

Report of the Interim Executive Director

Kalaeloa Report

March 7, 2018

The Hawaii Community Development Authority (HCDA) has established four groups to address and advise the HCDA with respect to various concerns and issues within the Kalaeloa Community Development District (District). The four advisory teams are: the Kalaeloa Community Network (KCN), Kalaeloa Public Safety Group (KPS), Kalaeloa Advisory Team (KAT), and the Kalaeloa Archaeological and Cultural Hui (KACH). The following is a summary of these groups' efforts and other HCDA projects/initiatives over the past month.

Kalaeloa Community Network: The HCDA established the KCN in November 2006. Their mission is to share ideas, network, address concerns about the District's infrastructure, pool resources, and capitalize on opportunities to foster pride in Kalaeloa. Kalaeloa landowners, tenants, businesses and elected officials attend the KCN meetings. The KCN met on February 8, 2018 and the following items were discussed:

- The HCDA reported that the construction of the Enterprise Energy Corridor is on schedule. Several KCN members noted that, in general, the project's impact to traffic has been minimal and there have not been any outstanding public safety issues. However, a couple KCN members noted that in early February 2018, construction work closed the intersection of Enterprise and Sartoga Avenues and that the placement of the safety cones and traffic personnel could be improved. They noted that several Honolulu Police Department vehicles were parked near the closed intersection; however, no officers were directing traffic. The HCDA relayed these concerns to the contractor to follow up. HCDA staff also conducts weekly inspections with the project contractor. HCDA expressed appreciation to the KCN members that attended the agency's public hearings for the Development Permit Application KAL 17-017, Aloha Solar Energy Fund II LLC (ASEF). Staff noted that the decision-making public hearing is scheduled for Tuesday, March 13, 2018, 10:00 am, at the Department of Hawaiian Home Lands (DHHL), Hale Pono'i Conference Room, 91-5420 Kapolei Parkway, Kapolei, Hawaii. Staff also answered questions regarding the applicants request for three variances, which include:
 1. HAR § 15-215-43, Architectural Standards (c) increase the height of the fence from 3 feet to 6 feet;
 2. HAR § 15-215, Development Standards Summary, Figure 1.3: Place the fence on the property line without the required setback; and,

3. HAR § 15-215-44, Landscape: Eliminate the requirement for landscaping within the front yard area.

- The DHHL announced that they are working to place additional tenants on their Kalaeloa land holdings. They currently have approximately 40 tenants in the District. The DHHL staff plans to present proposals for anticipated use to the Hawaiian Homes Commission at their February 2018 meeting.
 - The Kapolei Chamber of Commerce (KCC) announced that they are hosting informational events on February 13 and 16, 2018, at the University of Hawaii West Oahu (UHWO) campus. The KCC event will feature Chancellor Maenette An Nee-Benham, who will be sharing about their plans to build a film studio on UHWO land that is located to the north of the H-1 freeway. The UHWO's expansion plans are expected to have regional impact on the community and future development.
 - Senator Mike Gabbard's staff distributed copies of his February 2018 newsletter and noted that Senator Gabbard introduced Senate Bill 2078, which would provide funding to the Department of Land and Natural Resources (DLNR) to conduct a breeding and foraging study of the Hawaiian pueo. The pueo population and habitat have been topics of discussion in West Oahu development and the study will help the DLNR to determine the best management practices for the pueo, which is an endemic and endangered species in Hawaii.
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- The American Renaissance Academy (ARA) noted that they have a 10-year lease with Hunt Companies (Hunt) for the former Power Point Fitness Center, located at the intersection of Midway Street and Franklin Avenue. The ARA is a non-profit 501(c)(3), accredited college preparatory school with approximately 80 students, ages kindergarten through the 12th grade. The ARA curriculum includes a strong emphasis on the performing arts and their approximately 16-acre campus also contains an Olympic-size swimming pool.
 - The Barbers Point Bowling Center reported that they are going through final lease negotiations with Hunt for a 10-year lease extension lease. If successful, they anticipate funding interior renovations and modernization that will enhance the recreational venue for bowling enthusiasts.
 - The City and County of Honolulu, Department of Parks and Recreation, is expecting to fund private security for the Kalaeloa campgrounds and the other nearshore parcels that are included in their Navy license. They hope to execute a contract that will have two private security guards on duty from 6:00 p.m. to 6:00 a.m., seven days a week.

