

Review of the

THIRD YEAR

July 1, 1979 to June 30, 1980



**Hawaii
Community
Development
Authority**



EXECUTIVE CHAMBERS

HONOLULU

GEORGE R. ARIYOSHI
GOVERNOR

FOREWORD

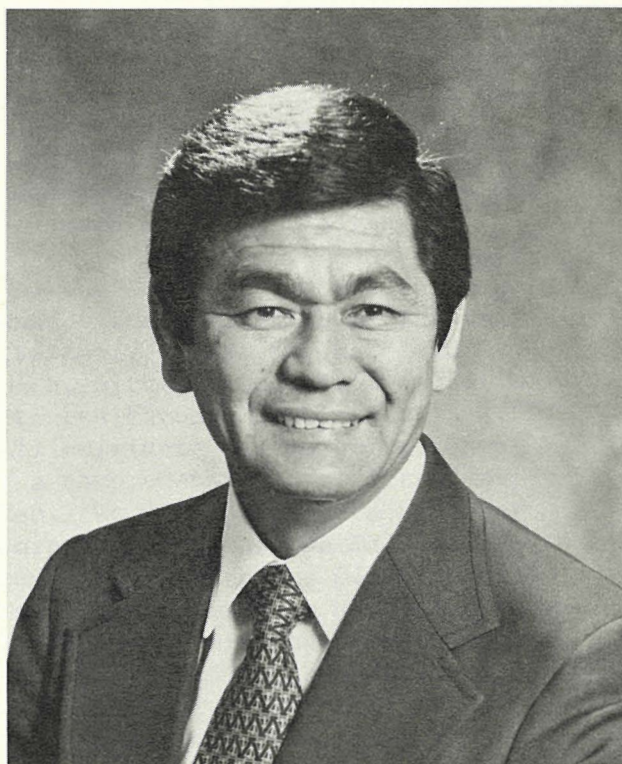
The public perception of Kaka'ako today is that of an area of congested streets, flooded roads, and old buildings.

The Hawaii Community Development Authority was established by the 1976 Legislature to prevent urban areas, such as Kaka'ako, from deteriorating further, and also to provide alternatives for revitalization and future beneficial development.

The economic importance of Kaka'ako to the State, because of its central urban Honolulu location and its underutilized land area, have been recognized by the Legislature and the Administration.

The Authority's role in Kaka'ako is unprecedented in Hawaii's history. It has embarked on an intensive and innovative planning program for this 450-acre district, and it is formulating and examining viable alternatives for the future of Kaka'ako. Upon completion of its planning activities, the Authority will move into plan implementation through government support and private sector participation.

With the continued support and cooperation of concerned citizens, public agencies, and private enterprise, the goals and mandates set forth by the original legislation will be achieved.



The Hawaii Community Development Authority presents here its annual report of the third fiscal year of operations. In the following pages you will see the beginnings of a revitalized Kaka'ako, blending the needs of light industry, commercial activity, and housing for our people. I hope you will find this report informative.

George R. Ariyoshi
George R. Ariyoshi



State of Hawaii

Hawaii Community Development Authority

George R. Ariyoshi
Governor

Kenneth F. Brown
Chairman

Raymond H. Suefuji
Executive Director

680 Ala Moana Boulevard, Suite 318 Honolulu, Hawaii 96813
(808) 548-7180



ALOHA KAKOU:

The Hawaii Community Development Authority is pleased to present a report on its third year of operation to the distinguished members of the Eleventh State Legislature and the citizens of Hawaii. This report contains a review of the Authority's activities and accomplishments for the 1979-1980 Fiscal Year which ended on June 30, 1980.

The 1979-1980 year was a very challenging period for the Authority as we began the formulation of alternatives for Kaka'ako. Data collected over the past two years concerning the Kaka'ako Community Development District underwent careful and rigorous analysis. In particular, the many public policies relating to the district were examined and problems associated with the achievement of these

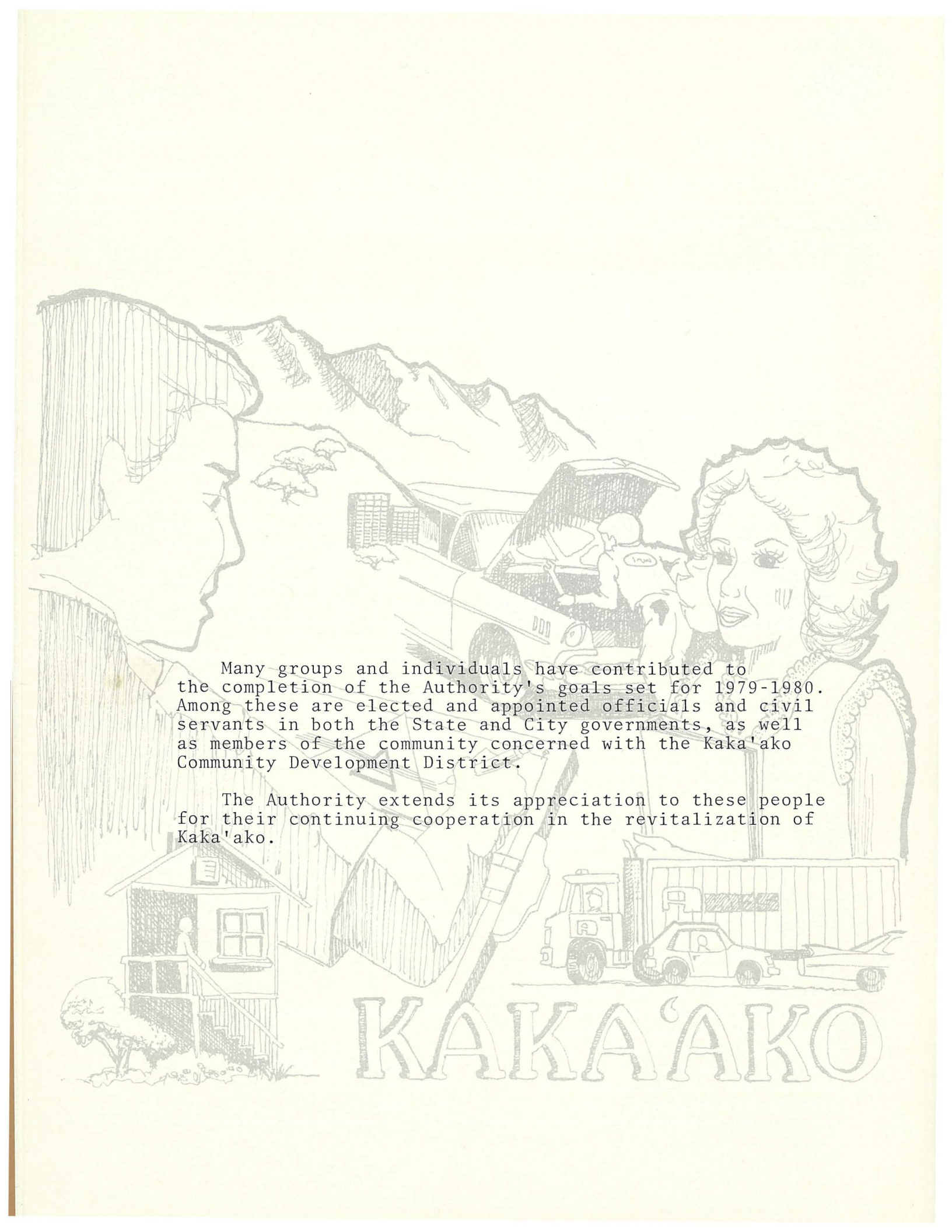
policies have been identified. Viable courses of action which may be taken to solve the problems associated with needed redevelopment have evolved from the work completed for the year.

