

## Report of the Executive Director - Kakaako

May 5, 2021

### I. Planning & Development

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

<b>Name of Applicant:</b>	<b>Project:</b>	<b>Action:</b>
INK Arch LLC	<b>KAK 21-013</b> Interior Alterations	3/24/21
Komohale Kamakee Vista LLC	<b>KAK 21-014</b> Interior Alterations to residential units	3/29/21
David Campos	<b>KAK 21-015</b> Interior Alterations to residential unit	3/29/21
Sa Han Shon	<b>KAK 21-016</b> Interior Alterations to residential unit	4/6/21
Pohulani Elderly LLC	<b>KAK 21-017</b> Interior Alterations to common areas	4/6/21

Engineering staff is working to procure consultant services to assist with analyzing and designing repairs/improvements to the Kauhale Kakaako elevator enclosure.

Planning staff is reviewing the Aalii reserved housing unit owner's compliance documentation.

The Victoria Place superstructure permit was submitted in April and is being reviewed by staff for planned development permit compliance.

### II. Asset/Land/Property Management

#### Kauhale Kakaako Parking Garage

The curtainwall at the elevator shaft leaks extensively during heavy rain and requires professional repairs. HCDA staff are utilizing the professional services procurement process to hire a structural engineer consultant to evaluate the structural condition of the elevator shaft and produce a set of plans and specifications for repairs. Once the consultant completes the plans and specifications, HCDA will bid out the repairs via a separate procurement. Approval from the Board will be sought when bids are received, and we are ready to make an award.

#### Reserved Housing

In April 2021, 15 subordination of equity sharing payment agreements were executed to allow reserved housing unit owners to refinance their mortgages. Twenty-two other requests for subordination were received.

In April 2021, there were four requests to sell a reserved housing unit during its regulated term. The HCDA waived buyback on one of these units due to our purchasing agent, the

Hawaii Housing Finance and Development Corporation, declining to proceed with the buyback.

In April 2021, four Release of Unilateral Agreements were executed. Nine other requests for Unilateral Release were received.

In April 2021, there were 54 inquiries relating to Reserved Housing Rules and Regulations.

Right of Entry Agreements

There were ten active Right of Entry (ROE) agreements through April 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
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	5/31/2023	For temporary storage container	\$564.30/ month
10	Department of Transportation	8-20	Kalaeloa Fort Barrette Road portion	10/30/2020	10/29/2021	Traffic light installation	none