



HOUSE OF REPRESENTATIVES

STATE OF HAWAII
STATE CAPITOL, ROOM 431
415 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813

July 30, 2021

Mr. Jason Okuhama, Chairperson
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

SUBJECT: **Request to Approve Subordination of the HCDA's Equity
Sharing Payment for Reserved Housing Units to Allow Unit
Owners to Obtain a Second Mortgage Under Specified
Conditions**

Dear Mr. Okuhama and members:

I appreciate the opportunity to submit testimony in **strong support of Action Item III. 5,** Request to Approve Subordination of the HCDA's Equity Sharing Payment for Reserved Housing Units to Allow Unit Owners to Obtain a Second Mortgage Under Specified Conditions, on behalf of hundreds of reserved housing owners in Kakaako.

I appreciate that HCDA is considering this rule change. Allowing reserved housing owners to seek a second mortgage, as all other homeowners are able to do, will provide significant financial options and relief. I have received requests in the past, especially from young and new reserved housing owners, who want to take advantage of HELOCs and other financial options but have been unable to do so due to HCDA restrictions.

The Housing Finance Development Corporation, which is a state agency similar to HCDA, has already adopted a similar rule that allows reserved owners to seek a second mortgage.

Thank you for considering this rule change that will give greater financial options to our reserved housing owners.

Sincerely,

SCOTT K. SAIKI
State Representative

Kidder, Kapilialoha K

From: DBEDT HCDA Contact
Sent: Friday, July 30, 2021 4:42 PM
To: Kidder, Kapilialoha K
Cc: Neupane, Deepak
Subject: FW: Public Testimony Website Submission {Project Name:15}

From: RossMiyasato Jr. <r.miyasato@yahoo.com>
Sent: Friday, July 30, 2021 12:34 PM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: Public Testimony Website Submission {Project Name:15}

Name
Ross Miyasato Jr.
Organization
N/A
Address
803 Waimanua St #315 Honolulu, HI 96813 United States Map It
Phone
(808) 498-9621
Email
r.miyasato@yahoo.com
Project Name
803 The Block
Do you support or oppose?
Support
Comment
I am in support of allowing HCDA buyers to tap their equity. I am also in support of allowing buyers to purchase an investment property if they so wish while still living at their designated HCDA units, especially for the residence of 803 the Block on Waimanu street. The project has been pushed back a handful of times. What was advertised as a 2018 completion date is now December 2021. The buyers would be able to purchase another property after a 5 year term per the contract agreement and HCDA regulations but this project has put a hold on the lives of all the buyers due to the negligence of the developer and sells team. Holding everyone's money hostage with no means of reconciling for the time and opportunity lost. These are local first time home buyer residence of Hawaii, and government should support local residence.
File Upload
<ul style="list-style-type: none">803-THE-BLOCK.jpg
File

- [Waimanu_Front-view.jpg](#)





803 Waimanu Street
Honolulu, HI 96813



sales@theblock803.com



808.224.3206



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Small & Mighty Marketing
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Development, LLC

Kidder, Kapilialoha K

From: DBEDT HCDA Contact
Sent: Monday, August 2, 2021 9:58 AM
To: Kidder, Kapilialoha K
Cc: Neupane, Deepak
Subject: FW: Public Testimony Website Submission {Project Name:15}

From: Nicholas Chang <niko_chang@hotmail.com>
Sent: Monday, August 2, 2021 9:12 AM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: [EXTERNAL] Re: Public Testimony Website Submission {Project Name:15}

Keauhou place

Sent from my iPhone

On Aug 2, 2021, at 9:05 AM, DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov> wrote:

Aloha,

Thank you for your submission below, please let us know what item or project you are submitting your support for.

Mahalo,

Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813
Phone: (808) 594-0300

From: NicholasChang <niko_chang@hotmail.com>
Sent: Sunday, August 1, 2021 3:33 PM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: Public Testimony Website Submission {Project Name:15}

Name
Nicholas Chang
Address
555 South St #1810 Honolulu, Hawaii 96813 United States Map It
Phone
(808) 221-0185

Emailniko_chang@hotmail.com**Do you support or oppose?**

Support

Kidder, Kapilialoha K

From: DBEDT HCDA Contact
Sent: Monday, August 2, 2021 9:09 AM
To: Kidder, Kapilialoha K
Cc: Neupane, Deepak
Subject: FW: Public Testimony Website Submission {Project Name:15}

From: FranciscoPonce Jr <work@cadandink.com>
Sent: Sunday, August 1, 2021 11:07 PM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: Public Testimony Website Submission {Project Name:15}

