

RES24-080 Testimony

MISC. COMM. 130

ZONING (ZON)

ZONING (ZON) Meeting

Meeting Date: Apr 3, 2024 @ 09:00 AM

Support: 13

Oppose: 0

I wish to comment: 1

Name: Hawaii LECET	Email: info@hawaiiilecet.org	Zip: 96814
Representing: Hawaii Laborers & Employers Cooperation and Education Trust	Position: Support	Submitted: Apr 1, 2024 @ 08:58 AM
Name: Kevin Carney	Email: kevin.carney23@outlook.com	Zip: 96734
Representing: Self	Position: Support	Submitted: Apr 1, 2024 @ 02:19 PM
Name: Christopher Delaunay	Email: cdelaunay@prp-hawaii.com	Zip: 96813
Representing: Pacific Resource Partnership	Position: Support	Submitted: Apr 1, 2024 @ 02:50 PM
Name: Ann Bouslog	Email: abouslog@pbrhawaii.com	Zip: 96813
Representing: PBR HAWAII	Position: I wish to comment	Submitted: Apr 1, 2024 @ 05:40 PM
Name: Caroline Hayashi	Email: chayashi@waikikicommunitycenter.org	Zip: 96815
Representing: Waikiki Community Center	Position: Support	Submitted: Apr 1, 2024 @ 05:51 PM
Name: Christy MacPherson	Email: iainandaustin@hotmail.com	Zip: 96817
Representing: Self	Position: Support	Submitted: Apr 1, 2024 @ 10:56 PM
Testimony: Aloha Council members of the Committee on Zoning, I have been an affordable housing advocate for a couple of decades now. I worked with hundreds of houseless families when I was a program manager at 2 shelters on Oahu for 11 years as well as through my community organizing work in the community. As we are all too aware, TRULY affordable housing is rare in Honolulu as well as across our state. The 1500 Kapiolani Boulevard project is a necessity for our kpuna who have limited opportunities to find a place to call "home" and is in such a perfect location, with easy access to public transportation, doctors, grocery stores, pharmacies, etc. We desperately need projects like these. What is the alternative for our vulnerable kpuna? Mahalo for your consideration.		
Name: EAH Resident Signatures	Email: hki-red@eahhousing.org	Zip: 96813
Representing: EAH Housing	Position: Support	Submitted: Apr 2, 2024 @ 07:06 AM
Name:	Email:	Zip:

Karen Seddon	karen.seddon@eahhousing.org	96813
Representing: EAH Housing	Position: Support	Submitted: Apr 2, 2024 @ 08:57 AM
Name: Betty Lou Larson	Email: bettylou.larson@catholiccharitieshawaii.org	Zip: 96822
Representing: Catholic Charities Hawaii	Position: Support	Submitted: Apr 2, 2024 @ 12:02 PM
Name: Joli Tokusato	Email: jtokusato@5.unitehere.org	Zip: 96826
Representing: UNITE HERE Local 5	Position: Support	Submitted: Apr 2, 2024 @ 12:53 PM
Name: Peter Ganaban	Email: testimonylocal368@gmail.com	Zip: 96817
Representing: The Laborer's International Union Local 368	Position: Support	Submitted: Apr 2, 2024 @ 02:30 PM
Name: Ana Tuiasosopo	Email: atuiasosopo@oe3.org	Zip: 96707
Representing: Operating Engineers Local 3	Position: Support	Submitted: Apr 2, 2024 @ 03:22 PM
Name: Angie Knight	Email: angiek@ihshawaii.org	Zip: 96817
Representing: The Institute for Human Services	Position: Support	Submitted: Apr 2, 2024 @ 07:54 PM
Name: Michael Yadao	Email: myadao@opcmia630.org	Zip: 96819
Representing: OPCMIA Local 630	Position: Support	Submitted: Apr 3, 2024 @ 06:50 AM



HAWAII LABORERS-EMPLOYERS COOPERATION AND EDUCATION TRUST

650 Iwilei Road, Suite 285 • Honolulu, HI 96817 • Phone: 808-845-3238 • Fax: 808-845-8300

April 3, 2024

To: **The Honorable Calvin Say, Chair**
Honolulu City Council
Committee on Zoning
City & County of Honolulu
530 South King Street
Honolulu, Hawaii 96813

Re: **TESTIMONY IN SUPPORT OF RES. 24-80, TO EXTEND THE DEADLINE TO OBTAIN A BUILDING PERMIT FOR AN IPD-T LOCATED AT 1500 KAPIOLANI**

FOR HEARING ON WEDNESDAY, APRIL 3, 2024 at 9:00 AM, COUNCIL CHAMBERS

Aloha Honorable Chair Say, Vice Chair Dos Santos-Tam, and Zoning Committee Members,

The **Hawaii Laborers & Employers Cooperation and Education Trust** (Hawaii LECET) is a labor + management partnership established in 1992 between the 5,000 statewide members of the Hawaii Laborers Union and over 250 construction companies from the *General Contractors Association* and the *Building Industry Association*. The Laborers International is the largest construction trade union in North America, and Hawaii LECET is part of a network of 38 labor-management LECET Funds across the country.

Hawaii LECET supports Res. 24-80, extending the deadline to obtain a building permit for the project at 1500 Kapiolani Blvd, and amending Res. 20-170 CD1. Co-developer **EAH Housing** plans to provide housing for our kupuna that is affordable to elderly families with incomes between 30% to 80% of the area median income, for a minimum of 60 years.

This Transit-Oriented Development project is located in the urban core, close to shopping, services, parks, and other amenities. The requested time extension for this difficult project will help support the development of more appropriate community benefits for the residents of the City & County of Honolulu.

