

Report of the Executive Director - Kakaako

February 1, 2023

I. Planning & Development

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

| Name of Applicant: | Project: | Action: |
|---|---|----------------|
| Thomas Farley (The Elms AOA) | KAK 22-086 Lanai Enclosure | 12/28/2022 |
| Kei Lee | KAK 22-088 Interior alteration - removal of existing tub and replace with shower | 12/27/2022 |
| Kamakee Vista Commercial LLC (HHFDC) | KAK 22-089 Fire alarm upgrades to existing building | 12/21/2022 |
| City and County of Honolulu, Dept. of Design and Construction | KAK 22-090 Electrical work at the Neal Blaisdell Center Arena and installation of interior telecom pathways | 01/03/2023 |
| Kei Lee (Chikako Takeda) | KAK 22-092 Interior alteration - replace existing bathtub and raise floor | 01/11/2023 |

Developments Under-Construction

There are seven (7) major projects under construction in Kakaako:

- The 803 Waimanu project's (KAK 13-091) developer still has plans to construct enhancements to the recreation deck amenities.
- Construction for the Queen Street Retail and Storage project (KAK 18-054) is ongoing. Project completion should likely occur in the first quarter of 2023.
- Residents have moved into the Koula project (KAK 18-038). The first and second level commercial unit storefronts and interior improvements have yet to be installed.
- Victoria Place's (KAK 19-069) vertical superstructure construction is ongoing.
- The Ililani project (an HHFDC 201H Project) vertical superstructure construction is ongoing.

- 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 has begun utility relocation for the Honolulu Rail Transit Project along Halekauwila Street.

Ordinance 16-21 Certification Requests

HCDA staff processed five (5) additional requests related to infrastructure improvements pursuant to the City and County of Honolulu's Ordinance 16-21, since those reported in the October 2022 report. In total, HCDA received and processed fifty-six (56) Ordinance 16-21 certification requests for the calendar year 2022.

II. Asset/Land/Property Management

Reserved Housing

In January 2023, no Subordinations of Equity Sharing Payment Agreements were executed to allow reserved housing unit owners to refinance their mortgages. One request for a subordination to allow a second mortgage was received and is pending further action.

In January 2023, there were no requests to sell a reserved housing unit during its regulated term.

In January 2023, no Release of Unilateral Agreements were executed. One request for Unilateral Release was received and is pending further action.

In January 2023, there were 26 inquiries relating to Reserved Housing Rules and Regulations.

Right of Entry Agreements

There were nine (9) active Right of Entry (ROE) and/or license agreements through January 2023. 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 |
| 9 | Ward Management Development Company LLC | 6-22 | Queen St. (portion) | 1/1/2023 | 12/31/2023 | Electrical infrastructure improvements | none |

Exhibit B: Honuakaha Limited Partnership Metrics
Honuakaha Senior Rental Housing Project

October – December 2022

I. Financial Metrics

| | October | November | December |
|-------------------|------------|------------|-----------|
| Total Income | \$128,151 | \$122,788 | \$123,324 |
| Total Expense | 138,693 | 132,844 | 117,392 |
| Net Income/(Loss) | \$(10,542) | \$(10,056) | \$5,932 |

II. Operating Metrics (as of December 31, 2022)

| | |
|-------------------|--|
| Occupancy Rate | 95% |
| Aged Receivables | \$140,345 |
| 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 | Online pre-applications will be accepted from Monday, February 6, 2023, 7:45 a.m., through Friday, February 10, 2023, at 4:30 p.m. |
| No. Units at New Rate | 30 |
| 2022 Audit | Started on January 16, 2023 |
| 2022 Tax Return | Pending completion of the audit |
| Reserve Study | Completed on January 13, 2023 |