

Report of the Executive Director - Kakaako

September 7, 2022

I. Planning & Development

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

Name of Applicant:	Project:	Action:
Unlimited Construction Services LLC (UCSI LLC)	KAK 22-005 Enclosure of existing garage to be office space	7/15/2022
Verizon	KAK 22-016 Alterations to roof top antennas, and interior renovation to electrical room	7/15/2022
Nari's Cosmetics	KAK 22-058 Interior alterations	7/15/2022
Kamakee Vista Commercial LLC (HHFDC)	KAK 22-056 Interior alteration	7/20/2022
Aeo (KAK 14-074)	KAK 22-057 Interior alteration	8/1/2022
88 Piikoi LP (88 Piikoi LP)	KAK 22-059 Installation of new electric meter	8/1/2022
Anaha	KAK 22-060 Installation of new electric meter	8/1/2022
Salon Glitter - Marukosou Corporation (1001 Queen, LLC)	KAK 22-061 Interior alteration	8/1/2022
Henry Wong, Elynna LLC	KAK 22-064 Interior alteration	8/12/2022
Keysight Technologies (The Harry and Jeanette Weinberg Foundation, LLC)	KAK 22-065 Interior alteration	8/12/2022

Ward Neighborhood Master Plan

The Kalae Ward Village project, by Victoria Ward, Ltd, is proposed at the former Ward Warehouse site on the southeast corner of Ward Avenue and Auahi Street. The presentation public hearing was held on June 1, 2022 and the planned development permit was approved on August 3, 2022.

Kaiaulu O Kakaako Master Plan

The Alia project, by the Kobayashi Group, LLC, is proposed on the southeast corner of Auahi and Koula Streets and will be considered by the HCDA under the Kamehameha Schools' Kaiaulu O Kakaako Master Plan. The public hearing notice for the project was published on June 1, 2022. The presentation public hearing for the project was held on July 6, 2022 and the hearing for the proposed modifications was held on July 7, 2022. The decision-making public hearing is scheduled for September 7, 2022.

Developments Under-Construction

There are five (5) major projects under construction in Kakaako.

- The 803 Waimanu project's (KAK 13-091) front lobby security improvements are complete, and the developer still has plans to construct enhancements to the recreation deck amenities.
- The Queen Street Retail and Storage project (KAK 18-054) is completing exterior building finishes and is proceeding with interior and site work. Project completion is expected in October 2022.
- HCDA staff signed off on the Koula project's (KAK 18-038) temporary certificate of occupancy, which will help lead to residents being able to move into the building in the coming months. The first and second level commercial unit storefronts and interior improvements will be installed as tenants are selected over the next year.
- Victoria Place's (KAK 19-069) vertical superstructure construction is ongoing.
- The Ililani project (an HHFDC 201H Project) has started foundation work and off-site work.

Ordinance 16-21 Certification Requests

HCDA staff processed four (4) new requests related to infrastructure improvements pursuant to the City and County of Honolulu's Ordinance 16-21. To date, HCDA has received and processed twenty-two (22) Ordinance 16-21 certification requests for the calendar year.

HCDA Native Hawaiian Development Hui

Through the outgrowth of the Mauka Area Rules (MAR) amendment process, HCDA has acknowledged that many issues like housing and public benefits can affect the Native Hawaiian community the most. HCDA has established a Hui, to engage a number of individuals from State, Private, and Nonprofit organizations that incorporate Native Hawaiian issues into their work. We hope to incorporate the feedback from the Hui into the MAR amendments, and to formulate a strategy to implement identified outcomes to address Native Hawaiian development issues in all HCDA districts. The Hui members include the following HCDA staff: Executive Director Craig Nakamoto, Planner Mark

Hakoda and Head of Communications, Francine Murray. Other Members include: HCDA Board Member Peter Apo, Development Manager at Kamehameha Schools Kanoe Pu'uohau, Asset Manger of Kamehameha Schools Keli'i Kapali, Office of Hawaiian Affairs (OHA) Trustee Carmen "Hulu" Lindsey, OHA Chief Operating Officer Casey Brown, and DTL Hawai'i President Malia Ka'aihue.

II. Asset/Land/Property Management

Reserved Housing

In August 2022, one Subordination of Equity Sharing Payment Agreement was executed to allow reserved housing unit owners to obtain a second mortgage, which are allowable under certain conditions. No other requests for subordination were received and are pending further action. Due to the recent increase in interest rates, we have seen a sharp decrease in the number of requests for subordination.

In August 2022, there was one request to sell a reserved housing unit during its regulated term. The HCDA exercises its first option to buyback the units through our purchasing agent, the Hawaii Housing Finance and Development Corporation (HHFDC). However, HHFDC declined to buyback the subject reserved housing unit, resulting in the HCDA waiving its buyback option and allowing the owner occupancy restriction to be lifted from that unit.

In August 2022, one Release of Unilateral Agreement was executed, generating a total of \$7,750.00 in shared equity payments to the HCDA. This amount 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 August 2022, there were 39 inquiries relating to Reserved Housing Rules and Regulations.

Right of Entry Agreements

There were eight (8) active Right of Entry (ROE) and/or license agreements through August 2022. See Exhibit A.

Attachments

Exhibit A: List of Right of Entry Agreements

EXHIBIT A
HCDA Right of Entry List
KAKAAKO COMMUNITY DEVELOPMENT DISTRICT

	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	5/31/2025	Biki station	none
3	UH JABSOM	13-18	Lot C	9/1/2018	8/31/2023	325 parking stalls	\$32,500/ month
4	Kupu	1-19	NOAA Lot (portion)	10/1/2019	9/30/2022	Supplemental parking and storage	\$1,232.50/ month
5	Reuse Hawaii	7-20	Portion of Forrest Driveway	6/1/2020	5/31/2023	For temporary storage container	\$564.30/ month
6	Dept. of Transportation	2-21	Kewalo Basin makai landing site	3/30/2022	DOT project acceptance date	For construction of Ala Moana pedestrian walkway brdige	none
7	Kewalo Makai LLC	License 21-01	Kewalo NOAA Lot and Charterboat Building	7/1/2021	6/30/2024	Sublease office space	\$1,900/ month
8	Grace Pacific LLC	3-22	Kakaako remnant roads	5/4/2022	5/3/2023	Repaving/ road reconstruction	none