



Hawaii Community Development Authority 2018 Annual Report

to the

Thirtieth Hawaii State Legislature Regular Session of 2019

This report satisfies Hawaii Revised Statutes Section 206E-19
Honolulu, Hawaii
January 2019

Prepared by
Hawaii Community Development Authority
Department of Business, Economic Development & Tourism
State of Hawaii

Hawaii Community Development Authority

Development continued at a robust pace with seven projects under construction, (Aalii, Aeo, Hale Kewalo, Ke Kilohana, Nohona Hale, Ola Ka Ilima Artspace Lofts, and The Block 803 Waimanu) providing 2,111 new residential units. Of these units, 984 units are priced or were sold to qualifying families with low- to moderate-income levels.

HCDA delivers affordable housing without taxpayer dollars through its Reserved Housing and Workforce Housing programs.

In the Kakaako makai area, the HCDA was ahead of schedule in constructing the Sandbox, a world-class innovation center on HCDA land. The renovated 1900 Ala Moana Historic Pump Station continued to serve as a community center for kupuna. In 2018, HCDA began the design and planning of renovations for the adjacent building, the Ala Moana Pump Station Screen House and 1940 Pump Station.

In Kalaeloa, construction of the first phase of electrical upgrades down Enterprise Avenue, the Kalaeloa Energy Corridor, are just about complete and phase II is on schedule to start in 2019. The \$13.5 million energy corridor will bring reliable power into the district for tenants and landowners in its vicinity. A separate study is under way to provide safe and reliable power throughout the entire district.

HCDA is conducting Kalaeloa roadway surveys to establish right of ways in the district to support future growth and infrastructure expansion.

In 2018, with the help of HCDA's partner and lessee Kakoo Oiwi, six-acres of invasive mangrove was removed from the mauka and makai sides of Kamehameha Highway, relieving the area of mangrove that had damaged the structural integrity of historic farm roads as well as the fishpond below.

For a city to run smoothly, modern infrastructure with the capacity for growth are vital. HCDA's focus as we move forward is on getting back to the basics and creating a solid foundation with modern infrastructure in each of the districts in our purview.

Thank you for taking the time to review the progress HCDA has made. These accomplishments are due to the continued collaboration and support HCDA has received from the state administration and legislature, other government agencies, district landowners, businesses, residents, and community groups.

Mahalo.

Innovation

In 2018:

Groundbreaking celebrated the start of construction on two affordable housing projects that will add 232 affordable housing units to Kakaako. Hale Kewalo on Piikoi Street and Nohona Hale micro-units on Cooke Street.



HCDA's partnership with the City & County of Honolulu has helped to improve the public safety of the state's 35-acre Waterfront Park.

HCDA required Howard Hughes build a Central Plaza that opened in December, a 1.5-acre open space for public use and community events in Kakaako near one of the district's two proposed rapid transit stations, increasing outdoor open area landscaped with native plants for the community to enjoy.

On June 28, 2018, Governor David Ige signed the HCDA revised Reserved Housing Rules. The revisions will keep Reserved Housing units affordable for a longer period of time.

To see the revised 2018 and 2011 Rules visit <http://dbedt.hawaii.gov/hcda/plans-rules/>.



Leader

What do we do?

The Hawaii State Legislature found that many areas of the state were economically depressed and in need of redevelopment and renewal. To alleviate deterioration and stimulate community development, the Hawaii Community Development Authority (HCDA) was established.

Kakaako, Kalaeloa and Heeia were underused

and deteriorating, but lawmakers saw great potential in them and designated the areas Community Development Districts (CDD) of HCDA.

The legislature believed HCDA's planning and implementation programs would result in communities which serve the highest needs and aspirations of Hawaii's people.

In 2018:

12

Kalaeloa permits approved
(Not requiring hearings under HRS § 206E-5.)

47

Park Permits issued

149

Kakaako permits approved
(Not requiring hearings under HRS § 206E-5.)

