



YEARLY ACTIVITY PLAN (YAP) - FY '08

Division/Attached Agency: Hawaii Community Development Authority

Program Name: Kalaeloa Development District

Program ID: BED150KL

I. PROGRAM PLANNING

Problem, issue or opportunity statement: Describe the problem(s), issue(s) and/or opportunity(ies) your program is attempting to respond to. Identify the participants (individuals, companies, industry sectors, etc.) engaged in this problem, issue and/or opportunity.

Reverse the decline of the blighted and barren unsafe conditions in Kalaeloa through implementation of the Kalaeloa Master Plan by establishing the Kalaeloa Advisory Team (KAT) which will be made up of the Ewa, Kapolei, and Wai'anae community leaders, organizations, and developers to focus on promulgating administrative rules and the job creation aspects of the master plan.

Need and partners: Specify the need for government intervention. Provide supporting evidence. Identify any partners you will be working with to address the problem, issue and/or opportunity.

The Development of Kalaeloa has stalled, in part, because of a lack of federal, state, and county government commitment to the area. The viable land use plan, setting zoning, and beginning infrastructure improvements are critical to demonstrate a commitment to the region and to encourage private development. HCDA will work closely with government agencies, legislature, city council, and private developers to forge public/private partnerships. In addition to the KAT, the well established Kalaeloa Public Safety group made up of HPD, Navy Security, Federal and County Fire, DOT, DTS, HIANG, and the Kalaeloa Community Networks group made up of tenants, business owners, land owners, and area legislators demonstrates a strong community commitment that will need to be met with federal and state investments.

Desired results (outputs, outcomes and impacts): Identify desired results, what success will look like, by describing what you expect to achieve near (0-2 years) and long-term (2-6 years).

With the Governor's approval of the Kalaeloa master plan in 2006, success will be measured by the development and approval of the administrative rules which incorporate Leadership in Energy and Environmental Design (LEED) standards into development plans - - all in support of DBEDT's strategic objectives. Federal, state, and private developer commitments to building infrastructure projects in the district.

Long term success will be measured by more jobs created by technical businesses establishing in Kalaeloa, livable community development, and construction of a native Hawaiian archaeological and cultural center to ensure the sensitive balance between technological development of the future with a firm foundation and recognition to our past.

Influential Factors: List the factors you believe will influence your ability to impact the problem or opportunity. (Things that support success and barriers to success.)

The factors influencing development in Kalaeloa are: market demand and trends, Navy land distribution, administration and/or legislative priorities – i.e. alternative energy creation, homeless, etc. and changes in surrounding public and private development projects – UH West Oahu, mass transit, DHHL, etc.

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Strategies: List the general successful strategies or “best practices” that have helped other programs achieve the kind of results your program promises.

A key strategy is maintaining close coordination with key stakeholders: Navy, City, DHHL, DOT, Kalaeloa Community, etc. In other base closure situations, having the Local Reuse Authority (LRA) controlling a significant amount of land is critical to success, thus, the logic behind acquiring land in order to provide a better development product/greater public benefits, including more job creation and workforce housing.

Pursuing private/public partnerships within the Leeward/Ewa region developers to attract interest – high technology, alternative energy, research, transit, and transit-oriented development. Community support is central to any successful development project and maintaining close contact with community via the KAT, KPS, and KCN through the interpersonal relationships built by having a field office and staff who continues to be the point of contact for all Kalaeloa issues.

Continue to utilize HCDA’s unique statutory authority to expedite development programs in a necessary strategic tool.

Assumptions: State the assumptions behind *how* and *why* the change strategies you have identified will work.

The various assumptions include increase Federal, State, and City attention, commitment, and investment of funding, continued development of Kapolei and Ewa, an ongoing need for job creation to shift traffic flows, affordable/workforce housing, continued and growing awareness for protecting archaeological and cultural sites, need for protecting beach front and beach access, and the need for alternative energy development will continue to be the emphasis for the next 10 years.

II. PROGRAM IMPLEMENTATION

Resources: Describe the resources or influential factors available to support your program.

Though significant infrastructure necessities are lacking, the current resources include:

- 2007 Legislative CIP Funding of \$250,000.00 for life safety projects
- Kalaeloa Revolving Fund estimated \$267,348.00 with statutory ability to assess landowners
- Employees: two (2)
- Private sector consulting firms
- Federal, state, and city agencies
- Approved flexible, mixed-use, and job creation emphasis Kalaeloa Master Plan

Activities: Describe each of the activities you plan to conduct within your program.