Mahalo,

**Hawai'i Laborers & Employers
Cooperation and Education Trust**

Kevin R. Carney
735 Pahumele Place
Kailua, Hawaii 96734

April 1, 2024

City & County of Honolulu
Zoning Committee
530 South King Street
Honolulu, Hawaii 96813

Subject: Resolution 24-080, Testimony in Support, Zoning Committee Meeting April 3, 2024

Aloha Zoning Committee Chair Say, Vice Chair Dos Santos-Tam and Committee members. As the former Vice President of EAH Housing I submitted testimony in support of the 1500 Kapi'olani project in 2017 for its initial approval and again in 2020 for a 3-year extension of its Development Agreement with the City. Never would I have expected to come before you again, this time as a housing advocate, now almost 4 years later, supporting another 3-year extension to complete the project.

Some things change over time, things that are beyond the developers control, things like the economy, investor interest, interest rates, labor and material costs, etc. For some of these you can project increases and plan accordingly to reduce risk, and in some cases, you are hand-cuffed and just have to wait it out. No one projected a pandemic nor the impact it would have on our way of life. Such was the case for 1500 Kapi'olani, despite continued efforts by the developers and stakeholders to move forward, the project stalled.

But, not all things changed. A few things that have not changed since 2017 are:

1. The drive, the determination, the continued effort of the developers to bring this project to fruition.
2. The affordable rentals continue to be planned for development onsite not offsite in some other more remote location.
3. The ever-increasing demand for affordable rental housing for our kupuna in the lower income groups.
4. The highly desirable, very expensive land costs, on Kapi'olani Boulevard.
5. The fact that our kupuna deserve housing close to services.
6. The fact that our State still recognizes that we have a housing crisis.
7. My continued belief that this is a once in a lifetime opportunity for the City to locate affordable rental housing serving incomes below 80% AMI on Kapi'olani Boulevard.

A new and important change since 2017 is the developer was able to increase the number of affordable kupuna rental units from 78 to 109 rental units plus one manager's unit. A 40% increase from the original plan.

Page 2: Reso 24-080 Support

In addition to kupuna rentals, 1500 Kapi'olani will deliver 450 premier condo-hotel residences, world-class amenities, and commercial space for retail and restaurants at the street level, supporting a walkable, inviting neighborhood experience. The project represents a redevelopment investment, estimated at \$650 million. It will create more than 1,000 full-time equivalent jobs annually during development and 900 permanent full-time jobs when operational. The community benefits package is estimated at \$15.1 million.

For these reasons, I respectfully urge the Zoning Committee and all the members of the City Council to approve a three-year extension to obtain a building permit for 1500 Kapi'olani.

Mahalo for the opportunity to once again voice my support.

A handwritten signature in blue ink, reading "Kevin R. Carney". The signature is fluid and cursive, with the first name "Kevin" being more prominent than the last name "Carney".

Kevin R. Carney

Testimony of
Pacific Resource Partnership

City Council
City & County of Honolulu
Committee on Zoning
Councilmember Calvin K.Y. Say, Chair
Councilmember Tyler Dos Santos-Tam, Vice Chair

Resolution 24-80—Extend Deadline To Obtain A Building Permit For The Project At 1500 Kapiolani Blvd.
Wednesday, April 3, 2024

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

Pacific Resource Partnership (PRP) is a nonprofit organization that represents the Hawai'i Regional Council of Carpenters, the largest construction union in the state with approximately 6,000 members, in addition to more than 250 diverse contractors ranging from mom-and-pop owned businesses to national companies.

PRP **supports** Resolution 24-80 to extend the deadline to obtain a building permit for the Project, which is planned to include the development of 109 affordable units for kupuna at 80% AMI and below. This project is a unique opportunity to house our kupuna near medical services, stores, and mass transit.

Moreover, the Project will create construction jobs for Hawaii's residents paying them a "living wage" with benefits. These types of jobs provide residents with an opportunity to afford Hawaii's high cost of living, keep residents off welfare and other government assistance programs, stimulate the local economy, and provide economic stability for workers and their families.

Given the above, we respectfully request your favorable decision on this measure.

Thank you for this opportunity to submit written testimony.





R. STAN DUNCAN, ASLA
President / Chairman

RUSSELL Y. J. CHUNG, FASLA
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Senior Vice-President / Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Vice-President / Principal

CATIE CULLISON, AICP
Vice-President / Principal

TOM SCHNELL, AICP
Vice-President / Principal

MARC SHIMATSU, ASLA
Principal

RAYMOND T. HIGA, ASLA
Associate Principal

DACHENG DONG, LEED® AP
Associate Principal

NATHALIE RAZO
Associate Principal

ANN MIKIKO BOUSLOG, PhD
Director of Land Economics & Real Estate

RAMSAY R. M. TAUM
Cultural Sustainability Planner

MICAH McMILLEN, ASLA, LEED® AP
Senior Associate

ETSUYO KILA
Senior Associate

GREG NAKAI
Senior Associate

NICOLE SWANSON, ASLA
Associate

BRADLEY FURUYA, AICP
Associate

THOMAS S. WITTEN, FASLA
Chairman Emeritus

W. FRANK BRANDT, FASLA
Founding Partner

1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

printed on recycled paper

April 1, 2024

Chairperson Calvin K.Y. Say
Committee on Zoning
City Council
City and County of Honolulu
Honolulu, HI 96813

**SUBJECT: RESOLUTION 24-80 - ECONOMIC AND FISCAL IMPACTS OF
THE 1500 KAPIOLANI PROJECT (TAX MAP KEY: 2-3-021:044)**

Dear Chairperson Say:

PBR HAWAII & Associates, Inc. (PBR HAWAII) was engaged by Mana'olana AREP III Holdings, LLC (Mana'olana AREP) to prepare an economic and fiscal impact assessment for the planned 1500 Kapi'olani (the Project). This letter summarizes the findings of this study. All dollar figures herein are stated in 2023 dollars.

