own traffic assessment, however, does not support the landowner’s opinions.

Instead, DPP informed the Council that DPP’s Traffic Review Branch (TRB) “had comments and concerns regarding the level of detail provided in the [developer’s] traffic assessment.” DPP found that the developer’s traffic assessment “did not provide enough detail for the DPP Traffic Review Branch (TRB) to perform a sufficient review of the proposed use of the [service] lane.”

Among other issues, DPP noted that the traffic assessment did not include standard information on how vehicles would maneuver, a description of the commercial component of the project, “or evaluate potential impacts from the Project development or additional users of the service lane upon project completion.” Notably, the traffic assessment also does not appear to have taken into account whether, and if so, the extent, of additional time required for passenger loading and unloading for kapuna and visitors to the project, as well as the possible necessity for additional visitors and traffic arising from caregivers, relatives, and others for the residents.

Despite these deficiencies in the developer’s traffic assessment, DPP originally recommended conditional approval of the developer’s requested exemption for a required loading space subject to the submission of an updated traffic assessment prior to building permit approval. Our understanding is that DPP is analyzing this recommendation further in light of an additional review of the existing and proposed conditions in the service lane.

Given the foregoing, Finance Factors respectfully requests the committee to:

1. **Require a loading space:** Amend the Proposed CD1 to require at least one loading space for the project, or at a minimum, delete renumbered Exemption No. 15, which grants an exemption for a required loading space, which essentially precludes DPP from requiring a loading space for the project, even if the required updated traffic assessment, traffic management plan, management loading management plan, and/or DPP’s further review confirm that a loading space is necessary to protect pedestrian safety and mitigate impacts from the project.
2. **Restore the DPP recommendation for a detailed plan to address the service lane turn around, two-way traffic, and safety issues:** Amend the Proposed CD1 to restore DPP’s recommendation in full for a detailed layout and analysis of the service lane and drop-off and/or pick-up area, including how two-way traffic will be provided, demonstrate how service vehicles will do their drop-off and pick-up activities and provide a layout to ensure that all

users will not have to reverse out. Despite the concerns and issues regarding the service lane noted by DPP above, the Proposed CD1 inexplicably revises this important provision, which is critical to ensuring pedestrian and motorist safety, as well as continued safe and unimpeded access within the service lane.

3. **Require all other plans and studies recommended by DPP:** Continue to require all the other plans and studies the developer will be required to submit for approval as recommended by DPP, including an updated traffic assessment, a detailed layout and analysis of the service lane, a loading management plan, and proposals for improvements in the service lane, which provide at least some assurances to the existing buildings and businesses in the area that the developer is committed to addressing these issues with its future neighbors and is committed to protecting our kapuna and other pedestrians in the area. This will also help to assure existing buildings and businesses that the developer will be required to mitigate some of the traffic and circulation issues arising from the development.
4. **Restore and support all conditions recommended by DPP:** Support all the other conditions for the project as recommended by DPP. The CD1, for example, eliminates important recommendations by DPP to mitigate other impacts of the project, including requiring consultation on possibly relocating utility areas underground; incorporating design elements to the building façade along the project's lower levels; and at least partially fulfilling the bicycle parking requirement.
5. **Consider the Serious Financial Damage Caused to Finance Factors Center:** By allowing an exemption from ROH Sec. 21-6.100, numbered as No. 12 in the Proposed CD1, it will cause serious financial damage to The Finance Factors Center. It is absurd to assume that by allowing a 17 story tower with 67 dwelling units to be built with no loading zone will not totally congest the existing service lane and make it unusable by the Finance Factors Center and its current and future tenants.

While Finance Factors Center has other concerns with respect to the project, including the likely impacts from construction and other matters, we appreciate the Council's attention to these important issues, and we request the Council's support in ensuring that the developer and landowner will be required to take steps to protect public safety; reasonably mitigate the impacts of this development; and ensure that the neighboring business and properties will be able to continue to effectively serve our community.

