

KUPUNA HOUSING & LEGACY PLANNING GUIDE

A HELPFUL RESOURCE FOR SENIORS AND FAMILIES PLANNING THE NEXT CHAPTER WITH CLARITY, DIGNITY, AND CONFIDENCE. THIS IS FOR EDUCATIONAL PURPOSES. REACH OUT TO A LEGAL PROFESSIONAL FOR GUIDANCE.

1. HOUSING OPTIONS TO CONSIDER

YOUR HOME REPRESENTS COMFORT, HISTORY, AND IDENTITY. AS NEEDS CHANGE, IT IS USEFUL TO EXPLORE ALL POSSIBILITIES WITHOUT PRESSURE. THERE IS NO SINGLE CORRECT CHOICE. THE RIGHT DECISION IS ONE THAT SUPPORTS SAFETY, HEALTH, COMFORT, AND PERSONAL GOALS.

AGING IN PLACE

STAYING IN YOUR CURRENT HOME WITH MODIFICATIONS OR ADDED SUPPORT SUCH AS HANDRAILS, NO-STEP ENTRY, GRAB BARS, BRIGHTER LIGHTING, MEDICAL ALERT SYSTEMS, OR HOME-CARE ASSISTANCE.

DOWNSIZING

MOVING TO A SMALLER OR MORE ACCESSIBLE HOME TO REDUCE MAINTENANCE, EXPENSES, OR RESPONSIBILITIES. THIS COULD MEAN A CONDO, TOWNHOME, 55+ COMMUNITY, ASSISTED LIVING APARTMENT, OR SINGLE-LEVEL HOME.

MULTIGENERATIONAL OR 'OHANA LIVING

LIVING TOGETHER WITH FAMILY MEMBERS TO MAINTAIN CONNECTION, SHARE RESPONSIBILITIES, AND SUPPORT DAILY NEEDS. THIS MAY INCLUDE BUILDING OR CONVERTING AN 'OHANA/ADU UNIT.

SENIOR OR ASSISTED LIVING COMMUNITY

A STRUCTURED ENVIRONMENT THAT OFFERS MEALS, SAFETY FEATURES, ACTIVITIES, AND CARE SUPPORT. THIS CAN BE A GOOD OPTION FOR INDIVIDUALS WHO PREFER SOCIAL INTERACTION OR REQUIRE MORE CONSISTENT ASSISTANCE.

2. USING HOME EQUITY (ONLY IF APPROPRIATE)

YOUR HOME MAY BE ONE OF YOUR LARGEST ASSETS. IF FINANCIAL SUPPORT IS NEEDED, CONSIDER OPTIONS CAREFULLY, AND REVIEW LONG-TERM IMPACT AND FAMILY GOALS.

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REVERSE MORTGAGE

ALLOWS QUALIFIED HOMEOWNERS AGE 62+ TO ACCESS PART OF THEIR HOME EQUITY. MONTHLY MORTGAGE PAYMENTS ARE NOT REQUIRED, BUT TAXES, INSURANCE, AND MAINTENANCE REMAIN THE OWNER'S RESPONSIBILITY.

HOME EQUITY LINE OF CREDIT (HELOC)

BORROW AS NEEDED AND PAY INTEREST ONLY ON THE AMOUNT USED. USEFUL FOR REPAIRS, UPGRADES, OR UNEXPECTED EXPENSES.

CASH-OUT REFINANCE

REPLACES THE CURRENT MORTGAGE WITH A NEW ONE THAT INCLUDES CASH OUT. MONTHLY PAYMENTS AND LOAN TERMS WILL CHANGE, SO PLANNING IS IMPORTANT.

SELLING AND SIMPLIFYING

RELEASES EQUITY AND REDUCES ONGOING EXPENSES. MAY PROVIDE FLEXIBILITY FOR LIFESTYLE, CARE NEEDS, OR RELOCATION.

3. ESTATE AND LEGACY PLANNING BASICS

ESTATE PLANNING IS ABOUT CLARITY, INDEPENDENCE, AND REDUCING STRESS FOR LOVED ONES. THE GOAL IS NOT COMPLEXITY — IT IS ORGANIZATION.

TYPICAL DOCUMENTS TO REVIEW WITH A LICENSED PROFESSIONAL INCLUDE:

WILL OR LIVING TRUST

DURABLE POWER OF ATTORNEY

ADVANCE HEALTHCARE DIRECTIVE OR POLST

THE REAL ESTATE SOCIAL CLUB

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BENEFICIARY DESIGNATIONS

TITLE AND DEED OWNERSHIP

DIGITAL AND FINANCIAL ACCOUNT ACCESS

MAINTAIN COPIES IN A CLEARLY LABELED FOLDER OR BINDER AND MAKE SURE ONE TRUSTED PERSON KNOWS WHERE IT IS STORED.

