

DEVELOPMENT BRANCH MONTHLY STATUS REPORT

November 18, 2021

I. Development Section (DS)

A. Kamakana Villages (Kona, Hawaii)

1. On September 21, 2021, HHFDC received a draft Development Agreement from SCD Kamakana, LLC, for HHFDC review and comment. On October 6, 2021, HHFDC met in-house to discuss draft revisions to the Development Agreement. On November 1, 2021, HHFDC's draft revisions to the Development Agreement were sent to SCD Kamakana, LLC for review.
2. On October 28, 2021, HHFDC received the Final Archaeological Monitoring Report for the Manawalea Street Extension.

B. Villages of Leiali'i (Lahaina, Maui)

1. On September 24, 2021, HHFDC received revised drafts documents for the Dwelling Unit Revolving Fund (DURF) loan and Ground Lease from Ikaika Ohana for Kaiaulu O Kuku'ia for review and comment. On September 24 and 27, 2021, respectively, HHFDC sent the documents to the Department of Attorney General (AG) for review. On October 13, 2021, HHFDC received the AG comments to the DURF documents and HHFDC forwarded the AG comments to the developer. On October 15, 2021, the AG executed the Ground Lease and HHFDC forwarded the executed Ground Lease to the developer.
2. On October 20, 2021, the County approved the construction plans for Kaiaulu O Kuku'ia.

C. Kahului Civic Center Mixed-Use Project (Kahului and Wailuku, Maui, Hawaii)

1. On October 5, 2021, HHFDC received a draft Environmental Assessment (DEA) for the Kahului Civic Center Mixed-Use Complex. On October 13, 2021, HHFDC sent its comments to the Department of Accounting and General Services (DAGS) for review and comment. On October 15, 2021, HHFDC received DAGS' comments to the DEA. On October 18, 2021, HHFDC, DAGS and G70 held a virtual meeting to discuss DAGS' comments, and HHFDC subsequently sent HHFDC and DAGS' combined comments to G70.
2. On October 26, 2021, HHFDC received a revised DEA for the Wailuku State Office Building No. 3 project. DAGS indicated that the Wailuku DEA should be suspended because DAGS will be doing an Environmental Assessment for the Wailuku State Office Building No. 3, State Office Building No. 1, and Hoapili Hale projects at a later date.

D. Village 9, Villages of La'i'opua (Kealahou, North Kona, Hawaii)

1. On July 19, 2021, HHFDC requested a proposal from Engineering Partners, Inc. (EPI) for a master plan study of HHFDC's project site at Village 9. On July 29, 2021, HHFDC held a virtual meeting with EPI to discuss their proposed scope of work. On August 6, 2021, HHFDC received a proposal from EPI. On September 9, 2021, HHFDC issued a Notice of Award to EPI. On September 9, 2021, the HHFDC Board of Directors approved a budget increase of \$60,000.00 from the Dwelling Unit Revolving Fund (DURF) for the EPI contract. On September 23, 2021, a request to the Governor for the

DEVELOPMENT BRANCH MONTHLY STATUS REPORT

November 18, 2021

release of DURF funds was sent out. On October 11, 2021, the Governor approved the release of DURF funds. On October 18, 2021, HHFDC executed the EPI contract and issued Notice to Proceed to EPI to commence work on November 1, 2021.

2. On June 30, 2021, HHFDC and the County of Hawaii (County) submitted a request to the Board of Land and Natural Resources (BLNR) for approvals¹ for the County's Kukuiola Emergency Shelter and Permanent Supportive Housing project at Village 9. On October 22, 2021, BLNR approved the request.

E. 690 Pohukaina (Kakaako, Oahu)

1. On October 14, 2021, the Board approved a For Action approving issuance of an RFP and establishment of a \$2M DURF budget for the Project.

