

Report of the Executive Director – Kaka‘ako

June 5, 2024

I. Planning & Development

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

Approval Date	Name of Applicant	Project
04/22/2024	Kyungjin Kang (Howard Hughes Corporation)	KAK 24-025 Tenant improvements for Tonkatsu Kuro, new restaurant
04/29/2024	The Howard Hughes Corporation - IBM Building, 6th Floor	KAK 24-027 Interior renovation and alteration on 6th floor
05/01/2024	AOAO of The Imperial Plaza	KAK 24-028 Rough-in & Install Gas Line Piping
05/07/2024	Tahnee Priem	KAK 24-029 Partial remodel of existing offices, breakroom, hallways and reception area previously constructed

Developments Under-Construction

There are four (4) major buildings under construction in Kaka‘ako, in addition to park improvements and other community infrastructure projects.

- Construction is ongoing at Victoria Place (KAK 19-069), The Park at Ward Village (KAK 21-002), Ulana Ward Village (KAK 21-001), and Kalae (KAK 22-024).
- Commercial tenant improvements also continue at Kō‘ula (KAK 18-038).
- The superstructure for the Ala Moana Pedestrian Bridge has been installed, and construction is ongoing at the Victoria Ward Park Makai.
- The Honolulu Authority for Rapid Transportation continues to relocate utilities for the Honolulu Rail Transit Project along Halekauwila Street.

Ordinance 16-21 Certification Requests

HCDA staff processed two (2) new requests related to infrastructure improvements, pursuant to the City and County of Honolulu's Ordinance 16-21. To date, the HCDA has received and processed twenty-two (22) Ordinance 16-21 certification requests for the calendar year.

II. Asset/Land/Property Management

Reserved Housing

In April 2024, no Subordinations of Equity Sharing Payment Agreements were executed to allow reserved housing unit owners to refinance their mortgages.

In April 2024, there was one request to sell a reserved housing unit during its regulated term. The HCDA waived buyback on the subject unit in the 803 Waimanu project because our purchasing agent, the Hawaii HomeOwnership Center, declined to purchase the unit due to concerns over the project's parking "elevator."

In April 2024, four (4) Release of Unilateral Agreements were executed, generating a total of \$268,942 in shared equity payments to the HCDA. Of this amount, \$146,300.00 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 April 2024, there were 19 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 April 2024. See Exhibit A.

III. Capital Improvements

Kaka'ako Street Improvements

Survey work along Ilaniwai Street and a section of Kamani Street has been completed. The HCDA's consultant, Wilson Okamoto Corporation (WOC), will compile the topographic survey with the utility survey. WOC complete a Preliminary Deficiency Report by the end of May. This report will be the basis of the improvement design.

Queen Street Crosswalk Improvements

The General Contractor, HaRon, continues work on the permanent crosswalk improvements at the intersection of Queen Street and Waimanu Street. Work on the mauka and makai curb ramps, and trenching for electrical utilities are complete. Installation of a new traffic median and Rectangular Rapid Flashing Beacons (“RRFB”) continue. HaRon has traffic control measures during all sidewalk and roadwork including an HPD Special Duty Officer.

The Howard Hughes Corp. (HHC) has completed work for several archaeological survey trenches in the vicinity of the crosswalk.

Kolowalu Park Improvements Mauka – Dog Park

The HCDA’s contractor, Bolton Inc., continues construction activities in the dog park. Work continues on the construction of the rock feature walls and fencing. ASM Affiliates is contracted by the HCDA to conduct archaeological observations during any ground disturbances. Construction activities are scheduled to continue through the next several months.

Kolowalu Park Improvements – Makai

New park benches have been installed around the playground equipment. Installation of three picnic tables and adult fitness equipment has been completed. Replacement of the existing playground equipment is in the process of being contracted. This includes new play surface and equipment for children aged 2-5 years old and 5-12 years old.



Attachments

Exhibit A: List of Right of Entry Agreements