79

Reserved Housing unit owners assisted with Reserved Housing inquires

3

Projects approved
Koula - housing & mixed use development; Universai Building renovation; and RP Makai Owner Kalaeloa Rental Homes

31

Properties Managed

2018

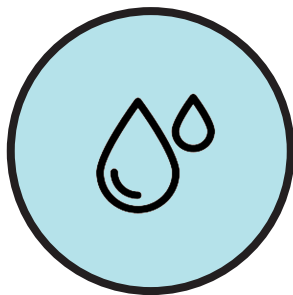
In fiscal year 2017-2018
HCDA project managers,
engineers and planners
managed several projects:



The Entrepreneurs
Sandbox
(Design and construction)



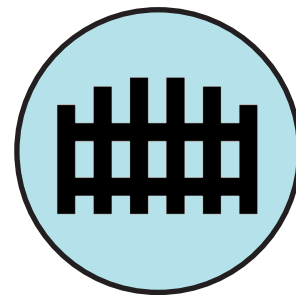
Ala Moana Pump Station
Screen House and 1940
Pump Station Renovation
(Design and construction)



Storm Water
Management Program
Plan for Kakaako and
Kewalo Basin



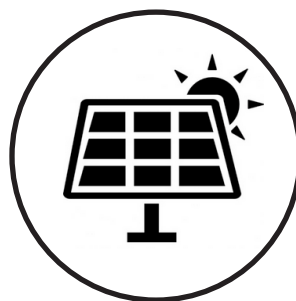
Upgrade Picnic Unit
Foundations in
Kewalo Basin Park



Cattle Gate at
John A. Burns
School of Medicine



Kalaeloa Energy Corridor
Phases 1 and 2
(Design and construction)



Kalaeloa Safe and Reliable
Energy Infrastructure
Project (Planning)



Kalaeloa right-of-way
and Streets Survey
(Planning)

Moving forward



District-Wide Improvement Program

This is about much more than making a district look better.

HCDA's primary tool to seed redevelopment is its District-Wide Improvement Program, authorized by the legislature under HRS section 206E-6.

HCDA is seeking to return to its roots to strengthen the infrastructure in its districts to encourage redevelopment in areas that are substantially underdeveloped and blighted and in need of renewal, renovation and improvement.

Central Kakaako is critical to the Kakaako Community Development District. In the last decade, the number of residential units in the district has doubled, one in three of the units is affordable, and five more towers are in the pipeline.

The dramatic increase in population has introduced a new dynamic and heightened the need to refocus on the area's infrastructure.

In the Kalaeloa Community Development District the existing sub-standard, unreliable infrastructure has paralyzed the district.

The HCDA District-Wide Improvement Program is a tool used to identify and improve the network of public streets and utilities to ensure public safety and encourage redevelopment revitalizing an area.

Improvement Districts (ID) are phases of the District-Wide Improvement Program. Phases complete all upgrades on one road or section at a time, from undergrounding of utilities to overhead street lights and everything in between. Limiting the disruption to the district, phases are more cost effective and efficient than upgrading one item at a time across the whole area.

IDs may be designated to provide financing for improvements to public facilities such as sidewalks, streets, lights, utility and service corridors, storm drains, waterlines and sewage systems. In the past, IDs were created to assess the public utilities or land-owners that benefit from the improvement, sharing the improvement costs through an assessment plan. However, if the state funds 100% of the improvement, it is completed without being designated an ID.

Created favorable conditions for economic development

An investment of **\$210 million** in infrastructure led to **\$10 billion** in construction activity alone. The total economic activity is much higher with multipliers for employment and new economic opportunities in its district.

