



Better Communities for Tomorrow



Report of the Executive Director

ED' s March 2014 Report

- **Summary Agency Financial Report**
- **Governor's Appointments**
- **Next Meeting**

HCDA Financial Summary

Current Month - January

Actual	Budget	Variance
(KA) 271,783	209,795	61,988
(KL) 35,530	30,778	4,752
Revenue	Expenditure	Net Change
(ID) - 32,864	6,443	26,421
(LM) 130,497	66,392	64,105
(PFD) - 688	22,160	(21,472)
(RH) 12	1	11
(CL) 2,097	(1)	2,098
(SDep) 500	200	300
(KL) - 4,494	133	4,361
(Heeia) - 4	-	4

Fiscal Year to Date

Actual	Budget	Variance
1,576,322	1,577,324	(1,002)
161,098	194,439	(33,341)
Revenue	Expenditure	Net Change
200,477	50,170	150,307
677,357	2,191,351	(1,513,994)
4,137	310,895	(306,758)
278,311	-	278,311
19,063	658	18,405
27,731	47,158	(19,427)
53,867	2,937	50,930
34	7,216	(7,182)

Summary of HCDA Revolving Funds

	Description	Amount
Cash on Hand		
	HCDA Revolving Fund & Kakaako District Operating Fund	17,358,021
Outstanding Obligations		
	Subtotal – Known Obligations as of 02/29/2012	13,633,134
Cash Balance		3,724,884
Additional Cash		
	Kewalo Basin Harbor Operations Fund (for KBH only)	3,053,303
	Kalaelo Community Development District Revolving Fund	327,621
	Kalaelo Community Development District Operating Fund	51,252
	Heeia Community Development District Revolving Fund	131
	Subtotal Additional Cash Balance	3,432,307

Governor's Appointments

- **Governor's Message #502**
 - **Brian Tamamoto (Kakaako)**
 - **Confirmation Hearing to be Scheduled**

- **Governor's Message #558**
 - **H. K. Bruss Keppeler (Cultural Specialist – all boards)**
 - **Confirmation to be Scheduled**

- **Vacancies**
 - **Heeia – One**
 - **Kalaeloa – One**

Next Meeting

- **Kakaako Public Hearing**
 - Keauhou Lane – March 19, 2014
 - Wei Fang – April 2, 2014

- **Next Regular Meeting**
 - April 2, 2014

- **Kakaako Public Hearing – April 30, 2014**
 - Keauhou Lane
 - Block B

- **Location - 461 Cooke Street**

Legislation Relating to HCDA



HCDA Legislation

➤ Current Status

➤ HB 1866 HD 2

➤ Relating to the Hawaii Community Development Authority – Passed 3rd Reading WR (2) No (14) - Received by Senate

➤ HB 1865/HCR ??? Management & Fiscal Audit of the HCDA

➤ Measure to be Scheduled for Hearing

➤ SB 2699 SD 1

➤ Relating to the Hawaii Community Development Authority – Ayes (24) Excused (1) Passed 3rd Reading (Received by House)

OHA Legislation

- **HB 2554 HD 1 Relating to the Hawaii Community Development Authority**
 - **Allows Residential Development in Kakaako Makai on Lands Owned by the OHA Subject to a Public Hearing**
 - **Did Not Cross Over to the Senate**

- **SB 3122 SD 2 Relating to the Hawaii Community Development Authority**
 - **Allows Residential Development on Specific Lots in Kakaako Makai After HCDA Public Hearing; Payment of Association Fees by Residents; 400 Feet Height Limit**
 - **Passed 3rd Reading - Ayes (23) WR (1) Noes (2)**

Contested Case Proceedings

- **Establish & Clarify Contested Case Proceedings for Development Permit Applications**
 - **Notice According to Section 91 & Section 1-28.5 HRS**
 - **Contested Case Proceedings under Section 91 HRS**
 - **Public Participation in Accordance with Section 92 & Section 206E-5.6 HRS**
 - **Judicial Appeal in Accordance with Section 91-14 HRS**
- **Public Engagement & Notice**
 - **Authority or Applicant to Mail Notice to All Persons w/in 300 Feet Radius**
 - **Account for all those *Adversely* Impacted**

Contested Case Proceedings

- **Establish & Clarify Appeal/Reconsideration Process Before the Authority**
 - **Separate from Right of Judicial Review Allowed Under Section 91-14 HRS**
- **Right of Citizen to Bring Suit Against Agency**
 - **w/o Deadline or Other Specification**

Authority Composition

- **Immediate Removal of Existing Board w/o Transition Plan**
- **Restructures Authority Membership**
 - **New System of At-Large Appointments**
 - **Cultural Specialist, County Nominations, Governor's Cabinet Officials, District Residents & Small Business Lost**
 - **County Non-Voting Ex-Officio Member**
 - **Quorum to Conduct Business**

Budget , Expenditures & Oversight

- **Subject to Legislative Oversight**
 - **Authorization/Ceiling for Operations Subject to Oversight**
 - **Revolving Fund Expenditures Subject to Appropriation & Allotment**
 - **Total Amount of Revenue Bond Authorization**
- **Management & Fiscal Audit to be Conducted**
 - **To Be Requested Via House Concurrent Resolution**
- **Revoke CIP Project Staff Funding**

