

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION MEETING/WORKSHOP AGENDA

91-5420 Kapolei Parkway, Kapolei, O'ahu, Hawai'i

Monday, July 16, 2018 at 9:30 a.m. to be continued, if necessary, on

Tuesday, July 17, 2018, at 9:00 a.m.

I. ORDER OF BUSINESS

- A. Roll Call
- B. Approval of Agenda
- C. Approval of Minutes for January 2018
- D. Public Testimony on Agendized Items

II. ITEMS FOR DECISION MAKING

A. CONSENT AGENDA

Homestead Services Division

- D-2 Approval of Consent to Mortgage (see exhibit)
- D-3 Approval of Streamline Refinance of Loans (see exhibit)
- D-4 Approval to Schedule Loan Delinquency Contested Case Hearings (see exhibit)
- D-5 Approval of Homestead Application / Cancellations (see exhibit)
- D-6 Reinstatement of Deferred Application – **AUGUSTINE A. PONCE**
- D-7 Approval of Designation of successors to Leasehold Interest and Designation of Persons to Receive the Net Proceeds (see exhibit)
- D-8 Approval of Assignment to Leasehold Interest (see exhibit)
- D-9 Approval of Amendment of Leasehold Interest (see exhibit)
- D-10 Approval to Issue Non-Exclusive Licenses for Rooftop Photovoltaic Systems for Certain Lessees (see exhibit)
- D-11 Approval of Subdivision, Transfer of a Portion of Lease, Lease No. 280, Lot No. 48, Nanakuli, Oahu – **THEODORE A. AUWAE**
- D-12 Request to Schedule Contested Case Hearing – Authorization to Proceed to Public Notice Under Section 209, HHCA, Due to Nonresponsive Designated Successor(s) (see exhibit)
- D-13 Commission Designation of Successor – **DONALD S.K.L. CHUNG, III**, Residential Lease No. 5647, Lot No. 102, Lualualei, Oahu
- D-14 Request to Schedule Contested Case Hearing – Lease Violation – **ALFRED BERDON, JR.**, Agricultural Lease No. 2981, Lot No. 20, Puukapu, Kamuela, Hawaii
- D-15 Request to Schedule a Contested Case Hearing – **LAWRENCE S. KAMAKA**, Residential Lease No. 2590, Lot No. 215A, Keaukaha, Hawaii

B. REGULAR AGENDA

Homestead Services Division

- D-16 Deny Request for Contested Case Hearing – **VICTORIA NAMAHAHANA NOA (Deceased)**, Lease No. 250, Lot No. 10, Nanakuli, Oahu
- D-17 Reconsideration of Request for Contested Case Hearing – **YOLANDA KALEIOHI**, Lease No. 4313, Lot No. 62, Anahola, Kauai.

Land Management Division

- F-1 FINAL Approval to pursue Condominium Property Regime (CPR), Kapolei Community Development Corporation (KCDC), General Lease No. 290, Kapolei, O'ahu, TMK No. (1)91151002 F-2
- F-2 Approval to Lease Extension, General Lease No. 283, Hawaii Public Housing Authority – Ulu Ke Kukui Transitional Housing Program, Waianae, O'ahu, TMK no. (1)87010030
- F-3 Approval to Extend License Term, License No. 705, State of Hawaii, Department of Human Services, Wailuku, Maui, TMK No. (2)34011032 and Kalaeloa O'ahu, TMK No. (1)91013024 (por.)
- F-4 Renewal of Right of Entry Permits on an interim basis, O'ahu Island (See Exhibit)

Planning Office

- G-1 Acceptance of Beneficiary Consultation Report for License Extension to State of Hawaii, Department of Human Services for its Ke Kama Pono Program in Wailuku, Maui TMK (2)34011032 and Kalaeloa, O'ahu TMK (1)91013024 (por.)
- G-2 Approval of the Nanakuli Regional Plan Update July 2018

III. EXECUTIVE SESSION (discussion to be held during lunch break)

The Commission anticipates convening in executive meeting pursuant to Section 92-5(a)(4), HRS, to consult with its attorney on questions and issues pertaining to the Commission's powers, duties, privileges, immunities, and liabilities on these matters.

1. Contested Case Hearing Reconsideration Review
2. Hawaiian Homes Commission Investigative Committee on Investment and Spending Policies relating to DHHL Trust Funds

IV. ITEMS FOR INFORMATION/DISCUSSION

A. GENERAL AGENDA

Requests to Address the Commission

- J-1 Scott Abrigo Kapolei Community Development Corporation
- J-2 Ruth Ako – Lease No. 250 Request for Contested Case Hearing
- J-3 Christine Kakalia – Position on Waitlist
- J-4 Daniel Perreira Jr. – Wai'anae Lease

B. WORKSHOPS

Land Development Division

- E-1 Kauluokahai Transit Oriented Development (TOD) Presentation Workshop

Land Management Division

- F-5 Non-Exclusive License as Easement for Driveway and Utility (Water/Sewer) Connections to Gentry KGC, LLC, Kapolei, Oahu Island, TMK No. (1)91151055(por.)

Planning Office

- G-5 Papakolea Regional Plan Priority Project Updates/Papakolea Sewer and Slope Stabilization
- G-6 Legislative Proposals for 2019
- G-7 Presentation by Kamehameha Schools on Cope Learning Center Project, Nanakuli, O'ahu

STATE OF HAWAI'I
DEPARTMENT OF HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION MEETING/WORKSHOP AGENDA

91-5420 Kapolei Parkway, Kapolei, O'ahu, Hawai'i
Tuesday, July 17, 2018, at 9:00 a.m.

I. ORDER OF BUSINESS

- A. Roll Call
- B. Public Testimony on Agendized Items

II. ITEMS FOR DECISION MAKING

REGULAR AGENDA

Office of the Chairman

- C-1 Report and Recommendation of the Hawaiian Homes Commission Ad Hoc Committee on Investment and Spending Policies relating to DHHL Trust Funds.

Land Management Division

- F-5 Approval to Issuance of Non-Exclusive License as Easement for Driveway and Utility (Water/Sewer) Connections to Gentry KGC, LLC, Kapolei, Oahu Island, TMK No. (1)91151055(por.)

III. ITEMS FOR INFORMATION/DISCUSSION

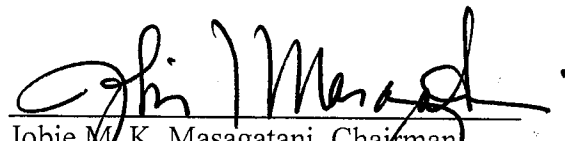
Homestead Services Division

- D-1 HSD Status Reports
 - A - Homestead Lease and Application Totals and Monthly Activity Reports
 - B - Delinquency Report

IV. ANNOUNCEMENTS AND ADJOURNMENT

- A. Next Meeting – August 20 & 21, 2018, Lihu'e , Kaua'i, Hawai'i
- B. Adjournment

Note: Contested Case Hearings begin at 1:00 p.m.


Jobie M. K. Masagatani, Chairman
Hawaiian Homes Commission

COMMISSION MEMBERS

Randy K. Awo, Maui
Michael P. Kahikina, O'ahu
David B. Ka'apu, West Hawai'i
Vacant, Kaua'i

Zachary Helm, Moloka'i
Wallace A. Ishibashi, East Hawai'i
Wren Wescoatt, O'ahu
Vacant, O'ahu

Next community meeting is scheduled for Monday, July 16, 2018 at Papakolea Community Center

Special Accommodations (such as Sign Language Interpreter, large print, taped material) can be provided, if requested, at least five (5) working days before the scheduled meeting on the respective island by calling Bryan Cheplic, at the **Information & Community Relations Office**, on Oahu, (808) 620-9590.

ITEM D-2 EXHIBIT
APPROVAL OF CONSENT TO MORTGAGE

LESSEE	LEASE NO.	AREA
ACHONG, Wayne P.	3145	Waimanalo, Oahu
ALVERIO, Joel K. K.	3805	Nanakuli, Oahu
AMANO, Natasha	3205	Waimanalo, Oahu
BRIGHT, Kauimaiole	8637	Nanakuli, Oahu
BROWN, Whendy K.	9267	Kaniohale, Hawaii
BROWN-CLEMENTE, Marlena	12322	Kapolei, Oahu
CANTO, Doreen N.	7471	Waiohuli, Maui
CUMMINGS, Albert, IV	6187	Puukapu, Hawaii
DE SILVA, Victoria	3145	Waimanalo, Oahu
EDWARDS, Donna E.	12371	Kapolei, Oahu
EDWARDS, Natasha P.	11236	Waimanalo, Oahu
GIBSON, Janna-Jay S.	2173	Kewalo, Oahu
HAMAKUA, Joenetta M.	12369	Kapolei, Oahu
HANAIKE, Cory	7569	Waiohuli, Maui
HOOMANAWANUI, Melvin	9273	Kaniohale, Hawaii
HOOMANAWANUI, Odetta I.	9273	Kaniohale, Hawaii
JOSE, Donald L., Jr.	1255	Princess Kahanu Estates, Oahu
KAILIKEA, Minerva H.	6652	Waianae, Oahu
KALAMA, Kaponu T.	7703	Waiohuli, Maui
KAPAKU, Virginia M.	9322	Kaniohale, Hawaii
KAPELE, Almadine G. M.	8898	Nanakuli, Oahu
KAUANOE, James	12432	Kapolei, Oahu
KAUHI, Rayne	12353	Kapolei, Oahu
KEALOHA, Richard H. K., III	8721	Waianae, Oahu
KISSELL, Stacie	12404	Kapolei, Oahu
KON, Valerie	12398	Kapolei, Oahu
LAPILIO, Brandy	12438	Kapolei, Oahu
LYMAN, Danna	12409	Kapolei, Oahu
MAGNANI, Kellyann N.	12575	Kanehili, Oahu
MANINI, George L.W., Jr.	3045	Waimanalo, Oahu
MANUIA, Jason K.	6272B	Panaewa, Hawaii
MEDEIROS, Reid	12426	Kapolei, Oahu
MORALES, Angel K. N.	5565	Lualualei, Oahu
NAEHU, Haroleen L.	12750	Hoolimalima, Oahu
NG, Devin	12359	Kapolei, Oahu
RIVERA, Frank S., Jr.	11121	Anahola, Kauai
TABON, Sasha I.	9491	Waiehu 2, Maui
YACAPIN, Charrel Ann	5184	Nanakuli, Oahu
YASSO, Kumukoa-Pomaikai	12825	Keaukaha, Hawaii

ITEM D-3 EXHIBIT

APPROVAL OF STREAMLINE REFINANCE OF LOANS

LESSEE	LEASE NO.	AREA
WANA, Gary L.	12178	Kaumana, Hawaii

ITEM D-4 EXHIBIT

APPROVAL TO SCHEDULE LOAN DELINQUENCY CONTESTED CASE HEARINGS

LESSEE	LEASE NO.	AREA
MAKAAWA, William M.C.A.	3424	Kewalo, Oahu

ITEM D-5 EXHIBIT

APPROVAL OF HOMESTEAD APPLICATION / CANCELLATIONS

<u>APPLICANT</u>	<u>AREA</u>
COSMA, Carilynn N.	Hawaii IW Res
DEGUILMO, Jade-Kapeka K.	Maui IW Agr to Maui IW Pas
KAHUANUI, Shayne O.	Oahu IW Res
LINKER, Louise K.	Hawaii IW Agr to Maui IW Agr
SALAUUSA, Leinaala N.	Oahu IW Res

* IW = Islandwide

ITEM D-7 EXHIBIT

APPROVAL OF DESIGNATION OF SUCCESSORS TO LEASEHOLD INTEREST AND
DESIGNATION OF PERSONS TO RECEIVE THE NET PROCEEDS

LESSEE	LEASE NO.	AREA
AGABIN, Lillian M.	9682	Waianae, Oahu
NAHOOPII, Lily K.	7820	Hoolehua, Molokai
PACHECO, Carolyn L.	11296	Kumuhau, Oahu

ITEM D-8 EXHIBIT

APPROVAL OF ASSIGNMENT OF LEASEHOLD INTEREST

LESSEE	LEASE NO.	AREA
BROWN, Rissa I.K.	3715	Waimanalo, Oahu
DOMINGO, Linloy R.	7718	Waiohuli, Maui
GIFFORD, Steve P.	3788	Nanakuli, Oahu
HOOKANO, Stephanie A.	3450	Paukukalo, Maui
HOKOANA, Jerome D.P.	3450	Paukukalo, Maui
HOLU, Edith E.	3273	Nanakuli, Oahu
HOPKINS, John B.	5582	Lualualei, Oahu
KAAIAKAMANU, Clyde W.	12800	Hoolimalima, Oahu
LEWIS, Dickson R.K.	11880	Kanehili, Oahu
NAKOA, John K.	10040	Waiehu Kou III, Maui

NAKOA, John K., III	10040	Waiehu Kou III, Maui
RENSHAW, Darryn-Lee K.	8345	PKE, Oahu
SMITH, Francis E.	9322	Kaniohale, Hawaii
ESTEVEZ, Kanoenoe H.	11599	Kapolei, Oahu
HUSSEY, Marvis A.	11597	Kapolei, Oahu
HUSSEY, Noa I.P.	11597	Kapolei, Oahu
KAHAI, Emily K.	6398	Waimanalo, Oahu
MOKIAO, Royden K.L.	12517	Kapolei, Oahu
ANDRADE, Ethel K.C.	2905	Puukapu, Hawaii
BOBILES, Rina K.	5845	Kalamaula, Molokai
HELM, Zachary Z.	6068	Kalamaula, Molokai
IKEDA, Kent K.	7557	Waiohuli, Maui
SAGARIO, Madelyn S.P.	6058	Kalamaula, Molokai

ITEM D-9 EXHIBIT

APPROVAL OF AMENDMENT OF LEASEHOLD INTEREST

LESSEE	LEASE NO.	AREA
ANDRADE, Ethel K.C.	2905	Puukapu, Hawaii
CONTRERAS, Lora Lee P.	7015	Makuu, Hawaii
GIFFORD, Steve P.	3788	Nanakuli, Oahu
GREGG, Juliana P.	669	Waimanalo, Oahu
AYERS, Matthew M.	669	Waimanalo, Oahu
HOLU, Edith E.	3273	Nanakuli, Oahu
NAHOPII, Lily K.	7820	Hoolehua, Molokai
PARKER, Elizabeth K.	3765	Papakolea, Oahu

ITEM D-10 EXHIBIT

APPROVAL TO ISSUE A NON-EXCLUSIVE LICENSE FOR ROOFTOP PHOTOVOLTAIC SYSTEMS FOR CERTAIN LESSEES

LESSEE	LEASE NO.	AREA
ALANA, Tara M.L.	12042	Kaupea, Oahu
ANDRADE, Noe K.	12773	Hoolimalima, Oahu
EATON, Kauaokalanimehiwaila C.J.	10049	Waiehu Kou III, Maui
EATON, Kalenakapuaalaokalani E.A.	10049	Waiehu Kou III, Maui
EATON, Keomailani S.	10049	Waiehu Kou III, Maui
GOWAN, Keopele A.	9742	Maluohai, Oahu
GRAY, Yvonne L.	4592	Waianae, Oahu
HOPKINS, John Marino	5582	Lualualei, Oahu
LEWIS, Joseph R.K.	11880	Kanehili, Oahu
MIKAELE, George Steven K.	1650	Nanakuli, Oahu
PAI, Philip K.	12143	Kaupea, Oahu
SOO, Richard T.F., II	9631	Kalawahine, Oahu
YIM, Edith W.	2168	Kewalo, Oahu

ITEM D-12 EXHIBIT

**REQUEST TO SCHEDULE CONTESTED CASE HEARING – AUTHORIZATION TO PROCEED TO
PUBLIC NOTICE UNDER SECTION 209, HHCA, DUE TO NONRESPONSIVE DESIGNATED
SUCCESSOR(S)**

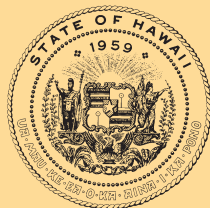
LESSEE	LEASE NO.	AREA
CHUNG, Penny Nalani	4583	Waianae, Oahu
BELL, June N.	5141	Nanakuli, Oahu

ITEM F-4 EXHIBIT**RIGHT OF ENTRY PERMITS O'AHU ISLAND**

ACRE	NO.	USE	PERMITTEE/ADDRESS	LOCATION	TMK	Date Started
20.000	525	Agricultural	Sports Turf Hawaii, Inc.	Waimanalo	(1) 4-1-008:002(P)	2/1/2005
8.671	590	Agricultural	XianXing Huang & Hong Fang Gan	Waianae	(1) 8-5-029:002(P)	3/1/2006
6.400	600	Agriculture	Kenneth Hicks	Waianae	(1) 8-6-003:002 & 032(p)	11/1/2009
0.115	586	Caretaker	Charlene L. Ching	Nanakuli	(1) 8-9-007:002(P)	9/1/2000
0.267	608	Caretaker	Luella K. Kanoa	Waimanalo	(1) 4-1-030:053(P)	2/18/1999
0.070	609	Caretaker	Howard Doctorello	Waimanalo	(1) 4-1-030:053(P)	4/14/1999
0.017	638	Commercial	American Hauling, Inc.	Kalaeloa	(1) 9-1-013:024(P)	12/1/2003
78.640	591	Commercial/ Agriculture	Aloun Farm, Inc.	East Kapolei	(1) 9-1-016:108 (p)	12/1/2010
0.712	585	Community	Waianae Coast Comprehensive Health Center	Nanakuli	(1) 8-9-005:014(P)	12/18/1995
2.000	593	Community	Waianae Coast Comprehensive Health & Hospital Board, Inc.	Waianae	(1) 8-6-001:012 & 024(P)	5/2/2007
1.000	514	Industrial	Bears Trucking, Inc., 3411 Aliamanu Street	Pearl City	(1) 9-7-024:050(P)	11/1/2005
0.115	515	Industrial	La'au Structures	Moanalua	(1) 1-1-064: 010 (P)	11/1/2007
0.080	517	Industrial	Professional Commerical Services	Honolulu	(1) 1-1-064:010 (p)	7/1/2010
0.115	518	Industrial	P.T. Solar Co., Inc.	Moanalua	(1) 1-1-064:010 (p)	10/1/2010
2.000	529	Industrial	Frances Kama-Silva	Lualualei	(1) 8-6-003:003(P)	1/8/1995
1.000	592	Industrial	Close Construction, Inc.	Kalaeloa	(1) 9-1-013-061(P)	7/1/2013
0.706	595	Industrial	R & KA Equipment, 94-1167 Mopua Loop	Kalaeloa	(1) 9-1-013:024(P)	4/1/2005
2.000	604	Industrial	Aiwohi Bros., Inc.	Kalaeloa	(1) 9-1-013:027	9/1/2008
0.580	605	Industrial	Hawaii Steam, Inc.	Kalaeloa	(1) 9-1-013:061 (p)	7/1/2013
0.217	607	Industrial	Eugene Cacho	Kalaeloa	(1) 9-1-013:024(P)	8/1/2005
2.295	611	Industrial	Discount Storage, LLC & Containers Hawaii dba The Storage Room, Inc.	Kalaeloa	(1) 9-1-013:024(P)	8/1/2005
0.220	615	Industrial	Na Kane Trucking	Kalaeloa	(1) 9-1-013:027 (p)	7/1/2013
0.570	616	Industrial	Pacific Isle Equipment Rental, Inc.	Kalaeloa	(1) 9-1-013:027(P)	3/15/2004
0.572	617	Industrial	Bauske Environmental, Inc.	Kalaeloa	(1) 9-1-013:024(P)	5/1/2004
0.310	618	Industrial	Benjamin Kahalehoe	Kalaeloa	(1) 9-1-013:048(P)	10/1/2006
0.660	619	Industrial	Miller's Paving, LLC.	Kalaeloa	(1) 9-1-013:028 (p)	12/1/2008

4.753	620	Industrial	Coastal Construction Co.	Kalaeloa	(1) 9-1-013:027(P)	9/1/2005
0.210	621	Industrial	American Drilling Company	Kalaeloa	(1) 9-1-013:028 (por)	9/12/2008
1.033	623	Industrial	Devin B. Donahue	Kalaeloa	(1) 9-1-013:061(P)	8/1/2005
0.344	628	Industrial	D II's Welding Services, LLC	Kalaeloa	(1) 9-1-013:027 (p)	7/1/2009
0.689	630	Industrial	C J Peterson Services, Inc.	Kalaeloa	(1) 9-1-013:027 (p)	7/1/2009
0.359	631	Industrial	J. Jeramiah Trucking Co.	Kalaeloa	(1) 9-1-13:028 (p)	7/1/2010
0.344	632	Industrial	Xtreme Trucking, Inc.	Kalaeloa	(1) 9-1-013:027 (p)	7/1/2009
0.250	634	Industrial	F.P.S. Building Contractors	Kalaeloa	(1) 9-1-013:038 (p)	11/16/2009
0.137	636	Industrial	Panui, Inc.	Kalaeloa	(1) 9-1-013:028 (p)	7/1/2010
0.320	637	Industrial	T & C Plumbing	Kalaeloa	(1) 9-1-013:028 (p)	6/15/2009
0.505	639	Industrial	Maunalei Trucking	Kalaeloa	(1) 9-1-013:028 (p)	9/29/2008
9.000	647	Industrial	Road & Highway Builders	Kalaeloa	(1) 9-1-013:061 (p)	7/1/2013
4.000	648	Industrial	Hawaii Explosives and Pyrotechnics, Inc.	Kalaeloa	(1) 9-1-013:040(P)	10/1/2003
0.925	649	Industrial	Aloha Trucking LLC	Kalaeloa	(1) 9-1-013:027 (p)	12/1/2009
0.459	650	Industrial	JJS Construction	Kalaeloa	(1) 9-1-013:061(P)	12/1/2003
0.460	651	Industrial	Hawaiian Dredging Construction, Inc.	Kalaeloa	(1) 9-1-013:061 (p)	7/1/2013
1.081	626	Industrial (Parking)	VIP Sanitation, Inc.	Kalaeloa	(1) 9-1-013:009	3/1/2005
25.000	640	Industrial (Storage)	The Pasha Group	Kalaeloa	(1) 9-1-013:061(P)	1/10/2004
1126.000	511	Pastoral	Robert D. Lyman	Nanakuli	(1) 8-9-008:003	6/16/1991
438.100	527	Pastoral	Waianae Valley Farm, Ltd.	Nanakuli	(1) 8-9-007:002(P)	2/1/1991
8.000	528	Pastoral	Frances Kama-Silva	Lualualei	(1) 8-6-003:003(P)	5/16/1994
0.700	645	Pastoral	Allan Silva	Waimanalo	(1) 4-1-008:022 (P)	7/1/2013
0.275	612	Recreation	Oahu Horseshoe Pitchers Association	Kalaeloa	(1) 9-1-013:024(P)	2/1/2006
0.230	625	Recreation	Barber's Point Riding Club	Kalaeloa	(1) 9-1-013:038 (p)	8/1/2008
5.000	512	Stabling	Albert Cummings, III and Ihilani T.D. Miller- Cummings	Kalaeloa	(1) 9-1013:040(P)	3/1/2004
3.949	522	Stabling	Duroy Rosecrans	Waimanalo	(1) 4-1-009:271 & 284	8/1/1993
3.250	523	Stabling	Honolulu Polo Club	Waimanalo	(1) 4-1-009:281	8/4/1993
3.400	524	Stabling	Roy & June K. Pires	Waimanalo	(1) 4-1-008:094	1/1/1995
1.016	594	Stabling	Ellen Sanborn	Waimanalo	(1) 4-1-009:287	7/1/2013
1.200	603	Stabling	Mary Ann Higashi	Nanakuli	(1) 8-9-007:002(P)	12/1/1994
2.400	613	Stabling	John Manuhua Cook	Waimanalo	(1) 4-1-008:093	8/1/1991

Denotes Beneficiary



HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

Notice of Annual Hawaiian Homes Commission Regular Meeting on O'ahu

on Monday, July 16, 2017 at 9:30 a.m.
and Tuesday, July 17, 2017 at 9:00 a.m.*

at the Department of Hawaiian Home Lands, Hale Pono I
91-5420 Kapolei Parkway, Kapolei, O'ahu 96707

Hawaiian Homes Commission Meeting agendas are available approximately one week in advance on the HHC Meetings page of our website, dhhl.hawaii.gov

*Meeting times are subject to change. Please check the website for an updated schedule.

Hawaiian Home Lands Meeting with the Papakolea Homestead Communities on Monday, July 17, 2017 from 6:30 p.m. – 8:30 p.m.

at the Papakolea Community Center

2150 Tantalus Drive, Honolulu, Hawaii 96813

AGENDA

6:30 - 7:00 p.m.	DHHL Update
7:00 - 7:30 p.m.	Homestead Community Update
7:30 - 8:30 p.m.	Open House**
8:30 p.m.	Adjournment

**During Open House, representatives from DHHL divisions will be available for one-on-one consultation with beneficiaries. Community organizations will also present informational booths.

To request accommodations for a sign language interpreter or accessible parking (must be requested five days prior to the meeting date), or for more information, please contact the DHHL Information and Community Relations Office on O'ahu at 808-620-9590.

DEPARTMENT OF HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION

July 16 & 17, 2018

Kapolei, Oahu

C-ITEMS
OFFICE OF THE CHAIRMAN

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 16 &17, 2018

TO: Chairman and Members, Hawaiian Homes Commission
FROM: Administrative Services Officer Rodney Lau
SUBJECT: ITEM C-1 Report and Recommendation of the Hawaiian Homes
Commission Investigative Committee on Investment and Spending
Policies relating to DHHL Trust Funds

RELEVANT MATERIAL WILL BE DISTRIBUTED AT THE TABLE.

ITEM NO. C-1

DEPARTMENT OF HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION

July 16 & 17, 2018


Kapolei, Oahu

D-ITEMS
HOMESTEAD SERVICES DIVISION

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 16, 2018

TO: Chairman and Members, Hawaiian Homes Commission
From: Dean T. Oshiro, Acting HSD Administrator 
SUBJECT: **Homestead Services Division Status Reports**

RECOMMENDED MOTION/ACTION

NONE

DISCUSSION

The following reports are for information only:

Exhibit A: Homestead Lease & Application Totals
and Monthly Activity Reports
Exhibit B: Delinquency Report

July 16, 2018

SUBJECT: Homestead Lease and Application Totals and Monthly Activity Reports

LEASE ACTIVITY REPORT

Month through June 30, 2018

	As of 5/31/18	Add	Cancel	As of 6/30/18
Residential	8,372	0	1	8,371
Agricultural	1,096	0	0	1,096
Pastoral	410	0	0	410
Total	9,878	0	1	9,877

The number of Converted Undivided Interest Lessees represents an increase of 420 families moving into homes. Their Undivided Interest lease was converted to a regular homestead lease.

	As of 5/31/18	Converted	Rescinded/ Surrendered/ Cancelled	As of 6/30/18
Undivided	903	0	1	902

Balance as of 6/30/2018

Awarded	1,434
Relocated to UNDV	7
Rescinded	111
Surrendered	5
Cancelled	3
Converted	420
Balance to Convert	902

Lease Report For the Month Ending June 30, 2018

	----- RESIDENCE -----				----- AGRICULTURE -----				----- PASTURE -----				----- TOTAL LEASES -----			
	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL
OAHU																
Hoolimalima	70	0	0	70	0	0	0	0	0	0	0	0	70	0	0	70
Kakaina	10	0	0	10	0	0	0	0	0	0	0	0	10	0	0	10
Kalawahine	91	0	0	91	0	0	0	0	0	0	0	0	91	0	0	91
Kanehili	359	0	1	358	0	0	0	0	0	0	0	0	359	0	1	358
Kapolei	255	0	0	255	0	0	0	0	0	0	0	0	255	0	0	255
Kaupaa	325	0	0	325	0	0	0	0	0	0	0	0	325	0	0	325
Kaupuni	19	0	0	19	0	0	0	0	0	0	0	0	19	0	0	19
Kewalo	249	0	0	249	0	0	0	0	0	0	0	0	249	0	0	249
Kumuhau	52	0	0	52	0	0	0	0	0	0	0	0	52	0	0	52
Lualualei	149	0	0	149	31	0	0	31	149	0	0	0	180	0	0	180
Malu'ohai	156	0	0	156	0	0	0	0	0	0	0	0	156	0	0	156
Nanakuli	1,048	0	0	1,048	0	0	0	0	0	0	0	0	1,050	0	0	1,048
Papakolea	64	0	0	64	0	0	0	0	0	0	0	0	64	0	0	64
Princess Kahanu Estates	271	0	0	271	0	0	0	0	0	0	0	0	271	0	0	271
Waiahole	0	0	0	0	16	0	0	16	0	0	0	0	16	0	0	16
Waianae	419	0	0	419	11	0	0	11	0	0	0	0	430	0	0	430
Waimanalo	735	0	0	735	2	0	0	2	0	0	0	0	737	0	0	737
TOTAL	4,272	0	1	4,271	60	0	0	60	0	0	0	0	4,334	0	1	4,331
MAUI																
Hikina	30	0	0	30	0	0	0	0	0	0	0	0	30	0	0	30
Kahikinui	0	0	0	0	0	0	0	0	75	0	0	75	75	0	0	75
Keokea	0	0	0	0	65	0	0	65	0	0	0	0	65	0	0	65
Leali	104	0	0	104	0	0	0	0	0	0	0	0	104	0	0	104
Paukukalo	180	0	0	180	0	0	0	0	0	0	0	0	180	0	0	180
Waiehu 1	39	0	0	39	0	0	0	0	0	0	0	0	39	0	0	39
Waiehu 2	109	0	0	109	0	0	0	0	0	0	0	0	109	0	0	109
Waiehu 3	114	0	0	114	0	0	0	0	0	0	0	0	114	0	0	114
Waiehu 4	97	0	0	97	0	0	0	0	0	0	0	0	97	0	0	97
Waiohuli	593	0	0	593	0	0	0	0	0	0	0	0	593	0	0	593
TOTAL	1,266	0	0	1,266	65	0	0	65	75	0	0	75	1,406	0	0	1,406
EAST HAWAII																
Discovery Harbour	2	0	0	2	0	0	0	0	0	0	0	0	2	0	0	2
Kamaka	0	0	0	0	0	0	0	0	25	0	0	25	25	0	0	25
Kaunana	43	0	0	43	0	0	0	0	0	0	0	0	43	0	0	43
Keaukaha	473	0	0	473	0	0	0	0	0	0	0	0	473	0	0	473
Kurtistown	3	0	0	3	0	0	0	0	0	0	0	0	3	0	0	3
Makuu	0	0	0	0	121	0	0	121	0	0	0	0	121	0	0	121
Panaewa	0	0	0	0	262	0	0	262	0	0	0	0	262	0	0	262
Piihonua	17	0	0	17	0	0	0	0	0	0	0	0	17	0	0	17
Puueo	0	0	0	0	12	0	0	12	0	0	0	0	12	0	0	12
University Heights	4	0	0	4	0	0	0	0	0	0	0	0	4	0	0	4
Waialea	298	0	0	298	0	0	0	0	0	0	0	0	298	0	0	298
TOTAL	840	0	0	840	395	0	0	395	25	0	0	25	1,260	0	0	1,260
WEST HAWAII																
Honokaia	0	0	0	0	0	0	0	0	24	0	0	24	24	0	0	24
Humuula	0	0	0	0	0	0	0	0	5	0	0	5	5	0	0	5
Kamoku	0	0	0	0	0	0	0	0	16	0	0	16	16	0	0	16
Kanohale	224	0	0	224	0	0	0	0	0	0	0	0	224	0	0	224
Kawahae	186	0	0	186	0	0	0	0	1	0	0	1	187	0	0	187
Laiopua	284	0	0	284	0	0	0	0	0	0	0	0	284	0	0	284
Lalamilo	30	0	0	30	0	0	0	0	0	0	0	0	30	0	0	30
Nienie	0	0	0	0	0	0	0	0	21	0	0	21	21	0	0	21
Puukapu/Waimea/Kuhio VII	115	0	0	115	110	0	0	110	215	0	0	215	440	0	0	440
Puupulehu	33	0	0	33	0	0	0	0	0	0	0	0	33	0	0	33
TOTAL	872	0	0	872	110	0	0	110	282	0	0	282	1,264	0	0	1,264
KAUAI																
Anahola	534	0	0	534	46	0	0	46	0	0	0	0	580	0	0	580
Hanapepe	47	0	0	47	0	0	0	0	0	0	0	0	47	0	0	47
Kekaha	117	0	0	117	0	0	0	0	0	0	0	0	117	0	0	117
Puu Opae	0	0	0	0	0	0	0	0	1	0	0	1	1	0	0	1
TOTAL	698	0	0	698	46	0	0	46	1	0	0	1	745	0	0	745
MOLOKAI																
Hoolehua	157	0	0	157	346	0	0	346	21	0	0	21	524	0	0	524
Kalamaula	163	0	0	163	71	0	0	71	3	0	0	3	237	0	0	237
Kapaakea	47	0	0	47	0	0	0	0	3	0	0	3	50	0	0	50
Moomomi	0	0	0	0	3	0	0	3	0	0	0	0	3	0	0	3
O'ne Alii	28	0	0	28	0	0	0	0	0	0	0	0	28	0	0	28
TOTAL	395	0	0	395	420	0	0	420	27	0	0	27	842	0	0	842
LANAI																
Lanai	29	0	0	29	0	0	0	0	0	0	0	0	29	0	0	29
TOTAL	29	0	0	29	0	0	0	0	0	0	0	0	29	0	0	29
STATEWIDE TOTAL	8,372	0	1	8,371	1,096	0	0	1,096	410	0	0	410	9,878	0	1	9,877

HOMESTEAD AREA AND ISLANDWIDE APPLICATIONS WAITING LIST MONTHLY REPORT FOR THE MONTH ENDING
June 30, 2018

AREA WAITING LIST

DISTRICT AREA	RESIDENCE			AGRICULTURE			PASTURE			TOTAL
	Last Month	Add	Cancel	Last Month	Add	Cancel	Last Month	Add	Cancel	
Oahu District	1,015	0	2	3	0	0	0	0	0	1,016
Maui District	73	0	0	4	0	0	5	0	0	82
Hawaii District	134	0	0	15	0	0	59	0	0	208
Kauai District	56	0	0	3	0	0	29	0	0	88
Molokai District	20	0	0	19	0	0	1	0	0	40
TOTAL	1,298	0	2	44	0	0	94	0	0	1,434

ISLANDWIDE WAITING LIST

ISLAND	RESIDENCE			AGRICULTURE			PASTURE			TOTAL
	Last Month	Add	Cancel	Last Month	Add	Cancel	Last Month	Add	Cancel	
Oahu	9,682	16	4	3,689	3	1	0	0	0	13,385
Maui	3,794	5	3	4,654	4	1	606	1	0	9,060
Hawaii	5,723	7	1	7,152	7	2	1,870	4	1	14,759
Kauai	1,613	1	1	2,214	1	0	299	0	0	4,127
Molokai	791	1	0	1,051	1	2	198	1	0	2,041
Lanai	86	0	0	0	0	0	0	0	0	86
TOTAL	21,689	30	9	18,760	16	6	2,973	6	1	43,458

AREA AND ISLANDWIDE LISTS

	RES	AG	PAS	TOTAL	ADDITIONS	CANCELLATIONS
OAHU	10,707	3,694	0	14,401	New Applications 49	New Lease Awards 14
MAUI	3,869	4,661	612	9,142	Application Transfers 3	Application Transfers 3
HAWAII	5,863	7,172	1,932	14,967	Lease Rescissions 0	Succ'd and Cancel Own 0
KAUAI	1,669	2,218	328	4,215	App Reinstatements 0	Public Notice Cancel 0
MOLOKAI	812	1,069	200	2,081	HHC Adjustments 0	Voluntary Cancellations 1
LANAI	86	0	0	86	TOTAL 52	Lease Successorships 0
TOTAL	23,006	18,814	3,072	44,892		HHC Adjustments 0
						Dec'd No Successor 0
						Additional Acreage 0
						NHQ Unqualified 0
						TOTAL 18

HOMESTEAD AREA AND ISLANDWIDE APPLICATIONS WAITING LIST MONTHLY REPORT FOR THE MONTH ENDING

June 30, 2018

	RESIDENCE				AGRICULTURE				PASTURE			
	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL
OAHU DISTRICT												
Nanakuli	177	0	1	176	0	0	0	0	0	0	0	0
Waiānae	159	0	0	159	0	0	0	0	0	0	0	0
Luāluālei	0	0	0	0	3	0	0	3	0	0	0	3
Papākea/Kewalo	72	0	0	72	0	0	0	0	0	0	0	0
Waimanalo	600	0	1	599	0	0	0	0	0	0	0	0
Subtotal Area	1,015	0	2	1,013	3	0	0	3	0	0	0	0
Islandwide	9,682	16	4	9,694	3,689	3	1	3,691	0	0	0	0
TOTAL OAHU APPS	10,697	16	6	10,707	3,692	3	1	3,694	0	0	0	0
MAUI DISTRICT												
Paukukalo	73	0	0	73	0	0	0	0	0	0	0	0
Kula	0	0	0	0	4	0	0	4	5	0	0	5
Subtotal Area	73	0	0	73	4	0	0	4	5	0	0	5
Islandwide	3,794	5	3	3,796	4,654	4	1	4,657	606	1	0	607
TOTAL MAUI APPS	3,867	5	3	3,869	4,658	4	1	4,661	611	1	0	612
HAWAII DISTRICT												
Keaukaha/Waiākea	72	0	0	72	0	0	0	0	1	0	0	1
Pānaeā	0	0	0	0	15	0	0	15	0	0	0	0
Humūla	0	0	0	0	0	0	0	0	0	0	0	0
Kāwāihāe	19	0	0	19	0	0	0	0	0	0	0	0
Wāimeā	43	0	0	43	0	0	0	0	58	0	0	58
Subtotal Area	134	0	0	134	15	0	0	15	59	0	0	59
Islandwide	5,723	7	1	5,729	7,152	7	2	7,157	1,870	4	1	1,873
TOTAL HAWAII APPS	5,857	7	1	5,863	7,167	7	2	7,172	1,929	4	1	1,932
KAUAI DISTRICT												
Anāhola	48	0	0	48	3	0	0	3	21	0	0	21
Kekaha/Puu Opae	8	0	0	8	0	0	0	0	8	0	0	8
Subtotal Area	56	0	0	56	3	0	0	3	29	0	0	29
Islandwide	1,613	1	1	1,613	2,214	1	0	2,215	299	0	0	299
TOTAL KAUAI APPS	1,669	1	1	1,669	2,217	1	0	2,218	328	0	0	328
MOLOKAI DISTRICT												
Kalamāula	4	0	0	4	0	0	0	0	0	0	0	0
Hoolehūa	7	0	0	7	19	0	0	19	1	0	0	1
Kapaakea	8	0	0	8	0	0	0	0	0	0	0	0
One Alii	1	0	0	1	0	0	0	0	0	0	0	0
Subtotal Area	20	0	0	20	19	0	0	19	1	0	0	1
Islandwide	791	1	0	792	1,051	1	2	1,050	198	1	0	199
TOTAL MOLOKAI APPS	811	1	0	812	1,070	1	2	1,069	199	1	0	200
LANAI DISTRICT												
Islandwide	86	0	0	86	0	0	0	0	0	0	0	0
TOTAL LANAI APPS	86	0	0	86	0	0	0	0	0	0	0	0
TOTAL AREA ONLY	1,298	0	2	1,296	44	0	0	44	94	0	0	94
TOTAL ISLANDWIDE	21,689	30	9	21,710	18,760	16	6	18,770	2,973	6	1	2,978
TOTAL STATEWIDE	22,987	30	11	23,006	18,804	16	6	18,814	3,067	6	1	3,072

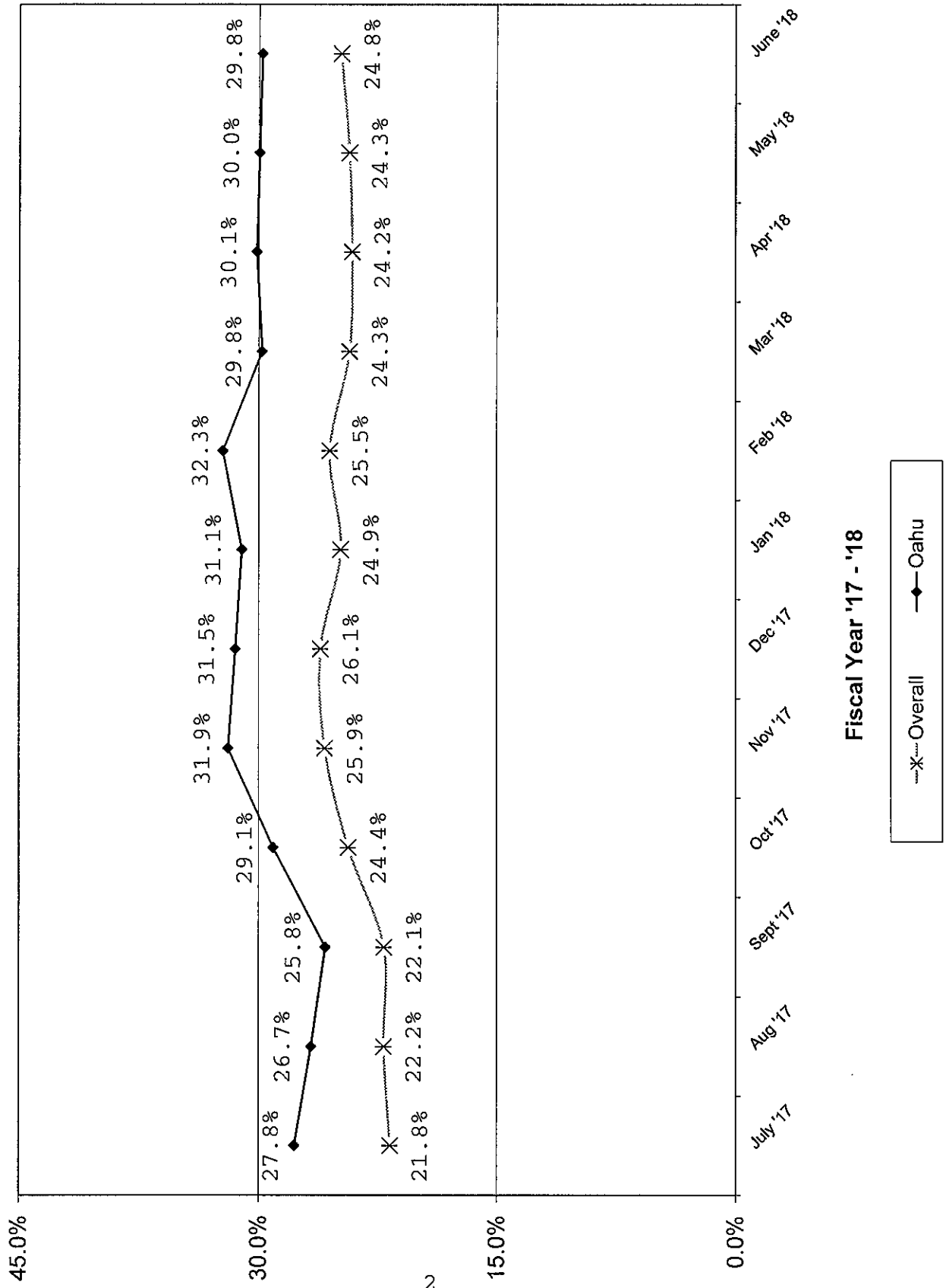
DELINQUENCY REPORT - STATEWIDE

July 16, 2018
(\$Thousands)

	Total Outstanding (000s)		Total Delinquency (000s)		30 Days (low)		60 Days (Medium)		90 Days (High)		180 Days (Severe)		% of Totals 6/30/2018	
	No.	Amt.	No.	Amt.	No.	Amt.	No.	Amt.	No.	Amt.	No.	Amt.	No.	\$
DIRECT LOANS														
OAHU	410	35,642	106	10,627	19	1,537	7	524	21	2,208	59	6,357	25.9%	29.8%
EAST HAWAII	222	13,636	62	4,121	10	628	3	185	10	305	39	3,003	27.9%	30.2%
WEST HAWAII	80	7,901	12	892	3	400	1	16	1	131	7	345	15.0%	11.3%
MOLOKAI	89	6,365	24	982	6	309	2	21	4	85	12	567	27.0%	15.4%
KAUAI	104	7,298	14	912	4	338	2	132	2	34	6	408	13.5%	12.5%
MAUI	88	10,035	22	2,546	2	52	4	338	5	825	11	1,331	25.0%	25.4%
TOTAL DIRECT	993	80,877	240	20,078	44	3,264	19	1,216	43	3,587	134	12,011	24.2%	24.8%
	100.0%	100.0%	24.2%	24.8%	4.4%	4.0%	1.9%	1.5%	4.3%	4.4%	13.5%	14.9%		
Advances (including RPT)	239	7,718	239	7,718	0	0	0	0	239	7,718			100%	100%
DHHL LOANS & Advances	1,232	88,595	479	27,796	44	3,264	19	1,216	282	11,305	134	12,011	38.9%	31.4%
LOAN GUARANTEES as of June 30, 2017														
SBA	1	101	0	0	0	0	0	0	0	0			0.0%	0.0%
USDA-RD	297	39,078	50	6,142	0	0	0	0	50	6,142			16.8%	15.7%
Habitat for Humanity	74	3,295	29	1,430	0	0	0	0	29	1,430			39.2%	43.4%
Maui County	5	74	0	0	0	0	0	0	0	0			0.0%	0.0%
Nanakuli NHS	1	7	1	7	0	0	0	0	1	7			100.0%	100.0%
City & County	18	313	14	289	0	0	0	0	14	289			77.8%	92.3%
FHA Interim	7	1,334	0	0	0	0	0	0	0	0			0.0%	0.0%
OHA	48	481	1	6	0	0	0	0	1	6			2.1%	1.2%
TOTAL GUARANTEE	451	44,683	95	7,874	0	0	0	0	95	7,874			21.1%	17.6%
PMI Loans	198	32,420	6	1,112	4	719	1	189	1	204			3.0%	3.4%
HUD REASSIGNED for Recovery	143	18,198	123	17,052	1	20	0	0	5	394	117	16,638	86.0%	93.7%
FHA Insured Loans	2,800	430,061	210	25,734	0	0	0	0	210	25,734			7.5%	6.0%
TOTAL INS. LOANS	3,141	480,679	339	43,898	5	739	1	189	216	26,332	117	16,638	10.8%	9.1%
OVERALL TOTALS(EXC Adv/RP)	4,585	606,239	674	71,850	49	4,004	20	1,405	354	37,793	251	28,649	14.7%	11.9%
ADJUSTED TOTALS	4,824	613,956	913	79,568	49	4,004	20	1,405	593	45,511	251	28,649		13.0%

Note: HUD 184A loan program has 441 loans, with a total outstanding principal balance of \$98,859,810.92 as of June 30, 2017. 18 loans, totalling \$4,145,021.64 are delinquent.

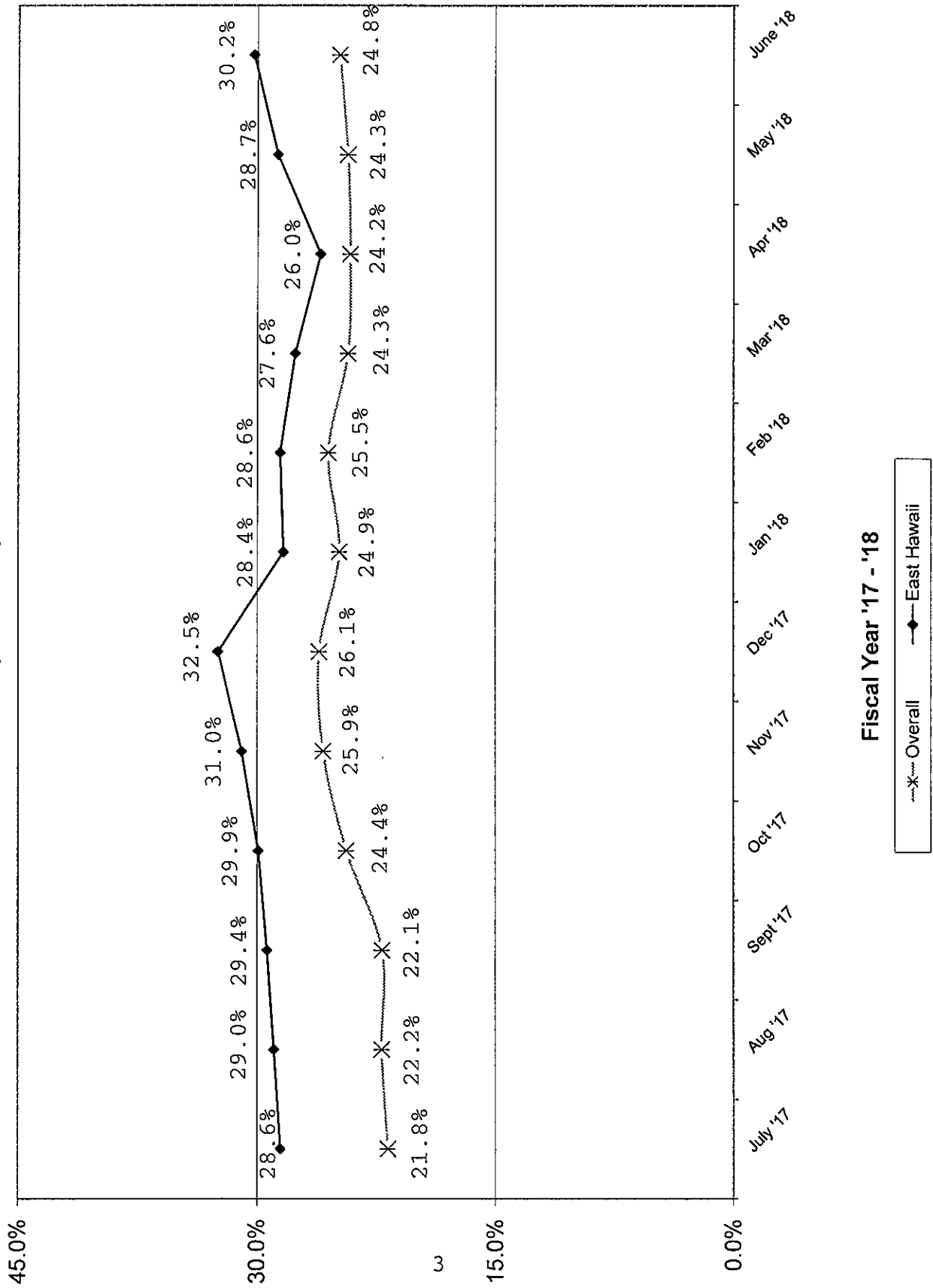
OAHU
Direct Loans
Delinquency Ratio Report



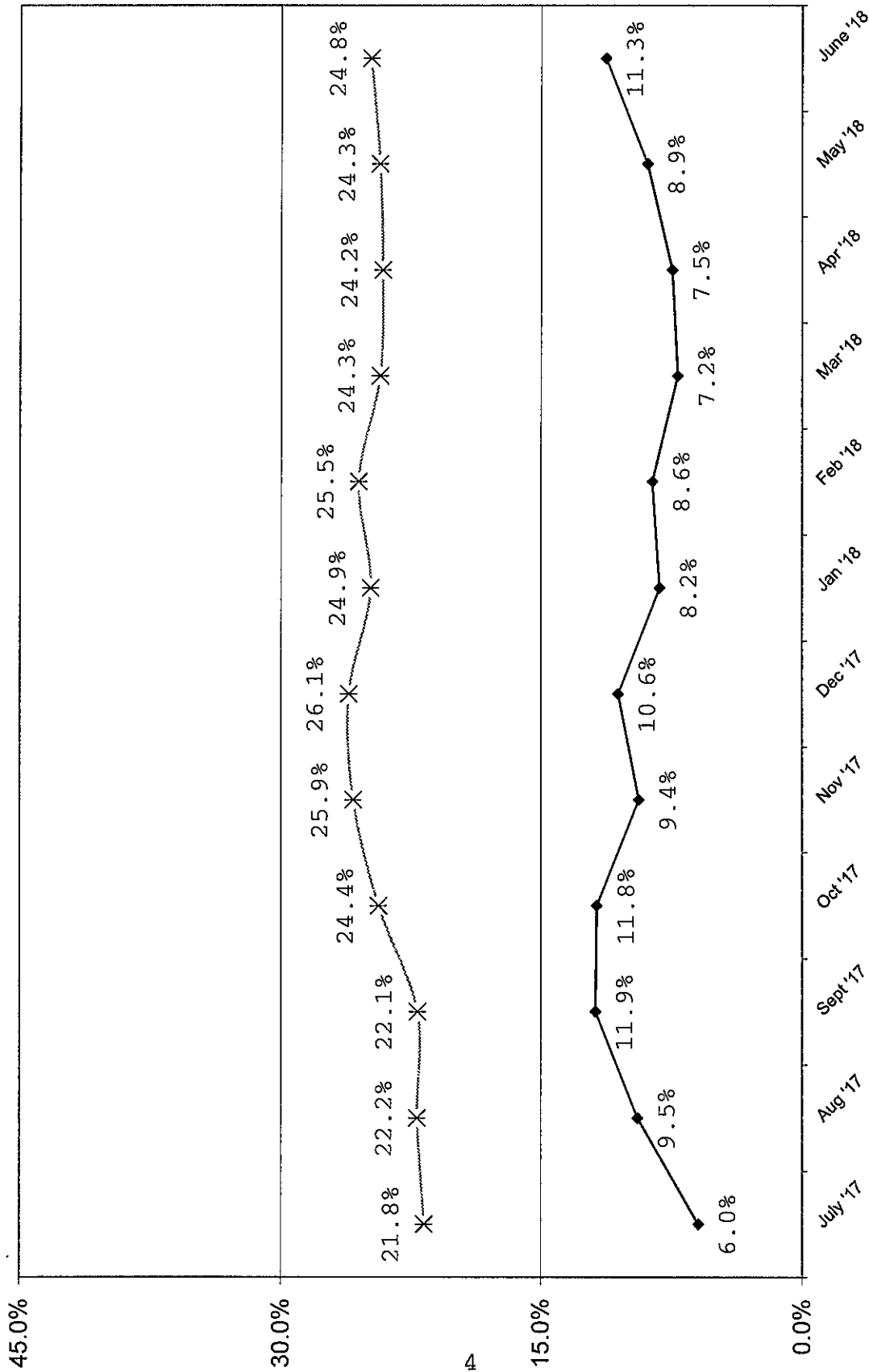
Fiscal Year '17 - '18

---x--- Overall —◆— Oahu

EAST HAWAII
Direct Loans
Delinquency Ratio Report



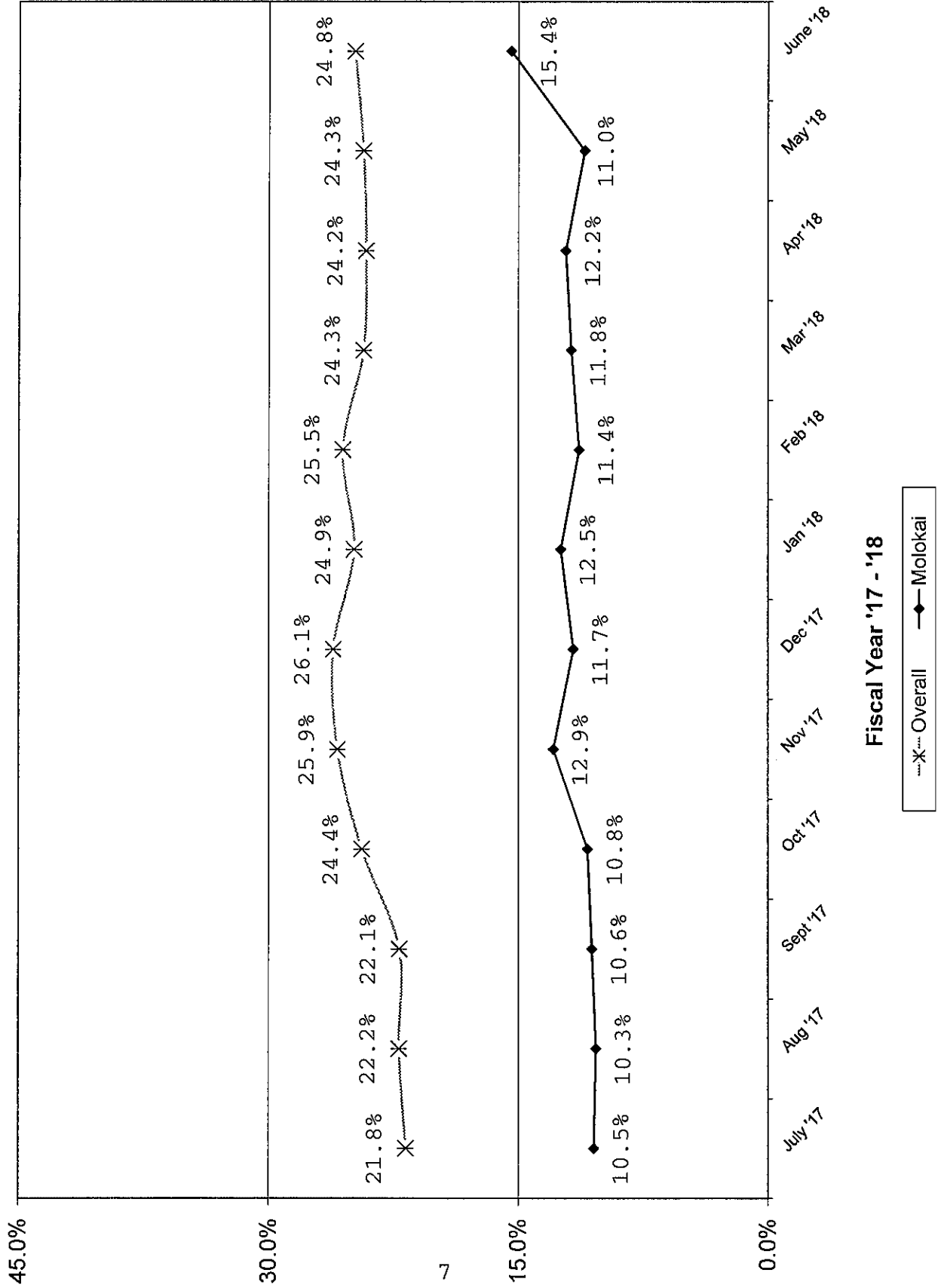
WEST HAWAII
Direct Loans
Delinquency Ratio Report



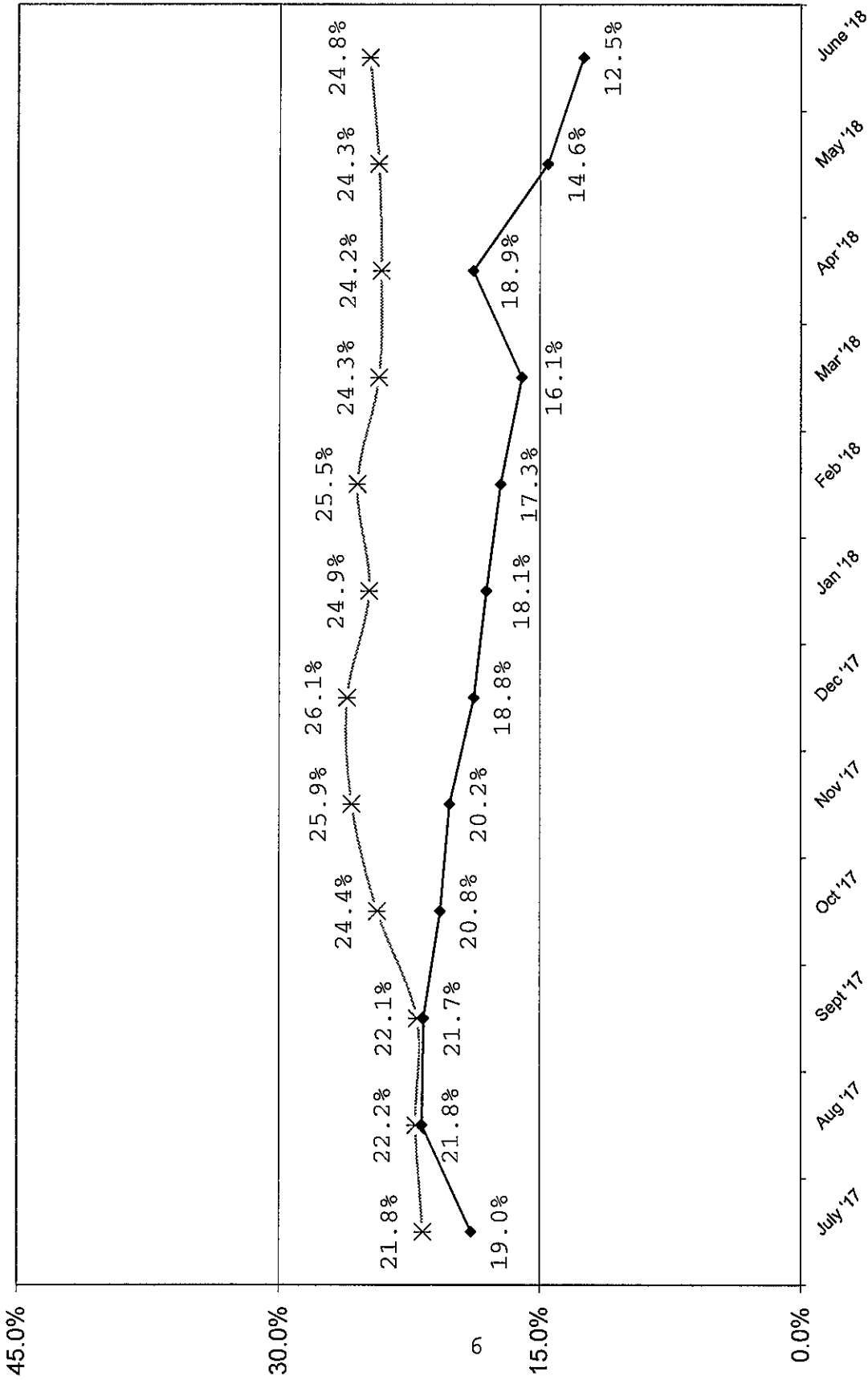
Fiscal Year '17 - '18

--x-- Overall --◆-- West Hawaii

MOLOKAI
Direct Loans
Delinquency Ratio Report



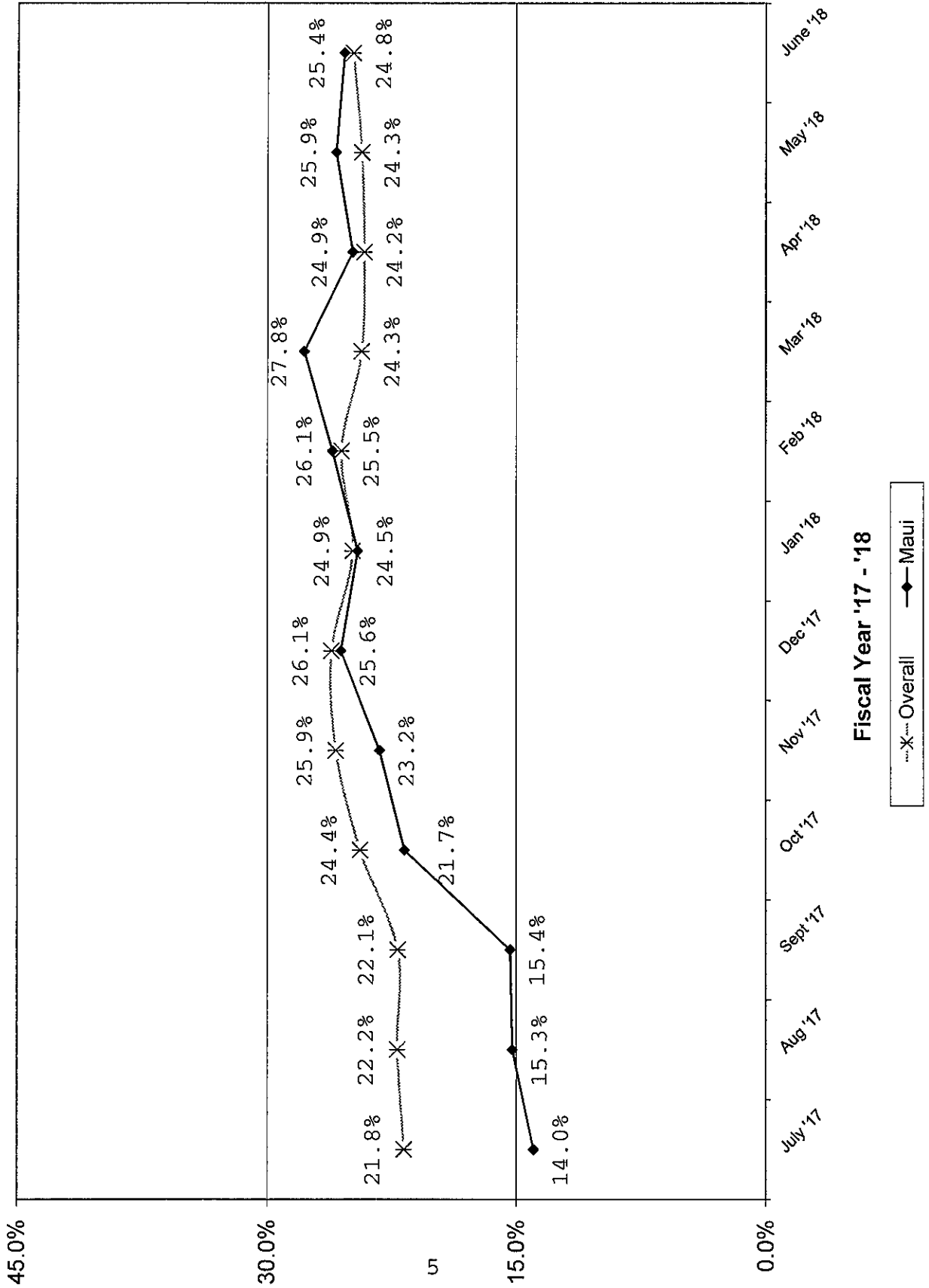
KAUAI
Direct Loans
Delinquency Ratio Report



Fiscal Year '17 - '18

--x-- Overall --◆-- Kauai

MAUI
Direct Loans
Delinquency Ratio Report



STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 16, 2018

TO: Chairman and Members, Hawaiian Homes Commission

FROM: Dean Oshiro, Acting HSD Administrator
Homestead Services Division

SUBJECT: **Approval of Consent to Mortgage**

RECOMMENDED MOTION/ACTION

To approve the following consents to mortgages for Federal Housing Administration (FHA) insured loans, Department of Veterans Affairs (VA) loans, United States Department of Agriculture, Rural Development (USDA, RD) guaranteed loans, United States Housing and Urban Development (HUD 184A) guaranteed loans and Conventional (CON) loans insured by private mortgage insurers.

