

DEVELOPMENT BRANCH MONTHLY STATUS REPORT

December 09, 2021

I. Development Section (DS)

A. 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. On November 3, 2021, HHFDC received originals of the Ground Lease and First Amendment to the Development Agreement executed by the developer. The First Amendment to the Development Agreement extends the deadlines for commencement of construction and completion of the project to December 31, 2022, and June 30, 2024, respectively. On November 4, 2021, the AG approved the First Amendment to the Development Agreement and on November 9, 2021, HHFDC executed the First Amendment to the Development Agreement. On November 16, 2021, HHFDC executed the Ground Lease and forwarded it to escrow.
2. On November 18, 2021, the HHFDC Board of Directors approved a reservation of low-income housing tax credits, Hula Mae Multi-Family Tax-Exempt Revenue Bonds, and Rental Housing Revolving Fund financing for Kaiaulu O Kuku`ia.

B. 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. On November 5, 2021, HHFDC approved G70 and Fehr & Peers' proposal for an additional Mobility Analysis Report for the draft Environmental Assessment for the Kahului Civic Center Mixed-Use Complex.

C. 690 Pohukaina (Kakaako, Oahu)

1. On November 17, 2021, HHFDC published notice of issuance of the Request For Proposals for the project and made the Request For Proposals and associated materials available on HHFDC's website.

D. 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. Receiving, confirming, and analyzing information from the area landowners is taking longer than expected. The Iwilei Infrastructure

DEVELOPMENT BRANCH MONTHLY STATUS REPORT

December 09, 2021

Assessment Report is schedule to be completed in December 2021 instead of November 2021. The Draft Iwilei Infrastructure Master Plan is expected in February 2022. The Final Iwilei Infrastructure Master Plan is expected in April 2022. The Final Environmental Impact Statement for the Iwilei Infrastructure Master Plan and Liliha Civic Center Master Plan is expected in February 2023.

E. 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

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

1. The draft site assessment for the Liliha Civic Center Master Plan is predominantly completed and the final master plan is expected in December 2021, pending agreement on the Easement U-Kaaahi Street Right-of-Way between HART and DAGS.
2. Listed below is the status for each subconsultant engaged for the Project that has reported new activity as of November 18, 2021:
 - a. PBR Hawaii & Associates, Inc. (PBR) –
 - i. PBR is working with subcontractors and coordinating drafting of the site assessment for the project site and facilitating subcontractor-agency meetings.
 - ii. PBR received a high-level cost estimate from DAGS and DPI and is reviewing.
 - iii. PBR has begun putting together documents for the EIS.
 - b. Design Partners Incorporated (DPI - Architecture) -- DPI provided general and high -level cost estimates for the Liliha Civic Center Master Project. Tower building costs were estimated to range between \$700 to \$800 per square foot (\$192.5MM to \$220MM). Residential unit costs are estimated at \$700 to \$794 per square foot. Parking facilities are estimated at \$31.5MM (\$35K per stall). Required fill for elevating the ground floor of the projects are not included in the costs estimates. PBR provided updated plans for the Liliha Civic Center site and Kaaahi Street for review. The desired design for Kaaahi Street will be presented to HART for comment by DAGS.
 - c. RM Towill Corp. (RMTC - Civil) -- Draft engineering reports were provided to PBR. RM Towill is working with PBR to finalize the analysis of potential impacts on Liliha Civic Center site plan scenarios. Delivery of the draft infrastructure assessment report is on track for the end of the month.

DEVELOPMENT BRANCH MONTHLY STATUS REPORT

December 09, 2021

- d. Fung (Historic Architect) - Fung completed a regional inventory of historic structures. A meeting with SHPD concerning the historic structures inventory is being scheduled.
- e. ARUP (Green Infrastructure / Sustainable Systems) - ARUP met with OCCSR on October 25, 2021 on flexible adaptation pathways on the Liliha Civic Center site. Accordingly, ARUP is following-up with updating the site plan.
- f. Ron Ho (Electrical) - Ron Ho will complete their analysis of the potential impacts on the site upon receipt of the final layout and phasing of the Project.
- g. Fehr and Peers (F&P - Transportation) - Fehr and Peers collected existing traffic data counts, and they are analyzing the impacts of the traffic counts on the site layout and driveways based on the updated Kaaahi St ROW design. Fehr and Peers will schedule a meeting with DOT/DTS/TRB after completion of the analysis.

G. 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.
- 2. On November 19, 2019, staff provided comments to the Developer's counsel on the drafts of the DURF Partial Releases and UCC Amendments for the first round of unit closings.

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

- 1. On November 3, 2021, the Developer initiated discussion with staff about obtaining approval for the HECO easement for the project. On November 17, 2021, Department of Land and Natural Resources staff confirmed that the request for approval of a 75-year easement would be heard by the Board of Land and Natural Resources at its December 10, 2021 meeting.

I. 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. As of November 22, 2021, staff is awaiting submission of certain project closeout documentation from the Developer.

J. Iilani (Honolulu, Oahu)

- 1. On November 22, 2021, the Developer informed staff that the contract with the general contractor had not yet been executed. The Developer is working on a draft of the required update to the Condominium Public Report.

DEVELOPMENT BRANCH MONTHLY STATUS REPORT

December 09, 2021

K. 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. As of November 22, 2021, staff is awaiting the Developer's counterpart of the extension amendment.

L. 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 ended on November 5, 2021. On November 8, 2021, DLNR staff forwarded comments that they received from the Board of Water Supply (BWS). Staff forwarded BWS' comments to the Developer for review.

M. Ohana Hale (Honolulu, Oahu)

1. As of November 22, 2021, staff is awaiting submission by the Developer of updated information on the project as a precedent to bringing a For Action to approve changing the project from for-sale to rental units.

N. Wailuku Apartments (Wailuku, Maui)

1. On November 16, 2021, the Developer's counsel transmitted their redlines to the draft Development Agreement and Declaration of Land Use Restrictive Covenants.

II. Development Support Section (DSS)

A. Villages of Kapolei (VOK)

1. Backbone Roadway Rehabilitation: Paving of the lower portion of Kealanani Avenue was completed in November 2021. The Contractor is awaiting completion of the HSVH gas line at Kealanani Avenue before commencing with paving of the remaining upper portion of Kealanani Avenue. Paving of Kama'aha Avenue and Kama'aha Loop have been completed. Paving of Kapolei Parkway will commence once the City inspector is satisfied with the concrete work for sidewalk and curb/gutter repairs.

B. 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 HIePRO on October 19, 2021. Five (5) quotes were received on November 18, 2021. Staff is evaluating the quotes.

DEVELOPMENT BRANCH MONTHLY STATUS REPORT

December 09, 2021

III. Real Estate Services Section (RES)

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

1. With the assistance of the Department of Attorney General's office, state of Hawaii, HHFDC received its SAE payment of \$224,000 resulting from foreclosure action filed in 2016.
2. HHFDC received two new foreclosure complaints of which HHFDC has an SAE interest in first lien position.

Reviewed by: Carianne Abara, Development Support Section Chief



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