

# Report of the Executive Director - Kakaako

April 5, 2023

## I. Planning & Development

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

<b>Name of Applicant:</b>	<b>Project:</b>	<b>Action:</b>
City and County of Honolulu, Dept. of Enterprise Services	<b>KAK 22-094</b> Electrical lighting work at the Neal Blaisdell Center Arena	02/14/2023
The Hawaii Community Development Authority	<b>KAK 23-006</b> Installation of security fence at Fisherman's Wharf	02/12/2023

### Developments Under-Construction

There are ten (10) 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 second 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 is under 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 relocating utilities for the Honolulu Rail Transit Project along Halekauwila Street.
- The foundation permit for The Park at Ward Village (KAK 21-002) was approved and sitework is underway.
- Construction has commenced for Ulana Ward Village (KAK 21-001).
- The building at 250 Ward Avenue will be demolished to facilitate the construction of the Pohukaina Street extension to Auahi Street.

### Ordinance 16-21 Certification Requests

HCDA staff processed six (6) 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 seven (7) Ordinance 16-21 certification requests for the calendar year.

## **II. Asset/Land/Property Management**

### Block P Property Acquisition

On March 31, 2023, the HCDA successfully completed its purchase of "Block P," located at 956 / 958 Queen Street and 955 / 957 Kawaihāo Street from Victoria Ward, Limited. The sale also included the assignment of four leases on the property: Interior Showplace, Wakka USA d.b.a., The Rice Factory, Taj Inc., and Ekea Sales and Marketing. HCDA is procuring property management services for the new parcel.

### Honuakaha Senior Rental Housing Project

HCDA staff are working with the Honuakaha property manager, Locations, LLC, to address maintenance concerns at the Honuakaha senior rental housing project. HCDA staff investigated recent tenant complaints and worked with Locations to improve communication with tenants and revise procedures for maintenance requests and work orders. All previous work orders were completed, and HCDA staff confirmed that Locations will assist senior tenants with placing new work orders for any issues that may arise. HCDA staff also met individually with those tenants who identified specific concerns to ensure their needs were adequately understood and addressed. HCDA continues to work closely with Locations to prioritize necessary repairs and keep an open line of communication between property management and tenants. HCDA will be organizing a tenant meeting to confirm that all requests for maintenance have been received and to remind the residents of the process to request maintenance work in their units.

### Reserved Housing

In March 2023, two Subordinations of Equity Sharing Payment Agreements were executed to allow reserved housing unit owners to refinance their mortgages. Both were for second mortgages, which are allowable under certain conditions. One other request for subordination was received and is pending further action.

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

In March 2023, three Release of Unilateral Agreements were executed, generating a total of \$159,700 in shared equity payments to the HCDA. Of this amount, \$87,400 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.

One other request for Unilateral Release was received and is pending further action.

In March 2023, there were 21 inquiries relating to Reserved Housing Rules and Regulations.

Sod Replacement at Kolowalu Park

On February 8, 2023, the HCDA landscape contractor for Kolowalu Park began a beautification project approved by the HCDA. Imua Landscaping completed the installation of 500 square feet of sod on February 9, 2023. Additional soil was also added to cover exposed tree roots and level low areas in the park.

Right of Entry Agreements

There were 10 active Right of Entry (ROE) and/or license agreements through March 2023. See Exhibit A.

**III. Capital Improvements**

Kolowalu Park Improvements

Design work continues with HCDA's consultant, PBR Hawaii.

Kolowalu Crosswalk

Second phase of design and engineering work was initiated to install permanent crosswalk improvements on Queen Street near the intersection of Queen Street and Waimanu Street. The consultant on the project is Wilson Okamoto Corp.

Kakaako Street Improvements

HCDA staff has initiated the process to acquire professional services for roadway and infrastructure improvements in Central Kakaako. The services will include planning, design, and engineering of improvements on Ilaniwai Street, Kamani Street, and sections of Pohukaina Street and Halekauwila Street.

**Attachments**

Exhibit A: List of Right of Entry Agreements