DISCUSSION

<u>PROPERTY</u>	<u>LESSEE</u>	<u>LENDER</u>	<u>LOAN AMOUNT</u>
<u>OAHU</u>			
Nanakuli Lease No. 3805 TMK: 1-8-9-006:042	ALVERIO, Joel K. K. (Cash Out Refi)FHA	Aries Loan Inc.	\$ 287,000
Waimanalo Lease No. 3205 TMK: 1-4-1-016:053	AMANO, Natasha (Cash Out Refi)HUD 184A	Bank of Hawaii	\$ 227,250
Kewalo Lease No. 2173 TMK: 1-2-4-042:028	GIBSON, Janna-Jay S. (Purchase)FHA	HomeStreet Bank	\$ 264,960
Waianae Lease No. 6652 TMK: 1-8-5-004:111	KAILIKEA, Minerva H. (Cash Out Refi)FHA	HomeStreet Bank	\$ 382,503

OAHU

Nanakuli Lease No. 8637 TMK: 1-8-9-016:093	BRIGHT, Kauimaiole (Cash Out Refi)FHA	HomeStreet Bank	\$ 272,994
Kapolei Lease No. 12369 TMK: 1-9-1-017:088	HAMAKUA, Joenetta M. (Purchase)FHA	Bank of Hawaii	\$ 284,412
Lualualei Lease No. 5565 TMK: 1-8-6-023:149	MORALES, Angel K. N. (Cash Out Refi)FHA	Bank of Hawaii	\$ 225,765
Princess Kahanu Estates Lease No. 1255 TMK: 1-8-7-043:060	JOSE, Donald L., Jr. (Cash Out Refi)FHA	Bank of Hawaii	\$ 233,550
Waimanalo Lease No. 11236 TMK: 1-4-1-041:031	EDWARDS, Natasha P. (1 Step Construction)FHA	HomeStreet Bank	\$ 313,715
Nanakuli Lease No. 8898 TMK: 1-8-9-016:068	KAPELE, Almadine G. M. (Cash Out Refi)FHA	HomeStreet Bank	\$ 233,550
Waianae Lease No. 8721 TMK: 1-8-5-033:116	KEALOHA, Richard H. K., III (Purchase)FHA	HomeStreet Bank	\$ 345,576
Nanakuli Lease No. 5184 TMK: 1-8-9-013:047	YACAPIN, Charrel Ann (Assumption)FHA	HomeStreet Bank	\$ 156,000
Kapolei Lease No. 12322 TMK: 1-9-1-017:088	BROWN-CLEMENTE, Marlena (Purchase)FHA	HomeStreet Bank	\$ 362,363

ITEM NO. D-2

OAHU

Kapolei Lease No. 12409 TMK: 1-9-1-017:088	LYMAN, Danna (Purchase)HUD 184A	HomeStreet Bank	\$ 347,066
Kapolei Lease No. 12359 TMK: 1-9-1-017:088	NG, Devin (Purchase)HUD 184A	HomeStreet Bank	\$ 355,813
Kapolei Lease No. 12404 TMK: 1-9-1-017:088	KISSELL, Stacie (Purchase)HUD 184A	HomeStreet Bank	\$ 343,982
Kapolei Lease No. 12426 TMK: 1-9-1-017:088	MEDEIROS, Reid (Purchase)FHA	HomeStreet Bank	\$ 370,527
Kapolei Lease No. 12432 TMK: 1-9-1-017:088	KAUANOE, James (Purchase)USDA, RD	HomeStreet Bank	\$ 245,050
Kapolei Lease No. 12353 TMK: 1-9-1-017:088	KAUHI, Rayne (Purchase)USDA, RD	HomeStreet Bank	\$ 349,090
Kapolei Lease No. 12398 TMK: 1-9-1-017:088	KON, Valerie (Purchase)HUD 184A	Bank of Hawaii	\$ 384,810
Kapolei Lease No. 12438 TMK: 1-9-1-017:088	LAPILIO, Brandy (Purchase)HUD 184A	Bank of Hawaii	\$ 367,931
Kapolei Lease No. 12371 TMK: 1-9-1-017:088	EDWARDS, Donna E. (Purchase)FHA	Bank of Hawaii	\$ 359,473

ITEM NO. D-2

OAHU

Hoolimalima Lease No. 12750 TMK: 1-9-1-119:096	NAEHU, Haroleen L. (Cash Out Refi)HUD 184A	HomeStreet Bank	\$ 218,917
Waimanalo Lease No. 3145 TMK: 1-4-1-016-085	ACHONG, Wayne P. & DE SILVA, Victoria (Cash Out Refi)FHA	Mann Mortgage	\$ 271,956
Waimanalo Lease No. 3045 TMK: 1-4-1-020:034	MANINI, George L.W., Jr. (Cash Out Refi)FHA	Mann Mortgage	\$ 162,966
Kanehili Lease No. 12575 TMK: 1-9-1-152:021	MAGNANI, Kellyann N. (Cash Out Refi)FHA	Guild Mortgage Co.	\$ 327,000

MAUI

Waiohuli Lease No. 7569 TMK: 2-2-2-028:078	HANAIKE, Cory(Cash Out Refi)FHA	Aries Loan Inc.	\$ 237,000
Waiehu 2 Lease No. 9491 TMK: 2-3-2-022:053	TABON, Sasha I. (Purchase)FHA	HomeStreet Bank	\$ 259,500
Waiohuli Lease No. 7703 TMK: 2-2-2-028:146	KALAMA, Kaponono T. (Purchase)USDA, RD	Siwell Inc., dba Capital Mortgage Services of Texas	\$ 336,000
Waiohuli Lease No. 7471 TMK: 2-2-2-027:019	CANTO, Doreen N. (Cash Out Refi)FHA	HomeStreet Bank	\$ 361,224

ITEM NO. D-2

KAUAI

Anahola Lease No. 11121 TMK: 4-4-8-022:057	RIVERA, Frank S., Jr. (1 Step Construction)FHA	HomeStreet Bank	\$ 243,618
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HAWAII

Panaewa Lease No. 6272B TMK: 3-2-1-061:075	MANUIA, Jason K. (Cash Out Refi)FHA	Aries Loan Inc.	\$ 127,000
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Kaniohale Lease No. 9267 TMK: 3-7-4-022:054	BROWN, Whendy K. (Purchase)FHA	Aries Loan Inc.	\$ 113,000
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Puukapu Lease No. 6187 TMK: 3-6-4-008:070	CUMMINGS, Albert, IV (Purchase)USDA, RD	Siwell Inc., dba Capital Mortgage Services of Texas	\$ 399,000
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Kaniohale Lease No. 9322 TMK: 3-7-4-023:009	KAPAKU, Virginia M. (Purchase)FHA	American Financial Network, Inc.	\$ 268,000
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Keaukaha Lease No. 12825 TMK: 3-2-1-023:172	YASSO, Kumukoa-Pomaikai (Purchase)FHA	HomeStreet Bank	\$ 212,354
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Kaniohale Lease No. 9273 TMK: 3-7-4-022:060	HOOMANAWANUI, Melvin & HOOMANAWANUI, Odetta I. (Cash Out Refi)HUD 184A	HomeStreet Bank	\$ 215,635
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ITEM NO. D-2

<u>RECAP</u>	<u>NO.</u>	<u>FHA</u> <u>AMOUNT</u>	<u>NO.</u>	<u>VA</u> <u>AMOUNT</u>	<u>NO.</u>	<u>USDA-RD</u> <u>AMOUNT</u>
FY Ending 6/30/17	300	\$ 72,689,610	8	\$3,021,043	9	\$1,695,424
Prior Months	273	\$ 71,028,366	13	\$4,914,100	8	\$2,600,403
This Month	<u>25</u>	<u>6,676,006</u>	<u>0</u>	<u>0</u>	<u>4</u>	<u>1,329,140</u>
Total FY '17-'18	298	\$ 77,704,372	13	\$4,914,100	12	\$3,929,543
HUD 184A						
FY Ending 6/30/17	105	\$25,483,508				
Prior Months	74	\$21,117,810				
This Month	<u>8</u>	<u>2,461,404</u>				
Total FY '17-'18	82	\$23,579,214				

ITEM NO. D-2

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 16, 2018

TO: Chairman and Members, Hawaiian Homes Commission

FROM: Dean Oshiro, Acting HSD Administrator (1)
Homestead Services Division

SUBJECT: **Approval of Streamline Refinance of Loans**

RECOMMENDED MOTION/ACTION

To approve the refinancing of loans from the Hawaiian Home General Loan Fund.

DISCUSSION

The following lessees have met the "Streamline/Interest rate reduction loan" criteria, which was approved by the Hawaiian Homes Commission at its August 19, 2013 meeting. This criteria includes twelve (12) consecutive monthly payments, borrower's current interest rate is higher than the current DHHL interest rate, current with their Homeowners Insurance, Real Property Tax, Lease Rent, county sewer/refuse fees, and does not have any advances made by DHHL on the borrowers behalf.

HSD's recommendation for approval is based on actual payment history, over the past twelve (12) months and the review of the above-mentioned criteria. Streamline/Interest Rate Loan refinancing will provide lessees a chance to simply reduce their interest rate and payments without DHHL having to credit and/or income qualify the borrower.

The following lessee(s) has met the aforementioned criteria and is recommended for Streamline/Interest rate reduction loan refinance program:

<u>LESSEE</u>	<u>LEASE NO. & AREA</u>	<u>REFINANCING LOAN TERMS</u>
Wana, Gary L.	12178, Kaumana	NTE \$213,400 @4.5% interest per annum, NTE \$1,082 monthly, repayable over 30 years.

Loan Purpose: Refinance HUD Buyback Loan no. 18935.
Original loan amount of \$194,365 at 5%
per annum, \$1,043 monthly, repayable
over 30 years. A Contested Case
Hearing was held on May 22, 2017 for
this account.

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 16, 2018

TO: Chairman and Members, Hawaiian Homes Commission

FROM: Dean Oshiro, Acting HSD Administrator
Homestead Services Division

SUBJECT: **Approval to Schedule Loan Delinquency Contested Case Hearings**

RECOMMENDED MOTION/ACTION

To authorize the scheduling of the following loan delinquency contested case hearings as shown below.

DISCUSSION

The department has been working to resolve the problem of loan delinquencies. The past due delinquent loan status with lessees continues to be a problem for the department; therefore, we recommend that contested case hearings be scheduled:

<u>Lessee</u>	<u>Lease No.</u>	<u>Area</u>	<u>Loan No.</u>	<u>Monthly Payment</u>	<u>Amount at 6/18</u>	<u>Balance At 6/18</u>
<u>Oahu</u>						
Makaawa, William M.C.A.	3424	Kewalo	15436	\$694	\$4,271	\$69,916

STATE OF HAWAII

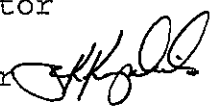
DEPARTMENT OF HAWAIIAN HOME LANDS

July 16, 2018

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Dean T. Oshiro, Acting HSD Administrator

FROM: Ross K. Kapeliela, Application Officer
Homestead Services Division



SUBJECT: **Approval of Homestead Application Transfers/Cancellations**

RECOMMENDED MOTION/ACTION

To approve the transfers and cancellations of applications from the Application Waiting Lists for reasons described below:

DISCUSSION

1. Requests of Applicants to Transfer

MAUI ISLANDWIDE AGRICULTURAL LEASE LIST

DEGUILMO, Jade-Kapeka K.	4/26/2007	MAUI	PAS	04/04/2018
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HAWAII ISLANDWIDE AGRICULTURAL LEASE LIST

LINKER, Louise K.	09/20/2004	MAUI	AGR	04/30/2018
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2. Deceased Applicants

NONE FOR SUBMITTAL

3. Awards of Leases

OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

KAHUANUI, Shayne O.	Assigned Residential Lease #11415, Lot 17214 in Kapolei Village 8 (Kaupea), Honouliuli, Ewa, Oahu dated 06/18/2018. Remove application dated 09/29/2005.
SALAUSA, Leinaala N.	Assigned Residential Lease #5149, Lot 91 in Nanakuli, Oahu dated 12/16/2013. Remove application dated 07/28/2006.

HAWAII ISLANDWIDE RESIDENTIAL LEASE LIST

COSMA, Carilynne N.	Assigned Residential Lease #9381, Lot 68 in Kaniohale, Kealakehe, North Kona, Hawaii dated 05/22/2018. Remove application dated 03/07/2017.
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4. Native Hawaiian Qualification

NONE FOR SUBMITTAL

5. Voluntary Cancellation

NONE FOR SUBMITTAL

6. Successorship

NONE FOR SUBMITTAL

7. Additional Acreage

NONE FOR SUBMITTAL

8. HHC Adjustments

NONE FOR SUBMITTAL

Last Month's Transaction Total	18
Last Month's Cumulative FY 2017-2018 Transaction Total	295
Transfers from Island to Island	2
Deceased	0
Cancellations:	
Awards of Leases	3
NHQ	0
Voluntary Cancellations	0
Successorship	0
Additional Acreage	0
HHC Adjustments	0
This Month's Transaction Total	5
This Month's Cumulative FY 2018-2019 Transaction Total	5

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 16, 2018

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Dean T. Oshiro, Acting HSD Administrator

FROM: Ross K. Kapeliela, Applications Officer
Homestead Services Division

SUBJECT: **Reinstatement of Deferred Application -
AUGUSTINE A. PONCE**

RECOMMENDED MOTION/ACTION

To reinstate an application that was deferred due to the applicant not responding to two successive contacts as required by the department's administrative rules.

DISCUSSION

Section 10-3-10(b) of the *Hawaii Administrative Rules* states in part that "Whenever an applicant does not respond to any two successive requests from the department for updated information, the department shall place such applicant on a deferred status until such time as updated information is received."

The following applicant was deferred and has since contacted the department with updated information:

MAUI ISLANDWIDE RESIDENTIAL LEASE LIST

<u>APPLICANT</u>	<u>APPLICATION DATE</u>	<u>HHC ACTION TO DEFER</u>	<u>CONTACT DATE WITH DEPARTMENT</u>
PONCE, Augustine A.	06/26/1980	02/24/1984	06/06/2018

Previous Cumulative Total for Current FY	0
Current Month's Total	1
Fiscal Year Total: July 2018-June 2019	1

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 16, 2018

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Dean Oshiro, Acting Administrator
Homestead Services Division

FROM: Juan Garcia, Oahu District Office Supervisor
Homestead Services Division

SUBJECT: **Approval of Designation of Successors to Leasehold
Interest and Designation of Persons to Receive the Net
Proceeds**

RECOMMENDED MOTION/ACTION

To approve the designation of successor to the leasehold interest and person to receive the net proceeds, pursuant to Section 209, Hawaiian Homes Commission Act, 1920, as amended.

*See attached list of Lessee.

Leasehold Interest:

Ratified for July 2018	3
Previous FY 2018 - 2019	0
FY 2018 - 2019 Total to Date	3
 Ratified for FY '17 - '18	 87

Net Proceeds

Ratified for July 2018	0
Previous FY 2018 - 2019	0
FY 2017 - 2018 Total to Date	0
 Ratified for FY '16 - '17	 1

LIST OF LESSEES WHO DESIGNATED SUCCESSORS TO THEIR
LEASEHOLD INTEREST
FOR MONTH OF JULY 2018


<u>Deceased Lessee</u>	<u>Designated Successor</u>
1. Lillian M. Agabin Lot No.: 93 Area: Waianae, Oahu Lease No. 9682	<u>PRIMARY:</u> Shannell L. Agabin, Daughter <u>ALTERNATE:</u> N/A <u>DESIGNEE TO RECEIVE NET PROCEEDS:</u> N/A
2. Lily K. Nahoopii Lot No.: 120C-4 Area: Hoolehua, Molokai Lease No. 7820	<u>PRIMARY:</u> Lily K. Kapahu, Daughter <u>ALTERNATE:</u> N/A <u>DESIGNEE TO RECEIVE NET PROCEEDS:</u> N/A
3. Carolyn L. Pacheco Lot No.: 49 Area: Kumuhau, Oahu Lease No. 11296	<u>PRIMARY:</u> Trisha T. M. Williams, Daughter <u>ALTERNATE:</u> Jason Pacheco, Son <u>DESIGNEE TO RECEIVE NET PROCEEDS:</u> N/A

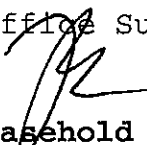
STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 16, 2018

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Dean Oshiro, Acting Administrator 
Homestead Services Division

FROM: Juan Garcia, Oahu District Office Supervisor 
Homestead Services Division

SUBJECT: **Approval of Assignment of Leasehold Interest**

RECOMMENDED MOTION/ACTION

To approve the assignment of the leasehold interest, pursuant to Section 208, Hawaiian Homes Commission Act, 1920, as amended, and subject to any applicable terms and conditions of the assignment, including but not limited to the approval of a loan.

DISCUSSION

Twenty (20) assignments of lease.

<u>LESSEE</u>	<u>TRANSFeree</u>
1. Name: Rissa I. K. Brown Res. Lease No.: 3715 Lease Date: 8/11/1967 Lot No.: 18 Area/Island: Waimanalo, Oahu Property Sold: Yes Amount: N/A Improvements: 5 bedroom, 3 bath dwelling	Name: Makana K. Kamanawa-Kahawai Relationship: Nephew Loan Assump: No Applicant: Yes, Oahu IW Res., 10/17/2016

Reason for Transfer: "Giving lease to relative." Special Condition: Transferee to obtain funds to pay purchase price.

LESSEETRANSFeree

2. Name: Linloy R. Domingo Name: Samuel A. Akoi, IV
 Res. Lease No.: 7718 Relationship: Cousin
 Lease Date: 2/7/2002 Loan Assump: No
 Lot No.: 249 Applicant: No
 Area/Island: Waiohuli, Maui
 Property Sold: Yes
 Amount: \$370,000.00
 Improvements: 4 bedroom, 2 bath dwelling

Reason for Transfer: "Moving off island." Special
Condition: Transferee to obtain funds to pay purchase
price.

3. Name: Steve P. Gifford Name: Shonton K. Gifford
 Res. Lease No.: 3788 Relationship: Son
 Lease Date: 3/21/1969 Loan Assump: No
 Lot No.: 365 Applicant: No
 Area/Island: Nanakuli, Oahu
 Property Sold: Yes
 Amount: \$220,000.00
 Improvements: 3 bedroom, 3 bath dwelling

Reason for Transfer: "Giving lease to relative." Special
Condition: Transferee to obtain funds to pay purchase
price.

4. Name: Stephanie A. Hookano & Name: Clarence J. Hookano,
 Jerome D. P. Hokoana Jr.
 Res. Lease No.: 3450 Relationship: Son/Nephew
 Lease Date: 3/22/1963 Loan Assump: No
 Lot No.: 9 Applicant: No
 Area/Island: Paukukalo, Maui
 Property Sold: Yes
 Amount: \$70,000.00
 Improvements: 3 bedroom, 1 bath dwelling

Reason for Transfer: "Transfer to my son/nephew." Special
Condition: Transferee to obtain funds to pay purchase
price.

LESSEETRANSFeree

5. Name: Edith E. Holu Name: Kevin K. Holu
 Res. Lease No.: 3273 Relationship: Son
 Lease Date: 12/4/1959 Loan Assump: No
 Lot No.: 24B Applicant: Yes, Oahu IW Res.,
 Area/Island: Nanakuli, Oahu 10/02/2008
 Property Sold: Yes
 Amount: \$450,000.00
 Improvements: 5 bedroom, 3 bath dwelling

Reason for Transfer: "Giving lease to relative." Special
Condition: Transferee to obtain funds to pay purchase
price.

6. Name: John B. Hopkins Name: John M. Hopkins
 Res. Lease No.: 5582 Relationship: Son
 Lease Date: 7/1/1985 Loan Assump: No
 Lot No.: 121 Applicant: No
 Area/Island: Lualualei, Oahu
 Property Sold: Yes
 Amount: \$200,000.00
 Improvements: 3 bedroom, 1 bath dwelling

Reason for Transfer: "Giving lease to relative." Special
Condition: Transferee to obtain funds to pay purchase
price.

7. Name: Clyde W. Kaaiakamanu Name: Clint P. Kaaiakamanu
 Res. Lease No.: 12800 Relationship: Son
 Lease Date: 6/30/2017 Loan Assump: No
 Lot No.: 13764 Applicant: Yes, Oahu IW Res.,
 Area/Island: Hoolimalima, 1/30/2012
 Oahu
 Property Sold: Yes
 Amount: \$95,200.00
 Improvements: 3 bedroom, 2-1/2 bath dwelling

Reason for Transfer: "Giving lease to relative." Special
Condition: Transferee to obtain funds to pay purchase
price.

LESSEETRANSFeree

8. Name: Dickson R. K. Lewis Name: Joseph R. K. Lewis
 Res. Lease No.: 11880 Relationship: Brother
 Lease Date: 12/13/2008 Loan Assump: No
 Lot No.: 18674 Applicant: No
 Area/Island: Kanehili, Oahu
 Property Sold: Yes
 Amount: \$500,000.00
 Improvements: 4 bedroom, 3 bath dwelling

 Reason for Transfer: "Giving lease to relative." Special
 Condition: Transferee to obtain funds to pay purchase
 price.
9. Name: John K. Nakoa & John Name: Peter K. M. T. Nakoa
 K. Nakoa, III Relationship: Son & Brother
 Res. Lease No.: 10040 Loan Assump: No
 Lease Date: 1/1/2005 Applicant: No
 Lot No.: 11
 Area/Island: Waiehu Kou III,
 Maui
 Property Sold: Yes
 Amount: \$195,000.00
 Improvements: 3 bedroom, 2 bath dwelling

 Reason for Transfer: "Giving lease to relative." Special
 Condition: Transferee to obtain funds to pay purchase
 price.
10. Name: Darryn-Lee K. Renshaw Name: Malie M. Kamana
 Res. Lease No.: 8345 Relationship: None
 Lease Date: 7/1/1996 Loan Assump: No
 Lot No.: 54 Applicant: Yes, Oahu IW Res.,
 Area/Island: PKE, Oahu 11/21/2002
 Property Sold: Yes
 Amount: \$414,999.00
 Improvements: 3 bedroom, 2 bath dwelling

 Reason for Transfer: "Sharing new home with daughter."
 Special Condition: Transferee to obtain funds to pay
 purchase price.

LESSEETRANSFeree

11. Name: Francis E. Smith Name: Virginia Kapaku
 Res. Lease No.: 9322 Relationship: None
 Lease Date: 5/1/1999 Loan Assump: No
 Lot No.: 9 Applicant: No
 Area/Island: Kaniohale,
 Hawaii
 Property Sold: Yes
 Amount: \$385,000.00
 Improvements: 3 bedroom, 2 bath dwelling
- Reason for Transfer: "Medical Reason." Special Condtion:
Transferee to obtain funds to pay purchase price.

12. Name: Kanoenoe H. Esteves Name: Rubyann K. Kikila
 Res. Lease No.: 11599 Relationship: Mother
 Lease Date: 12/2/2006 Loan Assump: No
 Lot No.: UNDV056 Applicant: No
 Area/Island: Kapolei, Oahu
 Property Sold: No
 Amount: N/A
 Improvements: None

Reason for Transfer: "Giving lease to relative."

13. Name: Marvis A. Hussey & Noa Name: Emily K. Kahai
 I. P. Hussey Relationship: Mother/
 Res. Lease No.: 11597 Grandmother
 Lot No.: UNDV054 Loan Assump: No
 Area/Island: Kapolei, Oahu Applicant: No
 Property Sold: No
 Amount: N/A
 Improvements: None

Reason for Transfer: "Giving lease to relative." See
simultaneous transfer below.

LESSEETRANSFeree

14. Name: Emily K. Kahai Name: Marvis A. Hussey & Noa
 Res. Lease No.: 6398 I. P. Hussey
 Lease Date: 11/14/1997 Relationship: Daughter &
 Lot No.: 20 Grandson
 Area/Island: Waimanalo, Oahu Loan Assump: No
 Property Sold: No Applicant: No
 Amount: N/A
 Improvements: None

Reason for Transfer: "Giving lease to relative."

15. Name: Royden K. L. Mokiao Name: Kolden K. T. Mokiao
 Res. Lease No.: 12517 Relationship: Son
 Lease Date: 12/6/2008 Loan Assump: No
 Lot No.: UNDV198 Applicant: No
 Area/Island: Kapolei, Oahu
 Property Sold: No
 Amount: N/A
 Improvements: None

Reason for Transfer: "Giving lease to relative."

16. Name: Ethel K. C. Andrade Name: Rodney L. K. Biven, Jr.
 Pas. Lease No.: 2905 Relationship: None
 Lease Date: 7/8/1954 Loan Assump: No
 Lot No.: 11 Applicant: No
 Area/Island: Puukapu, Hawaii
 Property Sold: No
 Amount: N/A
 Improvements: None

Reason for Transfer: "The offspring do not have enough
Hawaiian to aquire the property."

LESSEETRANSFeree

17. Name: Rina K. Bobiles
Res. Lease No.: 5845
Lease Date: 8/1/1985
Lot No.: 9
Area/Island: Kalamaula,
Molokai
Property Sold: No
Amount: N/A
Improvements: None

Name: Greyson H.K. Hubbard
Relationship: Nephew
Loan Assump: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

18. Name: Zachary Z. Helm
Res. Lease No.: 6068
Lease Date: 10/1/1985
Lot No.: 37
Area/Island: Kalamaula,
Molokai
Property Sold: No
Amount: N/A
Improvements: None

Name: Raiatea M. M. Helm
Relationship: Daughter
Loan Assump: No
Applicant: Yes, Maui IW Res.,
8/10/2005

Reason for Transfer: "Giving lease to relative."

19. Name: Kent K. Ikeda
Res. Lease No.: 7557
Lease Date: 2/7/2002
Lot No.: 95
Area/Island: Waiohuli, Maui
Property Sold: No
Amount: N/A
Improvements: None

Name: Evelyn M. Zimmerman
Relationship: Sister
Loan Assump: No
Applicant: No

Reason for Transfer: "Giving lease to relative."

LESSEETRANSFeree

20. Name: Madelyn S. P. Sagario Name: Rowan K. K. L. P. Puaa
 Res. Lease No.: 6058 Relationship: Daughter-in-law
 Lot No.: 4 Loan Assump: No
 Area/Island: Kalamaula, Applicant: Yes, Molokai IW
 Molokai Res., 6/2/2011
 Property Sold: No
 Amount: N/A
 Improvements: None

Reason for Transfer: "Giving lease to relative."

Assignments for the Month of July '18	20
Previous FY '18 - '19 balance	<u>0</u>
FY '18 - '19 total to date	20
 Assignments for FY '17 - '18	 271

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 16, 2018

TO: Chairman and Members, Hawaiian Homes Commission
THROUGH: Dean Oshiro, Acting HSD Administrator
FROM: Juan Garcia, Oahu District Office Supervisor
Homestead Services Division
SUBJECT: **Approval of Amendment of Leasehold Interest**

RECOMMENDED MOTION/ACTION

To approve the amendment of the leasehold interest listed below.

DISCUSSION

Seven (7) amendments of lease.

1. Lessee: Ethel K. C. Andrade
Pas. Lease No.: 2905
Lot No., Area, Island: 11, Puukapu, Hawaii
Amendment: To amend the lease title and lessor's name, to complete the property description, to incorporate the currently used terms, covenants, and conditions in the lease, and to extend the lease term to an aggregate term of 199 years.
2. Lessee: Lora Lee P. Contreras
Agr. Lease No.: 7015
Lot No., Area, Island: U2-73, Makuu, Hawaii
Amendment: To update the property description.

3. Lessee: Steve P. Gifford
 Res. Lease No.: 3788
 Lot No., Area, Island: 365, Nanakuli, Oahu
 Amendment: To amend the lease title and lessor's name, to incorporate the currently used terms, covenants, and conditions in the lease, and to extend the lease term to an aggregate term of 199 years.

4. Lessee: Juliana P. Gregg & Matthew M. Ayers
 Res. Lease No.: 669
 Lot No., Area, Island: 8, Waimanalo, Oahu
 Amendment: To incorporate an electrical service easement.

5. Lessee: Edith E. Holu
 Res. Lease No.: 3273
 Lot No., Area, Island: 24-B, Nanakuli, Oahu
 Amendment: Remove the reservation of life interest, to amend the lease title and lessor's name, to incorporate the currently used terms, covenants, and conditions in the lease, and to extend the lease term to an aggregate term of 199 years.

6. Lessee: Lily K. Nahoopii
 Agr. Lease No.: 7820
 Lot No., Area, Island: 120C-4, Hoolehua Molokai
 Amendment: To update the property description.

7. Lessee: Elizabeth K. Parker
 Res. Lease No.: 3765
 Lot No., Area, Island: 49, Papakolea, Oahu
 Amendment: To update the property description.

Amendments for the Month of July '18	7
Previous FY '18 - '19 balance	<u>0</u>
FY '18 - '19 total to date	7

Amendments for FY '17 - '18	249
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ITEM NO. D-9

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 16, 2018

TO: Chairman and Members, Hawaiian Homes Commission
THROUGH: Dean Oshiro, Acting HSD Administrator
FROM: Juan Garcia, Oahu District Office Supervisor
Homestead Services Division
SUBJECT: **Approval to Issue a Non-Exclusive License for Rooftop
Photovoltaic Systems for Certain Lessees**

RECOMMENDED MOTION/ACTION

To approve the issuance of a non-exclusive license to allow the Permittee to provide adequate services related to the installation, maintenance, and operation of a photovoltaic system on the premises leased by the respective Lessees.

The non-exclusive license is necessary as the Lessee cannot issue his/her own licenses.

DISCUSSION

Eleven (11) non-exclusive licenses.

1. Lessee: Tara M.L. Alana
Res. Lease No.: 12042
Lot No., Area, Island: 17064, Kaupea, Oahu
Permittee: Sunrun Inc.
2. Lessee: Noe K. Andrade
Res. Lease No.: 12773
Lot No., Area, Island: 13748, Hoolimalima, Oahu
Permittee: Sunrun Inc.
3. Lessee: Kauaokalanimehiwaila C. J. Eaton,
Kalenakapuaaalaokalani E. A. Eaton,
& Keomailani S. L. Eaton
Res. Lease No.: 10049
Lot No., Area, Island: 20, Waiehu Kou III, Maui
Permittee: Neighborhood Power Corporation

ITEM NO. D-10

4. Lessee: Keopele A. Gowan
Res. Lease No.: 9742
Lot No., Area, Island: 13732, Maluohai, Oahu
Permittee: Sunrun Inc.
5. Lessee: Yvonne L. Gray
Res. Lease No.: 4592
Lot No., Area, Island: 65, Waianae, Oahu
Permittee: Sunnova Energy Corp.
6. Lessee: John Marino Hopkins
Res. Lease No.: 5582
Lot No., Area, Island: 121, Lualualei, Oahu
Permittee: Vivint Solar Inc.
7. Lessee: Joseph R. K. Lewis
Res. Lease No.: 11880
Lot No., Area, Island: 18674, Kanehili, Oahu
Permittee: Sunrun Inc.
8. Lessee: George Steven K. Mikaele
Res. Lease No.: 1650
Lot No., Area, Island: 100, Nanakuli, Oahu
Permittee: Sunrun Inc.
9. Lessee: Philip K. Pai
Res. Lease No.: 12143
Lot No., Area, Island: 18981, Kaupea, Oahu
Permittee: Sunrun Inc.
10. Lessee: Richard T.F. Soo II
Res. Lease No.: 9631
Lot No., Area, Island: 22, Kalawahine, Oahu
Permittee: RevoluSun Power
11. Lessee: Edith W. Yim
Res. Lease No.: 2168
Lot No., Area, Island: 38, Kewalo, Oahu
Permittee: Sunrun Inc.

Non-Exclusive License for the Month of July '18	11
Previous FY '18 - '19 balance	<u>0</u>
FY '18 - '19 total to date	11
Non-Exclusive License for FY '17 - '18	102


ITEM NO. D-10

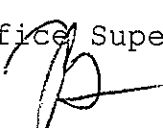
STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 16, 2018

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Dean Oshiro, Acting HSD Administrator 
Homestead Services Division

FROM: Juan Garcia, Oahu District Office Supervisor 
Homestead Services Division

SUBJECT: **Approval of Subdivision, Transfer of a Portion of
Lease No. 280, Lot No. 48, Nanakuli, Oahu
Theodore A. Auwae**

RECOMMENDED MOTION/ACTION

1. To approve the request of Theodore A. Auwae (Theodore) to subdivide Department of Hawaiian Home Lands Residential Lease No. 280, Lot No. 48, Nanakuli, Oahu, consisting of 22,000 square feet, and further identified as TMK (1) 8-9-006:057 into Lots 48-A-1 and 48-A-2, provided that the Lessee is responsible for all cost incurred in the processing and obtaining of the subdivision, including but not limited to surveying fees, fees imposed by the City and County of Honolulu (County), fees for utility (electric, water, etc.) and other fees associated with the subdivision of Lot No. 48.
2. To approve the amendment of Lease No. 280, to reflect the subdivision of Lot No. 48; update the property description.
3. To approve the transfer of Lot No. 48-A-1, under Lease No. 280, from Theodore to his daughter, Sophie A. Alvarico (Sophie).
4. To approve the creation of newly designated Residential Lease No. 280-A, demising Lot No. 48-A-2.
5. The above are subject to the completion of the survey work done by a licensed surveyor, including but not

ITEM NO. D-11

5. The above are subject to the completion of the survey work done by a licensed surveyor, including but not limited to the surveying and staking of boundary corners of the lots, submitting the required number of final subdivision maps to the County, preparing and submitting the legal description of the lots to the Department of Hawaiian Home Lands (Department), applying to the County for subdivision approval, obtaining the tax map keys for the Lots, and final subdivision approval by the County of Honolulu.

DISCUSSION

Department Residence Lot Lease No. 280, Lot No. 48, located in Nanakuli, Oahu (Lease), was transferred to Theodore by way of the Assignment of Lease and Consent instrument dated August 10, 2017.

Theodore is requesting the approval to subdivide his lot into two lots and to give Sophie the portion of the lot where the existing home is located. Sophie has been deemed to be at least 59% Hawaiian and is therefore qualified to receive a portion of the lot. Once the lot is subdivided, Sophie will receive Lot No. 48-A-1, under newly created Lease No. 280-A, and Theodore will retain Lot No. 48-A-2, under Lease No. 280.

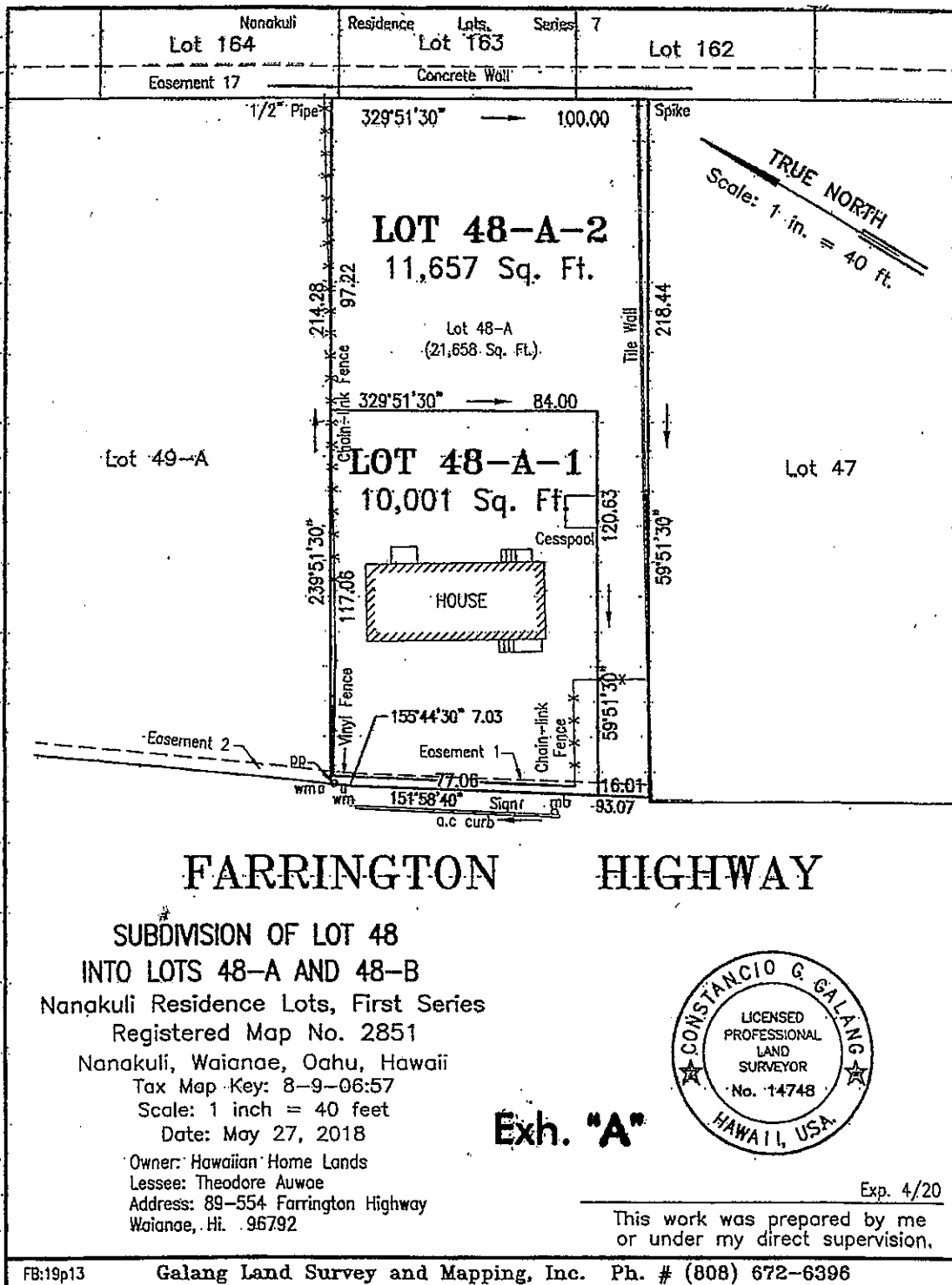
Theodore has submitted a financial statement from a credit union in the amount of \$65,000, which will be used primarily for the cost of the building material. Theodore is a building contractor and will construct the home himself.

Section 10-3-38 of the Administrative Rules (Rules) states that "A lessee of a residential lot, with approval of the commission, may subdivide and transfer a portion of the lot for the remaining term of the lease to any individual who is native Hawaiian and is at least 18 years old; provided that after the transfer, each lot conforms to County zoning standards. The department shall not be required to finance the construction of the house on the transferred portion." The Rules also state "The Department shall not be required to pay for any costs incurred in the processing and obtaining of the subdivision."

Attached is "Exhibit A" illustrating the two lots of similar size. The existing home is located on the front portion of the existing, which is to be held by Sophie.

There is no outstanding loan attached to the lease and the lease rent is current. The real property tax is paid current.

The Department recommends the approval of its recommendations.



ITEM NO. D-11
EXHIBIT A

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 16, 2018

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Dean Oshiro, Acting Administrator
Homestead Services Division

FROM: Juan Garcia, Oahu District Supervisor
Homestead Services Division

SUBJECT: **Request to Schedule Contested Case Hearing -
Authorization to Proceed to Public Notice Under
Section 209, HHCA, Due to Nonresponsive Designated
Successor(s)**

RECOMMENDED MOTION/ACTION

To approve the scheduling of a contested case hearing for the designated successors.

DISCUSSION

The Department has tried on numerous occasions to contact the respective designated successors to execute the Lease to complete the successorship. Department correspondence were mailed to the designated successors requesting they contact the Department to arrange for the execution of the successorship of lease document. In addition, the Department's attempted to make contact through known telephone numbers, however, these attempts were unsuccessful in having the successorship lease document signed. In certain cases, the Department has no information on any known location or mailing address for the designated successor(s), therefore, the Department has been unable to make contact.

Through the contested case hearing process, the Department will seek authorization to proceed with the public notice process to notify all interested related individuals to submit a successorship claim, or proceed with the alternate designated successor(s) to the lease.

The Department recommends approval of the motion as stated.

Deceased Lessee

1. Penny Nalani Chung
Lot No.: 144
Area: Waianae, Oahu
Lease No.: 4583
2. June N. Bell
Lot No.: 66
Area: Nanakuli, Oahu
Lease No.: 5141

Designated Successor(s)

Kristine Keaulana, Daughter


Stephanie L. Kakalia, Daughter

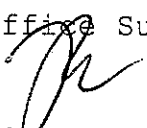
STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 16, 2018

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Dean Oshiro, Acting Administrator 
Homestead Services Division

FROM: Juan Garcia, Oahu District Office Supervisor 
Homestead Services Division

SUBJECT: **Commission Designation of Successor**
DONALD S. K. L. CHUNG, III, Residential
Lease No. 5647, Lot No. 102, Lualualei, Oahu

RECOMMENDED MOTION/ACTION

To approve the designation of Jana Hokulani Chung-Kealohi (Jana), successor to her late husband's Residential Lease No. 5647, Lot No. 102, for the remaining term of the lease, subject to the payment of the outstanding balance due on the Department Contract of Loan No. 19250 within 90 days of the completion of the lease successorship.

DISCUSSION

On October 17, 2006, Donald Salai Kam Ling Chung, III (Decedent) received through an assignment, Department of Hawaiian Home Lands Residential Lot Lease No. 5647, Lot No. 102, Lualualei, Oahu (Lease).

On April 22, 2017, the Decedent passed away without naming a successor to his lease.

In compliance with the Administrative Rule 10-3-63, the Department published legal ads in the Honolulu Star Advertiser, the Hawaii Tribune Herald, the West Hawaii Today, The Maui News, and The Garden Island newspapers on December 3, 13, 17, and 27, 2017, to notify all interested, eligible and qualified heirs of the Decedent, to submit their lease successorship claims.

The Department received one successorship claim from the Decedent's wife, Jana. She has been determined to be at least 27% Hawaiian and eligible for successorship.

Pursuant to Section 209 of the Hawaiian Home Commission Act of 1920 (Act), as amended, when a lessee fails to designate a successor, the commission is authorized to terminate the lease or to continue the lease by designating a successor. Section 209 states in part that the Department may select from only the following qualified relatives in priority order:

1. Husband or wife; or
2. If there is no husband or wife, then the children; or
3. If there is no husband, wife, or child, then the grandchildren; or
4. If there is no husband, wife, child, or grandchild, then brothers or sisters; or
5. If there is no husband, wife, child, grandchild, brother, or sister, then from the following relatives of the lessee who are native Hawaiian: father and mother, widows or widowers of the children, widows or widowers of the brothers and sisters, or nieces and nephews.

Existing improvements consist of a four-bedroom, two-bath single family dwelling built in 1993.

There is an outstanding Department of Hawaiian Home Lands mortgage loan which was originated on April 1, 2016, in the amount of \$220,700, at 4.50% per annum, \$1,119 monthly, repayable over 30 years. The outstanding loan balance is \$228,729.02, and is past due \$18,652.35, as of June 20, 2018. The last payment in the amount of \$1,170 was received on March 31, 2017.

The lease rent is paid current. The real property taxes to the County of Honolulu is due in the amount of \$752.40. Jana has agreed to pay the amount due if she becomes the successor to the lease.

The Department requests approval of its recommendation.

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 17 & 18, 2018

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Dean Oshiro, Acting Administrator
Homestead Services Division

FROM: James W. Du Pont, West Hawaii District Supervisor
Homestead Services Division

SUBJECT: Request to Schedule Contested Case Hearing - Lease
Violation - Alfred Berdon, Jr., Agricultural Lot
Lease No. 2981, Lot No. 20, Pu'ukapu, Kamuela,
Hawaii

RECOMMENDED MOTION/ACTION

To approve the scheduling of contested case hearings for
the lessee listed below:

DISCUSSION

The following lessee has violated the terms and
conditions of his homestead lease; therefore, we recommend
that a contested case hearing be scheduled.


Lessee:	Alfred Berdon, Jr.
Agricultural Lease No.:	2981
Lot No./Area/Island:	20/Pu'ukapu/Hawaii
Lease Violation:	Sanitation Issues; failure to demolish and remove debris from agricultural lot due to accidental fire which occurred in 2016.

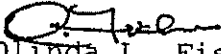
STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 16, 2018

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Dean Oshiro, Acting Homestead Services Division Administrator 

FROM:  Olinda L. Fisher, East Hawaii District Office Supervisor

SUBJECT: Request to Schedule a Contested Case Hearing - Lawrence S. Kamaka, Residential Lease No. 2590, Lot No. 215A, Keaukaha, Hawaii

RECOMMENDED MOTION/ACTION

To schedule a contested case hearing for Lawrence S. Kamaka (Lawrence), to cancel Lease No. 2590, Lot No. 215A situated at Keaukaha, Hawaii, for nonpayment of appraised value.

DISCUSSION

On September 30, 1986, Larry Kamaka (Decedent), by way of Assignment of Lease and Consent, received Residential Lease No. 2590, Lot No. 215-A, situate in Keaukaha, Hawaii (Lease).

On November 27, 2000, the Decedent designated his wife, Denise A. Kamaka (Denise), as the receiver of net proceeds to the lease.

On December 12, 2015 the Decedent passed away.

In compliance with the Administrative Rules 10-3-63, the Department published legal ads in the Honolulu Star Advertiser, The Hawaii Tribune Herald, The West Hawaii Today, The Maui News, and The Garden Island newspapers on January 8, 19, 22, and February 1, 2017 to notify all interested, eligible and qualified heirs of the Decedent, to submit their lease successorship claims.

The Department received a successorship claim from the Decedent's son, Lawrence. The claimant is at least 25% Hawaiian and has been determined to be eligible for succession.

Pursuant to Section 209 of the Hawaiian Home Commission Act of 1920 (Act), as amended, when a lessee fails to designate a successor, the commission is authorized to terminate the lease or to continue the lease by designating a successor. Section 209 states in part that the department may select from only the following qualified relatives in priority order:

1. Husband or wife; or
2. If there is no husband or wife, then the children; or
3. If there is no husband, wife, or child, then the grandchildren; or
4. If there is no husband, wife, child, or grandchild, then brothers or sisters; or
5. If there is no husband, wife, child, grandchild, brother, or sister, then from the following relatives of the lessee who are native Hawaiian: father and mother, widows or widowers of the children, widows or widowers of the brothers and sisters, or nieces and nephews.

On October 17, 2017, the Hawaiian Homes Commission approved the designation of the Successor for Lawrence as the person qualified to succeed to the Lease.

On February 26, 2018, the Lease was executed by the Department, starting the ninety (90) days for Lawrence to pay the appraised value of \$45,000 to the Department, as stated in the Lease.

As of May 28, 2018, there was no payment made to pay the appraised value.

RECOMMENDATION


The department requests the Hawaiian Homes Commission approve a request for a Contested Case Hearing

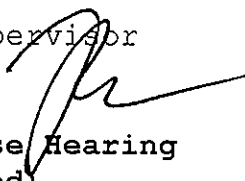
STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 16, 2018

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Dean Oshiro, Acting Administrator
Homestead Services Division 

FROM: Juan Garcia, Oahu District Supervisor
Homestead Services Division 

SUBJECT: **Deny Request for Contested Case Hearing**
Victoria Namahana Noa (Deceased)
Lease No. 250, Lot No. 10, Nanakuli, Oahu

RECOMMENDED MOTION/ACTION

To deny Ruth Ako's request for a contested case hearing regarding Residential Lease No. 250, Lot No. 10, Nanakuli, Oahu.

DISCUSSION

Victoria Namahana Noa (Victoria) received Department of Hawaiian Home Lands (Department) Residential Lot Lease No. 250, Lot No. 10, Nanakuli, Oahu (Lease) by way of the Transfer Through Successorship and Amendment to Lease No. 250, dated August 27, 1992.

On August 27, 1992, Victoria designated her cousin, Ruth N. Ako (Ruth), as successor to the Lease. However, according to Section 209 of the Hawaiian Homes Commission Act of 1920 (Act), as amended, a cousin is not an eligible successor.

The qualified relatives of the Lessee are "at least one-quarter Hawaiian, husband, wife, children, grandchildren, brothers, or sisters" or "native Hawaiian, father and mother, widows or widowers of the children, widows and widowers of the brothers and sisters, or nieces and nephews." According to the Act, Ruth is not an eligible successor to the lease.

As Victoria did not designate a qualified successor and in compliance with the Hawaii Administrative Rules (HAR) 10-3-63, the Department published legal ads to notify all interested,

eligible and qualified heirs of Victoria to submit their successorship claims.

The Department received a claim from Victoria's sister, Alice R. Noa (Alice).

At its meeting on August 22, 2016, the Hawaiian Homes Commission approved the designation of Alice as successor to Lease No. 250.

By way of the Transfer Through Successorship of Lease and Amendment to Lease (Lease No. 250) instrument, dated September 23, 2016, Alice is the Lessee to Lease No. 250.

Since then, Alice has been unsuccessful in her attempts to occupy the home as Ruth has purportedly refused to vacate the premises. Alice is seeking resolution of this matter through the appropriate State court.

By letter dated May 4, 2018, Ruth request a contested case to address the lease. (See attached Exhibit)

Section 10-5-31 (d) of HAR state that "It is the policy of the commission not to initiate proceedings where the matters complained of involve a private controversy redressable in the courts and where the public interest is not involved, or where it is clear on the face of the complaint that there has been no violation of the law or rule of the commission."

The Department recommends approval of the motion as stated.

eligible and qualified heirs of Victoria to submit their successorship claims.

The Department received a claim from Victoria's sister, Alice R. Noa (Alice).

At its meeting on August 22, 2016, the Hawaiian Homes Commission approved the designation of Alice as successor to Lease No. 250.

By way of the Transfer Through Successorship of Lease and Amendment to Lease (Lease No. 250) instrument, dated September 23, 2016, Alice is the Lessee to Lease No. 250.

Since then, Alice has been unsuccessful in her attempts to occupy the home as Ruth has purportedly refused to vacate the premises. Alice is seeking resolution of this matter through the appropriate State court.

By letter dated May 4, 2018, Ruth request a contested case to address the lease. (See attached Exhibit)

Section 10-5-31 (d) of HAR states that "It is the policy of the commission not to initiate proceedings where the matters complained of involve a private controversy redressable in the courts and where the public interest is not involved, or where it is clear on the face of the complaint that there has been no violation of the law or rule of the commission."

The Department recommends approval of the motion as stated.

May 4, 2018

To: Hawaiian Homes Commission
From: Ruth Ako

Re: Dispute, Lease No. 250

I would like to request a hearing regarding Lease No. 250. August 27, 1992, my hānai sister, Victoria N. Noa, submitted a Designation of Successorship form naming me as her designated successor (See Exhibit A). This letter was generated after I came to the DHHL Kapolei office to make a request to authorize my children to use my genealogical file on their application. Embedded in that letter was the process that the DHHL would take, in the event that my hanai sister passed away.

October 4, 2005, thirteen years after the Designation of Successor was denied, my hanai sister and signed and submitted the Homestead Lease Transfer form. A certified mail was sent to our home and the person who signed for it did/does not reside in our home and subsequently, the letters were NOT received. Hence, the process was not completed. It is during this time that Victoria's health began its decline and I took on the role of her caretaker. I was focused on her health and instructions from her numerous doctors.

I was informed of the process to turn in Victoria Noa's death certificate, a public notice would appear in legal ads to allow eligible successors to claim the Lease. I then left the DHHL office and went to see Victoria's biological sister and explained what had transpired. Louisiana Hatchett, who is also a lessee, told me in front of a witness, "Oh, baby, don't worry. My siblings and I spoke upon our sister's death, that she would have wanted you to have the property. You were her caretaker and the two of you were more like sisters, not cousins." So Louisiana Hatchett called Alice Noa, since she was the only sibling that did not have a lease with DHHL and asked her to claim the Lease when it appears in the newspaper and then sign it over to Ruth Ako. Alice agreed and told Ruth Ako, "not to worry, she will sign it back over to her in the agreed time." A few weeks later, Alice then changes her mind and initiates a meeting with me saying that since she is no longer in the same position on the waiting list because she claimed the successorship. Therefore, she wanted me to subdivide the property, pay for the appraisal, the surveyor's fees.

I would like an opportunity to appear before the Commission to address these matters, among others. My husband and I have dedicated our lives to our 'ohana and during the process of the passing of my grandmother/mother, Louisiana Noa and my cousin/hanai sister, Victoria Noa. I find myself in a position that Alice Noa breached an agreement (affidavits to be presented at the hearing) and attempted to extort \$150,000.00 from me (lawsuit filed in Circuit Court). My husband and I have paid the land taxes, utilities, and have maintained the property for the past 40 years. We are the injured party and are not blaming any one person for this unfortunate circumstance, but would like to have our concerns addressed and to reach a resolution. I found out recently that this is the body that we should have addressed all along.

While the process for the Designation of Successor and the Transfer was obviously denied and incomplete, respectively, the extenuating circumstance that prevented the latter from being completed, weighs heavily on Victoria's declining health. My focus was on preserving both my Tutu and my hanai sister's original intention, to transfer the Lease to Ruth Ako.

I would like an opportunity to speak with the Commission regarding this matter. In addition, I am authorizing my sister, Melissah Shishido to speak on my behalf.

Exhibit "A"

ITEM NO. D-16
EXHIBIT A

DEPARTMENT OF HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION


July 16 & 17, 2018

Kapolei, Oahu

E-ITEMS
LAND DEVELOPMENT DIVISION

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 16, 2018

To: Chairman and Members, Hawaiian Homes Commission
From: Norman L. Sakamoto, Acting LDD Administrator 
Subject: Kauluokahai Transit Oriented Development (TOD)
East Kapolei, Honouliuli, Oahu (TMK (1) 9-1-017: 110 por.)

RECOMMENDED MOTION/ACTION

None, for information only.

LOCATION

East Kapolei, Honouliuli, Oahu identified as a portion of Tax Map Key (1) 9-1-017: 110.

AREA

Approximately 32.6 acres.

DISCUSSION

Kauluokahai (also referred to as East Kapolei II) is a master-planned community being developed by the Department of Hawaiian Home Lands (DHHL) on a 404-acre parcel located on the Ewa Plains, mauka of the Ewa Villages Golf Course and east of the Kualaka'i Parkway. The community will consist of approximately 1,000 single-family residential lots for native Hawaiian beneficiaries, approximately 1,000 multi-family residential units (to be developed by DHHL and others), the Kroc Community Center, the Special Olympics sports and wellness center, a middle school, and an elementary school.

The City and County of Honolulu's Rail Transit Project will be a fully-automated driverless urban light metro system along a 20-mile corridor between East Kapolei and the Ala Moana Shopping Center. The western-most station is located at the entrance to Kauluokahai on Kualaka'i Parkway. The State Strategic Plan for Transit-Oriented/Transit-Ready Development notes, "an overarching vision for the State of Hawaii is to use State facilities and properties as anchor civic institutions to catalyze other public and private investments to create compact, walkable communities that are served by public and multi-modal transportation and provide ready and affordable access to the necessities of daily life to residents of these communities." Transit-oriented development (TOD) is a type of community development that includes a mix of land uses such as housing, office, retail and/or other amenities integrated into a walkable, moderate- to high-density neighborhood and located within designated TOD zones or within a one-half mile radius of quality public transportation nodes.

Increment II-A is a 32.6-acre parcel which had originally been planned for 157 single-family residential lots. To take advantage of the opportunities afforded by TOD, DHHL is now considering a mixed-use development consisting of multi-family rental units for native Hawaiian beneficiaries, plus retail commercial activities. Some units could be for “transitional housing” – for medium-term rental periods, during which the beneficiaries pay down debts, increase savings, and otherwise prepare to purchase a home. Other units could be for *kupuna* (elderly). The retail commercial component would offer neighborhood convenience services and products. The expected market for the retail facilities are the homes and apartments in the immediate vicinity, as well as the Ho’opili Master Planned Community.

The project site is approximately a half mile from the East Kapolei Transit Station on Keahumoa Parkway (Exhibit A). Parcels on the east and west sides of the site are owned by Hawaii Housing Finance Development Corp. (HHFDC) and are being developed as affordable rentals for the general public. North of the site is Kauluokahai, Increment II-B for which house construction is in progress with occupancy beginning this summer. South of the site is the Ewa Villages Golf Course. All off-site infrastructure necessary to support the project has been constructed.

The selected developer would be responsible for planning, designing, financing, and construction of the project. They would also be responsible for the operation, marketing, and maintenance of both the residential and commercial components.

Ideally, no direct funding by DHHL or the State would be required; the retail commercial component would generate sufficient revenues to pay down construction costs, as well as on-going operating and maintenance costs for both the retail commercial and rental units. Thus, making the project self-sustaining.

DHHL has contracted with Economic & Planning Systems, Inc. (EPS) to assist with a solicitation process to attract potential developers, including consultation with beneficiaries to refine the scope of the project, and evaluation of proposals received. Specific scope of work items are as follows:

- Project Initiation. Meet with DHHL staff to establish communication protocols, discuss and confirm the scope, and collaboratively draft a project calendar.
- Define key objectives and opportunities for the site.
- Develop marketing and distribution strategy.
- Develop a clear and effective RFP document designed to elicit top quality responses
- Conduct pre-proposal submittal correspondence.
- Assist in preparing an evaluation of the RFP submissions, and document the evaluations on a comparable and objective basis.
- Interview short-listed developers and recommend preferred developer.
- Participate in the process of agreeing to terms on the design, programming, financing, phasing, entitlement, and construction of the project.

Preliminary discussions between staff and EPS have identified the following objectives and opportunities for the development project:

Provide housing for beneficiaries that capitalizes on the site's proximity to rail service and thus can facilitate commuting and other mobility while limiting congestion and environmental impacts.

Make efficient use of DHHL's land asset by providing housing for more beneficiaries than would be served with a lower density project primarily comprised of single-family detached dwellings.

Serve beneficiaries at lower income levels than may be possible in for-sale, single-family dwellings by producing less costly units and utilizing a variety of funding programs oriented toward rental housing.

Explore the potential to provide a pathway to ownership and equity building for beneficiaries through a transitional housing and financial counseling program for the new units.

Leverage private developers' experience in designing, financing, constructing and operating mixed-use projects involving rental housing and commercial development.

Leverage the value and cash flow from the commercial component of the project to subsidize the ongoing operation of the residential component and thus limit or eliminate DHHL's ongoing expenditures on the project.

These draft objectives will be revised as appropriate based on comments from the HHC, and through the beneficiary consultation process. The final list will be incorporated in the RFP to guide prospective offerors in preparing their proposals.

DEPARTMENT OF HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION

July 16 & 17, 2018

Kapolei, Oahu


F-ITEMS
LAND MANAGEMENT DIVISION

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 16-17, 2018

To: Chairman and Members, Hawaiian Homes Commission

From: Peter "Kahana" Albinio, Jr., Acting Administrator
Land Management Division 

Subject: Approval to Issuance of **FINAL** Approval to pursue Condominium Property Regime (CPR), Kapolei Community Development Corporation (KCDC), General Lease No. 290, Kapolei, Island O'ahu, TMK No. (1)91151002

RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission grant **FINAL** approval to the complete Condominium Property Regime (CPR) Map as submitted KCDC as lessee, for the premises under General Lease No. 290, covering 4.992 acres of Hawaiian home lands identified more specifically by TMK No. (1)91151002 (See Exhibit "A") subject to the following conditions:

1. To subject the leased premises demised under General Lease No. 290 with the Declaration of Condominium Property Regime (CPR), filed by the Department of Hawaiian Home Lands as the fee simple owner and declarant;
2. To amend General Lease No. 290 to reflect that the general lease is NOW encumbered by the five (5) separate units created and identified in the Final CPR Map as separate encumbered parcels under General Lease No. 290 as prepared by ControlPoint Surveying, Inc., dated July 3, 2018 (See Exhibits "B") and submitted by KCDC as lessee and other covenants contained in the declaration; and
3. To accept the final CPR map and associated Declaration of CPR document(s) as drafted and delegate authority to the Chairman to execute all final documentation for these actions.

DISCUSSION

The Hawaiian Homes Commission, at its regular monthly meeting of July 20, 2010, approved the issuance of a General Lease No. 290 to Kapolei Community Development Corporation to use a portion of Hawaiian home lands in Kapolei for the purpose of facilitating an economic development venture by subleasing the parcel to a private developer whereby the rental revenue received would be used to support its community project, the Cultural Heritage Center that will encompass a community center, and social service facilities to provide services benefitting the

Department of Hawaiian Home Lands (DHHL) or native Hawaiians residing in the Kapolei region and the broader West O'ahu area. General Lease No. 290 was issued to La'i'Ōpua 2020 for a term of sixty-five (65) years effectively commencing on May 17, 2011.

A First Amendment to General Lease No. 290, fully executed as of June 25, 2012 is filed with the Department of Hawaiian Home Lands but is not recorded with the Bureau of Conveyances of the State of Hawaii. The subject amendment provides LESSEE an opportunity to explore some alternative residential opportunities that may be feasible and prudent for native Hawaiian beneficiaries of the Hawaiian Home Lands Trust.

On December 30, 2017, Chair approves and grants consent to the Ground Sublease Agreement dated June 6, 2017, between KCDC as lessee and sublessor and KZ Companies, LLC as sublessee.

A Second Amendment to General Lease No. 290, fully executed as of June 27, 2018 is filed with the Department of Hawaiian Home Lands but is not recorded with the Bureau of Conveyances of the State of Hawaii. The subject amendment provides LESSEE an opportunity to facilitate its intent to develop the demised premises into a shopping center called the Ho'omaka Market Place (the "Shopping Center"), which development will fulfill certain of Lessee's obligations under the Lease.

The following are pertinent information on GL No. 290:

General Lessee:	Kapolei Community Development Corporation, a Hawaii 501(c)(3) non-profit corporation
Location:	Kapolei, Island of O'ahu
Tax Map Key No.:	(1) 91151002 (See Exhibit "A")
Land Area:	4.992 Acre (217,452 sq.ft.)
Term:	Sixty-five (65) years; 05/17/2011 – 05/16/2076

Annual Minimum Rental:

** Pursuant to the terms of GL No. 290, specifically Article 3, **RENTAL**, Section 1. **Annual Base Rental**., LESSOR's share of any and all revenue and sublease rents generated from the subject premises shall not be less than twenty percent (20%) of the net revenue per annum.*

** Pursuant to the terms of the Sublease Agreement, specifically Section 4, **RENT**, on pg. 6, states as follows, "Sublessee will pay to Sublessor rent for the Premises ("Rent") commencing upon the date a subtenant opens for business on the Premises, but no later than one (1) year after the Delivery Date, subject to any force majeure delays ("Rent Commencement")." Notwithstanding the foregoing, if Sublessee has not commenced construction of the improvements within four (4) years after the Effective Date, subject to any force majeure delays, then for a period of thirty (30) days thereafter, either party may terminate this Sublease effective thirty (30) days after written notice to the other party,*

unless, prior to the expiration of said thirty (30) day period Sublessee has in good faith commenced construction of the improvements. Rent shall be due and payable in monthly installments no later than the tenth (10th) day of each month in advance, without demand or set-off, except as otherwise expressly provided in this Sublease. Rent shall be as described above.

Period	Annual Rental	Monthly Rental
Yrs 1 – 10	\$520,000	\$43,333.33 / month
Yrs 11 – 15	\$572,000	\$47,666.67 / month
Yrs 16 – 20	\$629,200	\$52,433.33 / month
Option Terms		
First Option Term (Yrs 21 – 30)	FMV Rent (Fair Rental Value) for year 21; fixed at same rent for yrs 21-30	Equal Monthly Installments
Second Option Term (Yrs 31 – 40)	First Option Period rent plus 15%; fixed at same rent for yrs 31 – 40	Equal Monthly Installments
Third Option Term (Yrs 41 – 50)	FMV Rent (Fair Rental Value) for year 41; fixed at same rent for yrs 41-50	Equal Monthly Installments
Fourth Option Term (Yrs 51 – 65)	Third Option Period rent plus 15%; fixed at same rent for yrs 51 – 65	Equal Monthly Installments

Percentage Rent: None

Permitted Use: Tenant may use and occupy the Premises for the development of projects under the Commercial Mixed Use BMX3 zoning and in compliance with all applicable governmental requirements, or for any lawful use, and for no other use or purpose whatsoever

The CPR as requested will allow for separate mortgages, taxes, and insurance to be assessed to individual units and alleviate any risk and liability to KCDC. The final condominium map will be based on the final commercial retail project design guidelines (See Exhibit “C”). The CPR will contain the standard covenants, conditions, and restrictions to assure the property is maintained and managed as a first -class commercial retail center. The LESSEE understands that all development standards and local requirements which would otherwise exist for the property would continue to be applicable to the entire parcel.

The Department of Hawaiian Home Lands will file a Declaration of Condominium Property Regime (CPR) with the State to create a five (5)-unit condo on this 4.992-acre parcel as identified and described. The CPR filing enables KCDC and its sublessee (“KZ Companies”) to develop the parcel for commercial retail use as intended.

