

## Report of the Executive Director – Kaka‘ako

September 6, 2023

### I. Planning & Development

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

Name of Applicant:	Project:	Action:
Tonya Huntley (The Elms AOA)	<b>KAK 23-044</b> Installation of new electrical vehicle charging station at existing parking stall	06/28/2023
HPU (Bishop Trust Estate)	<b>KAK 23-045</b> Interior alterations to existing office/classroom space	06/28/2023
Jude Baker (Anaha AOA)	<b>KAK 23-047</b> Electrical meter installation at existing parking stall	07/11/2023
Tetsuhiko Matsuzawa	<b>KAK 23-048</b> Interior alteration - kitchen and bathroom	07/11/2023
Kawika's Painting, Inc. (Trustees of the Estate of Bernice Pauahi Bishop)	<b>KAK 23-049</b> Spall repair	07/21/2023
The MITRE Corporation (Kamehameha Schools)	<b>KAK 23-050</b> Interior renovation including new interior walls, doors, ceilings, lighting, electrical and mechanical - tenant office fit-out	07/31/2023
Paulo Baldovi (909 Kapiolani)	<b>KAK 23-051</b> Installation of New EV Chargers	08/09/2023
Sally Chiu (The Harry & Jeanette Weinberg Foundation, Inc.)	<b>KAK 23-052</b> Interior renovation of office space	08/11/2023

### 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.
- The Queen Street Retail and Storage project (KAK 18-054) is requesting an amended improvement permit to modify some of the interior spaces. Construction is ongoing and should be completed later in 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 nine (9) 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 seventeen (17) Ordinance 16-21 certification requests for the calendar year.

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

### Reserved Housing

In July and August 2023, one Subordination of Equity Sharing Payment Agreement was executed to allow reserved housing unit owners to refinance their mortgages. One other request for subordination for a second mortgage was received and is pending further action.

In July and August 2023, there were two requests to sell a reserved housing unit during its regulated term.

In July and August 2023, one Release of Unilateral Agreement was executed, generating a total of \$7,500.00 in shared equity payments to the HCDA. This amount 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.

No other requests for Unilateral Release were received and are pending further action.

In July and August 2023, there were 43 inquiries relating to Reserved Housing Rules and Regulations.

#### Right of Entry Agreements

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

#### Honuakaha Limited Partnership

See Exhibit B dashboard report.

### **III. Capital Improvements**

#### Kolowalu Park Improvements

Solicitation for the Kolowalu Dog Park improvements were issued on August 15, 2023. Anticipated award for the construction of the dog park is September 6, 2023. Construction on both the dog park improvements and crosswalk permanent improvements are anticipated to start before the end of September 2023.

The HCDA has contracted Limtiaco Consulting Group to perform construction management services for both the dog park and crosswalk improvements. ASM Affiliates Inc. has been contracted by the HCDA to conduct archaeological monitoring during the construction of the dog park improvement.

A community informational outreach event will be held in September to update the community on the progress of the dog park and crosswalk improvements, and to share proposed planned improvements for the makai area of Kolowalu Park.

#### Kolowalu Crosswalk

The construction bid for the permanent crosswalk improvements, at the intersection of Queen Street and Waimanu Street, was awarded to Haron Construction. The start of construction is anticipated to coincide with the Kolowalu Park improvements in September 2023.

The HCDA has received Federal Highway Administration (FHWA) interim approval to install the planned Rectangular Rapid-Flashing Beacons (RRFBs) as part of the permanent crosswalk improvements.

Kakaako Street Improvements

The HCDA staff has awarded Wilson Okamoto & Associates a professional services contract for roadway and infrastructure improvement planning and engineering in the Central Kakaako street of Ilaniwai Street and Kamani Street. The services will include planning, design, and engineering of infrastructure and roadway improvements to be dedicated to the City and County Honolulu at the completion of construction.

**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

	<b>PROJECT/PARTIES</b>	<b>ROE #</b>	<b>SITE</b>	<b>START DATE</b>	<b>TERMINATION DATE</b>	<b>COMMENTS</b>	<b>FEE</b>
1	C&C Honolulu Emergency Services Ocean Safety and Lifeguards	15-15	NOAA Lot/ Harbormaster Office	2/9/16	2/8/47	For Kewalo Basin lifeguard station	none
2	Bike Share Hawaii	7-17	Kolowalu Park	6/9/17	5/31/25	Biki station	none
3	UH JABSOM	13-18	Lot C	9/1/18	8/31/28	325 parking stalls	\$37,700/ month
4	Kupu	1-19	NOAA Lot (portion)	10/1/19	9/30/24	Supplemental parking and storage	\$1,232.50/ month
5	Reuse Hawaii	7-20	Portion of Forrest Driveway	6/1/20	5/31/25	For temporary storage container	\$615.60/ month
6	Dept. of Transportation	2-21	Kewalo Basin makai landing site	3/30/22	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	7/1/21	6/30/24	Sublease office space	\$1,900/ month
8	Ward Management Development Company LLC	6-22	Queen St. (portion)	1/1/23	12/31/23	Electrical infrastructure improvements	none
9	Komohale Kamakee Vista LLC	5-22	Kawaiahao Sidewalk	2/1/23	1/31/24	Replace sidewalk tile pavers	none

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

April – June 2023

I. Financial Metrics

	April	May	June
Total Income	\$122,226	\$126,103	\$128,651
Total Expense	141,347	129,739	113,264
Net Income/(Loss)	(\$19,121)	(\$3,636)	\$15,387

II. Operating Metrics (as of June 30, 2023)

Occupancy Rate	89.40% (16 vacant units)
Aged Receivables	\$149,886
Comments (if any)	Primarily for repairs and maintenance from tenant damage to the units and delinquent tenant accounts.

III. Other Key Objectives

Section 8 Education/ Application Assistance	Pending results from February 6-10 open application.
No. Units at New Rate	30
2022 Audit	Completed in February 2023
2022 Tax Return	Completed in March 2023
Reserve Study	Completed in January 2023