

Kakaako Connection

A Publication of the
HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



KAKAAKO
Where Hanohulu Greet the Sea

Vol. 17, No. 11 June 1996

ID-4 ROADWAY/UTILITIES CONSTRUCTION CONTINUES ON KAMAKEE STREET

Oahu Construction Company, Ltd. is currently completing the Improvement District 4's (ID-4) installation of curbs, gutters, sidewalks, and the first layer of asphalt in the area on the Diamond Head side of Kamakee Street between Kawaiahao and Waimanu Streets. The next phase of ID-4 construction work will begin in late May on the Diamond Head side of Kamakee Street between Waimanu and Kona Streets.

As construction progresses mauka, Kamakee Street narrows and the tighter work area makes safety an even greater concern. Every effort will be made to keep Kamakee Street open; however, there may be times when traffic must be detoured due to safety concerns or the location of the work being conducted. Safety and the possible impact on businesses of the construction may require some work to be done on Saturdays. Notices will be given to businesses as soon as possible whenever work is planned for Saturdays.

Any questions or concerns regarding the ID-4 project can be addressed to Stephen Miyamoto at 596-7403 or Neal Imada at 587-2870.



At right, box drains are installed on Kamakee Street near Waimanu Street.

SURVEY RESULTS WILL HELP TO IMPROVE KAKAAKO CONNECTION

The Hawaii Community Development Authority (HCDA) would like to express its thanks and appreciation to the many readers who took the time to respond to the survey/questionnaire printed in the May 1996 issue of KAKAAKO CONNECTION. The comments, suggestions and concerns expressed by our readers will surely help the HCDA to improve the publication and keep the lines of communication open with the public and those affected by Kakaako's redevelopment. Two very common suggestions made by readers were that the HCDA should continue to write about current

and future developments in Kakaako, and also to profile businesses and people in the District. Readers also relayed a diverse range of story ideas and subjects which we will attempt to deliver in future issues of this newsletter. Several readers posed questions of the HCDA, and these are addressed in the "Queries from Our Readers" column on Page 2 of this newsletter. We sincerely hope that our readers will continue to feel free to express their comments and concerns either through writing or telephone.

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

Regular Meeting June 5, 1996 2:00 p.m.

677 Ala Moana Blvd. Suite 1000 Conference Room

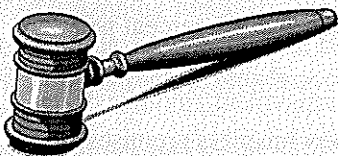
Action Items:

- o Election of Hawaii Community Development Authority Officers for Fiscal Year 1996-97
- o Approval of Issuance of Lease to the Children's Discovery Center
- o Approval to Retire the Construction Loan on the Honuakaha For-Sale Units with the Revolving Fund

Information Item:

- o Briefing on Status of the Nauru Tower, Phase II Project

Note: Agenda items are tentatively set at the time of newsletter printing. Call the HCDA office for more information.