\$210

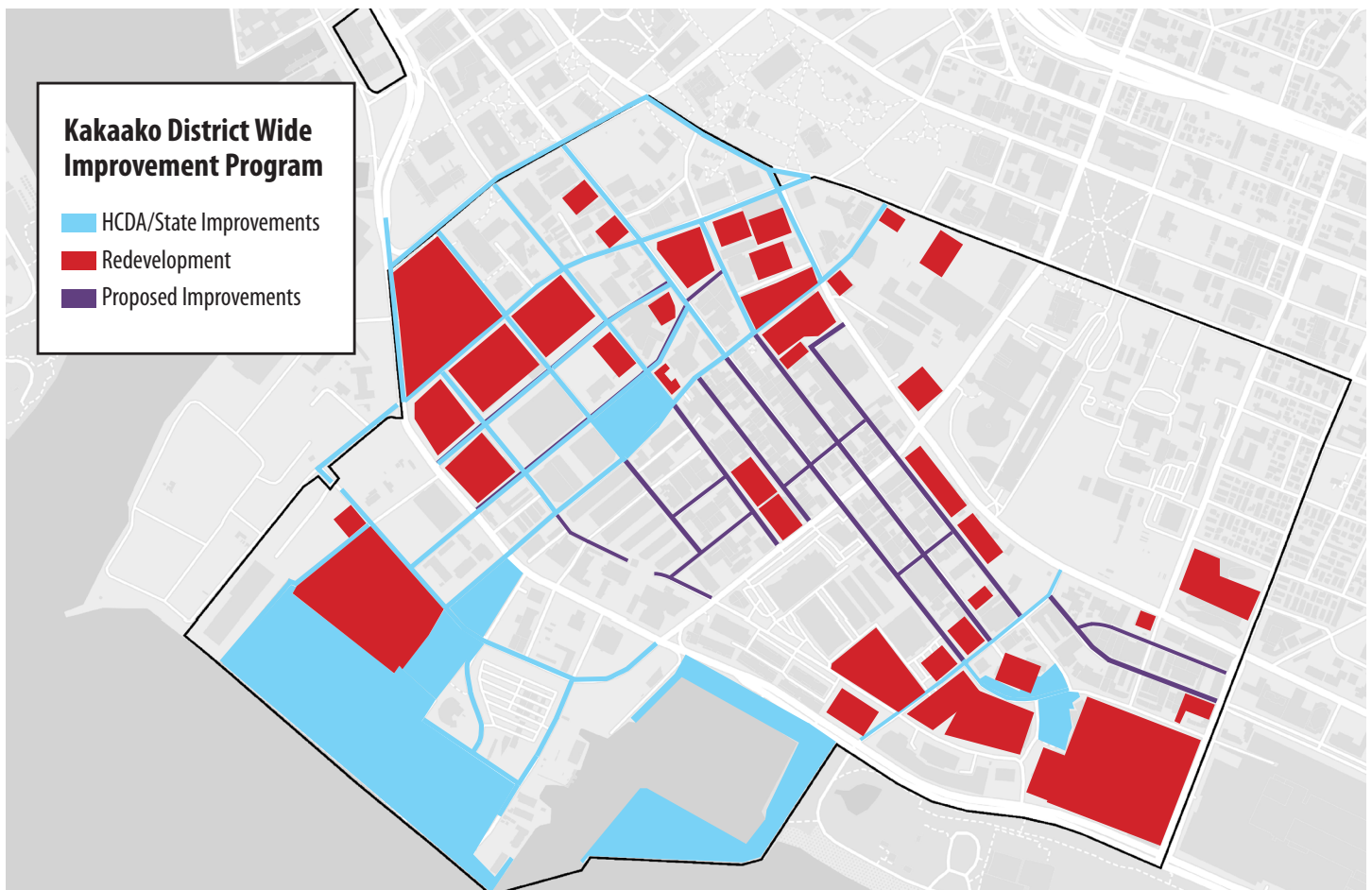
Million state funds

10

Improvement Districts
have been completed

\$16

Million increase in
annual property tax
assessments



Economic driver



Kakaako

Recognizing the once-thriving service district of Kakaako had become economically depressed and blighted with unmet community needs such as deteriorating and insufficient infrastructure, in 1976 the Hawaii State Legislature designated Kakaako as its first Community Development District.

Besides the potential it saw in the area for improvements to what was existing, the legislature envisioned far more for the district such as commercial and industrial facilities, affordable housing for people of all income levels, and parks and open space for all of Hawaii to enjoy.

Because of Kakaako's central location near urban Honolulu, coupled with the community's strong desire to "keep the country, country," the legislature made the decision to develop vertical housing in Kakaako. In planning for the future they knew that to meet the housing shortage and growing demand for housing, vertical development would be essential in order to keep other areas of the island pristine. This enhanced Honolulu's urban core for mixed use – where residential, commercial, industrial, and public uses complement each other.

HCDA worked with the community, legislators and stakeholders to develop two sets of Kakaako Community Development plans and rules, one for the area mauka (inland) of Ala Moana Boulevard and the other set for the makai (ocean side). These plans and rules that reflect the aspirations of the people of the area, have been the guiding force in the redevelopment of this former warehouse area into a vibrant urban community that people of all walks of life now call home, international visitors flock to for the local culture, the arts and cuisine, and kamaaina from across the state visit for recreational activities.



Homeowners attended the groundbreaking of Howard Hughes Corporation's Aalii project that adds 150 affordable units as part of HCDA's Reserved Housing Program. The tower will have a total of 751 units located on Queen Street next to Aeo whose largest commercial tenant is Whole Foods.

