

# DEVELOPMENT BRANCH MONTHLY STATUS REPORT

March 13, 2025

## I. Development Section

### A. 690 Pohukaina (Kakaako, Oahu)

1. As of February 26, 2025, the Hawaii Housing Finance and Development Corporation (HHFDC) is working on an access easement for the Hawaii Community Development Authority's (HCDA's) road widening remnant lot which fronts the project site.
2. On April 16, 2024, HHFDC sent the draft Declaration of Condominium Property Regime (Condo Declaration) to the Department of Land and Natural Resources (DLNR) for review. On May 31, 2024, HHFDC provided additional documents that were requested by DLNR's Deputy Attorney General (AG). On July 29, 2024, DLNR provided their comments to the draft Condo Declaration, with responses by HHFDC provided on August 6, 2024. Additional comments by DLNR were received by HHFDC on September 12, 2024, and responded to on October 9, 2024. On November 12, 2024, HHFDC's Deputy AG, DLNR's Deputy AG, and developer's counsel met to discuss DLNR's comments and came to substantial agreement. HHFDC sent the revised draft to the developer's counsel for review on November 15, 2024, with comments received on January 22, 2025, and February 14, 2025. On February 24, 2025, HHFDC sent the proposed final draft to DLNR for review prior to execution.

### B. 803 Waimanu (The Block 803 Waimanu) (Honolulu, Oahu)

1. Completed in December 2021, approximately 52 out of 153 units remain unsold (or uncontracted) as of February 26, 2025. A Ninth Amendment to the Building Loan Agreement was executed on January 31, 2025, extending the maturity date to June 30, 2025.

### C. 1142 Kinau Street (Honolulu, Oahu)

1. By letter dated January 30, 2025, HHFDC certified the project to utilize certain suspensions under the Governor's Tenth Proclamation Relating to Affordable Housing.

### D. Front Street Apartments Redevelopment (Lahaina, Maui)

1. On February 13, 2025, the HHFDC Board of Directors approved the certification of Hale Mahaolu as an Eligible Developer, the negotiation and execution of development documents, subdivision and/or consolidation of parcels and/or creation of a condominium property regime, and grant and approval of such easements as may be necessary.

### E. Hale Moena (Kapolei Mixed Use) Phases 3 & 4 (Kapolei, Oahu)

1. As of February 2025, HHFDC is working with the developer on finalizing the development documents for the project. The development documents will reflect modifications to the approved exemptions per the adopted Resolution 24-273, CD1, relating to park dedication requirements, bicycle parking spaces, and roof form and height limits for Phases 3 and 4.

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## **F. Iwilei Infrastructure Master Plan / Liliha Civic Center (Iwilei, Oahu)**

1. PBR Hawaii & Associates, Inc. (PBR) is ensuring that all responses to comments are reflected in the Final Environmental Impact Statement (EIS) which will be submitted to the Office of Planning and Sustainable Development and the Environmental Review Program (ERP) for publication on March 23, 2025. After publication, ERP will review the Final EIS before sending it to the Governor for final acceptance.
2. The final development plan for the Liliha Civic Center (Liliha CC) continues to be worked on by PBR, being that the Liliha CC is in a flood zone under the new FEMA flood map. On January 27, 2025, the draft Liliha Civic Center Site Assessment and Concept Plans report was received and reviewed by HHFDC and is being finalized by PBR.

## **G. Kaahumanu Homes Redevelopment (Kalihi, Oahu)**

1. As of February 2025, HHFDC is working with the developer on finalizing the development documents for the project.
2. Kaahumanu Homes Phase 1 applied for HHFDC financing in the 2025 funding round.

## **H. Kahoapili (Salt Lake, Oahu)**

1. The project did not apply for HHFDC financing in the 2025 funding round. It had previously applied in the 2024 and 2023 funding rounds.

## **I. Kahului Civic Center Mixed-Use Complex (Kahului, Maui)**

1. On February 11, 2025, EAH Housing, the Department of Accounting and General Services (DAGS), and HHFDC met remotely to discuss design coordination questions at the Kahului Civic Center Mixed-Use Complex; the next meeting is scheduled for March 11, 2025.
2. On February 14, 2025, the developer of the adjacent Vevau Street and the Kahului Lani Affordable Senior Housing Project informed HHFDC that, pending dedication of Vevau Street to the County of Maui (County), they would be repaying the outstanding balance of the Dwelling Unit Revolving Fund (DURF) interim loan for the Vevau Street improvements. The DURF interim loan matures on May 10, 2025, so an extension will not be pursued.
3. On February 24, 2025, HHFDC received the Application for 201H exemptions for Kaiahale o Kahiluhilu (the residential component).
4. On March 4, 2025, EAH Housing, DAGS, and HHFDC are scheduled to meet remotely with the County Planning Department to discuss the Application for the Special Management Area Use Permit for the Kahului Civic Center Mixed-Use Complex.