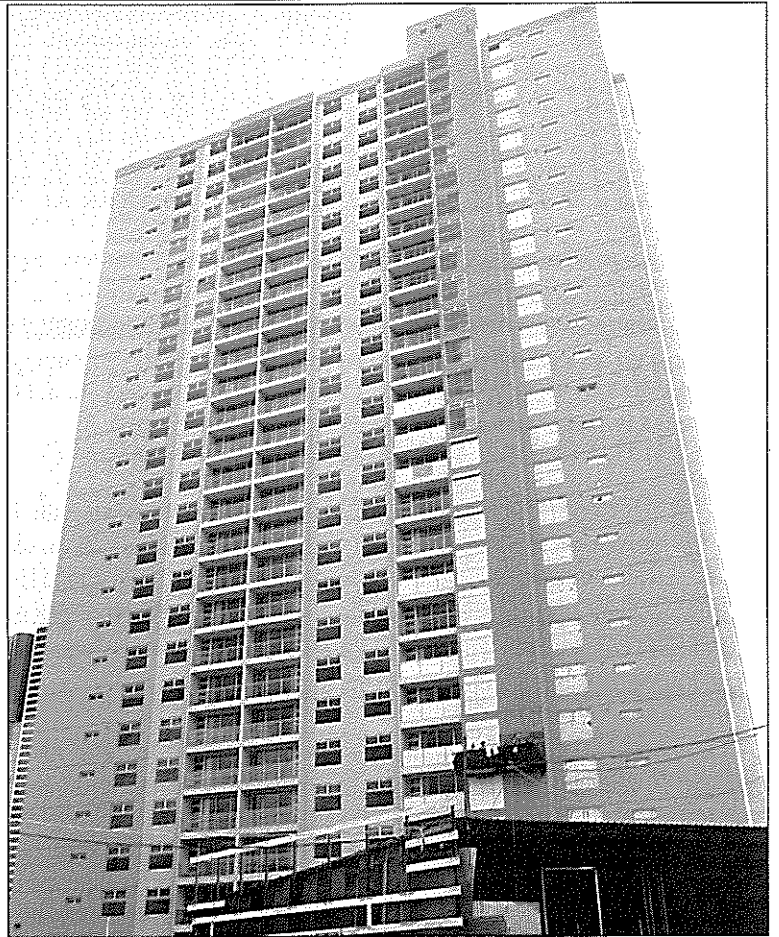


Kakaako NEWS

1133 WAIMANU STREET AFFORDABLE HOUSING PROJECT NEARS COMPLETION

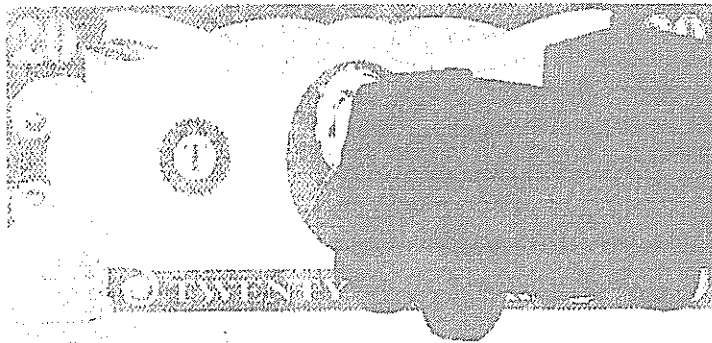
Construction on the 1133 Waimanu Street affordable housing project in Kakaako is nearing completion. The project is being developed by Waimanu Ventures to satisfy the Hawaii Community Development Authority's (HCDA) reserved housing requirements for the developer's 404 Piikoi Street project. The 1133 Waimanu Street complex includes 282 units (130 one-bedroom and 152 two-bedroom affordable apartments) in a 26-story residential building and a parking structure containing 311 parking stalls.

A total of 264 of the units have been sold to owner-occupants, and the remaining units will be scheduled for sale at a later date, or they may be made available for rental to qualified persons pursuant to a rental program approved by the HCDA. A public lottery was held in March 1995 to determine the prospective buyers for the 264 units. The one-bedroom units were priced from \$146,000 and the two-bedroom apartments started at \$173,000. Each for-sale unit



1133 Waimanu St. Project

includes one unassigned parking stall, air conditioning, range/oven, refrigerator, ceiling fans, washer/dryer and carpeting. Occupancy of the building will begin in mid-June of this year.



KAKAAKO BUSINESS RELOCATION LOANS AVAILABLE TO QUALIFIED APPLICANTS

The Hawaii Community Development Authority (HCDA) provides valuable relocation assistance services to Kakaako District merchants who are displaced from their place of business because of government and private development projects. Businesses can apply for assistance in financing their relocation through the HCDA's Business Relocation Loan Program, or by referrals to the Hawaii Capital Loan Program administered by the Department of Business, Economic Development & Tourism.

Low interest rate loans are available to qualified businesses

displaced from their Kakaako sites through the HCDA's Kakaako Business Relocation Loan Program. These loans—up to a maximum of \$50,000—can be used to pay for certain HCDA-approved moving expenses and costs related to reestablishing the business at a new location. Interest on these loans is charged at the prime rate or 7 1/2 percent per year, whichever is lower.