9,561

Residential units
built since 1976

1 in 3

Residential units is
affordable

6

**Affordable rental
housing projects**

1047 Reserved rental units -
The Flats at Puunui (88), Halekauwila Place
(204), Kamakee Vista (225), Kauhale Kakaako
(267), Keauhou Lane (209), and
Six Eighty Ala Moana (54)

3

**Senior
housing projects**

582 Residential units -
489 units for low to moderate income
seniors (Honuakaha, Na Lei Hulu
Kupuna, and Pohulani)

13

**Reserved & Workforce
housing projects**

3533 Total units - 1235 Reserved
housing units, and 784 Workforce
housing units *

14

**Market rate
housing projects**

4399 Residential units

*These were the number of reserved and workforce housing units at the time the projects were completed. Some of them may no longer be within the reserved housing term limit.

Kalaeloa

In 1999, the Barbers Point Naval Air Station closed. In 2002, approximately 3,700-acres of the former air station was designated by the Legislature as the Kalaeloa Community Development District under HCDA.

Land development and conveyances were limited in Kalaeloa. Meanwhile, the rest of the land in Kalaeloa remained virtually unchanged, with landownership divided amongst various Federal, State and County agencies. Development activity on government-owned land in Kalaeloa was limited to improvements of the Kalaeloa Airport, Barbers Point Golf Course and Hawaii National Guard properties.

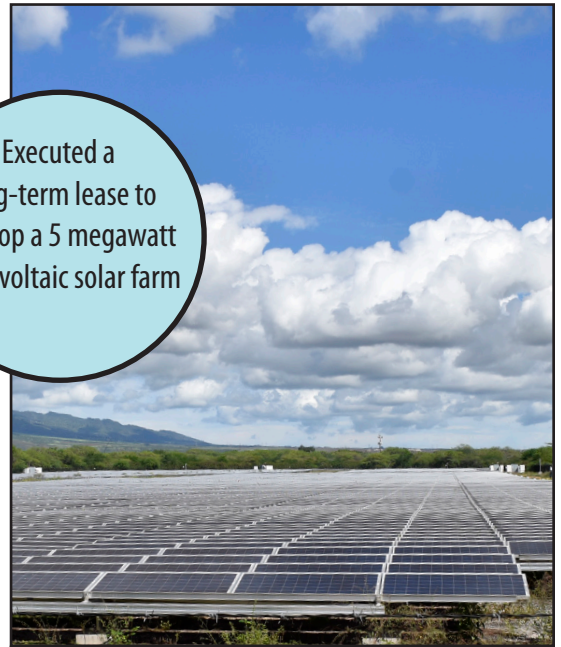
The State of Hawaii, Department of Hawaiian Home Lands (DHHL) was the only land owner in Kalaeloa issuing short-term leases for commercial and industrial activities. Other Kalaeloa landowners, such as the U.S. Veterans Administration and the Housing and Community Development Corporation of Hawaii had pre-existing agreements with various organizations to assist in homeless and social support services for their respective communities. Nearly thirty percent of the district is either pending conveyance to a specific State or County agency or unallocated.

In 2018, HCDA took steps to address problems in Kalaeloa by commissioning a study to lay out meets and bounds in the district to guide future developments. It also continued to pursue ways to bring reliable energy to the district through the Kalaeloa Energy Corridor. Phase one of that project is nearly complete and phase two will start immediately after.

HCDA is also working toward a Request for Proposals to bring even more reliable energy to the district.

This is just the beginning of improving the infrastructure to the district and bringing new economic activity to Kalaeloa.

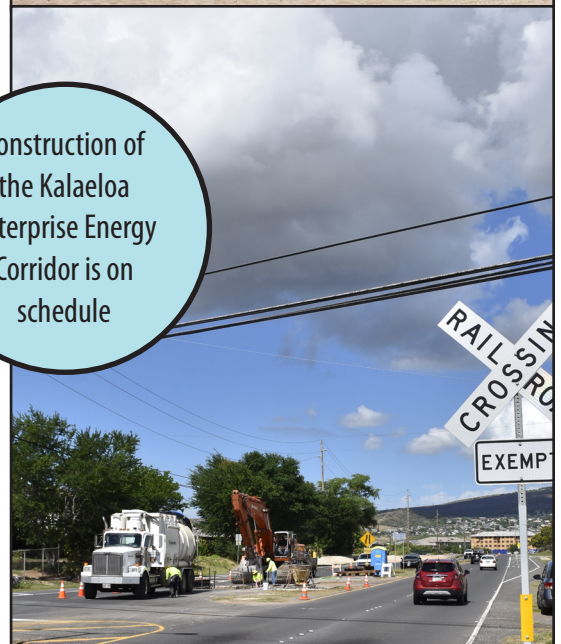
Executed a long-term lease to develop a 5 megawatt photovoltaic solar farm



"Center for Excellence" or Wahi Ho'okela



Construction of the Kalaeloa Enterprise Energy Corridor is on schedule





Working toward increasing the amount of wetland taro grown on Oahu.