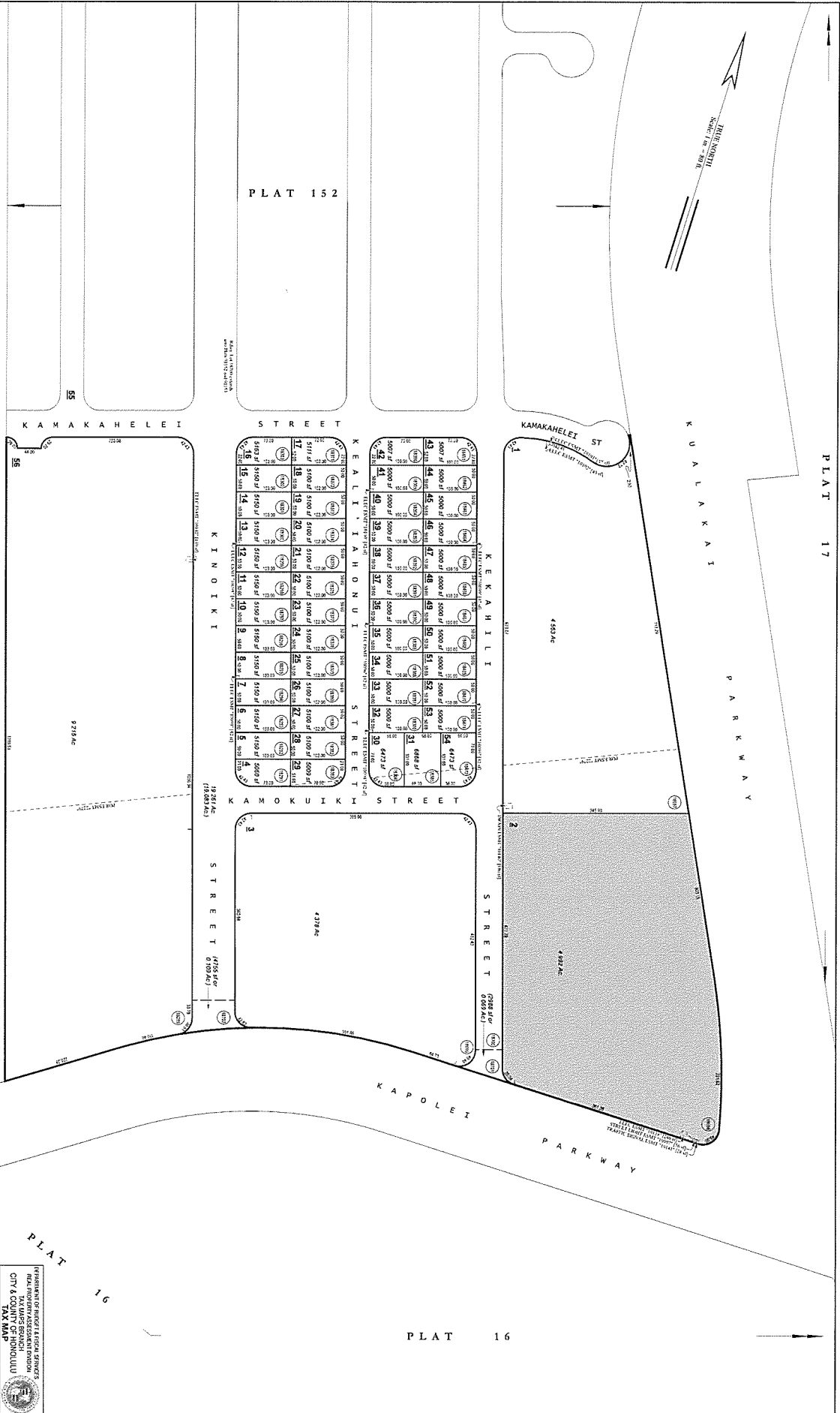
RECOMMENDATION

Land Management Division respectfully request approval of the motion/action as stated.

DEPARTMENT OF BUDGET & FISCAL SERVICES REAL PROPERTY ASSESSMENT DIVISION CITY & COUNTY OF HONOLULU TAX MAP		
FIRST TAXATION DIVISION		
ZONE	SECTION	PLAT
9	1	151

SCALE: 1 INCH = 80 FEET

Exhibit "A"
Item No. F-1



TK: (1) 9-1-13: 002
Job No. 17174-03

NOTE:
Acreage and coordinates referred to KAPOLA NEW Z.

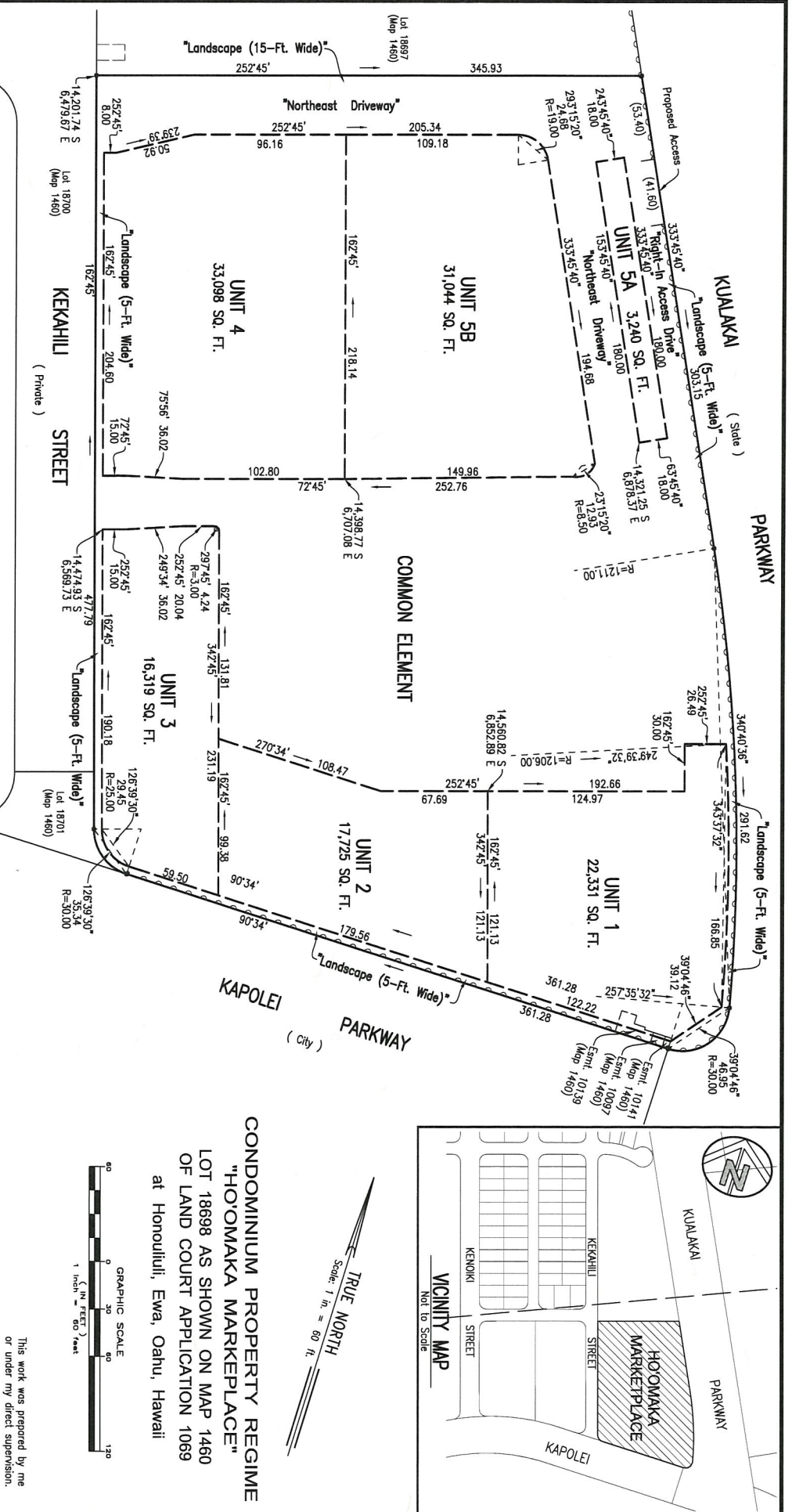
NOTE:
The Condominium Map for this Condominium Project, which includes this sheet, is intended only to show:
(a) the site plan for the Project, including the location, layout and access to a public road for all areas in the Project; (b) the layout, location, boundaries, unit numbers and dimensions of the units; and (c) other detail which is specifically required to be shown under Section 5148-33 of the Hawaii Revised Statutes. This Condominium Map is not intended to be interpreted as creating any obligation to construct, or install any improvements, amenities, or facilities as may be depicted herein, and no person may rely in any way on any other detail or other matter depicted hereon. The Condominium Map shall not be deemed to contain any representation or warranty whatsoever.

CONTROLPOINT SURVEYING, INC.
615 Pihai Street, Suite 700
HONOLULU, HAWAII 96814

ADVANCE PRINT
DATE July 3, 2018

Exhibit "B"
Item No. F-1

July 3, 2018
17" x 11"



HO'OMAKA MARKETPLACE DESIGN GUIDELINES

Revised: _____, 20__

These design guidelines (Design Guidelines) were created and adopted by the Developer for and on behalf of the Association to govern construction within and physical modifications to the Project as provided for in the Declaration of Condominium Property Regime of Ho'omaka Marketplace, dated _____, 20__, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. _____, as the same may be amended from time to time ("**Declaration**"). The Design Guidelines are predominantly derived from the Revised Ordinances of Honolulu, Chapter 21 - Land Use Ordinances, as the same may be amended from time to time ("**LUO**"). Capitalized terms have the same meaning ascribed to such terms in the Declaration.

Pursuant to the Declaration, in order to maintain the Project Quality Standard and to establish a consistent and cohesive Project, an Owner of a Unit shall submit to the Board for its prior written approval plans and specifications for any proposed Improvements prepared by a licensed architect in accordance with these Design Guidelines. The Board shall review the plans and specifications for compliance with the Project Documents, including, but not limited to, compliance with the standards set forth in these Design Guidelines. Consent or approval by the Board of any plans and specifications shall not mean, nor be deemed to constitute, a representation by the Developer or the Board that such plans and specifications satisfy or meet any engineering or building safety requirements, are free from defective design or materials, or are in compliance with statutes, rules, and regulations of any Governmental Authority. No material deviation shall be made from the approved Plans. These Design Guidelines may be amended by the Board, to facilitate the review process.

Buildable Area:

Allowable floor area for a Unit shall be determined using the Unit area in place of lot area in the Floor Area Ratio ("FAR") formulas defined by Section 21-3.140-1 of the LUO. Maximum FAR can be increased depending on the proposed use for the Unit in accordance with Table 21-3.5 of the LUO.

Lot coverage:

The percentage of allowable lot coverage, as defined in Section 21-3.140-1 of the LUO, will dictate the allowable coverage for each Unit as if it were a subdivided lot. The exceptions that allow for increases in lot coverage based on the type of use under the LUO shall also apply to construction within the Unit.

Parking and Loading:

Parking and loading stalls and all vehicular circulation aisles must be contained within the confines of each Unit. No common elements may be used as direct access to a parking or loading stall. The means for determining parking and loading stall counts under Article 6 of the LUO (Off-Street Parking and Loading) shall apply to stall count calculations for each individual Unit. When adjoining Units have the same Owner, stalls and access aisles can span across Unit boundaries without restriction. A Unit Owner may enter into parking agreements with neighboring Unit Owners to satisfy any parking requirements.

Yard and Height Setbacks:

Along all internal Common Element roadways structures shall be set back a minimum of 10'-0".

The Unit boundaries shall be treated as a property line when defining the limits of a structure. There is no required set back at the Unit boundaries, however, local building and fire codes shall dictate characteristics, such as unprotected wall openings and type of construction, based on the distance from the Unit boundaries.

An Owner of two (2) or more contiguous Units may place Buildings across the common boundary lines of the Owner's contiguous Units ("Combined Units"). Combined Units can be developed as though they are one Unit in regard to setbacks.

Notwithstanding anything stated above, for so long as Unit 5 is used for a Drug Store Use, the Owner of Unit 5 shall have the right to review and approve the elevations of any building to be constructed on Unit 4; provided however, (i) that such approval right shall be limited to the connections or flashing between or walls shared by the buildings on Units 4 and 5, and (ii) the Owner of Unit 5 shall not unreasonably withhold, delay, or condition its approval of the elevations of any new building on Unit 4.

Landscape Buffer:

Building Materials and Architectural Forms:

Architectural forms and proportions of structures should relate to the context of the neighboring structures. Complementary buildings that blend with the fabric of the neighborhood are preferred. Exterior finishes used in cladding of structures shall be of durable, UV and weather resistant materials. Unit Owners shall provide information related to the massing and finishes to the Board for approval prior to submitting for permit review.

Unit 4 Driveway:


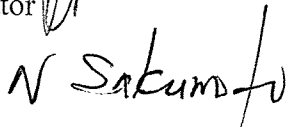
The Unit Owner of Unit 4 may cause a driveway to be constructed within the boundaries of Unit 4 ("**Unit 4 Driveway**"). Any Unit 4 Driveway may be located, constructed, relocated, widened, narrowed, and/or modified, from time to time, in the discretion of the Owner of Unit 4, but subject to the approval of the Association. Unit 4 Driveway shall be deemed to be a Common Element for the use of all Units of the Project and the Association shall be responsible for maintenance of the Unit 4 Driveway and the costs of maintenance shall be shared by all Units as a Common Expense.

Signage:

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 17-18, 2018

To: Chairman and Members, Hawaiian Homes Commission

From: Peter "Kahana Albinio, Jr., Acting LMD Administrator 
Norman L. Sakamoto, Acting LDD Administrator 

Subject: Approval to Lease Extension, General Lease No. 283, Hawaii Public Housing Authority - Ulu Ke Kukui Transitional Housing Program, Waianae, Oahu, TMK (1)87010030 (por.)

RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission (HHC) authorize a three-year extension of General Lease No. 283 to the Hawaii Public Housing Authority (HPHA) subject to the following conditions:

1. The term shall be extended for an additional three (3)-year period, commencing effectively as of October 16, 2018 and expiring as of October 15, 2021
2. All other terms and conditions of General Lease No. 283 shall continue and remain in full force and effect; and
3. The Chairman of the Hawaiian Homes Commission is authorized to set forth any additional terms and conditions which shall ensure and promote the purposes of the demised premises.

LOCATION

Waianae, Oahu identified as portion of Tax Map Key (1) 87010030.

AREA

Approximately six acres.

DISCUSSION

General Lease No. 283 (See Exhibit "A") was awarded to the State of Hawaii Department of Human Services, Hawaii Public Housing Authority, a State of Hawaii agency as Lessee, filed in the Office of the Department of Hawaiian Home Lands, and approved by the Hawaiian Homes Commission on August 19, 2008, for a term of ten (10) years commencing on October 16, 2008.

The following are pertinent information on GL No. 283:

General Lessee:	State of Hawaii Department of Human Services, Hawaii Public Housing Authority, a State of Hawaii agency
Location:	Waianae, Island of O’ahu
Tax Map Key No.:	(1)87010030 (por.)
Land Area:	6.0 Acre
Term:	10 years; 10/16/2008 – 10/15/2018
Annual Rental:	Gratis
Character of Use:	Transitional Housing and community center project

General Lease No. 283 was issued to HPHA for a transitional and affordable housing project in Waianae, Oahu, covering an area of approximately six (6.0) acres, more or less of an 89-acre parcel sometimes referred to as the former Voice of America site. The current lease term effectively expires on October 15, 2018, but provides for an extension of the lease period by mutual written agreement.

In January 2018, DHHL requested HPHA confirm whether they intended to request an extension of the lease term (Exhibit B). On May 3, 2018, the Department of Human Services responded that they agree to a three-year extension (Exhibit C).

The existing facilities, called Ulu Ke Kukui, consist of five residential buildings, each with eight two-bedroom units and eight studio units; and an administration building which includes offices, storage, classrooms, a daycare, and cafeteria. The project was constructed in 2008. HPHA has contracted with Alternative Structures International (ASI), dba Kahumana, to operate the facilities. Services include transitioning homeless families into permanent housing, day care of children, and subsidized meals at the facility and other locations throughout Leeward Oahu.

In response to questions from staff, ASI has reported that:

On any given night, there are over 320 individuals in 78 families at Ulu Ke Kukui preparing to transition from homelessness to permanent residences.

Over the course of a year, Ulu Ke Kukui serves approximately 600 individuals (including 300 keiki) in 150 families.

In addition to permanent housing referrals, Ulu Ke Kukui provides employment counseling, subsidized meals for children living at the facility, and makes classrooms available for the Head Start and Early Head Start program providers.

The kitchen facilities also provide subsidized meals to children from extremely low income and low-income families at over 30 locations throughout Leeward Oahu.

The Operating Budget for Ulu Ke Kukui for the current 18-month contract (Feb 2017-July 2018) is \$1,570,096. Of this amount, the State of Hawaii Homeless Program Office provides about two thirds of the funding and the Participants contribute about one third through Program Fees that are calculated based on 30% of actual income.

Approximately half of the individuals served identify as Hawaiians, a breakdown by blood quantum is not available.

In late 2017, DHHL hired Group 70 International to conduct an assessment of the facilities (Exhibit D). In summary, their findings were:

General Condition: Acceptable

Level of Maintenance: Fair

All buildings appeared structurally stable and designed and constructed appropriately. The interior of units that were observed are in generally good condition with no indication of wall, ceiling or flooring failures, or damages. The exterior of the facility requires cleaning of bird droppings on the roof solar panels, gutters and downspout pipes. There are areas in the site parking lot and access road that will need to be rebuilt as deterioration is significant. The observed building MEP (Mechanical, Electrical, and Plumbing) systems appear functional and do not require repairing at this time. Overall, the existing facility will need minor restoration for the buildings and repaving in the asphalt areas that have failed.

Estimated cost of repairs, remediation: \$92,642

The proposed extension of the General Lease would ensure that the facilities are maintained and utilized to serve the public while DHHL completes the rule making process for multi-family homestead leases and rentals.

As that process continues, DHHL will conduct market studies and beneficiary consultations to determine the best long-term use for the property. Items to be determined include: beneficiary demand for multi-family homestead leases and/or rental units; estimated mortgage and common area maintenance amounts (buyers); estimated rents based on operating and maintenance expenses; subsidies available to reduce rents; and uses for the classroom, kitchen, and office facilities.

Based on the information gathered, DHHL will make a recommendation to the HHC whether the residential units should be sold with a homestead lease, or made available to beneficiaries as rental units. DHHL would then issue a Request for Proposals accordingly.

RECOMMENDATION:

The Land Management Division and Land Development Division respectfully requests approval of the motion as stated

After Recordation Return by: Mail (X) Pickup () To:

Kaipo Duncan, Land Agent
Land Management Division
Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu, HI 96805

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

GENERAL LEASE NO. 283

between

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

and

STATE OF HAWAII

HAWAII PUBLIC HOUSING AUTHORITY

covering

HAWAIIAN HOME LANDS

situate at

Waianae, Hawaii

Tax Map Key No. (1)8-7-10:007 (por)

Exhibit "A"
Item No. F-2

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

GENERAL LEASE NO. 283

THIS INDENTURE OF LEASE, made this 18TH day of DECEMBER, 2008, but effective OCTOBER 18, 2008, by and between the State of Hawaii, by its DEPARTMENT OF HAWAIIAN HOME LANDS, whose principal place of business is 91-5420 Kapolei Parkway, Kapolei, Hawaii 96707, and post office address is P. O. Box 1879, Honolulu, Hawaii 96805, hereinafter called "LESSOR," and State of Hawaii, Department of Human Services, Hawaii Public Housing Authority, whose mailing address is 1002 North School Street, Honolulu, Hawaii 96817

hereinafter called "LESSEE."

W I T N E S S E T H:

WHEREAS, under section 204(a)(2) of the Hawaiian Homes Commission Act of 1920, as amended ("Act"), and section 10-4-1 of the Hawaii Administrative Rules, as amended, the Department of Hawaiian Home Lands, as LESSOR, is authorized to dispose of available lands not required for leasing to native Hawaiians under section 207(a) of the Act by lease on the same terms, conditions, restrictions, and uses applicable to the disposition of public lands pursuant to Chapter 171, Hawaii Revised Statutes ("HRS"); and

WHEREAS, the LESSOR has determined that the land described below is not immediately needed for leasing to native Hawaiians; and

WHEREAS, pursuant to section 171-95, HRS, the LESSOR may lease lands by direct negotiation, and without recourse to public auction, to government agencies for terms up to, but not in excess of 65 years, at such rental and on such other terms and conditions as the Hawaiian Homes Commission ("Commission") may determine; and

WHEREAS, the LESSEE has requested a lease of Hawaiian home lands in Waianae, island of Oahu to construct and operate a transitional housing project and community center, in furtherance of Governor Linda Lingle's emergency proclamation to assist with the current homeless situation on the Leeward coast; and

WHEREAS, the LESSOR has determined that leasing this land to the LESSEE will assist the LESSEE in effectuating its purpose, and be of benefit to the LESSOR'S beneficiaries; and

WHEREAS, the LESSOR has determined that this lease satisfies the requirements of the Act.

NOW THEREFORE, in consideration of the terms, covenants and conditions herein contained, all on the part of the LESSEE to be kept, observed and performed, does lease to the LESSEE, and the LESSEE does lease from the LESSOR, the premises located at Waianae, island of Oahu, Hawaii, Tax Map Key No. (1) 8-7-10:07 (portion), comprising of approximately six (6) acres of Hawaiian Home Lands, shown on the map marked Exhibit "A," attached hereto and made a part hereof("Premises"), and to the following reserved rights:

(1) Minerals and waters.

a. All minerals as hereinafter defined, in, on, or under the Premises, and the right, on its own behalf or through persons authorized by it, to prospect for, mine and remove such minerals and to occupy and use so much of the surface of the ground as may be required for all purposes reasonably extending to the mining and removal of such minerals by any means whatsoever, including strip mining. "Minerals," as used herein, shall mean any or all oil, gas, coal, phosphate, sodium, sulphur, iron, titanium, gold, silver, bauxite, bauxitic clay, diaspore, boehmite, laterite, gibbsite, alumina, all ores of aluminum and, without limitation thereon, all other mineral substances and ore deposits, whether solid, gaseous or liquid, including all geothermal resources, in, on, or under any land, fast or submerged; provided, that "minerals" shall not include sand, gravel, rock or other material suitable for use and when used in road construction in furtherance of the LESSEE'S permitted activities on the demised Premises and not for sale to others.

b. All surface waters, ground waters, and water systems, appurtenant to the Premises and the right on its own behalf or through persons authorized by it, to capture, divert or impound the same and to occupy and use so much of the demised Premises as may be required in the exercise of this right reserved.

c. As a condition precedent to the exercise by the LESSOR of any rights reserved in this paragraph 1, just compensation shall be paid to the LESSEE for any of the LESSEE'S improvements taken which amount is to be determined in the manner set forth in paragraph 3.

(2) Prehistoric and historic remains. All prehistoric and historic remains, including without limitation places, objects or specimens, if any, which may be on the Premises, together with the right at all times to enter the Premises for the purpose of

searching, exploring for and conducting research on objects, antiquities and specimens, of Hawaiian or other ancient art or handicraft or prehistoric, historic or archeological interest, and removing the same for preservation.

(3) Withdrawal. The right to withdraw all or any portion of the Premises for any public purpose (including but not limited to agricultural park development), and also reserves the right to withdraw any portion of the demised Premises for other than a public use, which demised Premises shall, at the time of withdrawal, constitute an economic unit, provided, that, the portion not withdrawn shall also be an economic unit. The right to withdraw reserved under this paragraph 3 shall be exercised only after a minimum one (1) years prior written notice is given to the LESSEE. The LESSEE will be entitled to compensation for those improvements made by the LESSEE on any portion of the premises withdrawn which have been approved by the LESSOR in an amount equal to the proportionate value of the LESSEE'S improvements so withdrawn in the proportion that it bears to the unexpired term of the lease; provided, that the LESSEE may, in the alternative, remove or relocate its improvements to the remainder of the demised Premises occupied by the LESSEE.

TO HAVE AND TO HOLD the same, together with all improvements, rights, easements, privileges and appurtenances belonging or appertaining to the LESSEE for the terms as defined below, unless the term shall be sooner terminated as provided in this lease, the LESSEE yielding and paying therefore all taxes, rates, assessments, and other charges hereunder payable by the LESSEE during the term as provided in the lease, on the following terms and conditions:

1. Term. The term of this lease shall be for ten (10) years, commencing on the 16th day of October 2008 up to and including the 15th day of October 2018, unless sooner terminated as hereinafter provided. This start date may change relative to the date that LESSOR receives ownership to the subject property. In the event of changes the end date will change accordingly to provide for a period of ten (10) years. Prior to the expiration of this lease, the parties may extend the lease period by mutual written agreement.

2. Rent. The rent for the entire term of this lease shall be gratis.

3. Use. The LESSEE shall use the Premises for the 80-unit "Villages of Maili" transitional housing and community center project.

4. Quiet enjoyment. The LESSOR covenants and agrees with the LESSEE that, upon the LESSEE's observance and performance of the required terms, covenants and conditions contained in this lease, the LESSEE shall and may have, hold, possess and enjoy the Premises for the term of the lease, without hindrance or interruption by the LESSOR or any other person or persons lawfully claiming by, through or under it.

5. Utility services. The LESSEE shall pay, or cause to be paid, all charges, duties, rates and, other outgoings of every description, including water, sewer, gas, refuse collection, relocation of utility poles and lines or any other charges, as to which the Premises or any part, or any improvements, or the LESSOR or the LESSEE may become liable for during the term, whether assessed to or payable by the LESSOR or the LESSEE.

6. Issuance and relocation of utility easements. (a) The LESSEE may request an easement for utility purposes or relocation of an existing utility easement, and, if so approved by the LESSOR, the LESSEE shall pay all costs related to the issuance and installation of a new utility easement or relocation of an existing utility easement. (b) The LESSOR may issue utility easements or relocate existing utility easements without the LESSEE'S approval, provided that the issuance or relocation thereof does not unreasonably interfere with the LESSEE'S use of the Premises. In such event, the LESSOR shall pay for all costs related to the issuance and installation of a new utility easement or relocation of an existing easement, unless the issuance or relocation is done at the request of a utility company, in which case the utility company shall pay all related costs.

7. Sanitation, etc. The LESSEE shall keep the premises and improvements in a strictly clean, sanitary and orderly condition.

8. Waste and unlawful, improper or offensive use of premises. The LESSEE shall not strip or commit, suffer or permit to be committed any waste, nuisance, strip or unlawful, improper or offensive use of the Premises, or any part thereof, nor, without the prior written consent of the LESSOR, cut down, remove or destroy, or suffer to be cut down, removed or destroyed, any trees now growing on the premises.

9. Compliance with laws. The LESSEE shall, if applicable, comply with the requirements of any municipal, state and federal authorities and observe all municipal ordinances and state and federal statutes applicable to the premises.

10. Inspection of premises. The LESSEE will permit the LESSOR and its agents, at all reasonable times so as to cause as little interference with the LESSEE'S use of the Premises as is reasonably possible, to enter into and upon the Premises to inspect and examine the same and determine the state of repair and condition thereof, including, without limitation, the right to inspect the LESSEE'S records regarding compliance with all applicable rules and regulations.

11. Lessor's approval of improvements. The LESSEE shall not at any time during the term construct, place, maintain and install on the Premises any building, structure or improvement of any kind and description except with the prior written consent of the LESSOR and upon those conditions the LESSOR may impose, unless otherwise provided in the lease. The LESSEE may make nonstructural alterations not exceeding Twenty-Five Thousand Dollars (\$25,000.00) in cumulative costs per alteration during the term of this lease without the LESSOR'S consent. The LESSEE shall own these improvements until the expiration or termination pursuant to a breach of the lease, at which time the ownership shall automatically vest in the LESSOR.

12. Repairs to improvements. The LESSEE shall, at its own expense, keep, repair and maintain all buildings and other improvements now existing or hereafter constructed or installed on the Premises in good order, condition and repair, reasonable wear and tear excepted.

13. Assignments, etc. The LESSEE shall not transfer or assign this lease or any interest, either voluntarily or by operation of law; any unauthorized transfer or assignment shall be null and void; provided that, with the prior written approval of the LESSOR, the assignment and transfer of this lease or any portion thereof may be made if it is to the governmental or corporate successor of the LESSEE

14. Subletting. The LESSEE shall not rent or sublet the whole, or any part of, the Premises except to other non-profit organizations sharing common goals and serving similar functions as the LESSEE, and with the prior written approval of LESSOR.

If this paragraph is violated, the LESSEE shall relinquish all sublease rents collected from the Premises.

15. Termination. At the end of, or at earlier termination of this lease, the LESSEE shall peaceably deliver unto the LESSOR possession of the Premises, together with all buildings and other improvements of whatever nature or name, now or hereafter erected or placed upon same, in good order and condition, reasonable wear and tear excepted. Furthermore, should the LESSEE, upon the

expiration, termination, and/or revocation of this lease, fail to remove any and all of its personal property from the Premises, after notice thereof, the LESSOR may remove any and all personal property from the Premises and either deem the property abandoned and dispose of the property or place the property in storage at the cost and expense of the LESSEE, and the LESSEE does agree to pay all costs and expenses for the disposal, removal, and/or storage of the personal property.

16. Non-warranty. The LESSOR does not warrant the conditions of the Premises, as the same is leased "as is."

17. Abandonment by Lessee. The LESSEE agrees that, should the LESSEE breach this lease and abandon the premises, this lease shall continue in effect so long as the LESSOR does not terminate the lease or the LESSEE'S right to possession. The LESSOR may enforce all of its rights and remedies under this lease. Further, the LESSOR need not mitigate its damages in the event the LESSEE abandons the Premises and the LESSEE hereby expressly agrees to make the LESSOR whole in accordance with the terms of this lease.

18. Hazardous Materials Claims. The LESSEE shall immediately advise the LESSOR in writing of:

a) Any and all actual, alleged or threatened discharge, dispersal, release, escape, disposal or presence of pollutants or Hazardous Materials on, under or about the Premises, except such discharge, release or presence done in strict compliance with all applicable Hazardous Materials Laws and used by The LESSEE on the Premises in connection with the uses permitted by this lease.

b) Any and all enforcement, clean up, removal, mitigation, remediation or other governmental or regulatory actions instituted, contemplated or threatened pursuant to any Hazardous Materials Laws affecting the premises;

c) Any and all written claims made or threatened by any third party against the LESSEE or the Premises relating to damage, contribution, cost recovery, compensation, loss or injury resulting from any Hazardous Materials (the matters set forth in clauses (a) , (b) and (c) above are hereinafter referred to as "Hazardous Materials Claims"); and

d) The LESSEE's discovery of any occurrence or condition on the Premises which could subject the LESSEE, LESSOR or the Premises to any restrictions on ownership, occupancy, transferability or use of the Premises under any Hazardous Materials Laws.

All Hazardous Material Claims shall be promptly investigated, and, if appropriate, remediated by an environmental consultant selected by the LESSEE and approved by the LESSOR, who shall perform all investigations, sampling and tests to the reasonable satisfaction of the LESSOR. The LESSOR shall have the right to join and participate in, as a party if it so elects, any settlements, remedial actions, legal proceedings or actions initiated in connection with any Hazardous Materials Claims. The LESSOR may participate in the investigation either directly or through one or more designated agents, employees, consultants or contractors, and shall have access to all information, raw data, opinions and test results generated by the investigation. With respect to any liability or potential liability under this Section 25 (Hazardous Materials), the LESSEE shall be responsible for damages and injury to the extent that the LESSEE's liability for such damage or injury has been determined by a court or otherwise agreed to by the LESSEE. The LESSEE shall pay for such damage or injury to the extent permitted by law and, provided that funds are appropriated, allotted or otherwise properly made available for that purpose. The LESSEE shall require the Developer, the Sub-lessee, any other sub-lessees, (except if such sub-lessee is the LESSEE or other State of Hawai'i government entities) to be responsible for any loss, damage, cost, expense, lien or liability directly or indirectly arising out of or attributable to the use, generation, manufacture, treatment, handling, refining, production, processing, storage, release, threatened release, discharge, disposal or presence of Hazardous Materials, on, under or about the Premises by or through the LESSEE, Developer, and/or Sub-lessee, including without limitation the costs of any required or necessary repair, cleanup or detoxification of the Premises, and the preparation and implementation of any closure, remedial or other required plans.

19. Dispute Resolution. Except as otherwise expressly provided in this Lease, all disputes between the LESSOR and the LESSEE under this lease shall be subject to the provisions of c7 we this paragraph ~~19~~.19.

a) Notice. The party seeking relief or resolution of any dispute under this lease shall deliver to the other a written notice of the dispute, which notice shall provide a detailed explanation of the alleged dispute or matter for resolution ("Dispute Notice"). Following the delivery and receipt of the Dispute Notice, the parties shall attempt, in good faith, to resolve such dispute.

b) Submission to the Commission Chairman and Chairman of the HPHA Board of Directors. If, after the fifteenth (15th) calendar day following the delivery of the Dispute Notice, the parties have not been able to resolve the dispute which is the

subject of the Dispute Notice, either party may request, in writing, a meeting between the Commission Chairman and the Chairman of the HPHA Board of Directors ("HPHA Chairman"). Within 48 hours following the receipt of said request, the parties shall schedule a meeting between the Commission Chairman and the HPHA Chairman, or their designees, which meeting shall take place as soon as practicable, but not later than 30 days following the request for such meeting.

(1) Presentations. At such meeting, the LESSOR and the LESSEE shall present their opinions with respect to the subject matter of the disputes and the cause of the said dispute for resolution to the Commission Chairman and the HPHA Chairman (or their designees) and respond to questions.

(2) Decision. The Commission Chairman and the HPHA Chairman (or their designees) shall thereupon render a decision with regard to the dispute.

c) Governor's Decision. Should the Commission Chairman and the HPHA Chairman, or their designees, fail to agree, the matter will be submitted to the Governor for resolution.

d) Decision Binding. A decision or resolution of any dispute in the manner set forth in this paragraph 19 shall be binding on the LESSOR and the LESSEE. The decision of the Governor shall constitute a final determination of the matter, and shall not be appealable or otherwise subject to court challenge.

20. Hawaii Law. This lease shall be construed, interpreted, and governed by the laws of the State of Hawaii.

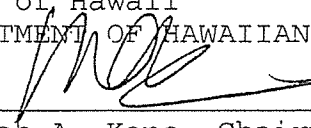
21. Exhibits - Incorporation in Lease. All exhibits referred to are attached to this lease and are deemed incorporated by reference.

22. Partial invalidity. If any term, provision, covenant or condition of this lease should be held to be invalid, void or unenforceable, the remainder of this lease shall continue in full force and effect and shall in no way be affected, impaired or invalidated thereby.

23. Special Conditions. Upon termination of the lease, all on-site building improvements shall revert to the LESSOR, free and clear of all liens and defects.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed as of the day and year first above written.

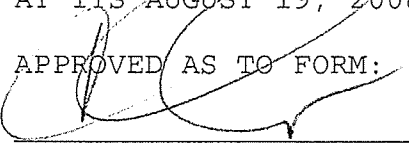
State of Hawaii
DEPARTMENT OF HAWAIIAN HOME LANDS

By 
Micah A. Kane, Chairman
Hawaiian Homes Commission

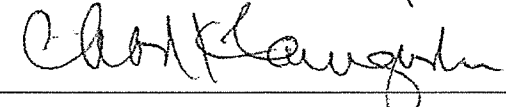
LESSOR

APPROVED BY THE HAWAIIAN HOMES COMMISSION
AT ITS AUGUST 19, 2008 MEETING

APPROVED AS TO FORM:


Deputy Attorney General
State of Hawaii

State of Hawaii
DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY

By 
Charles K. Langford

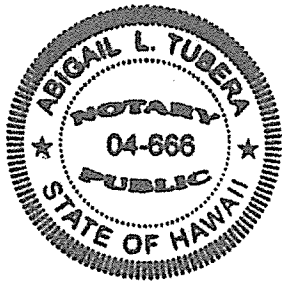
LESSEE

APPROVED AS TO FORM:


Deputy Attorney General
State of Hawaii

STATE OF HAWAII)
)
) ss:
CITY AND COUNTY OF HONOLULU)

On this 18th day of November, 2008, before me appeared MICAH A. KANE, to me personally known, who, being by me duly sworn, did say that he is the Chairman of the Hawaiian Homes Commission and the person who executed the foregoing instrument and acknowledged to me that he executed the same freely and voluntarily for the use and purposes therein set forth.



April L. Tule
Notary Public, State of Hawaii

ABIGAIL L. TUBERA

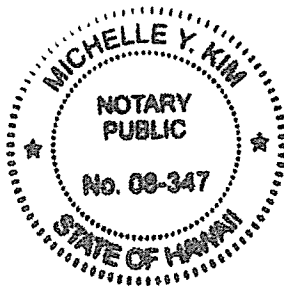
Print Name of Notary Public

My commission expires: 11/21/12

Doc. Date: 11/18/08 # Pages: 12
Notary Name: Abigail L. Tubera First Circuit
Doc. Description: GL 283 between
DHHL + HH Public Hsg. Authority
Abigail L. Tubera 11/18/08
Notary Signature Date

STATE OF HAWAII)
) SS
CITY AND COUNTY OF HONOLULU)

On this 18th day of December, 2008 before me appeared Chad K. Taniguchi to me personally known, who being by me duly sworn, did say that he is the Executive Director of the Hawaii Public Housing Authority and signed on behalf of the corporation by authority of its Board of Directors, and the officer acknowledged the instrument to be the free act and deed of the corporation.



Pravda i Kras

Michelle Y. Kim

Notary Public, State of Hawaii

My commission expires: 8/24/12

Doc. Date: TBD # Pages: 12
Michelle Y. Kim First Circuit
Doc. Description: general leave NO. 283
between DHHL / HDHA
TRK: (i) 8-7-10:007
Janeke W. Kim 12/18/08
Notary Signature Date
My Commission Expires: 8/24/12

NOTARY CERTIFICATION

030

207 TAX MA
(207 216 AG)

130

PLAT 02

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10

EXHIBIT "A".

FIRST DIVISION

ZONE	SEC	PLAT
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8	7	10
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DAVID Y. IGE
GOVERNOR
STATE OF HAWAII

SHAN S. TSUTSUI
LT. GOVERNOR
STATE OF HAWAII



JOBIE M. K. MASAGATANI
CHAIRMAN
HAWAIIAN HOMES COMMISSION

WILLIAM J. AILA, JR.
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

P. O. BOX 1879
HONOLULU, HAWAII 96805

January 4, 2018

To: Hakim Ouansafi, Executive Director
Hawaii Public Housing Authority

From: Jobie M. K. Masagatani, Chairman *[Signature]*
Hawaiian Homes Commission

Subject: Ulu Ke Kukui Transitional Housing and Community Center
General Lease No. 283, Waianae, Oahu, TMK (1) 8-7-10: 007 (por.)

General Lease No. 283 was issued to Hawaii Public Housing Authority to construct and operate a transitional housing project and community center on an approximately six-acre portion of Hawaiian Home Lands in Waianae, Oahu. The lease expires on November 24, 2018, but contains a provision for extension of the term by mutual written agreement.

Department of Human Services, Homeless Program Office contracted with Alternative Structures International (ASI) to operate the site as a Transitional Housing Program, known as Ulu Ke Kukui, for homeless families with minor dependent children. ASI has informed us "that the State Homeless Program's Office seems to prefer that DHHL lease directly to ASI. ... This means that it would not be an extension with HPHA/HPO, but directly with ASI."

Since the lease was issued pursuant to section 171-95, Hawaii Revised Statutes which authorizes the leasing of State lands by direct negotiation, and without recourse to public auction, to government agencies, a transfer and extension to a non-government entity would not be permissible.

Please confirm that Hawaii Public Housing Authority does not intend to request an extension of the lease term.

Should you have any questions, please contact me at 620-9501, or your staff may call Darrell Ing, Project Manager at 620-9276.

c: Alternative Structures International

Exhibit "B"
Item No. F-2

DAVID Y. IGE
GOVERNOR



PANKAJ BHANOT
DIRECTOR

CATHY BETTS
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES

P. O. Box 339
Honolulu, Hawai'i 96809-0339

May 3, 2018

Ms. Jobie M.K. Masagatani
Chair
Department of Hawaiian Home Lands
94-230 Leokane Street
Waipahu, HI 96797

Dear Chair Masagatani:

I am writing in regard to General Lease No. 283, which was issued to the Hawaii Public Housing Authority ("HPHA") to construct and operate a transitional shelter project and community center on Hawaiian Home Lands in Waianae, Oahu, located at Tax Map Key (1) 8-7-10:007.

HPHA has requested the input of the Department of Human Services ("DHS") in regard to a potential extension of the lease agreement with the Department of Hawaiian Home Lands ("DHHL"), which is set to expire on November 24, 2018. DHS currently contracts for homeless services at this location.

After consultation with the DHS Homeless Programs Office, DHS agrees to a three-year extension of the lease, not to exceed November 24, 2021. If you have any questions regarding this letter or DHS homeless services at this location, please contact Harold Brackeen III, Homeless Programs Office Administrator, at (808) 586-7072.

Sincerely,

A handwritten signature in blue ink that reads "Pankaj Bhanot".

Pankaj Bhanot
Director

c: Hawaii Public Housing Authority

AN EQUAL OPPORTUNITY AGENCY

Exhibit "C"
Item No. F-2

Site and Facility Assessment For Ulu Ke Kukui Transitional Housing

Wai'anae, O'ahu, Hawai'i
87-576 Kula'aupuni Street
TMK: (1) 8-7-010:030



Prepared For:
Department of Hawaiian Home Lands
Hale Kalaniana'ole
91-5420 Kapolei Parkway
Kapolei, Hawai'i 96707

Prepared by:
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawai'i 96813



October 31, 2017 (FINAL)

Exhibit "D"
Item No. F-2

TABLE OF CONTENTS

I. EXECUTIVE SUMMARY2

II. INTRODUCTION3

III. GENERAL FACILITY DESCRIPTION5

IV. FACILITY CONDITION ASSESSMENTS.....5

 A. ARCHITECTURAL ASSESSMENT5

 B. CIVIL ENGINEERING ASSESSMENT7

 C. STRUCTURAL ASSESSMENT9

 D. ELECTRICAL SYSTEMS ASSESSMENT10

 E. MECHANICAL SYSTEMS ASSESSEMENT11

 F. PLUMBING SYSTEM ASSESSMENT12

V. BUDGETARY COST ESTIMATES12

VI. CONCLUSION14

LIST OF APPENDICIES

- APPENDIX A: PHOTOGRAPHS
- APPENDIX B: COST ESTIMATES

I. EXECUTIVE SUMMARY

Property Name: Ulu Ke Kukui Transitional Housing

Property Location: 87-576 Kula' aupuni Street, Waianae, Hawaii 96792

Tax Map Keys (TMK): (1) 8-7-010:030 por.
See Figures 1 and 2

General Physical Description

General Condition: Acceptable

Level of Maintenance: Fair

All buildings appeared structurally stable and designed and constructed appropriately. The interior of units that were observed are in generally good condition with no indication of wall, ceiling or flooring failures, or damages. The exterior of the facility requires cleaning of bird droppings on the roof solar panels, gutters and downspout pipes. There are areas in the site parking lot and access road that will need to be rebuilt as deterioration is significant. The observed building MEP (Mechanical, Electrical, and Plumbing) systems appear functional and do not require repairing at this time. Overall, the existing facility will need minor restoration for the buildings and repaving in the asphalt areas that have failed.

Opinion of Probable Cost

Based on the observations from the walkthrough of the existing facilities, interviews conducted, and supplementary information provided, G70's opinion of the probable cost to address the areas of physical deficiency is outlined in the table below. These costs are on a rough order of magnitude (ROM) budget. Cost will vary, depending on origin of materials, current market pricing, and labor. Each cost entry will be detailed and explained in Budgetary Cost Estimate section of this report.

	<u>Total</u>
<u>Architectural Costs</u>	
a. Architectural Total	\$0
<u>Site Costs (Civil Engineering)</u>	
a. Site Total	\$33,392
<u>Structural Costs</u>	
a. Structural Total	\$2,161
<u>MEP Costs</u>	
b. MEP Total	\$19,655
<hr/>	
Subtotal, Direct Cost	\$ 55,208
Design Contingency (5%)	\$ 2,760

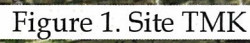
Subtotal, Estimated Direct Cost to Prime	\$ 57,968
Prime Contractor Markups	\$ 34,674
<hr/>	
GRAND TOTAL ESTIMATE	\$ 92,642

II. INTRODUCTION

Group 70 International, Inc. ("G70") was contracted by the Department of Hawaiian Home Lands ("DHHL") to perform a visual observation of the Ulu Ke Kukui Housing site an facility located in Waianae, Oahu. The facility consists of five transitional multi-family buildings and an administration building which includes offices, storage, classrooms, a daycare and cafeteria. The six structures are located on DHHL-owned property located at 87-576 Kula'aupuni Street. **See Figures 1 and 2.** The structures are used for transitional housing for homeless families with dependent children and to provide an array of services and resources for residents. The facility is owned by Department of Human Services and is operated by Alternative Structure International dba Kahumana. They currently maintain 78 family housing units.

G70 was tasked with preparing this report that would detail the findings of the site visit, summarize any issues found, any recommended improvements, and maintenance items for the structures and surrounding site. This assessment will help DHHL decide if it is feasible to adaptively reuse the facility, renew its lease with Kahumana, or demolish the facility to redevelop as single-family lots.

G70 and its consultants visited the site on October 3, 2017 at approximately 8:00 am. Conditions were fair, partly sunny and partly overcast, with low gusts of winds out of the northeast. The team visually inspected the building structures, interiors, exteriors, roofing, as well as the surrounding site. Field measurements, photographs, and notes were taken. Kahumana/DHS staff opened rooms, attics, storages, and other portions of the facility as needed and requested by G70 and its consultants. Following the visit, summaries of the visual inspection were provided by each discipline and compiled into this report for DHHL.



III. GENERAL FACILITY DESCRIPTION

BUILDING A, B, C, D, E: There are five residential buildings built in 2007. Each building has 16 units that include 8 two-bedroom units and 8 studio units. There are 4 ADA units at the Ulu Ke Kukui facility, 2 in Building A and 2 in Building B, both are two-bedroom units. There are communal washing machines and a laundry area outside of each building. There are also solar water heater panels on each building.

ADMINISTRATION BUILDING: The existing administration building is a one-story timber framed structure with a sloped roof. There are offices, classrooms, a cafeteria, commercial kitchen and two early child care centers. One is operated by Kahumana and the other is operated by Honolulu Community Action Program (HCAP). Outside of the child care services is an enclosed playground area with a covered playset.

PARKING LOT: There are marked parking stalls and ADA stalls in the parking lots. There are fire lanes with fire hydrants on three sides of the facility. There are also dumpsters along each side of the parking lot.

IV. FACILITY CONDITION ASSESSMENTS

A. ARCHITECTURAL ASSESSMENT

General

- The Building Permit issued for the building was based on Construction Type V Occupancy Groups as follows:
 - R Residential
 - B Business
 - E Educational

Land Use/Zoning

- The facility is located on a City and County of Honolulu zoned Agricultural lot.
- Fundamental Zoning Elements:
 - A residential use along with supporting administrative uses is likely allowed by the City and County of Honolulu under a Conditional Use permit or DHHL may have used its exemption of zoning requirements to achieve the proposed development.
 - Parking: Current zoning code Land Use Ordinance (LUO) for the project requires provision for parking which has been provided on site. Project is likely compliant for the proposed use as an abundance of surface parking was observed.
 - Loading: Multiple loading stalls were observed at the main administrative building as well as adjacent to the dumpsters.
 - Setbacks: The facility is within the required setbacks for the site.
 - Height limit: the project is within the allowable height limit of 25 feet.

Building Code

- The applicable Building Code in effect at the time of initial design and construction was likely the 1997 Edition of the Uniform Building Code (UBC). Copies of the actual approved Building Permit Plans were unavailable.

- The building is in a satisfactory condition with signs of wear and ongoing maintenance. It should be noted that the transient nature of the tenants historically creates an accelerated building wear due to the number of residents and the constant turnover. There were observed deficiencies noted, most significantly:
 - Floor assemblies are likely performing at or below allowable acoustical ranges of housing standards as the flooring is placed directly on the plywood floor sheathing and a single layer of gypsum board below. Anticipation of significant below to upper floor underperformance of impact insulation class (IIC) is likely.

Architectural Systems

- General Quality of Construction and Condition:
 - The buildings were designed and constructed to an adequate level of quality. The building are wood framed structures which has a predictable history of performance in the tropical marine environment. Many areas of exterior finish degradation were observed. (See Photo 1.2)
 - In general, the interior of units observed were generally in good condition with no indication of wall, ceiling or flooring failures, or damages. (See Photo 1.3)
 - The following are exterior architectural conditions are as follows:
 - Roof condition: Asphalt shingle is in moderate condition; significant bird droppings are present and present a health and material wear issue. Roof top appurtenances such as solar water heating appears to be significantly coated with deposits. (See Photo 1.1) This should be maintained to ensure further damage is limited. Upon visual inspection there appeared to be no insulation in roof cavities, foil faced sheathing was observed but does not provide insulation properties.
 - Eaves: underside of eaves provided with simulated siding were in good condition, exposed raters and vents to attic space show sign of wear and all have exposure to nesting bird and associated bird dropping deposits.
 - Gutters and downspouts have an oxidized finishes and significant bird dropping deposits.
 - Walls: Board and batten walls with concrete sheathing and wood trim are in good condition, a small percentage of dry rot was observed on trim and edge conditions. Not required to be replaced but may want to in the future.
 - Windows: Vinyl jalousie windows (breezeway) are in good condition, missing screen panels were observed.
 - Doors: metal clad residential door seals and hardware are in good condition.
 - Entry Lanai Floors (second floors): open treks running boards are in moderate condition indicating standard foot wear.
 - Stairways: precast treads and wood frames stringers along with wood framed guard rails are in moderate condition, a few balustrades were missing or damaged, dry rot and other exposure wear was observed.
 - Ground floor walkways: concrete walkways were in moderate condition with minimal cracking, standard red dirt staining and other staining was observed. No significant differential settlement was observed.
 - Attached fencing at laundry rooms: chain link fencing appeared in good condition with some oxidation and plant growth.

- Interior Architectural Conditions:
 - Wall partitions: moderate condition with anticipated wear, patching and deferred maintenance due to heavy residential utilization from short term renters. It does appear that ongoing maintenance has been provided by current operator, the degree of damage has accumulated in the observable repairs/refinishing.
 - Interior floor finishes:
 - Vinyl flooring: had significant red dirt staining and in upstairs unit's joints in floor sheathing were telegraphing through. Not required to be replaced but may want to in the future.
 - Ceramic Tile in ADA restrooms was in moderate condition but had significant staining of grout joints. Heavy chemical stain removal and re-grouting recommended for maintenance.
 - Interior doors: moderate condition with signs of damage. Not required to be replaced but may want to in the future.
 - Appliances: in a the few units visited the stove was missing burners and appeared to not be operable, studios were not outfitted with a cooking appliance. Refrigerators appear to be operable.
 - Cabinetry with cultured marble counters were in moderate condition with some damage and overserved staining. Not required to be replaced but may want to in the future.
 - Vinyl shower stall observed were in various conditions, most had staining but were operable.
- Americans with Disability Act (ADA) Review: In general, the facility has units designated/designed to achieve ADA compliance. The following are observations:
 - The facility has four ADA units, which is compliant with the amount needed per ADA guidelines.
 - Doors appear to be compliant to applicable ADA standards.
 - Accessible kitchen elements were observed; however, appliances may not be compliant to reach and control requirements.
 - Public restrooms have been provided with clearances heights and location of fixtures

B. CIVIL ENGINEERING ASSESSMENT

The civil engineering assessment is focused on the existing infrastructure and site improvements. Additional information was received from Marin Witt, Ulu Ke Kukui Housing Director and Mike Lave, Housing Resident Manager.

- Access to the site is provided through Holt Road from the City and County of Honolulu owned Kula'auuni Street. Holt Road consists of a two-lane asphalt paved driveway. The driveway appears to be DHHL-owned per property tax maps. Holt Road also provided access to Ho'omalū O Na Kamali'i operated by Family Programs Hawaii. Asphalt cracking and potholes were observed at several locations along the driveway to the facility indicating the pavement is failing. Towards the entrance of Holt Road, two deep depressions on the asphalt road on one side of the lane about 6-in deep. (See Photo 2.1). There is a low point on the south-eastern side

of the site along Holt Road causing rutting and asphalt cracking, it is approximately 10 feet in length causing significant failure. (See Photo 2.6). There is ponding along the parking entrance and fire lane entrance about 8 feet in length as well as weeds growing out of the asphalt area. (See Photo 2.7). Potholes and asphalt cracking were spotted in the parking lot due to ponding water and puddles close to 5 feet in diameter. (See Photo 2.8). Asphalt deterioration appears near the fire lane on the west side of the parking lot. A detached sign post pole protrudes 1.5 inch from the ADA access stalls which will need to be removed. (See Photo 2.9).

- There are 131 open parking stalls and 10 ADA designated parking stalls, which meet parking requirements. There are two large asphalt paved parking areas with two-way traffic located at the south and west sides of the facility. There is also a asphalt driveway to the east of the facility. (See Photo 2.2).
- The site is flat and appears to have ADA accessible paths connecting all buildings. There was an uneven sidewalk section which appeared to be caused by a nearby tree root about 10 feet in length. (See Photo 2.3). Due to the condition of the pavement, ADA accessibility should be verified, and pavements should be repaired.
- Fire access to the site is available through Holt Road to the facility. The parking aisles and driveway to the east of the facility are fire lanes and provide the required fire hydrants.
- The facility is serviced by a 8"x2" FM water meter located at the southwestern corner of the facility. It connects to a Board of Water Supply 8" water line in Kula'aupuni Street. Potable water and fire hydrant water is combined in the same system with backflow preventers at each building's potable water connection lateral.
- It appears the onsite sewer is collected in ductile iron pipes and conveyed towards a City and County of Honolulu owned 10" PVC pipe located at the north side of the property. It was noted that there are occasional sewer overflows, but it appears that it is due to grease blockage rather than deterioration of the sewer system. We recommend working with the residents to dispose of grease appropriately.
- The onsite cafeteria has a grease interceptor. It was not inspected. Per Mike Lave, Housing Resident Manager, it is emptied regularly.
- There are two drainage inlets onsite. The first is located between the parking lot and Kula'aupuni Street and the second is located at the center of the facility in a large circular landscape area. (See Photo 2.4) The first inlet connects to the second with an 18" storm drain line, and the second connects to a storm drain manhole then to the City and County of Honolulu Maili Channel with a 24" storm drain line. The project site is relatively flat. Adjacent to each building, grades appear to slope away from the building with no evidence of ponding or flooding issues. Parking lots and driveways appear to slope towards the two drainage inlets. Slopes are minimal and

ponding occurs at various locations within the parking lot and driveways. All structures contain gutters, downspouts and splash blocks which discharge to grade.

- There is a propane gas tank that is used for the kitchen that is regularly filled. No issues noted.

C. STRUCTURAL ASSESSMENT

Description of buildings A through E:

The existing structures are two-story timber framed with a sloped roof with roof eaves. In the attic space, the roof is framed primarily with 2x wood trusses spaced at 24" on center. The 2x wood rafters at the ends of the building extend over the top chord of the step-down trusses (See Photo 3.1). The interior roof sheathing uses LP techshield which has a foil coating on the interior surface. The exterior roof sheathing at the eaves appear to be T1-11 plywood which have the grooves facing downward. The exterior wall sheathing is a combination of what appears to be horizontal siding at some areas and board and batten at other areas.

The buildings most likely have 2x4 framed stud walls that serve as both bearing and shear walls. The floor joist was not observed but the floor system is most likely framed with 2x floor joists. The second-floor common entry area is framed with 1x spaced TREX decking over 2x joists spaced at 16" on center (See Photo 3.2). There are second floor joists at the entry area and the exterior slab edges. The rest of the structural framing was not visible. Each building has an outdoor laundry area on each side which is framed with 2x wood roof rafters spaced at 24" on center and supported by a wood beam and steel pipe columns.

The exterior stairway up to the second floor is framed with precast concrete steps supported by Glulam beam stringers on each side. Wood railing posts are bolted to the outside faces of the stringers. (See Photo 3.3.)

Description of Administration Building:

The existing administration building is a one-story timber framed structure with a sloped roof and roof eaves. The attic space roof framing is most likely wood trusses spaced at 24" on center. The exterior roof sheathing at the eaves appear to be T1-11 plywood which have the grooves facing downward.

The building is composed of three wings and has a concrete slab on grade foundation. The exterior covered walkways have a 4x wood beam supported by 16" square concrete masonry columns. The walls are most likely wood framed stud walls that act as bearing and shear walls.

Conversion of the 2 bedroom and adjacent studios into a three-bedroom unit:

The typical two-bedroom units are located at the ends of the building and the adjacent studio units are located at the middle. There is an internal locking door that connects the two-bedroom unit and the adjacent studio unit.

If it is desired to combine the two-bedroom and studio units to form a three-bedroom unit, the internal door could be replaced with a standard bedroom door and the studio which is one large room can be converted into a large bedroom with a bathroom.

Building A:

The stair framing post at the bottom landing fronting unit A102 and A107 was found with signs of rot with an approximate area of 6"x6" (See Photo 3.4 and 3.5). Need to notch out rot area and fill with structural epoxy and replace end piece to match existing. Paint over epoxy afterwards.

Building B:

The exterior deck framing joist from B205 was found to be splitting approximately six linear feet (See Photo 3.6). The 4th joist away from B207 was found to be splitting approximately six linear feet (See Photo 3.7) and the 9th joist was found to be splitting approximately 3 linear feet (See Photo 3.8). Inject cracks in joist with structural epoxy.

Building C:

On the stair landing, there are minor spall at bottom landing corner. It does not affect the structural integrity. Recommend leaving as is (See Photo 3.9).

Building D:

Appears to be in good condition and no visible problems.

Building E:

Minor spall at bottom stair landing corner. It does not affect the structural integrity. Recommend leaving as is. (See Photo 3.10).

Admin Building:

On the northeast side of the building, the bottom of the concrete slab appears to be exposed. (See Photo 3.11). It's recommended to add approximately 6 inches of compacted soil over a 6 feet x 8 feet area next to the building to cover the bottom of slab. The roof framing on the northeast side of building at walkway, there is a 3/4" gap between roof eave blocking and the supporting roof beam. (See Photo 3.12) This occurs over a distance of six feet. We recommend sealing this gap or replacing the eave blocking to prevent vermin from entering the attic space.

D. ELECTRICAL SYSTEMS ASSESSMENT

Building A through E and Site:

The exterior fixtures are high quality and have weathered well. No issues have been reported. The indoor fixtures are fluorescent and are also well maintained. The kitchen units appear functional with no action needed. The site pole lights on the site are in excellent condition.

The power is distributed throughout the site by HECO. There are transformers that feed the individual buildings with HECO metering on every building. This system is maintained by HECO up to the connection to the meter. The metering equipment is in good shape and can be maintained by painting the boxes as needed.

The distribution equipment is in closets on the second floor and appears is pristine condition. The panels in each unit all are in good condition. Branch circuiting is done with non-metallic sheathed cable. No issues have been reported other than the potential for rats chewing through the insulation in limited areas. We were not able to observe this condition.

Interior circuiting is adequate and well maintained. The only small issue is that the covers on the exterior convenience receptacles have been vandalized. These can be easily replaced.

There are cable TV and telephone entrances on each building. Currently there are no cable TV subscribers, but there is at least one wired phone service per unit.

Admin building:

The exterior fixtures are high quality and have weathered well. No issues have been reported. The indoor fixtures are fluorescent and are also well maintained.

No actions needed for electrical box, HECO meters and fire alarm panel.

There is currently only a fire alarm system in the child care area. There are single station smoke detectors inside and outside every sleeping room in accordance with the code.

E. MECHANICAL SYSTEMS ASSESSMENT

Admin Building:

The air conditioning in the admin building office and school is a variable refrigerant flow type system. This is very efficient. The coils in the outdoor condensing units look quite good for a 10-year-old system. The air conditioning in the classroom area is a less efficient split system with fan coil units above the ceilings. The coils on the condensing units also look quite good for the age. The IT closet has a dedicated split system. All systems are from the original construction. Kitchen hood, fan and Ansul System were well maintained. There was no dielectric coupling where the iron transitions to copper. Need to install dielectric fitting.

Building A through E:

Water heating in the residential buildings is done with solar electric water heaters. The equipment is from the original construction, but there were no visible issues other than excessive bird droppings on some of the panels. Need to clean the bird droppings from panels (See Photo 4.1).

F. PLUMBING SYSTEMS ASSESSMENT

Admin Building:

Drain and waste piping management has dealt effectively with problems. Need to continue with maintenance. There were no issues for faucets, valves and toilets. Gas water heaters has never been replaced since first installation, therefore monitoring for leaks is essential.

The water supply piping that could be seen was copper. There have been no issues reported. The only issue observed was one instance inside the maintenance shop of a copper pipe connected to an iron pipe without a dielectric fitting. There is visible corrosion on these pipes that should be addressed.

Building A through E:

Drain and waste piping management has dealt effectively with problems. Need to continue with maintenance. The valves that could be seen were in good working order. The handles had been taken off several, including the main building shut offs, to reduce tampering by the local children. The faucets and angle stops appeared to be from the original construction. We did not observe any leaks or drips. These can be maintained for as long as parts are available. The toilets are low flow tank type, 1.6 gallons per flush.

The water supply piping that could be seen was copper. There have been no issues reported. The pressure reducing valves were replaced recently and moved so as to be above grade. The management reported that they had authorization to install cages around them to prevent tampering, but had not had the time to do it. They need a cage around them, at least one per building

V. BUDGETARY COST ESTIMATES

Note: These costs are on a "rough order of magnitude" (ROM) budgets. Cost will vary depending on origin and current market pricing. Costs indicated in parenthesis and with a preceding asterisk are phase related.

A. Architectural Costs

N/A

B. Site Costs (Civil Engineering)

a. Remove and repave asphalt areas	\$24,406
b. Remove and repave concrete sidewalk	\$2,261
c. Remove sign post and patch AC pavement:	\$515
d. Mobilization/Demobilization:	\$1,360
Subtotal	\$ 26,283

CIVIL -TOTAL	\$ 33,392
---------------------	------------------

C. Structural Costs

Building A:

- | | |
|-------------------------------------|-------|
| a. Repair 6"x6" Stair framing post: | \$560 |
|-------------------------------------|-------|

Building B:

- | | |
|---|-------|
| b. Inject joist cracks w/ structural epoxy: | \$538 |
|---|-------|

Admin Building:

- | | |
|---|-------|
| c. Add 6" compacted soil at exposed slab: | \$335 |
| d. Replace eave blocking at roof beam gap | \$268 |

Subtotal	\$ 1,701
-----------------	-----------------

STRUCTURAL -TOTAL	\$ 2,161
--------------------------	-----------------

D. MEP Costs

Admin Building:

- | | |
|--------------------------------|---------|
| a. Install dielectric fitting: | \$220 |
| b. Metal cages for PRV, UTC-4 | \$7,950 |

Building A-E:

- | | |
|--|---------|
| c. Clean bird dropping from solar panels | \$7,300 |
|--|---------|

Subtotal	\$ 15,470
-----------------	------------------

MEP -TOTAL	\$ 19,655
-------------------	------------------

E. Grand Total Costs

	<u>Total</u>
<u>Architectural Costs</u>	
b. Architectural Total	\$0
<u>Site Costs (Civil Engineering)</u>	
c. Site Total	\$33,392
<u>Structural Costs</u>	
a. Structural Total	\$2,161
<u>MEP Costs</u>	
d. MEP Total	\$19,655
<hr/>	
Subtotal, Direct Cost	\$ 55,208
Design Contingency (5%)	\$ 2,760
Subtotal, Estimated Direct Cost to Prime	\$ 57,968
 Prime Contractor Markups	 \$ 34,674

GRAND TOTAL ESTIMATE

\$ 92,642

VI. CONCLUSION

All buildings observed were generally in good condition. Exterior site improvements should include cleaning of bird droppings on the roof solar panels, gutters and downspout pipes. The parking lots and driveways will need repaving as many signs of deterioration and failure were observed. Most of the electrical, mechanical, and plumbing systems are functional and require minor repairs. A summary of findings is listed below:

- The overall condition of Buildings A through E and Administration building appears in to be in fair condition. There are some recommendations that are not currently required, but DHHL may want to revisit in the future.
- The site parking lot will need to be repaved. Depending on the severity of the deterioration, the asphalt may have to be removed and replaced.
- Structurally, the facility appears to be in acceptable condition. There was deterioration such as rotting areas and splitting joist. These conditions do not present an immediate safety hazard, but if the buildings are to be reused it is recommended that repairs be made to prevent continued deterioration.
- The electrical, mechanical, and plumbing systems appear functional. The exceptions to this are the electrical service entrance and the AC air handler and ductwork; however, all plumbing, electrical and AC systems will likely need to be maintained.

