

HCDA KAKA'AKO COMMUNITY DEVELOPMENT DISTRICT
SUBCOMMITTEE - 2015 PRIORITIES REPORT

Chair Okuhama convened three meetings of the Kaka'ako Community Development District Subcommittee. The purpose of these meetings was to hear from HCDA Board Members representing the Kaka'ako area and community stakeholders on issues that HCDA can address and include in the Kaka'ako Community Development District 2015 Priorities.

Based on these subcommittee meetings, the following are the major issues and items that HCDA needs to prioritize in 2015:

1. Affordable housing:

- a. Adopt portions of the "POTS" report regarding housing especially the minimum 30 year term for rental housing – perpetuity preferred
- b. Projects targeting lower AMI - proposed Micro Units project is an example
- c. Incentives to build affordable housing projects targeting lower AMI
- d. Rent to own option
- e. Workforce housing guidelines – rules are too loose with no restrictions to keep it affordable; no buyback or shared equity requirements

2. Homelessness – "In Our Face":

- a. Greatly affects use in the area – Discovery Center is a very good example
- b. HCDA does not have the resources and expertise to handle homelessness in the Kaka'ako area; better suited for the City to handle by building homeless shelters
- c. Assemble stakeholders from the state, the city, private sector housing experts and politicians – what are experts doing and how can we work together to seriously address this ever growing problem

3. Address Kewalo Basin and Plan for Use and Development:

- a. Land owners (HCDA and OHA), lessee, BLNR/DLNR, and community stakeholders need to work together towards a comprehensive and compatible Kewalo Basin Plan
- b. Community stakeholders will oppose any plan that negatively impacts:
 1. Park and ocean access roads, including Boaters service road
 2. The park user's free parking
 3. Jeopardizes the "Shoreline Promenade/Lei of Green that was agreed to in the KM Conceptual Master Plan adopted by HCDA in 2011
 4. Eliminates the Shoreline Promenade that was in the Makai Master Plan

4. Infrastructure:

- a. Private roadway ownership are a major issue that must be addressed by HCDA
- b. We have never had a comprehensive EIS regarding traffic impact, roads, sewers, water, schools etc. We need one now for Mauka with continuing challenges
- c. Sewers are examples of infrastructure not being done right with city and HCDA finger pointing instead of fixing the problem. Especially with all of the current and planned development in Kaka'ako
- d. Alternative approaches to financing street and sidewalk improvements

5. Small Business Assistance:

- a. Property tax relief to small business owners, especially during the period of construction; ask HART to mitigate for (prior to) construction. Property tax relief now!
- b. Support relief of impact to businesses caused by rail construction – significant impact to businesses in the Kaka'ako area
- c. Support from HCDA and review TOCBED Report