F. Iwilei Infrastructure Master Plan and Environmental Impact Statement (Honolulu, Oahu)

1. PBR has received infrastructure assessment write-ups from various subcontractors. PBR is reviewing the write-ups for the Iwilei Infrastructure Assessment Report, which is a report on the existing infrastructure conditions in the study area. The Iwilei Infrastructure Assessment Report is schedule to be completed in November.

G. Lima Ola Workforce Housing Phase 1

1. The Kauai County Housing Agency will be submitting a change order for HHFDC approval pursuant to our terms in the construction loan monitoring agreement. There are sufficient funds available in their contingency line to cover the change order. The project is approximately 50% complete.
2. As of August 31, 2021, the DURF total loan disbursement is \$11,815,970 out of the approved \$13,000,000 with the remaining balance of \$1,184,030.00

H. Liliha Civic Center Master Plan (Honolulu, Oahu)

1. Listed below is the status for each subconsultant engaged for the Project that has reported new activity as of November 1, 2021:
 - a. PBR Hawaii & Associates, Inc. (PBR) –
 - i. PBR has reached out to an adjacent landowner regarding potential for shared access and will continue to follow up. No response has been received yet.
 - ii. PBR received a high-level cost estimate from DAGS and is reviewing.
 - iii. PBR has begun putting together documents for the EIS.

¹ BLNR approvals include consent to a ground lease to the County at \$1/year for 65 years, withdrawal of a portion of Executive Order No. 4575 to HHFDC and re-set aside to the County for the access road, and right-of-entry permit to the County for construction and management of the access road and the Kukuiola project.

DEVELOPMENT BRANCH MONTHLY STATUS REPORT

November 18, 2021

- b. Design Partners Incorporated (DPI - Architecture) - PBR has been working with DPI and RMTC on the Kaaahi Street Right-of-Way (ROW) design. PBR provided updated plans of the Liliha Civic Center site and also Kaaahi Street for review. The desired design for Kaaahi Street will ultimately be taken to HART by DAGS for comment after PBR & HHFDC discuss w/ DAGS.
- c. RM Towill Corp. (RMTC - Civil) - Comments from RMTC were incorporated into the updated site and street plans that PBR provided for review.
- d. Fung (Historic Architect) - Fung provided their write-up on regional inventory to PBR for review on 8/19/21. PBR provided Fung's full write-up for review on September 23, 2021, and incorporated information from Fung in the Liliha Civic Center Site Analysis write-up.
- e. ARUP (Green Infrastructure / Sustainable Systems) - ARUP spoke with OCCSR regarding potential opportunities for integrating the Kaaahi Street pathway with regional strategies relating to flexible adaptation pathways. PBR and ARUP held a call with OCCSR on October 25, 2021 and finalized the strategy for incorporating flexible adaptation pathways on the Liliha Civic Center site.
- f. Ron Ho (Electrical) - No recent updates.
- g. Fehr and Peers (F&P - Transportation) - Comments from F&P were incorporated into the updated site and street plans that PBR provided for review.

I. The Block 803 Waimanu

- 1. In October 2021, the developer inquired with Development Branch's Real Estate Services Section (RESS) about the possibility of increasing the maximum allowable AMI limit for the project. RESS is working with the developer on this request.

J. Alder Street Mixed-Use Project (Honolulu, Oahu)

- 1. On September 27, 2021, HHFDC issued a letter approving the developer's request for an extension of the completion deadline in the Judiciary Development Agreement to match up with the completion deadline in the Residential Development Agreement, being June 30, 2022.
- 2. On October 21, 2021, the developer informed HHFDC that they will be submitting a revision to the Condominium Map to reflect a change in location of one parking stall.

K. The Central Ala Moana (Honolulu, Oahu)

- 1. On October 5, 2021, HHFDC received a copy of the Temporary Certificate of Occupancy for the project dated September 29, 2021.

