

Report of the Executive Director - Kakaako

February 2, 2022

I. Planning & Development

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

Name of Applicant:	Project:	Action:
Equity Partners, LLC / Keola Lai AOA	KAK 21-061 Interior renovations & outdoor seating	12/03/21
Takeshi Nakamura	KAK 21-062 Interior renovation	10/22/21
Imperial Plaza	KAK 21-063 Interior Mechanical Improvements	10/29/21
Clifford Lau, CC Facilities Division	KAK 21-064 Roof Improvements	11/04/21
1350 Ala Moana	KAK 21-065 Electric work in garage	11/05/21
Perry Madison, Unit 2808	KAK 21-066 Interior renovation to existing unit	11/18/21
Michael Richards, Unit 2505	KAK 21-068 Interior renovation to existing unit	12/03/21
Clint Hashiba, Unit 1107	KAK 21-070 Interior renovation to existing unit	12/01/21
FSMB LLC	KAK 21-071 Interior renovation; combine spaces 216, 217 & 218	12/21/21
June Kawasaki	KAK 21-072 Interior Alterations	12/17/21
Enable Energy	KAK 21-073 Install Rooftop Solar	12/17/21
Pacific Asset Strategies LLC	KAK 22-001 Interior alteration	01/18/22
Farmer's Insurance	KAK 22-002 Interior alteration	01/18/22

Developments Under-Construction

The Temporary Certificate of Occupancy ("CO") for the 803 Waimanu project (KAK 13-091) was issued on December 7, 2021. The Applicant has a few outstanding items to complete before we sign off on the Final CO.

Mauka Area Rule Amendment

The first community outreach meeting was held on December 2, 2021. Over 35 individuals were in virtual attendance. The next community meeting is tentatively scheduled for the beginning of February 2022.

A Memorandum of Agreement was signed between HCDA and the University of Hawaii Community Design Center (UHCDC). UHCDC will be assisting HCDA staff to convene a Policy Design Tank to review potential amendments to the Kakaako Mauka Area Rules.

II. Asset/Land/Property Management

Kauhale Kakaako Parking Garage

A total of approximately \$37,757.09 worth of improvements and repairs were made to the garage in 2021, including repairs to the elevators, entrance door, and a full pressure wash of the entire parking garage.

In January 2022, the elevator lobbies on all five floors of the garage were repainted, for a total expenditure of \$16,400.00

Also in January 2022, all 13 fire exit signs were replaced.

Reserved Housing

From November 2021 through January 2022, 18 subordinations of equity sharing payment agreements were executed to allow reserved housing unit owners to refinance their mortgages. This includes three approvals for second mortgages, which are allowable under certain conditions. Six other requests for subordination were received and are pending further action. One of those pending requests is for a second mortgage.

From November 2021 through January 2022, there was one request to sell a reserved housing unit during its regulated term.

From November 2021 through January 2022, 14 Release of Unilateral Agreements were executed, generating a total of \$818,7791 in shared equity payments to the HCDA. Of this amount, \$53,250 represents a prepayment of shared equity, which was made possible by the June 2021 Reserved Housing Rule Amendment that allows owners to pay their shared equity without selling or transferring their unit.

Four other requests for Unilateral Release were received and are pending further action.

From November 2021 through January 2022, there were 147 inquiries relating to Reserved Housing Rules and Regulations.

Right of Entry Agreements

There were 11 active Right of Entry (ROE) and/or license agreements through January 2022. 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	11/17/2022	For maintenance of Heritage Park	none
5	Kupu	1-19	NOAA Lot (portion)	10/1/2019	9/30/2022	Supplemental parking and storage	\$1,232.50/ month
6	Reuse Hawaii	7-20	Portion of Forrest Driveway	6/1/2020	5/31/2023	For temporary storage container	\$564.30/ month
7	HK Management	1-21	Kalaeloa Lot 13073-C	5/1/2021	10/31/2022	For due diligence for development of Honokea Surf Village	none
8	Dept. of Transportation	2-21	Kewalo Basin makai landing site	DOT NTP date	DOT project acceptance date	For construction of Ala Moana pedestrian walkway bridge	none
9	Kewalo Makai LLC	License 21-01	Kewalo NOAA Lot and Charterboat Building	7/1/2021	6/30/2022	Sublease office space	\$1,900/ month
10	DLNR DOFAW	5-21	Kalaeloa Heritage Park	12/15/2021	12/14/2022	Endangered seed collection	none
11	Department of Transportation	6-21	Kalaeloa Fort Barrette Road portion	11/1/2021	10/31/2023	Traffic light installation	none