

HB-461

Submitted on: 2/11/2023 12:27:54 PM

Testimony for HUS on 2/14/2023 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Lisa Bishop	Individual	Support	Written Testimony Only

Comments:

Aloha HUS Chair Mizuno and Vice Chair Amato,

Thank you for the opportunity to testify in Strong Support of HB461 to repeal Act 86, Session Laws of Hawaii 2021. This act to authorize the issuance of special purpose revenue bonds to build a senior living project in Hawaii Kai was sponsored and passed without any community engagement for a development project strongly opposed by the community.

i urge you to pass HB461 to ensure this development project does not get forced on our community again.

Mahalo,

Elizabeth Bishop

Hawaii Kai

HB-461

Submitted on: 2/11/2023 1:07:16 PM

Testimony for HUS on 2/14/2023 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Terry Chodosh	Individual	Support	Written Testimony Only

Comments:

I am opposed to the funding of Luana Kai senior living project in east oahu. I am a 75 year old senior myself the building of this facility in an area where there is already traffic congestion on single lane highways and with the overstretched ambulance & medical capabilities required for a senior project will be a disaster for us residents.

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Submitted on: 2/11/2023 3:32:35 PM

Testimony for HUS on 2/14/2023 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Raymond Myers	Individual	Support	Written Testimony Only

Comments:

I am a resident of Hawaii Kai. I support the passage of HB461. The initial legislation authorizing a \$500 million bond fund for the Luana Kai Senior Living Project in Hawaii Kai may have been well intended, but was ineffective and without community input. The structure as proposed was a large multi-story complex that to my knowledge has no land available to support a project like this.

Initially, when the community found out about this project it was unclear where it was to be located. The initial rumors were that it would be located in the Kamilonui Valley, which is currently used for agriculture. I am concerned that if HB461 is not passed either Kamilouni or another inappropriate location will be selected.

Please pass HB461 to end this process of trying to fit a project that does not belong in Hawaii Kai.

HB-461

Submitted on: 2/11/2023 4:38:45 PM

Testimony for HUS on 2/14/2023 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
pohai	Individual	Support	Written Testimony Only

Comments:

Aloha,

I am against the Luana Kai Senior Living project. Because of that, I support HB461

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Submitted on: 2/11/2023 4:51:27 PM

Testimony for HUS on 2/14/2023 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Edward Jones	Individual	Support	Remotely Via Zoom

Comments:

Aloha Representative Ward, Chair Mizuno, Vice Chair Amato and HUS Committee Members,

This testimony is in support of Bill HB461. Further I have two comments concerning real estate trust engagement and youth involvement.

REAL ESTATE TRUST ENGAGEMENT

Kalama Valley is an active community. Many of us are kupuna and have trouble getting around and using technology. In the future I hope that at least one in-person formal hearing at a District 18 venue occurs on any matter that will have an impact on the character and fabric of Kalama Valley.

I am disappointed that that Kamehameha Schools / Bishop Estate (KSBE) was not willing to attend community meetings where major projects were discussed. Such refusal contributes to an adversarial relationship between KSBE and this quiet residential community.

YOUTH INVOLVEMENT

Practical application is a key component of education. Under the direction of local property managers, students should be participating in every aspect of the process of maximizing real estate assets for their benefit. It is students who should call community meetings and give presentations on KSBE trust operational plans. Such experience will be critically valuable in future career endeavors.

For example, the existing Kalama Valley Shopping Center should be evaluated with state-of-the-art modeling software. Continuously do the process of determining the current market retail space value for commercial leases.

Solicit prospective tenants. These tenants will have business plans. They are eager to offer goods and services to our visitors and Kalama Valley (and vicinity) residents.

Students who proactively give full attention to sustainability and infrastructure will be laying the groundwork for their own ability to govern.

Please kindly vote to move HB461 forward for passage to repeal stated authorizations.

Edward Jones
Resident District 18/03 (Kalama Valley)

Higov@paradiseip.com
321-747-0842

HB-461

Submitted on: 2/11/2023 6:21:26 PM

Testimony for HUS on 2/14/2023 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
William Sims	Individual	Support	Written Testimony Only

Comments:

In 2021, our Hawaii State Legislature authorized up to \$500 million in bond funding for the Luana Kai Senior Living Project that was set to replace Kalama Village Shopping Center. While the project has since been cancelled for this location by its funders, we need to make sure the authorization for the funds is rescinded.