DEVELOPMENT BRANCH MONTHLY STATUS REPORT

November 18, 2021

L. Kapolei Mixed-Use Development (Kapolei, Oahu)

1. In September and October 2021, staff inquired with the developer about the status of the Project. While the residential portion of the project is complete, the commercial portion will require an extension of the completion deadline in the Development Agreement.

M. Lanakila House Lot (Honolulu, Oahu)

1. On September 23, 2021, staff submitted a formal Executive Order request letter to the Department of Land and Natural Resources (DLNR) for processing. On October 5, 2021, staff provided comments to DLNR on a draft action item for the Board of Land and Natural Resources (BLNR). DLNR's 30-day public comment period ends on November 5, 2021, and the request is anticipated to be heard at the December 10, 2021 BLNR meeting.

N. Ohana Hale (Honolulu, Oahu)

1. As of November 1, 2021, staff are awaiting submission of a new 201H application in relation to the developer's inquiry last month about converting the project from for-sale to rental.

O. Wailuku Apartments (Wailuku, Maui)

1. On October 28, 2021, the developer informed staff that they are targeting May 2022 for start of work. Staff continues to await comments from the developer on the draft 201H DA and DLURC.

II. Development Support Section (DSS)

A. Villages of Kapolei (VOK)

1. Backbone Roadway Rehabilitation: A supplemental contract with Grace Pacific is in process to cover additional work required by the City Inspector that were not in the original contract for an amount of \$1.2 million. A supplemental contract with Gray Hong Nojima was issued to extend the contract to March 2022.
2. Sewer Grants of Easements were submitted to the City and County of Honolulu Land Division for review and execution by the Mayor.

B. Waiahole Valley Agricultural and Residential Subdivision (WV)

1. A one-year contract for security guard services for Waiahole Valley on an as-needed basis was awarded to Arekat Pacific Security, Inc.
2. Emergency Repairs for the Waiahole Valley Potable Water system are complete and a final walk through was done on October 28, 2021.
3. Waiahole Valley Road "no parking" signage and striping of lanes were completed.

DEVELOPMENT BRANCH MONTHLY STATUS REPORT

November 18, 2021

C. Puha Stream, Inaole St. (Waimanalo, Oahu)

1. A contract for landscape maintenance services for a portion of an HHFDC-owned parcel TMK (1) 4-1-033-193 located along Puha Stream was awarded to Imua Landscape Company Inc.

D. Poalima St. Lot (Waimanalo, Oahu)

1. A Request for Quotation (RFQ) for Landscape Maintenance Services for TMK (1) 4-1-9:48 and 4-1-8:86, 87, 88, 89 was posted via HLePRO on October 19, 2021. Bids are due November 18, 2021.

III. Real Estate Services Section (RES)

A. Administration of HHFDC's Buyback, Shared Appreciation Equity (SAE) and Lease Agreements

1. Pursuant to HHFDC's affordable program restrictions and lease agreements, HHFDC's prior written consent is required when engaging in certain activities affecting use, sale, or transfer of the property (e.g., mortgage loan refinance, transferring the property into a revocable trust, sale of the property, or SAE payoff due to or in advance of a sale. As of October 31, 2021, a total of 438 requests were received of which 140 are actively in-process, 115 were cancelled and 183 were completed. Administrative fees totaling \$93,000 were collected.

B. New Sales Program

1. The Block 803 Waimanu Project
 - a. Sales of twenty-nine (29) HHFDC affordable units will close/record on December 20 (16 units), December 21 (6 units), and December 22 (7 units).
 - b. Forty-eight (48) Studio units ranging in price from \$298,900 to \$363,000 are still available. Developer is scheduled to relaunch its marketing and sales program for the unsold units on November 22, 2021.

Reviewed by: Carianne Abara, Development Support Section Chief



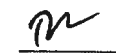
Lorna Kometani, Real Estate Services Section Chief



Randy Chu, Development Section Chief



Dean Minakami, Development Branch Chief



Denise Iseri-Matsubara, Executive Director

