

Report of the Executive Director - Kakaako

March 03, 2021

I. Planning

Approved permit applications that did not require HRS § 206E-5.6 hearings

There were no permit applications approved.

Kaiāulu 'O Kaka'ako Master Plan

Kamehameha Schools submitted an application to amend their master plan permit (PL MASP 13.2.8). The public hearings for the permit amendments request are scheduled for April 7 and June 2.

II. Asset/Land/Property Management

Kauhale Kakaako Parking Garage

HCDA's parking management vendor (Diamond Parking) continues to increase the net revenue generated by this parking garage. In 2020, HCDA's total net income from the garage increased 36% from 2019, and 150% from 2018 when the previous parking operator managed the garage.

A total of \$94,957.63 worth of improvements and repairs were made to the garage in 2020, including repairs to the fire sprinkler system, replacement of 26 fire extinguishers, replacement of both roller gates at the Mauka and Makai exits, and replacement of an elevator door due to damage caused by a Kauhale Kakaako resident.

In February 2021, monthly parking rates for non-residents were increased by \$5.00 to \$150.00 per month. With this increase, the parking garage is now charging the full market rate for the Kakaako area. Monthly parking rates for non-residents were last increased from \$135.00 to \$145.00 per month in January 2020.

Reserved Housing

In February 2021, 17 subordination of equity sharing payment agreements were executed to allow reserved housing unit owners to refinance their mortgages. Twenty-nine other requests for subordination were received.

In February 2021, there were five requests to sell a reserved housing unit during its regulated term.

In February 2021, two Release of Unilateral Agreement were executed. Four other requests for Unilateral Release were received.

In February 2021, there were 41 inquiries relating to Reserved Housing Rules and Regulations.

Right of Entry Agreements

There were nine active Right of Entry (ROE) agreements through February 2021. See Exhibit A.

Attachments

Exhibit A: List of Right of Entry Agreements

EXHIBIT A
HCDA Right of Entry List

	PROJECT/PARTIES	ROE #	SITE	START DATE	TERMINATION DATE	COMMENTS	FEE
1	C&C Honolulu Emergency Services Ocean Safety and Lifeguards	15-15	NOAA Lot/ Harbormaster Office	2/9/2016	2/8/2047	For Kewalo Basin lifeguard station	None
2	Bike Share Hawaii	7-17	Kolowalu Park	6/9/2017	5/31/2022	Biki station	none
3	UH JABSOM	13-18	Lot C	9/1/2018	8/31/2023	325 parking stalls	\$32,500/ month
4	KHLF	7-19	Kalaeloa Parcel 13073D	5/18/2019	11/17/2021	For maintenance of Heritage Park	none
5	Howard Hughes Corp.	24-19	NOAA Lot/ Harbormaster Office	9/1/2019	8/31/2021	Harbor Master's office for harbor management	None
6	Kupu	1-19	NOAA Lot (portion)	10/1/2019	9/30/2022	Supplemental parking and storage	\$1,232.50/ month
7	Howard Hughes Corp.	4-20	Kewalo Basin Makai Landing Site	3/1/2020	2/28/2021	For due diligence for Ala Moana pedestrian bridge with DOT	none
8	Honolulu Board of Water Supply	6-20	Portion of Queen Street sidewalk	6/1/2020	5/31/2021	For fire hydrant maintenance	none
9	Reuse Hawaii	7-20	Portion of Forrest Driveway	6/1/2020	5/31/2021	For temporary storage container	\$564.30/ month