Staff is working to resolve several contract issues before establishing a start date. HCDA will provide assistance as needed.

- Hunt announced that the Kalaeloa Water Company issued their first set of bills to customers in February 2018.
- Hunt reported that the Coral Crater Adventure Park celebrated its one-year anniversary of operating their business in Kalaeloa. The recreational venue is still working to expand their operations and hopes to offer a zip-line/helicopter tour package.

Asset Management

- HCDA staff is working with the Hawaii Film Office to identify potential filming locations in Kalaeloa and the Campbell Industrial Park area. HCDA staff is helping to coordinate access to remote areas.

Administration

- On January 26, 2018, HCDA staff participated in the United States Coast Guard's (USCG) Air Station Barbers Point electrical system upgrades "all-hands" meeting. The USCG anticipates that the construction of a Hawaiian Electric Company-standard electrical project to begin in 18 months. The USCG plans to make a presentation to Kalaeloa stakeholders in March 2018.
- On February 1, 2018, HCDA staff met with the United States Navy Base Realignment and Closure (BRAC) and the United States Fish and Wildlife (USFWS) staff to discuss the biological assessment report for the endangered 'akoko plant and preserve located at the Northern Trap and Skeet Range in Kalaeloa.
- On February 6, 2018, HCDA staff met with Cloudbreak Communities Hawaii LLC (Cloudbreak) to discuss a potential new Veteran Affairs project. The United States Department of Veteran Affairs will conduct a public hearing on the proposal Thursday, March 8, 2018, 5:30 p.m. at the Keehi Lagoon Memorial, 2685 North Nimitz Highway, Honolulu, Hawaii. See Exhibit A
- On February 6, 2018, HCDA staff met with Hunt staff to discuss the Kalaeloa Water Company (KWC) activities and planning activities for Hunt parcels on the eastside of the district. The HCDA requested that Hunt provide a list of KWC contact numbers

that can be distributed to the community for new service requests, billing inquiries, service problems, etc.

- On February 12, 2018, HCDA staff participated in a teleconference call with Hunt and the Navy regarding the expected conveyance of land parcels in east Kalaheo.

Attachment:

Exhibit A – Public Hearing Notice: U.S. Dept. of Veterans Affairs



Exhibit A

PUBLIC HEARING NOTICE U.S. DEPT. OF VETERANS AFFAIRS

The U.S. Department of Veterans Affairs (VA), in accordance with 38 U.S.C. § 8161, et. seq., provides notice of a public hearing to present VA's proposal and receive views on adding additional beds for housing Veterans on a priority placement basis with Cloudbreak Hawaii, LLC (Cloudbreak), lessee of the Enhanced-Use Lease (EUL) project at the former Barber's Point Naval Air Station in Oahu, Hawaii. The expansion will be on land already under lease with VA.

HEARING DATE AND TIME

Thursday, March 8, 2018 at 5:30 P.M. (HST)

HEARING LOCATION

Ke'ehi Lagoon Memorial (KLM)
2685 N. Nimitz Highway
Honolulu, HI 96819

IDENTIFICATION OF PROPERTY TO BE LEASED VA has jurisdiction and control of certain real property and buildings at the former Barbers Point Naval Air Station in Oahu, Hawaii which provides health care services and other benefits to the nation's Veterans. The purpose of this public hearing is to inform the public of VA's proposal to add additional affordable housing for homeless Veterans, on a priority basis and eligible non-Veterans under an existing EUL agreement with Cloudbreak.

DESCRIPTION OF THE PROPOSED USE OF THE PROPERTY The proposed use of the property is to provide affordable housing for homeless Veterans, on a priority basis and eligible non-Veterans. This expansion of housing will assist in providing affordable housing for homeless Veterans and non-Veterans in Oahu, Hawaii.

DESCRIPTION OF THE PROPOSED LEASE VA has an existing EUL agreement with Cloudbreak. The lessee will finance, design, develop, construct, equip, furnish, operate and maintain the additional housing for Veterans, and in accordance with applicable Federal, State and local requirements. The underlying leasehold interest and all related improvements will revert to VA at the end of the lease.

The public is invited to attend the hearing and encouraged to submit comments on the proposed expansion of the current EUL project in writing prior to the hearing to:

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(808) 433-0335

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