Heeia

In 1991, as part of a land exchange with Kamehameha Schools HCDA acquired 405-acres of land on the windward side of Oahu just mauka of the Heeia fish-pond. HCDA facilitates culturally appropriate agriculture, education and natural resource restoration and management in alignment with the Honolulu Board of Water Supply's Koolaupoko Watershed Management Plan and the City and County of Honolulu Koolaupoko Sustainable Communities Plan. On January 1, 2010, the HCDA and Kakoo Oiwi entered into a 38-year lease agreement.

Kakoo Oiwi's primary mission is to restore the Heeia wetlands into a working agricultural and cultural district.

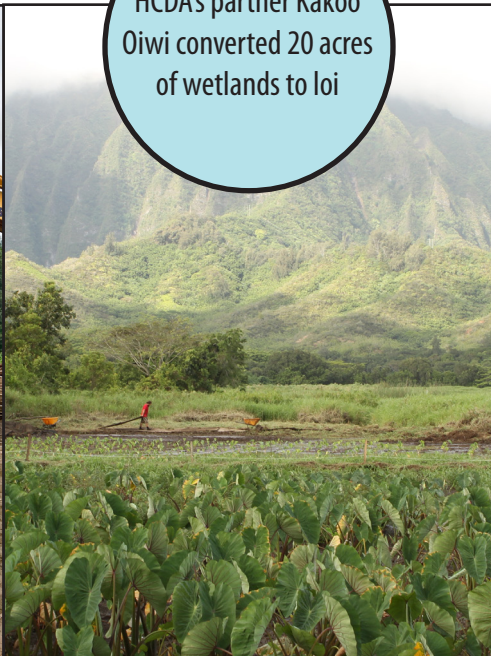
This land was designated the Heeia Community Development District of HCDA by the Legislature in 2011, to facilitate culturally appropriate agriculture, education, and natural-resource restoration and management of the Heeia wetlands.

HCDA has been working with the community to develop the Heeia Community Development District (CDD) Plan and Rules, a long-range community development plan for the CDD. The Plan and Rules will address culturally appropriate agriculture, education, natural resources restoration and management of the Heeia wetlands.

Removed 6
acres of invasive man-
grove mauka & makai of
Kamehameha Highway

HCDA's partner Kakoo
Oiwi converted 20 acres
of wetlands to loi

Restored 1.3 miles of
historic farm roads



Financial Statements

2017-2018

AUDITED FINANCIAL STATEMENTS

State of Hawai‘i

Hawai‘i Community Development Authority

The analysis and financial statements contained herein follow the state’s fiscal year, beginning July 1, 2017 and ending June 30, 2018. The audited financial statements were prepared for the State of Hawai‘i Office of the Auditor.

The complete financial and compliance audit report can be found at <http://dbedt.hawaii.gov/hcda>.



**Financial
Position**

**Financial
Results**

**Audited
Financial
Statements**

Highlights

Financial Position

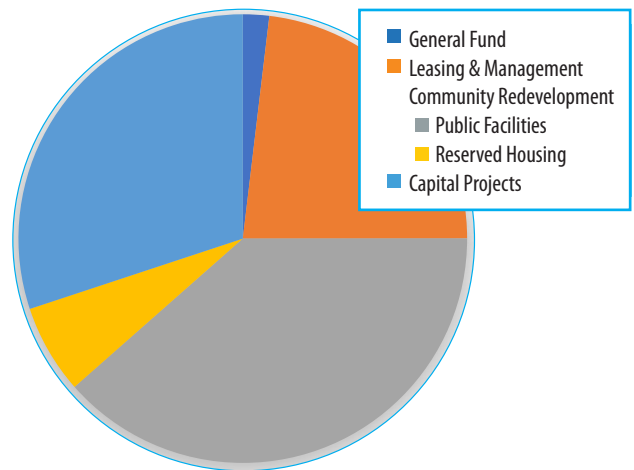
The HCDA's audited financial statements is presented over four governmental funds. To evaluate the HCDA's financial position, special attention should be placed on the HCDA's restricted and committed fund balance, which provides the amount of available funds the HCDA has to expend on future operations and investments in its community development districts.

