Report of the Executive Director

Better Communities for Tomorrow
ED’s March 2014 Report

- Summary Agency Financial Report
- Governor’s Appointments
- Next Meeting
## HCDA Financial Summary

### Current Month - January

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

### Fiscal Year to Date

<table>
<thead>
<tr>
<th></th>
<th>Actual</th>
<th>Budget</th>
<th>Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revenue</td>
<td></td>
<td>Expenditure</td>
<td>Net Change</td>
</tr>
<tr>
<td>(KA)</td>
<td>1,576,322</td>
<td>1,577,324</td>
<td>(1,002)</td>
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<tr>
<td>(KL)</td>
<td>161,098</td>
<td>194,439</td>
<td>(33,341)</td>
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<tr>
<td>(ID)</td>
<td>200,477</td>
<td>50,170</td>
<td>150,307</td>
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<tr>
<td>(LM)</td>
<td>677,357</td>
<td>2,191,351</td>
<td>(1,513,994)</td>
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<tr>
<td>(PFD)</td>
<td>4,137</td>
<td>310,895</td>
<td>(306,758)</td>
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<td>(RH)</td>
<td>278,311</td>
<td>-</td>
<td>278,311</td>
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<tr>
<td>(CL)</td>
<td>19,063</td>
<td>658</td>
<td>18,405</td>
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<tr>
<td>(SDep)</td>
<td>27,731</td>
<td>47,158</td>
<td>(19,427)</td>
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<tr>
<td>(KL)</td>
<td>53,867</td>
<td>2,937</td>
<td>50,930</td>
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<tr>
<td>(Heeia)</td>
<td>34</td>
<td>7,216</td>
<td>(7,182)</td>
</tr>
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## Summary of HCDA Revolving Funds

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