The Authority is now working towards the completion of several alternative plans for Kaka'ako which, with guidance from Hawaii's citizens through public meetings, will culminate in the selection of a comprehensive district-wide plan. We will present to Governor George R. Ariyoshi the Kaka'ako Community Development District Plan Draft in late 1981 as scheduled. The plan will meet the provisions of Chapter 206E of the Hawaii Revised Statutes, the policies of the Hawaii State Plan, and will be the product of cooperation and participation by many concerned citizens.

The progress completed thus far strengthens the foundation from which our plan for Kaka'ako's revitalization is being carefully constructed. It has been a challenging year for the Authority and we envision exciting results in the year ahead.

Respectfully submitted,

Kenneth F. Brown
Kenneth F. Brown
Chairman



Many groups and individuals have contributed to the completion of the Authority's goals set for 1979-1980. Among these are elected and appointed officials and civil servants in both the State and City governments, as well as members of the community concerned with the Kaka'ako Community Development District.

The Authority extends its appreciation to these people for their continuing cooperation in the revitalization of Kaka'ako.

KAKA'AKO

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HAWAII COMMUNITY DEVELOPMENT AUTHORITY

- Legislative Foundation ●
- The Authority Members ●
- The Agency ●
- The Kaka'ako Community ●
- Development District Project

LAYING THE FOUNDATION ●

I. THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY

LEGISLATIVE FOUNDATION

Recognizing a growing problem in the lack of timely revitalization of underutilized urban communities in the state, the 1976 Legislature determined that a new concept of urban planning and redevelopment was needed to supplement traditional methods of community renewal. The basic rationale underlying the creation of an innovative agency is expressed in the "Findings and Purpose" section of the legislation:

...The legislature finds that many urban areas of the State are substantially underdeveloped or blighted, and are or are potentially in need of urban renewal, renovation, or improvement to alleviate such conditions as dilapidation, deterioration, age, and other such factors or conditions which make such areas an economic or social liability...There exists within the State vast, unmet community development needs...Lack of planning and coordination...has given rise to these community development needs and...existing laws and public and private mechanisms have either proven incapable or inadequate to facilitate timely redevelopment and renewal...A new and comprehensive authority for community development must be created to join the strengths of private enterprise, public development and regulation into a new form capable of long-range planning and implementation of improved community development...

For these reasons the Hawaii Community Development Authority was established when the legislature passed Senate Bill 2394-76 (Chapter 206E, Hawaii Revised Statutes).

The purpose of the Authority is to plan and implement community development programs for areas designated as Community Development Districts by the legislature.

As required by law, Community Development Plans for each Community Development District established by the Legislature are formulated by the Authority. These Community Development Plans are to include community development guidance policies, a district-wide improvement program, and community development rules on health, safety, building, planning, zoning, and land use.

THE AUTHORITY MEMBERS

The Authority is composed of eleven voting members from both the general public and State government. The four government members are the State Comptroller and the Directors of the Departments of Planning and Economic Development, Budget and Finance, and Social Services and Housing. They, or their designees, serve as ex officio voting members. Seven members are appointed by the Governor and confirmed by the State Senate. Of the seven members, three are selected from a list of nominees submitted by the City Council of the City and County of Honolulu.



The Authority held monthly meetings to keep abreast of the work involved in their Kaka'ako deliberations.

The Authority is responsible for appointing its Executive Director who serves as chief executive officer. Through its Executive Director, the Authority may appoint officers and employees.

For the Fiscal Year 1979-1980, the Authority members were:

Chairman: Kenneth F. Brown, architect and businessman.

Vice Chairman: Helen K. Griffin, member, League of Women Voters.

Secretary: Michael J. Coy, Vice President, Honolulu Club.

Members:

Eileen R. Anderson, Director,
State Department of Budget and
Finance. (Resigned March
1980.)

Hideto Kono, Director, Department
of Planning and Economic Develop-
ment.

Andrew I. T. Chang, Director,
Department of Social Services
and Housing

Hideo Murakami, State Comptroller,
Department of Accounting and
General Services.

Don J. Daley, Senior Vice
President and Manager, Real
Estate Division, First
Hawaiian Bank.

William R. Norwood, retired.
(Mr. Norwood resigned from the
Authority in mid-1980.)

Jensen S. L. Hee, Director,
State Department of Budget and
Finance. (Appointed March
1980.)

Mitsuo Shimizu, President, Shimizu
Associates

Thomas Itagaki, President,
International Savings and Loan
Association. (Appointed in
May, 1980.)

Yoshio Yanagawa, former Executive
Director of the Hawaii Housing
Authority. (Mr. Yanagawa passed
away in November, 1979.)

THE AGENCY

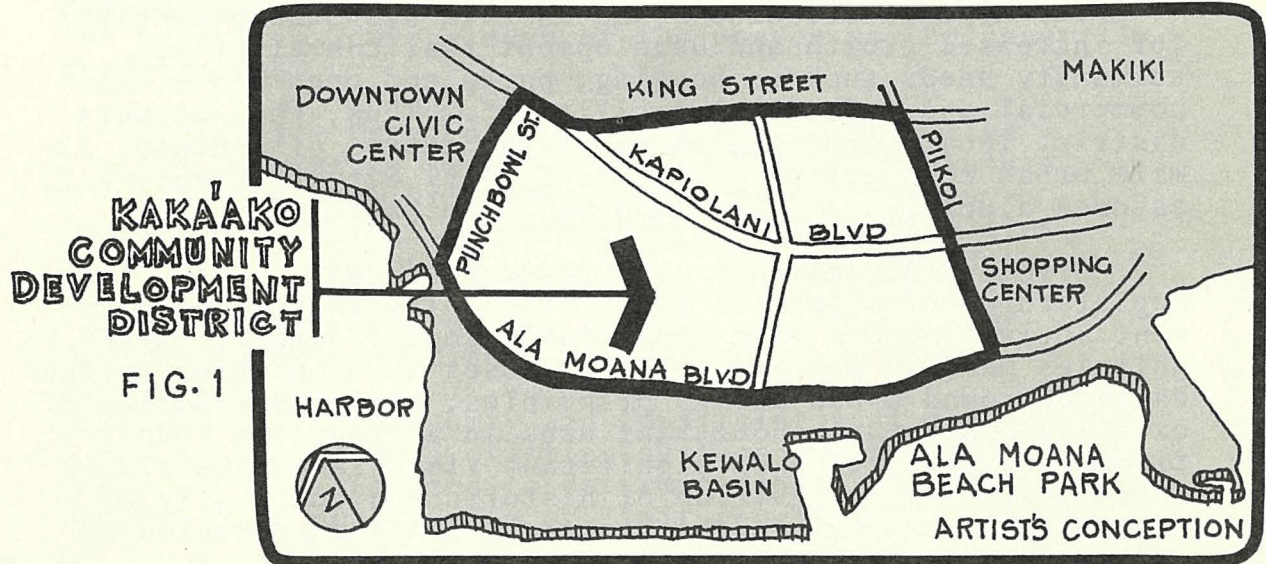
The Hawaii Community Development Authority is attached to the Department of Planning and Economic Development for administrative purposes.