The length of the loan and repayment amounts depend on the length of the lease for the new business premises. Any

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QUERIES FROM OUR READERS

Q. Does the HCDA have life after Kakaako?

A. The HCDA was created by the 1976 State Legislature to bring about the timely planning, regulation and development of areas in the State of Hawaii which lawmakers deem as run-down, underused and in danger of becoming further deteriorated. The Kakaako District was designated as the Authority's first "community development district". In 1993, the Legislature selected the Hamakua region on the Big Island of Hawaii as a new community development district to plan for the long-term economic stability of the area and to address the critical needs of the community as a result of the closure of the Hamakua Sugar Company. In doing so, the Legislature broadened the purpose of HCDA to allow the agency to redevelop districts in all areas of the State rather than in urban areas only. While \$1 million was initially appropriated to fund, in part, the formation of a development plan for Hamakua, the 1994 Legislature reallocated these funds for specific services and projects to provide immediate relief to the Hamakua Community. Funds were not set aside for HCDA to administer this redevelopment effort to develop a community district plan. This action has, to date, effectively relieved HCDA of its responsibility to redevelop Hamakua. It would be the discretion of State lawmakers to designate any other area in the State as another HCDA community development district.

Q. Tell us the difference between the HCDA (Hawaii Community Development Authority) versus the HFDC (Housing Finance and Development Corporation) and its functions?

A. As a public corporation, the HCDA works to bring together private enterprise and government to help make redevelopment projects happen in the Kakaako District. Since the Kakaako Plan was enacted in 1982, the agency's goal has been to create a community in Kakaako where the needed housing, work space and public facilities are all integrated in a central location for Hawaii's people. In addition to its regulatory and planning functions, the HCDA is actively involved in Kakaako's development. The HCDA accomplishes badly needed infrastructure (roadway and utility systems) improvements and is developing affordable housing, parks and other public facilities in Kakaako. The HFDC's primary function is to stimulate private/public sector development of affordable housing throughout the State of Hawaii by providing low cost

financing, land, infrastructure and other resources to developers. HFDC works in partnership with the private sector and other governmental entities to produce affordable rental or for-sale housing. Many of the HCDA's affordable housing projects in Kakaako were undertaken in collaboration with the HFDC. The HFDC also offers consumer services such as low-interest Hula Mae mortgage loans and the Mortgage Credit Certificate program, which reduces the amount of federal income tax a homebuyer pays.

Q. We senior citizens need a decent grocery store. We spend too much time going shopping in distant places (using a city bus). Many of us would like to spend time in volunteer work or community activities but it is always a worry when to do the shopping. Perhaps you could write something about this (issue).

A. We certainly understand your concerns regarding the need for a grocery store in Kakaako. Currently the only mid-sized grocery store in Kakaako is the H. Hamada Store (located at 885 Queen Street), although numerous sundry type stores can be found in some of the commercial and residential buildings in the District. Also, a People's Open Market is held each Monday at Mother Waldron Park in Kakaako. Unfortunately, the major supermarkets such as Safeway and Times are located on the outer fringes of Kakaako and prefer to be located on busy streets near an abundance of housing. The Kakaako Plan and Rules have always permitted the development of grocery stores in the District. As Kakaako's residential population increases, we anticipate that businesses will find it viable to locate grocery stores in the District.

Q. Who comprises the Authority? How are they selected and for what length?

A. The HCDA is governed by a board of directors comprised of 11 voting members. Four are ex-officio members from the State Department of Accounting and General Services; Budget and Finance; Business, Economic Development and Tourism; and Transportation. Four members are appointed at large by the Governor and three are appointed by the Governor from names submitted by the Council of the county in which a community development district is situated. The term of members appointed by the Governor is for four years, and members may only be reappointed for one additional term, for a maximum total of eight years.



As a service to Kakaako businesses, following are listings of available commercial/industrial spaces in Kakaako and where to call for more information. Information for possible inclusion in this column is welcome. Call Irene Iha at 587-2870 or write to the HCDA office by the 10th of each month.

