

# Report of the Executive Director – Kaka‘ako

October 4, 2023

## I. Planning & Development

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

<b>Approval Date</b>	<b>Name of Applicant</b>	<b>Project</b>
08/23/2023	Victoria Ward, Limited	<b>KAK 23-053</b> Demolition of Ward Warehouse foundations and parking structure
08/24/2023	Bob Lazo (Word of Life Christian Center)	<b>KAK 23-054</b> Roof repairs to existing community church building
09/05/2023	Jasmin Chin (HHC)	<b>KAK 23-046</b> Interior alteration to existing space (tenant outfitting)
09/05/2023	Victoria Ward, Limited	<b>KAK 23-056</b> Victoria Ward Park - Makai sitework
09/13/2023	Hiroki Ichioka (Iloque, Inc.)	<b>KAK 23-055</b> Interior alteration and façade refinish for Tempura Chikano
09/14/2023	Simplify Services, Inc. dba Inspired Closets (The Trustees of Bernice Pauahi dba Kamehameha Schools)	<b>KAK 23-058</b> Interior renovation of former dance studio into retail establishment, including new partition walls, flooring, fixtures, mechanical, plumbing, electrical

### 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 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 twenty-three (23) Ordinance 16-21 certification requests for the calendar year.

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

Reserved Housing

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

In September 2023, there were no new requests to sell a reserved housing unit during its regulated term. The HCDA waived buyback on two other reserved housing units that became eligible for buyback in previous months (see “New Contract/Lease Updates” below).

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

In September 2023, there were 19 inquiries relating to Reserved Housing Rules and Regulations.

New Contracts/ Lease Updates

On September 1, 2023, the HCDA executed a contract and issued a notice to proceed with Hawaii Home Ownership Center’s Housing and Land Trust (“HHOC”), a State of Hawaii nonprofit corporation, to serve as a buyback agent for HCDA Reserved Housing Units that are intended to be sold during the Reserved Housing Unit’s Regulated Term.

The contract term is 10-years with two (2) options to extend for an additional five (5) year period each.

The HHOC contract is in accordance with the recommendations of the Permitted Interaction Group formed at the HCDA Kakaako Board Meeting held on January 4, 2023, which sought to determine the requirements and qualifications for designating a non-governmental entity as a buyback agent for HCDA Reserved Housing Units that are intended to be sold during the Reserved Housing Unit's Regulated Term.

Since the execution of the HHOC contract, the HCDA has offered two eligible units to the HHOC for buyback. One is a studio unit with one assigned parking stall located in Aalii, and the other is a 2-bedroom, 2-bathroom unit with one assigned parking stall in Ke Kilohana. HHOC declined buying back both units due to anticipated difficulties reselling the units. The small size of the Aalii unit and pending litigation impacting available financing for the Ke Kilohana unit were major factors in HHOC's decision to decline buyback.

HCDA staff also explored the option of buying back the units itself. However, for the same reasons outlined above, the HCDA will waive buyback of both units and collect the shared equity from the original owners upon resale.

#### Right of Entry Agreements

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

### **III. Capital 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 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	2/9/16	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