[Project Overview](#)

1500 Kapi'olani will be a catalytic project that extends a modern Hawaiian sense into a mixed-use and mixed-income complex grounded by landscaped public plazas and improved streetscapes. The Project represents a \$575 million redevelopment within the City and County of Honolulu's Ala Moana Neighborhood Transit-Oriented Development (TOD) Plan Area. Through this Project, Mana'olana AREP will:

- **Develop an iconic high-rise** offering 444 condotel units and related amenities and 6 residential penthouse units on a site that now contains the 68-year-old "Heald College" building with low occupancy, limited landscaping and obsolete layout. The new units would be offered for sale in fee simple, with most expected to be maintained in a professionally managed and permitted hotel rental pool.
- **Create 110 affordable rental housing units** for seniors within owned air rights over the adjacent "Walgreen's Building" parking lot, in partnership with an experienced Hawai'i affordable housing developer that will construct and manage these homes at rental rates affordable for senior households earning 30% to 80% of the area median income (AMI) for 60 years.
- **Implement a Community Benefits Program** encompassing two landscaped public plazas on Kapi'olani Blvd.; intersection and streetscape improvements including two "Barnes crossings" (pursuant to City approval) at Kapi'olani/Ke'eumoku and Makaloa/Ke'eumoku; improvements to an adjacent bus stop on Kapi'olani; and a potential bike station. Including the developer's contributions to the kupuna housing, these initial community contributions are valued at \$22.9 million. Additionally, the developer has committed to maintain the privately-owned plazas provided for public use.

Project Timing and Reporting Periods

Our analysis assumes that the discretionary entitlements for the Project may be extended by May, 2024. Thereafter, Mana‘olana AREP would complete the project planning and design, pursue ministerial permits, and obtain financing, with a goal of breaking ground by the end of 2025. It is estimated that construction will be complete and all Project elements delivered and occupied by late 2028.

Our study evaluated the Project’s impacts in two periods: 2024 to 2028, encompassing its development and the initial unit sales and residential leasing; and 2029 on, a single year representing the Project’s ongoing long-term economic and fiscal performance once its occupancy is established.

Employment Impacts

The Project will create substantial new opportunities for commerce and entertainment, with myriad employment opportunities, personal earnings, and strong fiscal benefits for the City and County of Honolulu (City) as well as the State of Hawai‘i (State).

Development employment

- **FTE employment** – Between 2024 and 2028, the Project is estimated to generate an average of 800 full-time equivalent (FTE)¹ jobs annually, including those created directly and indirectly by its development, and encompassing opportunities in professional services, construction, and other services and activities throughout the State. Within this period, about 400 annual FTE jobs are expected during a pre-development period (2024 to 2025), and about 1,000 annual FTE jobs are expected during the development period when construction will be underway (2026 to 2028).
- **Personal earnings** – Development-related jobs are expected to be associated with personal earnings² of some \$76 million per year at an average of \$98,000 per FTE job, including direct construction-related jobs as well as indirect and induced jobs throughout the economy. Development period jobs created directly are expected to realize higher salaries than these averages.

Operational Employment

- **FTE employment** - Considering direct, indirect, and induced impacts statewide, 1500 Kapi‘olani is expected to support approximately 530 permanent direct FTE positions on-site. However, new visitor and resident spending the Project would attract to the State is expected to result in about 1,000 permanent FTE positions statewide considering its direct on- and off-site impacts together.

¹ One FTE job defined as 2,080 hours per year, including vacation and sick leave.

² Earnings are defined as wage, salary, and proprietary income, plus director’s fees and employer contributions to health insurance, less employee contributions to social insurance.

The direct impacts could in turn support some 2,360 FTE permanent jobs statewide upon Project completion. These include professional, technical, managerial and staff positions at the Project and in support of its ongoing resales and releasing, plus positions generated throughout the State's economy via indirect and induced economic multiplier effects.

- **Personal earnings** – Personal earnings supported by the statewide operational employment are expected to amount to some \$15 million per year during development, and up to \$108 million per year on a sustained basis once the Project is completed and occupied.

On average, these net new FTE positions are expected to earn some \$250,000 each during the initial period, and about \$46,000 each after Project completion, when opportunities are spread widely throughout the State's economy.

Population Impacts

The Project will impact population levels in the County and State in two ways. First, the majority of condotel units are expected to be operated as hotel units and are expected to attract new visitor market segments to the islands. Secondly, a small share of the employment generated in the Project's development and operations can be expected to be associated with population movements that could include former Hawai'i residents moving home, temporary relocations that may involve commuting between islands or between Hawai'i and the US mainland, and persons who may relocate to the State and/or County because of the Project's new employment and business opportunities. Impacts are assessed as follows:

- **County** – The County could see some 40 new FTE persons in residence during the development period, many of whom could be on temporary relocation due to its development activities. Upon completion, the Project could be associated with up to 900 new long-term residents in the County. These County impacts include persons moving from neighbor islands to O'ahu, as well as from outside of the State.
- **State** – The State's impacts are a subset of the County's, since population movements between islands would affect County population but not State population. Total population impacts for the State are estimated at about 35 persons per year during development, and 830 person on an ongoing basis after Project completion.

Fiscal Impacts

The Project will drive substantial new tax and other revenues to both State and County governments, while the new residents attracted through economic effects of its development and operations can be expected to require new government expenditures. Its net fiscal impacts, considering both new revenues and new expenditures, are summarized as follows:

- **County** – The Project is expected to generate \$0.3 million in net new County revenues each year during its development period, rising to \$11.0 million annually each year after

Chairperson Calvin K. Y. Say

SUBJECT: RESOLUTION 24-80 - ECONOMIC AND FISCAL IMPACTS OF THE 1500 KAPIOLANI PROJECT (TAX MAP KEY: 2-3-021:044)

April 1, 2024

Page 4

its completion, when its higher real property taxes, new transient accommodations taxes and other County revenues take effect. These net new County government revenues are estimated at 7 to 10 times the new County government expenditures required to support the additional population that could be attracted to the County.

In addition to the taxes and fees generated, Mana'olana AREP is offering a Community Benefits Package including affordable housing valued at \$22.9 million, as described previously.

- **State** - For the State, net additional operating revenues generated by the Project are estimated at \$7.4 million per year during its development, and \$26.8 million per year after its development is completed. New State revenues generated by the Project are expected to represent 32 times (during development) and 16 times (at completion) the new State expenditures that the Project could trigger.