Name
Francisco Ponce Jr
Email
work@cadandink.com
Project Name
HCDA to approve second mortgage for Kakaako Reserved Housing Units
Do you support or oppose?
Support
Comment
<p>Hello,</p> <p>I am commenting on "request to approve subordination of HCD's Equity Sharing Payment for Reserved Housing Units to allow unit owners to obtain a second mortgage. I am a homeowner at Rycroft Terrace and it would help greatly to have a second mortgage in order to get a home equity line of credit for improvements. Like any homeowner, I should have the right to be able to obtain an equity line of credit given that my unit has built up equity. It shouldn't matter whether the home was purchased under the reserved housing unit, a purchased home/condo is just that and it should be equal across the board. I don't find any compelling reason why this shouldn't be granted.</p> <p>Also, as a note my building Rycroft Terrace has used association funds for improvement and upgrade the exterior of the building which includes, spalling repair, painting building, purchasing pool furniture, adding solar lighting throughout the street. Besides the spalling work which is a benefit to the structural integrity of the building, the rest of the work being done is merely cosmetic. How is it that living in a reserved housing unit building allows for such cosmetic improvements, while individual homeowners cannot improve their units due to the inability to obtain a HELOC, which is doable given that there is equity built up on the properties. It feels there is an inequality in regards to control.</p> <p>Also, by allowing a HELOC loan, homeowners will benefit by upgrading old worn out plumbing fixtures, and plumbing that requires replacing in this building as well. Leaky faucets, leaking toilets, and leaking showers were all a part of the purchase of the as-is units. Improving all these items will improve the overall building stability and improve property values. Without the added ability to get a HELOC, these fixtures would go left unrepaired and further create issues that ultimately will increase association fees to help with building repairs.</p> <p>Please support Scott Saiki's push to allow for a second mortgage in order to balance the income divide giving equality to all homeowners. We all have mortgages and paying it doesn't discriminate. It makes no difference whether a rich man or poor man pays, we all live within our means. Given the Reserved Housing Units were available for purchase doesn't mean it comes with an underlying notion that such homeowners are less than. This wouldn't even be an issue in many parts of the US, and even in those states with Reserved Housing, owners are allowed the freedom to obtain second mortgages. We all deserve an opportunity to better our properties and our lives, otherwise reserved housing units serves no purpose other than keeping the status quo. Locals want to stay in Hawaii and also want to improve their lives, but there needs to be an equal level playing field. What is the purpose of having building with both market rate and reserved housing? The answer is: there is none. We are all equal, pay mortgages, and also should all have the right to use the equity built from the purchase of their unit.</p>

Thank you for your time.

Kidder, Kapilialoha K

From: DBEDT HCDA Contact
Sent: Tuesday, August 3, 2021 11:31 AM
To: Kidder, Kapilialoha K
Cc: Neupane, Deepak
Subject: FW: Public Testimony Website Submission {Project Name:15}

-----Original Message-----

From: EdwardFernandez <organikhawaii@me.com>
Sent: Monday, August 2, 2021 12:10 PM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: Public Testimony Website Submission {Project Name:15}

Name

Edward Fernandez

Address

714 15TH AVE

HONOLULU, HI 96816

United States

Map It <<http://maps.google.com/maps?q=714+15TH+AVE+HONOLULU%2C+HI+96816+United+States>>

Phone

(808) 315-3500

Email

organikhawaii@me.com <<mailto:organikhawaii@me.com>>

Project Name

Block 803

Do you support or oppose?

Support

Comment

To Whom It May Concern,

I purchased a Block 803 condominium under the HCDA reserved housing program in 2016. I support approving a second mortgage proposal for Kakaako reserved housing units. I would like to have the option of a home equity line of credit available immediately.

Thank you,

Edward Fernandez

Block 803 owner

Kidder, Kapilialoha K

From: DBEDT HCDA Contact
Sent: Tuesday, August 3, 2021 9:36 AM
To: Kidder, Kapilialoha K
Cc: Neupane, Deepak
Subject: FW: Public Testimony Website Submission {Project Name:15}

From: SarahKunishige <sarah.kunishige@gmail.com>
Sent: Monday, August 2, 2021 9:37 PM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: Public Testimony Website Submission {Project Name:15}

Name
Sarah Kunishige
Organization
Homeowner
Address
988 Halekauwila St Apt 2512 Honolulu, HI 96814 United States Map It
Phone
(808) 436-7607
Email
sarah.kunishige@gmail.com
Project Name
Kakaako - Reserve Housing: Ke kilohana
Do you support or oppose?
Support
Comment
Unit 2512 is in support for proposal: approving second mortgage option for kakaako reserve housing units

Kidder, Kapilialoha K

From: DBEDT HCDA Contact
Sent: Tuesday, August 3, 2021 9:37 AM
To: Kidder, Kapilialoha K
Cc: Neupane, Deepak
Subject: FW: Public Testimony Website Submission {Project Name:15}

From: JimmyTsai <jimmytsai88@aol.com>
Sent: Monday, August 2, 2021 10:40 PM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: Public Testimony Website Submission {Project Name:15}

Name
Jimmy Tsai
Address
988 Halekauwila st apt 1907 honolulu, HI 96814 United States Map It
Phone
(808) 277-5757
Email
jimmytsai88@aol.com
Project Name
kekilohana ward kakaaoki
Do you support or oppose?
Support
Comment
approve second mortgage loans

Kidder, Kapilialoha K

From: DBEDT HCDA Contact
Sent: Tuesday, August 3, 2021 9:39 AM
To: Kidder, Kapilialoha K
Cc: Neupane, Deepak
Subject: FW: Public Testimony Website Submission {Project Name:15}