HCDA will need to conduct the following activities: extend contract with consultant to promulgate administrative rules (due to position vacancies work on the rules were halted for 6 months), engage in project management and community outreach, prepare reports, coordinate with Federal, State, City agencies, and developers, respond to complaints, conduct presentations and provide training, build legislative relations and solicit guidance, build Kalaeloa development and business opportunities profile.

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Outputs: For each program activity, identify what outputs you aim to produce

Short-term (0-2 years)

- Promulgate Development Rules
- Amend infrastructure master plans, while simultaneously improving life safety situation
- Acquisition of the yet-to-be-conveyed Navy land through Federal, State, City, and Private Developer partnerships

Long-term (2-6 years)

- Implement first phase of infrastructure master plans
- Continue to strengthen already established partnerships with government agencies, private developers, and community stakeholders.
- Continue to facilitate and coordinate responses to current quality of life issues and strengthening pride in the district.

Outcomes: Identify the short-term (0-2 years) and long-term (2-6 years) outcomes you expect to achieve.

Short-term (0-2 years)

- Recognition, acceptance, and adherence to land use plan by government agencies, private developers, and all land owners.
- Participation, ownership, acceptance, approval, and adherence to rules/zoning
- Improved, safer, and more attractive district
- Stronger community support, quicker remedy of complaints, and reduced complaints
- Greater business and developer interest and activity
- All land conveyance completed and ownership clear

Long-term (2-6 years)

- Significant positive economic, environmental, and social value creation
- Alternative energies, technology-based, and development type job creation activities significance
- Construction activities for infrastructure improvements has commenced

Impact: Describe the lasting impact you anticipate.

Results of the outputs and outcomes are:

- Fully funded 10-year CIP scheduled for infrastructure improvements
- Job creation on pace to fulfill master plan projections (7,000 by 2020)
- A community where people live, work, and play resulting in reduced traffic to Honolulu
- A native Hawaiian archaeological and cultural center thriving in the community, all the natural resources are protected, and access to the beaches and open space is being utilized by the community
- Greater regional connectivity between and across neighboring communities on new roadways and utilizing mass transit/ferry transportation systems
- Social services for U.S. Veterans, Homeless, elderly, and children are significantly addressing quality of life issues of the day
- Revenue generation for the state of Hawaii, developers, businesses, and the community is on the rise

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III. PROGRAM EVALUATION

Focus Area: From your program logic model, list the components of the most important aspects of your program.

Realization of the vision for Kalaeloa as a "Center for Excellence" and HCDA's mission to achieve this vision

Audience: Identify the key audiences for each focus area. Who has an interest in your program?

Community at-large, businesses, elected officials, Federal, State, and City agencies, academics, Native Hawaiian community, and environmental community

Questions: For each focus area and audience, list the questions they may have about your program.

All of the above noted audiences have questions such as:

Who will lead?

When will land ownership be cleared?

What do we need to do to create jobs, increase regional connectivity, reduce traffic, and address infrastructure?

What about affordable housing?

What is the definition of affordable housing?

Will there be new schools, parks, and activities for children?

Is there a comprehensive plan to address homeless?

Will Kalaeloa be the center of excellence (Wahi Ho'okela)?

What can I do to make Kalaeloa a better place?

Information Use: For each audience and question you have identified, identify the ways you will use the evaluation information.

Strengthen mechanisms for community participation, response, and coordination to address current issues through the already established Kalaeloa Public Safety and Kalaeloa Community Network groups.

Establish the Kalaeloa Advisory Team to focus on development rules and turn planning into action with the use of neighborhood board representation and participation, web posting, coordination meetings with all facets of government agencies.

Indicators: Describe what information can be collected that would convey the status of your program.

Measurements to track progress include: promulgation of community development rules, acceptance and approval of the rules by authority, city, and governor, reduced complaints, recordation of land conveyance, sales, leases, and increase job creation with an emphasis on technology and alternative energies.

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IV. ALIGNMENT

How is your program linked to DBEDT's six strategic objectives?		
1.	X	Workforce Housing
2.	X	Workforce Development
3.	X	"Energy For Tomorrow"
4.	X	"Global Links/Export of Goods and Services"
5.	X	The Creation Of An "Innovation Infrastructure"
6.	X	Improve Hawaii's Small Business Environment

If your program is not linked to any of the six objectives, explain why it is still important.