To undertake and accomplish the tasks outlined for the Fiscal Year 1979-1980, trained and experienced personnel from many fields were recruited by the Authority. Staff members represent the following professions: engineering, planning, architecture, environmental design, economics, geography, communications and program administration.

The Authority located its office in the Kaka'ako district to maintain a high degree of accessibility to the Kaka'ako community and to become more aware of its day-to-day activities. The office is housed in Suite 318 at 680 Ala Moana Boulevard in Honolulu and its telephone number is 548-7180.

THE KAKA'AKO COMMUNITY DEVELOPMENT DISTRICT PROJECT

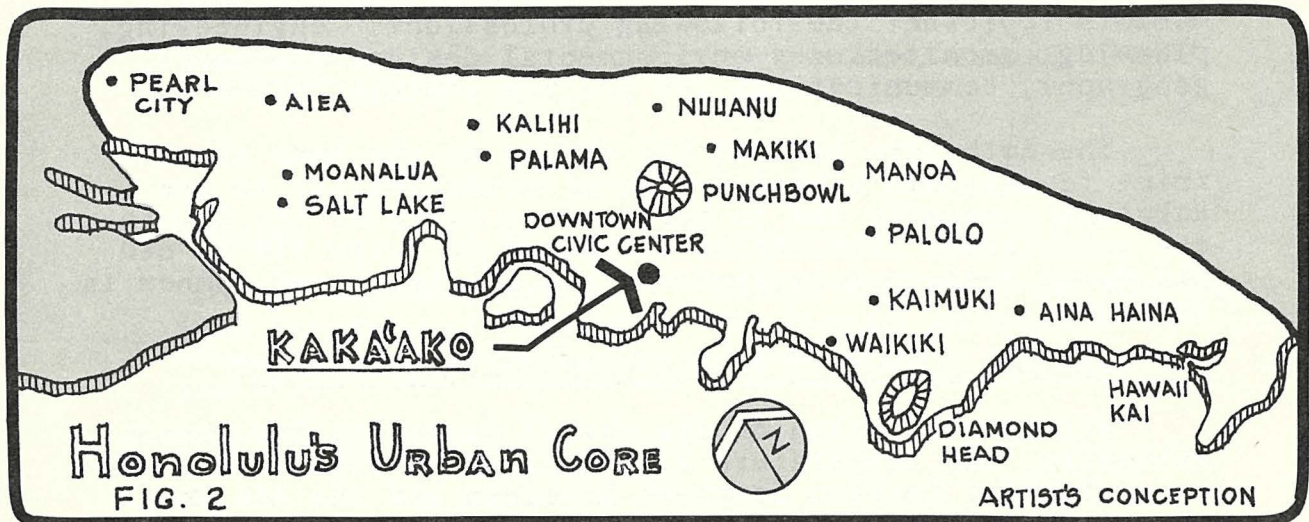
With the creation of the Hawaii Community Development Authority, the Legislature also designated Kaka'ako, a 450-acre district between downtown Honolulu and the Ala Moana shopping complex, as the first Community Development Dis-



trict. The Kaka'ako Community Development District boundaries are formed by Piikoi Street, Ala Moana Boulevard, Punchbowl Street and King Street, enclosing a land area of approximately 450 acres.

The Kaka'ako Community Development District was established in recognition of the area's economic importance to the State, its relative underdevelopment and its potential

to become a "blighted and deteriorated area" if not redeveloped or renewed. Current activities in Kaka'ako, despite its underutilized character, contribute much to Oahu and the State. Approximately 18,500 people are employed in the District, representing 6.3 percent of the total number of employed civilians on Oahu. There are 1,500 businesses which generate close to \$1.4 billion in gross sales each year.



The Legislature also found in Kaka'ako "the potential for increased growth and development that can alleviate community needs such as housing, parks and open space, and commercial and industrial facilities". Thus, the 450-acre district located strategically in the center of a dense, 22-mile urban corridor extending from Pearl City to Hawaii-Kai, assumed a new and greater importance to Oahu.

Development guidance policies were established by the Legislature to govern the Authority's planning and development activities for Kaka'ako. For example, some of these policies mandate a mixture of land uses and densities on the basis of sound urban design principles, the accommodation of existing and future industrial uses in appropriate locations, the protection of significant view planes and scenic corridors, the preservation of historic and culturally significant elements in the District, and the provision of an increased supply of housing.

THE FIRST FISCAL YEAR: 1977-1978

After legislative designation of a Community Development District, the Authority is required to develop a Community Development Plan for the District. To accomplish this, the Authority, in FY 1977-78, undertook the tasks of organizing the agency and developing a planning program for the Kaka'ako Community Development District.



Raymond H. Suefuji, Executive Director, explains the Phase I findings on Kaka'ako's soil conditions at a public meeting.

A three and a half year planning program was developed to be implemented in July, 1978, when planning funds would be made available to the Authority. The magnitude of the project involved the preparation of plans for 450 acres of land with existing improvements. Such plans need to include sufficient detail to proceed into design and construction of specific development projects or infrastructure improvements after the final plan is approved for implementation. To accomplish this task, the Authority developed a detailed, comprehensive and methodical four-phased planning program. The activities during each of the phases may be generally described as:

Phase I - Data Collection and Inventory. The existing systems and resources in Kaka'ako, such as utilities, geologic conditions, buildings, open space and human activities, are inventoried and documented. The data collected in Phase I serve as an important information base for use throughout the time frame of the project.

Phase II - Capacity and Constraint Analyses. Kaka'ako's existing systems and resources are analyzed to determine their potential to accommodate or limit development.

Phase III - Formulation of Alternatives. Based upon the Phases I and II findings, a wide range of alternatives for the future development of Kaka'ako is formulated and thoroughly tested for feasibility. Community concerns are solicited through various methods and through public informational meetings held by the Authority.

Phase IV - Finalization of Draft Plan. The Authority analyzes the alternative plans developed in Phase III and formulates a single draft plan. Public hearings are then held to provide an official forum for citizen participation, after which fine-tuning of the draft plan, if needed, is done. The Authority then submits the Kaka'ako Community Development Draft Plan to Governor George R. Ariyoshi for approval.

The illustration below shows the interrelationships of the four planning phases to the overall Kaka'ako project. Some of the important activities in each phase are highlighted.

