

Maunakea Tower Reopens with Blessing & Resource Fair



Maunakea Tower formally reopened with a blessing ceremony and resource fair for residents on April 7, 2025.

At the building's entrance, Stanford Carr, president of Stanford Carr Development, opened the program. As a principal partner in the purchase and renovation of Maunakea Tower, he remarked on the complex collaboration between multiple private and public entities. Elected officials and key representatives from the development team responsible for the project were in attendance.

The \$35 million renovation included new in-unit finishes, accessibility improvements, interior and exterior repairs to the common areas as well as painting inside and out. He said the red accents used for the Maunakea Tower signage recognize the property's Chinatown location.

Stanford added that residents now have a refreshed, service-rich environment they can call home, and the partnership with Komohale Services provides them with access to a range of resources that enhance their quality of life.

The formal blessing was conducted by Kahu Kaleo Patterson, who spoke of the location's history as the original Kaumakapili district and shared a tale of fish jumping in a fisherman's canoe to provide enough

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Partner Profile: Lanakila Pacific



Through a valued partnership with Lanakila Pacific, residents at Pohulani Elderly participate in recreation activities three times a week through the Kupuna Wellness program in the building's community center. Also, every Tuesday, they receive three fully cooked, ready-to-heat meals through the Lanakila Meals on Wheels program.

The nutritious, chef-prepared meals include a lean main dish, whole grain starch, fruit, vegetable, and low-fat milk. Many of the dishes that reflect local flavors include such offerings as Pork Tofu, Kim Chee Soup, Chicken Parmesan Pasta, and Japanese Curry.

Kupuna Wellness, known as Kupuna U, is a hybrid of an online and in-person program, which provides a variety of activities including exercise, health and wellness, cultural sharing, and a roundtable with local police officers.

"I enjoy doing the exercises with everyone, and look forward to the meals that are well-balanced," says Juanita K., a Pohulani Elderly resident.

According to Rona Fukumoto, Lanakila Pacific President and CEO, Lanakila Meals on Wheels began in 1971 as a food wagon at Aala Park. She added that they started Kupuna U during the COVID-19 pandemic as a way for seniors to be able to stay connected and continue to learn and play from the safety of their homes. "We've received such positive encouragement from seniors that we continue to try new things and expand our virtual offerings," Rona said.

Lanakila Meals on Meals has become Hawaii's largest meal provider, delivering to homebound seniors and people with disabilities while offering recreation activities for active seniors. "In-person dining, grab-and-go meals, and home-delivered meals are provided, so there are many ways for seniors 60 years and over to join us," said Rona.

Another Lanakila program, Lanakila Custom Products specializes in producing screen-printed and embroidered cloth-

ing and accessories, from which Komohale Services has ordered its logo items including staff polo shirts and reusable tote bags.

Lanakila Pacific's mission is to build independence and improve the quality of life for individuals with cognitive, physical, social and age-related challenges through employment. In fiscal year 2024, Lanakila Meals on Wheels provided 320,500 meals to 1,362 seniors.

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food for the people. The untying of the maile lei signified a new beginning for Maunakea Tower.

Over at the basketball/pickleball court, a resource fair, coordinated by Komohale Services, was in full swing from 8:30 a.m. Residents from Maunakea Tower and Kukui Tower visited the many tables, collecting information and giveaways, learning more about the various programs, such as health and dental care, social services, food and meal assistance, child care, transportation and mobility, employment assistance, and emergency preparedness, that are available in the community. Interpreters were on hand to assist non-English speaking residents. Those who had their stamp card filled by at least five tables were entered in a lucky drawing; 15 winners each received a gift bag filled with household staples including rice, Spam and a Longs gift card. About 275 residents and guests attended during the three-hour event.

"It was great to participate in the resource fair to gain a better understanding of the needs of kupuna in this community," said Melissa Ah Ho-Mauga of the Elderly Affairs Division. "The population at Maunakea Tower is primarily immigrants. I'm happy to say we're currently working on updating the City's Senior Information & Assistance Handbook to be translated into 10 different languages."

Mahalo to all of those who made the Blessing and Resource Fair a huge success!

Governor Josh Green
Mayor Rick Blangiardi
Council Chair Tommy Waters
Stanford Carr Development

Catholic Charities Hawaii
Goodwill Hawaii
HI Department of Health
Honolulu Board of Water
Kalihi-Palama Health Center
Palama Settlement

Standard Communities
Kahu Kaleo Patterson
Dr. Ha'aheo Guanson
Komohale Services

EAH & Sandalwood
HI Community Action Program
Hawaiian Electric
Honolulu Elderly Affairs
Lanakila Meals on Wheels
Project Vision Hawaii

Congratulations to Komohale Services winners!