A general description of the four governmental funds is provided below along with a chart with further details HCDA's available fund balance.

- General Fund – funded by the State's General Fund, represent a legislative appropriation for operations and as of fiscal year end, represent a portion of HCDA payroll costs.
- Leasing and Management – Special funded by revenues generated from leasing and management of HCDA assets. These funds are used towards HCDA operations, which also includes the operation and maintenance of HCDA parks.
- Community Redevelopment – Special funded by revenues generated by HCDA programs, which further restrict their use to the following purposes:
 - Development and maintenance of public facilities and infrastructure, including parks.

- Development and operation of HCDA's reserved housing program.
- Capital Projects – funded by legislative appropriations, these are for specific projects. These funds cover the planning, design and construction costs of HCDA managed projects. As of the fiscal year end, the majority of these funds were for the construction of the Enterprise Energy Corridor in Kalaeloa.

The HCDA relies greatly on State funding in fulfilling its mission, as the Leasing and Management, and Community Redevelopment Funds provide only limited revenues.



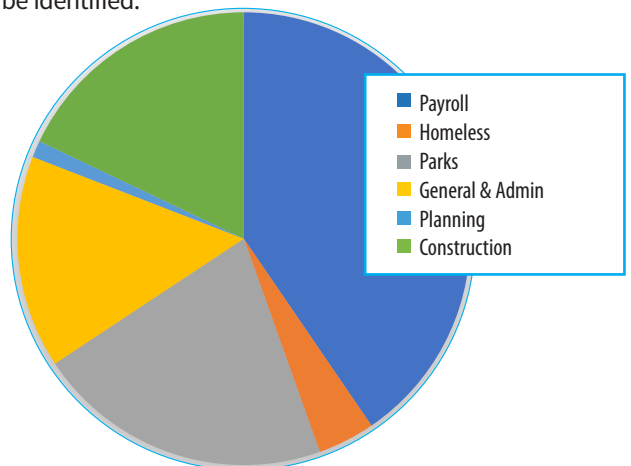
Financial Results

For the fiscal year ended June 30, 2018, the HCDA received approximately \$6 million in revenues. Of those revenues, approximately \$1.9 million was generated by HCDA leasing and management operations and approximately \$764,000 was generated by HCDA community redevelopment programs. Revenues from HCDA's community redevelopment programs are directly related to the development cycle and are expected to decline further this year.

For the fiscal year ended June 30, 2018, the total expenditures for the HCDA were approximately \$8 million. The following chart details HCDA expenditures for the year.

Historically, park expenses were funded from the Leasing and Management Fund to focus Community Redevelopment Fund on new development. However, after the HCDA lost approximately \$2 million in annual revenue with the transfer of approximately 30 acres of makai property to the Office of Hawaiian Affairs in

2012, the Leasing and Management Fund can no longer cover these costs. At approximately \$1.2 million per year, if funded from this fund, the fund would operate at an annual deficit of approximately \$500,000. With the transfer, the Community Redevelopment fund is also expected to operate at a deficit, especially with program revenues for this fund forecasted to decline. The Community Redevelopment Fund, however, has a larger fund balance to sustain it longer, until a long-term solution can be identified.



STATEMENT OF NET POSITION • GOVERNMENT ACTIVITIES

As of June 30, 2018

CURRENT ASSETS

Cash in State Treasury and petty cash	\$ 28,466,457
Due from State	10,633,048
Accounts receivable, net	427,731
Prepaid expenses	4,001
Total current assets	<u>39,531,237</u>

NONCURRENT ASSETS

Loan receivable – Halekauwila Partners, LLC	15,694,695
Investment in limited partnerships	101,877
Water source allocation credits	249,642
Land, improvements and construction in progress	115,906,330
Other capital assets, net of depreciation	31,814,804
Total noncurrent assets	<u>163,767,348</u>

TOTAL ASSETS	<u>203,298,585</u>
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DEFERRED OUTFLOWS OF RESOURCES	<u>-</u>
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TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	<u>\$ 203,298,585</u>
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CURRENT LIABILITIES