Conclusions

1500 Kapi'olani is anticipated to have a catalytic economic impact in its immediate area, with ripple effects for the State as a whole. The Project brings iconic design and development concepts to a highly visible location across from Ala Moana Center and within the Ala Moana TOD zone, as well as strong net economic and fiscal benefits to both the County and State, as presented. It will contribute to traffic and pedestrian safety and infrastructure improvements in the Ala Moana area.

This investment is expected to encourage further investment along the Kapi'olani corridor and elsewhere in the zone, thereby creating higher values for both small and large property owners. This will in turn support more real property tax, income tax, gross excise tax and other revenue generation for both the County and State.

Thank you for the opportunity to present these comments.

Sincerely,

PBR HAWAII



Ann Bouslog, Ph.D.

Director of Land Economics and Real Estate



To: Committee on Zoning
Honolulu City Council

Dt: April 1, 2024

From: Caroline Hayashi, President
Waikiki Community Center
chayashi@waikikicommunitycenter.org
808-923-1802

Re: Resolution 24-80 – Extending Deadline to Obtain a Building Permit for 1500 Kapiolani Blvd.

Aloha Chair Say, Vice-Chair Dos Santos-Tam and Honorable Members of the Committee,

Hawaii has one of the fastest growing aging populations in the US. According to DBEDT, by 2035, adults age 60+ will grow by 310% while those 85+ will increase by 1,158%. As our kūpuna population continues to grow, so will the housing crisis. Kūpuna homelessness is an increasing, concerning trend. By 2030, it's expected the number of older adults in Hawai'i without a place to live will triple.

Waikiki Community Center has served our kūpuna since 1978. Over the past 10 years, we have served a growing number of seniors who have been "priced out" of their units where they have resided for years. Most of these kūpuna have worked all their lives yet find that their fixed incomes cannot keep up with the increased cost of housing. Seniors who lose their housing are particularly vulnerable for falling into chronic homelessness as they do not have the resources or technical savvy to find affordable housing.

WCC has assisted thousands of seniors over the past several years who were in danger of becoming homeless. We have found that if seniors can remain housed, they are not only more likely to stabilize their situations but also to thrive and continue contributing to our communities. Senior affordable housing is one of the most critical resources we have utilized over the years to keep our kūpuna clients stabilized. However, we do not have enough of this type of housing, with buildings having years-long waiting lists.

Waikiki Community Center therefore supports the 1500 Kapiolani project, which will create 110 affordable rentals for kūpuna earning 30 to 80% AMI. O'ahu's affordable housing inventory is critically short of what is needed and 110 additional units will make a life-changing difference in the lives of our limited resource kūpuna.

Mahalo for your consideration and for this opportunity to testify.



VOICE YOUR SUPPORT FOR AFFORDABLE RENTALS FOR KŪPUNA IN HONOLULU

What is 1500 Kapi'olani?

EAH Housing is participating with Mana'olana Partners to develop housing at 1500 Kapi'olani Boulevard, a visionary project that includes 110 affordable rentals for local kūpuna, as well as 450 premier condo-hotel residences, world-class amenities and commercial space for retail and restaurants, in the heart of urban Honolulu.

What are the benefits of Kūpuna housing at 1500 Kapi'olani?

- 110 affordable rentals on-site with ocean views
- Features studios and one-bedroom units
- Serves kūpuna ages 62+ at 30% to 80% of the Area Median Income (AMI)
- Preserves affordable rents for 60 years
- Average unit size over 400 square feet
- Offers convenient access to public transportation, health care, shopping, recreation and more

What can we do to show our support for this Kūpuna housing?

As older adults living on O'ahu, we urge the Honolulu County Council to support the senior rental affordable housing project that is a part of the 1500 Kapiolani project. Many seniors face challenges finding suitable and affordable housing as we age. This project will provide a safe and comfortable living environment for seniors, allowing us to age in place with dignity and security.

Thank you for considering our support for this new kūpuna housing and for your commitment to addressing the housing needs of seniors in our community.

Unit Nos. of Kukui Gardens: 1103 Liliha Street, Honolulu, Hawaii 96817

Name (Print)	Signature	Address
Thank You		1001 Liliha St #113
Chia Tsu		1107 Liliha St #301
Soo Chee		4201 King St #303
Antonina dela		402 W. Beretania St

[illegible]



VOICE YOUR SUPPORT FOR AFFORDABLE RENTALS FOR KŪPUNA IN HONOLULU

What is 1500 Kapi'olani?

EAH Housing is participating with Mana'olana Partners to develop housing at 1500 Kapi'olani Boulevard, a visionary project that includes 110 affordable rentals for local kūpuna, as well as 450 premier condo-hotel residences, world-class amenities and commercial space for retail and restaurants, in the heart of urban Honolulu.

What are the benefits of Kūpuna housing at 1500 Kapi'olani?

- 110 affordable rentals on-site with ocean views
- Features studios and one-bedroom units
- Serves kūpuna ages 62+ at 30% to 80% of the Area Median Income (AMI)
- Preserves affordable rents for 60 years
- Average unit size over 400 square feet
- Offers convenient access to public transportation, health care, shopping, recreation and more

What can we do to show our support for this Kūpuna housing?

As older adults living on O'ahu, we urge the Honolulu County Council to support the senior rental affordable housing project that is a part of the 1500 Kapiolani project. Many seniors face challenges finding suitable and affordable housing as we age. This project will provide a safe and comfortable living environment for seniors, allowing us to age in place with dignity and security.

Thank you for considering our support for this new kūpuna housing and for your commitment to addressing the housing needs of seniors in our community.

Unit Nos. of Kukui Gardens: 1103 Liliha Street, Honolulu, Hawaii 96817

Name (Print)	Signature	Address
BRENDA Kiyota	Brenda Kiyota	412 N. BERETANIA ST. #207
JUNE Ng	June Ng	380 N. Beretania St. #216
JULIA STARKS	Julie Starks	380 N. Beretania St. #108
Kichul R. Kim	Kichul R. Kim	1001 Liliha St. 111



VOICE YOUR SUPPORT FOR AFFORDABLE RENTALS FOR KŪPUNA IN HONOLULU

What is 1500 Kapi'olani?