PLANNING PROCESS FOR KAKAAKO 1978-1981

HAWAII COMMUNITY DEVELOPMENT AUTHORITY • KAKA'AKO COMMUNITY DEVELOPMENT DISTRICT PLAN

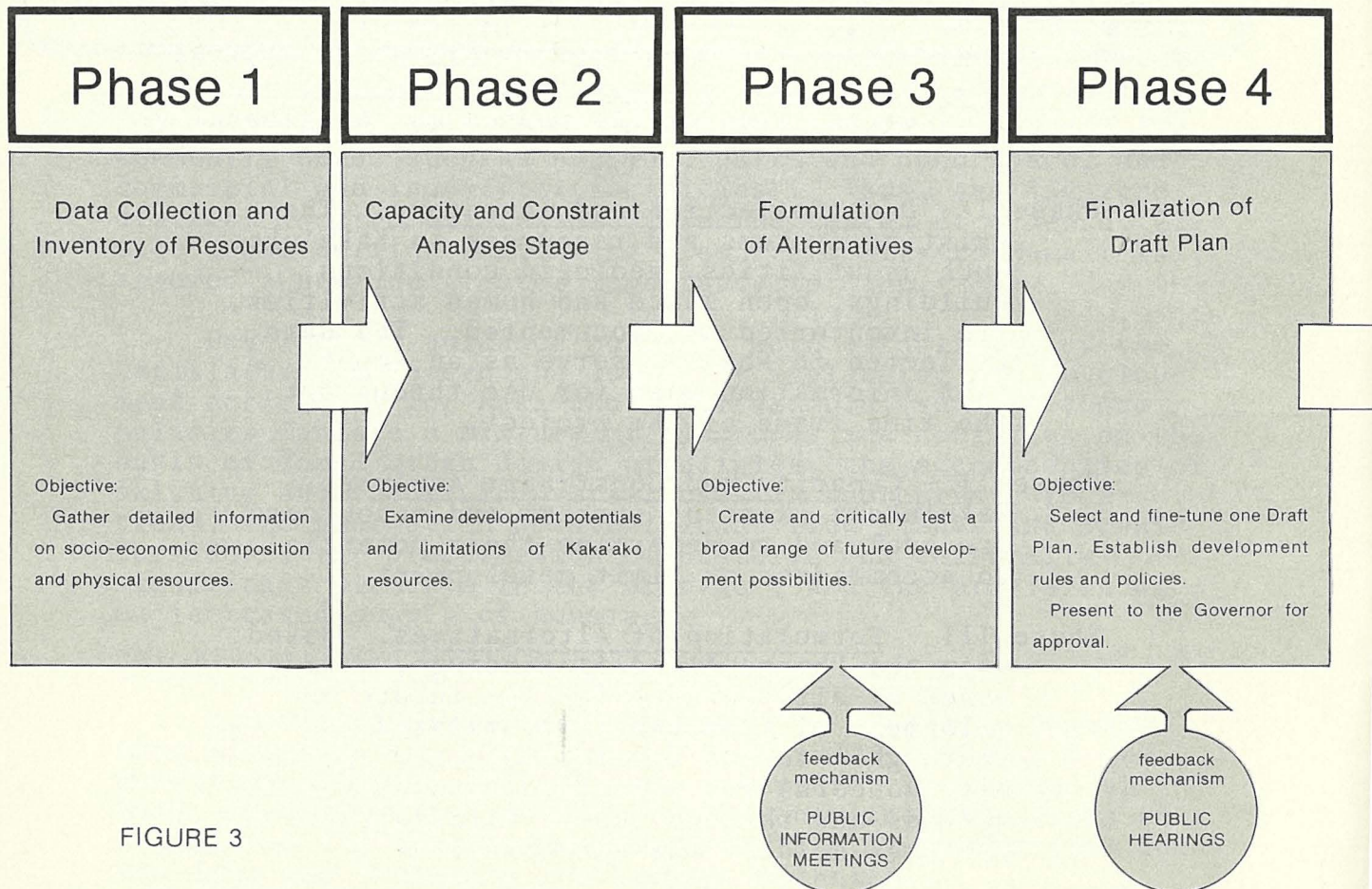


FIGURE 3

THE SECOND FISCAL YEAR: 1978-1979

In order that a comprehensive plan for Kaka'ako may be formulated, the many resources and systems in the District must be considered. These resources are:

- . physical, such as transportation systems, utilities, existing buildings and soil conditions;
- . social, such as residential population, visitors to the District, and historic, cultural and visual considerations; and
- . economic, such as commercial and light industrial activities, land values and market analyses.

A detailed inventory of these resources was needed before any development planning could actually begin. During the Authority's second year, Fiscal Year 1977-1978, these resources were substantiated in detail to form an accurate base of information. In all, there were 12 inventories in Phase I; each inventory reported the existing condition of a specific system. The following categories were inventoried:

Phase 5

Begin
Implementation
Process

Objective:
Begin revitalization of Kaka'ako
Community Development District.

- . Human Resources and Demographics
- . Economic Base
- . Human Activities
- . Soils and Geology
- . Topographical Surveys
- . Land and Buildings
- . Open Space
- . Historic, Cultural, Visual and Aesthetic Factors

- . Water and Gas Systems
- . Sewerage and Drainage
- . Electrical and Telephone Systems
- . Transportation

The data base established in Phase I will be utilized throughout the scope of the Kaka'ako project--from the analyses of system capacities in Phase II through the actual improvement projects in Phase V.

After completion of Phase I, the Authority reviewed and analyzed each resource studied in Phase I to determine the future development capacity of the existing resource.

The analyses identified many important factors related to the health and welfare of the Kaka'ako community and also to problems associated with revitalizing the District. Some of these findings are:

In some areas, there is a complete lack of drainage systems. This problem is compounded by the fact that development of the higher elevation areas surrounding Kaka'ako's low elevation have caused flooding problems when it rains because the surface runoff flows into Kaka'ako.

The water system is inadequate to meet current fire flow demands if there is a major fire in Kaka'ako.

About one-fourth of the interior roads, by area, are privately owned and some of the owners are unknown. Thus, these roads remain unimproved.

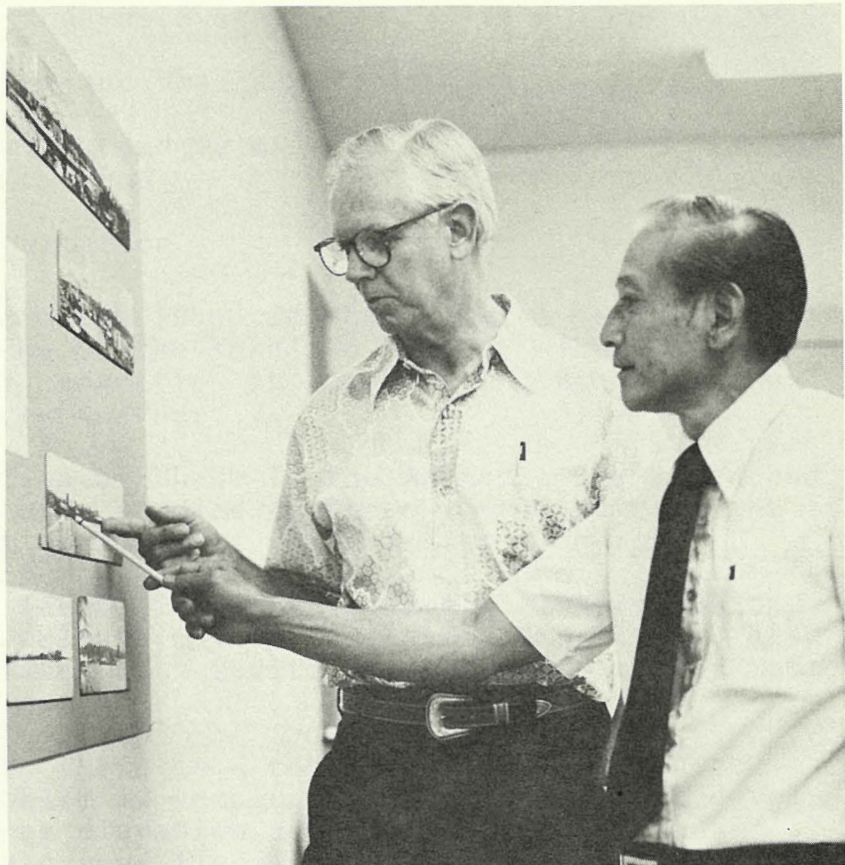
The Phase II analyses confirm the point that if further development of Kaka'ako is to happen, with or without the influence of the Hawaii Community Development Authority, basic infrastructure improvements must be made.