Accounts payable	\$ 608,840
Unearned revenue	153,286
Accrued payroll	183,743
Rental security deposits	90,994
Current portion of long-term obligations	131,883
Due to State Treasury	1,268,923
Total current liabilities	<u>2,437,669</u>

LONG-TERM LIABILITIES

Noncurrent portion of long-term obligations	17,597,263
Total long-term liabilities	<u>17,597,263</u>

TOTAL LIABILITIES	<u>20,034,932</u>
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DEFERRED INFLOWS OF RESOURCES	<u>193,978</u>
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NET POSITION

Invested in capital assets	147,721,134
Restricted for capital projects	10,234,454
Unrestricted	25,114,087

TOTAL NET POSITION	<u>183,069,675</u>
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TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION	<u>\$ 203,298,585</u>
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STATEMENT OF ACTIVITIES • GOVERNMENT ACTIVITIES

For the Year Ended June 30, 2018

FUNCTIONS/PROGRAMS	Expenses	Program Revenues	Net (Expenses) Revenues and Changes in Net Position
GOVERNMENTAL ACTIVITIES			
General government	\$ 2,698,187	\$ -	\$ (2,698,187)
Leasing and management	1,848,943	1,966,747	117,804
Community redevelopment	1,960,770	764,470	(1,196,300)
Capital projects	1,106,613	-	(1,106,613)
Total governmental activities	\$ 7,614,513	\$ 2,731,217	\$ (4,883,296)
GENERAL REVENUES			
State allotments, net of lapsed appropriations			3,057,540
Investment earnings			174,900
Total general revenues			3,232,440
CHANGE IN NET POSITION			(1,650,856)
NET POSITION – BEGINNING OF YEAR			184,720,531
NET POSITION – END OF YEAR			\$ 183,069,675

State of Hawai'i • Hawai'i Community Development Authority
BALANCE SHEET • GOVERNMENT FUNDS
As of June 30, 2018

	General Fund	Hawaii Community Development	Kalaeloa Community Development	Heeia Community Development	Capital Projects	Total Governmental Funds
ASSETS						
Cash in State Treasury and petty cash	\$ 3,500	\$ 27,598,598	\$ 788,330	\$ 76,029	\$ -	\$ 28,466,457
Due from State	1,117	-	-	-	10,631,931	10,633,048
Accounts receivable – net	-	427,731	300,000	-	-	727,731
Prepaid and other assets	-	249,642	4,001	-	-	253,643
Loan receivable – Halekauwila Partners, LLC	-	15,694,695	-	-	-	15,694,695
TOTAL ASSETS	\$ 4,617	\$ 43,970,666	\$ 1,092,331	\$ 76,029	\$ 10,631,931	\$ 55,775,574
LIABILITIES						
Accounts payable	\$ -	\$ 511,175	\$ 187	\$ -	\$ 397,477	908,839
Unearned revenues	-	153,286	-	-	-	153,286
Accrued payroll	-	167,731	16,012	-	-	183,743
Rental security deposits	-	90,994	-	-	-	90,994
Due to State Treasury	3,500	1,268,923	-	-	-	1,272,423
Total liabilities	3,500	2,192,109	16,199	-	397,477	2,609,285
FUND BALANCES						
Nonspendable:						
Prepaid and other assets	-	249,642	4,001	-	-	253,643
Loan receivable	-	15,694,695	-	-	-	15,694,695
Total nonspendable fund balances	-	15,944,337	4,001	-	-	15,948,338
Restricted	1,117	25,834,220	1,072,131	76,029	10,234,454	37,217,951
Total fund balances	1,117	41,778,557	1,076,132	76,029	10,234,454	53,166,289
TOTAL LIABILITIES AND FUND BALANCES	\$ 4,617	\$ 43,970,666	\$ 1,092,331	\$ 76,029	\$ 10,631,931	\$ 55,775,574

STATEMENT OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCES • GOVERNMENT FUNDS

