

**WRITTEN TESTIMONY RECEIVED FOR
AGENDA ITEMS III.D. & III.E.**

Pablo, Esa J

From: Sue Stacey <[REDACTED]>
Sent: Tuesday, October 12, 2021 2:09 PM
To: Pablo, Esa J
Subject: [EXTERNAL] letters from Pauahi

To Whom It May Concern:

My name is Sue and I'm the Property Manager of Pauahi Kupuna Hale. I've been working with RHF since 2007. With the years of experience I've seen so many families overjoyed to live in a facility that they can afford. RHF has given hope to the Seniors who are in need of a place to retire comfortably without paying a high price. Seniors age 62 and older have told me that if it wasn't for RHF they would be homeless. Hawaii needs more affordable housing because there is a high demand for it.

Sue Stacey
Property Manager
Pauahi Kupuna Hale

My name is Marjorie. I am my mother's live in aide and live at Pauahi Kupuna Hale. My mother is 97 and we are both so grateful to be living in affordable housing. During my years residing here, I have made many friends in this building and it has become a close community where we all want to help each other. I volunteer to translate, do food distribution and much more because living in a place such as this it has all become a part of my life and I have come to enjoy it.

Hello, my name is Penny. I feel really thankful to live here. It's low rent, friendly environment, staff is helpful and our community is like a family. My son doesn't have to worry about me being here when there's so many neighbors that are aware of me.

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October 12, 2021

To: HHFDC Board of Directors

From: Anders Plett, VP of Acquisitions and Development, Retirement Housing Foundation

SUBJECT: October 14th Board Meeting; Agenda Items III-D and III-E

Approve: (1) Resolution No. 163, Which Provides for Official Intent with Respect to the Issuance of Hula Mae Multi-Family Tax-Exempt Revenue Bonds; and (2) Reservation of Low Income Housing Tax Credits for the HPHA School Street Redevelopment Phase 1A Project Located in Honolulu, Oahu, TMK No.: (1) 1-6- 009:003 (por.)

Approve: A Rental Housing Revolving Fund Project Award for the HPHA School Street Redevelopment Phase 1A Project Located in Honolulu, Oahu, TMK No.: (1) 1-6-009:003 (por.) Pursuant to Legislative Appropriation Under Act 88, Session Laws of Hawaii 2021

Dear HHFDC Board of Directors:

My name is Anders Plett, Vice President of Development for Retirement Housing Foundation, the Master Developer of the HPHA School Street Redevelopment Project Phase 1A (aka School Street Affordable Senior Housing). RHF is one of the largest non-profit affordable housing developers and property management organizations in the United States with 198 communities in 29 states (including two in Hawaii), Washington DC, Puerto Rico, and the US Virgin Islands. We are dedicated to and focused on our mission to build and preserve affordable housing for the most vulnerable members of society. We develop, own and operate our properties long-term and take great pride in producing beautiful and lasting communities. Our organization is governed by a Board of Directors, two of whom reside in Honolulu.

Since being awarded the project in July 2015, we have worked very hard to move the project forward expeditiously. We have meticulously worked with the public and stakeholders and sought their input every step of the way through numerous public workshops, design charrettes and general update meetings, and have garnered overwhelming support for the project. Many seniors are genuinely interested in when this much needed affordable housing project will be completed and ready to move in.



Retirement Housing Foundation
911 N. Studebaker Road, Long Beach, CA 90815-4900 • (562) 257-5100 • Fax (562) 257-5200
Member, Council for Health and Human Service Ministries, United Church of Christ
www.rhf.org • TDD (800) 545-1833 EXT. 359 • Email: info@rhf.org



The HPHA School Street property is ideally suited for affordable seniors housing considering its proximity to the Lanakila Senior Center, health center, park, convenient bus transportation and HPHA corporate offices. At full buildout of all three phases, the project will contain 800 units all of which will provide affordable rents to seniors earning between 30% and 60% of the Area Median Income (AMI). In order to provide these low rents, the project must be financed with a variety of public and private sources, including Low Income Housing Tax Credits, Tax-Exempt Bonds and Rental Housing Revolving Funds.

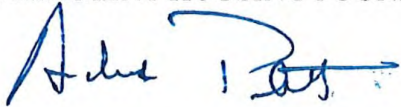
RHF has assembled a strong local team to deliver the project on time and on budget. Team members include Design Partners Inc. (DPI) as the project architect, Hida Okamoto & Associates (HOA) as the civil engineer, Hawaiian Dredging Construction Company (HDCC) as the general contractor, and Palekana as the plan expeditor. HDCC is Hawaii's largest and most diversified general contractor and has been instrumental in the construction of many of Hawaii's residential towers. Their experience, resources and cost database accumulated over the years, and their ability to self-perform major building components allow them to effectively control the quality, pace, and budget of their projects. HDCC utilized this expertise in leading the team through several value engineering exercises to create a project with the most efficient design and cost effective budget.