EAH Housing is participating with Mana'olana Partners to develop housing at 1500 Kapi'olani Boulevard, a visionary project that includes 110 affordable rentals for local kūpuna, as well as 450 premier condo-hotel residences, world-class amenities and commercial space for retail and restaurants, in the heart of urban Honolulu.

What are the benefits of Kūpuna housing at 1500 Kapi'olani?

- 110 affordable rentals on-site with ocean views
- Features studios and one-bedroom units
- Serves kūpuna ages 62+ at 30% to 80% of the Area Median Income (AMI)
- Preserves affordable rents for 60 years
- Average unit size over 400 square feet
- Offers convenient access to public transportation, health care, shopping, recreation and more

What can we do to show our support for this Kūpuna housing?

As older adults living on O'ahu, we urge the Honolulu County Council to support the senior rental affordable housing project that is a part of the 1500 Kapiolani project. Many seniors face challenges finding suitable and affordable housing as we age. This project will provide a safe and comfortable living environment for seniors, allowing us to age in place with dignity and security.

Thank you for considering our support for this new kūpuna housing and for your commitment to addressing the housing needs of seniors in our community.

Unit Nos. of Kukui Gardens: 1103 Liliha Street, Honolulu, Hawaii 96817

Name (Print)	Signature	Address
Wai Ligo		380N. Beretania #101



VOICE YOUR SUPPORT FOR AFFORDABLE RENTALS FOR KŪPUNA IN HONOLULU

What is 1500 Kapi'olani?

EAH Housing is participating with Mana'olana Partners to develop housing at 1500 Kapi'olani Boulevard, a visionary project that includes 110 affordable rentals for local kūpuna, as well as 450 premier condo-hotel residences, world-class amenities and commercial space for retail and restaurants, in the heart of urban Honolulu.

What are the benefits of Kūpuna housing at 1500 Kapi'olani?

- 110 affordable rentals on-site with ocean views
- Features studios and one-bedroom units
- Serves kūpuna ages 62+ at 30% to 80% of the Area Median Income (AMI)
- Preserves affordable rents for 60 years
- Average unit size over 400 square feet
- Offers convenient access to public transportation, health care, shopping, recreation and more

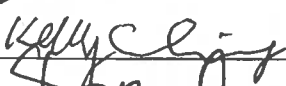
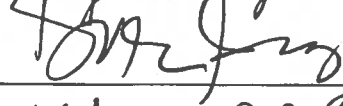
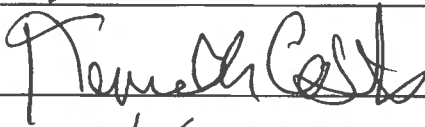
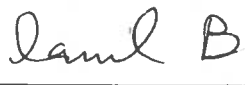
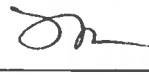
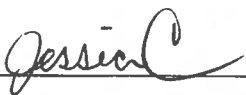
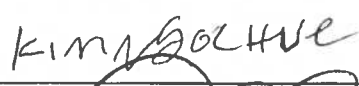
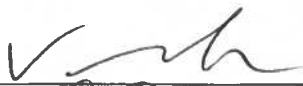
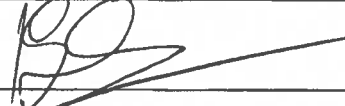
What can we do to show our support for this Kūpuna housing?

As older adults living on O'ahu, we urge the Honolulu County Council to support the senior rental affordable housing project that is a part of the 1500 Kapiolani project. Many seniors face challenges finding suitable and affordable housing as we age. This project will provide a safe and comfortable living environment for seniors, allowing us to age in place with dignity and security.

Thank you for considering our support for this new kūpuna housing and for your commitment to addressing the housing needs of seniors in our community.

Unit Nos. of Kukui Gardens: 1103 Liliha Street, Honolulu, Hawaii 96817

Name (Print)	Signature	Address
GLORIA DAVID	Gloria David	360 N. Beretania St #108
XIAO SHAN BAK	Xiao Shan	380 N. Beretania St #105
Yin Shun Tsui	Yin Shun	370 N. Beretania St #107
HING LEE	Hing Lee	380 N. Beretania St #104

Name (Print)	Signature	Address
JAMES LON		430 N. King St. (106)
KELLY CHING		1203 Liliha St. #101.
JUDAH AMARNICH		404 N Beretania #102 Hawaii #101
KEVIN AKA		380 N. Beretania St.
Kenneth Costa		410 N Beretania St. #104
Kim LAC		10-101 King St
Daniel B.		420 N King St Apt 105
JULIA STARKS		380 N. Beretania St. #105
Sophia LAC		1207/204 Liliha St
MELANI CHINOSKA		402 N Beretania St
Jessica Chinoska		420 N King St #216
Juanita Chinoska		402 N Beretania St #204
Derriette Chares		1105 Liliha St. #203
KIM NGOCHUE		1101 Liliha St #104
KARMA COLEMAN		1103 Liliha St #101
Alex Wright		#19, Unit 104
CHRISNA T. WU		107 N. Beretania St. #107
VINH LU		1001 Liliha St 108
BHONG LU		309

[illegible]



VOICE YOUR SUPPORT FOR AFFORDABLE RENTALS FOR KŪPUNA IN HONOLULU

What is 1500 Kapi'olani?

EAH Housing is participating with Mana'olana Partners to develop housing at 1500 Kapi'olani Boulevard, a visionary project that includes 110 affordable rentals for local kūpuna, as well as 450 premier condo-hotel residences, world-class amenities and commercial space for retail and restaurants, in the heart of urban Honolulu.

What are the benefits of Kūpuna housing at 1500 Kapi'olani?

