

DEVELOPMENT BRANCH MONTHLY STATUS REPORT

April 13, 2023

I. Development Section (DS)

A. Kamakana Villages at Keahuolu (Keahuolu, North Kona, Hawaii)

1. On March 13 and 22, 2023, the Hawaii Housing Finance and Development Corporation (HHFDC) received SCD Kamakana, LLC's attorney's comments on the documents for the Dwelling Unit Revolving Fund (DURF) loan.

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

1. On March 7, 2023, the developer of the Kaiāulu o Kūku'ia project notified HHFDC that the County of Maui will co-sponsor the subdivision of Kūku'ia Street.

C. Kahului Civic Center Mixed-Use Complex (Kahului, Maui)

1. On February 21, and March 1, 2023, HHFDC received comments on the draft of the request for proposals (RFP) for the Kahului Civic Center Mixed-Use Complex from the Department of Attorney General (AG). The RFP is scheduled for publication on March 28, 2023.
2. On March 3, 2023, HHFDC executed Amendment No. 1 to the DURF Interim Loan with Kahului Lani I LP for extension of the DURF loan for Vevau Street improvements.
3. On March 21, 2023, a remote meeting was held between HHFDC, the Department of Accounting and General Services, and G70 to discuss recommended revisions to the Archaeological Inventory Survey and the Historical Resource Evaluation Report for the Kahului Civic Center Mixed-Use Complex.
4. On April 6, 2023, HHFDC is scheduled to meet with Mayor Richard T. Bissen, Jr. to discuss the Kahului Civic Center Mixed-Use Complex and other HHFDC projects on Maui.

D. 690 Pohukaina (Kakaako, Oahu)

1. On January 3, 2023, HHFDC received a 201H exemption application for the project, and on February 16, 2023, HHFDC issued a letter accepting the application. The deadline for agency comments regarding the 201H Application was March 18, 2023. A For Action is being scheduled as an agenda item on the April 13, 2023 HHFDC Board of Directors Meeting to authorize the 201H Application for exemptions from statutes, ordinances, and rules pursuant to Section 201H-38, Hawaii Revised Statutes.

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

HHFDC received the final the Iwilei Infrastructure Improvement Master Plan from PBR Hawaii on February 28, 2023. The plan is currently being reviewed by HHFDC and various stakeholders.

F. Laiopua Village 9 (Kealakehe, Hawaii)

1. On March 21, 2023, a follow-up remote meeting was held with the County Office of Housing and Community Development, County Department of Parks and Recreation, U.S. Fish and Wildlife Service, and HHFDC to discuss the fenceline at the No Development Areas at Village 9.

G. Kahoapili (Salt Lake, Oahu)

1. On December 8, 2022, the HHFDC Board approved the authorization of an application of exemptions from statutes, ordinances, and rules pursuant to Section 201H-38 for the project at its meeting. On January 25, 2023, the Honolulu City Council adopted Resolution 22-297, CD1. The approved resolution included the following modifications: (a) the project must apply to HHFDC for financing as a rental project for 2 funding rounds before it can be a for-sale project; (b) if the project is developed as for-sale, it must have deeper affordability; (c) The developer must submit to the Department of Planning and Permitting a Construction Management Plan, a Traffic Management Plan, and an updated Traffic Impact Assessment Report including a signal warrants study at Ala Napunani Street and Ala Ilima Street; (d) a 3-year deadline for commencement of construction; (e) deferral of Board of Water Supply fees rather than exemption, even for affordable units; (f) exemption from park dedication fees only applies to affordable units at or below 120% AMI; and (g) a few other minor modifications / requirements.

H. Kuilei Place (McCully-Moiliili, Oahu)

1. On March 9, 2023, a For Information on the modifications to the 201H exemptions for Kuilei Place approved by the Honolulu City Council was discussed at the HHFDC Board meeting.
2. On March 13, 2023, HHFDC received an executed 201H Development Agreement for Kuilei Place from the developer.

I. Northwest Corner Property, Villages of Kapolei (Kapolei, Oahu)

1. On March 6, 2023, HHFDC sent a draft of the RFP for the Northwest Corner to the AG for review and comment.

II. Development Support Section (DSS)

A. Villages of Kapolei (Kapolei, Oahu)

1. The Master Plan Budget and Spending Budget were revised based on the latest assessment of rehabilitation requirements necessary for the

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dedication of VOK infrastructure to the city. The proposed revised budget reflects costs to keep the dedication project moving forward and will be presented to the HHFDC Board for approval on April 13, 2023.

2. On March 22, 2023, a contract for goods and services based upon Competitive Sealed Bids was executed between HHFDC and Grace Pacific LLC for the Kaiau Ave Roadway Rehabilitation Phase 1 Project Invitation for Bid contract. Project construction is anticipated to start in late April 2023 or early May 2023.
3. HHFDC staff met with the City Deputy Managing Director, Director of Planning and Permitting, and City staff members on February 14, 2023, at which time, HHFDC stated the desire to turn over maintenance of the Backbone Roads effective March 1, 2023. A letter dated February 24, 2023, was sent to the City affirming that the transfer of maintenance for the Backbone Roads would be effective on March 1, 2023. The City acknowledged the receipt of the letter, but stated they are exploring requirements for the acceptance of the function. The Final Inspection with the City was delayed due to weather conditions and completed on March 3, 2023. Punch list items have been generated and agreed to by HHFDC and the City. HHFDC will seek a warranty repair for deficient work from Grace Pacific LLC. If the work is not applicable under warranty, HHFDC will address the item in a subsequent rehabilitation contract.

B. Waiahole Valley (Waiahole, Oahu)

1. Third notice letters with applications for water service were sent on January 18, 2023, with “Reply no later than January 31, 2023.” As of March 23, 2023, of the one-hundred and sixteen (116) water application letters sent out, ninety-seven (97) applications were signed by water users. There are currently nineteen (19) outstanding applications.
2. A contract extension for the Waiahole Valley Water Source Wells Improvements is underway. The current Waiahole Valley Water Source Wells Improvements contract expires on April 25, 2023. The extension will extend the contract 180 days to October 23, 2023.
3. On March 24, 2023, HHFDC and Agribusiness Development Corporation (ADC) staff toured alternative water source locations for the Waiahole water system to be assessed in the Draft Environmental Assessment.

III. Real Estate Services Section (RESS)

A. New Sales Program

1. As of March 17, 2023, HHFDC received 105 owner-occupant market unit affidavit packets for the Kuilei Project. Review is in progress to affirm purchasers meet the eligibility requirements to purchase a market-priced unit.

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B. **Resale Program**

- 1. HHFDC has entered into a purchase contract for Holomua #1202, a one bedroom, one bath unit. Buyer of the Kapiolani Residence #1808 has cancelled the purchase contract citing potential noise levels from the upstairs unit.

C. **Lease Program**

- 1. Approximately 110 past due statements were mailed to lessees due to delinquent lease rent. A \$50.00 administrative fee was assessed to collect amounts more than 30 days past due.

Reviewed by:	Lorna Kometani, Real Estate Services Section Chief	
	Rodney Shiraishi, Development Support Section Chief	
	Randy Chu, Interim Development Branch Chief	
	Dean Minakami, Interim Executive Director	