



January 2016 HCDA Newsletter

Happy New Year,

The previously approved residential development at 803 Waimanu Street will now be completely comprised of affordable units. At its January 6, 2016 meeting, the Hawaii Community Development Authority approved the developer's request to set aside an additional 52 residential units as Reserved Housing in the project. 803 Waimanu consists of 153 units in a 7-story building and was only required to offer 24 units as Reserved Housing, according to HCDA rules. However, funding from the Hawaii Housing Finance and Development Corporation would require an additional 77 units to be set aside for families making between 80 to 100 percent of the area median income, or less than \$86,900 for a family of four. The developer opted to keep the remaining 52 units affordable in exchange for reserved housing credits for future Kakaako developments.

Separately, the board also extended the time to negotiate a development agreement with Bronx Pro Group for the creation of low-income micro-unit housing at 630 Cooke Street. The original deadline to negotiate an agreement was January 31, 2016, however the extension pushes that deadline back an additional six months. Noting that development costs continue to rise, Bronx Pro Group stated it will work to develop 630 Cooke Street as quickly as possible.

The HCDA also further discussed the development of "Lot C" in Kakaako Makai and accepted the determination of Finding of No Significant Impact (FONSI) for the Final Environmental Assessment prepared for the Innovation Block at Lot C. The primary impacts of the project, such as dust and noise, would be short term and would largely result from construction activities. The Lot C development is anticipated to include an Entrepreneur's Sandbox, Innovation Hale, Kewalo Incubation Center, Learning Center, and Regional Parking Garage, which are all consistent uses with the Makai Area Conceptual Master Plan, the Makai Area Plan and Rules, as well as the City and County of Honolulu's Primary Urban Center Plan.

The HCDA's enforcement of park hours began on December 15, 2015 and continues through the new year, following numerous public complaints about encampments in Kakaako Makai. HCDA staff, contractors, service providers, and Sheriff's deputies continue to inform individuals about park hours and abandoned property rules in a coordinated effort. All HCDA-owned parks in Kakaako close at 10 p.m. nightly and reopen at 5:30 a.m. at Kewalo Basin Park and at 6:00 a.m. for all other parks. No property should be stored in parks overnight.

HCDA contractors continue to carefully document and sort any abandoned property that is left in the parks following the 10 p.m. closure. A stored property program is in place to allow individuals to reclaim belongings at no charge.

In coordination with the city, a free shuttle bus was available during each enforcement to transport people to various Oahu shelters. Outreach providers and translators in four different languages were also on hand to offer assistance.

On January 22, the United States Environmental Protection Agency announced the HCDA was a recipient of a "Local Food, Local Places" Smart Growth grant for 2016. This grant will support community workshops as part of food system planning in Kakaako. Food system planning aims to improve access to safe, nutritious and locally-grown food. Potential workshop outcomes may involve identifying places and partners to implement community gardens, food hubs, farmers and fish markets, composting cooperatives, outdoor dining areas, food rescue and food pantries, etc. Workshops are tentatively planned for May 2016.

Please feel free to contact HCDA staff, 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>.

See Attached: Updated Project Activity Sheet

Mahalo,

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