

**RES23-011**  
**Testimony**

**MISC. COMM. 73**

COUNCIL

## **COUNCIL Meeting**

Meeting Date: Feb 22, 2023 @ 10:00 AM

Support: 16

Oppose: 0

I wish to comment: 1

Name: Russell Lau	Email: RussellL@financefactors.com	Zip: 96813
Representing: Finance Factors, Ltd.	Position: I wish to comment	Submitted: Feb 21, 2023 @ 09:58 AM
Name: Daniel Curran	Email: dancurran55@gmail.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Feb 21, 2023 @ 10:14 AM
Name: Steven Kothenbeutel	Email: sjkothenbeutel@gmail.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Feb 21, 2023 @ 10:18 AM
<p>Testimony:</p> <p>Affordable housing for the elderly is rarely near critical services that the elderly need and depend on. Providing equity of access to such services enhances the quality of life for elderly residents rather than simply providing affordable housing. The Fort Street Mall project is unlike most affordable elderly housing projects as it provides this quality of life to elderly residents in the urban core of Honolulu. Given this, I support the FSM project.</p>		
Name: Rachel Ventura	Email: chee.rachel@yahoo.com	Zip: 96706
Representing: Self	Position: Support	Submitted: Feb 21, 2023 @ 10:32 AM
<p>Testimony:</p> <p>I believe this bill will allow seniors to be able to age gracefully without worrying about a roof over their heads.</p>		
Name: Dayna Yogi	Email: dayogi16@gmail.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Feb 21, 2023 @ 10:33 AM
Name: Keali'i S. Lopez	Email: klopez@aarp.org	Zip: 96813
Representing: AARP Hawai'i	Position: Support	Submitted: Feb 21, 2023 @ 10:39 AM
Name: Elisha Hirakawa	Email: ehirakawa69@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Feb 21, 2023 @ 10:44 AM
<p>Testimony:</p> <p>February 21, 2023</p> <p>Office of the City Clerk, Attention: Information Section, 530 South King Street, Room 100, Honolulu, HI 96813</p> <p>Subject: Resolution 23-11 Fort Street Mall Affordable Senior Housing Rental, 201H Project (2022/GEN-12)</p>		

Dear City Council of Honolulu,

My name is Elisha Hirakawa, I am a resident of Hawaii Kai represented by Councilmember Tommy Waters . I am writing in support of Resolution 23-11 and the Fort Street Mall Affordable Senior Housing Rental project. We are all aware of the housing crisis that plagues the local people of Hawaii—insufficient inventory growth due to cost escalation and permitting delays, getting priced out by foreign investors, and market rates far above the average median income causing many to get displaced from the place they call home. Our kupuna are the most vulnerable, many subject to homelessness given their fixed incomes in retirement. This project is being built by local people for local kupuna in need. We must do everything we can as a community to support this project and our local government must do everything in its power to see that projects like this get built as soon as possible with no delays. Thank you for your support of this resolution.

Sincerely,

Elisha Hirakawa

Name: Karen Nomura	Email: dkjt808@gmail.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Feb 21, 2023 @ 10:53 AM

Testimony:

I am writing in support of the subject resolution. Honolulu needs an affordable housing project for our kupunas! The location of this project is perfect as it will give seniors better access to critical services needed for them. We do not want to see our kupunas end up homeless! Please, consider and support this resolution!

Aloha,  
Karen Nomura

Name: Toni Miller	Email: toni00miller@gmail.com	Zip: 96814
Representing: Self	Position: Support	Submitted: Feb 21, 2023 @ 11:11 AM

Testimony:

Dear City Council of Honolulu,

I am writing in support of resolution 23-11 and the Fort Street Mall Affordable Senior Housing Rental project. We must protect our kupuna so no more end up homeless due to the cost of housing. Please do not delay.

Sincerely,

Toni Miller

Name: Kevin Carney	Email: kevin.carney23@outlook.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Feb 21, 2023 @ 11:13 AM

Name: Sterling Higa	Email: sterling@hawaiiisfuture.org	Zip: 96779
Representing: Housing Hawaii's Future	Position: Support	Submitted: Feb 21, 2023 @ 11:50 AM