Winners of our monthly drawing
of Foodland gift certificates:

March 2025
Alton, Kamakee Vista

February 2025
Amy, Pohulani Elderly

January 2025
Izeah, Kekuilani Courts

December 2024
Mary, Maunakea Tower

November 2024
Siusiu, Hale Kewalo

October 2024
Kelly, Hale Kewalo

September 2024
Ashley, Kekuilani Courts

August 2024
William, Pohulani Elderly

July 2024
Kapono, Kauhale Kakaako

June 2024
Edward, Pohulani Elderly

May 2024
Butler, Pohulani Elderly

April 2024
Dunie, Kamakee Vista

March 2024
Charlene, Kauhale Kakaako

February 2024
Andrea, Pohulani Elderly

Become a winner!

Go to: <https://komohale.org/residents/>

Enter the password
(ourvillage), then sign up.

Getting in the Holiday Spirit

Keiki at Kekuilani Courts, Kauhale Kaka'ako and Hale Kewalo got into the spirit of Halloween and Christmas by making holiday crafts and getting a Secret Santa gift.



Around Pohulani Elderly

Activities around Pohulani Elderly, such as free haircuts, playing hanafuda, a Halloween costume contest and performance by the Royal Hawaiian Band keep residents energetic, engaged and entertained.



Notes from the Executive Director



With the year-long renovation project completed, we're pleased to officially welcome Maunakea Tower as the

ninth property served by Komohale Services. As always, our goal is to ensure rental residents are aware of and have access to vital services and resources that are available to enhance their quality of life. At the December 9 meet-and-greet, we were able to meet some of the 400 plus kupuna and assess and understand their needs. About 90 percent are Chinese immigrants at Maunakea Tower, so we make sure we have interpreters on hand to support these residents during events and activities.

One of our valued partners is Lanakila Pacific, which we feature in this issue's Partner Profile. We are talking with Lanakila to offer a hybrid Kupuna Wellness program at Maunakea Tower, similar to the one at Pohulani Elderly.

With the closure of Paul Mitchell The School Honolulu, we're happy to have Hawaii Institute of Hair Design whose students provide free haircuts to senior residents.

It's a pleasure working with you. If we can be of any assistance, please call us at 808-548-1266 or email at info@komohale.org.

Mahalo Nui Loa,

Pamela Witty-Oakland
Executive Director



Property Profile: Maunakea Tower 1245 Maunakea Street, Honolulu

Last renovated in 2000, the 32-story Maunakea Tower needed significant renovations to bring it up to current standards. The renovation began in January 2024 following the acquisition of the property in May 2023 by Komohale Maunakea Venture LP with Stanford Carr Development and Standard Communities as the principals. Financing partners included PNC Bank, the U.S. Department of Housing and Urban Development (HUD), Hawaii Housing Finance & Development Corporation, City & County of Honolulu, and Sugar Creek Capital.

The project's extensive scope of work included recoating and waterproofing the façade, indoor and outdoor painting, electrical and plumbing upgrades, roof repair, an overhaul of the fire alarm and sprinkler systems, modernization of the elevators, and installation of a building-wide WIFI system. The common areas were also refreshed and now include a new mail room in the lobby, office, and multipurpose community room. Maunakea Tower also shares a clubhouse, swimming pool, picnic area, children's playground, basketball/pickleball court, and parking structure with the adjacent Kukui Tower.

In-unit upgrades cost about \$90,000 each. With improved livability and comfort in mind, the revamped units now feature new kitchen appliances, countertops and cabinets, plumbing/lighting fixtures, windows, and floors as well as a fresh coat of paint.

While in-unit renovations were being done, 24 families were temporarily relocated to apartment units at Kamakee Vista. Mahalo to Kamakee Vista for the warm hospitality!

The design, construction and engineering team consisted of Alakea Design Group, RMA Architects, Hawaiian Dredging Construction Company, Baldrige & Associates Structural, Bennett Engineering, Bill Engineering, and Mechanical Enterprises.



"We're hearing many positive comments from the residents, that they love the upgrades and are grateful to the owners for making their apartment look like new," said Theresa "Terri" Washam, who has been at Maunakea Tower for five years as Community Manager, "I'm also excited to be partnering with Komohale Services to provide services for our residents, especially now that we have a new community room."

According to Standard Communities, this was the largest FHA (Federal Housing Administration) deal and largest project-based Section 8 transaction in Hawaii, extending the affordability of all 379 units for 20 years.

Komohale Services has begun offering on-site services for residents, the majority of whom are 70 years and mainly speak Chinese. Komohale Services hosted a meet-and-greet event for residents on December 9, with free haircuts for seniors, and more importantly, this provided an opportunity to learn more about their needs. This was followed by on-site tax return preparation assistance to residents by Goodwill Hawaii in February and March.

Maunakea Tower's location is on the ewa end of downtown Honolulu in Chinatown, that boasts a plethora of historic buildings, Chinese and other Asian restaurants, open markets, art galleries, lei stands, and other shops.