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### **J. Kakaako Block C (Kahuina) (Kakaako, Oahu)**

1. As of February 2025, the developer is working on finalizing the Condominium Public Report.

### **K. Ka Lei Momi Kapaa (Kapaa, Kauai)**

1. As of February 2025, HHFDC is working with the developer on the development documents for the project.

### **L. Ka Lei Momi Lanakila Homes (Hilo, Hawaii)**

1. The project exemptions approved by the Planning Director of the County of Hawaii (COH) on January 28, 2025, were amended with COH's preferred process for addressing the existing COH zoning designation in support of the requested project density and delivery of affordable housing units. Rather than granting an exemption to the underlying zoning, COH approved an exemption to the change of zone application requirements, allowing for a zoning change to accommodate the requested project density. All other amendments were adjusted accordingly to align with this revised process.

### **M. Kamakana Villages (Keahuolu, North Kona, Hawaii)**

1. On February 20, 2025, HHFDC received SCD Kamakana, LLC's short-term plans for Kamakana Villages.
2. On February 14, 2025, HHFDC received a draft approval by the Commission on Water Resource Management (CWRM) of a Well Construction Permit for Ota Well which is scheduled for the April 1, 2025 CWRM meeting. On March 5, 2025, HHFDC and SCD Kamakana, LLC are scheduled to meet remotely with CWRM staff to discuss the draft approval.

### **N. Keawalau (Waipahu, Oahu)**

1. By letter dated January 27, 2025, HHFDC certified the project to utilize certain suspensions under the Governor's Tenth Proclamation Relating to Affordable Housing.

### **O. Leiwili Kapolei (aka Northwest Corner Kapolei) (Kapolei, Oahu)**

1. HHFDC and the developer met in-person on February 4 and 18, 2025, to discuss proposed lease rents for Phase 1 of the commercial area.
2. The project applied for HHFDC financing in the 2025 funding round.

### **P. Mahelona Hospital (Kapaa, Kauai)**

1. Over the last five years, the Hawaii Health Systems Corporation (HHSC) has been preparing a master plan for its Samuel Mahelona Memorial Hospital (SMMH) site. HHSC has reached out to HHFDC requesting assistance in the implementation of the SMMH master plan, which

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envisioning a mixed-use wellness village with health and community facilities, affordable housing, and enhanced open space.

2. PBR is anticipated to start the EIS process in early 2025.
3. An Implementation Committee meeting was held on February 7, 2025, with its next meeting scheduled for March 7, 2025.

### **Q. Mayor Wright Homes Redevelopment (Honolulu, Oahu)**

1. As of February 2025, HHFDC is working with the developer on finalizing the development documents for the project.
2. Mayor Wright Homes Phase 1A applied for HHFDC financing in the 2025 funding round.

### **R. Nanaikeola (Nanakuli, Oahu)**

1. The developer anticipates beginning construction of the infrastructure in April 2025.

### **S. Pahoa Ridge (Honolulu, Oahu)**

1. As of February 2025, HHFDC is working with the developer on the development documents for the project.

### **T. University of Hawaii West Oahu (Kapolei, Oahu)**

1. On February 24, 2025, HHFDC received comments from the University of Hawaii (UH) to the draft request for proposals (RFP) for a leasehold residential project at the UH West Oahu.
2. On February 25, 2025, a remote coordination meeting was held with the UH, HCDA, and HHFDC to discuss the UH's comments to the RFP and the scheduling of the next presentation of the proposed RFP to the Board of Regents.

### **U. Waiakoa (Kakaako Block D) (Kakaako, Oahu)**

1. On February 13, 2025, the HHFDC Board of Directors authorized an application for exemptions for statutes, ordinances, and rules for the project pursuant to HRS 201H-38. On February 21, 2025, HHFDC delivered the 201H transmittal packet to the City and County of Honolulu (City).