ACTIVITIES AND ACCOMPLISHMENTS FOR THE YEAR

- Phase III Activities ●
- The Formulation of Alternatives
- Authority Studies ●
- Preplanning for Phase IV ●
- The Work Ahead ●

BUILDING THE FRAMEWORK ●

Authority Chairman Kenneth Brown (left) discusses the possible effects of the preservation of a view plane on future building heights with Executive Director Raymond Suefuji.



II. THE YEAR'S ACTIVITIES

During the 1979-1980 Fiscal Year, the Authority undertook numerous activities designed to further the formulation of alternatives for Kaka'ako. Phase III tasks, centered around the formulation of up to 12 alternative plans, were begun in the first quarter and continued through the year.

While the thrust of the year's activities were focused on work related to Phase III efforts, work in other important areas was also undertaken, continued or completed.

The agency's Participation-Information-Education program became operational and began the task of linking the Authority to the community. Various reports were completed during the year, and the Authority held two public informational meetings in the McCoy Pavilion at the Ala Moana Beach Park.

Preplanning for Phase IV activities was initiated in midyear, paving the path for work to be completed in the 1980-1981 Fiscal Year.

PHASE III ACTIVITIES

For the formulation of development alternatives for Kaka'ako, the Authority determined that consultative services of professionals experienced in housing, engineering, economics, sociology and other fields were needed.

Two consortia of consultants were formed, based on the consultants' knowledge of the project area, personnel qualifications, efficiency, preparation and presentation abilities, availability of staff and previous development-planning experience similar to the Kaka'ako project.

The Authority selected Belt, Collins & Associates as the prime consultant for Consortium 1 and William Hee & Associates, Inc. as the prime consultant for Consortium 2.

PLANNING PROCESS FOR PHASE 3 AND PHASE 4

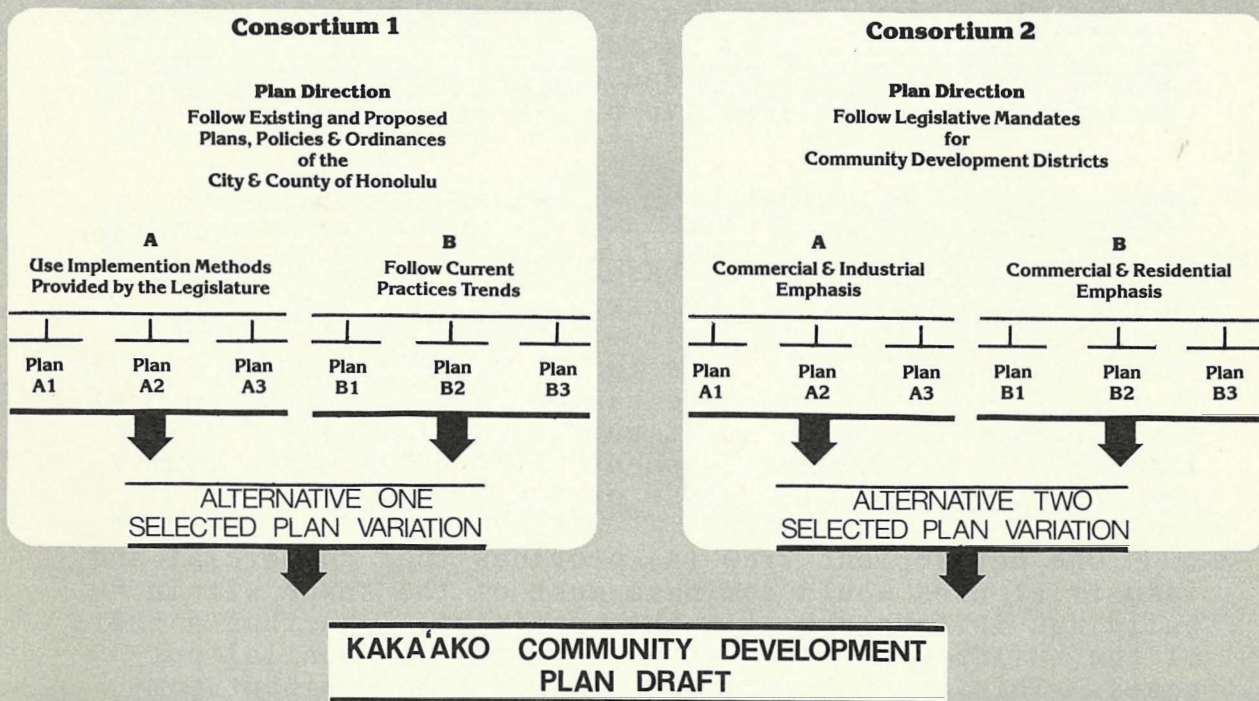


FIGURE 4

Consortium 1

The planning direction for Consortium 1 requires the examination of two development views of Kaka'ako, called perspectives, based upon existing or future plans, policies and ordinances of the City and County of Honolulu. This is shown on the left half of Figure 4.

In Perspective A, the development of Kaka'ako is based on the premise that development opportunities will follow the existing policies, plans and ordinances as closely as is consistent with standards meeting certain minimum requirements of good design, health, safety, pleasant amenities and coordinated development. Perspective A is also based on the premise that the Authority may become involved with the development of public facilities such as schools or parking structures, public housing or other government-sponsored projects.

Perspective B presents a view of Kaka'ako where existing plans, policies and ordinances of the City and County will be implemented through the continuation of current development practices and trends. Perspective B does not consider the involvement of the Authority in the development of Kaka'ako.

At the close of the fiscal year on June 30, 1980, the work of Consortium 1 progressed up to the development of various alternative design and other factors which may, in combination, form alternative plans.

Consortium 2

Two development views based on the legislative mandates to the Authority are to be formulated by Consortium 2. The right portion of Figure 4 illustrates the planning directions for Consortium 2. The two development views prepared by the second consortium are called Dominants. Because of the adherence to development guidance policies set by the legislature, the two development views under Consortium 2 are very different from those of Consortium 1.

One development view (A) provides that commercial and industrial uses would dominate most of the space within buildings in Kaka'ako. In this dominant, less than a third of the building space would be used for residential purposes. This type of arrangement is called Dominant Commercial-Industrial.

The other development view (B) called Dominant Commercial-Residential, placed emphasis on commercial and residen-

tial uses while industrial uses would have less than a third of the space in buildings.

Consortium 2 also progressed up to the development of various alternative design and other factors which may, in combination, form alternative plans.

The Consortia repeatedly formulated and tested possible solutions to the myriad of development problems for Kaka'ako to ensure that the solutions presented to the Authority and to the community will be feasible and implementable. During the 1980-81 year, the Consortia will complete the plan variations and each will recommend a plan to the Authority.