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Submitted on: 2/11/2023 7:32:39 PM

Testimony for HUS on 2/14/2023 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Cynthia Sims	Individual	Support	Remotely Via Zoom

Comments:

HB461 to repeal this bond funding. Luana Kai Senior Living Project that was set to replace Kalama Village Shopping Center. While the project has since been cancelled the bond funding is no longer need and needs to be recinded

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Submitted on: 2/11/2023 11:25:30 PM

Testimony for HUS on 2/14/2023 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Lisa Kart	Individual	Support	Written Testimony Only

Comments:

Luana Kai has pulled out please rescind bond

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Submitted on: 2/12/2023 6:23:53 AM

Testimony for HUS on 2/14/2023 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Ron Harper	Individual	Support	Written Testimony Only

Comments:

HB461 must be passed. Hawaii Kai lacks necessary infrastructure including roads and sewage to support a senior living home.

thank you,

Ron Harper

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Submitted on: 2/12/2023 8:11:02 AM

Testimony for HUS on 2/14/2023 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
tony frascarelli	Individual	Support	Written Testimony Only

Comments:

Pass this measure. The project was cancelled and this bond authorization is not needed. There's no reason to keep it on the books.

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Submitted on: 2/12/2023 12:34:05 PM

Testimony for HUS on 2/14/2023 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
I. Robert Nehmad	Individual	Support	Written Testimony Only

Comments:

I reside in Hawaii Kai and support this bill

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Submitted on: 2/12/2023 4:19:13 PM

Testimony for HUS on 2/14/2023 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Cynthia Thielen	Individual	Oppose	Written Testimony Only

Comments:

I oppose HB 461 and disclose that I am a "Senior". The Bill will harm Seniors and limit their later life choices. There is nearly a five year wait at the Kahala Senior Living Facility, showing the need for such housing is great. Luana Kai Senior Living Project will fill a serious void in offering some Seniors a place to live in their retirement years. Please table HB 461. Aloha, Rep. Cynthia Thielen (Retired)

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Submitted on: 2/12/2023 5:17:53 PM

Testimony for HUS on 2/14/2023 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Letitia Hickson	Individual	Comments	Written Testimony Only

Comments:

Hawaii is in need of housing across income levels and life stages. In order to meet the critical need, all communities, not just a few, will need to welcome additional housing. Bond funding for the Luana Kai Senior Living Project was designed to support a project that seemed to be a good fit for the area and the community. Aging community members need alternatives to single family housing and younger families need the housing that senior citizens vacate. The project would have provided alternative housing for seniors who do not want to leave their community with a relatively low impact on traffic. My understanding is that the proposed legislation is part of a movement to preclude the development of the project anywhere in the neighborhood. I think this is shortsighted and not in the best interests of the community.

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Submitted on: 2/12/2023 10:05:41 PM

Testimony for HUS on 2/14/2023 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
John Kei Smith	Individual	Support	Written Testimony Only

Comments:

I support this bill to repeal the Act 86. I live on Wailua street which ends up being one of the main roads for many people living in Kalama valley and Hawaii Kai to cut through to Kalaniana'ole highway. Wailua street only has 1 lane going towards Kalaniana'ole Hwy. It was not designed to carry this load of traffic and the congestion, speed and safety issues need to be addressed before more development is done in Kalama valley that Act 86 would be promoting.

Thank you,

Testimony for H.B. No. 461

2/13/2023 9:00 a.m.

Act 86 Session Laws of Hawaii 2021, issuance of special purpose revenue bonds for Luana Kai A Life Plan Community, should be repealed. Luana Kai is no longer interested in developing a senior living project in Hawaii Kai, therefore issuance of these bonds are no longer necessary.

Also, I didn't really understand how Act 86 was passed in the first place, because at the time the Act was presented Luana Kai had not yet shown proof of its non-profit status and plans for development were in their very early stages. Were affordable unit rental arrangements really in place? I think the Legislature jumped the gun in passing Act 86, or the legal procedure of passing such a bill should be more closely looked at.

Cynthia E. Johnson