For the Year Ended June 30, 2018

	General Fund	Hawaii Community Development	Kalaeloa Community Development	Heeiea Community Development	Capital Projects	Total Government Funds
REVENUE						
State allotted appropriations	\$ 683,823	\$ -	\$ -	\$ -	\$ 2,373,717	\$ 3,057,540
Contributions from property owners	-	334,325	200,000	-	-	534,325
Dedication and reserve housing fees	-	199,870	-	-	-	199,870
Investment earnings	-	172,522	2,277	101	-	174,900
Leasing and management	-	1,783,345	6,000	-	-	1,789,345
Other	-	257,799	7,330	-	-	265,129
Total	683,823	2,747,861	215,607	101	2,373,717	6,021,109
EXPENDITURES						
General government	1,369,738	335,059	249,399	-	-	1,954,196
Leasing and management	34,040	1,009,296	88,962	-	-	1,132,298
Community redevelopment	-	1,358,665	105,788	79,500	-	1,543,953
Capital outlays	-	-	-	-	3,607,513	3,607,513
Total	1,403,778	2,703,020	444,149	79,500	3,607,513	8,237,960
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES						
	(719,955)	44,841	(228,542)	(79,399)	(1,233,796)	(2,216,851)
OTHER FINANCING SOURCES (USES)						
Transfers in	-	23,374,428	1,017,186	155,432	-	24,547,046
Transfers out	-	(24,260,403)	(281,211)	(5,432)	-	(24,547,046)
Total	-	(885,975)	735,975	150,000	-	-
NET CHANGE IN FUND BALANCES						
	(719,955)	(841,134)	507,433	70,601	(1,233,796)	(2,216,851)
FUND BALANCES, BEGINNING OF YEAR						
	721,072	42,619,691	568,699	5,428	11,468,250	55,383,140
FUND BALANCES, END OF YEAR						
	\$ 1,117	\$ 41,778,557	\$ 1,076,132	\$ 76,029	\$ 10,234,454	\$ 53,166,289



**Hawaii Community
Development Authority**
Department of Business, Economic
Development & Tourism
State of Hawaii

Chairperson

John Whalen

Vice Chairperson

Mary Pat Waterhouse

Secretary

Shirley Swinney

Full Authority

17 members (15 voting, 2 non-voting)

At Large members

John Whalen

Mary Pat Waterhouse

Beau Bassett

Wei Fang

Ex-Officio members

(same for all boards)

Jade Butay (DOT)

Laurel A. Johnston (B&F)

Non-Voting ex-officio

(same for all boards)

Kathy Sokugawa (City DPP)

Jobie Masagatani (DHHL)

Community members

Donna Camvel (Heeia)

Michael Golojuch, Sr. (Kalaeloa)

Phillip Hasha (Kakaako)

Jo-Ann C. Leong (Heeia)

Amy Luersen (Heeia)

William Oh (Kakaako)

Jason Okuhama (Kakaako)

Shirley Swinney (Kalaeloa)

Maeda Timson (Kalaeloa)

Kaka'ako Authority

10 members (9 voting, 1 non-voting)

John Whalen

Mary Pat Waterhouse

Wei Fang

Beau Bassett (Cultural Specialist)

Jade Butay (DOT)

Laurel A Johnston (B&F)

Kathy Sokugawa (City DPP)

Phillip Hasha

William Oh

Jason Okuhama

Kalaeloa Authority

11 members (9 voting, 2 non-voting)

John Whalen

Mary Pat Waterhouse

Wei Fang

Beau Bassett (Cultural Specialist)

Jade Butay (DOT)

Laurel A Johnston (B&F)

Kathy Sokugawa (City DPP)

Jobie Masagatani (DHHL)

Maeda Timson

Michael Golojuch, Sr.

Shirley Swinney

Heeia Authority

10 members (9 voting, 1 non-voting)

John Whalen

Mary Pat Waterhouse

Wei Fang

Beau Bassett (Cultural Specialist)

Jade Butay (DOT)

Laurel A Johnston (B&F)

Kathy Sokugawa (City DPP)

Donna Camvel

Jo-Ann C. Leong

Amy Luersen



**Hawaii Community
Development Authority**

Department of Business, Economic
Development & Tourism
State of Hawaii

Executive Director

Aedward Los Banos

Administration

Tommilyn Soares
Kuulei Moses

Administrative Services

Alison Miyasaki
Xiaojin Christy Kiyabu
Chrissie Lu
Wendi Reyes

Asset Management

Lindsey Doi
Loretta Kao
Charlyn Ontai
Craig Uemura

Communications

Garett Kamemoto
Francine Murray

Planning

Deepak Neupane
Sery Berhanu
Neal Imada
Amy Mutart
Germaine Salim-Hagihara
Carson Schultz
Susan Tamura

Kalaeloa

Tesha Malama
Pearlyn Fukuba

**Hawaii Community
Development Authority**

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