Name: Duke Hashimoto	Email: dukeearlhashimoto@gmail.com	Zip: 96707
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Representing: Self	Position: Support	Submitted: Feb 21, 2023 @ 12:07 PM
<p>Testimony: February 21, 2023</p> <p>Office of the City Clerk, Attention: Information Section, 530 South King Street, Room 100, Honolulu, HI 96813</p> <p>Subject: Resolution 23-11 Fort Street Mall Affordable Senior Housing Rental, 201H Project (2022/GEN-12)</p> <p>Dear City Council of Honolulu,</p> <p>My name is Duke Hashimoto, I am a resident of Kapolei. I am writing in support of Resolution 23-11 and the Fort Street Mall Affordable Senior Housing Rental project. We are all aware of the housing crisis that plagues the local people of Hawaii—insufficient inventory growth due to cost escalation and permitting delays, getting priced out by foreign investors, and market rates far above the average median income causing many to get displaced from the place they call home. Our kupuna are the most vulnerable, many subject to homelessness given their fixed incomes in retirement. This project is being built by local people for local kupuna in need. We must do everything we can as a community to support this project and our local government must do everything in its power to see that projects like this get built as soon as possible with no delays. Thank you for your support of this resolution.</p> <p>Sincerely,</p> <p>Duke Hashimoto</p>		
Name: Ben Dookchitra	Email: bdookchitra@gmail.com	Zip: 96815
Representing: Self	Position: Support	Submitted: Feb 21, 2023 @ 01:10 PM
<p>Testimony: My name is Ben Dookchitra and I am a resident of Waikiki, represented by Councilmember Tommy Waters. I wholeheartedly support Resolution 23-11 and the creation of affordable housing on Fort Street Mall. Our kupuna are in desperate need of affordable housing and are the most vulnerable to homelessness or displacement. We must do all we can to provide for our seniors here in Hawaii so that they may continue to be happy, healthy, and an integral part of our families and communities. Thank you in advance for your support of this Resolution.</p>		
Name: Reina Miyamoto	Email: reina@hihomeownership.org	Zip: 96817
Representing: Hawaii HomeOwnership Center	Position: Support	Submitted: Feb 21, 2023 @ 01:15 PM
Name: Mary Oneha	Email: moneha@waimanalohealth.org	Zip: 96795
Representing: Waimanalo Health Center	Position: Support	Submitted: Feb 21, 2023 @ 01:48 PM
Name: Marlene De Costa	Email: mdcosta@rcchawaii.org	Zip: 96825

Representing: Roman Catholic Church in the State of Hawaii	Position: Support	Submitted: Feb 21, 2023 @ 02:22 PM
Name: Matthew Popovich	Email: matt@hawaiiyimby.com	Zip: 96744
Representing: Hawai'i YIMBY	Position: Support	Submitted: Feb 22, 2023 @ 07:41 AM



February 21, 2023

Honorable Tommy Waters  
Chairperson and Presiding Officer  
Honolulu City Council

**Re: February 22, 2023 – Honolulu City Council Regular Meeting  
Comments on Resolution No. 23-11, CD1  
Fort Street Mall Affordable Senior Rentals 201H Application**

Aloha Chair Waters and Council Members:

On behalf of Finance Factors, Ltd., thank you for the opportunity to provide comments on Resolution No. 23-11, 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.

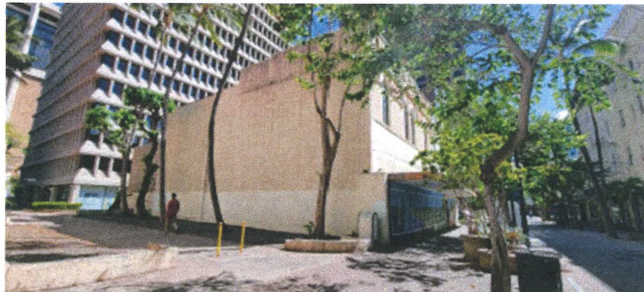
Finance Factors has served generations of local families, and as part of our community for over 70 years, Finance Factors recognizes and supports affordable senior rental housing in Honolulu. In fact, the Finance Factors organization has built affordable housing and has been the general partner of Palehua Terrace, an 84 unit affordable housing project, for over 20 years. Inclusive of Palehua Terrace, we currently own and operate 122 work force housing units in Liliha, Palolo Valley and Kaimuki.

Accordingly, while Finance Factors understands the challenges with respect to affordable housing in Honolulu, it is compelled to submit these comments to express its continuing concerns regarding pedestrian and motorist safety, access, loading, and circulation for this proposed development, which 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 proposed recommendations and conditions.

As noted below, the planned use of the existing, shared 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 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.

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. As DPP noted, 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, 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 with respect to the service lane, in addition to the significant impact on pedestrian safety, which is an especially important consideration for a project proposing to serve our kapuna.

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's application 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 this proposed residential / commercial mixed-use project. The kapuna in the 67 units, their care givers, transporters to medical facilities and elsewhere (in addition to their visitors and relatives, let alone suppliers, contractors, maintenance workers, commercial employees, who will occupy the 17,000 square feet of office/commercial space and their clients) would significantly impact the service lane, as the development currently has no planned designated ingress or egress by vehicle other than through the service lane.

These additional 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. In short, the developer needs to redesign its entrance and access rather than cause pedestrian safety issues and economically harm its good neighbor.

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.

These issues are important to address, because as DPP informed the Council, 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.