- 110 affordable rentals on-site with ocean views
- Features studios and one-bedroom units
- Serves kūpuna ages 62+ at 30% to 80% of the Area Median Income (AMI)
- Preserves affordable rents for 60 years
- Average unit size over 400 square feet
- Offers convenient access to public transportation, health care, shopping, recreation and more

What can we do to show our support for this Kūpuna housing?

As older adults living on O'ahu, we urge the Honolulu County Council to support the senior rental affordable housing project that is a part of the 1500 Kapiolani project. Many seniors face challenges finding suitable and affordable housing as we age. This project will provide a safe and comfortable living environment for seniors, allowing us to age in place with dignity and security.

Thank you for considering our support for this new kūpuna housing and for your commitment to addressing the housing needs of seniors in our community.

Unit Nos. of Kukui Tower: 35 N. Kukui Street, Honolulu, Hawaii 96817

Name (Print)	Signature	Address
Sun Hui Lee		737 Aokeke Ave 1005
CHUNGHEE LEE		1465 AALA St #205
Louise V. ROSA		1805
Kun		91123 Kula Kula Blvd, Waimanalo HI 96797

Name (Print)	Signature	Address
Suehyatt Adkins	Sue Adkins	94102 Loko Pl. Wagahua HI 96791
Amy Lee	Amy Lee	# 3006
Nelson Ragnah	Nelson Ragnah	91725 Kilaha St. Ewa Beach HI 96706
Huu Phat Nguyen	Huu Phat Nguyen	Unit # 108
Joeybani Ortaleza	Joeybani Ortaleza	386 N Viheya and Blvd R24 Hon. HI 96817
Jenny Lin	Jenny Lin	106.
P. Kiji Lau	P. Kiji Lau	# 2805
VICTOR CHOW	V. Chow	K679 KAIKUNANE LP
Patsy Lee	Patsy Lee	3939 A Nuuana Pili Dr. Hon.
Lisa Jay	Lisa Jay	P.O. BOX 335417 Hon. HI. 96823
MICKO I. MENGELIL	Micko I. Mengelil	#1404
SAU CHUN LEUNG	Sau Chun Leung	# 3205
CHOW. Y. W. John	John Y. W. Chow	#807
Blake Holmes	Blake Holmes	1008
Elena Gordo	Elena Gordo	2702
KUNG LIN. PUI HON	Pui Hon Kung	3209
To gii Chan	To gii Chan	1610
RAYMOND VELHINO	Raymond Velhino	1812
Jonathan Flores	Jonathan Flores	3004

Name (Print)	Signature	Address
ELISA LEI	Elisa Lei	35 N. KUKUI ST. #912 Honolulu, HI 96817.
Tran Ta		1870 Lusitana St #4 HON HI 96813 #407
HYUN Sook Kim		3033 Ala Ilima #1702 Hon., HI 96818
HY UN SOO Kang		2508.
Helen Takeuchi	Helen Takeuchi	#2704
BEATRICE CHUNG	Beatrice Chung	#706
Dianne Fraticelli	Dianne Fraticelli	#2906
Eugenio dela Cruz	Eugenio dela Cruz	#1505
Lin Chen Bui	Lin Chen Bui	19209
Kay Muramoto	Kay Muramoto	3138 Waiolae Ave.
Wai Kit Wong	Wai Kit Wong	1800 Kalia Rd #744 96815
YUI KEUNG CHAN		#1703
Janice Guggino	Janice	2106
Susan Periz	Susan	1205 Nuanuanu Ave #1310 Honolulu HI 96817
MEE HEE LEE Hong	Mee Hee Lee	1315 Ala Lele St Hon. HI. 96818
Li	Shufen Li	
Jenny Lin-Cathcart	Jenny Lin	#911
TRAN THANH VI		#2022
Suh, Jae Ho	Jae Ho Suh	#502

[illegible]



VOICE YOUR SUPPORT FOR AFFORDABLE RENTALS FOR KŪPUNA IN HONOLULU

What is 1500 Kapi'olani?

EAH Housing is participating with Mana'olana Partners to develop housing at 1500 Kapi'olani Boulevard, a visionary project that includes 110 affordable rentals for local kūpuna, as well as 450 premier condo-hotel residences, world-class amenities and commercial space for retail and restaurants, in the heart of urban Honolulu.

What are the benefits of Kūpuna housing at 1500 Kapi'olani?

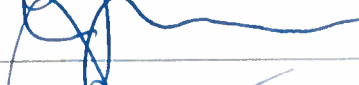
- 110 affordable rentals on-site with ocean views
- Features studios and one-bedroom units
- Serves kūpuna ages 62+ at 30% to 80% of the Area Median Income (AMI)
- Preserves affordable rents for 60 years
- Average unit size over 400 square feet
- Offers convenient access to public transportation, health care, shopping, recreation and more

What can we do to show our support for this Kūpuna housing?

As older adults living on O'ahu, we urge the Honolulu County Council to support the senior rental affordable housing project that is a part of the 1500 Kapiolani project. Many seniors face challenges finding suitable and affordable housing as we age. This project will provide a safe and comfortable living environment for seniors, allowing us to age in place with dignity and security.

Thank you for considering our support for this new kūpuna housing and for your commitment to addressing the housing needs of seniors in our community.

Unit Nos. of Villages of Moa'e Ku: 91-1655 Pahika Street, Ewa Beach, Hawaii 96706

Name (Print)	Signature	Address
JULIE TAKANO		3338 PANA'INA ST. HON 96822
Ghannelle Gomes		91-1834 Park Row Ewa, HI 96706
Johnette Lant		91-1000 Mikohe St Ewa HI 96706
Carole Matsuura		94-1188 Kalahikiola Dr. #1201 Ewa HI 96797

[illegible]

RELATING TO RESOLUTION 24-80 (2024)

Amending Resolution 17-221, CD1, as amended by Resolution 20-170, CD1 related to an Interim Planned Development-Transit (IPD-T) project at 1500 Kapiolani Boulevard.