STUDIES

For any urban planning assignment to be done correctly, the planning practitioners involved must rely upon accurate and complete data. The Kaka'ako project is no exception. A number of studies were completed to assure the Authority and its planners that all avenues in producing a feasible plan for Kaka'ako were explored. The studies, in their report form, are:

Policies, Plans & Ordinances, a 409-page report detailing all existing and proposed public guidelines and policies affecting Kaka'ako was completed in 1979. This document inventories 167 Federal, State and County regulations applicable to the District. The document is used as a reference manual.

Planning for Kaka'ako, Summary Report on Phase I and Phase II was produced by the staff to summarize and highlight 23 voluminous technical documents resulting from Phase I and Phase II investigatory work. The findings of 20 technical reports are grouped by simplified topic areas on the:

- *people of Kaka'ako
- *economic activities
- *land uses and open space
- *utilities
- *transportation and circulation

Three special studies conducted by the Authority are also summarized in this report and provide the reader with an overview of the active, dynamic District.

The Residential Standards Study. The State Legislature required the Authority to address key issues on housing in Kaka'ako for Hawaii's people, such as providing low- and moderate-income housing units and housing for the elderly. The Residential Standards Study was undertaken to guide the Authority in determining housing design potentials for the Kaka'ako Community Development District.

The study addressed these key areas:

- . the successful integration of residents of varying incomes, ages and family types;
- . a cohesive mixture of building types, densities and configurations;
- . possible community support facilities such as commercial and light industrial uses within the neighborhood;
- . possible public community support facilities such as schools, parks, libraries, health and day-care centers, and transportation access; and
- . housing costs, prices, needs and preferences.

A Possible Low Rise Residential Complex With Mixed Uses

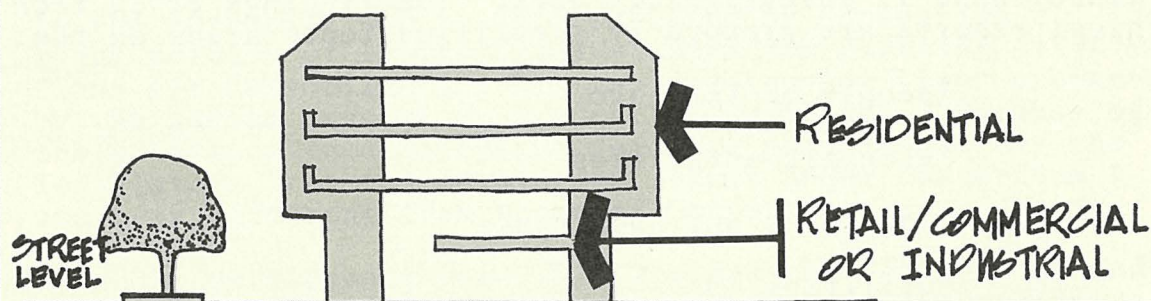


FIG. 5

ARTIST'S CONCEPTION

The Residential Standards Study examined how future housing units in Kaka'ako could be designed to blend in with the community's character. The low rise complex above depicts a mix of residential units with other types of activities. Many other possibilities are discussed in the study.

A Review on Similar Agencies is a report on a study of agencies in the United States whose missions are similar to the Hawaii Community Development Authority.

Out of 82 selected quasi-independent agencies involved in planning, redeveloping or urban renewal, 50 responded to requests for information. Two agencies, the New York State Urban Development Corporation and the Port Authority of New York and New Jersey, were selected for in-depth case studies. The creation, organization, powers, operations and problems of these agencies were delineated by the staff.

These and other technical documents produced by the Authority are available for public review and use in the Authority's office at 680 Ala Moana Boulevard. The Hawaii Documents Section of the Hawaii State Library, at 478 South King Street, also maintains catalogued copies of these reports for public reference.

PARTICIPATION-INFORMATION-EDUCATION PROGRAM UNDERWAY

The Authority formulated the objectives and groundwork for the Participation-Information-Education (PIE) program during the previous year to encourage vital communication and interaction between the Kaka'ako community and the agency.

The PIE program began this interaction in the 1979-1980 year. A number of communication methods were implemented and refined including, a monthly newsletter, presentations to community or civic groups, and discussion of mutual concerns with the District's landowners, businessmen and tenants.

In keeping with the Authority's stance of obtaining public input at key stages in the planning process, two public informational meetings were held in the year. About 200 concerned citizens attended each of the two evening meetings. The first meeting was held in February, 1980, to acquaint the community and others with the agency, its tasks and Phases I and II findings. The second public meeting, held in April, presented for discussion two important planning tools called Modules and Prototypes used by the Authority in the formulation of alternatives.

PREPLANNING FOR PHASE IV

The task of selecting and finalizing the Kaka'ako Community Development District Draft Plan in Phase IV requires a methodical course of action. Preplanning activi-

ties were undertaken in early 1980 to chart out the various complex tasks which must be accomplished in the period.

These activities identified:

- . work which is needed to develop the Draft Plan, which includes the community development guidance policies, District-wide Improvement Programs, and community development rules;
- . the courses of action relating to the preparation of an Environmental Impact Statement;
- . workload and manpower requirements;
- . a preliminary work program to accomplish the Phase IV tasks; and
- . preparatory work for future professional consultant services.

FUTURE ACTIVITIES

The next 18 months will be the most challenging and dynamic period in the Authority's three and a half year planning process for Kaka'ako.

The anticipated completion of Phase III tasks, including the review of plan alternatives, will clear the path for the fine-tuning and finalization of the Kaka'ako Community Development District Draft Plan.

Continuing the Authority's forward momentum will be the crystallization of the draft plan and presentation to Governor George R. Ariyoshi for his review and approval. With support from Hawaii's lawmakers, the exhaustive planning efforts of many dedicated public servants and professionals in the private sector will come to fruition.

THE AUTHORITY'S FINANCIAL PROGRAM

Appropriations and Budget Request ●

Expenditures ●

FISCAL MANAGEMENT ●

THE AUTHORITY'S FISCAL PROGRAM

The Authority was initially funded with appropriations of \$200,000 for its beginning tasks of starting up the agency, staffing, and formulating the planning program for the Kaka'ako Community Development Plan project. Approximately \$116,000 of these appropriations was expended for these tasks during the 1976-78 fiscal periods.

The actual planning activities for the Kaka'ako Community Development District began in July of 1978, when planning funds were first made available to the Authority. Since that time, the project has been funded from two primary sources, the State general fund and State General Obligation bond funds.

Table 1, below, shows the appropriations received by the Authority since July, 1978, and the Authority's budget request for the 1981-82 Fiscal Year.

Table 1: Appropriations and Budget Request				
SOURCES OF FUNDS	APPROPRIATIONS			BUDGET REQUEST
	FY 78-79	FY 79-80	FY 80-81	FY 81-82
GENERAL FUNDS:*	\$ 190,626	\$ 207,445	\$ 212,516	\$210,744
CIP FUNDS:				
G.O. Bonds:				
Act 243, SLH 1978	1,883,000			
Act 214, SLH 1979		1,862,000		
Cash:				
Act 300, SLH 1980			800,000	
TOTALS	\$2,073,625	\$2,069,445	\$1,012,516	\$210,744

*Appropriated amounts include adjustments made for collective bargaining salary increases.

The Authority's actual expenditures for the first two years of the planning period for the Kaka'ako Community Development District are shown in Table 2, below.