As noted, Finance Factors understands the challenges relating to reserved housing and is engaged in ongoing discussions with DPP and the developer on this project.

The need for affordable housing, however, should not supplant comprehensive planning for access, loading and pedestrian issues in the downtown area, particularly where, as here, the safety of our kapuna, other pedestrians, and motorists are implicated. Accordingly, consistent with DPP's recommendations, Finance Factors urges the Council to:

1. **Require consideration of a loading space:** Although Finance Factors believes a loading space is necessary for this project, it urges the Council, at a minimum, to amend the CD1 to delete the exemption for a required loading space, which essentially precludes DPP from exercising its judgment and requiring a loading space for the project, even if the required updated traffic assessment, traffic 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. It is difficult to understand how allowing a 17 story tower with 67 dwelling units to be built with no loading zone will not completely congest the existing service lane and make it unusable by the Finance Factors Center and its current and future tenants.
2. **Restore the DPP recommendation for a detailed plan to address the service lane turn around, two-way traffic, and safety issues:** Amend the CD1 to restore DPP's recommended language 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.
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, 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.

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,



Russell Lau  
Chairman and CEO  
Finance Factors, Ltd.



February 21, 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,

My name is Dan Curran, I am a resident of Puunui represented by Councilmember Tyler Dos Santos-Tam. I am writing in support of Resolution 23-11 and the Fort Street Mall Affordable Senior Housing Rental project. We are all aware of the housing crisis that plagues the local people of Hawaii—insufficient inventory growth due to cost escalation and permitting delays, getting priced out by foreign investors, and market rates far above the average median income causing many to get displaced from the place they call home. Our kupuna are the most vulnerable, many subject to homelessness given their fixed incomes in retirement. This project is being built by local people for local kupuna in need. We must do everything we can as a community to support this project and our local government must do everything in its power to see that projects like this get built as soon as possible with no delays. Thank you for your support of this resolution.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Curran", written in a cursive style.

Dan Curran



February 21, 2023

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

Subject: RES23-011 Fort Street Mall Affordable Senior Rental Housing, 201H Project

Dear City Council of Honolulu,

My name is Dayna Yogi, I am a resident of Nu'uuanu represented by Councilmember Dos Santos-Tam. I am writing in support of Resolution 23-011 for the Fort Street Mall Senior Affordable Housing Rental project. We are all aware of the housing crisis that plagues the local people of Hawaii—insufficient inventory growth due to cost escalation and permitting delays, locals getting priced out by foreign investors, and market rates far above the average median income causing many to get displaced from the place they call home. Our kupuna are the most vulnerable with many subject to homelessness given their fixed incomes in retirement.

A project like this does not come around often, especially in the downtown core. Fort Street Mall carries a negative stigma and the only way we can change that is by revitalizing and investing in the area. Government services and transportation are already accessible, but what we need to bridge the gap is more residences to change the demographic, make major infrastructure updates, and create legislative paths to make affordable housing more accessible (both financially and permitting wise).

This project is being built by local people for local kupuna in need. We must do everything we can as a community to support this project and our local government must do everything in its power to see that projects like this get built as soon as possible with no delays. Thank you for your support of this resolution.

Sincerely,

*Dayna Yogi*





1001 Bishop Street #625 | Honolulu, HI 96813  
866-295-7282 | [aarp.org/hi](http://aarp.org/hi) | [hiaarp@aarp.org](mailto:hiaarp@aarp.org) |  
[Twitter.com/aarphawaii](https://twitter.com/aarphawaii) | [facebook.com/aarphawaii](https://facebook.com/aarphawaii)

**Honolulu City Council**  
**February 22, 2023**  
**10:00 a.m.**

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

Aloha Chair Waters and Members of the Honolulu County Council:

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.



Kevin R. Carney  
735 Pahumele Place  
Kailua, Hawaii 96734

City & County of Honolulu  
Honolulu City Council

Attn: Chair Tommy Waters and Councilmembers:

Subject: Resolution 23-11 Fort Street Mall Affordable Rental Housing  
Testimony in Support, Council Hearing, 22 February 2023, 10:00AM

Dear Chair Waters and Members of the City Council:

Thank you for this opportunity to submit testimony in strong support of Resolution 23-11 which provides for the development of 66 affordable rental units for our kupuna, age 55 and above, and 1 unit for a management staff member.

As a housing advocate with over 25 years of experience in Hawaii developing affordable rental housing, I am well aware of the continually growing need for kupuna housing throughout our state. This Fort Street Mall opportunity is particularly special for a number of reasons:

1. Location on Fort Street Mall in downtown Honolulu, close to services and transportation. It will help to invigorate the Mall and the surrounding area with more pedestrian traffic beyond the normal workday.
2. Serving kupuna most in need of housing at 60% of the AMI and below.
3. A commitment to affordability for at least 61 years.
4. Involvement of Catholic Charities Development Corporation (CCDC) noted for its kupuna services.
5. A well experienced partnership of CCDC and Avalon Development.