Given the lengthy time for procuring a building permit in Hawaii, we will pursue Mass Grading, Foundation and Superstructure permits as supplements to the full building permit. Palekana is the top permit expediting firm in Hawaii utilizing this process and has facilitated projects for all the major hi-rise developers over the last 10 years.

In light of the above, we respectfully request that the HHFDC Board approve Resolution No. 163, which provides for official intent with respect to the issuance of Hula Mae Multi-Family Tax-Exempt Revenue Bonds, a reservation of Low Income Housing Tax Credits, and a Rental Housing Revolving Fund Project Award for the HPHA School Street Redevelopment Phase 1A Project located in Honolulu, Oahu, TMK No.: (1) 1-6- 009:003 (por.).

Thanks in advance for your consideration. Please do not hesitate to contact me at Anders.Plett@rhf.org or Frank Jahrling, RHF Board member and Hawaii resident, at Frank.Jahrling@rhf.org.

Sincerely,
RETIREMENT HOUSING FOUNDATION

A handwritten signature in blue ink, appearing to read "Anders Plett", with a stylized flourish at the end.

Anders Plett
Vice President of Acquisitions and Development

Pablo, Esa J

From: Carole Kaapu <[REDACTED]>
Sent: Wednesday, October 13, 2021 6:41 AM
To: Pablo, Esa J
Subject: [EXTERNAL] Testimony for 10/14/21 meeting of HHFDC

Aloha Chair and Members of the Board,

I am submitting this in support of two of your agenda items (D & E) relating to the HPHA School Street Housing Redevelopment Phase 1A Project.

As a neighbor, a member of Neighborhood Board #14, a member of the Lanakila Multipurpose Senior Center Participant Advisory Board, and a concerned citizen, I would ask that you pass both of these measures so that the project can continue to move forward in a timely manner. I know the need for housing in Honolulu is great, and especially affordable housing for seniors. And I have been a part of the process from the beginning and fully support RHF's plans for the project.

Mahalo for your time and consideration,
Carole Kaapu

October 13, 2021

Mr. Donn Mende, Chair
Board of Directors
Hawai'i Housing Finance and Development Corporation
677 Queen Street, Suite 300, Board Room
Honolulu, HI 96813

SUBJECT: Testimony in Support of Items III.D. and III.E of the Agenda of the Regular HHFDC Board of Directors Meeting, October 14, 2021

(Item III.D.) - Approve: (1) Resolution No. 163, Which Provides for Official Intent with Respect to the Issuance of Hula Mae Multi-Family Tax-Exempt Revenue Bonds; and (2) Reservation of Low-Income Housing Tax Credits for the HPHA School Street Redevelopment Phase IA Project located in Honolulu, O'ahu, TMK No.: (1) 1-6-009:003 (por.)

(Item III.E) - Approve a Rental Housing Revolving Fund Project Award for the HPHA School Street Redevelopment Phase IA Project located in Honolulu, O'ahu, TMK No.: (1) 1-6-009:003 (por.) Pursuant to Legislative Appropriation Under Act 88, Session Laws of Hawai'i 2021

Dear Chair Mende and Members of the HHFDC Board of Directors:

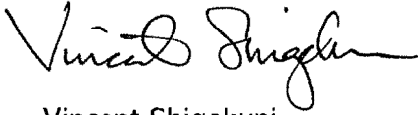
I am writing in support of items III.D. and III.E of the Agenda of the Regular HHFDC Board of Directors Meeting, October 14, 2021, because the State of Hawai'i and City & County of Honolulu are currently experiencing a housing crisis. This crisis is the result of a severe shortage of affordable rental apartment units, particularly within proximity of downtown Honolulu, the civic and urban center of O'ahu.

The 2015 installment of *Paycheck to Paycheck*, from the Center for Housing Policy at the National Housing Conference, ranked Honolulu the second most expensive residential rental market in the nation.

This project would help to address our housing crisis. Of the 800 total dwelling units comprising the Proposed Project, 797 units (99.6% of the total units) are targeted as long-term affordable rentals restricted for those earning between 30 percent and 80 percent of the area median income (AMI) as determined by the U.S. Department of Housing and Urban Development (HUD) for the City and County of Honolulu, with an average of no more than 60% AMI. Only 3 units will be reserved for on-site property managers (defined as market rate units).

Please approve Items III.D. and III.E of the October 14, 2021 HHFDC Board agenda.

Sincerely,

A handwritten signature in black ink, appearing to read "Vincent Shigekuni". The signature is written in a cursive style with a prominent loop at the end.