- o 660 Ala Moana Bldg, 785 sf-4,500 sf offices, 935 sf & 4,137 sf retail, call Omni Investment 523-1822.
- o 680 Ala Moana Bldg, 205 sf-4,000 sf offices, \$1.40/sf net, call Omni Investment 523-1822.
- o Auahi Business Ctr, 2,100 sf industrial @ \$0.95/sf net; offices from 118 sf from \$300/mo gross; 800 sf retail @ \$1.70/sf nnn; call Omni Investment 523-1822.
- o 438 Kamakee St, 2,555 sf-6,085 sf warehouses, 1,600 sf-3,000 sf offices, call Palama Ventures 591-0201.
- o 770 Kapiolani Blvd, 492 sf-5,000 sf offices; 2,872 sf warehouse; call Dave Blanchard 592-4818, Waterhouse Properties.
- o 1221 Kapiolani Blvd, former Blackfield Bldg, 555 sf-1,694 sf office/retail, call Debby, DGM Group 524-4195.
- o 670 Queen St, 4,000 sf-10,000 sf a/c offices/warehouses, 2,044 sf warehouse, call Dave Blanchard 592-4818, Waterhouse Properties.
- o 826 Queen St, commercial spaces, approx 7,200 sf 2nd flr @ \$0.95/sf, approx 3,400 sf 1st flr @ \$1.10/sf, both—gross + util, 5 yrs, may lease separate, 10 prkg, a/c, bathrooms, avail for sale, call Gerald Morihara (R) 734-1298, GM Associates.
- o 956 Queen St, retail/industrial, 1,050 sf office, 1,050 sf mezzanine, 4,550 sf hi-cube warehouse/manufacturing, 1,600 sf shed, 800 sf fenced yard/prkg, 2,000+ sf prkg, 110/220 power, call Tim Ching 591-8944.
- o 736 South St, 756 sf 2nd flr office, \$1.20/sf nnn, est \$0.41/sf CAM, 5 years/more, prkg, call Brandon Severson (S), Ray Hulick (B), 521-8812 Commercial Real Estate Services.
- o 1166 Waimanu St, approx 930 sf office, \$1.85/sf gross, 3 years/more, sublease, secured bldg, call Brandon Severson (S), Ray Hulick (B), 521-8812 Commercial Real Estate Services.
- o 542 Ward Ave, 3,000 sf free standing retail bldg, \$2.45/sf nnn, \$0.49/sf CAM, corner lot, excellent exposure, call Mike Wilson 599-7313.
- o Waterfront Plaza, home of Restaurant Row, 1) 683 sf-25,000 sf offices from \$2.25/sf gross; 2) 2,400 sf restaurant, full kitchen, make offer; call Stark Properties 521-8831.
- o Waterfront Towers Mart, 350 sf-1,000 sf, \$1.90/sf gross, call Stark Properties 521-8831.

KAKAAKO BUSINESS RELOCATION LOANS

Continued from Page 2

business that has been located in the Kakaako District for at least one year prior to applying for the loan is eligible for a Relocation Loan. The business must have the financial capability and credit-worthiness to repay the loan. To be eligible to apply for a relocation loan, the business must obtain a Program Application from the HCDA office. The HCDA will then review the application and accompanying documents to determine if the business is eligible for the program. If the business is deemed eligible, it can complete and return the Loan Application (also obtainable from the HCDA)

to the Hawaii National Bank. The bank will review the application to determine if the business qualifies for the loan. Businesses should allow at least three to four months time for the processing of the loan. Loan payments are made to the Hawaii National Bank. For an application or if you have any questions, please call Irene Iha at 587-2870. Applications are also available at the HCDA office, 677 Ala Moana Boulevard, Suite 1001 during normal business hours.

NOTE: In the next issue of KAKAAKO CONNECTION, we will feature a Kakaako business which has utilized the Kakaako Business Relocation Loan program twice in finding a home for its operations.

THE KAKAAKO CONNECTION

is a publication produced by the
**HAWAII COMMUNITY
DEVELOPMENT AUTHORITY**

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