### **V. Waikiki Community Center (Waikiki, Oahu)**

1. On February 18, 2025, HHFDC received Waikiki Community Center's (WCC's) updated project space requirements for the proposed mixed-use project.
2. On February 19, 2025, HHFDC conducted a site visit of the property with WCC.

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3. On February 20, 2025, HHFDC requested a proposal from PBR for selected studies to facilitate the development process, assistance in seeking an exemption from the preparation of a Chapter 343, HRS, Environmental Assessment (EA), and if an exemption is not feasible, to prepare and complete an EA for the proposed mixed-use project.

## II. Development Support Section

### A. Villages of Kapolei (Kapolei, Oahu)

1. Lower drainage channel maintenance is ongoing by Island Landscaping and Maintenance. One more scheduled cut remains.
2. Ted's Wiring Service contract for the repair and maintenance of street lights has been extended and is ongoing. Street light maintenance has been completed as of January 2025. Next maintenance survey is scheduled for February 2025.
3. Legal services related to the dedication of the sewer system to the City is ongoing.
4. As of January 31, 2025, Gray, Hong, Nojima & Associates completed the survey of the existing fencing around the lower drainage channel and non-potable water system. The survey data is being used to develop fencing plans, which will be included in a future bid solicitation for a new fencing contract. Drone and radar surveys are finalized, and fencing plans are currently in development. The new fencing contract has not yet been awarded.
5. As of January 31, 2025, R.M. Towill has completed site assessments for Villages 2 and 3 (Aeloia and Malanai) and is coordinating with the City to refine project scope and select a contractor for construction management. The project remains focused on rehabilitating roadways to City standards for eventual dedication to the City.
6. As of February 20, 2025, Oahu Tree Works LLC performed major road tree trimming, pruning and inspections on a total of 650 trees.

### B. Waiahole Valley (Waiahole, Oahu)

1. Contract DEV 22-08 for "Waiahole Water System Select Repairs" by Oceanic Companies started in April 2024. Work includes expansion to existing control building, well pump replacement, well discharge pipe replacement, and replacement of electrical and mechanical control systems. Work on control house anticipated to be completed by February 28, 2025.
2. Contract DEV 21-06, Okahara & Associates delivered bid package for repair of steel tank reservoir repairs on December 16, 2024. Bid package is under review.
3. On February 20, 2025, Gray, Hong, Nojima & Associates completed the final albizia survey of Lots 48 and 49 which will be incorporated into their final report.

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4. EnvironServices & Training Center continues to provide environmental engineering services for compliance assistance with Department of Health Lead and Copper Rule Revisions. Responses to Third Point Verification lagging. On January 27, 2025, HHFDC mailed out reminder letters to residents, requesting them to schedule inspections of water lines entering homes or, alternatively, to provide photographs of the water lines.

## III. Real Estate Services Section

### A. New Sales

1. The HHFDC has received a copy of the draft public report document for the Kahuina (Block C) project. Review is in progress prior to submittal to the State of Hawaii, Department of the Attorney General, to ensure adequate disclosure of the HHFDC affordable program requirements and approval as to form. Upon issuance of a public report number, the developer can begin entering into contracts with eligible purchasers.
2. The Ililani project is in the final stages of closing out the affordable units with one (1) unit under contract in escrow pending closing and one (1) unsold unit pending application approval.
3. The Block 803 Waimanu project is in the process of closing the last two (2) market-rate units: one is in escrow pending closing and one is pending contract execution. A total of 43 affordable units remain unsold with one (1) unit currently under contract.

### B. Dwelling Unit Revolving Fund Equity Pilot (DEP) Program

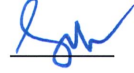
1. On January 21, 2025, HHFDC received a Letter of Interest from Castle & Cooke Homes Hawaii, Inc. (Castle), expressing their interest to participate in the DEP Program. At a preliminary meeting with Castle's Development Manager, marketing and sales are targeted for later this year.
2. On February 23, 2025, The Park on Keeaumoku released its notice of 26 DEP program units in the Project.
3. On February 25, 2025, HHFDC issued a Press Release expanding the DEP program to specified shortage positions within the City, namely emergency medical technicians, water safety officers, construction inspectors and victim witness counselors. All approved housing development projects participating in the DEP program were notified to extend the designated units to additional buyers in the expanded professions.
4. As of February 24, 2025, Kuilei Place has entered into contracts with 29 of the 38 approved buyers. A total of 41 applications were received, of which four (4) applicants were disapproved as a result of not being in a profession facing a shortage, as confirmed by the applicant's personnel department.

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