



February 2015 HCDA Newsletter

Aloha,

The carpets are installed and the walls are painted, as renovation work on the HCDA's new office at the American Brewery Building wraps up this month. Please keep an eye on the meeting location for all future public hearings and HCDA community meetings, as the public notices will change to 547 Queen Street once we move into our new office. We expect to begin operating out of the American Brewery Building in early to mid-March.

On February 4, 2015, the Authority approved the Ward Village Land Block 1, Project 2 at 330 Kamakee Street. The mixed-use development will include a flagship Whole Foods Market grocery store, open space, retail space, a parking structure, and a residential tower with 466 new housing units behind the existing Ward Consolidated Theaters complex. The initial public hearing for this project was held in November, and Ward Village consistently received strong public support for their commitment to the community. The HCDA approved the development on several conditions, including that construction on the required reserved housing component will begin within two years of the completion of the first development within the Ward Village Neighborhood Master Plan.

The redevelopment of Kewalo Basin Harbor was the hot topic at the HCDA's Kakaako meeting on February 11, 2015. Kewalo Waterfront Partners and Bellavita made presentations before the Authority to explain their vision for redeveloping the former McWayne Marine Supply area and the Charterboat Building off Ala Moana Blvd. Their presentations can be viewed on our website at www.hcdaweb.org. The exclusive negotiation periods with both Kewalo Waterfront Partners and Bellavita expire this month, and negotiations will now be opened to any other interested party for a 60-day period.

The 2015 Legislative Session has begun, and the HCDA is following several bills that relate to the creation of more affordable housing. Senate Bill 916 and its companion House Bill 1020 seek to amend reserved housing rules to increase affordability. Portions of these bills exactly mirror the HCDA's Reserved Housing Investigative Committee's own recommendations. For example, the HCDA believes it should lower the qualified income levels for reserved housing from 100-140% of the area median income level (AMI) to 80-120% AMI, just as SB 916 and HB 1020 suggest. More on the HCDA's Reserved Housing Investigative Committee recommendations can be found on our website at <http://dbedt.hawaii.gov/hcda/reserved-housing-investigative-committee-report/>. We are also finalizing a video that further explains the housing crisis in Hawaii and how the HCDA is working to be part of the solution. That video will be made public in the coming weeks on our website and Youtube page.

House Bill 333 seeks to extend the holdover terms for all existing Authority members so that quorum is not jeopardized when the Authority composition changes on March 1, 2015, per Act 61. Currently, the terms of all but two of the HCDA's existing members will end of March 1, 2015. Confirmation hearings for the new nominees to the HCDA are scheduled for February 17, 2015, as all new members must be confirmed by the Senate prior to sitting on the Authority. Fortunately, there are no pending development permit applications that have been deemed complete by the HCDA, so no residential projects are currently in line to be automatically approved if we cannot secure quorum in March.

See Attached: Updated Project Activity Sheet

Please feel free to contact me, should you require any additional information on any of these items. For your convenience, copies of this and previous monthly newsletters and documents are posted on our website, <http://dbedt.hawaii.gov/hcda/newsletters/>. If you'd like to receive this newsletter with accompanying photos of the various projects and activities, please subscribe here: <http://eepurl.com/R7woT>.

Mahalo,

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