4. FAMILY CONVERSATION SUGGESTIONS

HONEST COMMUNICATION CAN REDUCE STRESS AND UNCERTAINTY FOR EVERYONE. THESE QUESTIONS MAY HELP OPEN THE DISCUSSION:

WHAT MATTERS MOST TO YOU IN THIS STAGE OF LIFE?

WHAT CONCERNS YOU MOST ABOUT STAYING WHERE YOU ARE?

WHAT KIND OF SUPPORT WOULD MAKE YOU FEEL SAFE AND COMFORTABLE?

IF YOUR HEALTH CHANGED SUDDENLY, WHAT WOULD YOU WANT TO HAPPEN?

CONVERSATIONS MAY OCCUR OVER SEVERAL MOMENTS, NOT ALL AT ONCE.

THE REAL ESTATE SOCIAL CLUB

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5. WHEN SELLING MAY BE WORTH EXPLORING

A CONVERSATION ABOUT SELLING MAY BE HELPFUL IF ANY OF THE FOLLOWING APPLY:

HOME MAINTENANCE IS DIFFICULT OR BECOMING COSTLY

SAFETY FEATURES ARE LIMITED OR DIFFICULT TO ADD

YOU PREFER CLOSER PROXIMITY TO FAMILY OR SERVICES

YOU WANT TO UNLOCK EQUITY FOR LIFESTYLE, CARE, OR FINANCIAL PLANNING

THE LAYOUT NO LONGER SUPPORTS PHYSICAL NEEDS

COMPARE FIVE PATHS SIDE-BY-SIDE: STAY, MODIFY, DOWNSIZE, RENT, OR SELL.

6. SAFETY AND SCAM AWARENESS

OLDER ADULTS ARE OFTEN TARGETED BY DISHONEST INDIVIDUALS. PROCEED WITH CAUTION IF YOU ENCOUNTER:

PRESSURE TACTICS OR “LIMITED TIME” OFFERS

REQUESTS TO SIGN BEFORE READING OR WITHOUT ANOTHER PERSON PRESENT

GUARANTEES OF “RISK-FREE” OR “GUARANTEED” RETURNS

UNLICENSED OR UNVERIFIED CONTRACTORS OR ADVISORS

STRANGERS OFFERING UNSOLICITED HOME OR FINANCIAL SERVICES

WHEN IN DOUBT, SLOW DOWN AND SEEK A SECOND OPINION.

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7. LOCAL SUPPORT AND RESOURCES (HAWAII)

HAWAII AGING & DISABILITY RESOURCE CENTER (ADRC)

STATEWIDE INFORMATION AND REFERRAL SERVICE FOR SUPPORT PROGRAMS, CARE SERVICES, BENEFITS, AND LONG-TERM OPTIONS.

PHONE: (808) 643-2372

WEBSITE: HAWAIIADRC.ORG

CITY & COUNTY OF HONOLULU — ELDERLY AFFAIRS DIVISION (EAD)

RESOURCE CENTER FOR OLDER ADULTS AND CAREGIVERS ON O'AHU OFFERING REFERRALS, CLASSES, AND SUPPORT SERVICES.

PHONE: (808) 768-7700

WEBSITE: ELDERLYAFFAIRS.COM

HAWAII FOODBANK — SENIOR FOOD BOX & KŪPUNA FRESH PROGRAMS

PROVIDES FOOD SUPPORT AND LOCAL PRODUCE DISTRIBUTION FOR ELIGIBLE SENIORS.

WEBSITE: HAWAIIFOODBANK.ORG

CATHOLIC CHARITIES HAWAII — SENIOR SERVICES

OFFERS CASE MANAGEMENT, HOUSING ASSISTANCE, CAREGIVER PROGRAMS, AND SUPPORT SERVICES.

PHONE (O'AHU): (808) 527-4777

WEBSITE: CATHOLICCHARITIESHAWAII.ORG

HAWAII COMMUNITY FOUNDATION — KŪPUNA AGING IN PLACE (KAP)

SUPPORTS PROGRAMS THAT HELP SENIORS REMAIN SAFELY AT HOME THROUGH PARTNER ORGANIZATIONS.

WEBSITE: HAWAIICOMMUNITYFOUNDATION.ORG

CLOSING MESSAGE

EVERY FAMILY AND EVERY HOME IS UNIQUE. TAKE YOUR TIME, GATHER INFORMATION, AND MOVE AT A PACE THAT FEELS RIGHT. PLANNING AHEAD ALLOWS DECISIONS TO BE MADE WITH CLARITY INSTEAD OF URGENCY. THE GOAL IS NOT SIMPLY WHERE TO LIVE, BUT HOW TO LIVE — WITH COMFORT, SAFETY, DIGNITY, AND SUPPORT.