



January 8, 2025

The Honorable Dawn N. S. Chang
Chair and Members of the State Board of Land and Natural Resources
P.O. Box 621
Honolulu, Hawaii 96809
Via email: blnr.testimony@hawaii.gov

Re: BLNR Agenda January 10, 2025, Item D-18: Issuance of Right-of-Entry Permit to Hawaii Housing Finance and Development Corporation for Due Diligence Purposes; General Lease No. S-5805; Waikiki Community Center, Lessee, Waikiki, Honolulu, Oahu, Tax Map Key: (1) 2-6-025:008

Aloha Chair Chang and Members of the Board:

Waikiki Community Center (WCC) submits this testimony in support of the proposed Right-of-Entry permit to the Hawaii Housing Finance and Development Corporation (HHFDC) for the purpose of allowing HHFDC to undertake due diligence on WCC's leasehold property.

WCC's mission is to care for our kupuna, keiki & community as `ohana. For more than 47 years, WCC has been making a difference in our community by caring for people's holistic needs - mind, body, heart. Whether we're navigating resources for low-income seniors or providing quality early education for our keiki from low-income working families, we have seen that people have multiple needs, and one of the biggest is affordable housing.

Our vision for the future is a synergistic, comprehensive community center that includes affordable housing, flexible spaces, and holistic services for both affordable housing residents and the entire community. The requested Right-of-Entry will allow for appropriate investigations and diligence to be undertaken to analyze the potential future revitalization of the property.

WCC is deeply grateful for its State lease and our ability to provide services from this property. At the same time, we recognize that the physical site is currently underutilized. As shown in the enclosed photos from our 9/12/2024 presentation to the HHFDC Board, our three low-rise buildings are surrounded by high-rise neighbors. As the current buildings end their useful lives, there's opportunity to help meet critical affordable housing needs, combined with supportive programs and services, to ensure that residents not just survive, but thrive as contributing members of our community.

WCC is continuing to provide critical support to Hawai'i residents, and we are excited about moving forward with DLNR, HHFDC, and other partners to help address the State's affordable housing crisis. The requested Right-of-Entry is an important first step toward these goals.

Sincerely,

A handwritten signature in black ink, appearing to read "Caroline Hayashi".

Caroline Hayashi
President



Waikiki Community Center

Caring for our kupuna, keiki & community as `ohana



Meeting Holistic Needs



MIND



BODY



HEART

Current Waikiki Community Center Site



WCC Admin & Auditorium (Bldg A)

Pre-School (Bldg E)



WCC Admin & Auditorium



Pre-School & Paoakalani Parking Lot (rear view)



WCC Auditorium (Bldg A)



Waikiki Health parking lot



Waikiki Health from Ohua Ave.
WCC open space (left)

Future WCC Vision



- Flexible, multi-purpose spaces
- Synergy wth new affordable housing

- Expanded services/new programs
- Updated technology infrastructure
- Greater accessibility



Strategic Visioning Process



- Organizational Vision and WCC Board Building Workshop (2016)
- Internal Branding and Visioning (2016 - 2017)
- Waikiki Stakeholder Charette (2016)
- WCC Board & Development Committee discussions on alternative development and execution options (2016 - 2018)
- Meetings w/ SOH Administration, HHFDC & DLNR (2019 - 2024)
- Refinement of WCC facility space needs (2022)
- WCC Board approval of Draft MOA with HHFDC (2023)
- Meetings with stakeholders, elected officials, key tenants & WCC staff (2024)
- Presentation to Waikiki Neighborhood Board (July 12, 2024)

WCC's Board is Committed and Represents Diverse Parts of the Community



Simeon Miranda (Chair) - Embassy Suites by Hilton Waikiki Beach Walk

Dylan Ching (Vice Chair) - TS Restaurants Hawaii

Lorie Nagata (Treasurer) - Hawaiian Electric Co, retired

David Asakura (Secretary) - Commercial Asset Advisors

Joslyn Bantilan - Alamo, National, & Enterprise Rent-a-Car

Barbara Campbell - Outrigger Enterprises Group

Corey Campbell - Akamai Training & Consulting, LLC

Ryan Chun - Elite Parking Services, LLC

Rick Egged - Waikiki Improvement Association

Thomas Foti - Marriott International/Kyo-Ya Co.

Stephen Kaaa - First Hawaiian Bank

Ann Kutaka, AIA - InForm Design

Jennifer Lim, Esq. - Law Office of Jennifer A. Lim LLC

Michael Murray - Peerless Host Hawaii

Ken Pai - First Hawaiian Bank, retired

Linda Rodrigues - Hilton Grand Vacations

Eric Sonnenberg, Esq. - Sonnenberg Law Office LLC, Kamehameha Schools, retired

Susan Todani - Kamehameha Schools, KPMG, retired

Nancy Wallace - Hanahauoli School, retired

Michelle Whitton - Hula Grill

Campus Planning Committee

Enabling the WCC to Serve the Community Holistically

Name	Affiliation	Expertise
Susan Todani - Chair	Former Development Director, Kamehameha Schools, KPMG LLP	Development, community outreach, feasibility, fundraising
David Asakura – Vice Chair	Partner/Broker in Charge – Commercial Asset Advisors	Development, financing, commercial real estate
Jennifer Lim, Esq.	Law Office of Jennifer A. Lim, LLLC	Administrative/Regulatory law; land use and zoning law; real estate law
Ken Pai	Former First Hawaiian Bank, Commercial Division Sr. VP	Commercial financing
Ann Kutaka, AIA, Principal	In-Form Design, Inc.	Urban design, architecture, interiors
Rick Egged, Exec. Dir.	Waikiki Improvement Assn	Community issues and connections, land use
Linda Rodrigues, SR VP	Hilton Grand Vacations	Development, business & community connections, communications

Continued....

Campus Planning Committee, cont.

Name	Affiliation	Expertise
Lorie Nagata	Former Hawaiian Electric Company Treasurer	Accounting, finance, fundraising
Dylan Ching	TS Restaurants, Vice President	Community and business relationships
Mel Kaneshige	Real estate consultant, former Outrigger Hotels executive, attorney	Real estate development, land use law, affordable housing, community outreach
George Atta	Former DPP Director and land planner	Land planning, regulatory issues, governmental relations
Caroline Hayashi	WCC President	Non-profit operations, fundraising, program requirements, community relations



Mahalo!