APPENDIX A: PHOTOGRAPHS



Photo 1.1. Exterior Building



Photo 1.2. Exterior Finish



Photo 1.3. Interior of Building



Photo 2.1. Holt Road, Asphalt Concrete Depression



Photo 2.2. Fire Lane



Photo 2.3. Uneven Pavement




Photo 2.4. Drain Inlet in the Center of the Field



Photo 2.5. Debris in Gutters

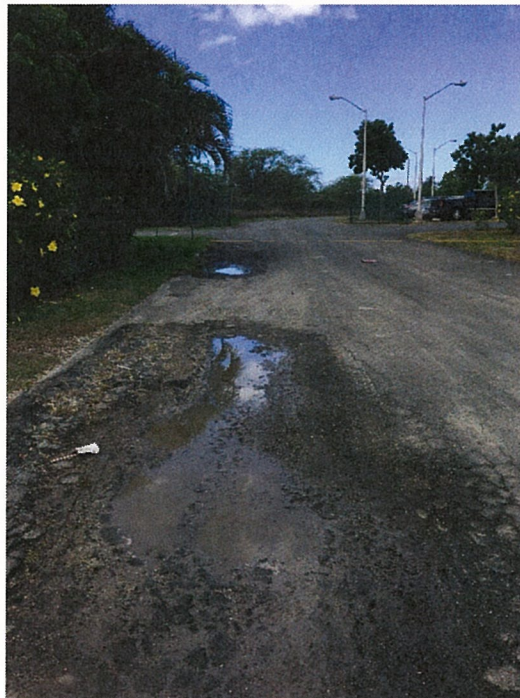


Photo 2.6. Rutting and Cracking



Photo 2.7. Ponding on Driveway



Photo 2.8. Potholes and Cracking on Parking Lot



Photo 2.9. Sign Post



Photo 3.1. Attic



Photo 3.2. Second Floor Joist



Photo 3.3. Wood Railings Bolted Outside



Photo 3.4. Stair Framing



Photo 3.5. Stair Framing



Photo 3.6. Exterior Deck Framing Joist from B205



Photo 3.7. Exterior Deck Framing Joist from B207

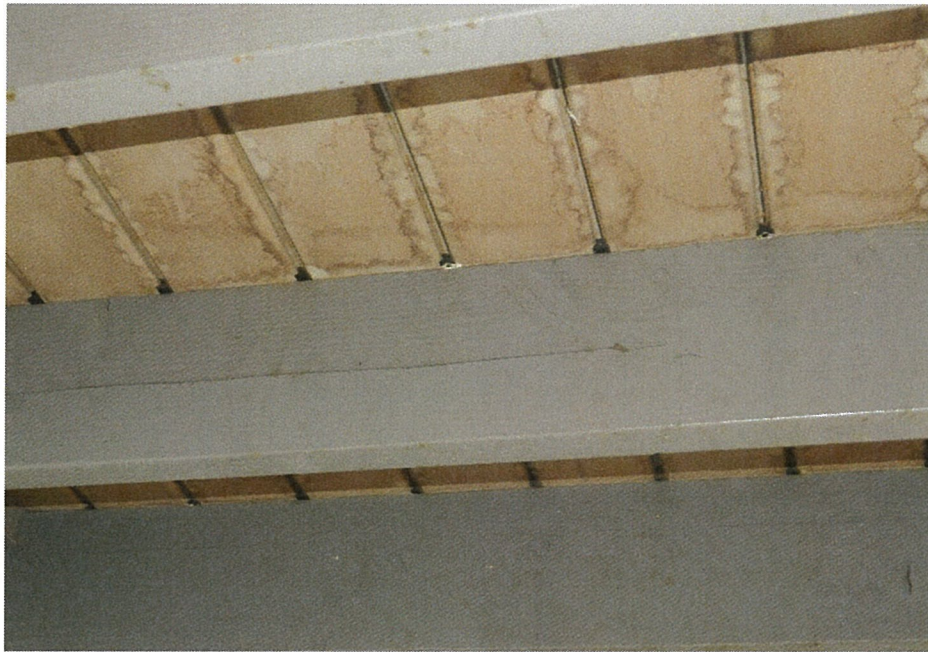


Photo 3.8. Exterior Deck Framing Joist from B207



Photo 3.9. Stair Landing Corner



Photo 3.10. Stair Landing Corner



Photo 3.11. Exposed Slab



Photo 3.12. Roof Beam Gap



Photo 4.1. Bird Droppings on Panels

APPENDIX B: COST ESTIMATES



■ CONSTRUCTION COST CONSULTANT



Cost Estimate for:

PROJECT NAME:	DEPT. OF HAWAIIAN HOMELANDS ULU KE KUKUI TRANSITIONAL HOUSING SITE ASSESSMENT REPORT
LOCATION:	WAIANAE, OAHU, HAWAII
DATE:	10/16/2017
PROJECT NO.:	216012-15
JUA NO.:	17-265
PREPARED FOR:	GROUP 70 INTERNATIONAL, INC.
SUBMITTAL:	SITE ASSESSMENT REPORT

P R O J E C T C O S T S U M M A R Y



PROJECT:	ULU KE KUKUI TRANSITIONAL HOUSING SITE ASSESSMENT REPORT	ESTIMATE NO.:	17-265
LOCATION:	WAIANAE, OAHU, HAWAII	PROJECT NO.:	216012-15
ARCHITECT:	GROUP 70 INTERNATIONAL, INC.	CHECKED BY:	B. KATAYAMA
QTY BY:	V. HIRAOKA	DATE CHECKED:	10/16/2017

DESCRIPTION	QTY	UNIT	T O T A L	
			UNIT COST	TOTAL

PROJECT COST SUMMARY

CODE DESCRIPTION

(AR)	<u>ARCHITECTURAL ASSESSMENT (BUILDINGS)</u>	1	LS	NO WORK
(CI)	<u>CIVIL ENGINEERING ASSESSMENT (SITE)</u>	1	LS	\$33,392
(ST)	<u>STRUCTURAL ASSESSMENT</u>	1	LS	\$2,161
(EL)	<u>ELECTRICAL SYSTEMS ASSESSMENT</u>	1	LS	NO WORK
(ME)	<u>MECHANICAL SYSTEMS ASSESSMENT</u>	1	LS	\$19,655
(PL)	<u>PLUMBING SYSTEMS ASSESSMENT</u>	1	LS	NO WORK

SUBTOTAL, DIRECT COST,				\$55,208
LOCATION FACTOR,				
DESIGN CONTINGENCY,	5.00%			\$2,760
SUBTOTAL, ESTIMATED DIRECT COST TO PRIME,				\$57,968

PRIME CONTRACTOR MARKUPS

PRIME CONTRACTOR'S JOOH,	30.00%			\$17,390
PRIME CONTRACTOR'S HOOH,	5.00%			\$3,768
PRIME CONTRACTOR'S PROFIT,	8.00%			\$6,330
BONDS & INSURANCE,	1.50%			\$1,282
G.E. TAX,	4.71%			\$4,087
ESCALATION TO MOC (NOVEMBER 2018),	2.00%			\$1,817
TOTAL ESTIMATED CONTRACT COST,				\$92,642
ROUNDED,	1	LS		\$93,000

C O S T A N A L Y S I S



PROJECT:	ULU KE KUKUI TRANSITIONAL HOUSING SITE ASSESSMENT REPORT	ESTIMATE NO.:	17-265
LOCATION:	WAIANAE, OAHU, HAWAII	PROJECT NO.:	216012-15
ARCHITECT:	GROUP 70 INTERNATIONAL, INC.	DATE:	10/16/2017
QTY BY:	V. HIRAOKA	SUBMITTAL:	SITE ASSESSMENT REPORT
		CHECKED BY:	B. KATAYAMA
		PRICES BY:	V. HIRAOKA
		DATE CHECKED:	10/16/2017

DESCRIPTION	QTY	UNIT	MATERIAL / SUB		LABOR / EQPT		T O T A L	
			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL

CIVIL ENGINEERING ASSESSMENT (SITE)

PHOTO 2.1

Area 1

Remove Portion of AC Pavement	64	sf			\$8.10	\$518	\$8.10	\$518
Hauling & Disposal	1.2	cy			\$85.00	\$101	\$85.00	\$101
Provide New AC Pavement, 8'X8'	1.2	ton	\$123.00	\$145	\$760.00	\$897	\$883.00	\$1,042
Compacted Fill	1.2	cy	\$37.00	\$44	\$170.00	\$201	\$207.00	\$245

Area 2

Remove Portion of AC Pavement	100	sf			\$8.10	\$810	\$8.10	\$810
Hauling & Disposal	1.9	cy			\$85.00	\$157	\$85.00	\$157
Provide New AC Pavement, 10'X10'	1.8	ton	\$123.00	\$226	\$760.00	\$1,398	\$883.00	\$1,625
Compacted Fill	2	cy	\$37.00	\$69	\$170.00	\$315	\$207.00	\$383

PHOTO 2.3

Remove Portion of Concrete Sidewalk	30	sf			\$17.00	\$510	\$17.00	\$510
Hauling & Disposal	0.4	cy			\$85.00	\$31	\$85.00	\$31
Provide Replacement Concrete Sidewalk	30	sf	\$12.00	\$360	\$45.33	\$1,360	\$57.33	\$1,720

PHOTO 2.6

Area 1

Remove Portion of AC Pavement	16	sf			\$8.10	\$130	\$8.10	\$130
Hauling & Disposal	0.3	cy			\$85.00	\$25	\$85.00	\$25
Provide New AC Pavement, 4'x4'	0.3	ton	\$123.00	\$37	\$760.00	\$228	\$883.00	\$265
Compacted Fill	0.3	cy	\$37.00	\$11	\$170.00	\$50	\$207.00	\$61

Area 2

Remove Portion of AC Pavement	84	sf			\$8.10	\$680	\$8.10	\$680
Hauling & Disposal	1.6	cy			\$85.00	\$132	\$85.00	\$132
Provide New AC Pavement, 14'x6'	1.5	ton	\$123.00	\$189	\$760.00	\$1,170	\$883.00	\$1,360
Compacted Fill	2	cy	\$37.00	\$58	\$170.00	\$264	\$207.00	\$322

PHOTO 2.7

Area 1

Remove Portion of AC Pavement	144	sf			\$8.10	\$1,166	\$8.10	\$1,166
Hauling & Disposal	2.7	cy			\$85.00	\$227	\$85.00	\$227
Provide New AC Pavement, 12'x12'	2.6	ton	\$123.00	\$325	\$760.00	\$2,006	\$883.00	\$2,331
Compacted Fill	3	cy	\$37.00	\$99	\$170.00	\$453	\$207.00	\$552

Areas 2, 3, and 4

Remove Portion of AC Pavement	112	sf			\$8.10	\$907	\$8.10	\$907
Hauling & Disposal	2.1	cy			\$85.00	\$176	\$85.00	\$176
Provide New AC Pavement, 8'x14'	2.1	ton	\$123.00	\$253	\$760.00	\$1,566	\$883.00	\$1,819
Compacted Fill	2	cy	\$37.00	\$77	\$170.00	\$353	\$207.00	\$429

PHOTO 2.8

Remove Portion of AC Pavement	225	sf			\$8.10	\$1,823	\$8.10	\$1,823
Hauling & Disposal	4.2	cy			\$85.00	\$354	\$85.00	\$354

C O S T A N A L Y S I S



PROJECT: **ULU KE KUKUI TRANSITIONAL HOUSING SITE ASSESSMENT REPORT** ESTIMATE NO.: 17-265
 LOCATION: WAIANAE, OAHU, HAWAII PROJECT NO.: 216012-15 DATE: 10/16/2017
 ARCHITECT: GROUP 70 INTERNATIONAL, INC. SUBMITTAL: SITE ASSESSMENT REPORT CHECKED BY: B. KATAYAMA
 QTY BY: V. HIRAOKA PRICES BY: V. HIRAOKA DATE CHECKED: 10/16/2017

DESCRIPTION	QTY	UNIT	M A T E R I A L / S U B		L A B O R / E Q P T		T O T A L	
			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL

CIVIL ENGINEERING ASSESSMENT (SITE)

Provide New AC Pavement, 15'x15'	4.1	ton	\$123.00	\$507	\$760.00	\$3,135	\$883.00	\$3,642
Compacted Fill	4	cy	\$37.00	\$154	\$170.00	\$708	\$207.00	\$863

PHOTO 2.9

Remove sign post	1	ea			\$170.00	\$170	\$170.00	\$170
Patch AC Pavement, Hand Place	2	sf	\$2.25	\$5	\$170.00	\$340	\$172.25	\$345

MISCELLANEOUS

Mobilization/Demobilization	1	ls			\$1,360.00	\$1,360	\$1,360.00	\$1,360
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SUBTOTAL,								\$26,283
SUBCONTRACTOR JOOH,							10%	\$2,628
SUBCONTRACTOR HOOH,							5%	\$1,446
SUBCONTRACTOR PROFIT,							10%	\$3,036
SUBTOTAL,	1	LS						\$33,392.37
								\$33,392

C O S T A N A L Y S I S



PROJECT:	ULU KE KUKUI TRANSITIONAL HOUSING SITE ASSESSMENT REPORT	ESTIMATE NO.:	17-265
LOCATION:	WAIANAE, OAHU, HAWAII	PROJECT NO.:	216012-15
ARCHITECT:	GROUP 70 INTERNATIONAL, INC.	DATE:	10/16/2017
QTY BY:	V. HIRAOKA	SUBMITTAL:	SITE ASSESSMENT REPORT
		CHECKED BY:	B. KATAYAMA
		PRICES BY:	V. HIRAOKA
		DATE CHECKED:	10/16/2017

DESCRIPTION	QTY	UNIT	M A T E R I A L / S U B		L A B O R / E Q P T		T O T A L	
			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL

STRUCTURAL ASSESSMENT

BUILDING A

Repair 6"x6" Stair Framing Post, Unit 102	1	ls	\$25.00	\$25	\$255.00	\$255	\$280.00	\$280
Repair 6"x6" Stair Framing Post, Unit 107	1	ls	\$25.00	\$25	\$255.00	\$255	\$280.00	\$280

BUILDING B

Inject Joist Cracks w/ Structural Epoxy, B20	6	lf	\$7.50	\$45	\$28.33	\$170	\$35.83	\$215
Inject Joist Cracks w/ Structural Epoxy, B20	6	lf	\$7.50	\$45	\$28.33	\$170	\$35.83	\$215
Inject Joist Cracks w/ Structural Epoxy, B20	3	lf	\$7.50	\$23	\$28.33	\$85	\$35.83	\$108

ADMIN BUILDING

Add 6" Compacted Soil at Exposed Slab	0.9	cy	\$37.00	\$33	\$340.00	\$302	\$377.00	\$335
Replace Eave Blocking at Roof Beam Gap	6	lf	\$2.16	\$13	\$42.50	\$255	\$44.66	\$268

SUBTOTAL,								\$1,701
SUBCONTRACTOR JOOH,							10%	\$170
SUBCONTRACTOR HOOH,							5%	\$94
SUBCONTRACTOR PROFIT,							10%	\$196
SUBTOTAL,	1	LS						\$2,160.56
								\$2,161

C O S T A N A L Y S I S



PROJECT:	ULU KE KUKUI TRANSITIONAL HOUSING SITE ASSESSMENT REPORT	ESTIMATE NO.:	17-265
LOCATION:	WAIANAE, OAHU, HAWAII	PROJECT NO.:	216012-15
ARCHITECT:	GROUP 70 INTERNATIONAL, INC.	CHECKED BY:	B. KATAYAMA
QTY BY:	V. HIRAOKA	DATE CHECKED:	10/16/2017
	PRICES BY:	V. HIRAOKA	

DESCRIPTION	QTY	UNIT	M A T E R I A L / S U B		L A B O R / E Q P T		T O T A L	
			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL

MECHANICAL SYSTEMS ASSESSMENT

ADMIN BUILDING

Install Dielectric Fitting	1	ea	\$50.00	\$50	\$170.00	\$170	\$220.00	\$220
Metal Cages for PRV, UTC-4	6	ea	\$985.00	\$5,910	\$340.00	\$2,040	\$1,325.00	\$7,950

BUILDINGS A-F

Clean Bird Dropping From Solar Roof Panel:	1,280	sf	\$0.39	\$500	\$5.31	\$6,800	\$5.70	\$7,300
--	-------	----	--------	-------	--------	---------	--------	---------

SUBTOTAL,								\$15,470
SUBCONTRACTOR JOOH,							10%	\$1,547
SUBCONTRACTOR HOOH,							5%	\$851
SUBCONTRACTOR PROFIT,							10%	\$1,787
SUBTOTAL,	1	LS						\$19,654.64 \$19,655

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 16 &17, 2018

TO: Chairman and Members, Hawaiian Homes Commission

FROM: Acting Land Management Division Administrator P. Kahana Albinio

SUBJECT:

- F-1 FINAL Approval to pursue Condominium Property Regime (CPR), Kapolei Community Development Corporation (KCDC), General Lease No. 290, Kapolei, O'ahu, TMK No. (1)91151002 F-2
- F-2 Approval to Lease Extension, General Lease No. 283, Hawaii Public Housing Authority – Ulu Ke Kukui Transitional Housing Program, Waianae, O'ahu, TMK no. (1)87010030
- F-4 Renewal of Right of Entry Permits on an interim basis, O'ahu Island (See Exhibit)
- F-5 Approval of Issuance of Non-Exclusive License as Easement for Driveway and Utility (Water/Sewer) Connections to Gentry KGC, LLC, Kapolei, Oahu Island, TMK No. (1)91151055(por.)


RELEVANT MATERIAL WILL BE DISTRIBUTED AT THE TABLE.


ITEM NO. F-1, F-2, F-4,F-5

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 17, 2018

To: Chairman and Members, Hawaiian Homes Commission

Through: Peter "Kahana" Albinio, Jr., Acting Administrator
Land Management Division 

From: Kalei Young,  Supervising Land Agent, Land Management Division

Subject: Approval to extend License No. 705 to the State of Hawaii, Department of Human Services, Kalaeloa, Island of O'ahu, TMK No. (1) 9-1-013:024 (por.) and Wailuku, Maui (2) 3-4-11:32.

LICENSEE:

State of Hawaii, Department of Human Services (SOH, DHS)

RECOMMENDED MOTION/ACTION:

1. That the Hawaiian Homes Commission (HHC) grant its approval to amendment License No. 705 to the SOH, DHS that will extend its original term by five (5) years and also provide another five (5) year option to extend. This will allow the Licensee to use portions of Hawaiian home lands located at Kalaeloa, Oahu and in Wailuku, Maui to continue to operate a youth social services program in two 2,000 square foot, single story dwelling units that they constructed in 2008 (one on each island). The said License started on April 22, 2008 and expires April 21, 2018 (see exhibit "A"). The Licensee requests an extension to this term (see exhibit "B"). LMD proposes that the Terms and Conditions of License No. 705 remain the same except for those Terms & Conditions referred to in the following:
 - a) The license term shall be extended for an additional five (5)-year period retroactively commencing effective as of April 22, 2018 and expiring as of April 23, 2023. The term of the license can be extended for one (1) additional five (5)-year period at the option of the Chairman of the Hawaiian Homes Commission. Should LICENSEE consider this option, then LICENSEE must apply for the extension six (6) months prior to expiration of the term and the approval shall be subject to the Chairman's review and evaluation of LICENSEE's financial and operation status;
 - b) The monthly license fee for the extended term as recommended shall be established at a rate of THREE THOUSAND ONE HUNDRED SIXTY-ONE AND NO/100 DOLLARS (\$3,161.00). (See Exhibit "C" for fee calculations);
 - c) Except as modified herein, all other terms and conditions of License Agreement No. 705 shall continue and remain in full force and effect; and
 - d) The Chairman of the Hawaiian Homes Commission is authorized to set forth any additional terms and conditions which shall ensure and promote the purposes of the demised premises.

LOCATION & SIZE OF PREMISES:

50,400 s.f. (1.15 acres) of Hawaiian home lands situated in Kalaeloa, Island of O’ahu, identified as TMK No. (1) 9-1-013:024 (por.) and 8,154 s.f. (0.187 acres) of Hawaiian home lands located in Wailuku, Maui identified as (2) 3-4-11:32 (see exhibit D).

DISCUSSION:

License No. 705

Since April of 2008, this Licensee has been a trouble-free tenant. The Licensee’s Ke Kama Pono program (KKP) works with male youths between the ages of 13 through 17 as directed by the Family Court judiciary system. These youths are primarily run-aways, truants, and other minor offenders. The Oahu facility has 12 beds; the Maui facility has 8 beds. KKP has remained steadfast in using a Native Hawaiian cultural platform to rehabilitate every individual that enters the program. Values such as *Lōkahi, Pono, Po‘okela, Mālama, and Aloha* are recited daily as a reminder to “do the values and not just speak it.” KKP makes it clear that they address the needs of all adjudicated male teens. However, their preference has always been to provide guidance and mentorship to those of Native Hawaiian ancestry first. For more information on the program, please read the attached pamphlets authored by program director Dr. Michael Kahue (see exhibit “B”).

PLANNING AREA:

Ewa Moku, Honouliuli Ahapua’a (Oahu) and Wailuku Moku (Maui)

LAND USE DESIGNATION:

Industrial. Oahu Island Plan (2014), Figure 5.5, Honouliuli Ahapua’a-Kalaeloa Planning Area Land Use Designation. Commercial, Maui Island Plan, Figure H (2004) The Licensee’s usage, community usage, does not comply with Department of Hawaiian Home Land’s land designation.(see exhibit “D”)

CURRENT STATUS:

Actively used by this permittee.

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:

Triggers:

Use of State Lands

The direct, cumulative, and potential impacts of the action described have been considered pursuant to Chapter 343, Hawaii Revised Statutes and Chapter 11-200, Hawaii Administrative Rules. This licensee has completed an environmental assessment.

CONSISTENCY WITH DHHL PLANS, POLICIES AND PROGRAMS

DHHL General Plan (2002)

The recommended disposition is consistent with the following General Plan goals and objectives:

Land Use Planning

Goals:

- Utilize Hawaiian home lands for uses most appropriate to meet the needs and desires of the beneficiary population.
- Develop livable, sustainable communities that provide space for or access to the amenities that serve the daily needs of its residents.

Objectives:

- Provide space for and designate a mixture of appropriate land uses, economic opportunities and community services in a native Hawaiian-friendly environment.

Land and Resource Management

Goals:

- Be responsible, long-term stewards of the Trust's lands and the natural, historic and community resources located on these lands.

Objectives:

- Manage interim land dispositions in a manner that is environmentally sound and does not jeopardize their future uses.

Ewa Regional Plan (2009), Central Maui Regional Plan (2004)

Ewa & Central Maui - This disposition is for community use and is not consistent with the Oahu & Maui Island plans which designate these parcels for industrial and commercial use.

Program Plans

Water Policy Plan (2014)

While the permit agreement does not specify activities that would implement DHHL's Water Policy Plan, it is anticipated that renovations facilitated by the granting of the permit will include water conservation measures to make the facility more efficient in the use of water, if necessary.

Ho'omalū Energy Policy (2009)

While the permit does not specify activities that would implement DHHL's Energy Policy, it is anticipated that the facilitate by the granting this license will include energy conservation measures to make the facility more efficient in the use of energy if necessary.

AUTHORITY / LEGAL REFERENCE:

In accordance with the provisions of Section 207 (c) (1) of the Hawaiian Homes Commission Act, 1920, as amended. The procedures to implement this or similar type licenses is found in Sections 10-4-21, of the Department of Hawaiian Home Lands Administrative Rules, 1998, as amended.

RECOMMENDATION:

Land Management Division respectfully requests approval of the motion as stated.

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

LICENSE AGREEMENT NO. 705

THIS LICENSE made and issued this 22nd day of April, 2008, between the State of Hawaii, by its DEPARTMENT OF HAWAIIAN HOME LANDS, whose principal place of business is 1099 Alakea Street, Honolulu, Hawaii and whose mailing address is P. O. Box 1879, Honolulu, Hawaii 96805, hereinafter called "LICENSOR", and the State of Hawaii, by its DEPARTMENT OF HUMAN SERVICES, whose place of business is 1390 Miller Street, Suite 209, Honolulu, Hawaii and whose mailing address is P. O. Box 339, Honolulu, Hawaii 96809-0339, hereinafter called "LICENSEE."

WITNESSETH THAT:

WHEREAS, LICENSOR, pursuant to the authority granted to it by Section 207(c)(1)(A) of the Hawaiian Homes Commission Act, 1920, as amended (HHCA), is authorized to grant licenses for the use of Hawaiian home lands for public purposes;

WHEREAS, LICENSOR has determined that the license established herein is essential for the construction, operation, maintenance and management of Child Caring Institutions (CCIs), also referred to "Safe Houses", and programs consistent therewith as administered by LICENSEE; and

WHEREAS, the license is not detrimental to LICENSOR and/or its beneficiaries because the services and programs offered by the CCIs will be provided to predominantly Hawaiian youth.

NOW, THEREFORE, LICENSOR, in consideration of the rent to be paid and the terms, covenants and conditions herein contained to be kept, observed and performed on the part of LICENSEE, its successors and approved assigns, hereby grants and conveys unto LICENSEE an exclusive right and privilege (hereinafter "License") to use Hawaiian home lands located at Kalaeloa, Oahu, identified as a portion of Tax Map Key No. (1)9-1-13:24, containing a land area of approximately 50,400 square feet (1.157 acres), shown as the diagonally lined area on Exhibit "A"; and at Wailuku, Maui, identified by Tax Map key No. (2)3-4-11:32, containing a land area of approximately 8,154 square feet (0.187 acres, shown as the

diagonally-lined area on Exhibit "B"; attached hereto and made a part hereof; hereinafter referred to as "Premises A" and "Premises B", respectively, or "Premises", jointly.

TO HAVE AND TO HOLD the same unto LICENSEE, its successors and approved assigns, for a term of ten (10) years, commencing on the date this License is first executed by LICENSEE, said date being April 22, 2008, and ending on April 21, 2018, unless sooner terminated or extended as hereinafter provided. Upon the request of LICENSEE, and at the sole discretion of LICENSOR, the term of the License may be extended by LICENSOR.

AND LICENSEE hereby covenants with LICENSOR, that:

1. RENT. As approved by the Hawaiian Homes Commission (HHC) at its meeting on March 18, 2008, the annual rent for the term of the License shall be \$10,500.00 for Premises A and \$240.00 for Premises B. Total combined rent shall be \$10,740.00 per annum, payable by LICENSEE in installments of \$895.00 per month, due on the first day of each month. Should LICENSEE request a change in the purpose for which the License is issued (see below), or an extension of the License beyond the initial term, the rent and other conditions may be renegotiated.

2. PURPOSE. The only purpose for which Premises shall be used is for the construction, operation, management and maintenance of CCIs. Other uses consistent with the operation of CCIs shall be allowed, however, no other uses shall be permitted without the prior written approval of LICENSOR.

3. SANITARY CONDITION AND WASTE. LICENSEE shall keep the Premises and the improvements thereon in a clean, sanitary and orderly condition, and shall not make, permit or suffer, any waste, strip, spoil, nuisance or unlawful, improper or offensive use of the easement area.

4. CONDEMNATION. If at any time the Premises across which this License extends, or any part thereof, shall be condemned or taken for any public project by a governmental authority, LICENSEE shall have the right to claim and recover from the condemning authority, but not from LICENSOR, such compensation as is payable for the License and LICENSEE'S improvements, if any, used in connection with this License, which shall be payable to LICENSEE as its interests appear.

5. OWNERSHIP OF EXISTING IMPROVEMENTS. All improvements existing on the Premises at the time of commencement of this

License shall be the property of LICENSOR. LICENSEE shall maintain all existing improvements in good order and condition, reasonable wear and tear excepted. If, upon termination, LICENSOR determines that any of the improvements, including those that existed prior to issuance of the License, are in poor condition and have little or no economic value, LICENSOR shall have the option to require that LICENSEE remove such improvements at LICENSEE'S cost and restore the area to a condition as good as or better than that which existed prior to the issuance of the License. If LICENSEE fails to remove such improvements as required by LICENSOR, LICENSOR may remove the same and charge the cost of removal and storage, if any, to LICENSEE.

6. CONSTRUCTION OF NEW OR ADDITIONAL IMPROVEMENTS. LICENSEE shall undertake no new or additional construction until LICENSOR has reviewed and given its written approval of LICENSEE'S construction plans. All buildings, structures or other major improvements that LICENSEE constructs on the Premises, after receiving LICENSOR'S written approval thereof, shall remain the property of LICENSEE and LICENSEE shall have the right, prior to termination of this License, or within such additional period as LICENSOR in its reasonable discretion may allow, to remove such improvements and personal property from the Premises; provided that in the event LICENSEE shall fail to so remove such property within thirty (30) days after written notice to remove, LICENSOR may at its option retain said property or remove the same and charge the cost of removal and storage, if any, to LICENSEE.

7. DUE CARE AND DILIGENCE. LICENSEE shall use due care and diligence in the construction, installation, modification, repair, maintenance, and operation of the improvements and shall keep the Premises in good, safe condition and repair.

8. MAINTENANCE OF PREMISES. During the term of this License, LICENSEE shall repair and maintain all improvements heretofore and hereafter erected upon the Premises; shall keep the Premises and all improvements thereon in a strictly clean and sanitary condition; shall comply with all laws, ordinances, rules and regulations of governmental agencies that are applicable to the Premises and improvements; and shall make good, at its own cost and expense, all defects within sixty (60) days after receipt of written notice by certified mail to the last known address of LICENSEE.

9. HAZARDOUS MATERIALS. LICENSEE shall not cause or permit the escape, disposal, or release of any hazardous materials. LICENSEE shall not allow the storage or use of such materials in any manner not sanctioned by law or by the highest standards prevailing in the industry for the storage and use of such materials, nor allow to be brought onto the premises any such materials except to use in the ordinary course of LICENSEE'S business, and then only after written notice is given to the LICENSOR of the identity of such materials and upon LICENSOR'S consent, which consent may be withheld at the LICENSOR'S sole and absolute discretion. If any lender or governmental agency shall ever require testing to ascertain whether or not there has been any release of hazardous materials by LICENSEE, then LICENSEE shall be responsible for the costs thereof. In addition, LICENSEE shall execute affidavits, representations and the like from time to time at LICENSOR'S request concerning LICENSEE'S best knowledge and belief regarding the presence of hazardous materials on the Premises placed or released by LICENSEE.

LICENSEE, to the extent permitted by law, agrees to indemnify, defend, and hold harmless LICENSOR, its officers, employees, and agents from and against all liability, loss, damage, cost, and expense, including all attorney's fees, and all claims, suits, and demands therefore, arising out of or resulting from and use or release of hazardous materials on the Premises occurring while LICENSEE is in possession, or elsewhere if caused by LICENSEE or persons acting under LICENSEE. These covenants shall survive the expiration or earlier termination of the License.

For the purpose of this License, the term "hazardous material" as used herein shall include any substance, waste or material designated as hazardous or toxic or radioactive or other similar term by any present or future federal, state or local statutes, regulation or ordinance, such as the Resource Conservation and Recovery Act, as amended, the Comprehensive Environmental Response, Compensation, and Liability Act, as amended, and the Federal Clean Water Act, as amended from time to time, and also including but not limited to petroleum, petroleum based substances, asbestos, polychlorinated-biphenyls ("PCB"), formaldehyde, and also including any substance designated by federal, state or local regulations, now or in the future, as presenting a risk to human health or the environment.

Prior to the termination of the License, LICENSOR, at LICENSOR'S option, may require that LICENSEE conduct a Level One

(1) Hazardous Waste Evaluation and conduct a complete abatement and disposal, if necessary, satisfactory to the standards required by the Federal Environmental Protection Agency, the Department of Health and LICENSOR.

10. ABANDONMENT. In the event either or both of the licensed areas, hereby granted, shall be abandoned or shall remain unused for a continuous period of one (1) year, all rights granted hereunder shall terminate, and LICENSEE shall remove its personal property and restore the Premises as nearly as is reasonably possible to the condition existing immediately prior to LICENSEE'S occupancy, the LICENSOR hereby consenting and agreeing to such removal. Failure of LICENSEE to remove its personal property and/or to restore the Premises within sixty (60) days after notification to do same from LICENSOR by certified mail at LICENSEE'S last known address, will constitute a breach and LICENSOR may thereafter remove LICENSEE'S personal property and/or restore the Premises to a condition similar to that existing immediately prior to installation or construction and LICENSEE will reimburse LICENSOR for all reasonable costs in connection with such removal and/or restoration.

11. BREACH. If LICENSEE shall fail to observe or perform any of the covenants, terms, or conditions herein contained, and on its part to be observed and performed, LICENSOR shall deliver written notice of the breach or default by service as provided by section 634-35 or 634-36 of the Hawaii Revised Statutes or by registered mail or certified mail to LICENSEE at its last known address, making demand upon LICENSEE to cure or remedy the breach or default within sixty (60) days from the date of receipt of the notice. Upon failure of LICENSEE to cure or remedy the breach or default within the time period provided herein or within such additional period as LICENSOR may allow for good cause, LICENSOR may terminate this License without prejudice to any other remedy or right of action.

12. RIGHT TO ENTER. LICENSOR or the County, and the agents or representatives thereof, shall have the right to enter and cross any portion of said Premises for the purpose of performing any public or official duties, provided, that in the exercise of such rights, LICENSOR or the County shall not interfere unreasonably with LICENSEE or LICENSEE'S use and enjoyment of the Premises.

13. TERMINATION. That upon the expiration, termination or revocation of this License, LICENSEE shall peaceably deliver unto LICENSOR possession of the Premises, together with all

improvements existing on the commencement date of this License, in good condition, except for normal wear and tear. If LICENSEE is not in default of the terms and conditions of this License, LICENSEE shall have the right to remove any or all of LICENSEE'S personal property from the Premises and should LICENSEE fail to remove such personal property, after notice thereof, LICENSOR shall have the right to retain or dispose of any or all said personal property or remove and place said personal property in storage. LICENSEE agrees to pay all cost of removal, disposal and/or storage of LICENSEE'S personal property not retained by LICENSOR.

14. EXTENSION OF TIME. That notwithstanding any provision contained herein to the contrary, wherever applicable, LICENSOR may for good cause shown, allow additional time beyond the time or times specified herein to LICENSEE, in which to comply with, observe and perform any of the terms, conditions and covenants contained herein.

15. SEVERABILITY. Whenever possible, each provision of this License shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this License should be prohibited, or invalidated under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity without invalidating the remaining provisions of this License.

16. SINGULAR/PLURAL. The singular or plural depends on its appropriate use.

17. AGREEMENT. This agreement shall be binding upon and inure to the benefit of the parties hereto and their respective legal successors and approved assigns.

18. SPECIAL CONDITIONS.

A. PERMITTEE'S use shall comply with all governmental laws, regulations, rules and requirements, pertaining to such use. PERMITTEE shall also comply with all governmental laws, regulations, codes, and ordinances pertaining to construction of the facility, including obtaining county permits.

B. The Premises and all improvements thereon are rented in "as is" condition.

C. Except by the License to be issued, DHHL's fee simple title to the Premises shall not be used as collateral for any mortgage or loan or otherwise alienated or encumbered in any way.

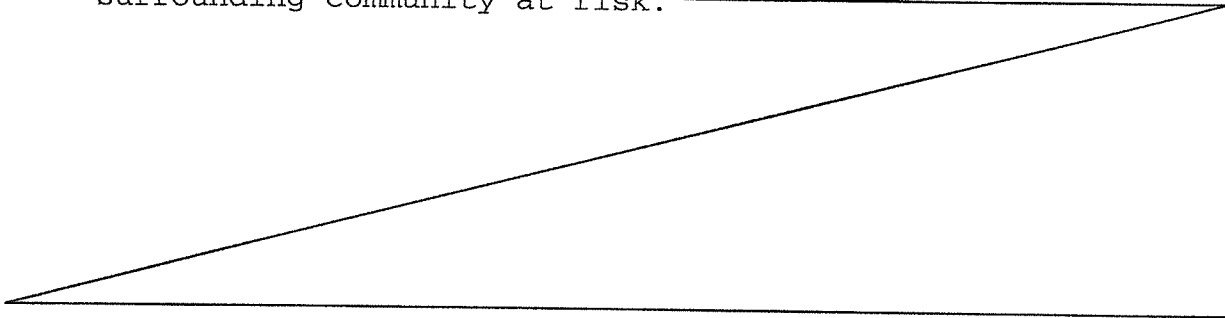
D. LICENSEE shall be responsible for all the cost of infrastructure needed for the facilities to be constructed, including utilities such as electricity, gas, water and telecommunications which shall be provided by Sandwich Isles Communications, Inc.

E. LICENSEE shall be responsible for the security of the licensed Premises and all of LICENSEE'S personal property thereon. LICENSEE shall be allowed to install a security system provided DHHL has reviewed and approved the type of system to be installed.

F. Unless LICENSEE obtains a waiver from the State Office of the Attorney General or another government agency having such authority, LICENSEE shall comply with Chapter 343 of the Hawaii Revised Statutes, as amended. Such compliance shall assess the impacts that the proposed development will have on the surrounding environment, such as traffic, parking, noise, etc.

G. LICENSEE shall comply with all federal, state and county regulations or requirements regarding environmental issues and the safe handling and disposal of toxic or hazardous materials. LICENSEE shall be responsible for environmental clean up of any contamination or hazardous materials found on the site that is caused by LICENSEE'S activities on the Premises.

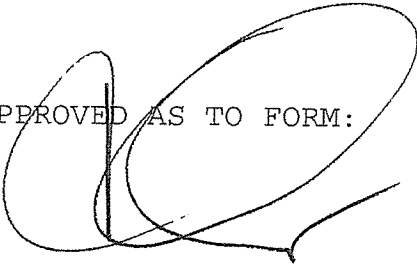
H. LICENSEE shall not use the Premises as a residence for youthful offenders convicted of serious criminal or violent acts that may place others within the surrounding community at risk.



IN WITNESS WHEREOF, the parties hereto have caused these presents to be duly executed the day and year first above written.

Approved by the HHC
at its meeting held
on February 26, 2008

APPROVED AS TO FORM:



Deputy Attorney General
State of Hawaii

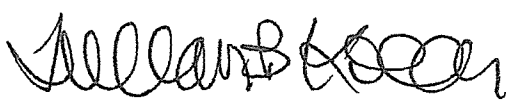
State of Hawaii
DEPARTMENT OF HAWAIIAN HOME LANDS

By 

Micah A. Kane, Chairman
Hawaiian Homes Commission

LICENSOR


State of Hawaii
DEPARTMENT OF HUMAN SERVICES

By 

Lillian B. Koller, Director

LICENSEE

APPROVED AS TO FORM:



Deputy Attorney General
State of Hawaii

January 28, 2018

Department of Hawaiian Homelands

RE: Renewal of Lease at 91-1071 Yorktown St. Kalaeloa, HI 96707

Dear Sir or Madam:

The Ke Kama Pono Safe House – O'ahu Program (hereafter referred to as KKP) is a Youth Services Program that currently offers its services at 91-1071 Yorktown Street in Kalaeloa, O'ahu, HI. This Program is funded by the Department of Human Services through its Offices of Youth Services (OYS) division and is one of the many Programs under the Partners In Development Foundation (PIDF) umbrella serving Native Hawaiians and Native Hawaiian communities throughout the State of Hawai'i and abroad.

Since its inception in 2009, KKP has served 183 adjudicated youth between the ages of 13 – 17 with a cumulative 30% recidivism rate (55 of 183). (The National average for youth who recidivate is at an alarming 75%.) Of the 183 residents KKP has served since its inception, 40% are of Native Hawaiian ancestry (73 of 183) whereas the next largest group is at 17% (Micronesian population).

As of 12/31/17, KKP Program numbers for residents who have successfully completed the Program, graduated from high school or equivalent (GED, Cbase), and have gained successful employment in the local community are as follows:

- Completed the KKP Program successfully = **99** of 183 (54%)
- Graduated from High School or equivalent = **72** of 183 (39%)
- Gained successful employment locally = **73** of 183 (40%)

We are proud that our KKP Program in Kalaeloa has become a model program for other institutions. This can be attributed to the numerous activities offered, the nurturing staff on board, and the Native Hawaiian core values the Program teaches. In addition, we set high standards for each youth that enters the Program. By the time he is ready to leave and go home, he has gained home, school, and trade skills that will provide for a healthier, more promising future. Although our success rate has been honorable, we realize there is a tremendous need to reach the many others who fall through the "cracks" every day. Our State needs more Programs like KKP.

We are thankful you have allowed us the opportunity to lease the land at this site for the past 10 years, and it has come to our attention that this lease will expire in 2018. On behalf of DHS, OYS, and PIDF, we would like to ask for an extension to the current lease so that we may continue to serve at-risk youth here on O'ahu through 2028 and beyond. Thank you for your assistance and attention to this matter.

EXHIBIT "B"

The **cultural component** at KKP involves the teaching of traditional Hawaiian values through weekly workshops, the learning of Hawaiian colors, numbers, and *mele*, and the engagement of Hawaiian history and facts through monthly field trips to historical sites. Each resident is required to know the core values of *Aloha*, *Lōkahi*, *Mālama*, *Pono*, and *Po'okela*, and then embrace each one by living it every day while in the program. These values are timeless and priceless, and have been used successfully by our ancestors to produce resilient and productive individuals. Weekly KKP workshops are centered on three distinct Native Hawaiian practices: Imu workshops, Lo'i maintenance, and the Voyaging (Wa'a) Project. All three are rich with learning opportunities and infused with traditions that instill respect, honor, unity, and a desire to care for others.

The end result is a high success rate for these young men. Ke Kama Pono measures its success through several venues, initially while the resident is enrolled and also after he completes the program. While in the program, each resident receives constant feedback about his attitude, behavior, and compliance as it pertains to the program's policies and procedures. Promotions are granted if the resident meets or exceeds expectations, with each promotion having greater privileges than the previous. Demotions are given if the resident fails to comply, accompanied with the loss of such privileges. Upon graduating from the program, follow-up conference calls with both the resident and his legal guardian occur up to three years post-completion of the program. To date, these phone calls have indicated a low recidivism rate (31%) and a high employment or back-to-school rate (69%), signs that the Ke Kama Pono program is making ongoing positive influences in the lives of these adjudicated young men.

**All data used in this document is tabulated from Safe House records dated 07/2009 through 12/2017.*

Description of Program

Partners in Development Foundation's Ke Kama Pono Safe House – O'ahu

In 2009, Partners In Development Foundation (PIDF) was awarded a contract by the Offices of Youth Services (OYS) to manage and operate the Ke Kama Pono Safe House (KKP). This 12-bed facility houses young males (ages 13 to 17) of the juvenile justice system for a period of no less than six months. Over the past eight years, KKP has remained steadfast in using a Native Hawaiian cultural platform to rehabilitate every individual that enters the program. Values such as *Lōkahi*, *Pono*, *Po'okela*, *Mālama*, and *Aloha* are recited daily as a reminder to "do the values and not just speak it."

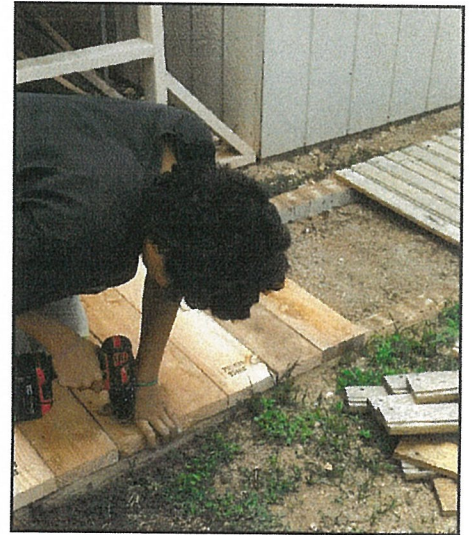
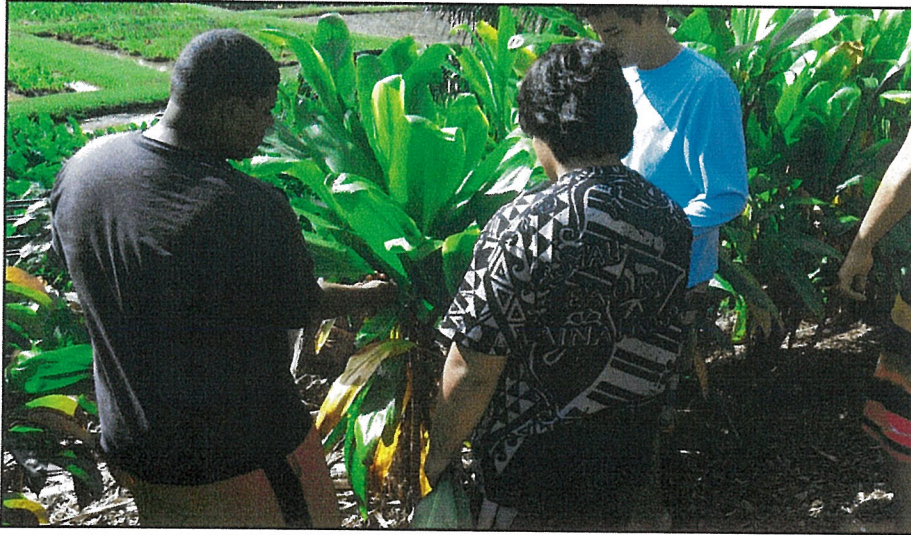
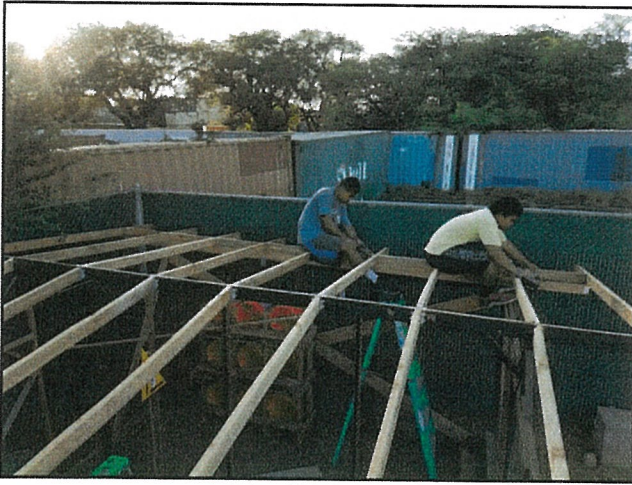
We make it clear that we will address the needs of all adjudicated male teens. However, our preference has always been to provide guidance and mentorship to those of Native Hawaiian ancestry first. Based on our eight-year records, Native Hawaiian males who are part of the juvenile justice system have the highest percentage rate of recidivism (40%) among all ethnicities in the State of Hawai'i. (The next highest group is the "other Pacific Islanders", at 18%.)

Over the past eight years, KKP has mentored 183 teen males, of which 129 (70%) have successfully been discharged and have either returned to their home school or gained employment. * There are several reasons for our high success rate. It includes the effective youth mentoring component, the hands-on standards-based education, the family reunification component, the implementation of deep-rooted cultural values, and a safe, nurturing home environment. Together, this multi-faceted approach prepares each resident for successful re-entry into school and society, as well as successful reunification with family members.

The **mentoring component** is "strengths-based," where residents have a wide variety of mentoring projects to engage-in with respected community mentors. As they become acquainted with each project, they are given the opportunity to embrace the trade they are most comfortable with. Carpentry, masonry, electrical, agriculture, aquaponics, culinary arts, landscaping, and natural farming are taught using a hands-on approach every week. Each mentor works alongside the residents, assuring all tools are used properly and safely.

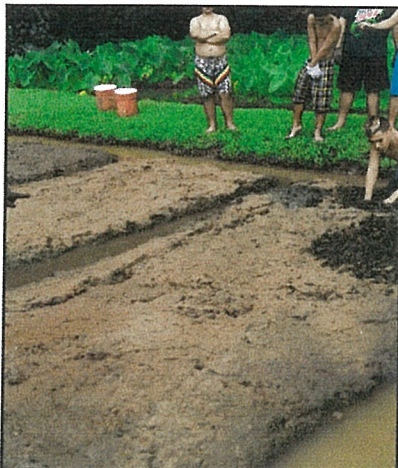
The **education component** utilizes both a classroom setting and the outdoors. D.O.E. teachers, certified in both mainstream and Special Education areas, hold classes twice a week at Ke Kama Pono. All learning occurs with direct supervision at a 1:3 ratio (1 teacher per 3 residents), where each resident's education level is properly addressed. The students' work and grades are then submitted to each resident's school counselor, and based on the recommendations by the KKP teachers, the resident's school then awards credits as appropriate. Of the 183 youth who have come through the KKP program, 72 have attained their high school diplomas (or equivalent). *

The **family reunification component** is unique to KKP in that it involves the entire family and not just the resident. Our Program Case Manager meets with the family every month to identify what a healthy home environment should look like and how we might be able to assist in building family unity. The family is also reminded to stay involved with the resident's progress as he proceeds through the program. Parents/guardians are also required to attend monthly parenting workshops held on-site, where they develop coping strategies and learn successful techniques on how to remain an involved parent. For the calendar year 2017, the KKP program had a 100% family involvement record in positively engaging every family with their child who entered the program.*



Ke Kama Pono Safe House - O'ahu

teaches young Hawaiian males how to be respectful, responsible, hard-working, and absorbing. As young learners, we want them to open their minds to numerous challenges and opportunities. Using Native Hawaiian cultural values as the platform, every resident lives the core values of Lōkahi, Mālama, Pono, Po'okela, and Aloha by putting them to practice with every activity, chore, and lesson.

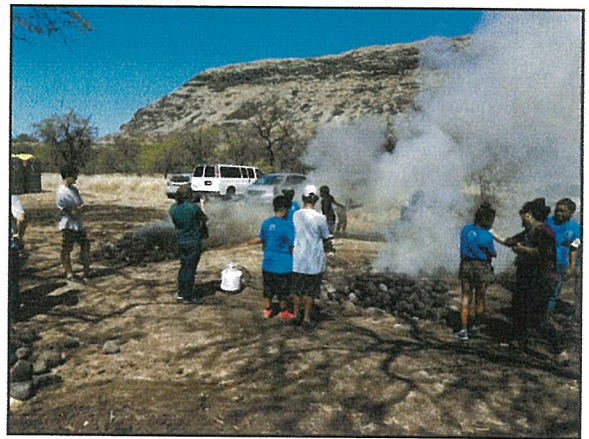
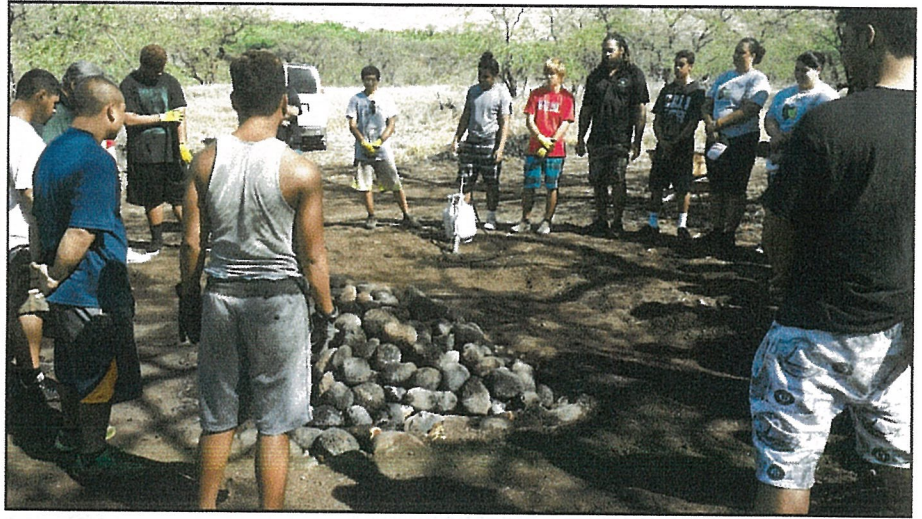


Lo'i workshops occur every Wednesday. KKP residents help the Ho'okua'āina Project in Maunawili by clearing and restoring kalo mounds. A resident stated, "I had no idea this is how we get poi, and this is good poi too. I like this program because it's teaching me to be proud that I'm Hawaiian."



Aloha
Po'okela
Pono Lōkahi
Mālama
EXHIBIT "B"

Ke Kama Pono - O'ahu holds six (6) imu workshop activities a year. This is our way of assuring that each resident clearly understands the process and significance of doing an imu. The core values of Mālama, Lōkahi, Pono, and Po'okela reverberate as each stone is placed and each food item is prepared. Our imu site is located at the former Mtn. View Dairy in Wai'anae.

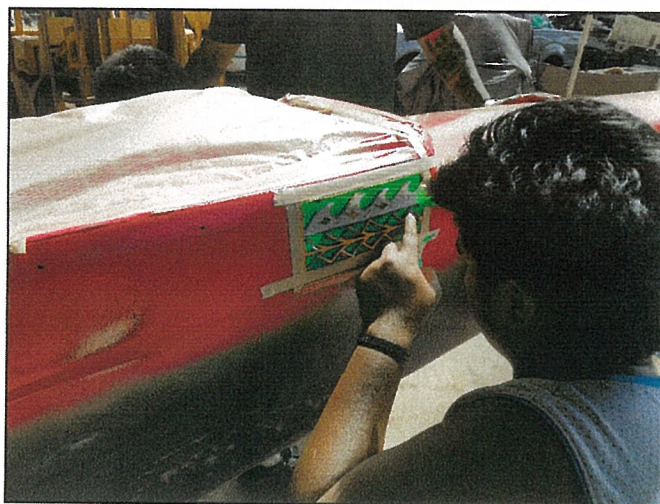
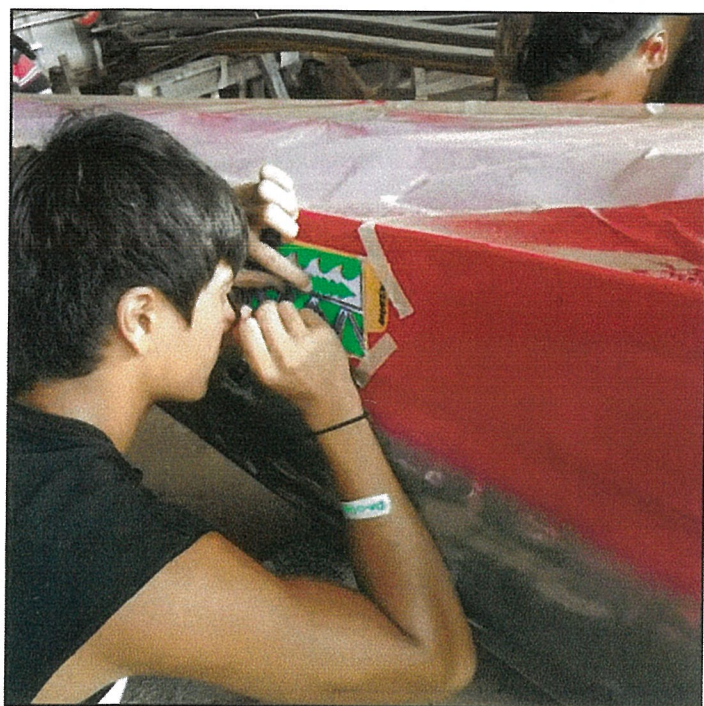


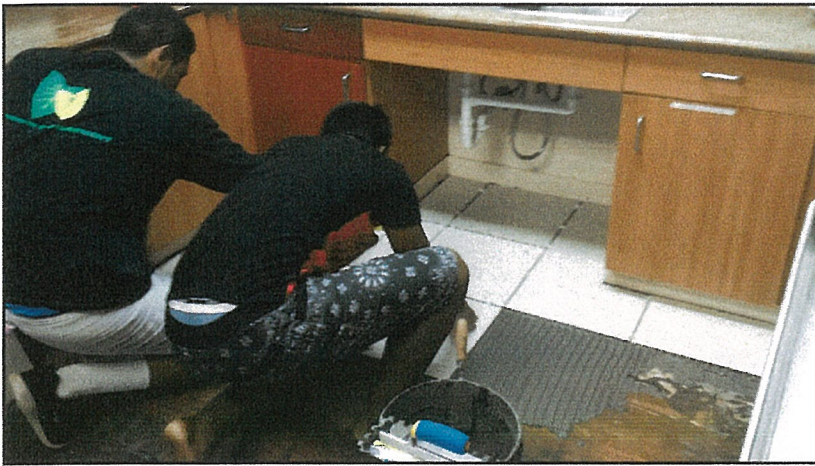
In 2017, the young men of Ke Kama Pono learned construction work and built a Hale Imu at our imu site in Wai'anae. With help from mentors of the Hawai'i Carpenters Union, the project took six weeks to complete. "This was fun. I always wanted to build something with my own two hands. When I graduate from this program I want to build something like this for my Dad."

EXHIBIT "B"

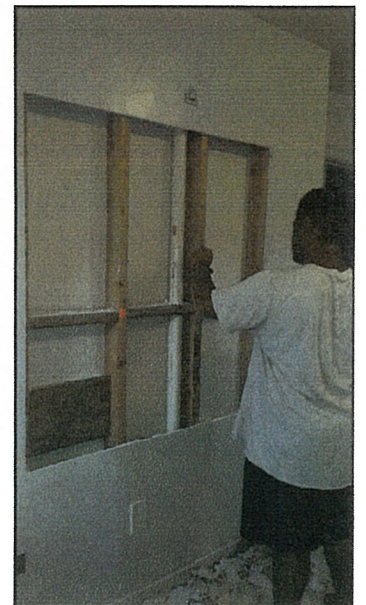


When a moku pe'a (sailing canoe) was donated to KKP in 2017, it brought us full-circle with providing yet another Native Hawaiian cultural project. This 45-foot vessel needed much repair work and it has opened a much-needed window to the ocean for our boys. Over the past 10 months the KKP boys have sanded, fiber-glassed, re-sanded, and painted the hull, mast, iako, and ama. What remains is to learn how to lash all the pieces together with rope, and set-up the mast and sails. "I can't believe I got to put my name on this canoe. I want my parents to see our family name right here on this canoe."





Mentorship projects to teach a variety of trades occur every week at Ke Kama Pono. Carpentry, masonry, flooring, and electrical are just a few of the numerous opportunities being provided to the residents at Ke Kama Pono. "I learned how to use all kinds of power tools to build sheds, bunk beds, tables, and even planter boxes. I'm hoping to get in to the Carpenters Union when I turn 18."



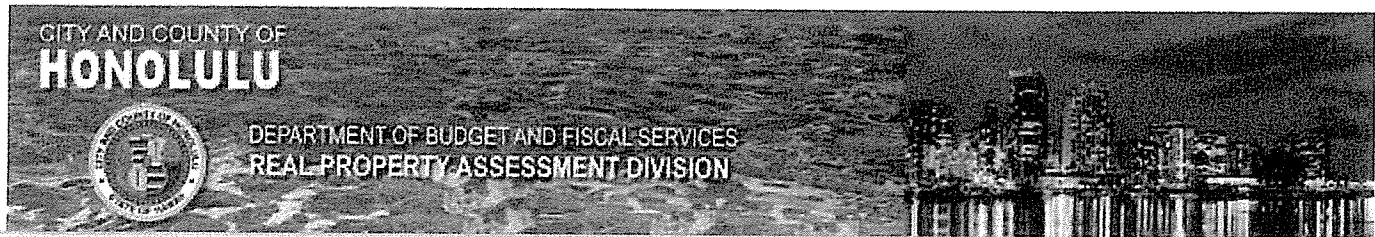
License No. 705
State of Hawaii, Department of Human Services
Monthly Fee Calculation

County of Honolulu Real Property Tax Assessed Land Value	\$20,302,400
Entire parcel, Kalaeloa, TMK (1) 9-1-013:024	869,109 square feet
Lic. No. 705 Premises, Kalaeloa	50,400 square feet
$\$20,302,400 \text{ divided by } 869,109 \text{ s.f.} = \23.36 per s.f.,	
$\$23.36 \text{ divided by } 12 \text{ months} = \1.94 per s.f.	
$\$1.94 \times \text{a } 5\% \text{ capitalization rate} = 0.09 \text{ cents per square foot}$	
Kalaeloa parcel 50,400 s.f. $\times 0.09 = \$4,536 \text{ per month}$	

County of Maui Real Property Tax assessed land value	\$100
Entire parcel, Wailuku, Maui (2) 3-4-11:32	8,154 s.f.
Lic. 705 Premises, Wailuku	8,154 s.f.

The Maui RPT office did not adequately assess this land,
therefore LMD used the Oahu Land value (.09 cents per s.f.) to calculate the monthly fee
 $8,154 \text{ s.f.} \times .09 = \733 per month

Combined Oahu and Maui monthly fee = \$5,269
40% discounted rate given; 40% of program participants are Native Hawaiian
 $\$5,269 \text{ less } 40\% = \text{monthly fee} = \$3,161$



Previous Parcel	Next Parcel	Return to Main Search Page	Honolulu Home	Real Property Home
Owner and Parcel Information Print Owner Info				
Parcel Number	910130240000	Data current as of	February 5, 2018	
Owner Name	HAWAIIAN HOME LANDS Fee Owner	Project Name		
Location Address	91-1071 YORKTOWN ST	Plat Map	Plat Map PDF	
Property Class	COMMERCIAL	Parcel Map	GIS Parcel Map	
Land Area (approximate sq ft)	869,109	Legal Information		
Land Area (acres)	19.952			

Assessment Information			Show Historical Assessments			Print Assessment Info					
Assessment Year	Property Class	Assessed Land Value	Dedicated Use Value	Land Exemption	Net Taxable Land Value	Assessed Building Value	Building Exemption	Net Taxable Building Value	Total Property Assessed Value	Total Property Exemption	Total Net Taxable Value
2018	COMMERCIAL	\$ 20,302,400	\$ 0	\$ 20,302,400	\$ 0	\$ 1,595,500	\$ 1,595,500	\$ 0	\$ 21,897,900	\$ 21,897,900	\$ 0

2018 amended values not to be posted until new tax rates are processed on or after July 20.

[Appeal Information](#) [Print Appeal Info](#)

No appeal information on parcel.

Land Information Department of Planning and Permitting (DPP) Print Land			
Property Class	Square Footage	Acreage	Agricultural Use Indicator
COMMERCIAL	869,109	19.952	

Residential Improvement Information									
Building Number	Occupancy	Framing	Year Built	Effective Year Built	Square Feet	Bedrooms	Full Baths	Half Baths	Sketch
1		0	2009		2,408	4	2	0	Show Sketch

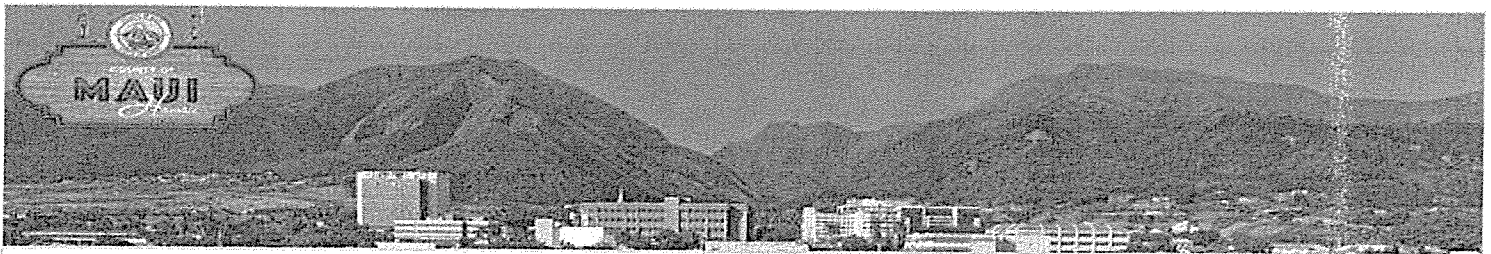
Commercial Improvement Information										
Property Class	Building Card	Building Number	Improvement Name	Identical Units	Units	Structure Type	Year Built	Effective Year Built	Gross Building Description	Sketch
	2	2	NARCON BLDG	0	0	COMMERCIAL C-3 (MAS)	1950	1970		NA

Commercial Building Sections									
Card	Section	Level From	Level To	Area	Perimeter	Usage	Wall Height	Exterior Wall	Frame Type
2	1	1	1	9,317	540	OFFICES	10	MASONRY	MASONRY
2	1	2	2	7,733	470	OFFICES	10	MASONRY	MASONRY
2	1	3	3	676	115	OFFICES	10	MASONRY	MASONRY

Residential Additions									
Card	Line	Lower	First	Second	Third				
1	0								2,408
1	1		WOOD DECK						25
1	2		PORCH CEILED/UNCEILED ENCLS						35
1	3		PORCH CEILED SHED ROOF						70

Other Building and Yard Improvements									
Description	Quantity	Year Built	Area						
GROSS BUILDING VALUE	1	0	5,798						

EXHIBIT "C"



[Recent Sales in Neighborhood](#)
[Recent Sales in Area](#)

[Previous Parcel](#)

[Next Parcel](#)

[Return to Main Search Page](#)

[Maui Home](#)

Owner and Parcel Information

Owner Name	HAWAIIAN HOME LANDS	Fee Owner	Today's Date	February 12, 2018
Mailing Address			Parcel Number	340110320000
Location Address	0 WELLS ST		Parcel Map	Show Parcel Map
Neighborhood Code	3352-1		Land Area	8154 Square Feet
Legal Information			Parcel Note	Non taxable
Generate Owner List By Radius				

Assessment Information

Show Historical Assessments

Year	Tax Class	Market Land Value	Agricultural Land Value	Assessed Land Value	Building Value	Total Assessed Value	Total Exemption Value	Total Net Taxable Value
2017	RESIDENTIAL	\$ 100	\$ 0	\$ 100	\$ 0	\$ 100	\$ 100	\$ 0

Current Tax Bill Information

2017 Tax Payments

Show Historical Taxes

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
------------	-------------	-------------------	------------------	-------------	---------	---------	----------	-------	------------

No Tax Information available on this parcel.

Improvement Information

No improvement information available for this parcel.

Accessory Information

Building Number	Description	Dimensions/Units	Year Built	Percent Complete	Value
-----------------	-------------	------------------	------------	------------------	-------

No accessory information associated with this parcel.

Sales Information

Sale Date	Price	Instrument #	Instrument Type	Valid Sale or Other Reason	Document Type	Record Date	Land Court #	Land Court Cert
02/26/1996	\$ 0	0000000000						
07/10/1995	\$ 0	9500090498	Fee conveyance			07/12/1995		

Permit Information

Date	Permit Number	Reason	Permit Amount
------	---------------	--------	---------------

No permit information associated with this parcel.