Written Testimony Only

ZONING COMMITTEE

Chair Calvin Say, Vice Chair, Tyler Dos Santos-Tam, and
Members Radiant Cordero, Esther Kia'āina, and Matt Weyer

STRONG SUPPORT

Thank you for the opportunity to express our enthusiastic support for approval of Resolution 24-80, which addresses a project modification and an extension request for the 1500 Kapiolani Boulevard project.

The 1500 Kapiolani Boulevard project represents a significant effort by Mana'olana Partners and EAH Housing to address the continued shortage of affordable housing for our kūpuna with 110 units of affordable housing at incomes between 30% to 80% of the Area Median Income for a minimum of 60 years.

Since 1968, EAH Housing has worked diligently to provide quality, affordable housing options to seniors, individuals, and families, coupled with a targeted range of social services to address the complex needs often experienced by those who struggle with housing insecurity. EAH Housing proudly distinguishes itself from other developers for its unwavering commitment to a unique stewardship model, and we look forward to continuing this tradition of serving Hawai'i's kūpuna at the 1500 Kapiolani project.

We value your time and consideration and thank you for your attention to this important matter.

Warmest regards,



Regional Vice President
EAH Housing



CATHOLIC CHARITIES HAWAII

RE: RESOLUTION 24-80: EXTENDING THE DEADLINE TO OBTAIN A BUILDING PERMIT FOR THE PROJECT AT 1500 KAPIʻOLAN BOULEVARD

TO: Honolulu City Council, Committee on Zoning

FROM: Rob Van Tassell, President and CEO, Catholic Charities Hawaiʻi

Hearing: Wednesday, 4/3/24; 9:00 am; City Council Chamber

Aloha Chair Say and Members of the Zoning Committee:

Thank you for the opportunity to provide testimony in **Support of Resolution 24-80**, which would extend the deadline to obtain a building permit for an Interim Planned Development-Transit project at 1500 Kapiʻolani Boulevard. I am Rob Van Tassell with Catholic Charities Hawaiʻi.

Catholic Charities Hawaiʻi supports efforts to increase the affordable rental housing inventory in our state. The need for senior affordable housing is particularly concerning due to the recent **great increases in homelessness among our kupuna**. Many kupuna must wait years for housing they can afford and often must move multiple times in order to avoid homelessness before they are able to find an affordable unit that they can safely live out their remaining years.

The proposed 1500 Kapiʻolani senior housing is located in an ideal location. The tenants can walk to shopping, health care and many other essential services. The project has been increased to 109 affordable rental units with affordability guaranteed for 60 years. Our kupuna need affordable rentals in the urban core where they can continue to be connected to friends and family and other support networks.

Catholic Charities Hawaiʻi supports this project which will create additional affordable housing for elderly renters. Thank you for your consideration of this Resolution.

Please contact our Legislative Liaison, Betty Lou Larson, at (808) 527-4813 if you have any questions.



Cade Watanabe, Financial Secretary-Treasurer

Gemma G. Weinstein, President

Eric W. Gill, Senior Vice-President

April 2, 2024

Committee on Zoning
Honolulu City Council
Councilmember Calvin Say, Chair
Councilmember Tyler Dos Santos-Tam, Vice Chair

Testimony in Support of Resolution 24-80

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

UNITE HERE Local 5 represents 10,000 working people in the hotel, food service and health care industries across Hawaii. We are in support of Reso 24-80, approving the extension of time to obtain a building permit for the 1500 Kapiolani project. We appreciate the developer's revised proposal for an additional 32 affordable rentals, bringing the total to 110, or about 20% of the project's total units. We support the move to convert one level of the proposed parking garage to use to expand the affordable rental component.

The efforts of members of this Council to push for more for the community from this developer, and the developer's efforts to change the project to make this possible, have resulted in a better development proposal, with meaningful movement toward the creation of much-needed affordable housing in Honolulu.

The developer has reached out to the community in recent months, and worked with stakeholders on their concerns. We have confidence they will continue to do so.

Thank you for your consideration.



LiUNA!

REGULAR MEETING
CITY COUNCIL CHAMBER
WEDNESDAY, APRIL 3, 2024
9:00 A.M.

PETER A. GANABAN
*Business Manager/
Secretary-Treasurer*

ALFONSO OLIVER
President

JOBY NORTH II
Vice President

TONI FIGUEROA
Recording Secretary

MARTIN ARANAYDO
Executive Board

ORLANDO PAESTE
Executive Board

JOSEPH YAW
Executive Board

ESTHER AILA
Auditor

RUSSELL NAPIHAA
Auditor

MARK TRAVALINO
Auditor

YUGAN HOTTENDORF
Sergeant-At-Arms

Re: **Testimony in support of RES24-080**
1500 KAPI'OLANI BOULEVARD

Aloha Chair Say, Vice-Chair Santos-Tam, and Members of the Committee:

The Laborer's International Union Local 368 represents 5000+ members working in construction, environmental remediation, maintenance, food service, health care, clerical, and other occupations, as well as in state, local, and municipal government jobs and as mail handlers in the U.S. Postal Service across the State.

The Laborer's International Union Local 368 supports RES24-080.

Extending the previously approved entitlements for the project will bring 109 affordable rentals to Ala Moana for local kūpuna earning 30 to 80% of the Area Median Income (AMI). The units will remain affordable with rents set by HUD for 60 years and help to ensure O'ahu's kūpuna have a comfortable, attractive place to call home.

1500 Kapi'olani will deliver an economic boost and so much more to our local community. This project is a substantial investment in Honolulu, but more importantly, it will positively change the lives of so many, especially kūpuna.

It is for these reasons that we support RES24-080.

Mahalo for your time and consideration.