Vincent Shigekuni



CATHOLIC CHARITIES HAWAII

October 13, 2021

Board of Directors
Hawaii Housing Finance and Development Corporation
677 Queen Street, Suite 300
Honolulu, HI 96813

Support for the HPHA School Street Redevelopment Project

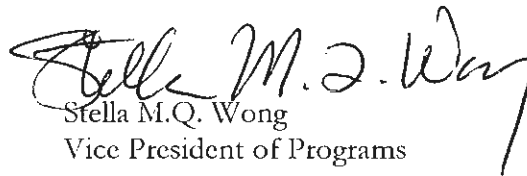
Dear HHFDC Board of Directors:

Catholic Charities Hawaii (CCH) would like to express support for Items III. D. and III. E. on your October 14, 2021 board meeting agenda in regard to funding mechanisms for the HPHA School Street Redevelopment Phase IA.

CCH serves approximately 4,000 older adults annually, including about 1,500 senior members of our program, Lanakila Multi-Purpose Senior Center, a neighbor to the current HPHA offices. Our agency works with many low and middle income seniors who struggle to find affordable rental housing options and hope the School Street project will offer a stable, affordable housing solution for them.

We urge you to support this project. Thank you.

Sincerely,


Stella M.Q. Wong
Vice President of Programs

**WRITTEN TESTIMONY RECEIVED FOR
AGENDA ITEM III.L.**

September 28, 2021

Donn Mende
Chair, Board of Directors
Hawaii Housing Finance and Development Corporation
677 Queen Street, Suite 300
Honolulu, HI 96813

Dear Mr. Mende and HHFDC Board Members,

In December 2020, we brought our complaint about rooster noise from Waimanalo Village to your attention. To reiterate, this is noise caused by large-scale rooster "farming" by residents of the Waimanalo Village, on property owned by the Hawaii Housing Finance and Development Corporation (HHFDC) and leased to the Waimanalo Village Residents Corporation (WVRC). Despite that fact that we live at Waimanalo Banyan Tree, a residentially-zoned neighborhood, residents of Waimanalo Village, also a residentially-zoned neighborhood, keep dozens, if not hundreds of caged roosters in close proximity to our homes, particularly at 41-1432 Haunaukoi. The noise caused by these roosters is beyond unreasonable and is intolerable. We are subjected to the loud, grating noise of these of roosters crowing every day starting at 3am and continuing until dark. This interferes with our health, welfare and the ability to peaceably enjoy our lives in the homes we have worked long and hard to afford. In particular, this noise interferes with our ability to sleep in our own homes, since our bedroom windows face the properties with these roosters. In addition to the health impacts of this incessant noise and the large volume of chicken waste, it also has significant financial impacts upon us. We have incurred the expense of replacing windows, running air conditioners longer and taking other measures to reduce the noise within our homes. The biggest financial impact upon us is that if we are forced to sell our homes and move as our only remaining means to escape the noise caused by these roosters, our properties will only sell at significantly reduced value, solely due to the noise problem.

Mr. Woodard from your office has graciously met with us and has seen first hand what we are dealing with. He has made multiple attempts to seek the cooperation Waimanalo Village Residents Corporation. In the spring, Mr. Woodard shared with us that the lawyer with WVRC property management company (Hawaiiiana) was writing a demand letter to the resident at 41-1432 Haunaukoi requiring that all of the livestock be removed from the property. It appears that this letter was never sent. In the spring Mr. Woodard also shared with us that the WVRC was planning to evict the resident at 41-1432, for reasons unrelated to our noise complaint. The resident was never evicted. Finally, Mr. Woodard and Ms. Dong met with the WVRC resident manager in July. The resident manager assured both Mr. Woodard and Ms. Dong that the roosters would be removed from the property at 41-1432 Haunaukoi by the end of August. That didn't happen either.

Ten months have now passed since our original complaint. Despite our actions and the actions taken by HHFDC, the noise has not abated at all. As previously stated, these are not the few random roosters common in Waimanalo, instead some residents of Waimanalo Village are engaged in large scale rooster farming, with caged roosters filling back yards, side yards and lining Haunaukoi street. The HHFDC was instrumental in helping WVRC to obtain the zoning exemption, allowing them to keep livestock. This exemption was purportedly intended to assist WVRC with sustainability, but the impact on the neighboring community (also developed by HHFDC) or the environment, was never considered. It was not until 2012 that large scale rooster farming began. Please note that these chickens are not being raised for eggs or for meat. While we cannot prove that WVRC residents are engaged in illegal cock fighting,

neighbors have stated off the record that they are. Furthermore, WVRC seems to have little regard for the community or HHFDC.

To be clear, we never asked for anyone to be evicted or even that roosters be removed from all of Waimanalo Village. All we want is to be able to live peacefully in our homes. This could be achieved by removing the roosters from 41-1432 Haunaukoi and the vacant lot owned by HHFDC. The fact that the problem has persisted for so long has not made it any easier to live with. We ask how board members think they would feel with a rooster farm next door to their homes? This situation violates our rights on a daily basis. While we understand that the relationship between HHFDC and WVRC is complicated, we have every confidence that HHFDC can resolve the problem.

Sincerely,

Concerned residents of Waimanalo Banyan Tree

Cc: Christopher J. Woodard
Real Estate Portfolio Manage
Hawaii Housing Finance and Development Corporation