

Report of the Executive Director - Kakaako

December 7, 2022

I. Planning & Development

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

Name of Applicant:	Project:	Action:
Joel Johnson (AOAO Nauru Tower)	KAK 22-078 Façade improvement, curtain wall and walkway work, new expansion joint seals	10/21/2022
Chris & Vicki Takimoto	KAK 22-079 Interior Renovation of unit 1706 (1350 Ala Moana Boulevard)	10/26/2022
Liliuokalani Trust	KAK 22-080 Interior Renovation - demolition	11/03/2022
Victoria Ward Entertainment Center, LLC (VWL)	KAK 22-081 Auahi Street Promenade Phase 1 (Kamakee to Ward)	11/04/2022

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 resulted in residents being able to move in to 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.

- The Honolulu Authority for Rapid Transportation is working on utility relocation on Halekauwila Street.

II. Asset/Land/Property Management

Kauhale Kakaako Parking Garage

Asset Management took over maintenance and repair services of two (2) 1993 hydraulic passenger elevators at the Kauhale Kakaako Parking Garage in February 2019. Since then, the HCDA has expended approximately \$300,000.00 for major repairs. Due to the age of the elevators, HCDA staff has procured an elevator consultant to conduct a comprehensive elevator assessment and modernization feasibility design study analysis report in order to give us a better idea of the current useful life for the elevators and determine next steps for modernization, if any.

HCDA staff has also procured a consultant to perform a comprehensive reserve study of the parking garage to evaluate the current conditions and remaining useful life of the major interior components of the garage.

American Brewery Building

HCDA staff has procured an elevator consultant to conduct a comprehensive elevator assessment and modernization feasibility design study analysis report for one (1) 1995 hydraulic passenger elevator at the American Brewery Building in order to give us a better idea its current useful life and determine next steps for modernization, if any.

Lot C Parking Lot

HCDA's parking management vendor, Parking Hawaii LLC, has completed the following repairs to the surface parking lot: restriping, landscaping, replacing lights, and rewiring electrical systems. The total cost for repairs was \$39,802.36, which was paid through parking revenues.

Reserved Housing

In November 2022, no Subordinations of Equity Sharing Payment Agreements were executed to allow reserved housing unit owners to refinance their mortgages, and no other requests for subordination were received.

In November 2022, there were no requests to sell a reserved housing unit during its regulated term.

In November 2022, one Release of Unilateral Agreement was executed, generating a total of \$57,254.00 in shared equity payments to the HCDA. No other requests for Unilateral Release were received.

In November 2022, there were 24 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 November 2022. See Exhibit A.

Honuakaha Limited Partnership

See Exhibit B dashboard report.

Attachments

Exhibit A: List of Right of Entry Agreements

Exhibit B: Honuakaha Limited Partnership Metrics

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	9/30/2024	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

Exhibit B: Honuakaha Limited Partnership Metrics

Honuakaha Limited Partnership Honuakaha Senior Rental Housing Project

July – September 2022

Metrics

I. Financial Metrics

	July	August	September
Total Income	\$121,809	\$118,095	\$120,402
Total Expense	125,560	139,310	124,618
Net Income/(Loss)	\$(3,751)	\$(21,215) ¹	\$(4,216)

II. Operating Metrics (as of September 30, 2022)

Occupancy Rate	95% (7 units vacant)
Aged Receivables	\$145,039.73
Comments (if any)	Primarily for repairs and maintenance from tenant damage to the units and five delinquent tenant accounts.

III. Other Key Objectives

Section 8 Education/ Application Assistance	Section 8 waiting lists are currently closed.
No. Units at New Rate	30
2021 Audit	Completed June 20, 2022
2021 Tax Return	Completed July 29, 2022
Reserve Study	Scheduled for November 2022

¹The higher monthly net loss is primarily attributable to the purchase of appliances.