I strongly encourage the Council's unanimous support of this extremely worthwhile rental housing development. Thank you.

Sincerely,



Kevin R. Carney

February 22, 2023

Dear Councilmembers,

**I write in support of Resolution 23-011, 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 23-011.**

Thank you,



Sterling Higa  
Executive Director  
Housing Hawai'i's Future

[sterling@hawaiisfuture.org](mailto:sterling@hawaiisfuture.org)

+1 (808) 782-7868



1259 Aala Street, Suite 201  
Honolulu, Hawai'i 96817  
Phone: (808) 523-9500  
Fax: (808) 523-9502  
[www.hihomeownership.org](http://www.hihomeownership.org)

February 21, 2023

Chair Waters and the City Council Members  
Honolulu City Council  
Honolulu City Hall  
530 S. King Street, #202  
Honolulu, HI 96813

RE: Resolution 23-011 Authorizing exemptions from certain requirements related to the Fort Street Mall Affordable Senior Rental Housing Project in Downtown Honolulu

Dear Chair Waters and City Council Members:

My name is Reina Miyamoto and I am the Executive Director for the non-profit organization, Hawai'i HomeOwnership Center (HHOC). We provide a lifetime membership of services to first-time buyers. Classes and homeownership coaching prepares buyers for the purchase process and post-purchase services help ensure sustainability. While our programs are primarily homeownership focused, HHOC's hope for our communities is that our residents have a safe and stable home - and we believe affordable rental options are necessary in the housing ladder in Hawaii.

We SUPPORT Resolution 23-011 related to the Fort Street Mall Affordable Senior Rental Housing Project in Downtown Honolulu. As our aging population grows, with many being in the lower income brackets, affordable rental options are critical to ensure our kupuna have a safe place to live and are still able to address their living expenses.

The location of this project is convenient to services and transportation, and has a long-term affordability period which makes it ideal for seniors. I appreciate that Section 8 vouchers will be accepted to allow those on rental assistance to have the opportunity to live there. The support that will be provided by Catholic Charities makes this project even more compelling.

We need more inventory in all tiers and price points in the housing ladder and this development will help to address Oahu's housing demand to meet the needs of residents of our community. Thank you for allowing submission of this testimony on this much-needed residential project.

Sincerely,

A handwritten signature in black ink, appearing to be "Reina Miyamoto".

Reina Miyamoto  
Executive Director  
[reina@hihomeownership.org](mailto:reina@hihomeownership.org)  
808-523-8116  
96817





City and County of Honolulu  
Honolulu City Council  
February 22, 2023, 10:00am

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

Dear Chair Waters and Members of the Honolulu City Council,

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 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](mailto:moneha@waimanalohealth.org)  
(808)259-7948

City Council Full Council Hearing in Support of Resolution 23-11, CD 1  
Wednesday, February 22, 2023, at 10:00 a.m. In City Council Chamber

Dear Chair Tommy Waters and Honorable Members,

Please fully support Resolution 23-11, CD 1 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.

For general information, 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 2<sup>nd</sup> in 2010, former occupied by Kim Chow Shoes (Robins) and the 2<sup>nd</sup> 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.

As instructed by the City Council Zoning Committee, CCHDC and its development consultant, Avalon Group has already begun discussion on the use and timing of the easement area. 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 along with its selected property manager, which has a long history of managing operations.

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. 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 valued 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, CD 1 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



Wednesday, February 22, 2023

Aloha Chair Waters and Members of the City Council,

**I'm writing to you to express Hawai'i YIMBY's support of Resolution 23-11**, authorizing exemptions for the Fort Street Mall Affordable Senior Housing Project.

'Transit-oriented development' is a term that gets thrown around so often, it's easy to lose sight of the basic truth of how important it is. Locating affordable housing near transit is a critical component of overall housing affordability. According to the Department of Housing and Urban Development, "When low-income households lack access to public transit, the cost savings from affordable housing is offset by transportation expenses from dependency on automobiles, which cost families an average of nearly \$10,000 per year".

This is even more important when it comes to housing our elders. Seniors on a fixed income are among those most vulnerable to falling into homelessness. This project's location is ideal for the kupuna it will house, with close proximity to services and transportation, and its long affordability period will ensure it continues to provide affordable housing into the future. Such a development in a central location like downtown Honolulu is a rare and precious opportunity.

I urge your support for this resolution.

Mahalo,  
Matt Popovich

Hawai'i YIMBY | [hawaiiyimby.com](https://hawaiiyimby.com)  
[matt@hawaiiyimby.com](mailto:matt@hawaiiyimby.com)