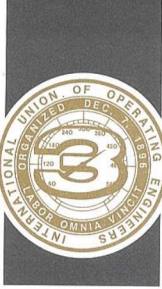
Respectfully,

Peter A. Ganaban

Business Manager/Secretary Treasurer
Laborers International Union of North America - Local 368
1617 Palama Street
Honolulu, HI 96817

LiUNA Local 368
1617 Palama Street
Honolulu, HI 96817
Phone: (808) 841-5877
Fax: (808) 847-7829
www.local368.org

Feel the Power



OPERATING ENGINEERS LOCAL UNION No. 3

2181 LAUWILIWILI STREET, KAPOLEI, HI 96707 • (808) 845-7871 • FAX (808) 682-0906

Jurisdiction: Northern California, Northern Nevada, Utah, Hawaii, and the Mid-Pacific Islands

April 1, 2024

Honorable, Calvin K.Y. Say, Honolulu City Council Committee on Zoning, Chair
Honorable, Tyler Dos Santos-Tam, Honolulu City Council Committee on Zoning, Vice Chair
Honorable Members of the Honolulu City Council Committee on Zoning

RE: RESOLUTION 24-80 – EXTENDING DEADLINE TO OBTAIN A BUILDING PERMIT FOR THE PROJECT AT 1500 KAPIOLANI BOULEVARD. Amending Resolution 17-221, CD1, as amended by Resolution 20-170, CD1, to further extend the deadline to obtain a building permit for an Interim Planned Development-Transit (“IPD-T”) project at 1500 Kapiolani Boulevard. (Applicant: Mana’olana Partners 1500, LLC) (Transmitted by Communication D-211[24])

Chair Say, Vice Chair Dos Santos-Tam and Members of the Honolulu City Council Committee on Zoning,

My name is Ana Tuiasosopo. I am the District Representative and Trustee for Operating Engineers Local 3. We are the largest Construction Trades Local in the United States. I and the members of Operating Engineers Local 3 strongly support Resolution 24-80.

Co-developer EAH Housing plans to provide housing for our kupuna that is affordable to elderly families with incomes between 30% to 80% of the area median income, for a minimum of 60 years. The requested time extension for this difficult project will help support the development of more appropriate community benefits for the residents of the City & County of Honolulu.

We humbly ask for your support and approval of Resolution 24-80.

Sincerely,

Ana Tuiasosopo
Hawaii District Representative, Trustee
Hawaii Operating Engineers Local 3



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

TO: Councilman Calvin Say
Chair, Honolulu City Council Committee on Zoning

FROM: Angie Knight, Community Relations Manager
IHS, Institute for Human Services, Inc.

RE: **RES24-080:** 1500 Kapi'olani Affordable Housing Development

POSITION: IHS supports the 1500 Kapi'olani's Affordable Housing development

Aloha Zoning Committee Chair Say and Councilmembers,

IHS, The Institute for Human Services, supports the 1500 Kapi'olani development project because it will ensure that many kūpuna have a place to live their golden years in dignity with an affordable, quality place to call home. We are in dire need of more affordable housing here in Hawai'i. This development will add 109 affordable rental homes for kūpuna, earning 30 to 80% of the Area Median Income (AMI).

Since 1500 Kapi'olani last appeared at the City Council, the developer has added 32 more units, equating to a 40% increase in affordable rentals from the original plan. These added units are not just numbers on a page; they signify tangible progress in creating housing opportunities for local residents and lives that could be positively changed as a result of having an attractive, comfortable space to live in. 1500 Kapi'olani is about more than just housing. It's about fostering a sense of community, especially for our kūpuna. This location of affordable units allows residents to build relationships with others, the freedom to walk to local businesses and for some medical and dental appointments, and convenient access to public transportation.

Moreover, we support EAH Housing's role in this development. EAH Housing has proven reputable in our community and in the mainland in developing and managing affordable housing units for a range of AMI incomes. This project is a unique opportunity to blend many social group interests, increase business development, and provide housing stability for our elderly on fixed incomes.

For these reasons, I respectfully urge the Zoning Committee and Honolulu City Council to approve a three-year extension to its deadline to obtain a building permit for 1500 Kapi'olani. Mahalo for the opportunity to voice my support. I hope you will consider advancing this project, which will help revitalize this neighborhood and provide homes and meaningful benefits for the community.



**OPERATIVE PLASTERERS' AND CEMENT MASONS'
INTERNATIONAL ASSOCIATION LOCAL #630, AFL-CIO**

2251 North School Street • Honolulu, HI 96819
Phone No.: (808) 841-0491 • Fax No.: (808) 847-4782



TO: HONOLULU CITY COUNCIL, COMMITTEE ON ZONING

SUBJECT: TESTIMONY IN SUPPORT OF RES. 24-80, TO EXTEND THE DEADLINE
TO OBTAIN A BUILDING PERMIT FOR AN IPD-T LOCATED AT 1500
KAPIOLANI.

Hearing

DATE: Wednesday, April 3, 2024
TIME: 9:00am

Aloha Honorable Chair Say, Vice Chair Dos Santos-Tam, and Zoning Committee Members,

The Operative Plasterers' and Cement Masons' International Association Local 630 (OPCMIA Local 630) is a trade union of over 900 plasterers and cement masons. Plasterer members of the union finish interior walls and ceilings of buildings and apply plaster on masonry, metal, and wire lath or gypsum. While cement mason members are responsible for all concrete construction, including the pouring and finishing of slabs, steps, wall tops, curbs and gutters, sidewalks, and paving. Local 630 is proud to represent its members in all matters related to the construction industry, while improving the quality of construction and protecting the public interest.

Financial Secretary-Treasurer & Business Manager of OPCMIA Local 630, Peter T. Iriarte, and the members of OPCMIA Local 630 stand in strong support of Res. 24-80, extending the deadline to obtain a building permit for the project at 1500 Kapiolani Blvd, and amending Res. 20-170 CD1.

Co-developer EAH Housing plans to provide housing that is affordable to elderly families with incomes between 30% to 80% of the area median income, for a minimum of 60 years. Also, this Transit-Oriented Development project is in the urban core, close to shopping, services, parks, and other amenities. The requested time extension for this project will help support the development of more appropriate community benefits for the residents of the City & County of Honolulu

Thank you for the opportunity to submit testimony in support of Res. 24-80.