Design & Regulatory Authority

- **Height Restricted to 418 Feet**
 - **400 Feet Plus Allowance for Elevator/Mechanical/Utilities and Architectural Features**
- **Requires Tower Buildings to be Oriented on Mauka-Makai Axis**
- **Tower Spacing of 300 Feet**
- **Limiting Density to 1.5 – 3.5 FAR**
- **Eliminate Density Bonus**

Reserved/Workforce Housing Rules

- **Must Conform to City & County Affordable Housing Rules**
- **Define Reserved Housing as 80% Area Median Income [(AMI)(Low Income)] or Less**
- **Allow Agency Buy Back & Resale of Reserved Housing Units**
 - **Requires that Such Units Be Maintained in Perpetuity**
- **Eliminates Out of District Housing Option**
- **Restores Cash-in-Lieu Provision**

Other Provisions

- **Repeal of the Agency**
- **Establish One Year Moratorium on Development Permit Application Processing**
- **Requires At Least 3 Members to Attend All Public Input Sessions**
- **Requires Comprehensive Study of District Infrastructure Requirements**

Legislative Requests

- ➔ **Clarification that the Executive Director Provides Testimony on Behalf of the Agency and not as an Individual**
- ➔ **Request for Authority Testimony & Position**

Testimony of the Executive Director

- **Previously as Approved by the Authority**
- **Proposed Action for Authority Approval**
 - **Testimony Continues to be on Agency Letterhead**
 - **Continues to Indicate that Statement is of the Executive Director of the HCDA**
 - **Remove Footer**
- **Revision of the Position Statement**
 - **“These comments represent the official position of the Agency and not that of the Authority.”**

Testimony of the Authority

- **Authority is Composed of Cabinet Members and Volunteers Appointed to Direct Agency Activities and Deliberate on Matters Appropriately Brought Before It**
- **Responsibility of the Authority is to Discharge its Duties in Accordance with Statute and Rule**
- **Authority Shares the Vision Given by the Legislature & Embodied in our Enabling Legislation & Rules**
 - **Building Community and Place**
 - **Providing Hope & Opportunity for our Youth Looking to a Future in our State**

Testimony of the Authority

- **Generally Focused on Commenting On Matters Relating to**
 - **The Composition and Structure of the Authority and its Ability to Represent the Community, Stakeholders & Provide Perspective to its Deliberations**
- **Providing No Comment w/respect to Other Legislative Initiative**
- **Deferring to the AG's Office w/respect to Legal Matters**
- **Deferring to the Executive Director to Present the Agency Position w/respect to Structural, Procedural, Budgeting, Fiscal, Planning & Physical Design or Other Technical Matters**

Testimony of the Authority

- **Reserving the Right of the Authority to Develop its Own Position on any Matter Relating to the HCDA**
 - **Such Testimony to be Developed at a Duly Convened Meeting of the Authority**
- **Delegating to the Chair, Designated Member or the Executive Director the Responsibility to Present the Authority's Position in Writing or In Person**

Pacific Gateway Center



Transfer of CIP Funds

- **Department of Labor & Industrial Relations Requests Transfer of Delegation for Available Funds**
 - **\$1M in CIP Funds**
 - **Designated for Pacific Gateway Center**
- **Pacific Gateway Center Has Requested Opportunity to Restore Historic Pump Station & Establish Senior Resource Center**
 - **Request Sponsored by Senator Galuteria**

Pacific Gateway Center History

- **Founded in 1973 by the Palama Council of Churches**
- **1984 – Established as 501(c)(3) – Kalihi-Palama Immigrant Service Center**
 - **Later Renamed as Immigrant Service Center**
- **1999 – Immigration Center officially changed its name to Pacific Gateway Center**
- **25 Full & Part-Time FTE**
- **Services Provided to Approximately 5,000/year**

Pacific Gateway Center Mission

- **To Help Immigrants, Refugees and Low-Income Residents of Hawaii Gain Access to Opportunities and Services Through the Building of Skills that Lead to Self-Sufficiency**
 - **Respect for Integrity of Diverse Cultures & Communities Served**
- **Organizational Values**
 - **Aloha, Creativity, Diversity, Humor, Integrity**
 - **Mutual Respect, Teamwork & Food Needed to Sustain Life**



Business Start Ups

Culinary Kitchen Incubator, Lemongrass Café and Catering



Immigrant Centered Activities

Beginning Farmers Program, Micro Loans

Development at Historic Pump Station

- **Utilize Legislative CIP Appropriation (\$1M) to Restore Historic Pump Station for PGC Senior Center**
 - **Replace Roof**
 - **Grade Yard to Eliminate Back Flow into Pump Station**
 - **Construct Toilet Facility**
 - **Restore Interior to Allow Operations of the PGC Senior Center**
- **Upon Completion of Restoration Work – Negotiate Lease w/Pacific Gateway Center**
- **Will Preserve & Restore Historic Pump Station to Useful Activity**