

Report of the Executive Director - Kakaako

October 5, 2022

I. Planning & Development

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

Name of Applicant:	Project:	Action:
AOUO 1118 Ala Moana (Waiea)	KAK 22-066 Demolition of existing wall at loading area to provide access to Victoria Place loading area	8/22/2022
Kauhale Kakaako LLC (HHFDC)	KAK 22-045 Outdoor shade structure on rec deck	8/24/2022
Servco Pacific Inc. (Lexus Pre-Owned Dealership)	KAK 22-049 Alterations to exterior facade, signage, store front windows, and finishing	8/26/2022
Kobayashi Group, LLC (KS)	KAK 22-042 Alia - Development of Residential and commercial tower and podium	9/7/2022
Kamehameha Schools	KAK 22-068 AC removal and replacement	9/9/2022
Minko Cabuyao	KAK 22-070 Change of use from retail to kid's indoor amusement park	9/9/2022
Timothy Leong (Michael Y. Lim and Yuseon Nam)	KAK 22-063 Interior alteration	9/16/2022

Developments Under-Construction

There are seven (7) 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 planned for December 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.
- The Ala Moana Pedestrian Bridge has begun construction. The bridge will link Kewalo Basin Harbor to the Victoria Ward park, mauka of Ala Moana Boulevard.
- Honolulu Authority for Rapid Transportation is working on utility relocation on Halekauwila Street.

Ordinance 16-21 Certification Requests

HCDA staff processed twenty-nine (29) 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 fifty-one (51) 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 Kano'e Pu'uohau, Asset Manager 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

Kolowalu Park Public Information Campaign

Due to an uptick in complaints regarding unleashed dogs in Kolowalu Park, HCDA staff has taken initiative to educate park users on the park rules to obtain voluntary compliance. HCDA staff periodically visits the Kolowalu Park throughout the week during peak usage times to hand out educational flyers with important information about

the park rules. HCDA staff also engages with the public to discuss the rules and inform them of the upcoming dog park on the mauka side. HCDA staff has received an overall positive response to this effort.

Reserved Housing

In September 2022, no Subordination of Equity Sharing Payment Agreement were executed to allow reserved housing unit owners to obtain a second mortgage, which are allowable under certain conditions. No 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 September 2022, there were no requests 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).

In September 2022, no Release of Unilateral Agreement were executed. One Reserved Housing unit owner chose to prepay their shared equity amount of \$12,660.00, 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.

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

In September 2022, there were 28 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 September 2022. See Exhibit A.

Attachments

Exhibit A: List of Right of Entry Agreements