[Recent Sales in Neighborhood](#)
[Recent Sales in Area](#)

[Previous Parcel](#)

[Next Parcel](#)

[Return to Main Search Page](#)

[Maui Home](#)

The Maui County Tax Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Website Updated: February 10, 2018

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O'AHU ISLAND PLAN
DEPARTMENT OF HAWAIIAN HOME LANDS

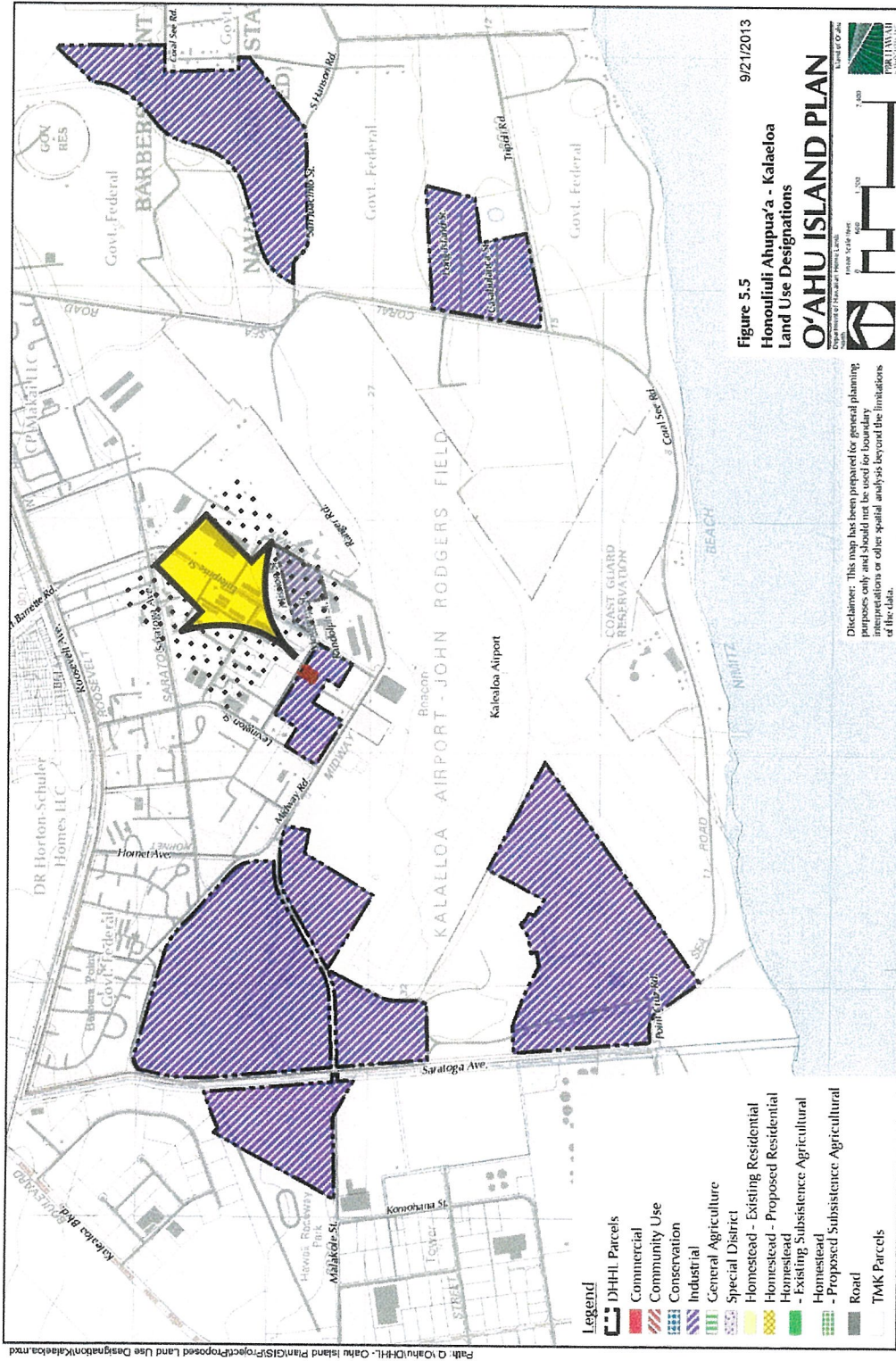
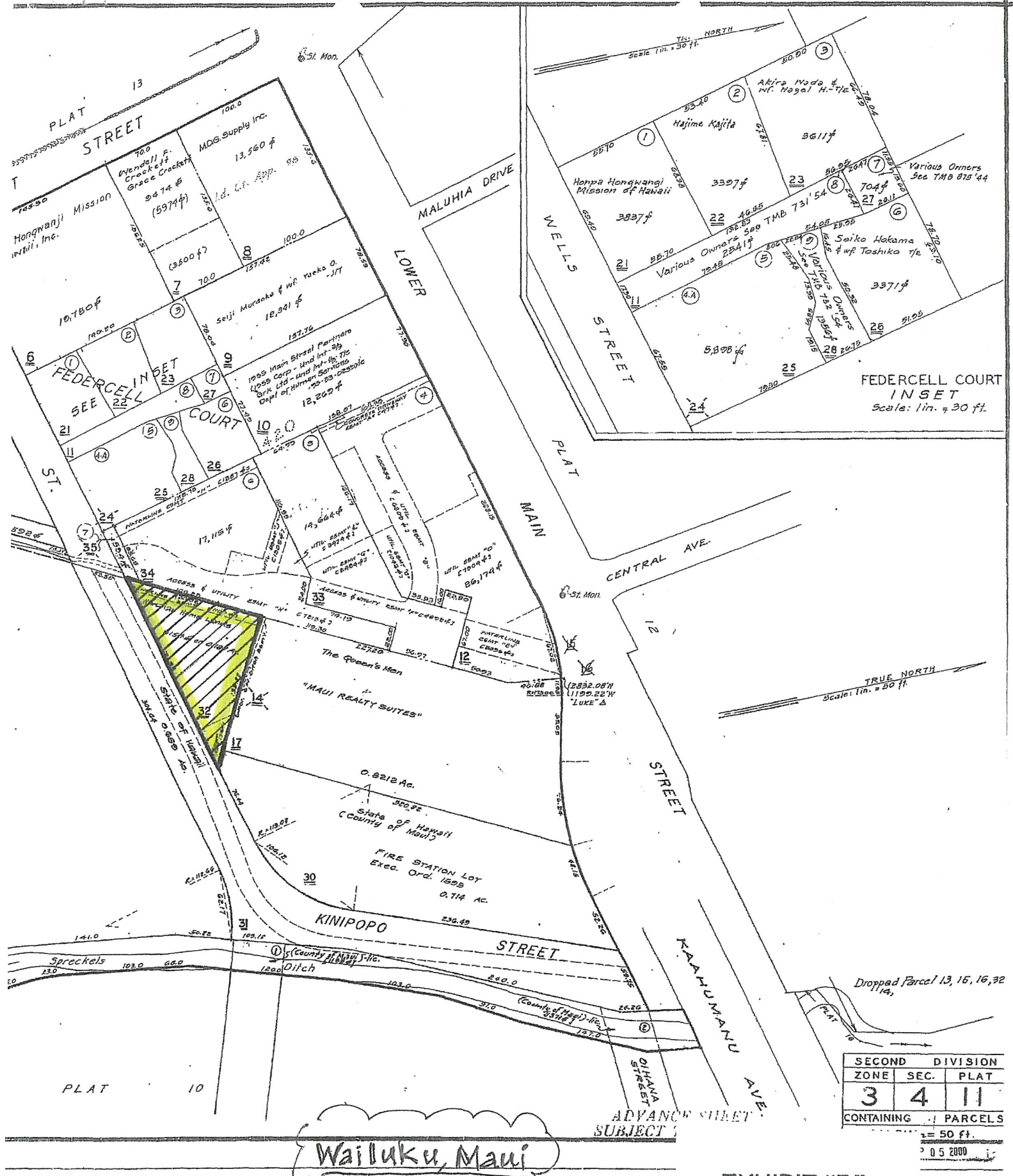


Figure 5-5 Honouliuli Ahupua'a - Kalaeloa Land Use Designations



SECOND DIVISION		
ZONE	SEC.	PLAT
3	4	11
CONTAINING 1 PARCELS		
Scale: 1 in. = 50 ft.		
0 5 2000		

Wailuku, Maui

EXHIBIT "D"

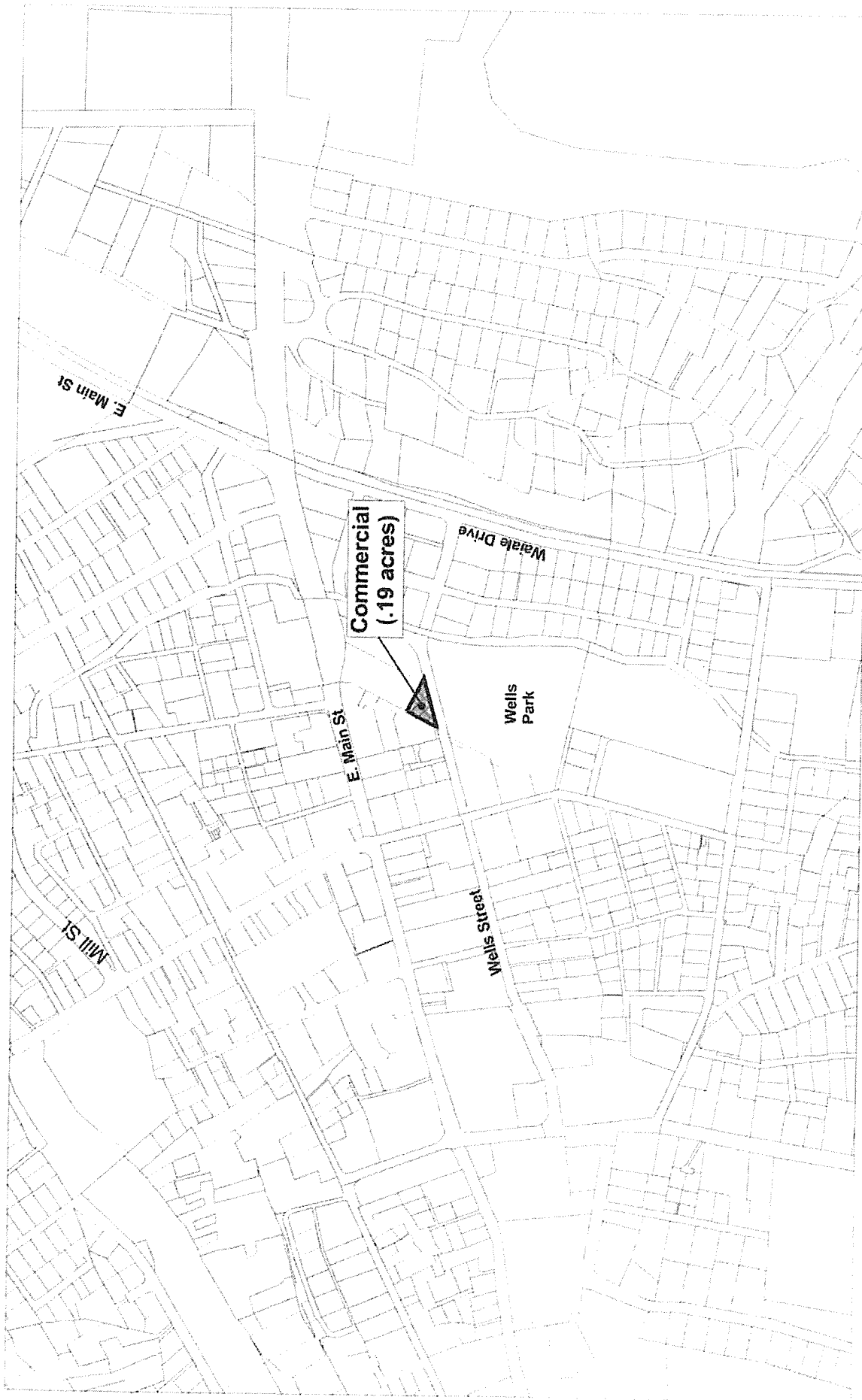


Figure H
WAILUKU
Land Use Plan
MAUI LAND INVENTORY
DEPARTMENT OF HAWAIIAN HOMELANDS



Land Use Summary	Approx. Acres
Commercial	.19

Legend
 DHHHL Land Boundary

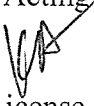
Source: United States Geologic Survey and Department of Hawaiian Homelands
 Q:\Maui\dhhl inventory\GIS\projects\land use\kahului.apr

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 16-17, 2018

To: Chairman and Members, Hawaiian Homes Commission

From: Peter "Kahana" Albinio, Jr., Acting Administrator
Land Management Division 

Subject: Issuance of Non-Exclusive License as Easement for Driveway and Utility
(Water/Sewer)Connections to Gentry KGC, LLC, Kapolei, Island of O'ahu, TMK
Nos.(1)9-1-151:055(por.)

APPLICANT: GENTRY KGC, LLC., hereinafter referred to as "GKGC"

RECOMMENDED MOTION/ACTION: That the Hawaiian Homes Commission (HHC) authorize the issuance of a non-exclusive license as easement to GKGC, as LICENSEE, to install, repair, operate and maintain driveway and utility (water & sewer) connection improvements traversing over, under and across portions of Hawaiian home lands identified by TMK No.: (1)9-1-151:055 as proposed.

Approval and issuance of this non-exclusive license as easement shall be subject to the conditions as stated in Exhibit "A." For clarification purposes, Condition No. 5 specifically is RE-STATED and additional assurances provided as follows:

1. The Licensee shall remit a one-time fee of NINETY-SIX THOUSAND AND NO/100 DOLLARS (\$96,000.00) for this non-benefit, non-exclusive license easement area, for up to a ten (10) year period instead of the \$800.00/mo fee as proposed for a portion of the maintenance of the Kanehili Subdivision roadways. The one-time fee shall become immediately due and payable upon the license being fully executed by both licensee and licensor.

LICENSEE shall support LICENSOR with the dedication of said driveway and utility infrastructure to the Honolulu City and County. Should the dedication of the driveway and utility infrastructure be accomplished prior to the ten (10) year license term effectively expiring, the fund balance remaining of the one-time fee for the period between the utility infrastructure dedication and license expiration shall be refunded to the LICENSEE immediately.

However, should the anticipated driveway and utility infrastructure dedication fail to materialize within the license term as proposed above, the terms and conditions of the license shall be re-negotiated accordingly.

The fee as established is derived by DHHL's current monthly expenditures totaling approximately \$4,000.00 for roadway utility maintenance (street lights - \$2,000.00 and maintenance and landscaping - \$2,000.00) within the Kanehili Subdivision. DHHL proposed a cost sharing in its expenditures and used the following formula in determining the fee:

403 - homes at full build-out within DHHL's Kanehili Subdivision

66 – homes at Kealii by Gentry

Therefore, 66/403 or 16.4 ratio rounded up to 20%

$\$4,000 \times 20.0\% = \$800.00/\text{mo}$

Further, Licensee has agreed and acknowledged through the Subdivision Utility-Connection Agreement ("SUCA") executed and made effective as of May 15, 2017, by and between the Kanehili Community Association, a Hawaii nonprofit corporation, Kapolei Community Development Corporation, a Hawaii nonprofit corporation, and Gentry KFC, LLC, a Hawaii limited liability company. The costs for the following improvements will be borne solely by GKGC as follows;

- (1) \$40,000 – Kanehili Community entrance sign;
- (2) \$8,000 – KCDC community center air-conditioning units; and
- (3) \$208,000 – construction improvements to cul-de-sac on Kumuaikau Street, specifically TMK Nos. 191153067 & 191151055

\$256,000 – TOTAL

2. LICENSEE provide assurances as follows:

- a.) That all necessary re-pavement work to impacted roads within the Kanehili Subdivision be paved from curb-to-curb in accordance with all approved government agency (city/state/federal) standards;
- b.) The construction improvements to cul-de-sac on Kumuaikau Street provide for two (2) 5,000/sf minimum size construction ready lots with necessary utility infrastructure; and
- c.) Reimburse DHHL in the amount of \$2,618.00 for procuring an evaluation and consulting opinion as to the reasonableness of the cost of the proposed easement right traversing over, across, and under a portion of Hawaiian home lands, situated in Kapolei, as rendered by the Valuation and Advisory Service of CBRE, Inc.

DISCUSSION:

Since being deferred by the HHC at its regularly scheduled monthly meetings on June 20-21, 2016, & December 18-19, 2017, Agenda Item No. F-1 (See Exhibit "A"), LMD is respectively presenting this Agenda Item No. F-5 again for consideration.

Pursuant to the noted discussion at the December 18-19, 2017, HHC meeting on the subject Agenda Item No. F-1 (See Exhibit "B"), Chair Masagatani ended the discussion by noting that some outstanding issues need to be further analyzed. On that note the Office of the Chairman

tasked LMD to procure a consulting contract that would evaluate and provide a consulting opinion as to the reasonableness of the cost of the proposed easement right as described and outlined in the submittal.

Based on the analysis and consulting opinion as prepared by CBRE (See Exhibit “C”) it concluded that the compensation proposed by Gentry and described in LMD’s respective December 18-19, 2017, Agenda F-1 submittal is reasonable and supported by both quantitative and qualitative analysis. Further, the access easement as proposed should it be approved by the HHC under a license would provide current and meaningful economic benefit to DHHL without causing meaningful disutility or liability to DHHL.

AUTHORITY / LEGAL REFERENCE:

§ 207(c)(1)(A) of the Hawaiian Homes Commission Act, 1920, as amended, authorizes the department to grant licenses for the use of Hawaiian Home Lands for public purposes.

§ 10-4-22 of the DHHL Administrative Rules authorizes the issuance of licenses for public purposes, as easements in perpetuity or shorter term, subject to the easement being reverted to the department upon termination or abandonment.


RECOMMENDATION:

Land Management Division respectfully requests approval of the motion as stated

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

December 18-19, 2017

To: Chairman and Members, Hawaiian Homes Commission

From: Peter "Kahana" Albinio, Jr., Acting Administrator
Land Management Division 

Subject: Issuance of Non-Exclusive License as Easement for Driveway and Utility
(Water/Sewer)Connections to Gentry KGC, LLC, Kapolei, Island of O'ahu, TMK
Nos.(1)9-1-151:055(por.)

APPLICANT: GENTRY KGC, LLC., hereinafter referred to as "GKGC"

RECOMMENDED MOTION/ACTION: That the Hawaiian Homes Commission (HHC) authorize the issuance of a non-exclusive license as easement to GKGC, as LICENSEE, to install, repair, operate and maintain driveway and utility (water & sewer) connection improvements traversing over, under and across portions of Hawaiian home lands identified by TMK No.: (1)9-1-151:055 as proposed.

The original LMD Agenda Item No. F-1 (See Exhibit "A") as presented to the HHC at its regularly scheduled monthly meeting held on June 20-21, 2016, was deferred for purposes of providing GKGC the opportunity to address the impact its proposed single-family residential cluster development would bring to the Kanehili Hawaiian Homestead Community subdivision.

Approval and issuance of this non-exclusive license as easement shall be subject to the following revised conditions:

1. Easement will comprise a land area containing approximately 0.145-acres (6,300 SF), more or less, of Hawaiian home lands further described as the Kealii Site Plan and delineated in Exhibit "B-1, B-2, & C-1, C-2, C-3" attached hereto;
2. The license will be issued for a term to not exceed ten (10) years commencing as of the date that the license is fully executed by both parties. It is LICENSOR'S intent to have this public roadway system within the Kanehili subdivision dedicated within a ten (10) year time table from the issuance and full execution of this license to the Honolulu City and County. This License shall immediately expire at such time that the public roadway and utility easements within the roadway is recognized, dedicated and accepted by the Honolulu City and County for installation, repair, operation and maintenance.

;

3. The Licensee shall remit a non-refundable processing and document fee in the amount of \$275.00;
4. Use of the licensed area will be used strictly for the driveway and utility (water & sewer) connection improvements as proposed and for no other purposes whatsoever;
5. The Licensee shall remit a monthly fee of (\$800.00) EIGHT HUNDRED AND NO/100 DOLLARS for this non-benefit, non-exclusive license easement area, for up to a ten (10) year period (a total not to exceed \$96,000.00) or until the roadway is dedicated to the Honolulu City and County whichever comes first, for a portion of the maintenance of the Kanehili Subdivision roadways. Monthly payments shall become immediately due and payable once the Gentry (Kealii) roadways are connected and open to traffic. Moreover, the total value of the roadway area is not material as the entire roadway value as assessed by the City & County of Honolulu RPT was assessed at \$9,500.00. which is approximately \$0.01/sf. Or for the 6,250 sf easement area the approximate cost would be \$62.50. Should the anticipated road dedication fail to materialize, the license fee shall then be re-determined accordingly.

The fee as established is derived by DHHL's current monthly expenditures totaling approximately \$4,000.00 for roadway utility maintenance (street lights - \$2,000.00 and maintenance and landscaping - \$2,000.00) within the Kanehili Subdivision. DHHL proposed a cost sharing in its expenditures and used the following formula in determining the fee:

403 - homes at full build-out within DHHL's Kanehili Subdivision

66 - homes at Kealii by Gentry

Therefore, 66/403 or 16.4 ratio rounded up to 20%

$\$4,000 \times 20.0\% = \$800.00/\text{mo}$

Further, Licensee has agreed and acknowledged through the Subdivision Utility-Connection Agreement ("SUCA") executed and made effective as of May 15, 2017, by and between the Kanehili Community Association, a Hawaii nonprofit corporation, Kapolei Community Development Corporation, a Hawaii nonprofit corporation, and Gentry KFC, LLC, a Hawaii limited liability company. The costs for the following improvements will be borne solely by GKGC as follows;

- (1) \$40,000 - Kanehili Community entrance sign;
- (2) \$8,000 - KCDC community center air-conditioning units; and
- (3) \$208,000 - construction improvements to cul-de-sac on Kumuaikau Street, specifically TMK Nos. 191153067 & 191151055

\$256,000 - TOTAL

6. Licensee's intended driveway and utility (water & sewer) connection improvement plans shall conform to federal, state and county (government agencies) standards. Licensee shall obtain applicable permits and approvals from government agencies prior to the commencement of any work on the property that requires such permits and approvals;

7. Licensee shall act as a good neighbor to the adjoining DHHL residential subdivision who will share the easement area and is responsible for general maintenance of the area;
8. Any construction or alteration of the easement area shall require DHHL approval;
9. The Chairman of the Hawaiian Homes Commission and/or the Hawaiian Homes Commission is authorized to impose such other conditions deemed prudent and necessary to serve the best interests of the trust and its beneficiaries; and
10. The license document will contain the standard terms and conditions of similar licenses issued by DHHL and shall be subject to review and approval by the Department of the Attorney General.

LOCATION:

Portion of Kapolei, Island of O'ahu, identified as Tax Map Key: (1)9-1-151:055(por.)

AREA:

6,300 square feet or 0.145 acres

DISCUSSION:

Based on the deferral of action by the HHC at its meeting of June 20-21, 2016, GKGC over the course of over twelve months since the aforementioned meeting reached out and met with KCA and KCDC respectively to address the "impact to community" concerns they had with TGC's proposed single-family residential cluster development project.

As a result, the parties were able to reach an agreement attached hereto under Exhibit "D", more specifically described as the Subdivision Utility-Connection Agreement made effective as of May 15, 2017.

FEE:

On behalf of GKGC, Quentin Machida indicated in his email dated December 7, 2017 (See Exhibit "E"), that the SUCA provides for Gentry to absorb improvement costs estimated at just over \$400,000 which would directly benefit the Trust and its beneficiaries. The improvements include KCDC air-conditioning units for its community center (\$8,000), Kanehili subdivision entrance sign (\$40,000), and construction improvements to the 3rd cul-de-sac on Kumuaiku Street (\$208,000). Given these foregoing estimated costs, LMD proposed license fee as referenced and more specifically described above in condition No. 5 above is prudent and reasonable.

PLANNING AREA:

Kapolei

LAND USE DESIGNATION:

Undesignated

CURRENT STATUS:

Actively used for utility purposes, Kapolei Regional Plan, November, 2010 - Infrastructure - Water, Pgs. 15-16, Roads & Transit, Pgs. 17-18, Wastewater, Pg. 20

CHARACTER OF USE:

Utility Use Purposes

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:

Triggers:

Use of State Lands

Exemption Class No. & Description:

In accordance with the "Comprehensive Exemption List for the State of Hawaii, Department of Hawaiian Home Lands, as Reviewed and Concurred Upon by the Environmental Council on June 30, 2015, the subject request is exempt from the preparation of an environmental assessment pursuant to Exemption List Class No. 3, "Construction and location of single, new, small facilities or structures and the alteration and modification of the same, including, but not limited to: (d) Water, sewage, electrical, gas, telephone, and other essential public utility services extensions to serve such structures or facilities; accessory or appurtenant structures including garages, carports, patios, swimming pools, and fences; and acquisition of utility easements.

The direct, cumulative, and potential impacts of the action described have been considered pursuant to Chapter 343, Hawaii Revised Statutes and Chapter 11-200, Hawaii Administrative Rules. Since the action as proposed is determined to have minimal or no significant impact on the environment it would therefore be exempt from the preparation of an environmental assessment. The Planning Office is in the process of documenting the action as being eligible for exemption from the preparation of an Environmental Assessment under the Exemption Class as referenced above. The documentation is forthcoming and will be added to this submittal as Exhibit "D" when finalized.

CONSISTENCY WITH DHHL PLANS, POLICIES AND PROGRAMS

DHHL General Plan (2002)

The recommended disposition is consistent with the following General Plan goals and objectives:

Land Use Planning

Goals:

Utilize Hawaiian Home Lands for uses most appropriate to meet the needs and desires of the beneficiary population.

Objectives:

- Provide space for and designate a mixture of appropriate land uses, economic opportunities and community services in a native Hawaiian-friendly environment.

“Common areas for community uses and public facilities. Includes space for parks and recreation, cultural activities, community based economic development, **utilities**, and other public facilities and amenities.” O’ahu Island Plan, Pg. ES-2

The existing and proposed uses outlined in the license agreement are consistent with the definition of Community Use.

Program Plans

Water Policy Plan (2014)

While the license agreement does not specify activities that would implement DHHL’s Water Policy Plan, it is anticipated that renovations facilitated by the granting of the license will include water conservation measures to make the facility more efficient in the use of water if necessary.

Ho‘omalūō Energy Policy (2009)

While the license agreement does not specify activities that would implement DHHL’s Energy Policy, it is anticipated that renovations facilitated by the granting of the license will include energy conservation measures to make the facility more efficient in the use of energy if necessary.

AUTHORITY / LEGAL REFERENCE:

§ 207(c)(1)(A) of the Hawaiian Homes Commission Act, 1920, as amended, authorizes the department to grant licenses for the use of Hawaiian Home Lands for public purposes.

§ 10-4-22 of the DHHL Administrative Rules authorizes the issuance of licenses for public purposes, as easements in perpetuity or shorter term, subject to the easement being reverted to the department upon termination or abandonment.

RECOMMENDATION:

Land Management Division respectfully requests approval of the motion as stated

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

June 20-21, 2016

To: Chairman and Members, Hawaiian Homes Commission

From: Peter "Kahana" Albinio, Jr., Acting Administrator
Land Management Division *P. Albinio*

Subject: Issuance of Non-Exclusive License as Easement for Driveway and Utility
(Water/Sewer)Connections to The Gentry Companies, Kapolei, Island of O'ahu,
TMK Nos.(1)9-1-151:055(por.) and :056(por.)

APPLICANT:

The Gentry Companies "TGC"

RECOMMENDED MOTION/ACTION: That the Hawaiian Homes Commission (HHC) authorize the issuance of a non-exclusive license as easement to TGC, as LICENSEE, to install, repair, operate and maintain driveway and utility connection improvements as proposed which will traverse over, under and across portions of Hawaiian home lands identified by TMK No.: (1)9-1-151:055 and :056 as proposed.

Approval and issuance of this non-exclusive license as easement shall be subject to the following conditions:

1. Easement will comprise a land area containing approximately 0.15-acres (6,563 SF), more or less, of Hawaiian home lands further described and delineated in Exhibit "A" attached hereto, as submitted by TGC;
2. The Licensee shall remit a non-refundable processing and document fee in the amount of \$275.00;
3. Use of the licensed area will be used strictly for the driveway and utility connection improvements as proposed and for no other purposes whatsoever;
4. The Licensee shall remit a one-time nominal consideration fee of (\$32,815.00) THIRTY TWO THOUSAND EIGHT HUNDRED FIFTEEN AND NO/100 DOLLARS for this non-benefit, non-exclusive license easement area which shall become due and payable in full upon execution of the license document. The fee as established is based on on current tax assessed values for the subject parcels as indicated by the 2016 Honolulu City and County Real Property Tax record information.;

Item No. F-1

EXHIBIT "A"
ITEM NO. F-1

June 2016

5. Licensee's intended driveway and utility connection improvement plans shall conform to federal, state and county (government agencies) standards. Licensee shall obtain applicable permits and approvals from government agencies prior to the commencement of any work on the property that requires such permits and approvals;
6. Licensee shall act as a good neighbor to the adjoining DHHL residential subdivision who will share the easement area and is responsible for general maintenance of the area;
7. Any construction or alteration of the easement area shall require DHHL approval;
8. The Chairman of the Hawaiian Homes Commission and/or the Hawaiian Homes Commission is authorized to impose such other conditions deemed prudent and necessary to serve the best interests of the trust and its beneficiaries; and
9. The license document will contain the standard terms and conditions of similar licenses issued by DHHL and shall be subject to review and approval by the Department of the Attorney General.

LOCATION:

Portion of Kapolei, Island of O'ahu, identified as Tax Map Key: (1)9-1-151:055(por.) & :056(por.)
See Exhibit "A"

AREA:

6,563 square feet or 0.150 acres

DISCUSSION:

The Gentry Companies (TGC) submitted its proposal requesting for Driveway, Waterline and Sewerline Connection Easements (See Exhibit "B") to develop a 16.9-acre single-family residential cluster development on a long lineal undeveloped site that immediately abuts DHHL's office headquarters and its Kanehili Homestead subdivision. The project as proposed will consist of 66 single-family dwellings, 58 of which will be market rate units, and eight (8) will be affordable homes. TGC is requesting DHHL's assistance with the driveway and utility connections necessary to develop the project. Those connections are described and delineated in Exhibit A.

FEE:

The table below reflects the respective parcel classification and square footage per annum value, based on the City and County of Honolulu's 2016 Real Property Assessment Division record. (See Exhibit "C") Since the issuance of a perpetual license easement is being considered LMD established a one-time nominal fee based on the values as reflected in the table. LMD did not use

June 2016

its standard 8% market rate of return calculation because the disposition as proposed is in perpetuity. Therefore, the one-time nominal fee was established at \$32,815.00. This fee would be a direct benefit to the Trust and its beneficiaries.

City & County of Honolulu Real Property Assessment Information - 2016				
TMK	Property Class	Assessed Value	Land Area	Per sf Value \$
91151055	Residential	\$9,500	19.0 ac. / 831,255 sf	$\$9,500 / 831,255 = \0.01
91151056	Agricultural	\$2,005,200	9.0 ac. / 401,405 sf	$\$2,005,200 / 401,405 = \5.00
One-time Nominal Fee: $\$5.00 \times 6,563/\text{sf} = \underline{\$32,815}$				

PLANNING AREA:

Kapolei

LAND USE DESIGNATION:

Undesignated

CURRENT STATUS:

Actively used for utility purposes, Kapolei Regional Plan, November, 2010 - Infrastructure - Water, Pgs. 15-16, Roads & Transit, Pgs. 17-18, Wastewater, Pg. 20

CHARACTER OF USE:

Utility Use Purposes

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:

Triggers:

Use of State Lands

Exemption Class No. & Description:

In accordance with the "Comprehensive Exemption List for the State of Hawaii, Department of Hawaiian Home Lands, as Reviewed and Concurred Upon by the Environmental Council on June 30, 2015, the subject request is exempt from the preparation of an environmental assessment pursuant to Exemption List Class No. 3, "Construction and location of single, new, small facilities or structures and the alteration and modification of the same, including, but not limited to: (d) Water, sewage, electrical, gas, telephone, and other essential public utility services extensions to

serve such structures or facilities; accessory or appurtenant structures including garages, carports, patios, swimming pools, and fences; and acquisition of utility easements.

The direct, cumulative, and potential impacts of the action described have been considered pursuant to Chapter 343, Hawaii Revised Statutes and Chapter 11-200, Hawaii Administrative Rules. Since the action as proposed is determined to have minimal or no significant impact on the environment it would therefore be exempt from the preparation of an environmental assessment. The Planning Office is in the process of documenting the action as being eligible for exemption from the preparation of an Environmental Assessment under the Exemption Class as referenced above. The documentation is forthcoming and will be added to this submittal as Exhibit "D" when finalized.

CONSISTENCY WITH DHHL PLANS, POLICIES AND PROGRAMS

DHHL General Plan (2002)

The recommended disposition is consistent with the following General Plan goals and objectives:

Land Use Planning

Goals:

Utilize Hawaiian Home Lands for uses most appropriate to meet the needs and desires of the beneficiary population.

Objectives:

- Provide space for and designate a mixture of appropriate land uses, economic opportunities and community services in a native Hawaiian-friendly environment.

"Common areas for community uses and public facilities. Includes space for parks and recreation, cultural activities, community based economic development, **utilities**, and other public facilities and amenities." O'ahu Island Plan, Pg. ES-2

The existing and proposed uses outlined in the license agreement are consistent with the definition of Community Use.

Program Plans

Water Policy Plan (2014)

While the license agreement does not specify activities that would implement DHHL's Water Policy Plan, it is anticipated that renovations facilitated by the granting of the license will include water conservation measures to make the facility more efficient in the use of water if necessary.

Ho'omaluo Energy Policy (2009)

June 2016

While the license agreement does not specify activities that would implement DHHL's Energy Policy, it is anticipated that renovations facilitated by the granting of the license will include energy conservation measures to make the facility more efficient in the use of energy if necessary.

AUTHORITY / LEGAL REFERENCE:

§ 207(c)(1)(A) of the Hawaiian Homes Commission Act, 1920, as amended, authorizes the department to grant licenses for the use of Hawaiian Home Lands for public purposes.

§ 10-4-22 of the DHHL Administrative Rules authorizes the issuance of licenses for public purposes, as easements in perpetuity or shorter term, subject to the easement being reverted to the department upon termination or abandonment.

RECOMMENDATION:

Land Management Division respectfully requests approval of the motion as stated

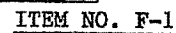
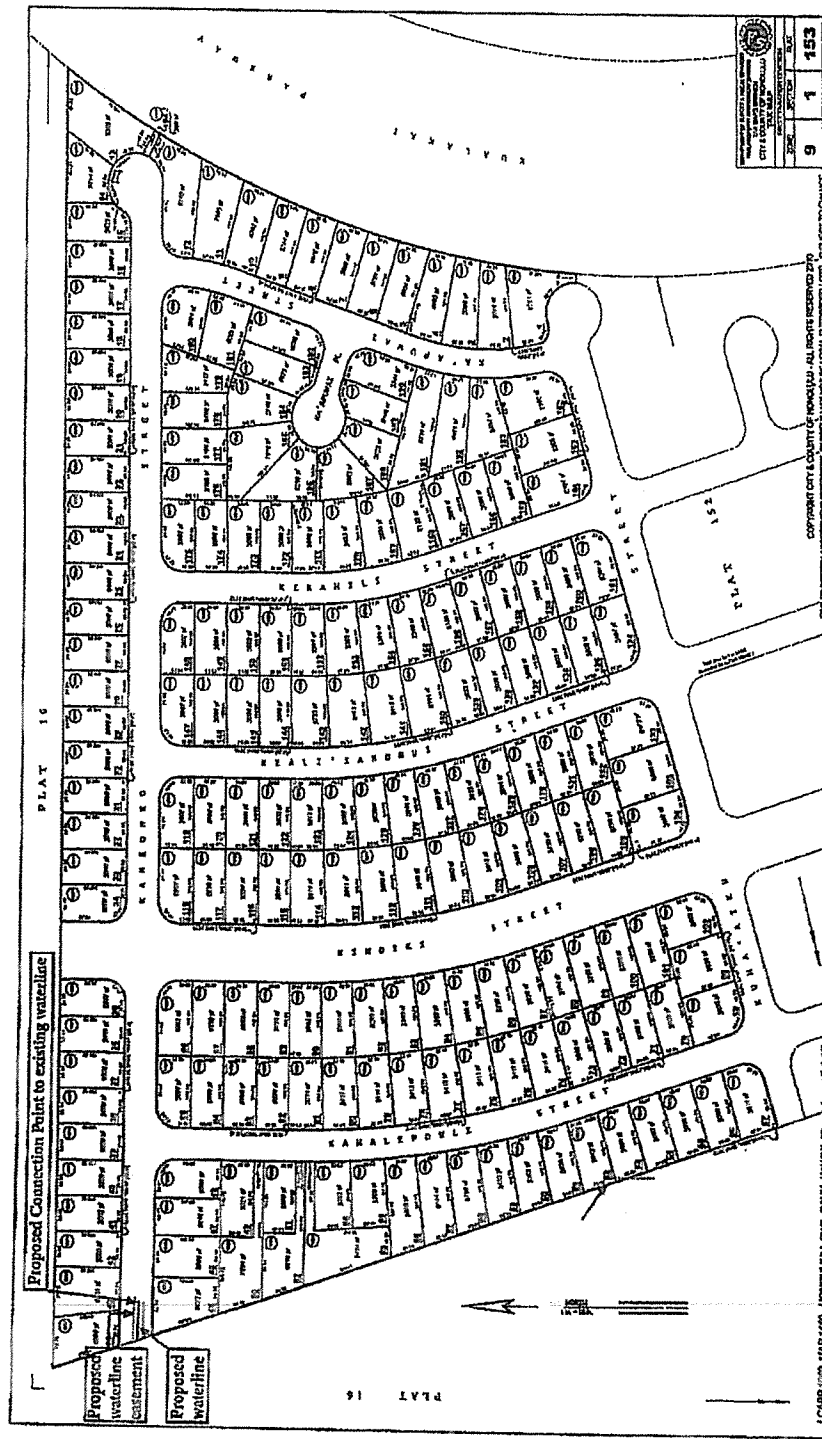


EXHIBIT 'A'



THE GENTRY COMPANIES



DEPT. OF HAWAIIAN
HOME LANDS

2015 OCT 20 AM 9:29

October 16, 2015

The Honorable Jobie M. K. Masagatani, Chairman
Hawaiian Homes Commission
State of Hawaii
Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu, HI 96805

SUBJECT: Request for Driveway, Waterline and Sewerline Connections, and Easement
Kanehili Subdivision: Kinoiki, Kamakahahei, and Kaneoneo Streets
Tax Map Key (1) 9-1-15: 56
Honouliuli, Ewa, Oahu, Hawaii

Gentry KGC, LLC is proposing to develop a 16.9-acre single-family residential cluster development. The property is a long lineal undeveloped site located in Kapolei and is identified as TMK (1) 9-1-16: Por. 110 within Lot 6770 as shown on Map 571 of Land Court Application 1069. The eastern boundary of the project abuts the Department of Hawaiian Home Lands (DHHL) Kanehili Subdivision. This project will consist of 66 single-family dwellings, 58 of which will be market rate units, and eight (8) will be affordable homes. Gentry KGC, LLC is currently in the process of applying for a cluster housing permit from the City & County of Honolulu.

We are requesting DHHL's assistance with driveway and utility connections necessary to develop the project. Those connections are described below.

1. Driveway Connections to Kamakahahei Street and Kaneoneo Street as shown on enclosed Exhibits A, B, and C. When the Kanehili project was designed and constructed it was with the intent that Kamakahahei Street and Kaneoneo Street would serve as access to the subject property. The access at Kamakahahei Street will require construction of a standard driveway and the relocation of an existing street light. The access at Kaneoneo Street will require the construction of a driveway only. Impact to adjacent homeowners during construction of the driveway connections will be minimal.
2. Waterline Connections to Kamakahahei Street and Kaneoneo Street (Exhibits A, B, and C). Gentry KGC's engineer has recommended connecting our project to the county potable water system via the existing waterlines within Kamakahahei and Kaneoneo Streets. A request was made of the Honolulu Board of Water Supply (BWS) on the availability of water to our proposed development. A copy of the BWS response letter regarding the adequacy of the existing water system is enclosed for your review (Exhibit D). Construction of the waterline connections will be done in a way to minimize any disruption to existing homeowners. All construction costs for these connections will be borne by Gentry KGC, LLC.

733 Bishop Street, Suite 1400, Honolulu, Hawaii 96813 P.O. Box 295, Honolulu, Hawaii 96809 (808) 589-5558

ITEM NO. F-1
EXHIBIT "B"

3. Sewerline Connection to the existing sewerline in Kinoiki Street (Exhibits A, B, and C). Gentry KGC's engineer has recommended connecting our project to the City sewer system through DHHL property to the existing sewer line within Kinoiki Street. The proposed sewerline would be located within a grassed swale area adjacent to the existing parking lot for the DHHL Hale Kalaniana'ole Office Building, and the Hawaiian Heritage/Community Services Center. A new sewer manhole is proposed at the connection to the existing sewerline, and a sewer easement in favor of Gentry KGC, LLC would be required over the proposed alignment. Landscaping and irrigation disrupted by the construction of the proposed sewerline will be replaced by Gentry KGC, LLC. All costs for the construction of the sewer line, including landscape and irrigation replacement, will be borne by Gentry KGC, LLC.
4. When the Kanehili project was developed, Kuma'aiku Street was also intended to be an access to the subject property. However, it is our opinion that this access is no longer needed. We are proposing that this access be removed in its entirety from Kahalepouli Street (Exhibits E and F). After this roadway is removed, Kanehili Lot 314 could then be built on. The cost to remove this roadway will be borne by Gentry KGC, LLC. In addition to Lot 314, an additional lot could also be developed. In discussions with the City Traffic Review Branch, they are in agreement that this access is no longer necessary.
5. To accomplish, the utility and roadway connections plans will need to be developed by our civil engineering consultant. Subdivision actions will also be necessary for creation of easements, deletion of existing easements, and the removal of the portion of Kuma'aiku Street. All costs for these items will be borne by Gentry KGC, LLC.

We believe this development will improve the community by beautifying a vacant and otherwise neglected area; offer homes in a market that is experiencing a shortage of housing; and provide amenities, such as parks and open space. In addition, it will enhance the overall quality of life of area residents, and we therefore ask for your support and assistance in the undertaking of this project.

We look forward to meeting with you in the near future. In the meantime, should you have any questions, please feel free to call Brian Maja at 599-8226.

Very truly yours,

GENTRY KGC, LLC


Michael J. Brant, P.E.
Vice President - Engineering

MB:sacm

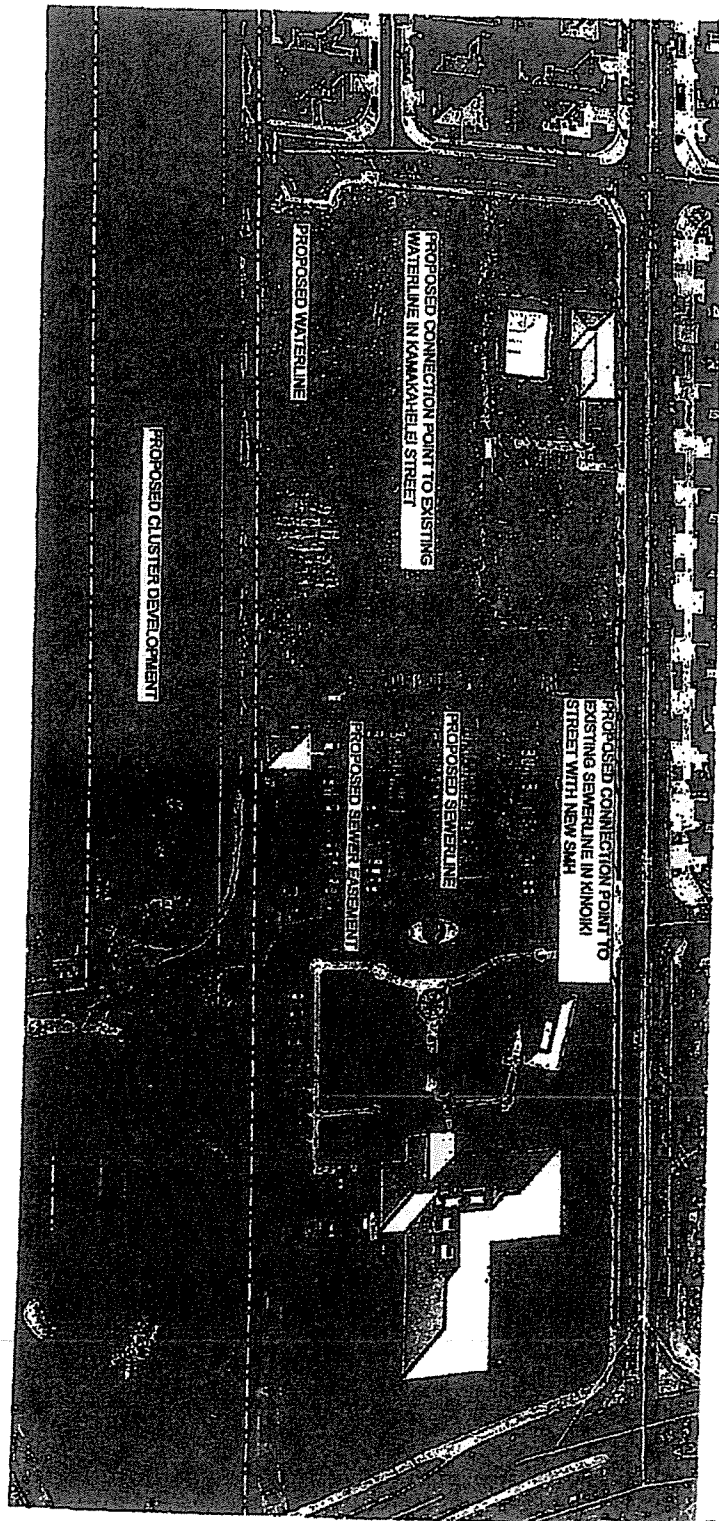
Attachments

(c:/ghomes/ntgroups/ghomesop/selha/ea/ll-hgcllc/SH-DHHL_Connections.doc)

ITEM NO. F-1
EXHIBIT "B"



EXHIBIT A



PROPOSED CLUSTER DEVELOPMENT

PROPOSED WATERLINE

PROPOSED CONNECTION POINT TO EXISTING WATERLINE IN KIMWHELE STREET

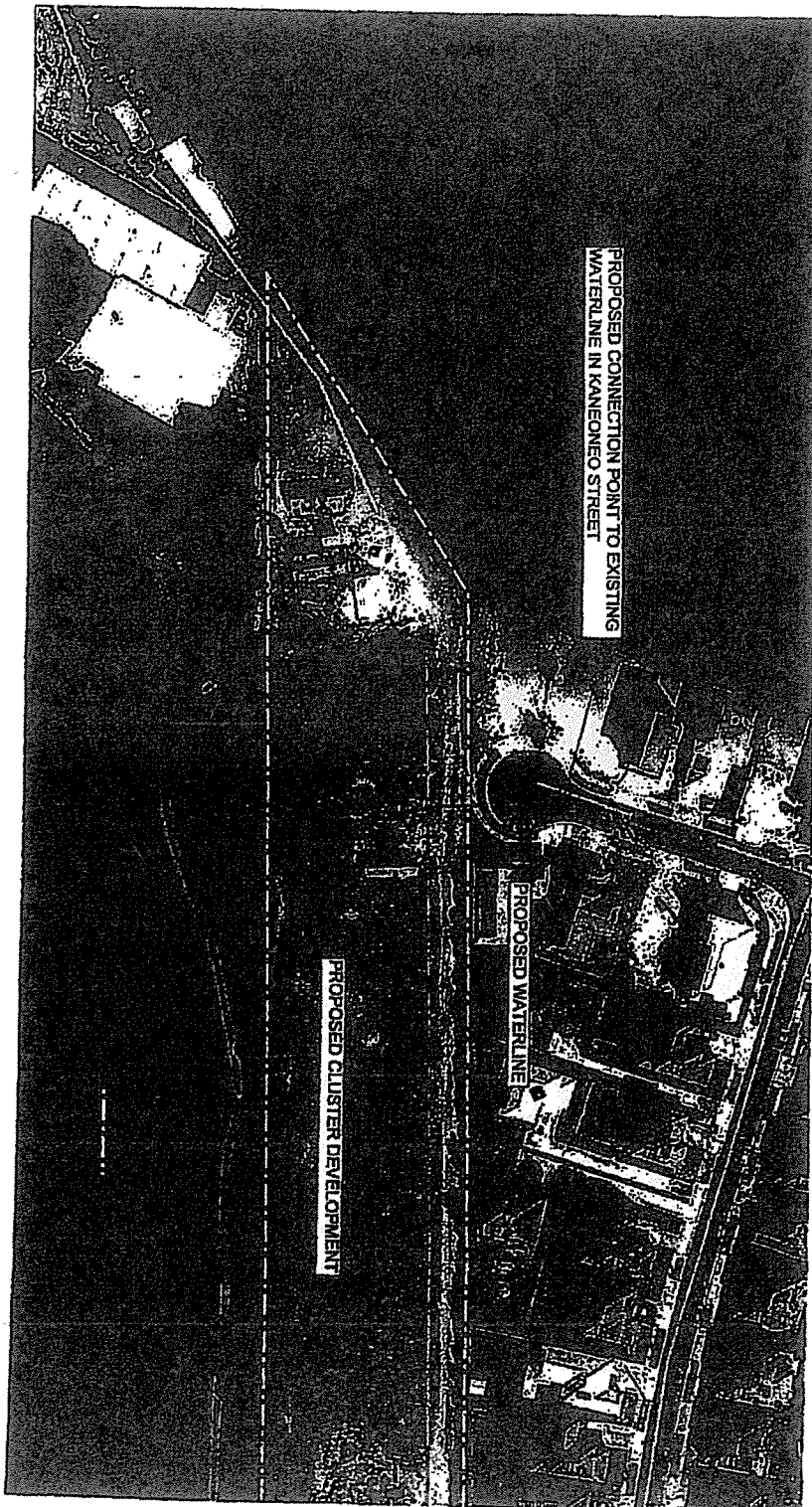
PROPOSED CONNECTION POINT TO EXISTING SEWERLINE IN KINOIA STREET WITH NEW SAM

PROPOSED SEWERLINE

PROPOSED SEWER EASEMENT

EXHIBIT A

ITEM NO. F-1
EXHIBIT "B"



ITEM NO. F-1
EXHIBIT "B"

EXHIBIT C

KATHY CALDWELL, JACOB
 CLAYTON R. KIRBY, JR., CHIEF
 ALVIN C. WOOD, JR., CHIEF
 THEODORE C. BARNES, JR.
 DAVID C. MALKIN
 ROBERT S. SCHWARTZ, JR., CHIEF
 FREDERICK H. WILSON, JR., CHIEF
 ROBERT W. LEE, JR.
 ALAN G. ANDERSON
 CLAUDE R. ANDERSON, JR.
 DAVID H. ANDERSON, JR.

Mr. Samuel E. Silva, Project Manager
Community Planning & Engineering, Inc.
1286 Queen Emma Street
Honolulu, Hawaii 96813

Subject: Your Email Dated April 1, 2015 Requesting the Availability of Water to the Proposed 63-Unit Single-Family Cluster Development off Kennedy Parkway - Tract Map Key: 9-1-016: 110

Thank you for your email regarding the proposed 63-unit single-family single-lot cluster development.

The existing water system is adequate to accommodate the proposed cluster development. However, please be advised that this information is based upon current data, and therefore, the Board of Water Supply reserves the right to change any position or information stated hereto up until the final approval of the building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.

The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

If you have any questions, please contact Robert Chiu, Project Review Branch of our Water Resources Division at 748-5443.

Very truly yours,


ERNEST W. LOH, P.E.
Manager and Chief Engineer

EXHIBIT D

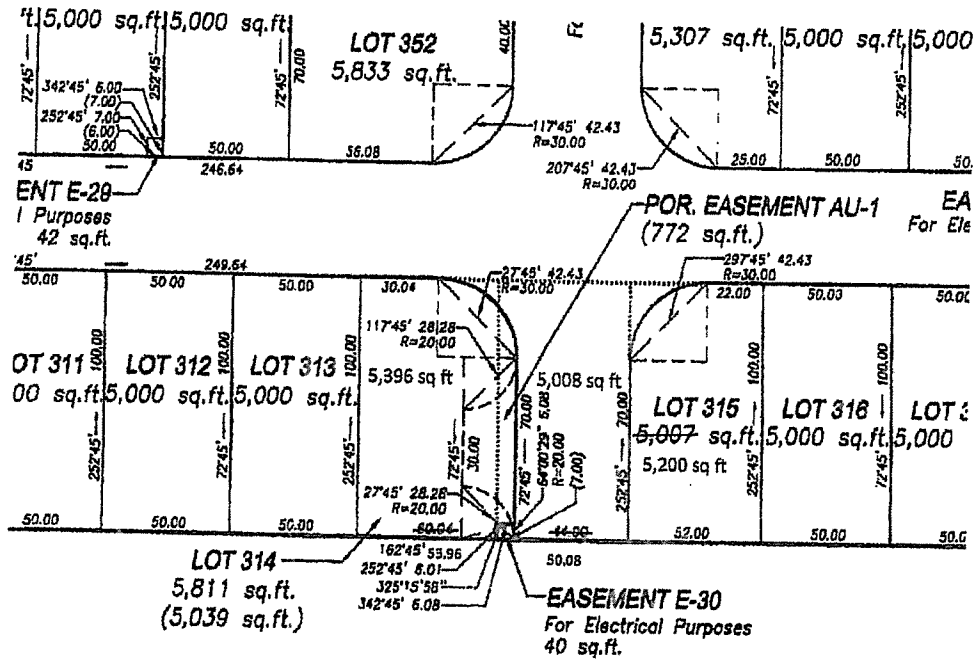
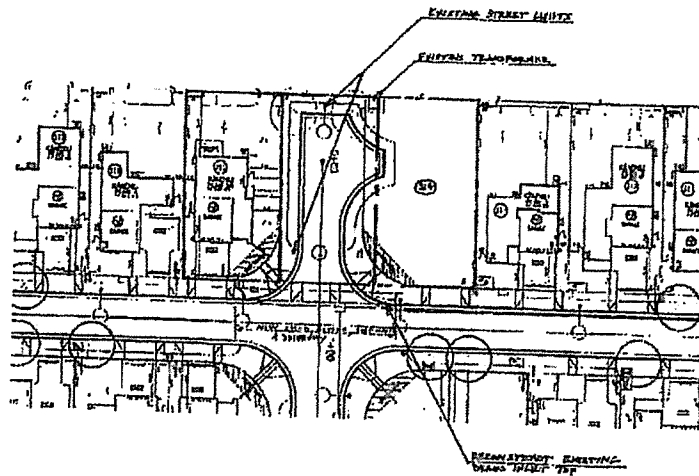


EXHIBIT E



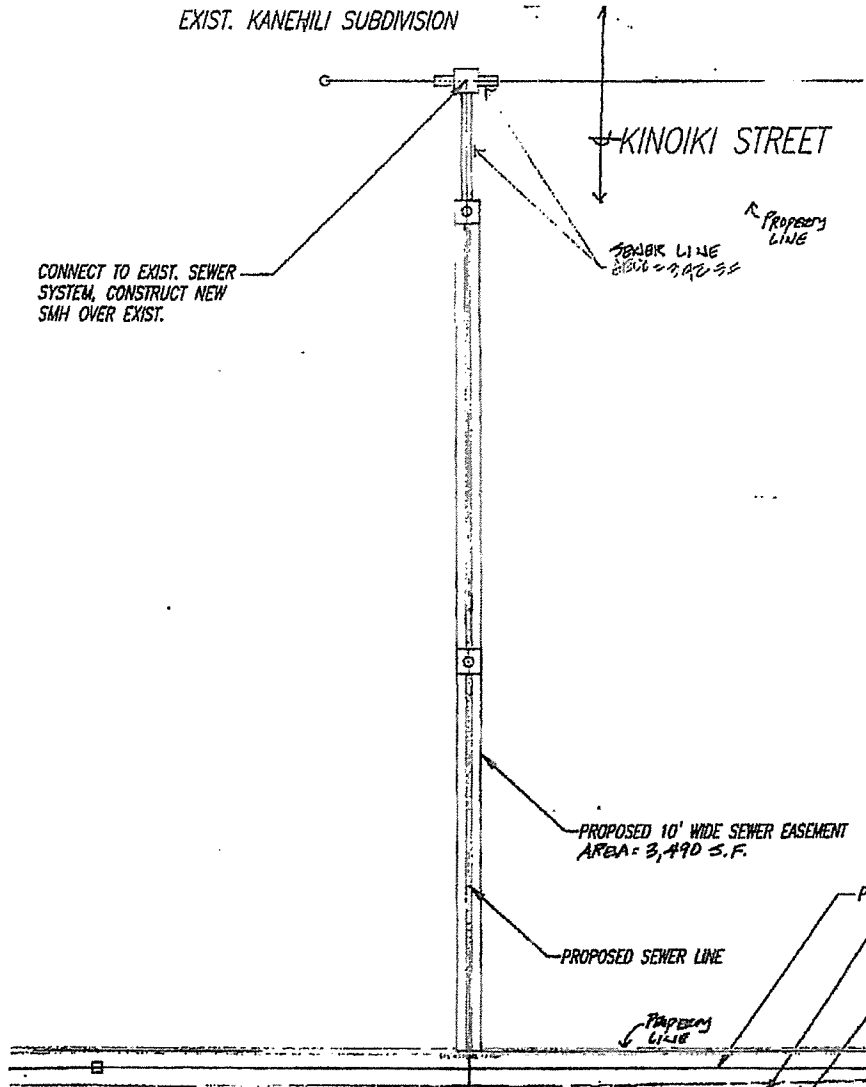
1" = 30'

EXHIBIT F

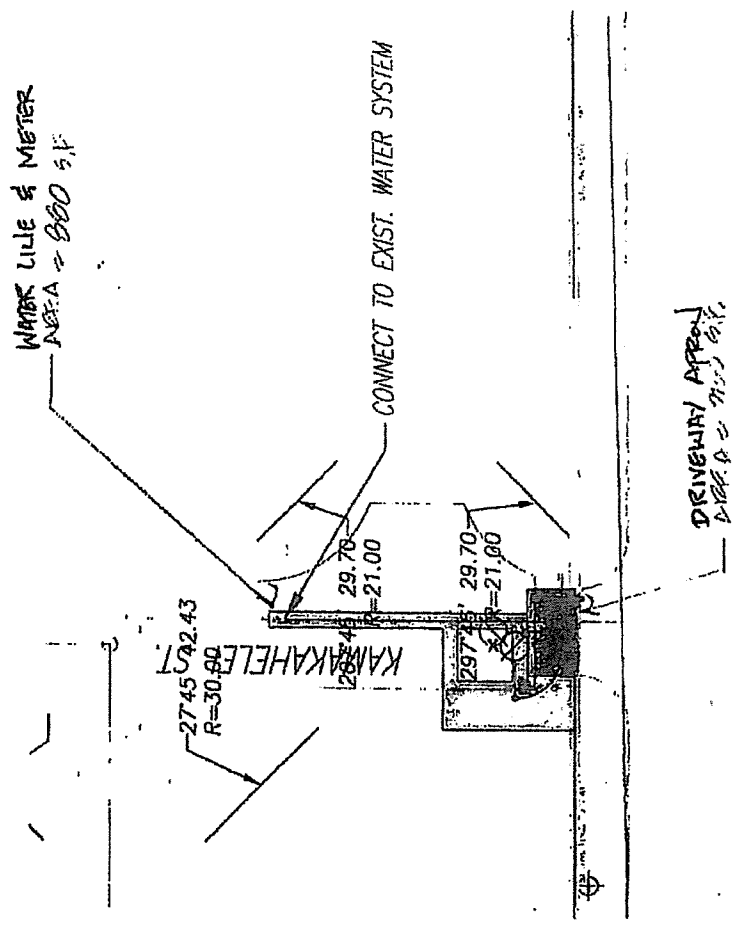
ITEM NO. F-1
EXHIBIT "B"

DEPARTMENT OF HAWAIIAN HOMELANDS

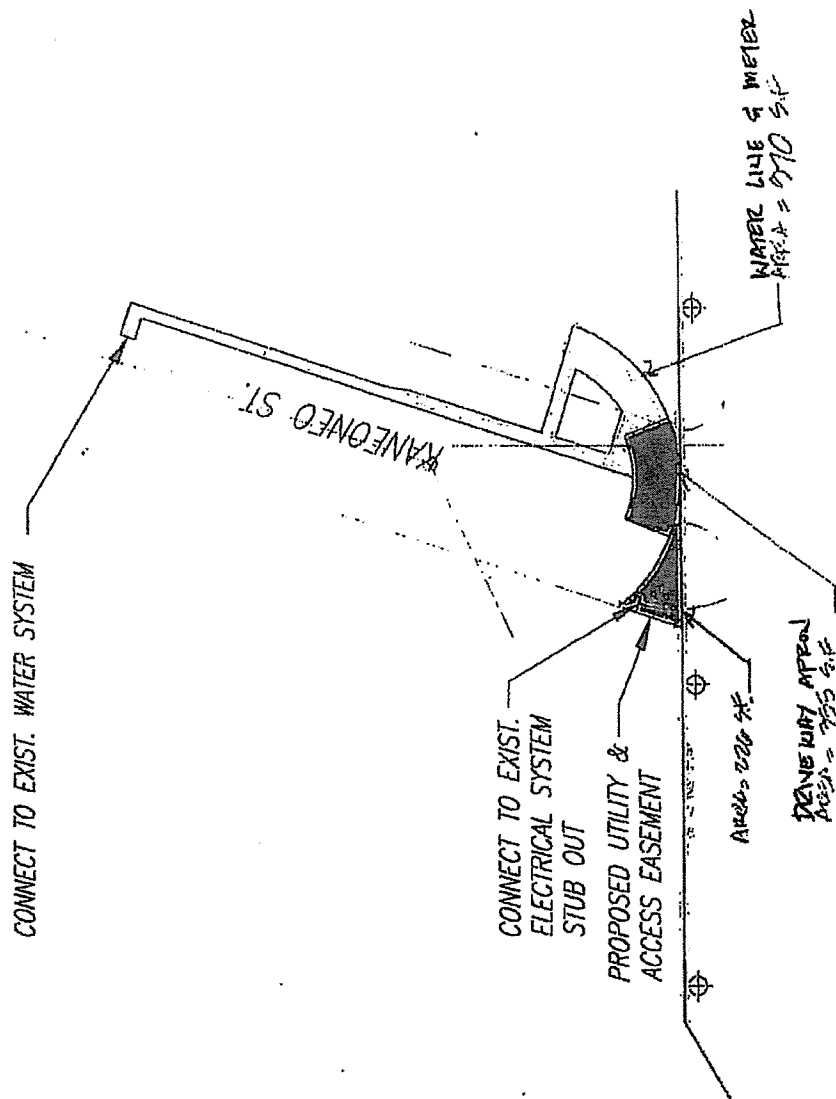
EXIST. KANEHILI SUBDIVISION



ITEM NO. F-1
EXHIBIT "B"



ITEM NO. F-1
EXHIBIT "B"



ITEM NO. F-1
EXHIBIT "B"

6/8/2016

qpublic9.qpublic.net/hi_honolulu_display.php?county=hi_honolulu&KEY=911510560000

CITY AND COUNTY OF HONOLULU		DEPARTMENT OF BUDGET AND FISCAL SERVICES REAL PROPERTY ASSESSMENT DIVISION	
Previous Parcel	Next Parcel	Return to Main Search Page	Honolulu Home
		Real Property Home	
Owner and Parcel Information Print Owner Info			
Parcel Number	911510560000	Data current as of	June 6, 2016
Owner Name	HAWAIIAN HOME LANDS Fee Owner WELLS FARGO BANK TRS Lessee STATE OF HAWAII Sub-Lessee Show All Owners	Project Name	
Location Address	91-5420 KAPOLEI PKWY	Plat Map	Plat Map PDF
Property Class	AGRICULTURAL	Parcel Map	GIS Parcel Map
Land Area (approximate sq ft)	401,405	Legal Information	LOT 18289 MAP 1459 LCAPP 1069
Land Area (acres)	9.215		

Assessment Information				Show Historical Assessments Print Assessment Info							
Assessment Year	Property Class	Assessed Land Value	Dedicated Use Value	Land Exemption	Net Taxable Land Value	Assessed Building Value	Building Exemption	Net Taxable Building Value	Total Property Assessed Value	Total Property Exemption	Total Net Taxable Value
2016	AGRICULTURAL	\$ 2,005,200	\$ 0	\$ 2,005,200	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,005,200	\$ 2,005,200	\$ 0

Appeal Information [Print Appeal Info](#)

No appeal information on parcel.

Land Information [Print Land](#)

Property Class	Square Footage	Acreage	Agricultural Use Indicator
AGRICULTURAL	401,405	9.215	

Improvement Information

No improvement information available for this parcel.

Other Building and Yard Improvements

Description	Quantity	Year Built	Area
No information associated with this parcel.			

Permit Information [Department of Planning and Permitting \(DPP\)](#)

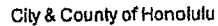
Date	Permit Number	Reason	Permit Amount
02/09/2016	781767	PLUMBING	\$ 325,000
02/09/2016	781765	NEW BUILDING	\$ 600,000
10/11/2011	679474	ELECTRICAL	\$ 152,676
03/11/2009	639593	ALTERATION	\$ 2,500,000
03/11/2009	639592	ALTERATION	\$ 3,500,000
03/09/2009	639483	NEW BUILDING	\$ 602,324
03/02/2009	639233	FOUNDATION ONLY	\$ 80,600
11/06/2008	634601	NEW BUILDING	\$ 300,000
06/17/2008	628145	PLUMBING	\$ 1,000,000
06/19/2007	613941	SHELL ONLY	\$ 500,000
06/19/2007	613940	SHELL ONLY	\$ 1,500,000

Sales Information [Print Sales Info](#)

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Date of Recording	Land Court Document Number	Cert #	Book/Page
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http://qpublic9.qpublic.net/hi_honolulu_display.php?county=hi_honolulu&KEY=911510560000

ITEM NO. F-1
EXHIBIT "C" 1/2



Property Information

Wednesday, June 8, 2016 | 11:30:03 AM

Kapolei NP (future)

show route

Nearest Park:
[show all addresses >>](#)

[more public safety info >>](#)

ITEM NO. F-1
EXHIBIT "C"

6/8/2016

qpublic9.qpublic.net/hi_honolulu_display.php?county=hi_honolulu&KEY=911510550000



Previous Parcel	Next Parcel	Return to Main Search Page	Honolulu Home	Real Property Home
Owner and Parcel Information Print Owner Info				
Parcel Number	911510550000	Data current as of	June 6, 2016	
Owner Name	HAWAIIAN HOME LANDS Fee Owner	Project Name		
Location Address	91-0 KINOIKI ST	Plat Map	Plat Map PDF	
Property Class	RESIDENTIAL	Parcel Map	GIS Parcel Map	
Land Area (approximate sq ft)	831,255	Legal Information		
Land Area (acres)	19.083	RD LOYS 18700, 18701 & 18072 19.083 AC MAP 1460 LCAPP 1069		

Assessment Information					Show Historical Assessments Print Assessment Info						
Assessment Year	Property Class	Assessed Land Value	Dedicated Use Value	Land Exemption	Net Taxable Land Value	Assessed Building Value	Building Exemption	Net Taxable Building Value	Total Property Assessed Value	Total Property Exemption	Total Net Taxable Value
2016	RESIDENTIAL	\$ 9,500	\$ 0	\$ 9,500	\$ 0	\$ 0	\$ 0	\$ 0	\$ 9,500	\$ 9,500	\$ 0

Appeal Information [Print Appeal Info](#)

No appeal information on parcel.

