

STATE OF HAWAII  
HAWAII COMMUNITY DEVELOPMENT AUTHORITY  
Kalaeloa Community Development District  
Honolulu, Hawaii 96813

March 6, 2019

Chairperson and Members  
Hawaii Community Development Authority  
State of Hawaii  
Honolulu, Hawaii

HCDA Board Members:

**SUBJECT:** Shall the Authority Appoint a Task Force Pursuant to Hawaii Revised Statutes (HRS) § 92-2.5 Permitted Interactions of Members to work with Staff and Stakeholders to Update the Kalaeloa Community Development District Plan and Rules?

**SUMMARY:**

Submitted for authority consideration and approval, is the request to appoint a Task Force to work with the staff and stakeholders to Update the Kalaeloa Community Development District Plan and Rules. The appointment of a task force will allow members to have meaningful participation with stakeholders, developers, financial investors, consultants and staff from start to finish.

**AUTHORITY:**

HRS § 92-2.5 Permitted interactions of a group of members (b) which provides that two or more members of a board, but less than a quorum may be assigned to investigate a matter relating to the official business of the board, provided that:

1. The scope of the investigation and the scope of each members authority are defined at a meeting of the board;
2. All resulting findings and recommendations are presented to the board at a meeting of the board; and
3. Deliberation and decision-making on the matter investigated, if any, occurs only at a duly noticed meeting of the board held subsequent to the meeting at which the findings and recommendations of the investigation were presented to the board.

**BACKGROUND:**

Adopted in May of 2005 the Kalaeloa Strategic Plan established the mission and vision for the Kalaeloa Master Plan that was adopted in May of 2006. Adopted in October of 2012 the Hawaii Administrative Rules Title 15-215 Kalaeloa Community Development District Rules and 15-216 Kalaeloa Reserved Housing Rules was established to help execute the Kalaeloa Master Plan.

In both 2010 and 2015, the HCDA has engaged all four Kalaeloa stakeholder groups in joint workshops to review, update and extend the Kalaeloa Strategic Plan (KSP) to identify interim

short-term and interim priorities along a timeline in anticipation of the implementation of the Kalaeloa Community Development Plan. The year 2020, is a logical reopening and opportunity to demonstrate meaningful progress.

Since 2012 the following significant changes have occurred:

- Major regional development and infrastructure projects have been completed i.e. the completion of Kualaka`i and Kapolei Parkways, the widening of Geiger Road, the development of the Ka Makana Ali`i Shopping Center Phase I, the development of the KROC Center and Costco.
- Regional pressure on the expansion of Campbell Industrial Park with industrial uses moving out of the urban core and recent investments made to both Kalaeloa airport and the Kalaeloa deep draft harbor.
- The U.S. Navy (Navy) has conveyed an estimated 300 acres to State and private land ownership, and the Navy anticipates the conveyances of another 500 acres to be conveyed by the end of 2019, which has prompted a shift of landowner focus from due diligence towards development plans.
- Hunt has taken over the water and wastewater utilities from the Navy and is accepting new service connections throughout the district.
- Over 100 acres formerly known as Marine Corp Air Station Ewa Field (Ewa Field) is considered a site of a significant battle event. Ewa Field is now on the National Register of Historical Places.
- The ownership of portions of Enterprise Avenue and Franklin Delano Roosevelt west of Enterprise Avenue is now owned by the HCDA.
- A commitment by Hunt to extend Kamokila Boulevard along with other utilities into the district.
- A planned electrical distribution line associated with HCDA's planned development lease along Coral Seas.

In consideration of the above factors, at its September 6, 2017 meeting, the HCDA staff recommended the board include in its budget request for the 2018 legislative session, a \$500,000 request to update the Kalaeloa Plan and Rules. This request was approved by the legislature and enacted under Act 53. The HCDA board further approved release and expenditure of these funds at its February 6, 2019 board meeting.

#### **ANALYSIS:**

The community development plan and rule is at the core of HCDA's engagement in a community development where a significant amount of HCDA policy is established. The amendment process otherwise entails a number of feedback loops between the HCDA and its to-be consultant resulting from research and stakeholder meetings and resulting feedback. Proceeding with a permitted interaction group would allow board members to participate in public meetings as well as be engaged in vetting information specific to the plan and rule-making process to provide informed findings and recommendations for board consideration. Utilizing a

permitted interaction group otherwise recognizes that the Kalaeloa board also includes community members that would want to directly engage in the process, however, may otherwise be unintentionally isolated based on their capacity as a board member.

Staff recommends the following scope if the board chooses to proceed with a permitted interaction group for the amendment of the Kalaeloa community development plan and rules:

1. Identify the main objectives to be addressed thru the plan and rule amendment process;
2. Work to further refine the objectives to the plan and rule amendments; and
3. Review of draft amendments to the Kalaeloa community development plan and rules.

The work of the task force or permitted interaction group will entail engaging with the community, landowners, developers and other stakeholders. It would also include engaging a consultant to organize and facilitate stakeholder engagement, conduct necessary studies to support any amendments, compile information, and draft the plan and rules.

**RECOMMENDATION:**

HCDA staff recommends the Authority appoint a task force pursuant to HRS § 92-2.5 Permitted interactions of members to work with staff and stakeholders to update the Kalaeloa Community Development District Plan and Rules.

Respectfully submitted,

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Tesha H. Malama  
Kalaeloa Director of Planning and Development

APPROVED FOR SUBMITTAL:

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Aedward Los Banos, Executive Director  
Hawaii Community Development Authority