Sincerely,

Honorable Calvin Say, Chairperson
Honorable Tyler Dos Santos-Tam, Vice Chairperson
February 7, 2023
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Russell Lau
Chairman and CEO
Finance Factors, Ltd.

City Council Committee on Zoning in Support of Resolution 23-11
Wednesday, February 8, 2023, at 9:00 a.m. In City Council Chamber

Dear Chair Say, Vice Chair Tyler Dos Santos-Tam and Honorable Members,

Thank you for the opportunity to submit testimony on Resolution 23-11. This resolution would authorize exemptions for the Fort Street Mall Affordable Senior Rental 201H Project being developed by Catholic Charities Hawaii Development Corporation (CCHDC) in Downtown Honolulu. **Please support this resolution for the sake of our kupuna!**

I am the primary caregiver for my parents (94 and 90 years old) and have friends who are primary caregivers of their parents as well. All of us are grateful we can care for our parents but often struggle to find affordable housing that our kupuna can thrive and continue to be independent. For many of us, the only option is for our kupuna to move in with their children or pay for their housing, causing a burden on the families.

Having affordable housing in downtown Honolulu, convenient to the bus lines and to shops and to medical care would be a tremendous opportunity for our kupuna to continue to live independently. With the departure of Hawaii Pacific University, this project would further help to revitalize the area where the most vulnerable of our population (those suffering from mental illness) have made this area their home.

Again, please support Resolution 23-11 to help our kupuna.

Thank you. Lisa Sakamoto



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**Honolulu City Council Committee on Zoning
February 8, 2023
9:00 a.m.**

**TO: City Council Committee on Zoning
FROM: Keali'i Lopez, State Director
RE: Resolution 23-11 – Fort Street Mall Affordable Senior Rental 201H Project**

Aloha Chair Say and Members of the Committee on Zoning:

My name is Keali'i Lopez and I am the State Director for AARP Hawai'i. AARP is a nonpartisan, social impact organization that advocates for individuals age 50 and older. We have a membership of nearly 38 million nationwide and nearly 140,000 in Hawai'i. We advocate for the issues that matter most to older adults and their families, including affordable housing. AARP Hawai'i supports Resolution 23-11 and efforts to increase affordable housing for Hawaii's kūpuna.

Creating livable communities throughout our neighborhoods, where residents of all ages can live, work, raise their families, and retire – is a priority for AARP Hawai'i. Essential to this vision is affordable housing. While AARP supports the development of affordable housing that allows people to age in their communities, our advocacy is focused on the policies, public funding and regulations that support and expand the availability of affordable, accessible, safe housing, particularly for those with the most severe cost burdens.

AARP recognizes that Hawaii's high cost of housing is making it unaffordable for many, but especially for those at low or fixed income. These residents are more vulnerable of becoming dependent on other family members for shelter, or face homelessness. Hawai'i has the 2nd highest rent in the country out of 56 states and territories. The fair market rent in Hawai'i ranges from \$1,469 for a 2-bedroom apartment in Hawai'i County, HI to \$2,073 for a 2-bedroom unit in urban Honolulu. According to 2022 Statista/AARP analysis of census data available by United States Census Bureau (USCB), there were 1,050 evictions and 2,980 homeless among Hawai'i residents 55 years and older. Without timely efforts to increase access to affordable housing, these statistics will continue to increase.

The 2019 Hawai'i Housing Study prepared for the Hawai'i Housing Finance and Development Corp., finds that Hawai'i will need about 50,000 more housing units between 2020 and 2025. Of the 50,000+ units needed for households; 13 percent were for elderly households statewide (6,714 units). This is up from 9 percent in 2016. It is essential that Hawai'i continues to address this housing crisis and seek solutions so that people of all ages and ability levels have safe, decent, and affordable housing that will enable them to continue to live safely in their homes and communities as they get older. Your support, leadership and conviction to address the housing crisis in Honolulu is needed and appreciated.

Thank you for the opportunity to testify in support of Resolution 23-11.