Land Information [Print Land](#)

Property Class	Square Footage	Acreage	Agricultural Use Indicator
RESIDENTIAL	831,255	19.083	

Improvement Information

No improvement information available for this parcel.

Other Building and Yard Improvements

Description	Quantity	Year Built	Area
No information associated with this parcel.			

Sales Information [Print Sales Info](#)

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Date of Recording	Land Court Document Number	Cert #	Book/Page
09/30/2009			FEE CONVEYANCE	Route Slip	09/29/2009			

Current Tax Bill Information**2016 Tax Payments****Show Historical Taxes****Treasury Division****Current Bill**

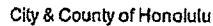
Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
									\$ 0.00

No Tax Information available on this parcel.

[Previous Parcel](#)[Next Parcel](#)[Return to Main Search Page](#)[Honolulu Home](#)[Real Property Home](#)

The Honolulu Tax Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Website Updated: June 6, 2015

© 2014 by City and County of Honolulu Real Property Tax Office | Website design by qPublic.net



Property Information

Wednesday, June 8, 2016 | 11:29:28 AM

show route

Name	Type	Address	Address 2	City State Zip
HAWAIIAN HOME LANDS	Fee Owner	PO BOX 1879		HONOLULU HI 96805

Voting Information

Tract Number:	011500 / 008606 / 008606	City Council Member:	Kymberly Marcos Pine
Block Number:	2005 / 3003 / 3000	Polling Place:	Kapolei Elem Sch / Kahi Mohala
Population (block):	0 / 0 / 0	Address:	91-1159 Kamaaha Lp / 91-2301 Ft Weaver Rd
		Neighborhood Board:	EWING / MAKAKILO/KAPOLEI/HONOKAIA HALE

Zoning and Flood Information

Elementary School:	Mauka Lani/Kapolei	Zoning (<u>LUO</u>) Designation:	AG-1
High School:	KAPOLEI CAMPBELL	Ohana Zoning Designation:	Ineligible
Near Transit Route:	Yes	FEMA <u>Flood</u> Designation:	D / X
Near Bus Routes:	411, 41	Tsunami Evacuation Zone:	No

[more public safety info >>](#)

Page Tools: [PRINT](#) | [BOOKMARK](#) | [EMAIL](#) | [STREET/BIRD'S EYE](#)

More Info: [ZONE INFO](#) | [BUILDING PERMITS](#) | [PROPERTY TAX](#)

Information shown on these maps are derived from public records that are constantly undergoing change and do not replace a site survey, and is

Department of Planning & Permitting
650 S. King St. Ste 8, Honolulu, HI 96813

[illegible]

ITEM NO. F-1
EXHIBIT "C"



EXHIBIT "B-1"
ITEM NO. F-1



Proposed Connection Point
to Existing Sewerline

Proposed Sewerline 400'

Proposed Connection Point
to Existing Waterline

Proposed Waterline 112.5'

Proposed Electrical Connection

Google Earth

EXHIBIT "C-1" 
ITEM NO. F-1

200 ft

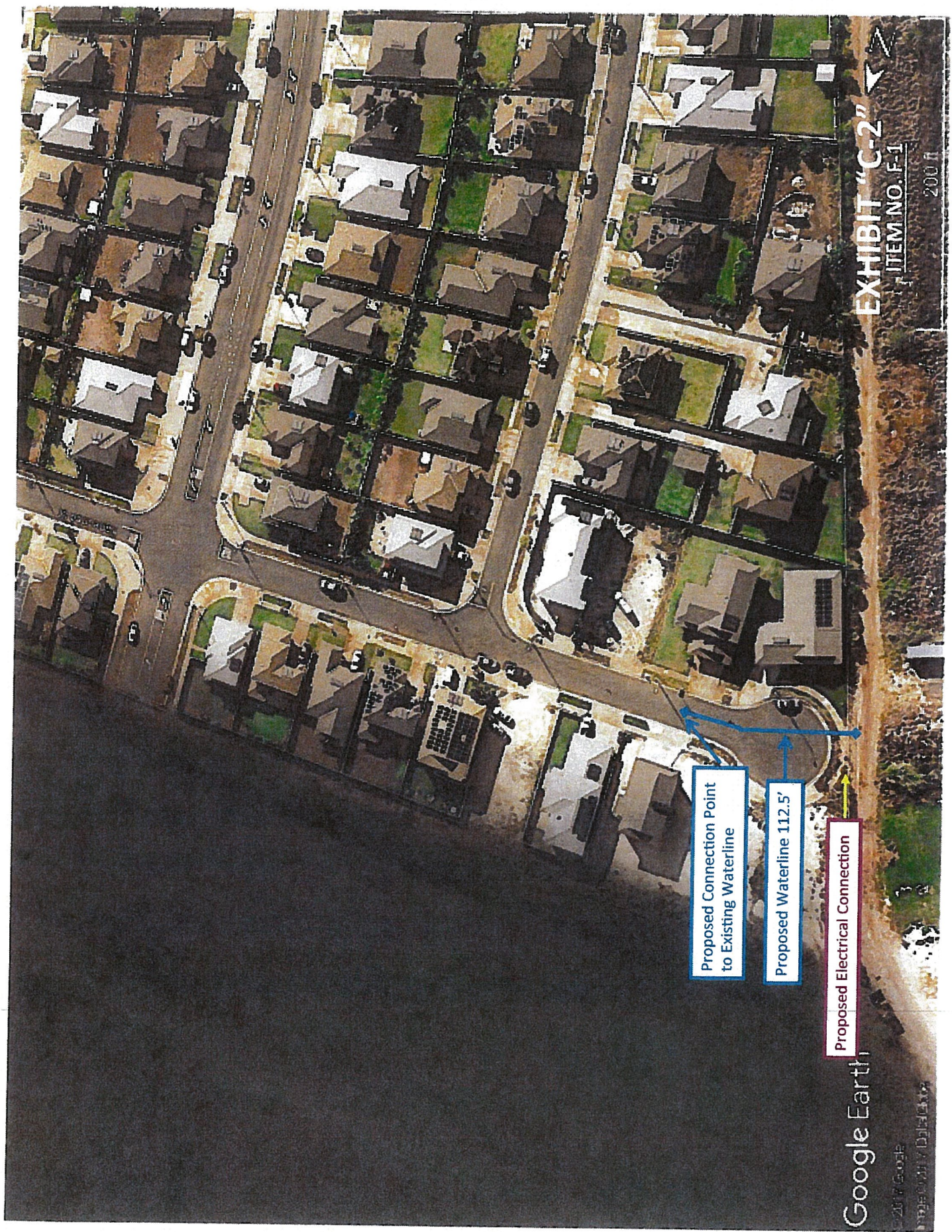


EXHIBIT "C-2"

ITEM NO. F-1

200 ft

Proposed Connection Point
to Existing Waterline

Proposed Waterline 112.5'

Proposed Electrical Connection

Google Earth

© 2017 Google
Images of 2017 Data

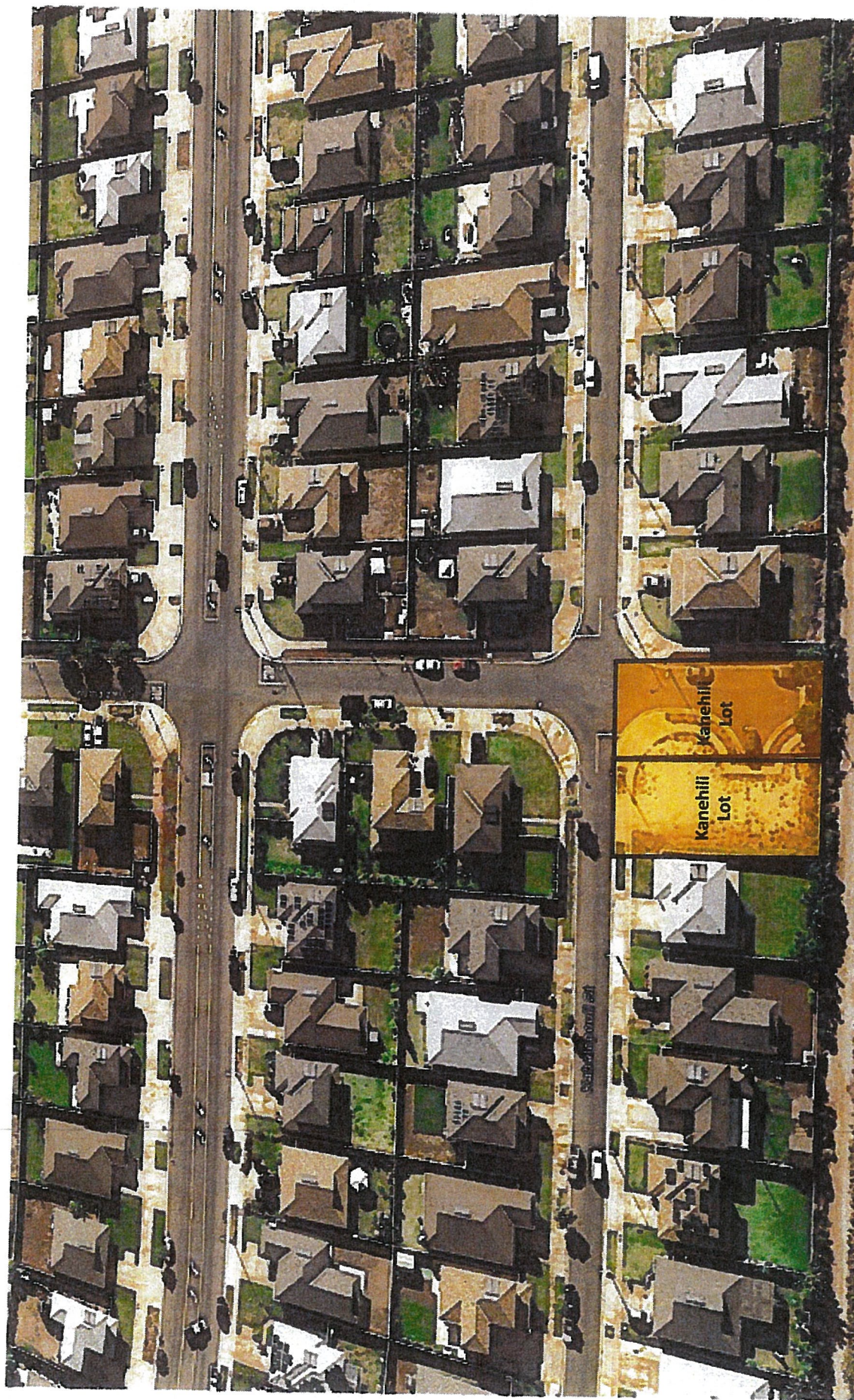


EXHIBIT "C-3" 
ITEM NO. F-1

200 ft

Google Earth

SUBDIVISION UTILITY-CONNECTION AGREEMENT

This Subdivision Utility-Connection Agreement ("**Agreement**") is made effective as of May 15, 2017 ("**Effective Date**") by Kānehili Community Association, a Hawaii nonprofit corporation ("**Kānehili Association**"), Kapolei Community Development Corporation, a Hawaii nonprofit corporation ("**KCDC**"), and Gentry KGC, LLC, a Hawaii limited liability company ("**Gentry KGC**").

Gentry KGC owns the real property designated as Tax Map Key No. (1) 9-1-016-228, consisting of approximately 16.928 acres ("**Kealii Property**"), located in Kapolei, Island of Oahu, adjacent to the Kapolei Golf Course.

Kānehili Association is an association of homeowners who hold Hawaiian homestead leases awarded by the Department of Hawaiian Homelands ("**DHHL**") to certain residential real-property lots ("**Kānehili Subdivision**") adjacent to the Kealii Property.

KCDC leases approximately one acre of the real property designated as Tax Map Key No. (1) 9-1-151-056, consisting of approximately 9.215 acres, located in Kapolei, Island of Oahu, which is adjacent to the Kealii Property and Kānehili Subdivision. KCDC operates the Kapolei Heritage Center located on this parcel.

Gentry KGC is developing a residential subdivision on the Kealii Property and wishes to obtain DHHL's approval to connect to the roadways and certain utility infrastructure (collectively, "**Connection Improvements**") located in the Kānehili Subdivision. Before giving its approval, DHHL requested that Gentry KGC discuss the connections with Kānehili Association and KCDC. After discussing the connections, Kānehili Association and KCDC requested that Gentry KGC enter into this Agreement.

Therefore, Kānehili Association, KCDC, and Gentry KGC (collectively, "**Parties**") agree as follows:

1. Approval of Connection Improvements. Subject to the terms and conditions of this Agreement, Kānehili Association and KCDC approve and consent to construction of the Connection Improvements. Kānehili Association and KCDC acknowledge and agree that, before execution of this Agreement, Gentry KGC met with representatives of Kānehili Association and KCDC, and otherwise made personnel reasonably and sufficiently available to Kānehili Association and KCDC, to discuss any questions or concerns they may have had about the Connection Improvements.

2. Gentry KGC's Covenants.

(a) Contribution for Air Conditioner for Kapolei Heritage Center. Before commencing any construction in the Kānehili Subdivision for the Connection Improvements, Gentry KGC will contribute \$8,000.00 to KCDC to purchase a new air-conditioner unit for the Kapolei Heritage Center.

(b) Progress Updates. Gentry KGC will provide status updates on the Connection Improvements to Kānehili Association and KCDC from time to time to keep them informed of the progress of the Connection Improvements.

(c) Disclosures to Kealii Property Buyers. Gentry KGC will disclose to purchasers of the lots in the Kealii Property subdivision that reasonable noise will originate from the Kapolei Heritage Center in the course of its operation as a community center.

(d) Traffic Calming. Gentry KGC will work with DHHL and the City & County of Honolulu to provide reasonable traffic-calming measures within the Kānehili Subdivision.

(e) Kānehili-Subdivision Entrance Sign. Gentry KGC will, at Gentry KGC's cost, design and construct a community-entrance sign for the Kānehili Subdivision at the entrance to the subdivision from Kapolei Parkway.

(f) Parking During Construction. During construction of the Kealii Property, Gentry KGC will require all construction personnel to park within the Kealii Property and not in the Kānehili Subdivision.

(g) Dust Screen. Gentry KGC will construct a temporary dust screen along the border of the Kānehili Subdivision and the Kealii Property to reduce dust during construction on the Kealii Property.

(h) Damages. Gentry KGC will indemnify KCDC for actual damages incurred by KCDC as a direct result of construction of the Kealii project, including and not limited to construction or installation of utilities.

(i) Homeowner Claims. Gentry KGC will indemnify homeowners who give written notice to Gentry GKC within three months after the completion of the Kealii project for damage to their home and/or personal property as a direct result of construction of the Kealii project, within a period not to exceed three months after receiving written notice from such homeowners.

3. DHHL Requirements. The Parties acknowledge and agree that any additional requirements that DHHL may request with respect to the Connection Improvements will be handled in a separate agreement between DHHL and Gentry KGC. Gentry KGC will not be required to pay any other fees to Kānehili Association or KCDC with respect to the Connection Improvements.

4. Integration of Entire Agreement. This Agreement is the final, entire agreement among the Parties pertaining to the subject matter of this Agreement, and supersedes all previous agreements and understandings pertaining to this Agreement or its subject matter.

5. Amendment. This Agreement may not be amended or modified except by a written instrument executed by the Party against whom enforcement is sought.

6. Counterparts. This Agreement may be executed in counterparts. Signature pages may be delivered personally, by mail, or electronically.

Signature page follows.

Each Party is executing this Agreement effective as of the Effective Date.

Kānehili Community Association

Gentry KGC, LLC

By: _____
Printed Name: _____
Title: _____

By: Robert W. Brant
Printed Name: Robert W. Brant
Title: President/CEO

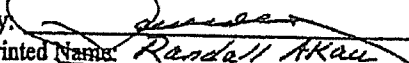
Kapolei Community Development Corporation

By: _____
Printed Name: _____
Title: _____

Each Party is executing this Agreement effective as of the Effective Date.

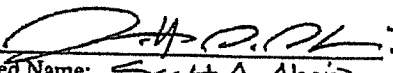
Kānehili Community Association

Gentry KGC, LLC

By: 
Printed Name: Randall H. Kau
Title: President

By: _____
Printed Name: _____
Title: _____

Kapolei Community Development Corporation

By: 
Printed Name: Scott A. Abrigo
Title: President

Albinio Jr, Peter K

From: Quentin Machida <QuentinM@GENTRYHAWAII.com>
Sent: Thursday, December 07, 2017 3:44 PM
To: Albinio Jr, Peter K
Cc: Ing, Darrell H
Subject: Gentry - Roadway and Utility Connection

Aloha Kahana,

This email is to summarize our discussion regarding Gentry's connection of roadway and utilities to Kānehili.

As we discussed, the roadway connection to Kānehili is something that the City and County of Honolulu required of both DHHL and Gentry to provide "connectivity" for the community. The DHHL roadways are intended to be Public roadways which will be maintained by the City and County of Honolulu. Roadway and utility maintenance will eventually fall under the City and County of Honolulu and maintenance of the roadways and utilities will be paid for through real property taxes. Gentry Keali'i roadways will remain private but open to traffic. Keali'i home owners will pay for the maintenance of roadways in the Keali'i development.

Background

- 1) DHHL desire is to have Gentry participate in the cost of maintaining the roadways as it will take some time (years) before the roads will be accepted for dedication by the city.
- 2) DHHL monthly cost for the Kānehili roadways are approximately \$4,000/month \$2,000 for electricity for street lights and \$2,000 for maintenance and landscaping. DHHL proposes to have Gentry share in the cost through a prorated share based on total units of the project. At build out there will be 403 homes in Kānehili and 66 homes at Keali'i by Gentry. 66/403 or 16.4% ratio. DHHL proposes Gentry to subsidize 20% of the monthly cost or \$800/month (\$4,000 x 20%).
- 3) DHHL is also concerned about potential repairs that may need to be made in Kānehili.
- 4) DHHL calculated connection fee based on the fair market value of the portion of the roadway that the utilities occupy. The total value of the lot is not material as the entire roadway value as assessed was \$9,500. Which is approximately .01 per square foot. Or for 6250 square foot area approximately \$62.50.
- 5) Gentry's plan is to connect both utilities and roadways to DHHL and in exchange pay for improvements to DHHL property to convert an unused connection point at Kamakaiku Street and provide 2 additional lots for DHHL.
- 6) Gentry will benefit from cost saving for connection of the sewer in Kinoiki street of an estimated \$122,000. The improvements to Kamakaiku Street will cost approximately \$330,000. Resulting in a net cost increase to Gentry of \$208,000 to provide the 2 additional lots.
- 7) Gentry also executed an agreement with KCDC and Kānehili Association to provide certain items for the community including air conditioning for the KCDC Heritage Center in the amount of \$8,000 and provide an entry sign for Kānehili at a cost to Gentry of approximately \$40,000. The agreement also provides for certain disclosures to be made to future homeowners and Gentry assuming liability of any damage done to the Heritage Center or neighboring homes.

EXHIBIT "E"
ITEM NO. F-1

Summary

- 1) Gentry and DHHL agree that Gentry will improve the 2 additional lots on Kamakaiku Street at a cost to Gentry of \$208,000. This cost will cover both the connection fee and provide for any future repairs that may be need in Kānehili. If Gentry was assumed to be responsible for 20% of the repair cost in Kānehili, this \$200,000 would enable DHHL to make \$1,000,000 ($\$1,000,000 \times 20\% = \$200,000$) of repairs to the roadways and utilities.
- 2) Gentry and DHHL also agree that Gentry will pay DHHL \$800/month ,for up to 10 years or until the roadway is dedicated which ever come first, for a portion of the maintenance of the Kānehili roadways. Payments will start once the Gentry (Keali'i) roadways are connected and open to traffic. A total of up to \$96,000.
- 3) Gentry to provide community benefits as agreed to in the "Subdivision utility connection agreement". Approx. \$48,000

Kahana hope this helps. Please let me know if there is anything else I can do. I spoke with Bob Brant and we will agree to the above as long as we can get this approved by the commission.

Thank You

Quentin Machida

Gentry Homes, Ltd.
733 Bishop Street, Suite 1400
Honolulu, Hawaii 96813
Phone (808) 599-8224
www.gentryhawaii.com

Mailing Address: P.O. Box 295, Honolulu, HI 96809

People building quality homes and communities for a better Hawaii.

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ITEM J-8 Princeslehuanaani Kumaewakainakaleomomona – Waitlist (deferred)

RECESS 4:37 AM

RECONVENE 4:45 AM

LAND MANAGEMENT DIVISION

ITEM F-1 Approval to Issue a Non-Exclusive License as Easement for Driveway and Utility (Water/Sewer) Connections to Gentry KGC, LLC (GKGC), a Hawaii limited liability corporation Kapolei, Island of O'ahu, TMK Nos.(1)9-1-151:055(por.)

RECOMMENDED MOTION/ACTION

Acting Land Management Division Administrator Kahana Albinio presented the following: That the Hawaiian Homes Commission (HHC) authorize the issuance of a non-exclusive license as easement to GKGC, as LICENSEE, to install, repair, operate and maintain driveway and utility (water & sewer) connection improvements 151 traversing :055 as over, proposed, under and across portions of Hawaiian home lands identified by TMK No.: (1)9-1-151:055 as proposed.

DISCUSSION

K. Albinio stated the original LMD Agenda Item No. F-1 as presented to the HHC at its regularly scheduled monthly meeting held on June 20-21, 2016, was deferred for purposes of providing Gentry KGC, LLC (GKGC) the opportunity to address the impact its proposed single-family residential cluster development would bring to the Kanehili Hawaiian Homestead Community subdivision. Approval and issuance of this non-exclusive license as easement shall be subject to the revised conditions in the submittal.

K. Albinio introduced Quentin Machida of GKGC. Q. Machida stated he understood there were concerns about costs incurred prior to dedicating the roadways and costs related to dedicating the roadways. They are often tasked by the City to put in infrastructure meant for public use. The City grants connections to the infrastructure and GKGC doesn't have much to say about it. The City doesn't give them a choice. If they oversized infrastructure for a Department project, they would ask the Department to contribute. If it was existing infrastructure, they probably wouldn't care too much if the Department were to hook up.

Chair Masagatani asked for the overall timeline of the project and if there is a cutoff date where if there is no agreement with DHHL, they will redesign the project. Q. Machida stated before GKGC purchased the parcel they asked DHHL for access and got a letter confirming it. They spent the last 2 years designing the roadways and infrastructure of the project. They are invested in the project and didn't expect it to be as big of an issue as they are beginning to understand, it is for DHHL. They are open to what the Department has to say about it. City will force the road connection. He asked for consideration of the additional access to the subdivision for beneficiaries. From their view, it makes the most sense.

Chair Masagatani noted that given the lateness in the day, she doesn't think the Commission is comfortable enough to render a decision either way. Before deferring the item, she asked if Commissioners had any questions or comments for Q. Machida.

Commissioner Ka'apu suggested staff and GKGC explore the scenario that the County doesn't take over roadway.

II. Schaedel stated her concern and that of homestead leaders has been to ensure everything is done in the best interest of the beneficiaries. In Malu'ohai the infrastructure costs for each lot were \$69K. Eight years later, it was \$100K for Kaupē'a and then \$125K for Kanehili lots. Since it is not a community improvement, should there be cost sharing of infrastructure because the infrastructure is in already. Should there be some reimbursement to the trust?

Chair Masagatani asked if the infrastructure that was laid in Kanehili has the capacity to take the additional sewage and water. Q. Machida stated he doesn't think it was upsized, but in order to get the approval the wastewater connection had to be approved first.

Chair Masagatani asked for another analysis on cost sharing based on if the Kanehili infrastructure couldn't take on the additional connection. There is capacity that DHHL is arguably never going to recover because this subdivision is going in.

Commissioner Chin stated that Gentry estimated that it would have cost \$330,000 to come in off Kapolei Parkway, and that Gentry discounted the development of the lots based on that estimate. They estimated a cost savings of \$135K. Q. Machida stated the real cost for the 2 lots was somewhere around \$330K and Community Planning estimated a cost savings of around \$135,000 by connecting through Kanehili instead of from Kapolei Parkway.

H. Schaedel asked if the request is not approved, how much would it cost to put in the utility from Kapolei Parkway to service the 66 homes? Q. Machida confirmed the sewer line will be cheaper through Kanehili and added that HECO wants to make sure there is a loop to make the grid stable in that area.

Chair Masagatani thanked Q. Machida and the Gentry team for their patience but noted some outstanding issues that need to be further analyzed. She anticipated bringing the item back to the Commission in January 2018.

RECESS

5:24 PM

CONSULTING ANALYSIS OF THE PROPOSED DHHL / GENTRY ROADWAY EASEMENT

Department of Hawaiian Home Lands
91-5420 Kapolei Pkwy
Kapolei, Hawaii 96707
c/o Mr. Kahana Albinio

CBRE, Inc. File No. 18-251LA-1263

www.cbre.com/valuation

CBRE

EXHIBIT "C"
ITEM NO. F-5

May 8, 2018

Department of Hawaiian Home Lands
91-5420 Kapolei Parkway
Kapolei, Hawaii 96707
c/o Mr. Kahana Albinio

RE: Consulting Analysis of the Proposed DHHL / Gentry Roadway Easement
Kapolei, Honolulu County, Hawaii
CBRE, Inc. File No. 18-251LA-1263

Dear Mr. Albino:

At your request and authorization, CBRE, Inc. has completed a defined-scope analysis of the proposed compensation to the Department of Hawaiian Home Lands "DHHL" in exchange for a non-exclusive license for a proposed in-roadway easement benefitting Gentry KFC, LLC "Gentry".

Our assignment is to evaluate the reasonableness of proposed compensation as summarized below:

- Site improvements with an estimated cost of \$256,000.
- Maintenance reimbursement of \$800 per month until the roadway is dedicated to the City and County of Honolulu by DHHL, but not to exceed 10 years.

This letter summarizes our study and pertinent findings. It is not intended to be an appraisal of any real property interest and is a preliminary analysis based on the limited time and materials made available.

Our client is the Department of Hawaiian Home Lands and the document is solely intended for use by the client in its internal decision-making process.

The scope of assignment is:

1. Summarize the pertinent facts regarding the affected properties, proposed easement, proposed compensation, and proposed on-going responsibilities.
2. Quantitative analysis of the proposed compensation, as previously defined, from the perspective of DHHL.
3. Qualitative analysis of the proposed compensation, as previously defined, from the perspective of DHHL.
4. Conclusion of the reasonableness of the proposed compensation.

SUMMARY OF FACTS

DHHL is the owner of TMK (1) 9-1-151-55 "DHHL Parcel", which is a private roadway within the Kanehili Subdivision in Kapolei, Hawaii that will eventually be conveyed to the City and County. Adjoining the Kanehili subdivision on its eastern boundary is TMK (1) 9-1-16-228 ("Gentry Parcel"), a 16.93-acre parcel owned by Gentry.

As shown in the attached annotated aerial maps, there are separate easements for water and sewer extensions to connect to existing lines under existing DHHL roadways, along with two small electrical connections abutting the Gentry Parcel.

The characteristics of the easements are summarized below:

Characteristics of Easement DHHL / Gentry Kapolei Oahu, Hawaii	
Characteristics	DHHL / Gentry Easement
Purpose	Access & Utilities
Perpetual	Yes - Until DHLL Parcel is Dedicated
Exclusivity	Non-exclusive
Within Public Roadway	No
Grantee has right to construct, reconstruct, use, maintain, and repair	Unknown, by likely
Right of ingress and egress	Yes
Encumbers sub-surface	Yes for subsurface utilities
Encumbers surface rights	Yes for access
Encumbers aerial rights	Unknown but unlikely
Relocation Provision	Unknown but unlikely
Withdrawal Rights	Unknown but unlikely
Source: Compiled by CBRE	

DHHL and Gentry are in negotiations for a non-exclusive license for an easement affecting the DHHL Parcel for the benefit of the Gentry Parcel. The proposed compensation for the license is one-time site improvements valued at \$256,000 and \$800 per month for roadway maintenance. The license would remain in effect until the Gentry Parcel is dedicated to the County.

QUANTITATIVE ANALYSIS

A cost / benefit analysis was completed to measure the benefits of the proposed compensation to DHHL relative to the costs from granting the license. For purposes of this analysis, the duration of the license agreement is assumed to be ten (10) years at which time the DHHL Parcel would be dedicated to the County and the license agreement would expire.

Benefits

The compensation to DHHL includes site improvements with an estimated cost of \$256,000 and a maintenance reimbursement of \$800 per month. The follow table calculates the net present value of the compensation to DHHL.

Net Present Value of Proposed Compensation	
	Amount
Value of Site Improvements	\$256,000
Net Present Value of \$800 per Month for 10 Years ⁽¹⁾	<u>\$79,016</u>
Net Present Value of Compensation	\$335,016
<i>(1) Discount rate of 4% was employed.</i>	
Compiled by CBRE	

Costs

The cost incurred by DHHL by granting the license is measured by the disutility caused by the easement and any increase in liability. The follow table summarizes the typical disutility for various easements compiled from easement data in Hawaii.

SCHEDULE OF EASEMENTS AND DISUTILITY DHHL / Gentry Kapolei, Oahu, Hawaii		
Easement Type	Easement Impact on Bundle of Rights	Estimated Disutility Allowance
Small obscure subsurface easements	Nominal effect on use of servient property.	0-10%
Utility easements, air rights, water line, and sewer line	Encumbrance of subsurface or air rights that have minimal effect on overall use of the servient property. Easements located in the setback area.	10-25%
Utility easements, air rights, water line, and sewer line	Encumbrance of two of the following three rights: subsurface, surface, and air rights. Easements along property lines or encumbering unusable land.	25-40%
Utility easements, pipelines, drainage, and flowage	Encumbrance of aerial, surface and subsurface rights. The servient estate retains some use of the easement area. Easements along borders have less impact than those crossing a parcel. Right of ingress and egress is conveyed.	40-75%
Utility easements, pipelines, drainage, flowage, access road, irrigation ditches and canals	Major encumbrance of aerial, surface and subsurface rights with significant surface improvements that limit or negate servient estate use. Encumbrance of future uses.	75-90%
Source: CBRE		

It is likely that the license will not negatively impact the future utility of the DHHL Parcel as its highest and best use and current use as a roadway will remain unchanged by the easement. Notwithstanding that the use and utility of the DHHL Parcel will likely be unaffected by the easement, the market typically applies a value discount of 10%-15% for an easement of limited impact.

The impacted area, as estimated by DHHL, is 6,250 square feet. The fee simple residential land value in the area is \$10-12 per square foot. The proportionate fee simple value of the subject, if hypothetically vacant and available, is \$62,500 to \$75,000.

Applying the higher discount (15%) and higher land value (\$75,000), the hypothetical loss of value of the DHHL Parcel from the easement is calculated below:

Impact of License of DHHL Parcel		
Land Value	Discount	Value Loss
\$75,000	15%	\$11,250
Compiled by CBRE		

Net Benefit

The net benefit to DHHL is \$323,766 and calculated as follows:

Net Benefit of License to DHHL	
	Amount
NPV of Compensation	\$335,016
Value loss of DHHL Parcel	<u>\$11,250</u>
Net Benefit	\$323,766
Compiled by CBRE	

It is noted that the proposed site improvements that are desired by DHHL and are in lieu of cash, have a cost of \$256,000 which is \$40.96 per square foot of sub-surface easement area, or more than three times the value of the undeveloped land parcel before subdivision improvements.

QUALITATIVE ANALYSIS

Compensation for easements in the State of Hawaii range depending on the type of easement, duration of easement, motivation of each party, and for government agencies, any bylaws governing the terms for granting an easement. Adjoining landowners may provide easements under existing streets at no cost to be a good neighbor, particularly when the easement does not adversely affect the grantor and all maintenance requirements are carried by the subservient property owner (Gentry). The most onerous compensation threshold is the policy of the State of Hawaii Department of Transportation, who mandates compensation equal to the value add for

the recipient of the easement. This indicates a large range of acceptable compensation, suggesting that the compensation for easements is highly specific to the easement and motivations of the parties. This process ends up in a negotiated settlement; in this case the circumstances of eventual and intended dedication to the City and County further complicates the long term perceived encumbrance.

The proposed compensation for DHHL includes site improvements and on-going cost sharing. This combination of compensation provides meaningful benefit to DHHL and supported quantitative analysis, as long as all increased liability and maintenance costs are assumed by Gentry, and the placement of the water and sewer lines are completed expeditiously with minimal impact on the existing utility of the affected streets.

CONCLUSION

The proposed compensation is, in our opinion, reasonable and supported by both quantitative and qualitative analysis. The license agreement provides current and meaningful economic benefit to DHHL without causing meaningful disutility or liability to DHHL.

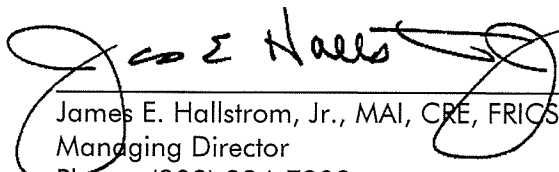
The license agreement provides substantial benefit to Gentry and facilitates its future development to approximately 66 homes. Quantifying the financial benefit to Gentry is beyond the scope of this assignment, but is believed to exceed the proposed compensation. Extracting additional compensation from Gentry may or may not be possible. Gentry may elect to land bank the Gentry Parcel until the DHHL Parcel is dedicated or explore other development options for the Gentry Parcel.

Since it is likely that the DHHL Parcel will be dedicated to the County sometime in the future, the negotiation position of DHHL will decrease over time. This further supports the reasonableness of the proposed compensation as DHHL may not be able to reach an agreement on similar terms in the future.

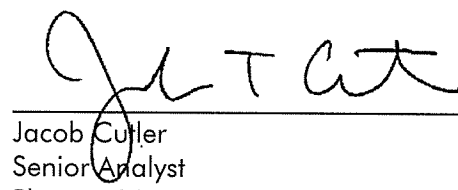
It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if CBRE can be of further service, please contact us.

Respectfully submitted,

CBRE - VALUATION & ADVISORY SERVICES

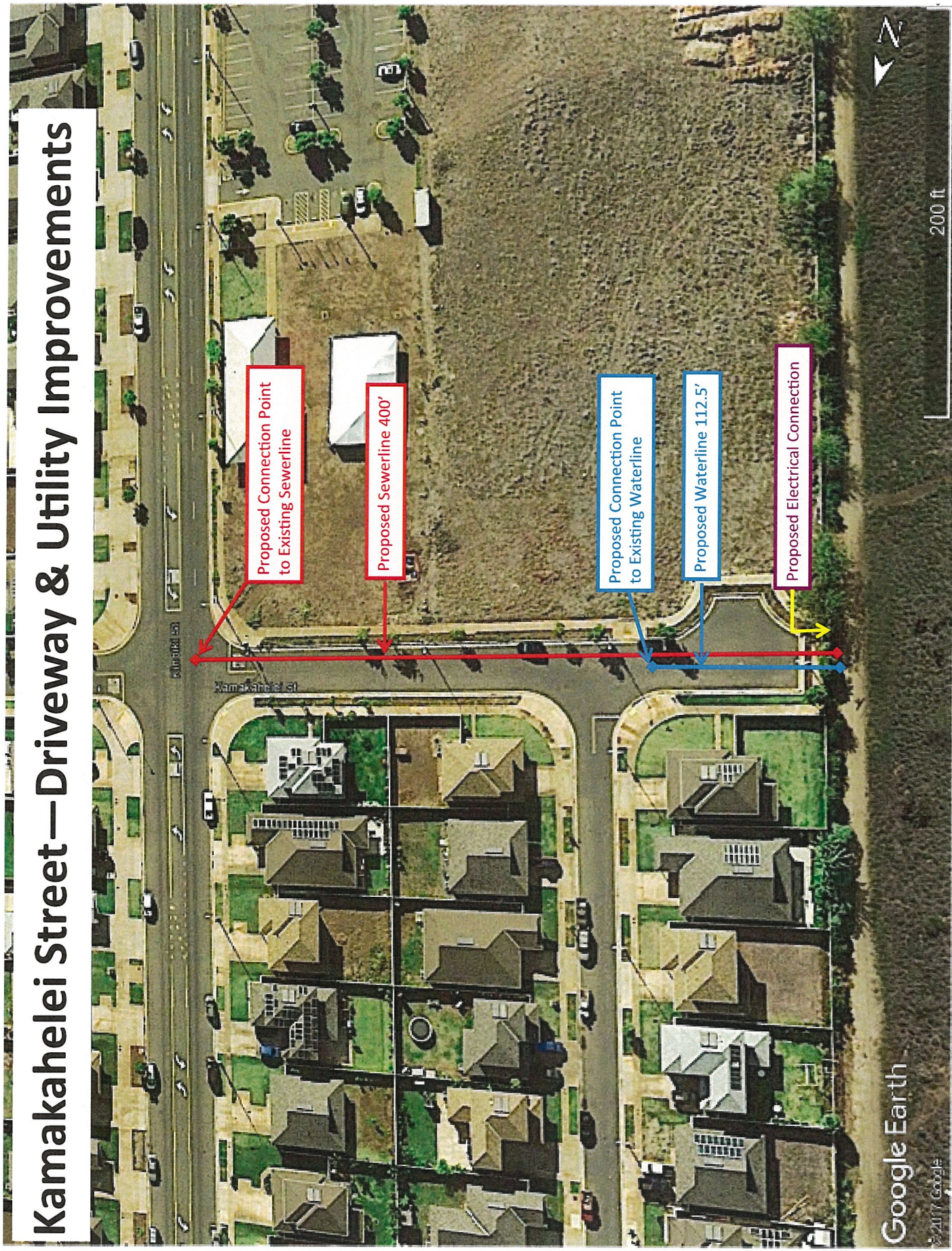


James E. Hallstrom, Jr., MAI, CRE, FRICS
Managing Director
Phone: (808) 284-7302
Email: James.Hallstrom@cbre.com



Jacob Cutler
Senior Analyst
Phone: (808) 541-5191
Email: Jake.Cutler@cbre.com

Kamakahelei Street—Driveway & Utility Improvements



Kaneoneo Street—Driveway & Utility Improvements



Hawaiian Home Lands—TMK 91151055

Gentry KGC, LLC "Keali Site Plan" —TMK 91016228

See Kaneohe St. Improvements

See Kamakahahei St. Improvements



PROFESSIONAL QUALIFICATIONS OF JAMES E. HALLSTROM, JR., MAI, CRE, FRICS

Business Affiliation	Managing Director	The Hallstrom Group | CBRE, Inc. Valuation & Advisory Services Honolulu, Hawaii (2015 - Present)
	President	The Hallstrom Group, Inc. Honolulu, Hawaii (1980 - 2014)
National Designations and Memberships	<ul style="list-style-type: none">• FRICS Designation (2015)-Royal Institution of Chartered Surveyors• CRE Designation (1998) - The Counselors of Real Estate• MAI Designation (1976) - American Institute of Real Estate Appraisers• SRPA Designation (1975) - Society of Real Estate Appraisers	
	The American Institute of Real Estate Appraisers (AIREA) and the Society of Real Estate Appraisers (SREA) consolidated in 1991, forming the Appraisal Institute (AI).	
Education	<ul style="list-style-type: none">• M.S. (Real Estate Appraisal and Investment Analysis) 1971, University of Wisconsin at Madison• B.A. (Economics) 1969, Brigham Young University at Provo• Numerous specialized real estate studies in connection with qualifying for national professional designations, and uninterrupted Continuing Education.• Completed Continuing Education requirements with the Appraisal Institute - Current.	
Professional Involvement	<ul style="list-style-type: none">• Past President and Officer of Hawaii AIREA and SREA Chapters• Past Instructor for Society of Real Estate Appraisers• Contributing Author to the "Hawaii Real Estate Investor"• Lecturer at many professional seminars and clinics.• Appointed numerous times as an Arbitrator and Mediator.	
Qualified Expert Witness	Federal and State Courts State Land Use and County Hearings Arbitration Proceedings	
State of Hawaii Certification	Certified General Appraiser License No. CGA-178 Exp. Date: December 31, 2019	
	Territory of Guam - Non-Resident Real Estate Certified Appraiser, License No. CA-17-035, Exp. Date October 30, 2019.	
Community Service	Active registered member of the Boy Scouts of America. Former Director of Le Jardin Academy, Advisory Board Member of the School of Business-Brigham Young University-Hawaii Campus, and Director of Hawaii Reserves, Inc.	
Email Address	JEH@HallstromGroup.com | James.Hallstrom@cbre.com	

PROFESSIONAL QUALIFICATIONS OF JACOB "JAKE" CUTLER

Business Affiliations	Appraiser	CBRE, Inc. Valuation & Advisory Services Honolulu, Hawaii (2017 – Present)
	Investment Associate	Prudential PGIM-REF Prudential Agricultural Investments Fresno, California (2009-17)
Education/Qualifications	<ul style="list-style-type: none">• MS Agricultural & Resource Economics University of California, Davis - Graduated 2008.• BS Agricultural & Resource Economics University of California, Davis - Graduated 2007.	
Certifications	<ul style="list-style-type: none">• Hawaii Appraisal Trainee License No. R170731001 Exp. Date: December 31, 2019	
Professional Affiliations	<ul style="list-style-type: none">• Appraisal Institute - Practicing Affiliate• American Society of Farm Managers and Rural Appraisers - Affiliate Member	
Contact Information	Email: Jake.Cutler@cbre.com Phone: (808) 541-5191	

DEPARTMENT OF HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION

July 16 & 17, 2018

Kapolei, Oahu

G-ITEMS
PLANNING PROGRAM DIVISION

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 16, 2018

To: Chairman and Members, Hawaiian Homes Commission

Thru: M. Kaleo Manuel, Acting Planning Program Manager

From: Bob Freitas, HHL Program Planner
Bryan Esmeralda, Planner

Subject: Acceptance of Beneficiary Consultation Report for License Extension to State of Hawai'i, Department of Human Services for its Ke Kama Pono Program in Wailuku, Maui, TMK (2) 3-4-011:032 and Kalaeloa, O'ahu, TMK (1) 9-1-013:024 (por.)

RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission (HHC) accept this Beneficiary Consultation report as the official record of beneficiary issues, questions, concerns, and comments regarding the Department of Human Services' (DHS; Licensee) request for an extension of License No. 705 for the continued operation of youth social services programs on the subject parcels at Kalaeloa, O'ahu and Wailuku, Maui.

DISCUSSION

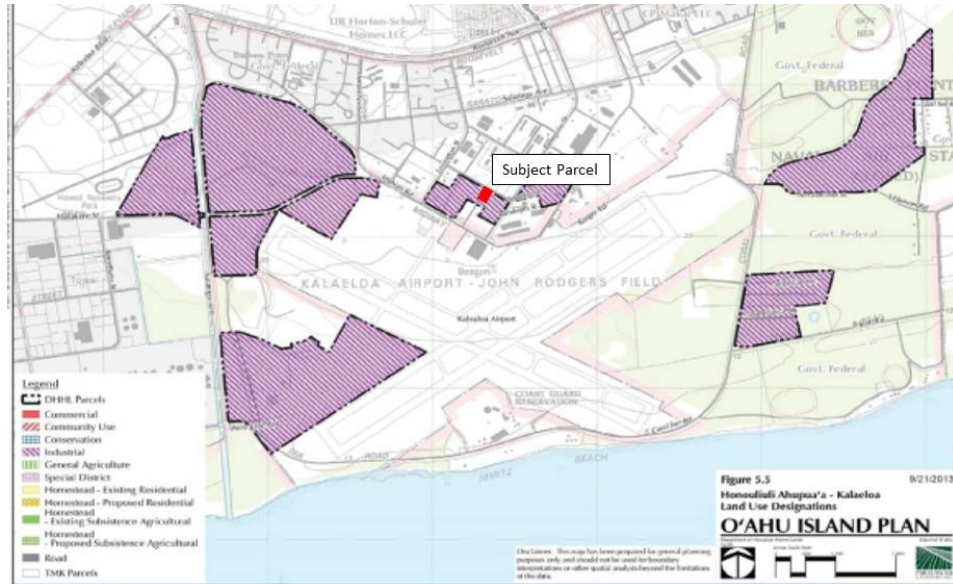
Background

Since 2008, the DHS has contracted the operation of the Ke Kama Pono (KKP) youth services program at the subject parcels. The KKP works with male youths between the ages of 13 and 17 as directed by the Family Court judiciary system. The youths are primarily run-aways, truants, and other minor offenders. The KKP has remained steadfast in using a Native Hawaiian cultural platform to aide in the rehabilitation of program youth.

The Department of Hawaiian Home Lands' (DHHL) O'ahu Island Plan (2014) designates the Kalaeloa parcel for Industrial use,

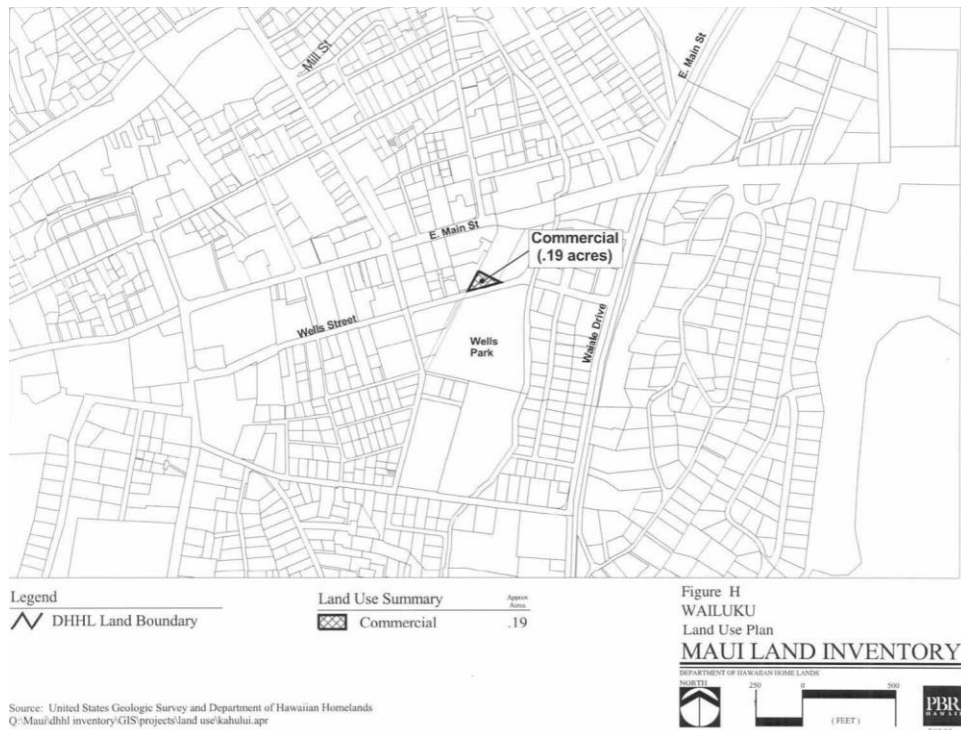
while the Maui Island Plan (2004) designates the Wailuku parcel for Commercial use.

Figure 1: Kalaeloa Parcel



Source: O'ahu Island Plan

Figure 2: Wailuku Parcel



Source: Maui Island Plan

BENEFICIARY CONSULTATION ON THE PROPOSED LICENSE EXTENSION

Pursuant to the Beneficiary Consultation Policy, prior to any long-term land disposition, beneficiaries must be consulted with in order to submit a report of findings to the HHC to ensure that beneficiary concerns are properly documented, compiled, and reported. Beneficiary Consultation Reports are transmitted to the HHC in advance of decision-making on proposed land dispositions.

Consultation Topic

License No. 705 was originally granted to the DHS on April 22, 2008 and expired on April 21, 2018. The DHS is requesting a five (5) year extension beginning on April 21, 2018 and ending on April 23, 2023, with an additional "option-to-extend" for five (5) additional years beginning April 22, 2023 and ending April 21, 2028 with Licensee's 90 advanced written request and Chairman's approval.

Notification

On May 4, 2018 DHHL mailed an invitation letter (see **Exhibit A**) to 830 existing Kapolei Region lessees and 526 existing Maui island lessees residing in the five (5) Central Maui neighborhoods (Paukūkalo and Wai'ehu Kou 1-4).

Beneficiaries were invited to attend a consultation meeting to share their thoughts on the request for a license extension at the Kalaeloa and Wailuku parcels.

Beneficiary Consultation Meetings

A. Kalaeloa/Kapolei

The meeting was held on May 30, 2018 at 6:00pm at the DHHL Hale Pono'i meeting facility located in Kapolei, O'ahu. 23 participants registered on the provided sign in sheets, 14 were beneficiaries, including three (3) representatives from the Kapolei Homestead Community Boards (Maluohai, Kaupea and Kanehili) (see **Exhibit B-1**). Two (2) DHHL staff were also present. A comment sheet was offered to all attendees so that they could provide written comments if desired.

DHHL gave a short presentation (see **Exhibit C-1**) which covered the purpose of the meeting, an overview of the

Beneficiary Consultation process, and informational presentations regarding the subject parcel and license. In addition, a program representative provided an overview of the program's background, vision, and activities. It was clarified that the purpose of the meeting was for the DHHL to seek beneficiary input on the requested license extension to continue operation of the program.

At the close of the presentation, the group was asked to provide input on two (2) discussion questions:

- What do you see are the social, cultural & economic benefits to you and your community?
- On a scale of 1 to 5, how strongly do you support the DHS safe house project?

B. Wailuku

The meeting was held on May 30, 2018 at 6:00pm at the Paukūkalo Community Center in Paukūkalo, Maui. 16 participants registered on the provided sign in sheets, including two (2) representatives from the Wailuku KKP program. Of the 14 beneficiaries, two (2) identified as applicants (see **Exhibit B-2**). Four (4) DHHL staff were also present. A comment sheet was offered to all attendees so that they may provide written comments if desired.

DHHL gave a short presentation (see **Exhibit C-2**) which covered the purpose of the meeting, an overview of the Beneficiary Consultation process, and informational presentations regarding the subject parcel and license. In addition, a program representative provided an overview of the program's background, vision, and activities. It was clarified that the purpose of the meeting was for the DHHL to seek beneficiary input on the requested license extension to continue operation of the program.

At the close of the presentation, the group was asked to provide input on two (2) discussion questions:

- What are the Beneficiary benefits?
- Do you support the proposed license extension?

The following section summarizes the findings of the group discussion.

Consultation Findings

This section summarizes information and feedback received from the two (2) meetings including oral comments, comment sheets, and emails.

A. Kalaeloa/Kapolei

The Kalaeloa meeting yielded a mostly positive discussion. Leadership from the three Kapolei Homestead communities (Maluohai, Kaupea and Kanehili) shared their experiences with the safe house and their unanimous support for the program and disposition. While there were two individuals who wanted to talk about their rights to ownership of land in the Kapolei region, religious mandates and the relationship of Native Hawaiians to the federal government they were not interested in discussing the youth facility or the disposition. Overall, the consensus was that the group supported the youth program and the request for a license extension. There were no comments or remarks in opposition to the request.

There were three (3) written comments received which are attached as exhibits (see **Exhibit D-1**). Two (2) of the written comments in support shared experiences of the Safe House program and the positive benefit of the program and its relationship to the community. One (1) of the written comments did not address the program or youth facility and instead focused on Native Hawaiian relationship to the federal government echoing what was shared during the meeting.

In general, as previously stated, the group in attendance was supportive of the program and the request for a license extension.

B. Wailuku

The Wailuku meeting yielded a mostly positive discussion. Overall, the consensus was that the group supported the youth program and the request for a license extension. There were no comments or remarks in opposition of the request. One written letter of support was received (see **Exhibit D-2**).

Staff transcribed written notes taken on the testimony received at the meeting and inputted them into a database

in order to generate a tabulation regarding the major themes of the comments received. The spreadsheet of the comments and tabulation is provided as **Exhibit E**.

Comment Theme	Number of Comments
Comment/Question Regarding License	4
Comment/Question Regarding Benefits	5
Comment/Question Regarding Program	15
Comment/Question Regarding BC Process	4

The comments and questions related to the license were related to the specific parcel location and why it was chosen for this program, why only a five (5) year extension is being requested, why the Kalaeloa and Wailuku parcels weren't licensed separately as they are on separate islands, and what happens to the improvements on the land when the license expires and the program vacates the parcel.

The comments and questions related to the benefits to DHHL beneficiaries were related to the fact that the program is run by a non-beneficiary agency and perhaps there may be interested beneficiaries who would be interested in running a similar program, whether or not Hawaiian youth received preference for admittance to the program, a general comment that any program that benefits Native Hawaiians is welcome on Hawaiian Home Lands, a statement that beneficiaries benefit from the license through lease revenue and improvements made upon the land, and a comment that the amount of lease revenue received does not seem like a beneficial amount in the long run.

The comments and questions related to the program itself were generally related to staffing, curriculum, post-program follow-up, interaction with parents, and questions related to enrollment and other similar program offerings on Maui. Many of these questions were directed to, and responded to by the program representatives in attendance.

The group raised concerns and questions related to the Beneficiary Consultation process. A question was raised as to why this program and land disposition had not been presented to beneficiaries prior to this meeting. It is unclear as to whether or not a Beneficiary Consultation process was undertaken prior to the granting of the original lease in 2008 as meeting attendees stated that they were not aware of this program's existence on Hawaiian

Home Lands. Staff explained that a recent HHC policy change now requires long-term land dispositions to be taken out for beneficiary input before the HHC takes action on the matter. The meeting attendees seemed content in learning that their input on such matters will be solicited before action is taken via the Beneficiary Consultation process.

In general, as previously stated, the group in attendance was supportive of the program and the request for a license extension.

RECOMMENDED ACTION

DHHL staff respectfully requests that the HHC accept this Beneficiary Consultation Report as the official record of beneficiary issues, questions, concerns, and comments relative to the DHS' request for an extension of License No. 705 for the continued operation of youth social services programs on the subject parcels at Kalaeloa, O'ahu and Wailuku, Maui.

LIST OF EXHIBITS

Exhibit A:	Invitation Letter
Exhibit B-1:	Kalaeloa/Kapolei Meeting Sign In Sheets
Exhibit B-2:	Wailuku Meeting Sign In Sheets
Exhibit C-1:	Kalaeloa/Kapolei Meeting Presentation
Exhibit C-2:	Wailuku Meeting Presentation
Exhibit D-1:	Kalaeloa/Kapolei Meeting Written Comments
Exhibit D-2:	Wailuku Meeting Written Comments
Exhibit E:	Wailuku Meeting Comments Spreadsheet

DAVID Y. IGE
GOVERNOR
STATE OF HAWAII

DOUGLAS S. CHIN
LT. GOVERNOR
STATE OF HAWAII



JOBIE M. K. MASAGATANI
CHAIRMAN
HAWAIIAN HOMES COMMISSION

WILLIAM J. AILA, JR.
DEPUTY TO THE CHAIRMAN

**STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS**

P. O. BOX 1879
HONOLULU, HAWAII 96805

May 4, 2018

Dear Beneficiary:

The Department of Hawaiian Home Lands (DHHL) will be conducting a Beneficiary Consultation meeting to discuss new and amended terms for the current license which is under consideration by DHHL:

- **License No. 705**, State of Hawaii, Department of Health and Human Services, Kalaeloa, Oahu, TMK No. (1) 91013024 (por) 1.157 acres, & Wailuku, Maui, TMK No. (2) 34011032 0.187 acres; extended term

This beneficiary consultation meeting is to provide you with more detailed information on the current disposition and to allow you an opportunity for input on the extended license term as proposed. The meeting date, sites, and time are as follows:

Date: Wednesday, May 30th, 2018

**Sites: DHHL Office Hale Pono'i
91-5420 Kapolei Pkwy, Kapolei HI 96707**

**DHHL Paukukalo Community Center
655 Kaumuali'i Street, Wailuku, HI 96793**

Time: 6:00 p.m. to 8:00 p.m.

We hope you will make time to attend and participate. Should you have any questions or require further information, you can contact Kalei Young, Supervising Land Agent, Land Management Division at 808.620.9463 or by email ward.k.young@hawaii.gov.

Aloha,

A handwritten signature in black ink, appearing to read "Jobie M.K. Masagatani".

Jobie M.K. Masagatani, Chairman
Hawaiian Homes Commission



DEPARTMENT OF HAWAIIAN HOME LANDS

DEPARTMENT OF HAWAIIAN HOME LANDS
SIGN-IN SHEET

EVENT DHHL License 705 Extension - Kaleloa

DATE May 30, 2018
6:00 pm - 8:00 pm
DHHL Hale Pono, Kapolei, Oahu

(Please print)

BENEFICIARY	NAME	MAILING ADDRESS	E-MAIL	TELEPHONE
<input checked="" type="radio"/> Yes or <input type="radio"/> No	SPENCER BAUSBY	91-1729 KAMAHA STREET, KAPOLEI	qskaz25@gmail.com	799-2697
<input type="radio"/> Yes or <input type="radio"/> No	ARMAND BUNGET	91-1629 MUIONA ST.	ARMAND23@yahoo.com	542-5112
<input checked="" type="radio"/> Yes or <input type="radio"/> No	MAURIC KALELOA MITCHELL	91-204 PULUPULU RD.	Kaleloa @Gmail.com	
<input checked="" type="radio"/> Yes or <input type="radio"/> No	Merton Chiken	1010 Richards St., #314	mehinen@dhs.hawaii.gov	587-5712
<input type="radio"/> Yes or <input checked="" type="radio"/> No	Bruce Shimoda	1010 " " " 96813	bshimoda@dhs.hawaii.gov	587-5717
<input checked="" type="radio"/> Yes or <input type="radio"/> No	Sybil Ambrose	91-1004 KEAWANU, ST	ambroses01@hawaii.rr.com	620-9471
<input type="radio"/> Yes or <input checked="" type="radio"/> No	Adeline Manda	91-1121 KAHOLEPOULI	—	723-0921
<input checked="" type="radio"/> Yes or <input type="radio"/> No	Earl Kanae Kanae	91-1049 KAHOLEPOULI ST.	ekanae808@yahoo	330-9300
<input type="radio"/> Yes or <input checked="" type="radio"/> No	Elsie Kanae	" " "	" "	392-4095
<input checked="" type="radio"/> Yes or <input type="radio"/> No	Billy Richards	448-A KALANU ST KALANU APTS 732	brichards@pictfoundation.org	595-5290



DEPARTMENT OF HAWAIIAN HOME LANDS

(Please print)

DEPARTMENT OF HAWAIIAN HOME LANDS
SIGN-IN SHEET

PAGE 24

BENEFICIARY	NAME	MAILING ADDRESS	E-MAIL	TELEPHONE
<input checked="" type="radio"/> Yes or <input checked="" type="radio"/> No	Kalele Tufono-Iosef	1010 Richard St, Hm, 96813	ktufono-1054@ohs.hawaii.gov	587-5730
<input checked="" type="radio"/> Yes or <input checked="" type="radio"/> No	Kerry Kiyoku	1011 Richards St, Rm 314, Hm 96813	kkiryoku@ohs.hawaii.gov	587-5714
<input checked="" type="radio"/> Yes or <input checked="" type="radio"/> No	Terry Cho	91-1001 Halelele St. 96707		458-9715
<input checked="" type="radio"/> Yes or <input checked="" type="radio"/> No	Courtney Ch.	91-1100 Puhalala St. #20A Cura Beach, HI 96706	pelechiad@gmail.com	282-9541
<input checked="" type="radio"/> Yes or <input checked="" type="radio"/> No	Lono J Keholua	lonokehokei@yahoo.com	91-1002 Halelele St	6809682
<input checked="" type="radio"/> Yes or <input checked="" type="radio"/> No	Anne Pedro	91-1072 Kadiakawai St.	Anne Pedro 808@icloud.com	377-4238
<input checked="" type="radio"/> Yes or <input checked="" type="radio"/> No	David		David.Pavson.4@gmail.com	808-954-0215
<input checked="" type="radio"/> Yes or <input checked="" type="radio"/> No	Sydney LeMarzano		sydneyak@hawaii.edu	3252675
<input checked="" type="radio"/> Yes or <input checked="" type="radio"/> No	W/4 Nathan Kopylov	91-1042 Kaunakula #		
<input checked="" type="radio"/> Yes or <input checked="" type="radio"/> No				



DEPARTMENT OF HAWAIIAN HOME LANDS

DEPARTMENT OF HAWAIIAN HOME LANDS
SIGN-IN SHEET

EVENT DHHL License 705 Extension - Kaleloa

DATE May 30, 2018
6:00 pm – 8:00 pm

DHHL Hale Ponoji, Kapolei, Oahu

23

(Please print)

BENEFICIARY	NAME	MAILING ADDRESS	E-MAIL	TELEPHONE
<input checked="" type="radio"/> Yes or No	Heime Schaefer	91-1016 Koonimakanani St.		
<input checked="" type="radio"/> Yes or No	Deborah K. L. (Pine) Kone Native Hawaiian	48-279 Maunaloa Way Rd. Kapolei, HI 96744		
<input checked="" type="radio"/> Yes or No	Kimo Lewis	91-1346 Kimo St	US910817@gmail.com	
<input checked="" type="radio"/> Yes or No	Stone Rumes	82-134 Dedde St		
Yes or No				
Yes or No				
Yes or No				
Yes or No				
Yes or No				
Yes or No				



DEPARTMENT OF HAWAIIAN HOME LANDS

DEPARTMENT OF HAWAIIAN HOME LANDS
SIGN-IN SHEET

EVENT
Wailuku Parcel DHS License
Extension BC Meeting

DATE
Wednesday, May 30, 2018

** (A=Applicant, L=Lessee, Both=Applicant and Lessee, O=Other) **

BENEFICIARY	NAME	MAILING ADDRESS	E-MAIL	TELEPHONE
A L <u>B</u> O	POD DAVEIRA	49 KAILUAHUA DR.	WAILUKU@HAWAIIANHOMELANDS.COM	760-8374
A <u>D</u> B O	Jung In Park	479 Pohala St.		463-5799
A L <u>B</u> O	Debra A. Chun	141 Ward Bond Rd Wailuku	Dchun@clm.org	808-3446879
A L B <u>O</u>	KORANUE CORA	PO Box 5085 Hilo 96720		
A L B <u>O</u>	Kaulani Galon	PO Box 2361 Wailuku HI 96743	kaulani.eros@usps.gov	
A <u>D</u> B O	Rumalele Hoppi	707 Keali'i Dr. Wailuku	phoebe@ohs.hawaii.gov	205-1198
A <u>L</u> B O	Melody Ruby	365 S. Kikuna Pl, Wailuku	Melodyruby@aol.com	243-9393
A <u>D</u> B O	Leithia Maika	120 Kalakaua St.	leithmaika@gmail.com	808-463-0546
A <u>L</u> B O	Hailey Nanaau	840 Akaikele Way, Wailuku	hnanau13@gmail.com	808-757568
A <u>D</u> B O	Jaine Ahana	73 Kuulone Hanae Way Wailuku	jahana@igmail.com	760-8552

Please include email if you wish to receive future meeting notifications electronically

700 A



DEPARTMENT OF HAWAIIAN HOME LANDS

DEPARTMENT OF HAWAIIAN HOME LANDS
SIGN-IN SHEET


EVENT
Wailuku Parcel DHS License
Extension BC Meeting

DATE
Wednesday, May 30, 2018

** (A=Applicant, L=Lessee, Both=Applicant and Lessee, O=Other) **

BENEFICIARY	NAME	MAILING ADDRESS	E-MAIL	TELEPHONE
A <u>L</u> B O	Kekoa, Janice	1072 Pihala St Wailuku	maipihala@yahoo.com	(808) 214-6793
<u>A</u> L B O	Theresa, Felix	2125 Helema Pl - Wailuku		870-8537
A <u>L</u> B O	Mare Adams	#2 Kunaone hana way		760-4544
A <u>L</u> B O	Daniel W. Mardalek	501 S KIKIWAHA PL		242-521
<u>A</u> L B O	Melissa Namana	840 Kaulikali Way, Wailuku	Melissa.Namana@hotmail.com	870-2714
A L B O	Suean Sengun	802 Kuhio Pl. Wailuku		249-0985
A L B O				
A L B O				
A L B O				
A L B O				

Please include email if you wish to receive future meeting notifications electronically



Beneficiary Consultation

Department of Human Services
Ke Kama Pono Program; Kalaeloa, O'ahu and Wailuku, Maui
License No. 705

May 30, 2018
6:00 to 8:00 p.m.
Kapolei, O'ahu

Agenda

- I. WELCOME**
 - Introductions
 - Meeting Format
 - Consultation Rules
- II. WHY WE ARE HERE TODAY**
 - Present information on DHHL 's extension of license No 705
 - Present information on DHS "Safe House" Project
 - Answer questions and get your input on the proposed project
- IV. FACILITATED DISCUSSION**
- V. NEXT STEPS**

Consultation Rules

- One speaker at a time may speak for 3 minutes
- Listen to understand
- Please turn off or silence cell phones
- Keep side conversations to a minimum
- Everyone who wants to be heard will be heard
- It's okay to disagree as long as we are respectful of each other
- Maintain an open and positive attitude
- Identify yourself as a Beneficiary or Non-Beneficiary

Meeting Objectives

At the end of today, we will have:

- ☐ An indication of support for license extension
- ☐ Shared understanding of the Safe House Project
- ☐ Indication of the level of Beneficiary support for programs and services provided by the DHS Safe House Project

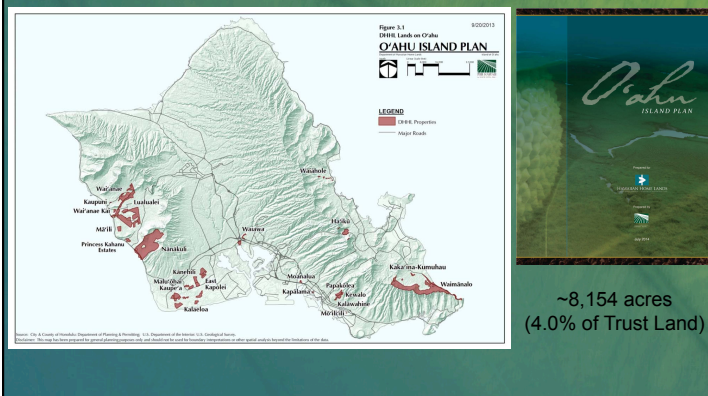
HHC Consultation Process

- **HHC Policy of Consulting with Beneficiaries for:**
 - Land Use Projects, Long-Term Leases/Licenses
- **Consultation Meeting**
 - What's Being Proposed?
 - Do the Beneficiaries Support the Project?
 - Will the Project Provide Benefits for Beneficiaries?
 - Record Beneficiary Input
- **One-Month Consultation Period**
 - Receive Written Comments (email or mail)
- **Consultation Report to HHC**
 - Who Came to the Meeting
 - Summarize Main Points and Attach Full Record of Comments

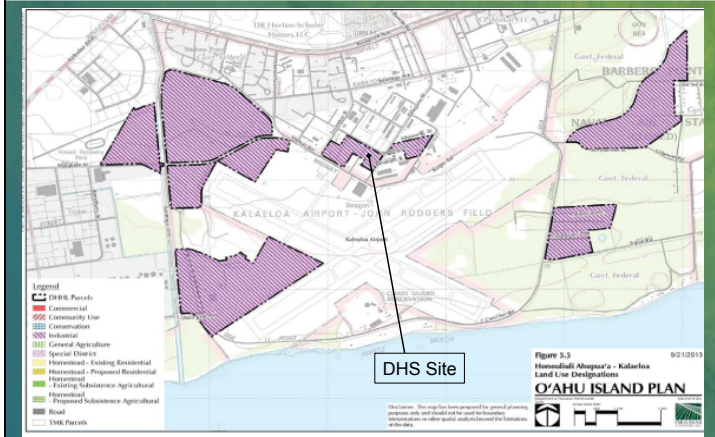
License No. 705

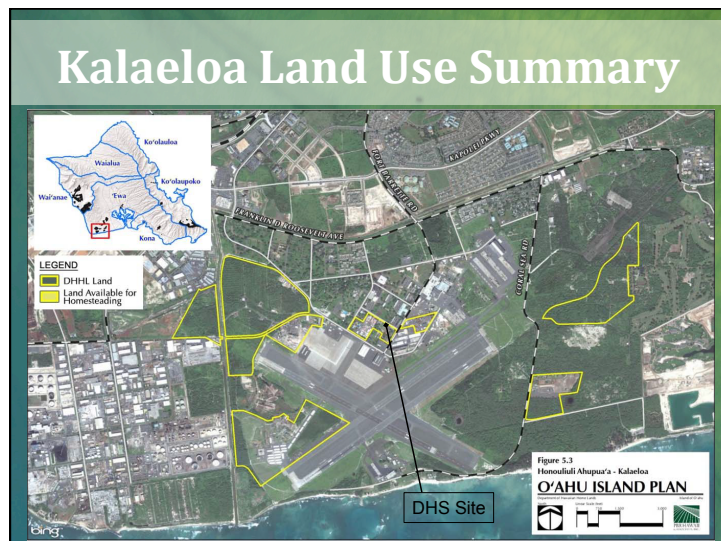
- February 2008 – the HHC approves issuance of License No. 705 to the DHS for the purpose of constructing, maintaining, and operating Child Caring Institution facilities ("Safe Houses") in Kalaeloa, Oahu at TMK No. (1) 9-1-013:024 (por.) and in Wailuku, Maui at TMK No. (2) 3-4-011:032.
- Land Area – Kalaeloa, O'ahu – 1.157 Acre and Wailuku, Maui – 0.187 Acre
- Term – Ten (10) years; 4/22/2008 – 4/21/2008; seeking five (5) year extension with an option to extend for an additional five (5) years
- Current Annual Rent - \$10,740.00; proposed rent for extended term - TBD
- Site Improvements – One-story free standing "Safe House" facility structure containing an area of approximately 2,400 square feet, more or less
- O'ahu Island Plan designates the Kalaeloa area for Industrial Use; Maui Island Plan designates the Wailuku parcel for Commercial use
- Maintain an open and positive attitude
- Identify yourself as a Beneficiary or Non-Beneficiary

O'ahu Island Lands



Kalaeloa Land Use Summary





Department of Human Services

Presentation of Safe House Program

Discussion Questions

- 1) What do you see are the social, cultural & economic benefits to you and your community?
- 2) On a Scale of 1 to 5, how strongly do you support the DHS Safe house project?