Table 2: Actual Expenditures by Category			
	<u>FY 78-79</u>	<u>FY 79-80</u>	<u>TOTALS</u>
Personal Services	\$ 203,264	\$ 354,110	\$ 557,374
Consultative Services	782,382	1,190,816	1,973,198
Other Current Expenses	47,303	83,916	131,219
Equipment	<u>8,535</u>	<u>7,401</u>	<u>15,936</u>
Totals	\$1,041,484	\$1,636,243	\$2,677,727

Given the CIP appropriations to date, the Authority believes it has sufficient CIP appropriations for the planning period and therefore is not requesting additional CIP appropriations for the 1981-82 Fiscal Year. The only funds which are being requested are general funds for the Authority's operating budget.

However, the Kaka'ako Community Development District Plan is scheduled to be presented to the 1982 session of the State Legislature, along with a request for funding of the development activities which may begin in July of 1982. Therefore, it is anticipated that a supplemental request for CIP funds will be made at that time, based upon the development activities provided for in the Kaka'ako Community Development District Plan.

The detailed "Statement of Expenditures" for Fiscal Year 1979-80 is presented in Table 3. The Authority's "Statement of Appropriations, Expenditure, Encumbrances, and Unexpended Balances" for the year ended June 30, 1980 is presented in Table 4.

Hawaii Community Development Authority

STATEMENT OF EXPENDITURES

For the Fiscal Years Ending June 30, 1980 and June 30, 1979

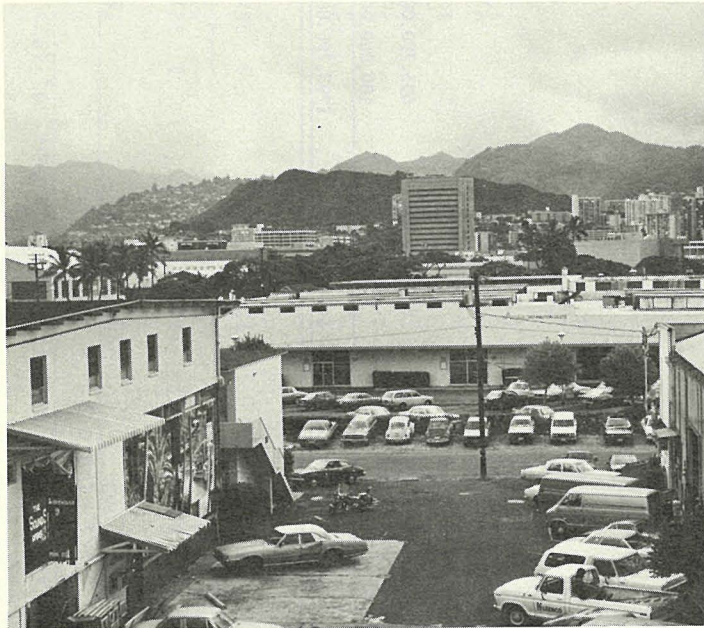
	F Y 1 9 7 9 - 1 9 8 0			FY 1978-1979
	Bond Fund	General Fund	Total	
<u>Personal Services</u>				
Payroll	\$ 183,028.52	\$138,054.41	\$ 321,082.93	\$ 191,742.76
Fringe Benefits	33,027.36	--	33,027.36	11,521.66
Total Personal Services	\$ 216,055.88	\$138,054.41	\$ 354,110.29	\$ 203,264.42
<u>Other Current Expenses</u>				
Contractual Fee for Services	1,190,815.76	--	1,190,815.76	782,382.47
Rental of Office Space	15,077.74	15,923.10	31,000.84	22,385.09
Rental of Equipment	7,154.31	3,954.69	11,109.00	6,844.06
Office Supplies	3,299.85	2,167.08	5,466.93	4,797.31
Computer Services	629.84	5,234.32	5,864.16	4,177.37
Printing & Binding	7,725.76	2,830.04	10,555.80	1,715.16
Publications	98.95	--	98.95	1,714.00
Postage	3,514.51	988.29	4,502.80	1,516.50
Telephone	1,874.09	1,416.75	3,290.84	1,326.22
Educational Program & Supplies	4,687.25	28.75	4,716.00	897.12
Travel	3,358.66	12.65	3,371.31	779.31
Subscriptions	64.60	91.45	156.05	123.50
Conference and Seminars	--	592.00	592.00	--
Blueprint Services	2.08	6.76	8.84	52.83
Auto Mileage	251.41	69.07	320.48	26.83
Miscellaneous Expenses	1,776.03	86.09	1,862.12	947.70
Repairs and Maintenance	694.42	304.96	999.38	--
Total Current Expenses	\$1,241,025.26	\$ 33,706.00	\$1,274,731.26	\$ 829,685.47
<u>Equipment</u>				
Furniture and Office Equipment	6,401.29	1,000.23	7,401.52	8,534.91
<u>TOTAL EXPENDITURES</u>	<u>\$1,463,482.43</u>	<u>\$172,760.64</u>	<u>\$1,636,243.07</u>	<u>\$1,041,484.80</u>

Hawaii Community Development Authority
Statement of Appropriations, Expenditures, Encumbrances, and Unexpended Balances
For the Year Ended June 30, 1980

	Unexpended Balances -- 06/30/80							
	Prior Year Available Funds 07/01/79	Appropriations	Transfers	Expenditures	Encumbrances	Unallotted Appropriations	Allotments	Lapsed
<u>General Funds</u>								
Act 214, SLH 1979	\$ --	\$ 207,445.00	\$ (2.51)	\$ 172,760.64	\$	\$ --	\$ --	\$34,681.85 ^{2/}
Act 214, SLH 1979	\$ --		100,250.00 ^{1/}				100,250.00	
<u>Bond Funds</u>								
Act 9, SpSLH 1977 Kakaako Water- front Park	50,000.00							50,000.00
Act 243, SLH 1978 Kakaako Community Dev. District	998,754.19			968,580.82	30,172.61			.76
Act 214, SLH 1979 Kakaako Community Dev. District	--	1,862,000.00	60,000.00 (100,250.00)	494,901.61	624,628.40	693,790.00	8,429.99	
Revolving Fund	183,232.19		(60,000.00)			100,000.00	23,232.19	
	\$1,231,986.38	\$2,069,445.00	\$ (2.51)	\$1,636,243.07	\$654,801.01	\$793,790.00	\$131,912.18	\$84,682.61