From: JayYu <yujay08@gmail.com>
Sent: Tuesday, August 3, 2021 6:46 AM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: Public Testimony Website Submission {Project Name:15}

Name
Jay Yu
Address
888 Kapiolani Blvd. 1511 Honolulu, Hi 96813 United States Map It
Email
yujay08@gmail.com
Project Name
Symphony Honolulu
Do you support or oppose?
Support

Kidder, Kapilialoha K

From: DBEDT HCDA Contact
Sent: Tuesday, August 3, 2021 11:11 AM
To: Kidder, Kapilialoha K
Cc: Neupane, Deepak
Subject: FW: [EXTERNAL] Testimony in support for HCDA Board Considering Approving 2nd mortgage

-----Original Message-----

From: Nani Le <lenans26@gmail.com>
Sent: Tuesday, August 3, 2021 10:26 AM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: [EXTERNAL] Testimony in support for HCDA Board Considering Approving 2nd mortgage

Aloha,

As the owner (s) of a “reserved housing unit” at 400 Keawe apt 520 we would like to write this letter in support of a recent request to approve subordination of the HCDA’s Equity Sharing Payment for Reserved Housing Units to Allow Unit Owners to Obtain a Second Mortgage Under the Conditions Outlined in the Request.

We feel we should have the same opportunity as others who have bought property to utilize our equity as best as we see fit. Up to now we have been unable to do so without selling our property.

Please consider,

Nani and Emmanuel Courneade

Cell: (808) 391-2855*

Kidder, Kapilialoha K

From: DBEDT HCDA Contact
Sent: Tuesday, August 3, 2021 11:36 AM
To: Kidder, Kapilialoha K
Cc: Neupane, Deepak
Subject: FW: Public Testimony Website Submission {Project Name:15}

From: WesleySato <wessato@gmail.com>
Sent: Tuesday, August 3, 2021 11:32 AM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: Public Testimony Website Submission {Project Name:15}

Name
Wesley Sato
Address
888 Kapiolani Blvd #1610 Honolulu, HI 96813 United States Map It
Phone
(808) 561-0762
Email
wessato@gmail.com
Do you support or oppose?
Support
Comment
I am original unit owner of Symphony #1610 and have benefited from the reserved housing program when i was just starting my dental practice as a young professional. Although my business grew, it became more evident than ever that certain things outside of my control such as COVID pandemic can greatly affect income and livelihood. It would be a great help to responsibly tap into the equity of my property to have access in the event something similar were to happen again.

Kidder, Kapilialoha K

From: DBEDT HCDA Contact
Sent: Tuesday, August 3, 2021 12:19 PM
To: Kidder, Kapilialoha K
Cc: Neupane, Deepak
Subject: FW: Public Testimony Website Submission {Project Name:15}

From: FrancineLam <francinelam@hotmail.com>
Sent: Tuesday, August 3, 2021 11:56 AM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: Public Testimony Website Submission {Project Name:15}

Name
Francine Lam
Address
1009 Kapiolani Blvd Apt. 1802 Honolulu, HI 96814 United States Map It
Email
francinelam@hotmail.com
Project Name
Pacifica Honolulu
Do you support or oppose?
Support
Comment
<p>RE: Second Mortgage Options for Kakaako Reserved Housing Units</p> <p>I consider this to be a very important rule amendment that is needed so that there is uniformity between HCDA and HHFDC "non-market priced" housing programs, along with the ability to have emergency access to built-up equity. I have often fretted about being forced to sell my home should a catastrophic financial event happen (e.g. medical crisis). Being forced to do so, in my opinion, is contrary to the mission of the reserved housing program.</p> <p>Thank you for your time and consideration of this important piece of legislation.</p> <p>Francine Lam</p>

Kidder, Kapilialoha K

From: DBEDT HCDA Contact
Sent: Tuesday, August 3, 2021 12:43 PM
To: Kidder, Kapilialoha K
Cc: Neupane, Deepak
Subject: FW: [EXTERNAL] Re: Public Testimony Website Submission {Project Name:15}

From: Wing Wing L <hyliao1019@gmail.com>
Sent: Tuesday, August 3, 2021 12:42 PM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: [EXTERNAL] Re: Public Testimony Website Submission {Project Name:15}

Second mortgage options fir kakaako reserved housing units

Sent from my iPhone

On Aug 3, 2021, at 12:20 PM, DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov> wrote:

Aloha,

Thank you for your testimony submission. Could you please let us know what agenda item you are sending in support for?

Mahalo,

Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813
Phone: (808) 594-0300

From: ZHI HUANGAO <hyliao1019@gmail.com>
Sent: Tuesday, August 3, 2021 12:08 PM
To: DBEDT HCDA Contact <dbedt.hcda.contact@hawaii.gov>
Subject: Public Testimony Website Submission {Project Name:15}

Name
ZHI HUAN GAO
Address
988 Halekauwila St Apt 1206 Honolulu, HI 96814 United States Map It
Phone

(808) 232-6101

Email

hyliao1019@gmail.com

Do you support or oppose?

Support