Next Steps

30-day comment period comments due by June 30, 2018

Beneficiary Consultation report July 2018

Hawaiian Homes Commission disposition July 2018

Mail Comments to:
Department of Hawaiian Home Lands
Attn: Land Management Division
P.O. Box 1879
Honolulu, Hawaii 96805

Email comments to:
DHHL Planning Office
DHHL.Planning@hawaii.gov



HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION
DEPARTMENT OF HAWAIIAN HOME LANDS

Beneficiary Consultation

Department of Human Services
Ke Kama Pono Program; Wailuku, Maui and Kalaeloa, O'ahu
License No. 705

May 30, 2018
Paukūkalo, Maui

Presentation Outline

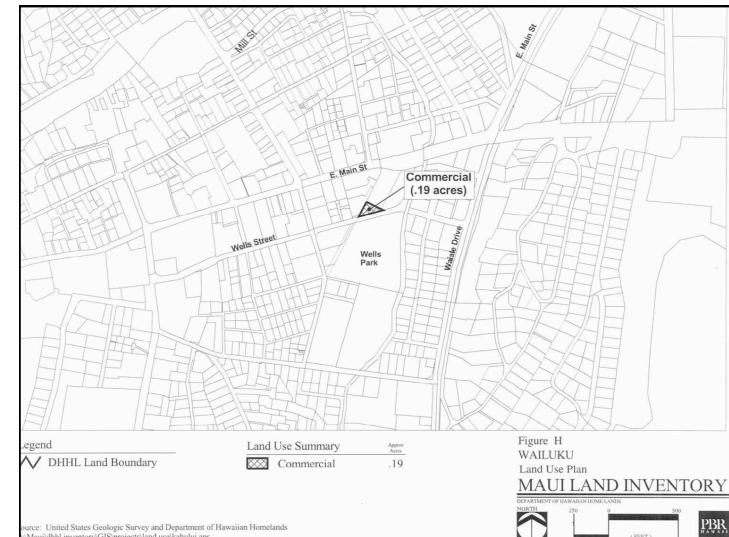
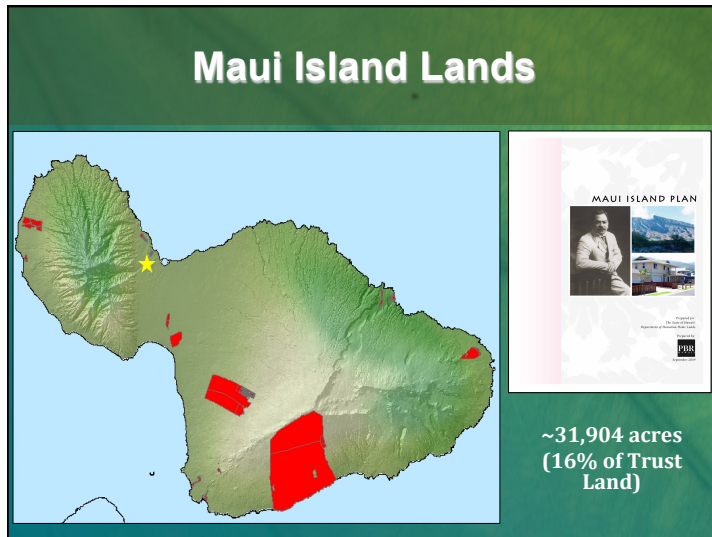
- Pule & Introductions
- Purpose of Meeting
- Beneficiary Consultation Process Overview
- Presentations
 - Planning Office - Site Overview
 - Land Management Division - License Information
 - Salvation Army - Program Overview
- Discussion and Q&A
- Closing & Next Steps

Purpose of Meeting

- Share information on Ke Kama Pono program
- Consult with DHHL Beneficiaries regarding use of lands for program
- Obtain an indication of the level of Beneficiary support for license extension

Beneficiary Consultation Process

- HHC Policy of Consulting with Beneficiaries for:
 - Land use projects, long term licenses/leases
- Consultation Meeting
 - What's being proposed?
 - Do Beneficiaries support the project?
 - Will the use provide benefits for Beneficiaries?
 - Record Beneficiary input
- One-Month Consultation Period
 - Beneficiaries provide written comments (via mail or email)
- Beneficiary Consultation Report to HHC
 - Summarize main points and provide full record of comments for use in decision making



License No. 705

- February 2008 - the HHC approves issuance of License No. 705 to the DHS for the purpose of constructing, maintaining, and operating Child Caring Institution facilities ("Safe Houses") in Wailuku, Maui at TMK No. (2) 3-4-011:032 and Kalaeloa, O'ahu at TMK No. (1) 9-1-013:024 (por.).
- Land Area - Wailuku, Maui - 0.187 Acre and Kalaeloa, O'ahu - 1.157 Acre
- Term - ten (10) years; 4/22/2008 – 4/21/2018; seeking five (5) year extension with an option to extend for an additional five (5) years
- Current Annual Rent - \$10,740.00; proposed rent for extended term - TBD
- Site Improvements - One-story free standing "Safe House" facility structure containing an area of approximately 2,400 square feet, more or less.
- Maui Island Plan designates the subject parcel for Commercial Use; O'ahu Island Plan designates the Kalaeloa area for Industrial Use.

Program Information

- The Salvation Army Family Intervention Services has operated Kanehoalani - Safehouse for Boys, in Wailuku Maui, since July 2009
- The program has served 85 boys, ages 13 to 17, to this day
- 72% of the boys who enter the program are Native Hawaiian.
- 66% of the boys who have completed the program have reunited with family, or significantly improved their family relationships
- 87% of the parents have participated in services while their son was in the program
- 24 boys graduated high school or attained their GED/CB while in the program



Driveway



Entryway



Backyard



Living Room and Kitchen



Living Room



Computer Lab/Classroom





Discussion and Q&A

- What are the Beneficiary benefits?
- Do you support the proposed license extension?

Next Steps

- 30-day Comment Period Ends June 29, 2018
- Beneficiary Consultation Report to HHC – July 16/17, 2018
- HHC Action on License Extension – July 16/17, 2018

Send Written Comments to DHHL Planning Office:

Department of Hawaiian Home Lands
Attention: Planning Office
P.O. Box 1879
Honolulu, HI 96805

DHHL.Planning@Hawaii.gov



Department of Hawaiian Home Lands
Beneficiary Consultation

Questions and Comments

Name: Bruce Richards

Phone: 595-5290 (Business)

Email: brichards@pikifoundation.org

On a Scale of 1 to 5, how strongly do you support the DHS Safe House project and why?

5: GRANTED AS A EMPLOYEE OF PIDF AM VERY
SUPPORTIVE OF THIS PROGRAM. BECAUSE I HAVE
SEEN THE SUCCESS AND BENEFITS OF THE PROGRAM
What do you see are the social, cultural & economic benefits to you and your community?

THE MAIN BEING THE WELLBEING OF A FAMILY
THROUGH THE RETURNING OF THE LAND.



Department of Hawaiian Home Lands
Beneficiary Consultation

Questions and Comments

Name: David Dawson

Phone: 808-454-0215

Email: David.Dawson.K@gmail.com

On a Scale of 1 to 5, how strongly do you support the DHS Safe House project and why?

5.

What do you see are the social, cultural & economic benefits to you and your community?

* Letter Attached

David Dawson
5/30/18

Personal Statement

Aloha, my name is David Dawson. I am 23 years old and was born and raised on the island of Oahu. The reason that I have been asked to speak here today, is to attest to the benefits that the Ke Kama Pono Safe House has to offer Hawaii's troubled youth as well as the community as a whole.

Raised in the projects of Wahiawa, Oahu I've had my share of troubles; life was hard to say the least. Throughout my youth and adolescence, I often lashed out in school and in the community, without knowing the reasons behind my behavior. This led to troubles with the law which lasted for years. I've come to realise that my early struggles are apart of who i am and have become lessons i will never forget. looking at the person i am today, i can honestly say that the beginning of my success story dates back to 2010 where I became a resident at the Ke Kama Pono Safe House.

Speaking as a past resident I can attest to the positive impacts that the program as well as its implemented personal, family, group and drug therapies have to offer. The intensive in-house care along with well implemented behavior modification plans attribute tremendously to the reformation of the resident's cognitive behaviors.

For Hawaii's youth who end up in the juvenile justice system, the Ke Kama Pono Safe House offers them the chance to really search within themselves for the reasons behind their behavior, assist them in overcoming addiction, and habilitate them to become productive and -functioning members of society.

Upon completion of the program in 2011, i re-entered my community and graduated from Leilehua High school in 2013. I went on to purse a business education at the University of Hawaii at Hilo and after 2 years at university, decided to come home and continue education online while gaining hands on experience in a field I one day hope to become an entrepreneur in.

I stand before you today as a college-educated, productive, tax paying member of society who gives back to my community in the form of donations and community service when I can.

Personally, the Ke Kama Pono Safe House has helped to reform my cognition, deal with personal issues, and has equipped me with coping mechanisms and mental tools that I still use today. I am only one success story that has come from this program; there are many more whom I can reference and others whose stories are yet to be written.

I'd like to thank you for allowing me to share my experience and humbly ask that Department of Hawaiian homelands as well as the leaders of the Kapolei Housing Association consider that the Ke Kama Pono Safe House remain in the community and continue to mend Hawaii's youth for many more years to come.

Aloha,

David Dawson

Hawaiian Home Lands, is for over use the
Native Hawaiian, Hawaiian to pay with Kanaka Maoli
NOT for Non Hawaiian. Those lands should be
of Fed to run Business * for the
Hawaiian People one the
Waiting List.

Questions and Comments

Name: Naomi Kakaia Mitchell Department of Hawaiian Home Lands
Development & Colonization
Phone: 808 351-3991
Email: Kakaia@Gmail.com of Home Lands.

On a Scale of 1 to 5, how strongly do you support the DHS Safe House project
and why? 0 - 1 State owns so much land

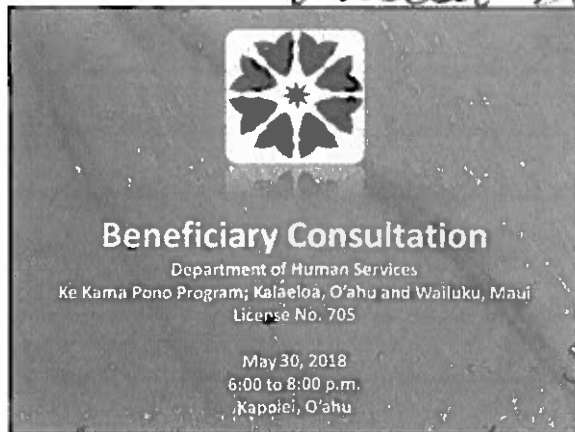
in Hawaii throughout the Islands they can run

these program on their own land, not ours.

What do you see are the social, cultural & economic benefits to you and your
community?

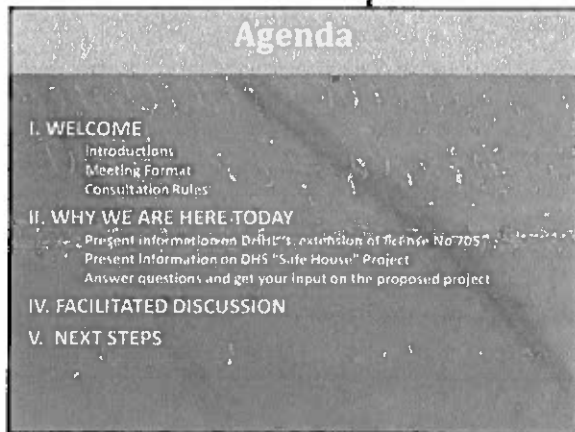
The Hawaiian People have a Trust with United States
we are the land owners. I say No!!

The Native Hawaiian people is the ^{5/29/2018} only that holds the TRUST Between us and the United States. Those's Land's is



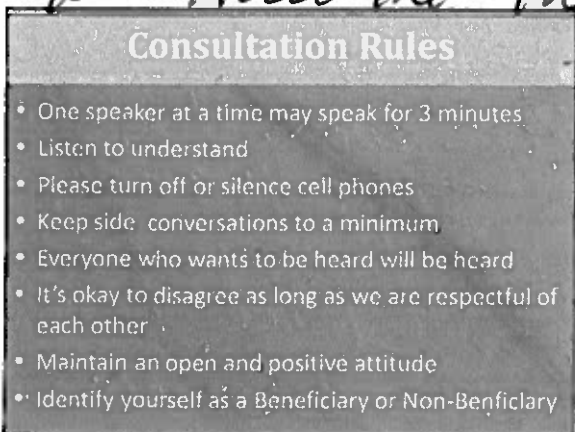
For our use. Not out Siders None Hawaiians! Our Hawaiian people need Land to live and Run a Business. That should be kept for us.

It's about the Dept of Hawaiian Home Land Waiting list. Thousands of Hawaiians need Land to live or to Run their own Business. Have to be



Hawaiians 50% percent or more to lease our Land. Not None Hawaiians

The State cannot violates our Rights that we hold in the TRUST with the United States.



even the same goes with the Dept of Hawaiian Home Land's, they cannot violate our Rights.

Meeting Objectives

At the end of today, we will have:

- ☐ An Indication of support for license extension
- ☐ Shared understanding of the Safe House Project
- ☐ Indication of the level of Beneficiary support for programs and services provided by the DHS Safe House Project

I Say No!
to the Dept. of
Human Services.

(Signature)

HHC Consultation Process

- HHC Policy of Consulting with Beneficiaries for:
 - Land Use Projects, Long-Term Leases/Licenses
- Consultation Meeting
 - What's Being Proposed?
 - Do the Beneficiaries Support the Project?
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 - Record Beneficiary Input
- One-Month Consultation Period
 - Receive Written Comments (email or mail)
- Consultation Report to HHC
 - Who Came to the Meeting
 - Summarize Main Points and Attach Full Record of Comments

That's Land's Our For
The Native Hawaiian's
Not Made For Noal
Hawaiian Use No!

License No.

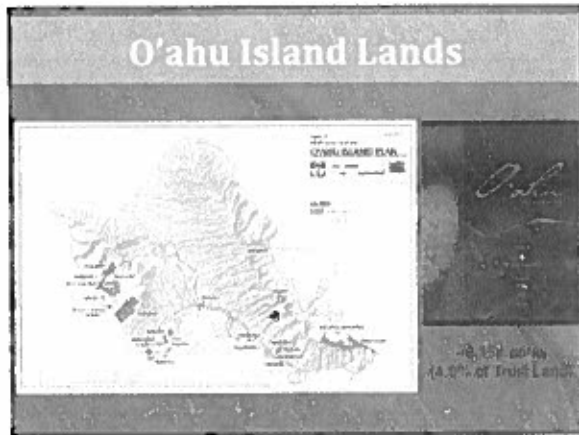
- February 2008 - the HHC approves issuance of License No. 705 to the DHS for the purpose of constructing, maintaining, and operating Child Caring Institution facilities ("Safe Houses") in Kalaheo, Oahu at TMK No. (1)9-1-011-024 (per.) and in Wailuku, Maui at TMK No. (2)1-4-011-032
- Land Area - Kalaheo, Oahu - 1.157 Acre and Wailuku, Maui - 0.137 Acre
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- Maintains an open and positive attitude
- Identify yourself as a Beneficiary or Non-Beneficiary

Wait List:

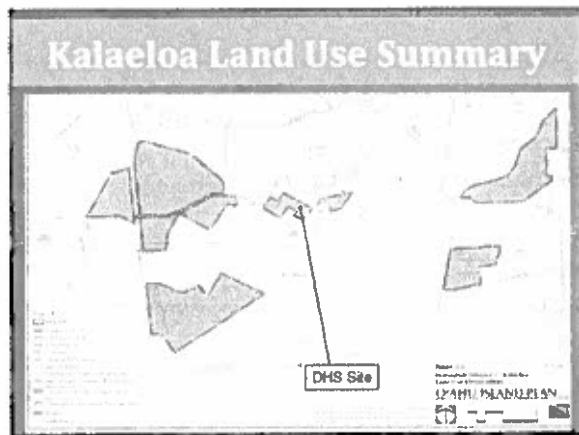
The Hawaiian Home Land
List is so long like the
thousands. Hawaiians
are still waiting for
land. Hawaiians would
love to have land to
run a business.

I Say No to the Dept. of Human Services

I am an Heir of the Kalaeloa
Land's. My Mother



Was a Kalaeloa
By Birth Right.



Only Hawaiians Should
Be able to Make a
Business, on those
Land's one Kalaeloa.



Should Be kept for the
use only for Native
Hawaiians on the
Dept of Hawaiian Home
stead waiting list.
offer it to us first.
a lot of Native Hawaiian
people would love to
Run a Business place
out there on those Kalaeloa
Land's.

Department of Human Services

Presentation of Safe House Program

as a Direct Hire to
The Kalaeloa Lands
I Say NO, TO THE DEPT
OF HUMAN SERVICES.
and as a 75% percent
Hawaiian No extending
there lease to the
Human Services.

Discussion Questions

- 1) What do you see are the social, cultural & economic benefits to you and your community?
- 2) On a Scale of 1 to 5, how strongly do you support the DHS Safe house project?

None

1 NONE

Next Steps

30-day comment period comments due by June 30, 2018

Beneficiary Consultation report July 2018

Hawaiian Homes Commission disposition July 2018

Mail Comments to:
Department of Hawaiian Home Lands
Attn: Land Management Division
P.O. Box 1879
Honolulu, Hawaii 96805

Email comments to:
DHHL Planning Office
DHHL.Planning@hawaii.gov

Ohana Wellness Maui

Yvonne Manupuna, LMFT

808-866-4892

135 S. Wakea Ave, Kahului Hi 96732

ohanawellnessmaui@gmail.com

www.ohanawellnessmaui.com



@OHANAWELLNESSMAUI



@OHANAWELLNESSMAUI



@OHANAWELLNESS

To Whom It May Concern

This letter is in support of the Kanehoalani Boys home and their attempts to continue their important work on the current property they are on. I am a mental health professional that provides treatment directly to the young men from the Kanehoalani Boys program. I could not stress more the impact this program has had for the young men that participate and its impact for the greater community as a whole. There is no other program like this on Maui and yet just a few in the State.

It's existence is critical for support with our young men. So few programs take a wholistic approach like this program. The structure of the program in that it looks and feels like a home is key to this dynamic. The support provides skills that include; setting up a daily routine, working together in the community and creating a plan to achieve their individual goals. These young men are then equipped to accomplish things they struggled to do outside of the program.

Its uniqueness is also in the incorporation of the cultural component. They are taught values and perspectives of our Hawaiian culture that are relevant and applicable to their healing work both in the program and as they transition out. The young men are also taught independent living skills and soft skills, ie; respect, setting healthy boundaries, time management, using community resources and appropriate social skills. They are taught practical skills; like how to cook, clean and care for themselves, values so important in young men, however are quickly becoming lost in younger generations. They are surrounded by role models that live sustainability, care and curiosity for how we as a small community are evolving and ideas changing.

Their hale/home/space is critical to the good work they do and continue to do. Please continue to support their mission and the important work they do for our community.

Mahalo Nui,

Yvonne Manupuna
Licensed Marriage and Family Therapist
Ohana Wellness Maui, LLC

Ohana Wellness Maui

Beneficiary Consultation Comments for License No. 705 Extension
Paukukalo Maui | May 30, 2018

Comment	Comment /Question regarding License	Comment /Question regarding Benefits	Comment /Question regarding Program	Comment /Question regarding BC Process
Benefits to outsiders (Salvation Army) rather than Homesteaders re jobs/running program		1		
Beneficiaries weren't aware that this program was going on				1
How much of staff is Hawaiian and teaching Hawaiian values?			1	
Group home. Why in Hawaiian Home Lands?	1			
Do you allow for tours etc. for Beneficiaries to understand/see first hand? Transparency/socially active			1	
Helping troubled youth is great – always a need			1	
Small amount of people at meeting – still transparent				1
Good program – but no exposure about program. Maui not kept well informed			1	
Program teaches boys about administration etc. so maybe can run themselves			1	
What is length of stay/curriculum?			1	
How many more boys will benefit in 5-year extension?			1	
What is post program follow up like?			1	
What are some partner organizations that help out?			1	
How do you get boys to be self-sufficient especially when family situations might not be so positive?			1	
Continued interaction with parents? Counseling? Ho'oponopono?			1	
How many staff?			1	
How can we get children in program?			1	
Safe house = structured detention home			1	
Can Hawaiian kids get preference?		1		
Program is for high risk Other programs available – Maui Youth & Family			1	

Beneficiary Consultation Comments for License No. 705 Extension
Paukukalo Maui | May 30, 2018

Comment	Comment /Question regarding License	Comment /Question regarding Benefits	Comment /Question regarding Program	Comment /Question regarding BC Process
Why only a 5-year extension?	1			
Why weren't Maui/Oahu parcels not licensed separately?	1			
Any program that benefits Native Hawaiians are welcome on HHL		1		
When DHS leaves, house stays?	1			
Beneficiary benefits – money from rent, improvements to land		1		
What changes (rules?) that requires beneficiary consultation?				1
\$10,000/year or \$100,000/annually doesn't seem like much.		1		
Invitation letter [to BC meeting] was confusing. Provide synopsis/summary of topic				1
TOTALS	4	5	15	4

STATE OF HAWAII`I
DEPARTMENT OF HAWAIIAN HOME LANDS

July 16-17, 2018

To: Chairman and Members, Hawaiian Homes Commission
Thru: M. Kaleo Manuel, Acting Planning Program Manager
From: Lehua Kinilau-Cano, Legislative Analyst
Julie-Ann Cachola, Planner
Subject: Adoption of the Nānākuli Regional Plan Update (2018)

Recommended Action

That the Hawaiian Homes Commission:

1. Adopt the Nānākuli Regional Plan Update (2018) (Exhibit A); and
2. Authorize dissemination of the Nānākuli Regional Plan Update (2018).

Discussion

Regional plans build a sense of community and capacity, stimulate partnerships for development and improvements, facilitate beneficiary participation in issues and areas of concern, and identify priority projects within existing and planned homestead areas. The plan may focus on a particular homestead community or several homestead communities in the region. At a minimum, the regional plans document current conditions and trends and identify a prioritized list of projects important to the community and the department.

The Nānākuli Regional Plan updates the 2009 Regional Plan for the Traditional Native Trust Lands of the Ahupua`a of Nānākuli. The outlook of a regional plan is typically 3-5 years. DHHL initiated the process to update this regional plan in June of 2017. Subsequent consultation meetings with beneficiaries in this region were conducted. The draft plan was completed in March 2018 and updated since then based on continued meetings (See Exhibit A).

OUTREACH PROCESS & METHODOLOGY

Several meetings were held from September 2017 to June 2018 and are detailed in the plan. In addition to conducting these meetings, a survey was distributed to Nānākuli lessees to gather additional mana'o.

Results of Beneficiary Consultation to Date

Through the beneficiary consultation planning process, participants identified values and guiding principles. These values and guiding principles in turn shaped the vision statement for the region.

The vision for the Nānākuli region is as follows:

"The Nānākuli Homesteads are communities united in a vision for the prosperity of our keiki, 'ōpio, mākua, kūpuna, and 'ohana. With education, collaboration, and pono community-based economic development, we can ensure the safety, cultural abundance, and self-determination of all who call this community home."

PRIORITY PROJECT RECOMMENDATIONS

Based on the vision statement as shaped by the values and guiding principles and in continued discussion with beneficiaries, priority projects were identified for the region as follows:

1. **Disaster Preparedness** - Nānākuli homestead communities have identified issues of disaster preparedness, community resilience, and broader climate change adaptation as high priorities. Perhaps the most visible of related projects is the Wai'anāe Coast Emergency Access Road (WCEAR). Alongside the WCEAR, a second/parallel access road is being considered. Perhaps most importantly, homesteaders identified needs for both short-term disaster preparedness - evacuation routes and emergency plans to ensure immediate safety - and long-term disaster resiliency, which could come as a result of community self-sufficiency.
2. **Improve Community Access to Non-Homesteading Areas** - Non-homesteading areas, utilized by communities in ways other than living, are vital to the wellbeing and connectedness of the Nānākuli homestead communities, as well as to the Wai'anāe Coast as a whole. Potential spaces within the

Nānākuli homestead communities have been identified, each with varying levels of feasibility.

3. **Street Repairs and Improvements for Health and Safety in the Region** - Several roadway-related issues were identified by Nānākuli homesteaders, all of which directly influence the safety of homesteaders and their families. Measures necessary to combat identified issues and advance opportunities - in addition to general repair and maintenance of homestead and regional roadways - will require coordination among multiple entities including the State, the City & County, the Department of Transportation, DHHL, and private stakeholders, among others.
4. **Establish Community-Based Education Programs** - Education is critically important to the Nānākuli homestead communities, as it is one of many factors that drives communities forward, connecting them and raising up the next generation. A main focus of community education in the Nānākuli homestead communities is Hawaiian language and culture. In addition to cultural and 'āina-based education programs, community members have expressed interest in other forms of education.
5. **Identify and Pursue Opportunities for "Pono Economic Development" and Community Action** - "Pono Economic Development" for the Nānākuli homestead communities means providing sustainable opportunities for all to support ourselves and our communities. Economic development can be accomplished by a variety of means and can also include services provided to community members, which in turn strengthen resiliency and sustainability.

A more thorough description of these priority projects can be found in the regional plan.

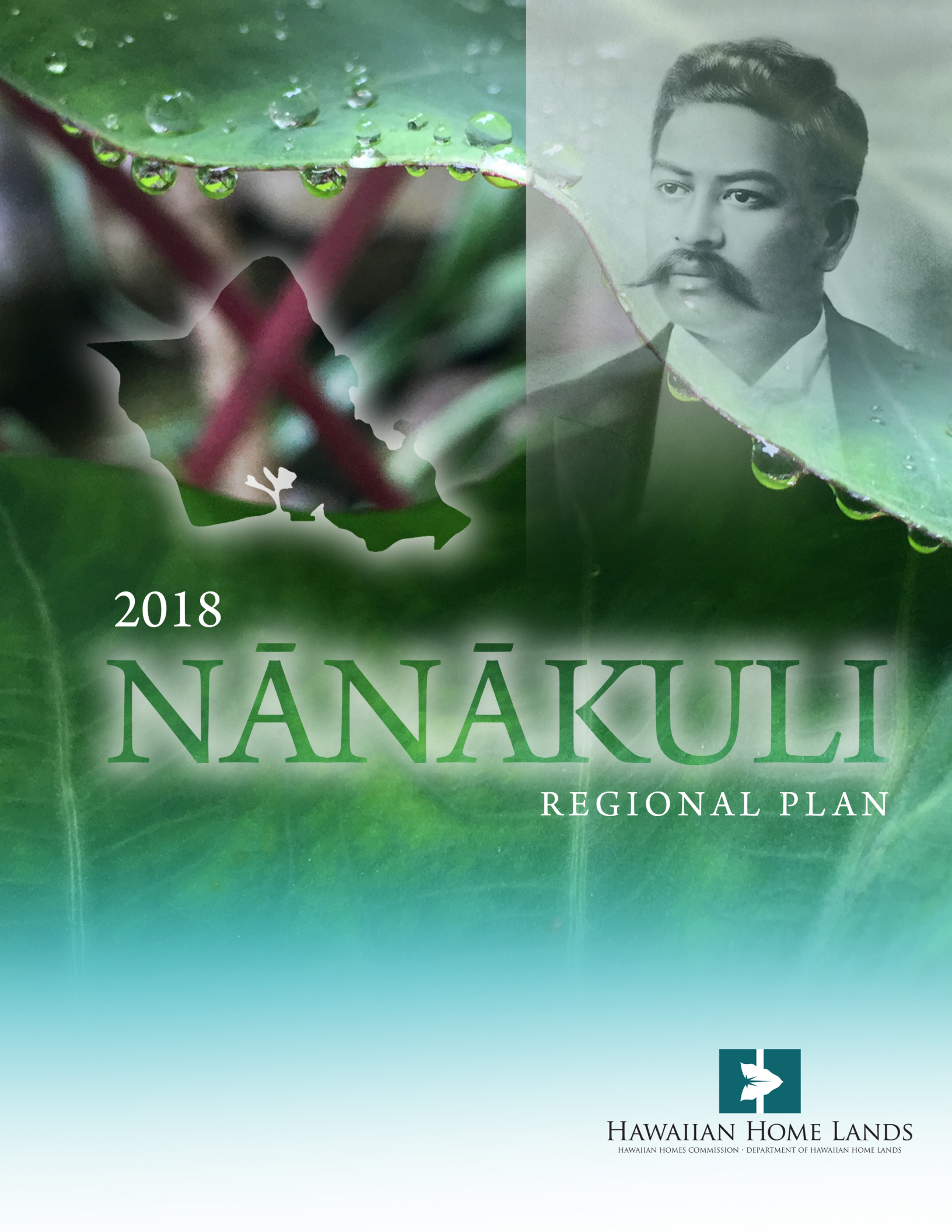
FINAL REGIONAL PLAN

Additional information received after last month's Hawaiian Homes Commission meeting regarding disaster readiness and from the Department of Transportation was added to improve the regional plan. Furthermore, a question regarding per capita income resulted in a more appropriate reflection of economic characteristics. The following substantive revisions were made to the final regional plan:

- **Added WaianaeReady.com website and language** about community-lead initiative to provide information and resources (Page 34)
- **Added the Department of Transportation's current work based on information provided by Edwin Sniffen, Deputy Director of Highways Division**
 - Farrington Highway Transportation Corridor Coordination and Improvements - The Nānākuli Contraflow costs DOT approximately \$600,000 annually to operate. In the future, the extension of the fifth lane to Hakimo Road will also alleviate traffic congestion, but the DOT recommends maintaining the contraflow for now. However, it is ultimately the choice of the community whether or not the contraflow will continue (Page 13).
 - Wai'anāe Coast Parallel Route concerns noted that when addressing the potential of an alternative route that would run past Nānākuli and eventually connect with the H-2 that this option may not be in the best interest of community members in the region (Page 30).
 - Farrington Highway Corridor Study and three primary factors in assessing the Wai'anāe Coast transportation corridor: (1) Maximizing vehicular, pedestrian, and cyclist mobility; (2) Minimizing environmental and community impact; and (3) Minimizing cost to taxpayers. The DOT is scheduled to complete the corridor study early in 2019 (Page 32).
 - Institution of Lower Speed Limits and Traffic Calming Measures including a note that homesteaders are able to send formal requests for speed reducing measures to the appropriate entity. However if the community is not well aligned on a request, it is very unlikely that the request will be approved (Page 45).
- **Replace per capita income (\$17,586) with median household income (\$66,042)** to better reflect economic characteristics (Page 20).

Recommendation

Staff respectfully requests the Hawaiian Homes Commission approve the recommended actions as stated.



2018

NĀNĀKULI

REGIONAL PLAN



HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

Executive Summary

Regional plans build a sense of community and capacity, stimulate partnerships for development and improvements, and put homestead lessees in the “driver’s seat.” The Hawaiian Homes Commission’s approval of 22 Regional Plans across the State means that all homestead communities have the same opportunity. The 22 regional plans provide a platform for beneficiaries to talk as neighbors and ‘ohana about their common issues and concerns. The regional plans empower beneficiaries with a recurring opportunity, to convene as neighbors and friends in order to identify and solve their own problems. Regional plans tap the ingenuity and ensure that homestead lessees are an integral part of the solution. Working with the Department of Hawaiian Home Lands (DHHL) Planning Office staff and consultants, the plan identifies priority projects to respond to issues and areas of concern within existing and planned homestead areas. The plan may focus on a particular homestead community or several homestead communities in the region. At a minimum, the regional plan documents current conditions and trends and identifies a prioritized list of projects important to the community and the department.

Vision. The vision provides a unified direction for homestead, Departmental and Commission actions in Nānākuli, and is as follows:

The Nānākuli Homesteads are communities united in a vision for the prosperity of our keiki, ‘ōpio, mākuā, kūpuna, and ‘ohana. With education, collaboration, and pono community-based economic development, we can ensure the safety, cultural abundance, and self-determination of all who call this community home.

Planning Area. The Nānākuli Planning Area (approximately 2,311 acres) is located in both the ahupua‘a of Nānākuli and the ahupua‘a of Wai‘anae, Wai‘anae District, City & County of Honolulu, island of O‘ahu. The O‘ahu Island Plan (2014) land use designations include:

- Residential (390 acres)
- Commercial (10 acres)
- Community Use (50 acres)
- Conservation (825 acres)
- General Agriculture (710 acres)

Planning Process. This Plan updates the 2009 *Regional Plan for the Traditional Native Trust Lands of the Ahupua'a of Nānākuli*. The Regional Plan Update process emphasized a community-based approach through individual homestead and broader regional community meetings with DHHL beneficiaries and stakeholders. Meetings were publicized through mail-outs of meeting notices and coordination with homestead leaders and associations. This process included meeting with smaller groups such as community associations and organizations to allow for more open dialogue and input around opportunities, issues, and priorities as well as provide space for questions.

The process also included Kou Mana'o Questionnaires to garner broader input for those unable to attend meetings, which were mailed to lessees and made available online.

See Section 1.5 (below) for a detailed timeline of stakeholder meetings held throughout the Regional Plan Update process.

Priority Projects. The communities' priority projects, found in Section 6, reflect the community's desires to coordinate and improve disaster and emergency preparedness; identify, plan, and improve community use areas; coordinate street repairs and maintenance for health and safety in the region; establish community-based education programs; and identify and pursue opportunities for "pono economic development."

Table of Contents

Executive Summary	i
1 Introduction	1
1.1 Purpose of a Regional Plan	1
1.2 Planning System.....	1
1.3 Regional Planning Process.....	2
1.4 Stakeholders and Partners	3
1.5 DHHL Master Planning Process	3
2 Vision and Values.....	9
2.1 Guiding Principles.....	9
2.2 Previous Planning Efforts.....	11
2.3 Methods & Approach	14
2.4 Cross-Region Focuses.....	17
3 Planning Area	20
3.1 Location.....	20
3.2 Demographics.....	21
3.3 Existing Service Providers in the Planning Area.....	21
3.4 Regional History.....	21
4 Existing Land Uses	24
4.1 Background.....	24
4.2 Commercial and Industrial Uses.....	24
4.3 Homestead Uses.....	25
4.4 Community Uses	25
4.5 State and County Land Use Districts	26
4.5.1 State Land Use Districts.....	26
4.5.2 County Community Plan (Wai‘anae Sustainable Communities Plan 2012)	27
4.5.3 County Zoning.....	27
4.5.4 Surrounding Land Ownership	27
5 Infrastructure	28
5.1 County Water System.....	28
5.2 County Wastewater System	28

Table of Contents

5.3	Road System – Existing and Planned	29
5.3.1	In Progress & Planned Road and Transit Projects	30
5.3.2	Proposed Road and Transit Projects.....	30
5.3.3	Farrington Highway Improvement Projects	32
5.4	Impacts of Future Proposed Infrastructure Facilities	33
5.5	Climate Change and Disaster Preparedness.....	34
6	Priority Projects	39
6.1	Disaster Preparedness.....	39
6.1.1	Objectives	40
6.1.2	Implementation Actions	41
6.2	Improve Community Access to Non-Homesteading Areas.....	42
6.2.1	Objectives	43
6.2.2	Implementation Actions	44
6.3	Street Repairs and Improvements for Health and Safety in the Region	46
6.3.1	Objectives	47
6.3.2	Implementation Actions	48
6.4	Establish Community-Based Education Programs	50
6.4.1	Objectives	50
6.4.2	Implementation Actions	51
6.5	Identify and Pursue Opportunities for “Pono Economic Development” and Community Action 52	
6.5.1	Objectives	53
6.5.2	Implementation Actions	53
Appendix A	.....	58
Appendix B	.....	83
Appendix C	.....	88
Appendix D	.....	93
Appendix E	.....	106
Appendix F	.....	109

List of Figures

Figure 1: DHHL's Planning System	1
--	---

Figure 2: The Regional Plan Development and Update Process3

Figure 3: Community Organization & Development6

Figure 4: Master Planning and Land Development Process on Hawaiian Home Lands7

Figure 5: Nānākuli Regional Plan Timeline17

Figure 6: Map - DHHL Planning Area and DHHL Land Use Designations, Nānākuli23

Figure 7: Map - Tsunami Hazard Zones, Nānākuli.....36

Figure 8: Map - Emergency Facilities, Nānākuli.....37

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1 Introduction

1.1 Purpose of a Regional Plan

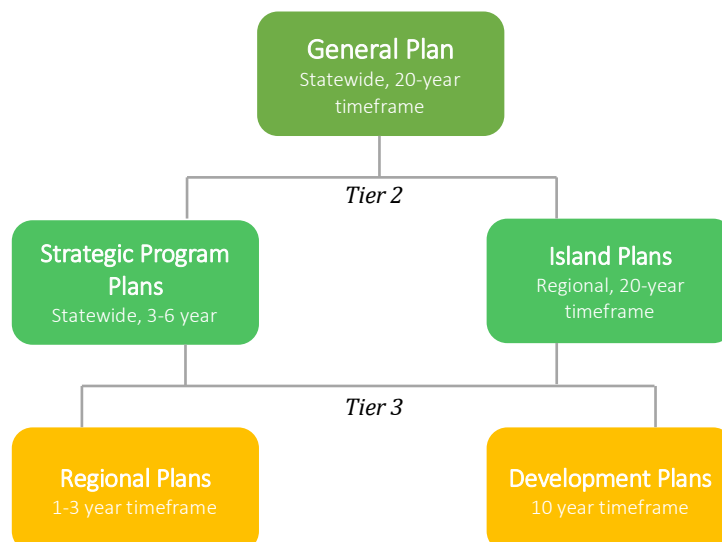
The mission of the Department of Hawaiian Home Lands (DHHL) is to manage the Hawaiian Home lands trust effectively and to develop and deliver lands to native Hawaiians. DHHL partners with others toward developing self-sufficient and healthy communities. Towards this end, DHHL works with government agencies, private landowners, non-profit organizations, homestead associations, and other community groups. Regional plans provide the means to work closely with existing lessees and native Hawaiian beneficiaries to clarify visions and build partnerships.

This regional plan is one of 22 regional plans that DHHL is updating statewide. These regional plans assess land use development factors, identify issues and opportunities, and identify the region's top priority projects slated for implementation within the next five years.

1.2 Planning System

Regional Plans are part of DHHL's three-tiered Planning System. At tier one is the General Plan which articulates long-range goals and objectives for the Department. At the second tier, there are Program Plans that are statewide in focus, covering specific topic areas such as the Native Hawaiian Development Program Plan and Water Policy Plan. Also at this second tier are the Department's Island Plans that identify the Department's land use designations per island which function similar to the counties' land use zones. The Regional Plans are located at the third tier in the Department's Planning System which focuses at the community/regional level.

Figure 1: DHHL's Planning System



1 Introduction

The role of the Regional Plans within the planning system includes:

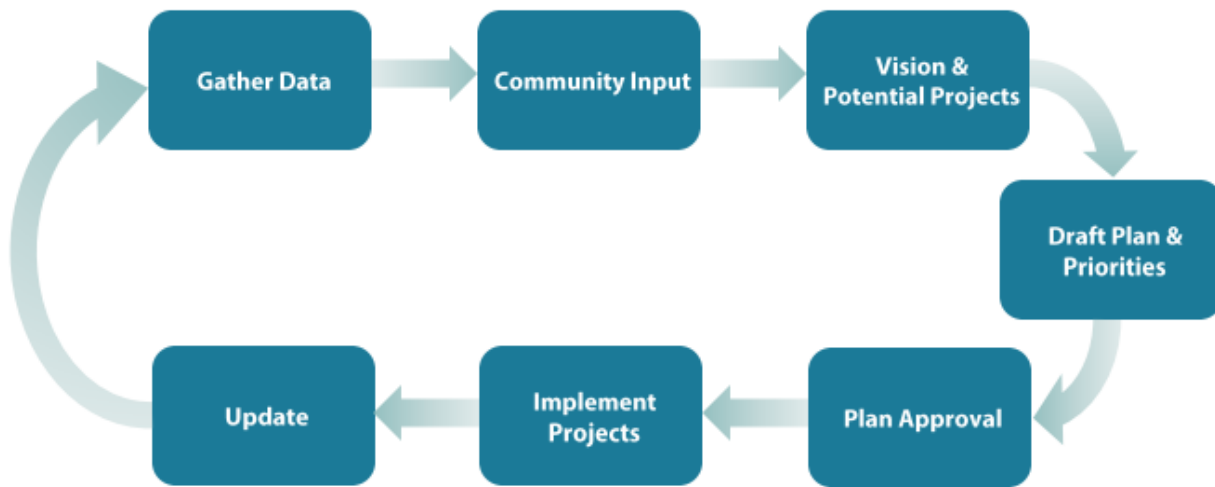
- Apply the goals, policies, and land use designations of the General Plan, program plans, and applicable island plan to specific geographic regions;
- Directly involve the community in planning their region;
- Compile comprehensive information about the region to provide a factual basis to identify needs and opportunities;
- Evaluate changes needed, if any, to the Island Plan as it applies to the region;
- Identify potential resources (e.g., partners, funding sources) to facilitate implementation;
- Identify priority projects that are important to the community and implementation steps to move these projects forward.

1.3 Regional Planning Process

The development of regional plans involves seven steps (see Figure 2):

1. **Gather Data.** Pertinent data to describe existing conditions and trends include history of the homestead, land use, infrastructure, natural features, historic/cultural features, surrounding uses, development trends.
2. **Gather Community Input to Identify Issues and Opportunities.** Existing homesteaders, native Hawaiian beneficiaries, and other stakeholders are invited to a facilitated meeting to discuss issues and opportunities for the region.
3. **Create a Long-Term Vision and Identify Potential Projects.** The input from the community on the issues and opportunities provide the basis to craft a draft vision statement that is reviewed and modified as necessary to the satisfaction of the community. Potential projects consistent with this vision are identified and prioritized by community consensus.
4. **Review a Draft Plan and Priorities.** Project details, budget estimates, and other pertinent project planning information are written up as part of a draft plan for review by the community.
5. **Approve the Plan.** Draft regional plans are then subject to the approval of the Hawaiian Homes Commission, which means that the Commission and Department officially support the priorities identified in the regional plan.
6. **Implement Priority Projects.** Upon approval, the homestead community, the Department, and other development partners can seek necessary funding and pursue the implementation of the Priority Projects.
7. **Update.** Finally, since DHHL knows that regional development is a dynamic process with constantly changing opportunities and emerging issues, regular regional plan updates are built into the planning process.

Figure 2: The Regional Plan Development and Update Process



1.4 Stakeholders and Partners

DHHL is working in partnership with other government agencies, the private sector and community organizations to develop its lands and improve community life. DHHL believes that partnerships are an effective way to leverage resources and capital investments, mitigate undesirable impacts of development, coordinate area growth, reduce risks in large scale community projects, and create broad community benefits.

These partnerships allow for better prioritization and coordination of infrastructure improvement and the development of regional and public residential facilities. This coordination helps individual organizations achieve their goals while bringing long-term benefits to the community and region.

1.5 DHHL Master Planning Process

Often times homestead associations are interested in developing capital improvement projects within their communities in order to provide needed social services and enrichment opportunities for their community. The need for these desired projects are often captured in DHHL Regional Plans. While the characteristics of projects proposed in each region are as diverse and unique as the DHHL communities in each region across the state, the overall planning and development process for these projects in most instances is the same.

Successfully implementing any type of land development project requires several basic foundational elements prior to beginning. This includes a strong organization that works well together and has high levels of participation in regular association business, ensuring that projects are selected based upon agreed criteria rather than individual preferences, creating a project plan and building large amounts of social capital within and outside of the community. Figure 3 briefly

1 Introduction

describes these elements of organizational capacity and project planning in more detail. The top level represents the steps that the homestead association (project proponent) should complete.

Most organizations go through five main stages of an organization's developmental lifecycle:

1. **Stage One: Imagine and Inspire.** The organization is not yet formalized, but individuals are inspired and united by a common vision or idea.
2. **Stage Two: Found and Frame.** The organization becomes formalized. Governing documents have been drafted and adopted by its members. The organization receives its non-profit status.
3. **Stage Three: Ground and Grow.** Organizations in this stage focus on establishing systems of accountability to its members as well as growing its internal capacity to provide more services or a higher quality of service to its members.
4. **Stage Four: Produce and Sustain.** This is the stage in which the organization is at its peak and is primarily concerned with how it can sustain its level of service over time.
5. **Stage Five: Review and Renew.** The organization re-invents itself in order to adapt to new existing conditions. The primary question the organization is concerned with at this stage is: "How can we do it better?" The organization revisits its mission, vision, services, and management structure.

Social capital can be defined as the networks of relationships among people who live and work in a particular society, enabling that society to function effectively. A homestead association from time to time should assess its social capital both internally among its members as well as among external stakeholders and potential partners in order to determine the level of potential support and/or opposition about a proposed land development project. Figure 3 illustrates the various social circles that should be supportive of a land development project. Often times, a development idea starts with a core group of individuals on an association board and gradually that idea should be shared with and incorporate the ideas of others in larger social circles of people in order to grow social capital and build support for a development project.

Lastly, Figure 3 illustrates that the association's assessment of its life cycle and existing social capital should be incorporated into a program plan. A program plan clearly articulates a community vision or need, identifies criteria for selecting programs or projects to fulfill that vision or need, and selects appropriate projects and programs based on that criteria. Programs/projects should be selected based on strong community support for the initiatives and the association's organizational capacity.

Once an association has outreached with its community to identify its vision and goals, established criteria for selecting projects that help them accomplish their vision and goals, and selected project(s) that have strong community support, then the association can begin with the actual physical master planning and development of the project(s). Figure 4 illustrates the process of master planning and land development on Hawaiian Home Lands.

The top level represents the steps that the homestead association (project proponent) should complete.

- The project proponent should focus their time and attention to ensure that the community's **vision and needs** are integrated into the project.
- The project proponent should conduct a site and infrastructure assessment of the location in which they would like to implement the project in order to ensure that the location is appropriate for what they would like to do.
- A master plan should integrate and synthesize the community's vision and needs with the site and infrastructure assessment. A master plan should also include a financial plan that forecasts initial development costs, long-term operational costs, and how those costs will be financed over time.
- An EA or EIS needs to be prepared in accordance with HRS Chapter on the Master Plan. If federal funds are used for the project, then a federal EA or EIS may need to be completed in accordance with the rules and standards of the federal funding agency.
- Once Chapter 343 and federal environmental regulations are complied with, then the project proponent can proceed with obtaining the necessary permits, approvals, and proceed with construction.

The next two levels below the top level, include various DHHL staff reviews and HHC approvals the Project Proponent will need at each step.

1 Introduction

Figure 3: Community Organization & Development

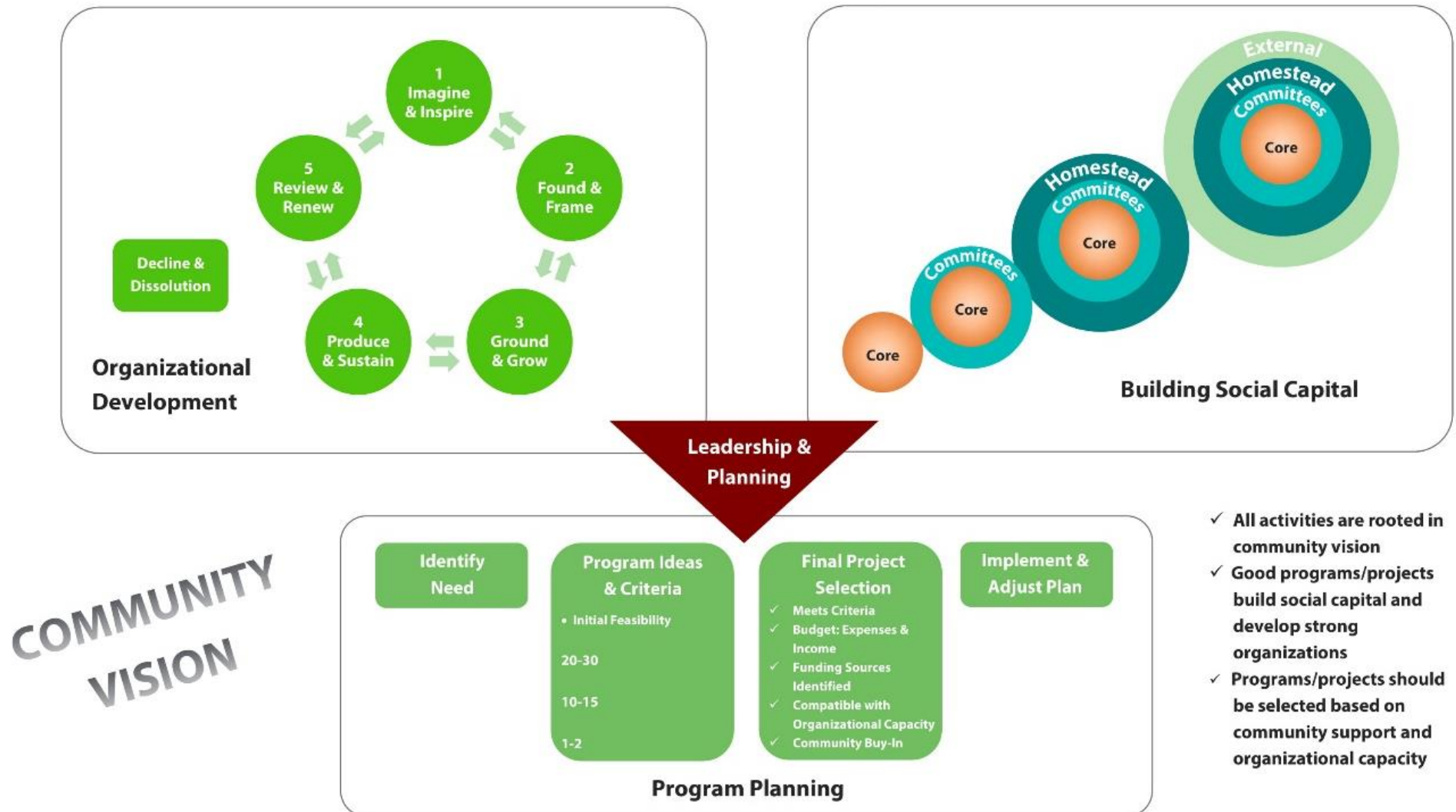
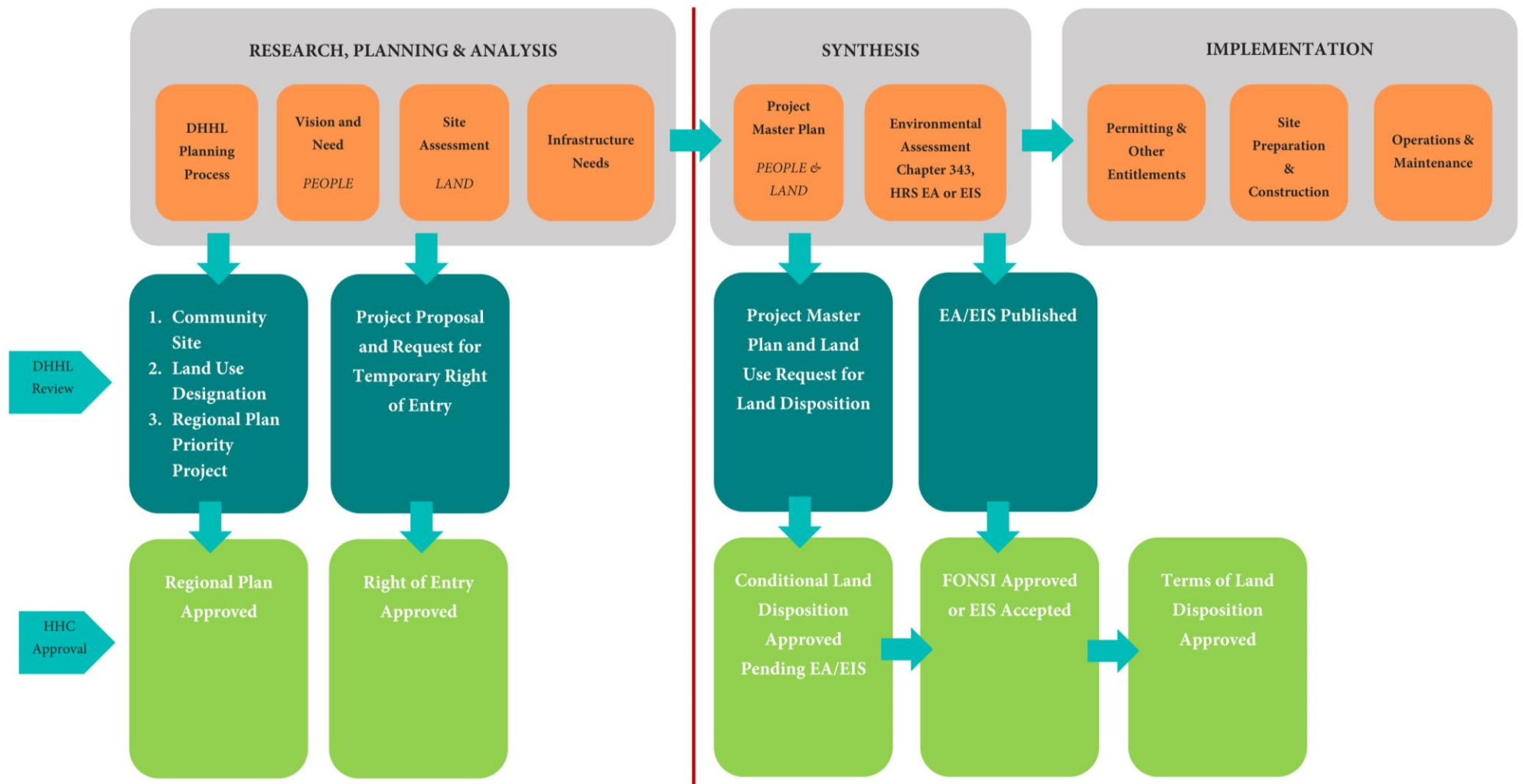


Figure 4: Master Planning and Land Development Process on Hawaiian Home Lands



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2 Vision and Values

“The Nānākuli Homesteads are communities united in a vision for the prosperity of our keiki, ‘ōpio, mākua, kūpuna, and ‘ohana. With education, collaboration, and pono community-based economic development, we can ensure the safety, cultural abundance, and self-determination of all who call this community home.”

This vision statement captures a desired end-state for the Nānākuli Homestead community. Taken together, it articulates the homesteaders’ vision of a successful homestead community. This vision provides a unified direction for homestead, Departmental and Commission actions in Nānākuli and provides important context for the Regional Plan Priority Projects that follow. The vision provides a steady beacon of light that remains strong, no matter what storms may roll in.

2.1 Guiding Principles

The Vision Statement was based on the following values and guiding principles:

- Community Spaces
- Respect and Care for Our Kūpuna
- Culture
- Safety and Health
- Community-Wide Education
- Self-Determination
- Pono Economic Development
- The Next Generation

Community Spaces

Community spaces (known as “non-homesteading areas”) are vital to the wellbeing and connectedness of any community. These are places where our keiki, kūpuna, families, and other community members can play, learn, interact, and grow. Community spaces can serve as venues for education across all stages of life, including early childhood education, adult skills training and education, and Hawaiian education (e.g. ‘Ōlelo Hawai’i). These spaces can also provide economic development opportunities for the community.

2 Vision and Values

Ultimately, the hope is that facilities available for community use will address the needs and desires of that community over a long term. This requires planning, human and financial resources, and collective effort in order to ensure long-term viability.

Respect and Care for Our Kūpuna

An ‘ōlelo no‘eau reveals to us the importance of honoring our kūpuna: *I ka wā ma mua, ka wā ma hope*. This translates, “In the time in front (the past), the time in back (the future).” With our eyes looking to that which has come before us, we are better equipped to approach the future. Our kūpuna hold this knowledge for us, and we honor them by giving deference to their wisdom. We seek to uphold the kūpuna in our communities by ensuring that they are cared for, listened to, and respected.

Culture

“Culture” is the behaviors, beliefs, values, and symbols that distinguish one group from another, passed on through language or imitation. Culture can be seen in how we relate to each other. For native Hawaiians, an important part of culture is how we relate to the land (‘āina) and how we honor our ancestors. In short, culture is what is important to us. It is the legacy we want to pass onto the next generation.

Health and Safety

Our health starts at home—healthy families create healthy communities. The health of our communities also requires broader structures that are culturally-informed, affordable, and accessible.

We must also work to ensure all members of our communities are safe, from our children to our elders. Safety hinges upon all aspects of a community, including its infrastructure, its policies and laws, and the people that inhabit it. Offenses such as theft, robbery, drug abuse, and reckless driving have no place in our communities and are threats to the wellbeing of all.

Finally, we must be prepared in the event of any disaster, natural or man-made. This involves having viable emergency evacuation routes and plans, proper community education and resources, and necessary policies in-place to ensure the safety of all.

Community-Wide Education

Education is important to our communities, as it is one of many factors that drives us forward. It increases our understanding of that which surrounds us, the people we interact with, and ultimately, ourselves. A main focus of community education in the Nānākuli homestead communities should be Hawaiian culture and language (‘Ōlelo Hawai‘i), as these link us to both past and future, allowing us to pass on knowledge to the next generation.

Self-Determination

When a community can support itself, fewer (if any) resources are needed from external sources. Local individuals, families, and businesses become more sustainable, and costs are often driven

down. Disaster preparedness also increases—in the event of a disaster, the Wai‘anae Coast is highly susceptible to a rapid depletion of resources, especially if Farrington Highway is cut off.

Communities can be self-determinant and self-sufficient in a number of ways; the Nānākuli homestead communities are currently focused on becoming self-sufficient in terms of both energy and food. Food self-determination for Nānākuli would require a significant investment in agricultural resources and training, while also requiring that some top-down changes occur (e.g. our communities’ water sources). Energy self-determination would require investments in renewable resource technologies and a commitment by homestead, community, and broader leaders to foster these investments.

At the micro level, when we can feed our own families, we are self-sufficient. All other forms of community self-determination must grow from this.

Pono Economic Development

In line with other values listed above, economic development for our communities means providing sustainable opportunities for all (keiki, youth, adults, kūpuna, and families) to support themselves. Economic development can be accomplished by a variety of means, but some of the most attractive to our community include: management of community use spaces for revenue (e.g. commercial kitchens, event spaces); community-owned and community-led commercial development that elevates and supports local businesses; and sustainable ‘āina-based opportunities that provide both connection to place and resources to support a living.

The Next Generation

To quote a young resident of the Nānākuli Homestead, “Keiki are our future.” Keiki, youth, and young adults must be actively engaged in all levels of community planning and action. Our actions today will affect them for years to come, and perhaps to a greater extent than anyone else. The next generation of community members have unique perspectives, ideas, and knowledge not found elsewhere, and we must bring them up to serve as the next leaders.



Today’s youth, however, often lack access to the wisdom of our kūpuna, especially as intergenerational interactions become less common. We must steward these relationships especially. Knowledge transfer from kūpuna to keiki is essential to our communities’ wellbeing.

2.2 Previous Planning Efforts


A Regional Plan for Nānākuli was developed in 2009. The Plan included a list of potential projects, with five of those considered priority. The status of these five Priority Projects is summarized below.

As stated by homesteaders along the Wai‘anae Coast, these “previous” Priority Projects will not be replaced by this plan. Rather, the 2018 plan serves to update and supplement the below planning efforts.

Project Description	Status
<p>Nānākuli Village Center</p>  <p><small>Photo credit: UHC Communities</small></p>	<p>Hale Makana ‘O Nānākuli currently provides transitional and long-term rental housing. The NFL-YET Boys and Girls Club of Hawai‘i Clubhouse has been completed and is in operation. Kamehameha Schools will design and operate the Agnes Kalaniho‘okaha Cope Community Learning Center, which will provide lifelong learning and livelihood opportunities in the Nānākuli community. Plans have been finalized for the Center with partial funding secured; additional funding for the Center will come from the NVC Commercial Center’s revenues. (See Section 4.4 below for more information on the Cope Learning Center.) The Commercial Center, currently under construction, will provide retail space to accommodate Native Hawaiian businesses and other local and national restaurants and small shops. Businesses will include Long’s, Starbucks, and a satellite clinic to be designed and operated by the Wai‘anae Coast Comprehensive Health Center (the Nānākuli Family Health Center). Off-site improvements—which include road widening, sidewalks, and a main signalized intersection—have been completed.</p>
<p>Street Repairs and Maintenance for Health and Safety in the Region</p>  <p><small>Photo credit: Hawaii News Now</small></p>	<p>DHHL hired a contractor to install a crosswalk at Nānākuli Avenue and 3rd Road and to improve the sidewalk on Nānākuli Avenue between 6th Road (Kawao Ave.) and the entrance to the high school. Repair and maintenance of existing infrastructure continues in homestead communities statewide.</p> <p>Improvement measures such as bike lanes, road widening, paving on city streets, and water and sewage line projects have been completed.</p> <p>See Section 5 – Infrastructure for more information on current, planned, and potential street repairs and other regional maintenance.</p>

Project Description	Status
<p>Farrington Highway Transportation Corridor Coordination and Improvements</p> 	<p>HDOT opened the turning lane on Farrington Highway at Haleakalā Avenue and Nānākuli Avenue in January 2018 in order to improve the only corridor through Nānākuli. The Nānākuli Contraflow, initially put in place to mitigate the effects of the construction for the turning lanes project, is set to operate until Summer 2018 with options to continue. The contraflow, which costs HDOT approximately \$600,000 annually to operate, is just a fraction of the cost and inconvenience of what it would take to add additional lanes. In the future, the extension of the fifth lane to Hakimo Road will also alleviate traffic congestion, but the HDOT recommends maintaining the contraflow for now. However, it is ultimately the choice of the community whether or not the contraflow will continue. Funding has been appropriated for improvements to the Waiʻanae Transportation Corridor.</p>
<p>Cemetery Repair and Expansion</p> 	<p>Community volunteers maintain the Nānākuli Cemetery. They need manpower and funding assistance.</p>

2 Vision and Values

Project Description	Status
<p>Identify and Plan Community Use Areas</p> 	<p>Some elements of identification and planning community use areas will be implemented through the development of the Nānākuli Village Center, but other elements could be discussed further with beneficiaries and community organizations.</p> <p>Although not located on DHHL land, the recently-opened Nānākuli Public Library represents an important Community Use space for the Nānākuli Region.</p> <p>See Section 6 – Priority Projects to see recent community input regarding Identifying, Planning, and Improving Community Use Areas.</p>

2.3 Methods & Approach



The planning process emphasized a community-based approach through individual homestead and broader regional community meetings with DHHL beneficiaries and stakeholders. Meetings were publicized through mail-outs of meeting notices and coordination with homestead leaders and associations. This process included meeting with smaller groups such as community associations and organizations to allow for more

open dialogue and input around opportunities, issues, and priorities as well as provide space for questions. The process also included Kou Mana'o Questionnaires to garner broader input for those unable to attend meetings, which were mailed to lessees and made available online.

