

## Report of the Executive Director - Kakaako

March 2, 2022

### 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>
AI Corporation Co. Ltd.	<b>KAK 21-067</b> Interior and exterior renovation, 2 restaurants	01/31/22
Holey Grail Donuts	<b>KAK 21-069</b> Interior fit out for restaurant w/ outdoor seating	12/05/21
Enable Energy	<b>KAK 21-074</b> Install Rooftop Solar	12/17/21
McKinley Car Wash	<b>KAK 22-006</b> Install a photovoltaic system	01/28/22
Kamehameha Schools	<b>KAK 22-008</b> tenant improvement, interior only	01/31/22
Unlimited Construction Services LLC (UCSI LLC)	<b>KAK 22-009</b> Exterior painting	02/11/22
Ayako Kobayashi	<b>KAK 21-010</b> Interior renovations to existing restaurant	02/07/22

#### 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 mid-March 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

HCDA's parking management vendor (Diamond Parking Services, LLC) continues to increase the net revenue generated by this parking garage. In 2021, HCDA's total net income from the garage increased 3% from 2020; however, this still represents a 158% increase from the net revenue generated in 2018 by the previous parking operator.

#### Reserved Housing

In February 2022, six 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. None of those pending requests is for a second mortgage.

In February 2022, there was one request to sell a reserved housing unit during its regulated term.

In February 2022, two Release of Unilateral Agreements were executed, generating a total of \$44,700 in shared equity payments to the HCDA. Of this amount, \$2,000 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.

No other requests for Unilateral Release were received and are pending further action.

In February 2022, there were 84 inquiries relating to Reserved Housing Rules and Regulations.

#### Ulana Ward Village Application Review

Asset Management staff are working to review the 879 applications collected by the Ward Village Sales Team for the Ulana project. The project includes 697 HCDA Reserved Housing Units which will be sold via lottery on March 1, 2022.

#### Right of Entry Agreements

There were 11 active Right of Entry (ROE) and/or license agreements through February 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	12/1/2021	11/30/2023	Traffic light installation	none