

Report of the Executive Director - Kakaako

May 3, 2023

I. Planning & Development

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

Name of Applicant:	Project:	Action:
Collin Chikamoto (Hawaii Gas - Kevin Nishimura)	KAK 23-008 Concrete driveway repair at 1142 Waimanu Street	02/14/2023
Kawaiaha‘o Church	KAK 23-012 Install climate control system (air conditioner and dehumidifier) in basement archive room in the church	03/02/2023
Porsche Hawaii (B. P. Bishop Trust Estate)	KAK 23-013 Replacement of an existing electrical meter	03/02/2023
DOE (State of Hawaii)	KAK 23-009 Interior renovation to McKinley High School Science classrooms	03/03/2023
BayWa r.e. Power Solutions	KAK 23-014 HFD Headquarters – install rooftop photovoltaic system (100.86 KW, 246 modules)	03/03/2023
BayWa r.e. Power Solutions	KAK 23-015 Kakaako Fire Station – install new rooftop photovoltaic system (25.01 KW, 61 modules)	03/03/2023
Bariso Queen Self Storage (Hawaiian Securities and Realty, LLC)	KAK 23-016 Queen Street Storage – install new rooftop photovoltaic (PV) system (256 modules)	03/06/2023

Sung Park (Ae' o AOA)	KAK 23-017 Installation of a new Electric Vehicle Supply Equipment charging station on the 6th level of an existing parking structure	03/08/2023
Victoria Ward, Limited	KAK 23-018 Demolish an existing 2-story building and remove HECO, HITel & CATV services. Leave existing building slab-on-grade and asphalt parking lot	03/09/2023
SMK, Inc.	KAK 23-019 Interior Alteration to an existing commercial kitchen	03/14/2023
Tritium3 (ABP Kakaako Commerce 1 LLC ABP Kakaako Commerce 2 LLC; ABL Kakaako Commerce 1 LLC ABL Kakaako Commerce 2 LLC EMI Kakaako Commerce LLC)	KAK 23-020 PV Canopy Installation	03/21/2023
Kei Lee (Takao Kuwahara)	KAK 23-021 Interior alteration - replace kitchen counter, sink and dishwasher, and add electrical receptacle	03/23/2023
Edward Ho (Lee-Kadota)	KAK 23-022 Interior alteration - kitchen work	03/24/2023
Alexander Beatty	KAK 23-023 Electrical meter upgrade from 100 AMPS to 200 AMPS	04/12/2023
Chi Ping and Jin Hwa Pan	KAK 23-024 Repair and replacement of two sections of existing roof	04/17/2023
1000 Auahi, LLC	KAK 23-025 Various changes/revised plans: Expand landscaping; mechanical, electrical and plumbing (MEP) ductwork, and install temporary storefronts for retail spaces	04/17/2023

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 (KAK 19-069) vertical superstructure was topped off in April, and 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 one (1) new request related to infrastructure improvements, pursuant to the City and County of Honolulu's Ordinance 16-21. To date, HCDA has received and processed eight (8) Ordinance 16-21 certification requests for the calendar year.

II. Asset/Land/Property Management

Reserved Housing

In April 2023, no Subordinations of Equity Sharing Payment Agreements were executed to allow reserved housing unit owners to refinance their mortgages. Two requests for subordination were received and are pending further action.

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

In April 2023, no Release of Unilateral Agreements were executed. Three requests for Unilateral Release were received and are pending further action.

In April 2023, there were 23 inquiries relating to Reserved Housing Rules and Regulations.

Right of Entry Agreements

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

Honuakaha Limited Partnership

See Exhibit B dashboard report.

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

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
10	Komohale Kamakee Vista LLC	5-22	Kawaiahao Sidewalk	2/1/2023	1/31/2024	Replace sidewalk tile pavers	none

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

January – March 2023

I. Financial Metrics

	January	February	March
Total Income	\$126,430	\$124,026	\$127,058
Total Expense	130,620	121,540	135,455
Net Income/(Loss)	\$(4,190)	\$2,486	(\$8,397)

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

Occupancy Rate	92% (12 vacant units)
Aged Receivables	\$153,226
Comments (if any)	Primarily for repairs and maintenance from tenant damage to the units and three delinquent tenant accounts.

III. Other Key Objectives

Section 8 Education/ Application Assistance	Application portal was open February 6-10: Catholic Charities contacted eligible tenants and assisted six (6) tenants with their applications. Pending selection.
No. Units at New Rate	25
2022 Audit	Completed in February 2023
2022 Tax Return	Completed in March 2023
Reserve Study	Completed in January 2023