RES26-006
Testimony

MISC. COM. 62(26)
*ZONING & PLANNING (ZON)

For	RES26-6
Meeting Date	Feb 5, 2026 @ 09:00 AM
Committee(s)	ZONING & PLANNING (ZON)
Name	Stephen Wood
Email Address	sswood@gmail.com
Zip Code	96701
Representing	Self
Submitted	Feb 3, 2026 @ 12:45 PM

Testimony

The purpose of this facility and how it was briefed to my neighborhood board as well as the ACA was to provide senior assisted living. 55 years old is not senior assisted living. The developer needs to do a better job at marketing the units they have and if they did that, they would have no problem filling the vacancies that they currently have. There is a wait list for senior housing, so I do not understand why they are having an issue with filling the vacancies at this facility. My suggestion is that if they do want to reduce the age, reduce it to 60 and try that for a period of time but I would caution that 55 is not a retirement age and would only impact an already stressed shortage of senior housing we have on the island.

For	RES26-6
Meeting Date	Feb 5, 2026 @ 09:00 AM
Committee(s)	ZONING & PLANNING (ZON)
Name	lawrence higa
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Zip Code	96701
Representing	Self
Submitted	Feb 5, 2026 @ 08:30 AM

RESOLUTION IN SUPPORT OF RESOLUTION 26-6 AUTHORIZING AN AMENDMENT TO THE GROUND LEASE FOR ALOHA ĪA HALEWILIKŌ

WHEREAS, Aloha Īa Halewilikō was developed to provide deeply affordable rental housing for seniors in the ʻAiea community; and

WHEREAS, Resolution 26-6 authorizes an amendment to the ground lease to allow limited flexibility in age-restricted leasing while preserving the project's core mission of serving kūpuna; and

WHEREAS, the amendment maintains sixty-two (62) as the standard minimum age, allowing leasing to individuals aged fifty-five (55) and older only with City approval and only after reasonable efforts to lease to seniors 62 and older have been unsuccessful; and

WHEREAS, all affordability requirements remain unchanged, with applicants required to meet income qualifications across the project's 140 units, including:

- 8 studios @ 30% AMI
- 5 one-bedrooms @ 30% AMI
- 45 studios @ 50% AMI
- 30 one-bedrooms @ 50% AMI
- 30 studios @ 60% AMI
- 21 one-bedrooms @ 60% AMI
- 1 two-bedroom staff unit; and

WHEREAS, maintaining full occupancy is essential to long-term project viability and continued service to low-income seniors; and

WHEREAS, Resolution 26-6 supports the community's shared vision of protecting and expanding affordable senior rental housing in ʻAiea; now, therefore,

BE IT RESOLVED that Lawrence Higa, resident of ʻAiea, supports Resolution 26-6 as a practical and responsible measure to preserve affordability, maintain occupancy, and strengthen senior housing availability in the community; and

BE IT FINALLY RESOLVED that copies of this Resolution be transmitted to the Mayor, the Honolulu City Council, the Department of Community Services, the Department of Planning and Permitting, and EAH Housing.