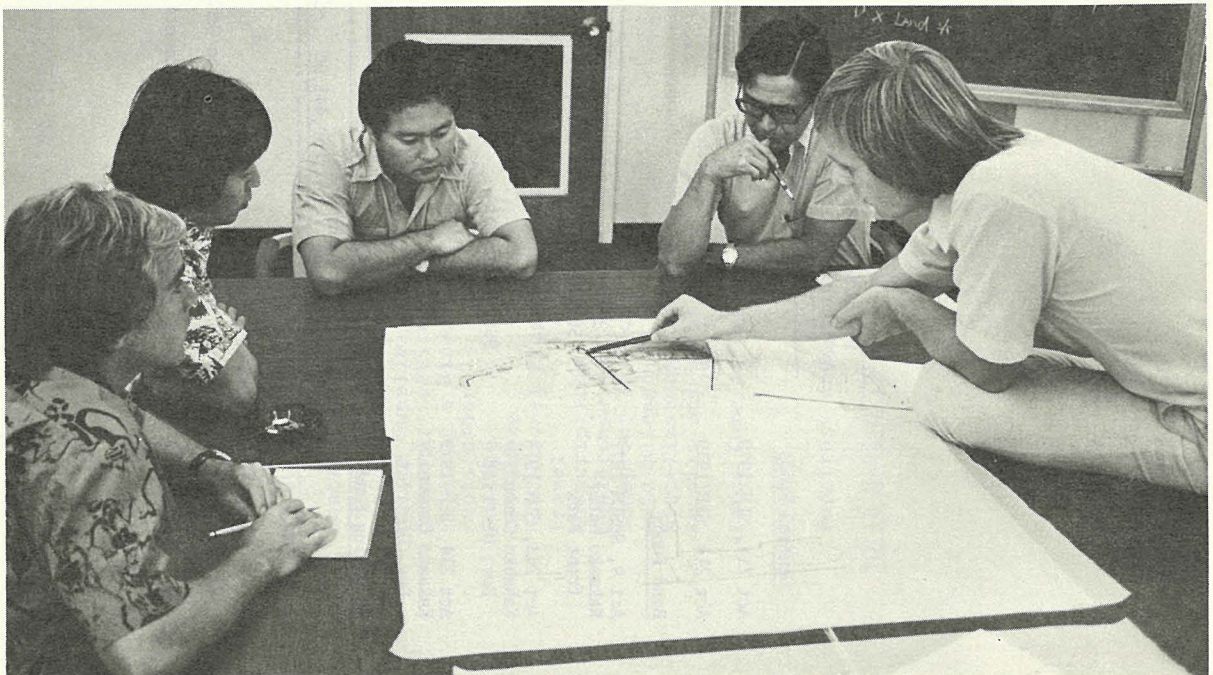
^{1/} Means of financing was changed from G.O. Bond to General Fund.

^{2/} Includes \$34,665.59 in unexpended payroll allotments.



Punchbowl Crater and the Koolau Mountains watch over Kaka'ako in the photo at left.

Below, staff planners and engineers pool their talents in finding alternative solutions to a potential problem.



APPENDICES

- Phase III Consultation Selection Procedure ●
 - Phase III Criteria for Consultant Selection ●
 - Phase III Consultants ●
-

APPENDIX A

Phase III Consultant Selection Procedure (Revised) April 18, 1979

1. Send announcement to consultants and professional organizations, requesting a letter of interest.
2. Provide prospective consultants with scope of work, criteria for consultant selection, and a request for proposal.
3. Evaluate proposals and select prospective consultants for consideration.
4. Hear presentation of proposals by prospective consultants.
5. Based on "Criteria for Consultant Selection", select consultant for specific assignment.
6. Submit name of selected consultant and specific assignment for approval by the Authority.
7. Determine appropriate scope, conditions and compensation with the selected consultants.
8. Prepare and finalize consultant contract agreements.
9. Present final consultant contract agreement to Authority for ratification and execution.

APPENDIX B

Phase III Criteria for Consultant Selection (Revised) April 18, 1979

- a. Past experience of similar projects.
- b. Knowledge of project area.
- c. Qualifications of key personnel.
- d. Specific tasks of key personnel.
- e. Breakdown of participation of key personnel in this project.
- f. Ability to meet firm completion date.
- g. Methodology for accomplishing the assignment;
- h. Work program, including manhours by category for each activity; and
- i. Ability to prepare presentation material and ability to make public presentations.
- j. Present and projected work load.
- k. Disclosure indicating the presence or absence of any past, present or proposed work within project area.
- l. Ability to communicate and work closely with government agencies and other interested groups or individuals.
- m. Availability to consult with members of the Authority, their staff, government agencies and other interested groups or individuals.
- n. Where work will be performed.
- o. The ability to manage and be managed by program evaluation and review techniques.

APPENDIX C

Phase III Consultants: Consortium 1

Belt, Collins & Associates: Consortium 1 Management

Belt, Collins & Associates is providing the following services as its part of the overall contract:

Management
Planning
Transportation
Support Services

In addition, Belt, Collins & Associates has subcontracted with the following consultants to provide technical services for this project:

<u>Firm</u>	<u>Services</u>
Woolsey, Miyabara & Associates, inc.	Open Space and Recreation
Media Five, Ltd.	Architecture and Urban Design
Team Pacific, Inc.	Community Facilities and Housing
Wilson Okamoto & Associates, Inc.	Sewers and Drainages
Park Engineering, Inc.	Roads and Water
Shigemura, Yamamoto & Associates, Inc.	Structural Engineering
Albert Chong Associates, Inc.	Electrical and Communications
Alexander Grant and Company	Economics and Financial
John J. Hulten & Associates, Inc.	Appraisal
Human Services Management, Inc.	Sociology
Wendell K. Kimura	Legal and Regulations

Hawaii Community Development Authority Contract No. 10830
with Belt, Collins & Associates for a fixed fee of \$795,000.

APPENDIX D

Phase III Consultants: Consortium 2

William Hee & Associates, Inc.: Consortium 2 Management

William Hee & Associates, Inc. is providing the following services as its part of the overall contract:

Management
Planning
Civil Engineering

In addition, William Hee & Associates, Inc. has subcontracted with the following consultants to provide technical services for this project:

<u>Firm</u>	<u>Services</u>
Aotani & Associates, Inc.	Open Space, Recreation
Wallace, McHarg, Roberts & Todd	Planning, Urban Design, Architecture
Group Architects Collaborative, Inc.	Community Facilities, Housing
Parsons, Brinkerhoff, Quade & Douglas, Inc.	Transportation
Richard M. Sato & Associates, Inc.	Structural Engineering
Austin, Tsutsumi & Associates, Inc.	Civil Engineering
Ho & Okita Inc.	Electrical Engineering
Peat, Marwick, Mitchell & Company	Financial Analysis
Hawaiian Appraisal Counsel	Appraisal
Edwin Tam	Sociology, Relocation
Eric T. Maehara	Legal

Hawaii Community Development Authority Contract No. 10879
with William Hee & Associates, Inc. for a fixed fee of
\$795,000.

APPENDIX E

Prephase III Consultant: Residential Standards Study

Kimura/Ybl & Associates, Ltd.
AIA Architects and Planners

Chapter 206E, HRS, expressed special concerns regarding the lack of housing and suitable residential environments for the people of Hawaii. Because Kaka'ako, in its proximity to the urban core, can meet these community needs, the law states that the District's community development plan must have provisions for residential development. Specifically, residential development must insure an integration of residents of varying incomes, ages and family groups, with an increased supply of housing for residents of low and moderate income. There must also be a mixture of densities, building types and configurations, in keeping with appropriate urban design guidelines. In addition, necessary community facilities, such as parks, community meeting places and child care centers must be included in the plan.

These statutory concerns are complex, requiring feasible correlations between socio-economic factors and physical design. To address the complexity of these concerns, the Authority contracted Kimura/Ybl & Associates, Ltd. to prepare a detailed study in which standards would be formulated for the residential component of the Kaka'ako Community Development Plan.

The narrative results of the study are available for public use at the Hawaii Documents Section of the Hawaii State Library, at 478 South King Street, Honolulu, or at the office of the Hawaii Community Development Authority.

Hawaii Community Development Authority Contract No. 10724
with Kimura/Ybl & Associates, Ltd. for a fixed fee of
\$59,154.