The timeline for this plan was as follows:

September 7, 2017: *Homestead Leaders Meeting #1.* DHHL and HACBED met with leaders from homestead communities in Nānākuli and Wai‘anae to review the regional plan update process and schedule. The meeting allowed for leaders to ask questions and discuss past priority projects. See Appendix A for meeting summary.

October 5, 2017: *Homestead Leaders Meeting #2.* DHHL and HACBED met with leaders from homestead communities in Nānākuli and Wai‘anae to follow-up on the previous meeting and schedule smaller meetings with individual homestead organizations and associations and confirm timeline. See Appendix A for meeting summary.

October 16, 2017: *Princess Kahanu Estates Association Meeting.* The purpose of this meeting was to review the regional plan update process with the meeting participants and discuss issues and opportunities and begin developing priority projects to address the concerns. See Appendix A for meeting summary.

November 13, 2017: *Ahupua‘a ‘O Nānākuli Meeting.* The purpose of this meeting was to review the regional plan update process with the meeting participants and discuss issues and opportunities and begin developing priority projects to address the concerns. See Appendix A for meeting summary.

November 14, 2017: *Series 7 Meeting.* The purpose of this meeting was to review the regional plan update process with the meeting participants and discuss issues and opportunities and begin developing priority projects to address the concerns. See Appendix A for meeting summary.

November 28, 2017: *Nānākuli Neighborhood Board Hawaiian Affairs Committee Meeting.* The purpose of this meeting was to review the regional plan update process with the meeting participants and discuss issues and opportunities and begin developing priority projects to address the concerns. See Appendix A for meeting summary.

December 18, 2017: *Hawaiian Homes Commission Meeting.* This meeting, held at Wai‘anae High School, was an opportunity for DHHL to give updates to the Wai‘anae Coast community. Homesteaders were also able to provide feedback and learn more about the Regional Plan Update process. See Appendix B for meeting summary.

January 23, 2018: *DHHL Regional Plans Stakeholders Meeting.* The purpose of this meeting was to provide updates on the regional planning process and feedback received to regional stakeholders. DHHL and HACBED also heard about stakeholders’ priorities, issues, and concerns in the Wai‘anae Coast region. See Appendix C for meeting summary.

January 24, 2018: *Nānākuli Hawaiian Homestead Community Association and Wai‘anae Kai Homestead Association Meeting.* HACBED and DHHL met with both Nānākuli Hawaiian Homestead Community Association and Wai‘anae Kai Homestead Association to discuss issues, opportunities, and priority projects. See Appendix A for meeting summary.

2 Vision and Values

February 1, 2018: Nānākuli Community-wide Meeting. HACBED and DHHL met with residents of the Nānākuli Planning Area at large. Members of the following communities were present: NHHCA, Ahupua‘a ‘O Nānākuli, Nānākuli Neighborhood Board Hawaiian Affairs Committee, Princess Kahanu Estates Association, Series 7, and Zablan. See Appendix D for meeting summary.

Fall 2017 – Spring 2018: Kou Mana‘o Questionnaire. Kou Mana‘o—“your input, thoughts, intentions, desires”—Questionnaires were developed based on information from the above talk story sessions. These questionnaires were distributed in-person, via mail, and electronically via email, DHHL’s website, and HACBED’s website. Regional stakeholders and community leaders played a vital role in ensuring that mana‘o was gathered from as many voices as possible, which are lifted up in this Regional Plan. See Appendix E to view a copy of the Nānākuli Kou Mana‘o Questionnaire.

April 26, 2018: SpeakOut: Initial Draft Presentation to Nānākuli Community. HACBED and DHHL presented a draft Regional Plan to the Nānākuli Homestead communities. The meeting took the form of a come-and-go “SpeakOut,” in which community members were encouraged to learn about the Regional Plan, the information presented therein, and leave as much feedback as desired. See Appendix D for a summary of community feedback.

June 7, 2018: Final Leaders’ SpeakOut. HACBED and DHHL presented a final draft to Nānākuli, Wai‘anae, and Lualualei homestead leaders in a SpeakOut format similar to the April 26 gathering. See Appendix D for a summary of leaders’ feedback.

Photos of Speakout posters from June 7, 2018 meeting

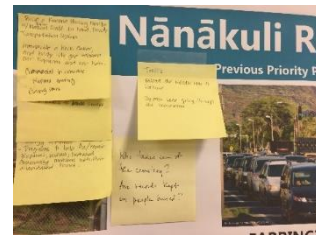
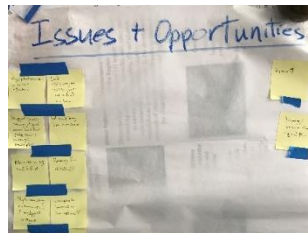
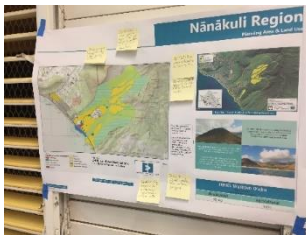
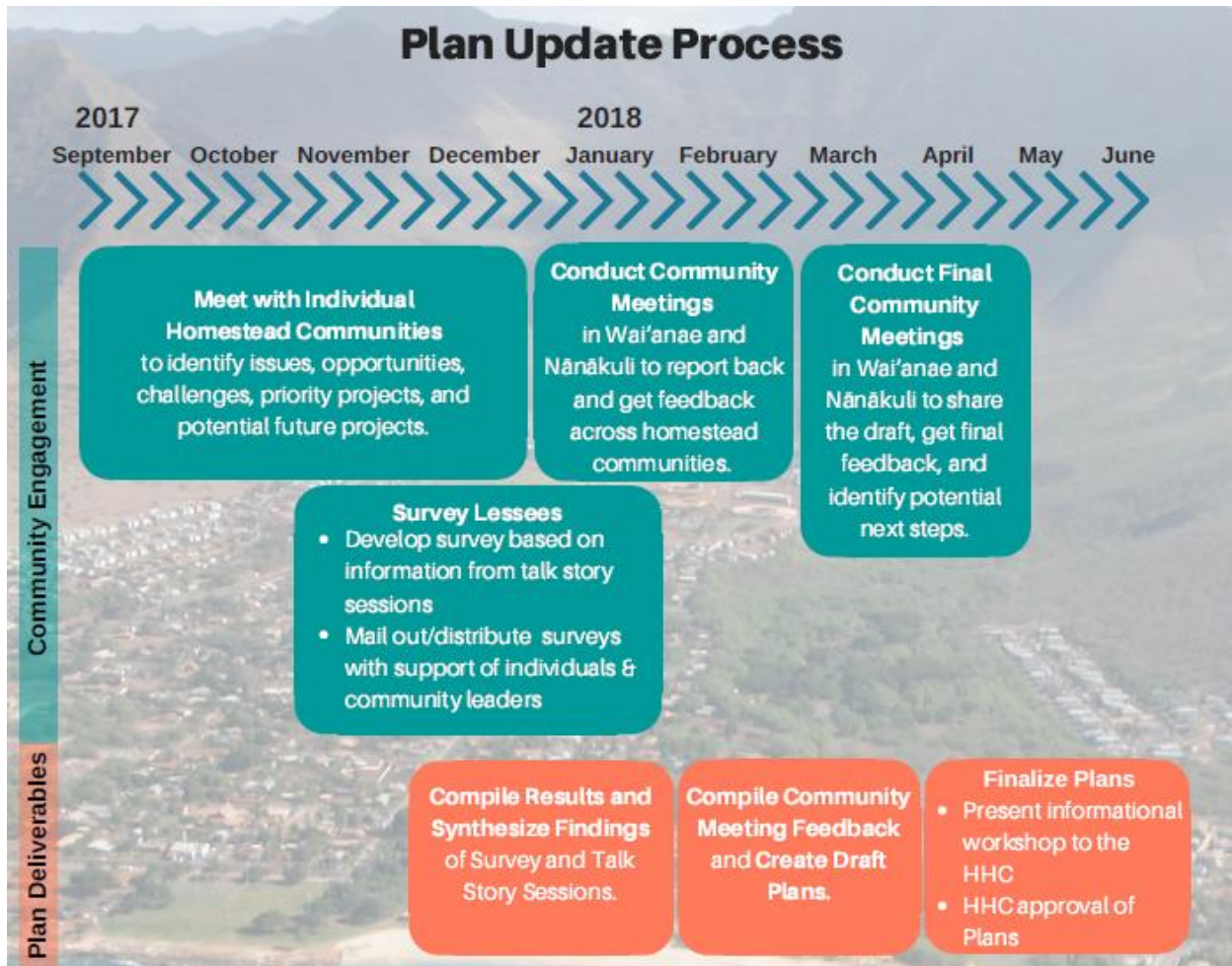


Figure 5: Nānākuli Regional Plan Timeline



2.4 Cross-Region Focuses

Given the communities' proximity, the planning processes for the 2018 DHHL Regional Plans for Nānākuli and Waiʻanae & Lualualei were conducted side-by-side. And although the two communities possess distinct characteristics, desires, populations, and potential opportunities, several focuses have been identified during the planning process that cut across the entire Waiʻanae Coast region. Broadly, these "regional focuses" comprise (1) homesteader safety, (2) community-based opportunities, often economic in nature, and (3) non-homesteading areas for community benefit.

Homesteader safety was raised as a concern at nearly every community meeting across the Waiʻanae and Nānākuli regions. The issues discussed touch every aspect of life on the Waiʻanae Coast—from transportation (e.g. Farrington Highway repairs and improvements) to emergency preparedness. Shared safety concerns also include crime and drug use issues, enforcement of laws regarding abandoned and stolen vehicles, and safe spaces for keiki to learn and play. Broadly, each

of these communities' Priority Projects also touches upon homesteader safety in one form or another.

Community-based development opportunities, often economic in nature, were also routinely highlighted among homesteaders' greatest priorities. The most common way in which this issue was addressed was via discussions of community spaces—which ones exist, which ones are desired, and the resources it would take to improve or begin a community space. These spaces can serve as kīpuka for community growth, as they are venues for community gathering, learning, and sharing of ideas. Another way in which the issue of community-based development was discussed was community self-sufficiency and opportunities for revenue generation, such as the Nānākuli Village Center or the Wai'anae Kai Community Development opportunities.

Non-homesteading areas, often colloquially referred to as “community use” areas (not to be confused with the official DHHL Land Use Designation “Community Use Area”), are a third common need identified by Wai'anae Coast homestead communities and broader stakeholders alike. These spaces, discussed throughout this document, are important to these communities for a number of reasons but are currently limited in number, size, and availability.

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3 Planning Area

3.1 Location

The Nānākuli Planning Area includes land in both the ahupuaʻa of Nānākuli and the ahupuaʻa of Waiʻanae, Waiʻanae District, City & County of Honolulu, island of Oʻahu. It includes approximately 2,311 non-contiguous acres owned by DHHL, designated in the U.S. Census as Nānākuli Hawaiian Home Land and Princess Kanahu Estates Hawaiian Home Land.

The Oʻahu Island Plan (DHHL, 2014) designated the lands in the Planning Area into the following land use categories (see Figure 6 – DHHL Planning Area and DHHL Land Use Designations):

- Residential – 390 acres
- Commercial – 10 acres
- Community Use – 50 acres
- Conservation – 825 acres
- General Agriculture – 710 acres

In the future, community members have expressed interest in separate Regional Plans for Waiʻanae and Lualualei ahupuaʻa. Princess Kahanu Estates, which is currently included in the Nānākuli planning area, would be included in the Regional Plan for Lualualei ahupuaʻa. DHHL and community stakeholders will work together to explore this possibility.

3.2 Demographics¹

Table 1: Nānākuli Planning Area Demographics

Nānākuli Planning Area - Characteristics	Statistic
<i>Population</i>	
Total Population	12,405
Native Hawaiian alone	36.7%
Native Hawaiian / Pacific Islander in combination with other race(s)	80.0%
Bachelor's Degree or higher	8.1%
Median Age	29.5
<i>Economics</i>	
Median Household Income	\$66,042
Families Below Poverty Line	14.2%

3.3 Existing Service Providers in the Planning Area

For a list of service providers and many programs currently offered or planned in the Nānākuli Planning Area, please see Appendix C. This appendix contains summaries of DHHL's meetings with regional stakeholders, which include local, state, and national political representatives; local neighborhood boards; Boys and Girls Club Hawai'i; Wai'anae Coast Comprehensive Health Center; Ka'ala Farms; Kamaile Academy; the Office of Hawaiian Affairs (OHA); Wai'anae Economic Development Council; Papa Ola Lōkahi; Kamehameha Schools; Queen Lili'uokalani Trust; and the Department of Hawaiian Home Lands (DHHL).

3.4 Regional History

Nānākuli literally translates “look at the knee” or “look deaf.” There are many stories that recount how this place came to be named, one of which explains that Nānākuli is named “in honor of the tattooed knee of Ka'ōpūlupulu, a priest whose chief, Kahahana, turned a deaf [kuli] ear to his advice. When asked about his knee, [Ka'ōpūlupulu] told of his relationship with the chief, thus rebuking him.”²

One of the most well-known mo'olelo related to Nānākuli involves the demigod Māui. Pu'u Heleakalā, a hill located on the northwest side of Nānākuli Valley, means the “hill that is the house

¹ U.S. Census Bureau. Tables DP03, DP05, B19301, S1702. ACS 5-Year Estimates, 2011-2015. 2015. Geographic Area: Nānākuli CDP.

² Mary Kawena Pukui, Samuel H. Elbert, and Esther T. Mookini. *Place Names of Hawai'i*. Honolulu: University of Hawai'i Press, 1974. Rev. 2004.

3 Planning Area

of the sun.” It received this name from a mo’olelo that recounts how the demigod Māui, as a child, went to the top of this mountain to fight the sun in order to slow it down and make the days longer.

Pre-contact, Nānākuli is estimated to have only contained 200-300 people, whose livelihoods consisted of dryland agriculture in the upper valley and coastal fishing. Several historic sites, including wahi pana, are located throughout the area and most notably in the upper valley. ‘Ilihune heiau, a wahi pana of which there are no physical remains, is said to have been made into a cattle pen by a rancher, bringing him ill fortune.^{3,4,5,6}

The ahupua’a of Nānākuli sustained significant population decline following contact. As with much of Hawai‘i, lifestyles shifted from traditional subsistence to industrial, which included sandalwood extraction in Nānākuli. From the mid-nineteenth to early twentieth centuries, cattle ranches, sugar plantations, and the U.S. military were also major land users.

In 1931, DHHL began awarding residential homesteads near the former Nānāikapono School, making Nānākuli the oldest homestead community on O‘ahu.

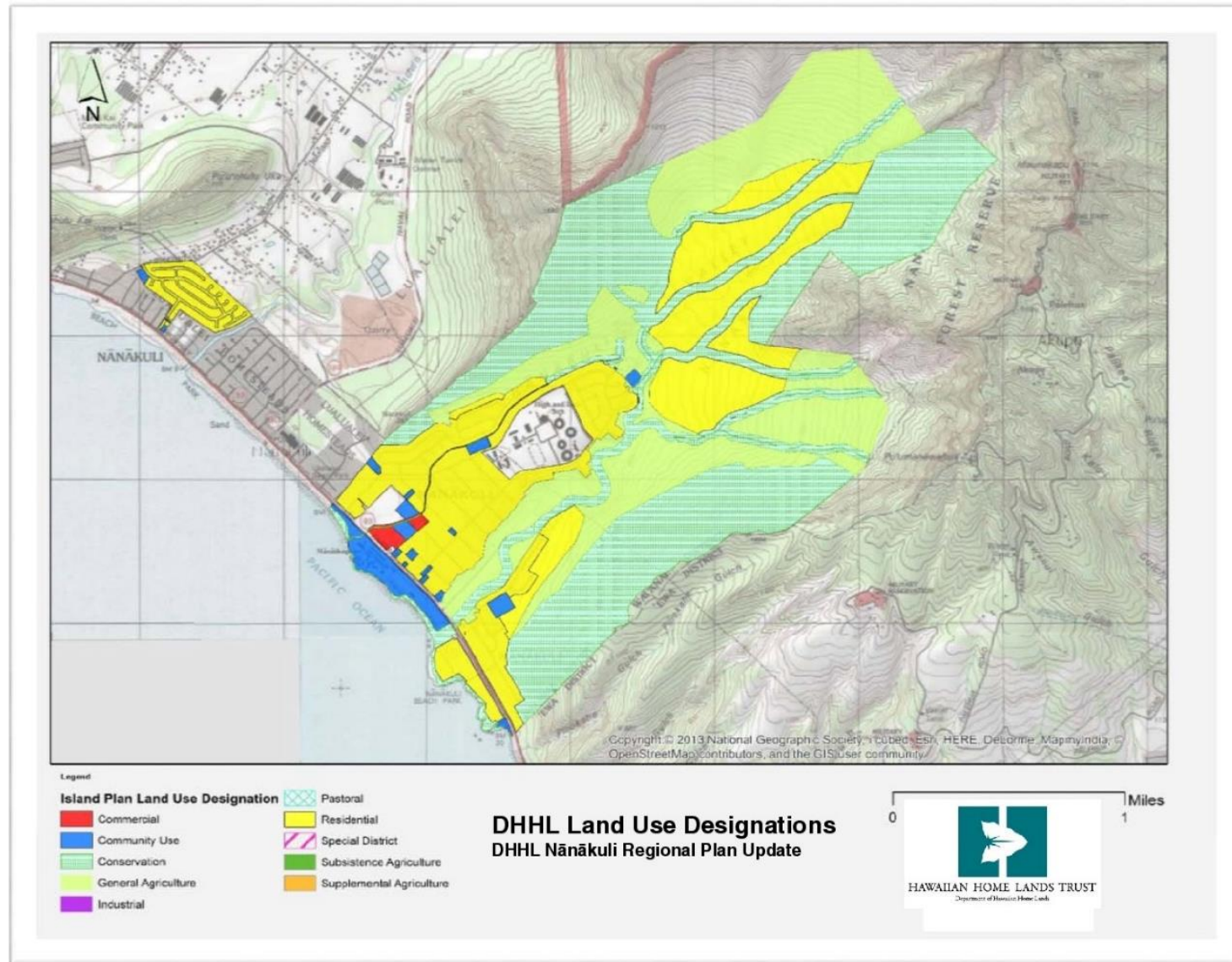
³ McGrath, et al. *A Child’s History of Hawaii*. Hawaii: Island Heritage Publishing, 1973.

⁴ Ross Cordy. *The Rise and Fall of the O‘ahu Kingdom*. Honolulu: Mutual Publishing, 2002.

⁵ Elspeth P. Sterling and Catherine C. Summers. *Sites of O‘ahu*. Honolulu: Bernice Pauahi Bishop Museum, 1978.

⁶ J. Gilbert McAllister. *Archaeology of O‘ahu*. Honolulu: Bernice Pauahi Bishop Museum, 1933.

Figure 6: Map - DHHL Planning Area and DHHL Land Use Designations, Nānākuli



4 Existing Land Uses

4.1 Background

In an effort to address the indignities faced by the Native Hawaiian population after the overthrow of the monarchy in 1893, Prince Jonah Kūhiō Kalanianaʻole in the capacity of U.S. Congressman passed legislation for the Hawaiian Homes Commission Act of 1921 (HHCA) which set aside lands for native Hawaiians. DHHL began awarding residential homesteads in Nānākuli in 1931.

Table 2 details the acreage of various regions in the Nānākuli Planning Area.

Table 2: Planning Area Acreage

Nānākuli Planning Area	Acres
Princess Kahanu Estates	53
Nānākuli Hawaiian Homesteads	260
Nānākuli Upper Valley	1,126
Future site of Nānākuli Village Center	13.65
Former Nānāikapono School Site	17
Nānākuli Ranch	448

4.2 Commercial and Industrial Uses

Only a small proportion of lands in the Nānākuli Planning Area are currently designated for commercial use.

Approximately 10 acres of land identified for the development of the Nānākuli Village Center (NVC) are designed to provide community-based economic development for the Nānākuli Homestead Community Association. Because of the nature of the proposed land use, some of these lands have been designated Commercial, not Community Use, although designed to benefit the homestead community.

The NVC currently includes or has plans to include the following components:

- The NFL-YET Boys and Girls Club of Hawaiʻi Clubhouse (*completed*)
- Hale Makana ʻO Nānākuli (*completed*)
- Nānākuli Commercial Center (*in progress*), to include Long’s, Starbucks, Supercuts, Pizza Hut, Wendy’s, L&L Hawaiian Barbecue, and Fresenius

- Agnes Kalaniho‘okaha Cope Learning Center (*plans and lease finalized*)
- Wai‘anae Coast Comprehensive Health Center Satellite Clinic (*plans in development*)
- Surfing Hall of Fame (*plans in development*)

Hale Makana ‘O Nānākuli currently provides 48 affordable housing units for Native Hawaiian community members at or below 80% AMI. There are also plans for the Commercial Center to include an outdoor stage and kiosks to provide entrepreneurial opportunities for community members.

The updated Wai‘anae Sustainable Communities Plan (2009) identifies one master-planned development for other lands in the Nānākuli region. A privately-owned development company has proposed a new light industrial park located mauka of the existing PVT landfill. The concept behind the 96-acre industrial park is the provision of moderately priced lease rent or fee simple lots for local businesses. In the Sustainable Communities Plan, community members expressed hope that more local jobs would be created when the project is implemented.

Community support for the industrial park, however, has not been unanimous—some community members expressed concerns with the location of the park, which is in the back of Lualualei Valley among lands primarily designated for agricultural, open space, and preservation uses. In addition, the area has special cultural significance as the site of well-known mo‘olelo related to the demigod Māui.

4.3 Homestead Uses

Residential Homesteads. As of 2016, the Nānākuli Homestead Communities comprise 6,369 homesteaders who reside on a total of 1,319 homestead lots. Children make up 27.1 percent of the homestead population, while individuals over the age of 65 constitute 11.1 percent.

Waitlist. As of February 2018, on the island of O‘ahu, there are 10,683 applications for homestead residential leases and 3,692 applications for agricultural leases.

Note: 71 percent of the 851 acres of available DHHL land on O‘ahu is located on the Wai‘anae Coast (located in Wai‘anae Valley, Lualualei, Mā‘ili, and Nānākuli).

4.4 Community Uses

Approximately 15 acres in the Nānākuli region currently benefit the homestead communities directly. These include a community facility with boat storage in Pricess Kahanu Estates, and a cemetery in the Nānākuli Homesteads. A vacant area in Pili‘ōkahe has also been designated for homestead Community Use based on the community’s needs.

In addition, a portion of the Nānākuli Village Center (see Section 4.2, above) is designated for Community Use. The NFL-YET Boys and Girls Club of Hawai‘i Clubhouse has been completed and is in operation. Plans have also been finalized for the Agnes Kalaniho‘okaha Cope Learning Center, which Kamehameha Schools will design and operate. The Center will provide lifelong learning and

4 Existing Land Uses

livelihood opportunities for those in the Nānākuli community, especially young adults ages 16-24. Specific opportunities may include career technical education (CTE) training, a hospitality program to give work experience and credentials, and other opportunities with support from the Hawai'i State DOE, the State Legislature, Leeward Community College, and Ko'olina Resort. The space will also be available for non-homesteading uses such as celebrations and community gatherings. Funding for the Learning Center will come from the NVC Commercial Center's revenues.

Although not located on DHHL land, the recently-opened Nānākuli Public Library represents an important Community Use space for the Nānākuli Region.

4.5 State and County Land Use Districts

Generally, the Island Plan land use designations (LUDs) are consistent with the State Land Use Districts, the County General Plan designations, and County zoning. Where they may be inconsistent, DHHL may preempt the State Land Use Law and county land use regulations pursuant to the Hawaiian Homes Commission Act section 204.

To compare these maps, see publicly available State and County LUD maps—found online at the State of Hawai'i⁷ and City & County of Honolulu⁸ websites, respectively—and community LUD maps, found in the 2012 Wai'anae Sustainable Communities Plan.⁹

4.5.1 State Land Use Districts

The State Land Use (SLU) Urban District encompasses most, but not all, of the DHHL Existing Residential lots in the Nānākuli Planning. Nānākuli's small amount of DHHL-designated Commercial Use acreage is also contained within the SLU Urban District. DHHL Community Use and Conservation lots are also included, but not entirely contained by, the SLU Urban District.

The State Land Use Agricultural District encompasses the DHHL-designated General Agriculture lots and contains small portions of DHHL Conservation lots. Some DHHL Existing and Proposed Residential lots are also contained in the SLU Agricultural District. (DHHL's preemption applies to the Residential lots within this District.)

The State Land Use Conservation District approximately encompasses DHHL-designated Conservation lots.

⁷ http://files.hawaii.gov/luc/maps/oahu_slud_2012.pdf

⁸ <http://cchnl.maps.arcgis.com/apps/Viewer/index.html?appid=bc24f3eb50f94f698d830aed9c428548>

⁹ <http://www.oahumpo.org/wp-content/uploads/2016/04/Waianae-Sustainable-Communities-Plan-2012.pdf>

4.5.2 County Community Plan (Wai‘anae Sustainable Communities Plan 2012)

The Wai‘anae Sustainable Communities Plan (WSCP) 2012 designates certain lots as Rural Residential, the locations of which are consistent with the DHHL-designated Existing Residential areas. WSCP Rural Residential areas contain the Region’s small amount of DHHL-designated Commercial lots, as well as some DHHL Community Use lots.

Although there is some overlap, the WSCP Agriculture and Preservation areas are roughly consistent with the DHHL General Agriculture and Conservation areas, respectively. The WSCP Agriculture and Preservation areas also overlap with DHHL-designated Proposed Residential lots.

4.5.3 County Zoning

County Residential zoning districts (R-5) are consistent with the DHHL-designated Existing Residential areas. These districts zoned R-5 also include all of the Region’s DHHL-designated Commerical areas and some of the Region’s DHHL-designated Community Use areas. County Agricultural zoning districts (AG-2) contain DHHL-designated General Agriculture, Conservation, and Proposed Residential areas. County Preservation zoning districts (P-1 and P-2) contain DHHL-designated Conservation and Community Use areas. The County Country zoning district (C) is consistent with a DHHL-designated General Agriculture area.

4.5.4 Surrounding Land Ownership

There are major land uses in the vicinity that generate noise and odor. The PVT Land Company operates a landfill to the northwest of Nānākuli homesteads and east of Princess Kahanu Estates (PKE). A ridgeline lies between the landfill facilities and Nānākuli homesteads, and the Ulehawa Stream separates PKE from the landfill. Northwest of the Nānākuli homesteads and north of PKE is Joint Base Pearl Harbor-Hickam – Lualualei Annex, which may cause intermittent noise disruption to residential homestead areas.

5 Infrastructure

5.1 County Water System

Within Nānākuli, the lower portion of the valley receives approximately 20 to 33 inches of rain annually. The upper portion of the valley, where a majority of the currently undeveloped lands are located, receives between 33 to 48 inches of rainfall per year. This is not considered sufficient to support agriculture without some type of supplemental irrigation.

BWS has storage and transmission facilities in Nānākuli Valley. However, more than half of the potable water supplied by BWS to the Wai‘anae Coast is from outside sources (primarily the Pearl Harbor Aquifer, located within the ‘Ewa Moku). Long-term improvements to both transmission and storage may be necessary to meet the needs of the Wai‘anae Coast, especially if the Pearl Harbor Aquifer water is reallocated to meet the growing needs of ‘Ewa Moku.

DHHL has distinct water rights as described in the Strategic Program, Water Policy Plan, that may be pursued to meet the needs of DHHL and beneficiaries along the Wai‘anae Coast.

5.2 County Wastewater System

The Wai‘anae District is serviced by the Wai‘anae Wastewater Treatment Plant (WWTP) operated by the County’s Department of Environmental Services (ENV). According to the City and County of Honolulu, the WWTP has the design capacity to treat an average of 5.2 mgd and a peak capacity of 13.8 mgd of sewage. The 2015 annual average flow was 3.56 mgd, and the 2015 daily max flow was 4.57 mgd.¹⁰ The Department of Planning and Permitting is currently accepting applications for new sewer connections. The existing sewage conveyance system does not extend into DHHL’s lands that have not already been developed for residential homesteading along the Lualualei side of Pu‘upāhe‘ehe‘e.

As of 2016, Hawai‘i prohibits the creation of new cesspools, and efforts are underway to replace existing ones with alternative sewage solutions. However, residents of the Wai‘anae Coast are concerned at the costs potentially incurred and the practicality of such solutions. This will remain a topic of discussion for the foreseeable future, especially with the threat of sea level rise inundating cesspools and causing environmental leakage.

¹⁰ Waianae Wastewater Treatment Plant Improvements and Upgrade. Waianae, Oahu, Hawaii, [1] 8-6-001: 044. City and County of Honolulu Dept. of Design and Construction, Wastewater Branch. September 2016.

5.3 Road System – Existing and Planned

The City & County of Honolulu is responsible for the following roads in the planning area:

- Hakimo Road (Princess Kahanu Estates)
- Lahikiola Place

The above streets have two lanes. The portion of Hakimo Road that passes along the perimeter of Princess Kahanu Estates (PKE) does not have a sidewalk on either side. Lahikiola Place has sidewalks on both sides. The portion of Hakimo Road that passes along the perimeter of PKE also has two bus stops.

The State highways and roads in the planning area include:

- Farrington Highway (State Highway Route 93)
- All other residential roads in Nānākuli homesteads and PKE, besides the County roads above

Farrington Highway is the the major highway in this area. From its southern terminus, Farrington Highway a four-lane road until Mākaha Valley Road in Wai‘anae, at which point it narrows to two lanes. From Mākaha Valley Road, the highway remains two lanes until its northern terminus at Ka‘ena Point.

Recently, fifth or “turning” lanes were added at the highway’s intersections with Haleakalā Avenue and Nānākuli Avenue, both in Nānākuli. Turning lanes exist at other points along Farrington Highway, as well.

Hakimo Road, Lualualei Naval Road (State Highway Route 360), Haleakalā Avenue, and Nānākuli Avenue are the major mauka-makai (mountain-to-ocean) roads in this area.

The Wai‘anae Coast Emergency Access Road and related proposed roads have been an important topic of discussion over the past years. For more information, see Section 5.3.2 below.

Moving forward, many homesteaders have identified the importance of road ownership and the responsibility of government entities to maintain the roads they own. This will be a topic of ongoing conversation between DHHL and other relevant government entities, including the City & County of Honolulu, the State of Hawai‘i, and Federal entities.

5.3.1 In Progress & Planned Road and Transit Projects

Farrington Highway Intersection Improvements at Haleakalā Ave. and Nānākuli Ave.

Status: Fifth (“turning”) lanes have been created for left turn storage at Farrington Highway’s intersections with Haleakalā Avenue and Nānākuli Avenue, which opened for use on January 16, 2018.¹¹

Leeward Bikeway Project

Status: The Hawai‘i Department of Transportation is scheduled to break ground on Leeward Bikeway Phase I (Waipahu Depot Rd. to Philippine Sea Rd. in Ewa) by mid-2018. Phase II (Philippine Sea Rd. in Ewa to Lualualei Naval Rd. in Nānākuli) has been deferred for the foreseeable future due to utility relocation and land acquisition issues.¹²

Honolulu High-Capacity Transit Corridor Project

Status: Construction on the proposed 20-mile elevated rail line, running from East Kapolei to Ala Moana Center, has begun but has experienced delays. According to the Honolulu Authority for Rapid Transportation (HART), as of December 2017, the overall project is approximately 44% complete. Construction progress is estimated at 40%, and design progress is estimated at 68%.¹³ The rail line is estimated to be operational by 2025.

5.3.2 Proposed Road and Transit Projects

Wai‘anae Coast Emergency Access Road (WCEAR)

The City constructed four road segments in the mid-2000s linking existing roads in Wai‘anae Coast communities, allowing an alternative route in case of Farrington Highway closures. Currently, Kolekole Pass is not being considered as an option for an Emergency Access Route due to the risk of landslides.

Status: DHHL has received an allotment of \$6 million from the Hawai‘i State Legislature and the Honolulu City Council. These funds can be used only for the development of the WCEAR due to legislative language, and they must be encumbered by the end of 2018. In the future, this road will tentatively be connected with the Wai‘anae Coast Parallel Route (see below).

Several community meetings have been held regarding the WCEAR, including a meeting at the Nānākuli-Mā‘ili Neighborhood Board #36 and a May 17, 2018 meeting held by DHHL.

¹¹ <http://hidot.hawaii.gov/highways/farrington-highway-intersection-improvements/>

¹² <https://www.hbl.org/leewardupdatedec2017/>

¹³ <http://hartdocs.honolulu.gov/docushare/dsweb/Get/Document-21593/201801-monthly-progress-report-highlights.pdf>

The topic will also be discussed at the Hawaiian Homes Commission Meeting on June 19, 2018.

The next segment of the WCEAR is the Nānākuli Extension connecting Helelua Street to Nānākuli Avenue, which will directly affect DHHL lands and beneficiaries. Elected officials have appropriated funding for the next segment, and DHHL is the expending agency. Alternatives for the Nānākuli Extension **as of the May 17, 2018 WCEAR meeting held by DHHL** are listed below. Additionally, current information on the WCEAR and the Wai‘anae Coast Parallel Route can be accessed via DHHL’s WCEAR webpage.

- Route Alternative No. 1 by Joanne Naone’s Lot
- Route Alternative No. 1A Previous Extension through Charmaine Naone’s Lot
- Route Alternative No. 2 Helelua Street to Nānākuli Door of Faith Church
- Route Alternative No. 2A Mōhihi Street to Nānākuli Door of Faith Church
- Route Alternative No. 3 Helelua Street to Mokiawe Street
- Route Alternative No. 4 Helelua Street to Ulei Loop
- Route Alternative No. 5 Lualualei Naval Road to Nānākuli Avenue
- Route Alternative No. 6 Helelua Street to Nānākuli Door of Faith Church (makai of Route Alternative No. 2)

Wai‘anae Coast Parallel Route

A second access highway for Wai‘anae—termed the “Wai‘anae Coast Parallel Route”—would be parallel to Farrington Highway and ideally located above Kawao Avenue (informally termed “6th Road”), the upper boundary of the Catastrophic Tsunami Zone for Nānākuli Valley (See Figure 7 – Tsunami Hazard Zones map). The O‘ahu Regional Transportation Plan 2040 (ORTP 2040) identifies this as an Illustrative Project. The Parallel Route’s exact specifications, including route, have yet to be determined.

Status: This project will occur in phases, as all funds needed (est. \$1.269 billion) cannot be secured at once. The first phase is estimated at \$80 million. Early talks with Nānākuli PVT Landfill are ongoing (the start of the landfill’s fenceline is above Kawao Avenue). DHHL received \$3 million from the Hawai‘i State Legislature for design and construction of the Wai‘anae Coast Parallel Route.

It should also be noted that when addressing the potential of an alternative route that would run past Nānākuli and eventually connect with the H-2, HDOT administrators said that this would not happen and that it would not be in the best interest of community members in the region. The reasons provided were several. First, the cost to tax payers to build such a road would be too high. Second, an increase in access to the region of that magnitude would signal developers to begin developing more land and building more homes in the region. This would quickly increase home prices and the cost of living in the region, making it difficult for many long-time community members to continue living in the region. Third, such a route would not improve commute times into Honolulu because it would connect with H-2 behind the H-1-H-2 merge. It is even possible that commute times would increase because the aforementioned increase in development would also lead to an increase in the number of people commuting to Honolulu.

Farrington Highway Safety Improvements

The Farrington Safety Improvements include the construction of a variety of safety improvements on Farrington Highway from Mākua Valley Road to Ali‘inui Drive (Kahe Point).

Status: The Farrington Safety Improvements project is currently designated under the Highway Safety Improvement Program on the ORTP 2040, on both its Mid-Range (2019 to 2029) and Long-Range (2030 to 2040) Projects Lists.

Farrington Highway Widening

As part of the efforts to relieve traffic congestion along Farrington Highway, the ORTP 2040 proposes widening of Farrington Highway from Hakimo Road to Kalaeloa Boulevard. The Plan proposes to widen the Highway from four to six lanes.

Status: The Farrington Widening project is currently on ORTP 2040 Long-Range Projects List (2030 to 2040), with an estimated capital cost of \$252 million.

OR & L Railroad Extension

Friends of Pearl Harbor Historic Trail, a non-profit, is advocating a demonstration project with federal funds to expand the OR & L Railroad track from Halawa Landing to Nānākuli.

Status: Senate Bill 1378, which officially recognizes the path from Halawa Landing near the USS Arizona Visitors Center through Waipahu as the Pearl Harbor Historic Trail, was signed by Governor Lingle in July 2005. However, as Phase II of the Leeward Bikeway Project (Philippine Sea Rd. in Ewa to Lualualei Naval Rd. in Nānākuli) is delayed for the foreseeable future—which is closely linked to this project—the OR & L Railroad is likely also delayed.¹⁴

5.3.3 Farrington Highway Improvement Projects

Ulehawa Stream Bridge Rehabilitation

Rehabilitate bridge to meet current design standards. This includes bridge strengthening, widening, improving shoulders, and upgrading railings.

Department of Transportation, Statewide Transportation Improvement Program (DOT STIP), FY 2015-18, Project #OS-2.

¹⁴ <https://www.hbl.org/leewardupdatedec2017/>

Maipalaoa Bridge Replacement

Replace the existing bridge with a concrete structure that meets current bridge standards. *DOT STIP, FY 2015-18, Project #OS-3.*

Mākaha Bridges #3 & #3A Replacement

Replace two timber bridges in the vicinity of Mākaha Beach Park. For both bridges, this includes widening the paved shoulders on the makai side from 3 feet to 10 feet and widening the mauka side from 1 foot to 10 feet. This is to accommodate bicyclists and pedestrians. *DOT STIP, FY 2015-18, Project #OS-4.*

Intersection and Traffic Control Device Improvements

Includes Farrington Highway + Nanaikeola Street intersection. *DOT STIP, FY 2015-18, Project #OS-64.*

Farrington Highway Corridor Study

Aims to identify recommendations for second access into and out of the area, reducing congestion, increasing capacity, and improving safety. *DOT STIP, FY 2015-18, Project #OS-66.*

DOT administrators indicated that they are looking at three primary factors when assessing the corridor:

1. Maximizing vehicular, pedestrian, and cyclist mobility
2. Minimizing environmental and community impact
3. Minimizing cost to tax payers

The DOT is scheduled to complete the corridor study early in 2019.

5.4 Impacts of Future Proposed Infrastructure Facilities

The impact of existing and future large-scale infrastructure facilities on or near DHHL trust lands in Nānākuli can adversely affect the quiet enjoyment of existing homesteaders and the future ability of DHHL to utilize trust lands for purposes consistent with the Hawaiian Homes Commission Act (HCCA). (Refer also to Section 4.5.4, Surrounding Land Ownership and Uses.)

The Nānākuli homestead communities have appealed to the Department to oppose development on DHHL lands or in close proximity to DHHL lands that will hamper future development of DHHL lands for HHCA purposes or for the quiet enjoyment of agricultural/homesteading properties. Based on beneficiary input, this plan recommends that DHHL actively advocate that the City & County of Honolulu or any other entity direct future development incompatible with HHCA purposes well away from DHHL Nānākuli lands.

Specifically, some Nānākuli homesteaders are concerned about the construction of a second access road for the Waiʻanae Coast parallel to Farrington Road (see Section 5.3.2, Waiʻanae Coast Parallel Route). Several routes and locations are currently being considered for the route, which include but are not limited to the following:

1. A route through the Nānākuli Door of Faith Mission, which has been opposed by the community;
2. A mauka route, which would incur significant costs;
3. A route through Nānākuli homesteads, which homesteaders fear would increase daily traffic through their neighborhoods and prevent other residential development; and
4. A route using Kolekole Pass, which has been deemed unfeasible by the U.S. Navy.

5.5 Climate Change and Disaster Preparedness

Homesteaders from both Nānākuli and Waiʻanae & Lualualei Regions have identified climate change and disaster preparedness as priorities for their communities. According to the Waiʻanae Sustainable Communities Plan (WSCP, 2012), “Coastal areas may eventually be affected by sea level rise. In response, all planning for these areas should consider both the known and potential effects of sea level rise” (p. 3-13). NOAA rates the area from Nānākuli to Kaʻena in its highest category of vulnerability for sea level rise, and a large body of research asserts the dangers of climate change for Hawaiʻi and other island communities. As such, DHHL has taken into account the potential effects of climate change in its planning efforts, ensuring that its development, advocacy, and funding are in line with the most current climate-centered practices.

The topic of disaster preparedness in homestead communities has been prevalent as well, brought into especially sharp focus by a false missile alert on January 13, 2018. Even before this event, however, threats of tsunamis, hurricanes, and other natural disasters have loomed large over the Waiʻanae Coast given its unique susceptibilities. Among its characteristics are a geographic separation from the rest of Oʻahu, as well as possessing only one thoroughfare for outbound ground transportation—Farrington Highway—which suffers from limited capacity. As this is the case, DHHL has also considered potential alternatives to Farrington Highway, including the Waiʻanae Coast Emergency Access Road and the Waiʻanae Coast Parallel Route (see Section 5.3.2, above).

Of course, the topics of climate change and disaster preparedness are intimately linked, as highlighted by the Oʻahu Regional Transportation Plan 2040 (ORTP): “Due to its island nature, the impacts of climate change on Oʻahu could be significant, most especially increased storm severity, including flooding, tidal surges, high winds, and their impacts on transportation infrastructure as well as the predicted rise in both sea level and groundwater table.” DHHL is thus considering all pertinent factors, including some not mentioned here, in its planning for homestead communities throughout Hawaiʻi.

Of note, legislation was proposed during the 2017-2018 session that would require a sea level rise analysis in environmental impact statements before building projects. This bill, HB2106, was signed by Governor Ige and will become Act 17, taking effect upon approval.

An existing resource for community members is the Wai‘anae Coast Disaster Readiness Team (WCDRT) website at www.waianaeready.com. The WCDRT was formed in 2014 by concerned community members and has created a great resource in the form of a website for others in the community. The website has information on various ways residents can be better prepared for disasters including how to build a disaster kit and how to write an emergency plan. The WCDRT and www.waianaeready.com are also great examples of community-lead initiatives. For more information on the WCDRT, please visit their website.

For a map of anticipated tsunami impact zones in Nānākuli, please see Figure 7 – Tsunami Hazard Zones map, below.

For a map of emergency and other relevant facilities and services in the Nānākuli region, please see Figure 8 – Emergency Facilities map, below.

(Note: this emergency-related information **may not** be up-to-date following the publication of this document. For emergency planning purposes, please refer to regularly updated information sources, such as those produced by the City & County of Honolulu or the State of Hawai‘i.)

5 Infrastructure

Figure 7: Map - Tsunami Hazard Zones, Nānākuli

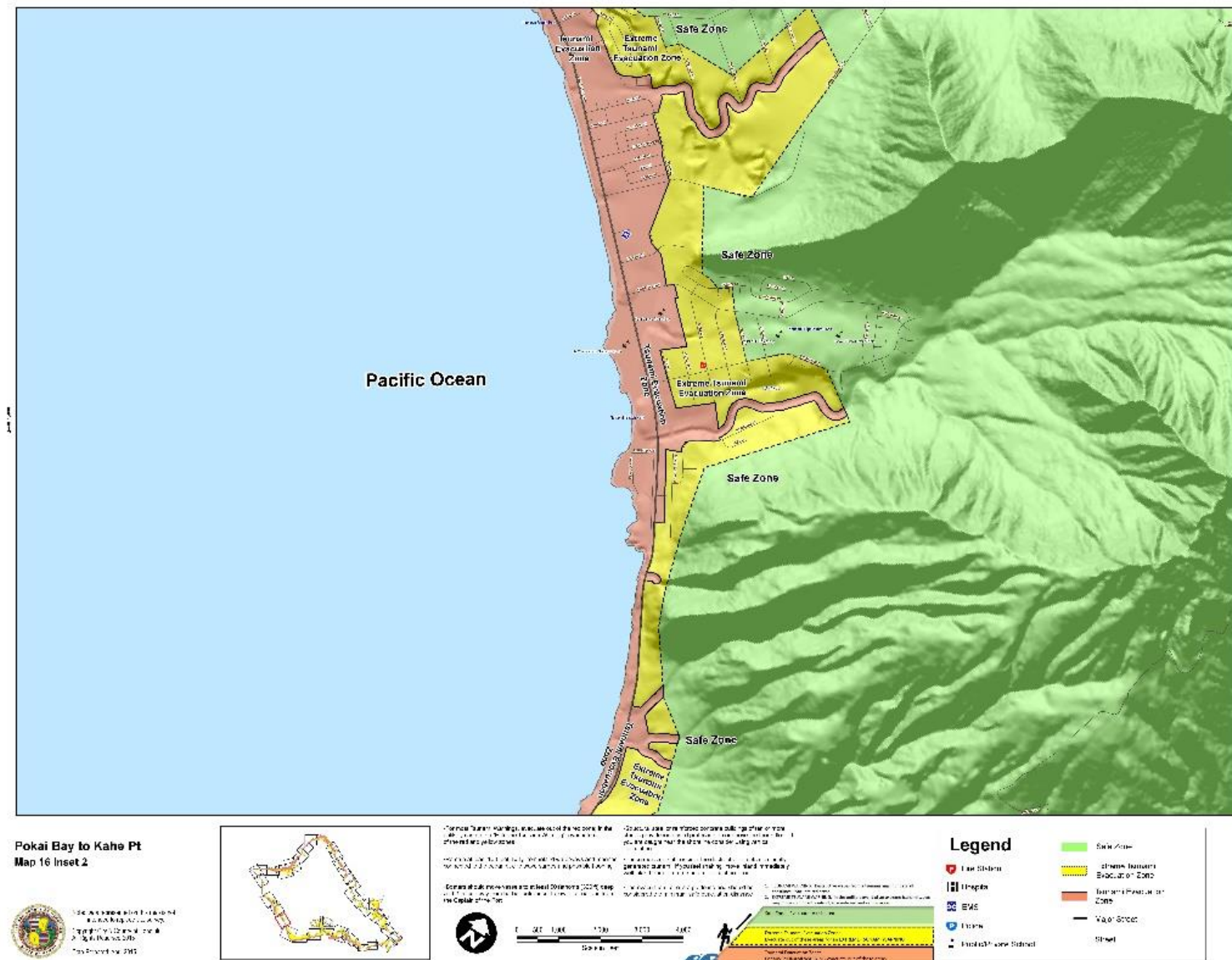
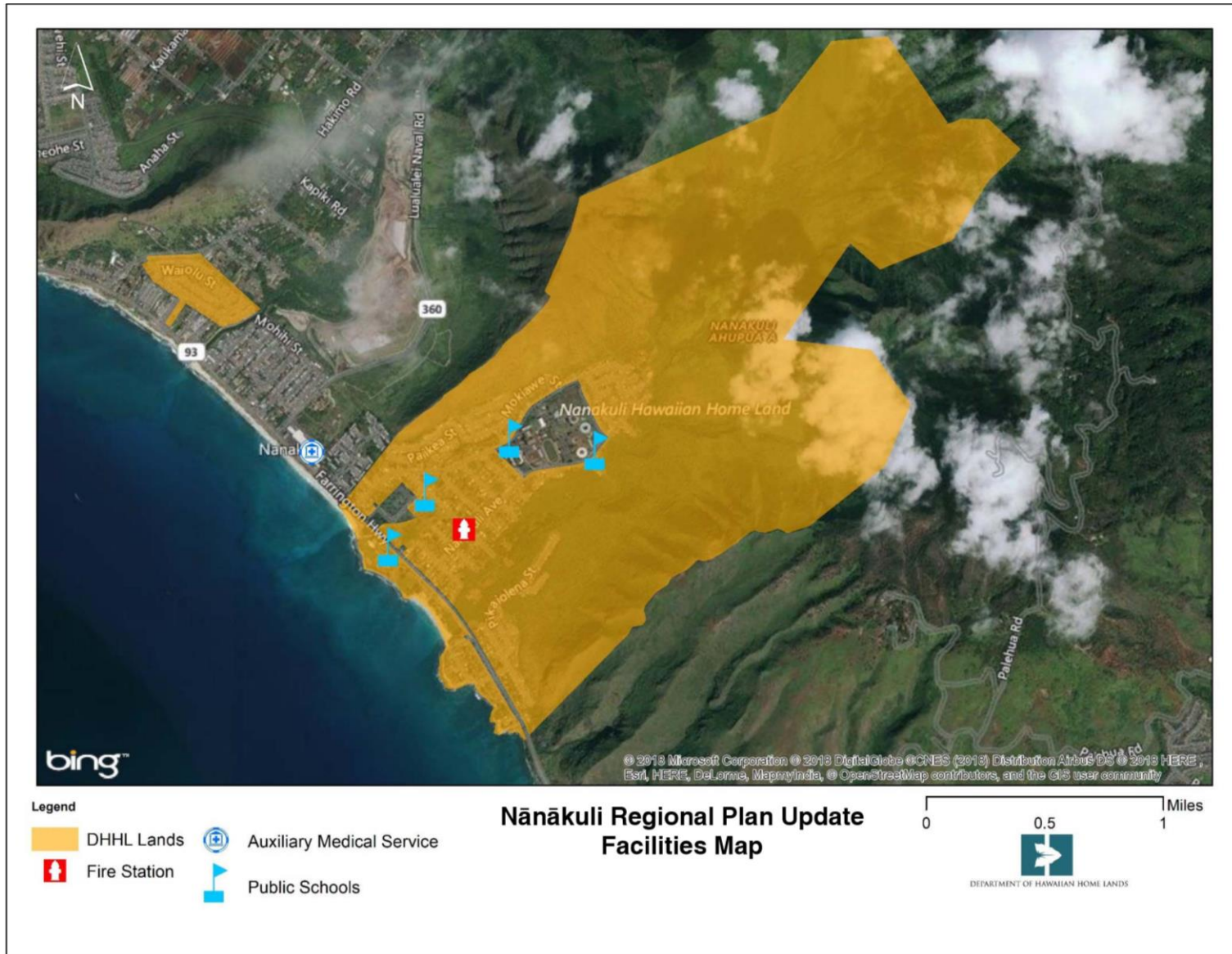


Figure 8: Map - Emergency Facilities, Nānākuli



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6 Priority Projects

Nānākuli homesteaders that attended the Regional Planning meetings, as well as those who submitted Kou Mana’o Questionnaires, discussed regional issues and opportunities. The various issues and opportunities identified by beneficiaries were then consolidated into a list of potential projects.

Appendix E includes all of the potential projects. The details of the five priority projects described on the following pages—elevated to priority projects by community consensus—were evaluated and expanded upon by DHHL, their consulting team, and key stakeholders.

Although the Nānākuli and Wai’anae/Lualualei homestead communities possess distinct characteristics, desires, populations, and potential opportunities, several shared focuses were identified during the joint Regional Planning process. Broadly, these “regional focuses” comprise (1) homesteader safety, (2) community-based opportunities, often economic in nature, and (3) non-homesteading areas for community benefit. These are reflected in the Nānākuli Priority Projects below. (See Section 2.4, Cross-Region Focuses for more details.)

For an overview of the issues and opportunities currently being considered by Wai’anae Coast stakeholders (e.g. businesses, nonprofits, and government entities), please see Appendix C.

6.1 Disaster Preparedness

The National Oceanic and Atmospheric Administration (NOAA) rates the area from Nānākuli to Ka’ena in its highest category of vulnerability for sea level rise, and a large body of research asserts the dangers of climate change for Hawai’i and other island communities. As such, DHHL has taken into account the potential effects of climate change in its planning efforts, ensuring that its development, advocacy, and funding are in line with the most current climate-centered practices.

Accordingly, Nānākuli homestead communities have identified issues of disaster preparedness, community resilience, and broader climate change adaptation as high priorities.

Perhaps the most visible of related projects is the Wai’anae Coast Emergency Access Road (WCEAR). The WCEAR is a series of road segments linking existing roads in Wai’anae Coast communities, which form an alternative route in case of Farrington Highway closures. See Section 5.4 for information on previously discussed routes. DHHL received an allotment of \$9 million from the Hawai’i State Legislature, which must be encumbered by 2018 and can be used only for the development of the WCEAR due to legislative language.

6 Priority Projects

Alongside the WCEAR, a second/parallel access road is being considered, which ideally would be located above Kawao Avenue (informally termed “6th Road”), the inundation limit for a catastrophic tsunami. Currently, Farrington Highway would be inundated were a catastrophic tsunami to hit the Wai‘anae Coast. The Wai‘anae Coast Parallel Route, as this road is now known, has been discussed by both DHHL and members of the State Legislature as a viable option for both reduced traffic and safe evacuation on the Wai‘anae Coast. See Section 5.3.2 for more information on the Wai‘anae Coast Parallel Route.

Other community discussions linked to climate change and community resilience have included coordination of roadway improvements, establishment and mapping of emergency centers and clinics, roadway and property flooding, relocation of makai properties, and community self-sufficiency (e.g. solar energy, water catchment, gray water reuse, and food production).

In addition to the Wai‘anae Coast’s established and in-development evacuation routes, many local stakeholders have procedures in place to ensure community safety during a disaster or emergency. Pending timing and road conditions, during emergencies, the City & County of Honolulu sends city buses to the Wai‘anae Coast for community evacuation use free of charge. The Wai‘anae Coast Comprehensive Health Center (WCCHC) also has vehicles dedicated to moving homeless individuals and families to safety during emergencies.

Perhaps most importantly, homesteaders identified needs for both short-term disaster preparedness—evacuation routes and emergency plans to ensure immediate safety—and long-term disaster resiliency, which could come as a result of community self-sufficiency. Both levels are addressed in the following Objectives and Implementation Actions.

Of note, legislation was proposed during the 2017-2018 session that would require a sea level rise analysis in environmental impact statements before building projects. This bill, HB2106, was signed by Governor Ige and will become Act 17, taking effect upon approval.

6.1.1 Objectives

- A safe community with comprehensive emergency procedures, routes, and facilities, prioritizing the safety of our kūpuna and keiki.
- Disaster preparedness and climate change mitigation via community self-sustainability.
- Coordinated and efficient disaster-minded roadway improvements, including the Wai‘anae Coast Emergency Access Road (WCEAR) and the Wai‘anae Coast Parallel Route.

6.1.2 Implementation Actions

Implementation Actions <i>(in no particular order)</i>	Kūleana <i>Who will help to implement?</i>
Hold Community Resilience Workshops and prepare a disaster mitigation plan.	DHHL coordinate and hold workshops for the Nānākuli homestead communities.
Consider alternative routes for the Wai‘anae Coast Emergency Access Road (WCEAR).	DHHL coordinate the preparation of a Draft Environmental Assessment.
Keep beneficiaries apprised of progress on WCEAR and a Wai‘anae Coast Parallel Route mauka of Kawao Avenue ("6th Road").	DHHL provide updates and opportunities for beneficiary input.
Increase cross-department coordination and regular progress reports on roadway maintenance, improvements, and other construction affecting emergency procedures.	DHHL and homestead communities push for cross-department coordination beginning with the Community Resilience Workshops (see above).
Explore creation of homestead Community Resilience Plan that integrates short-term disaster response and long-term community resilience.	DHHL explore what work has been done in this area, existing information, and identify potential partners who might collaborate with DHHL to create a Community Resilience Plan. Could potentially result from Community Resilience Workshops (see above).
	Homestead communities participate and contribute their mana‘o to the planning process.
Explore community-led projects to increase home and neighborhood self-sufficiency (food, water, energy, and other forms).	Homestead communities assess existing resources and opportunities, coordinating with DHHL and other community partners to plan and initiate small-scale community projects.

6.2 Improve Community Access to Non-Homesteading Areas¹⁵

Non-homesteading areas, utilized by communities in ways other than living, are vital to the wellbeing and connectedness of the Nānākuli homestead communities, as well as to the Wai‘anae Coast as a whole. Potential spaces within the Nānākuli homestead communities have been identified, each with varying levels of feasibility. These include ‘Ulu Ke Kukui (current lease ending in October 2018, zoned as Proposed Residential by DHHL), spaces near the Wai‘anae Coast Comprehensive Health Center (zoned Community Use, Conservation, Industrial, and General Agriculture by DHHL), a space at the top of Ulei Loop (zoned as Proposed Residential by DHHL), Lyman and Rapoza Ranches (zoned as Conservation, General Agriculture, and Proposed Residential by DHHL), Upper Nānākuli Valley (zoned as Conservation, General Agriculture, and Proposed Residential by DHHL), and others. While some of these spaces have not been officially designated as Community Use areas¹, for various reasons, some community members have expressed that all could serve as productive non-homesteading areas.

These non-homesteading spaces can serve as venues for education across all stages of life, including early childhood education, adult skills training and education, Hawaiian education (e.g. ‘Ōlelo Hawai‘i), and kūpuna programs. These spaces can also provide economic development opportunities for the community, including ‘āina-based activities and youth development programs.

Some homesteaders have even expressed a desire to assume partial or full control over Hawaiian Home Lands and existing facilities, including Kaupuni Neighborhood Park. Homestead communities outside the Wai‘anae Coast have attempted this, sometimes with much success. Throughout DHHL’s and its affiliates’ experiences with homestead communities, several key lessons have been learned by those involved in such undertakings:

1. The need for a full-time project leader from the community.
 - a. Especially in the early stages of the project, the management of the space will require a significant amount of time and effort. For example, if upgrades and repairs need to be made to facilities, someone will need to take the lead on a long list of responsibilities including negotiating contracts, pricing out purchases, managing funds, scheduling repairs, etc. All of this work will essentially require a full-time position.
2. A strong and supportive board of directors or other community leadership team is essential.
 - a. In addition to the person identified above, the project leader will need the support of a well-organized board of directors. Board members will need to provide support in a variety of ways including connecting the community to skilled labor through their business networks, providing expertise in the areas of property management

¹⁵ Note: the term “Community Use” refers to a specific land use designation determined by DHHL. See *Figure 6: Map - DHHL Planning Area, Nānākuli* to see which areas are currently officially designated for Community Use. Areas often referred to as “potential community use areas”—land upon which homestead communities could participate in activities besides homesteading—will be referred to here as “non-homesteading areas.”

and construction, helping to disseminate information throughout the community, etc.

3. Technical assistance providers can help to provide additional skills needed for the project.
 - a. Technical assistance providers can also help to decrease the risk of the project by bringing additional experience and expertise. For example, if a business plan for the project is needed to acquire a loan, having an experienced organization with financial experience could prove to be an important asset.

Communities within the Nānākuli homesteads may consider using these lessons learned and best practices to help them consider next steps, especially resources needed, in the potential management of a space.

The need for non-homesteading spaces has been recognized not only by homesteaders but also by regional nonprofit, government, and private-sector stakeholders. See Appendix C for an overview of the issues and opportunities currently being considered by Waiʻanae Coast stakeholders.

One example of a current opportunity related to non-homesteading spaces is the old Nānākuli Butler Building. Some community members recently submitted an application to DHHL's Land Division to use the space, which has been approved and is going to Commission for final approval. The community's plans for the building include a community resource center, for which a local nonprofit led by Patty Teruya will raise grants to offer free support to the community. Such support could include senior food box distribution, Toys for Tots, leasing a part of the building to Waiʻanae Community Economic Development Corporation, and kūpuna support and programming.

Ultimately, the hope is that non-homesteading use areas will address the needs and desires of the Nānākuli homestead communities over the long term. This will require planning, human and financial resources, and collective community effort in order to ensure long-term viability.

6.2.1 Objectives

- Maintained and improved DHHL-designated Community Use and non-homesteading areas in Nānākuli.
- Availability of needed Community Use and non-homesteading areas, redesignated underused or unused areas.
- Growth in the Nānākuli communities as a result of community centers that will provide:
 - Safe places to learn and play for keiki
 - Opportunities to age in place for kūpuna
 - Gathering spaces for individuals and families
 - Opportunities for cultural learning and well-being for the entire homestead community
- Non-homesteading areas available, cultivated, and utilized, which will lead to increased community financial sustainability (see Section 6.5).
- Non-homesteading areas that provide safety in case of a disaster or emergency, stocked with emergency supplies and easily accessible by viable roadways and evacuation routes (see Section 6.1).

6 Priority Projects

6.2.2 Implementation Actions

Implementation Actions (in no particular order)	Kūleana Who will help to implement?
Educate community regarding land use process and current land designations for Community Use.	DHHL conduct educational outreach to communities regarding Community Use land designation, especially concerning keiki, kūpuna, and ‘āina-related land uses.
	DHHL engage and involve homesteaders in ongoing and upcoming land use conversations concerning the Nānākuli homestead communities.
Increase understanding of land use in the following categories: <ul style="list-style-type: none"> • DHHL-designated Community Use areas (see <i>Figure 6: Map - DHHL Planning Area, Nānākuli</i>) that community would like to: <ul style="list-style-type: none"> ○ See used differently, or ○ Assume greater community control • Areas NOT designated Community Use that community would like to see switched to Community Use • Unused or unencumbered land, e.g. agricultural and ranch land, that could be redesignated 	Homestead communities initiate discussions with DHHL regarding specific areas that fall into these categories.
	DHHL work with homestead communities to determine potential steps to be taken, if any.
	DHHL educate community on required criteria and process for communities to apply for management of Hawaiian Home Lands.

Implementation Actions <i>(in no particular order)</i>	Kūleana <i>Who will help to implement?</i>
Support existing and upcoming opportunities for non-homesteading use areas.	<p><i>Homestead communities</i> engage in existing areas for community homesteader use. In particular, support:</p> <ul style="list-style-type: none"> • Community-based economic development to benefit our beneficiaries • Non-profit organizations providing charitable services to homesteaders • Hawaiian Civic Clubs • Kūpuna residing within the ahupua‘a
	<p><i>Homestead communities</i> develop the Nānākuli Butler Building for:</p> <ul style="list-style-type: none"> • Kūpuna gathering • Resource information and community center open to all beneficiaries, with information resources for our families • Free cultural services (e.g. hula, lei making, sewing) • Food bank once per month

6.3 Street Repairs and Improvements for Health and Safety in the Region

Several roadway-related issues were identified by Nānākuli homesteaders, all of which directly influence the safety of homesteaders and their families. Many identified the need to prevent automotive speeding in homestead neighborhoods, whether by the institution of reduced speed limits, the installation of speed bumps, or the banning of commercial vehicle traffic through homestead neighborhoods. HDOT administrators were also able to offer suggestions, recommendations, and information that could be useful to community members. First, homesteaders are able to send formal request for speed reducing measures to the appropriate entity, which for non-Farrington roadways is usually City & County of Honolulu. Second, if the community is not well aligned on a request, it is very unlikely that the request will be approved. For example, if someone requests a speed limit reduction while others are saying that they want the speed limit to remain the same, this sends very mixed signals to the City & County and makes it difficult for them to implement any changes. Third, in addition to requesting a decrease in speed limits, community members are also able to request a wide range of speed calming measures including, but not limited to, raised sidewalks, lane delineators, and traffic circles.

Other community members recognized the need for bus easements along Farrington Highway to reduce patrons' proximity to fast-moving highway vehicles, as well as the widening of Farrington Highway, Hakimo Road, and other roadways. Still others voiced needs for bike lanes, sidewalks, and the removal of abandoned vehicles from roadways, all of which would contribute to safety for both pedestrians and drivers.

As a response to community input, the legislature passed Senate Bill 2582. This bill, known as "Kaulana's Bill" and drafted to honor Kaulana Werner, would increase a judge's ability to increase sentencing for individuals who commit hit-and-runs with harm to pedestrians.

An increased police presence along the Wai'anae Coast has also been requested in order to preserve pedestrian safety and reduce speeding in response to reports of ATVs and other recreational vehicles on surface roadways along the Wai'anae Coast. This is illegal, but it is left up to HPD to catch violators and enforce laws. Wai'anae Coast legislators are also urging the city to convert the Wai'anae Police Station from a subdistrict into its own district station, which would help improve outreach and services to our community.

Many related infrastructure projects are being considered or underway by the Hawai'i DOT (see Section 5.3 for more details). Recent legislation has implications on these issues, as well. Perhaps most notable is legislation passed in 2018 that reduces red tape surrounding the removal of abandoned vehicles, making removal easier and quicker. The bill also requires the City & County of Honolulu to remove abandoned vehicles within ten days. The bill is pending Governor Ige's approval and will take effect no later than July 10, 2018 if signed into law. It also broadens the definition of abandoned ("derelict") vehicles as any lacking current registration.

(Note: DHHL would like to remind homesteaders that if you see illegal dumping, abandonment of vehicles, trespassing, or other offenses, please report to the appropriate City or State agency as soon as possible. In this way, you can be the eyes and ears of your homestead communities.)

In addition, the U.S. military, which plays a large role in the abandonment of vehicles in Hawai‘i, has increased the strictness with which it tracks and prosecutes these violations by its personnel. The military has also instituted a new vehicle turn-in program at Schofield Barracks.

Measures necessary to combat identified issues and advance opportunities—in addition to general repair and maintenance of homestead and regional roadways—will require coordination among multiple entities including the State, the City & County, the Department of Transportation, DHHL, and private stakeholders, among others.

6.3.1 Objectives

- Clog-free residential roadways, creating safer environments for both drivers and pedestrians.
- Decreased traffic and increased road safety using roadway improvements and traffic-calming measures.
- Safer pedestrian environments in homestead areas.

6 Priority Projects

6.3.2 Implementation Actions

Implementation Actions <i>(in no particular order)</i>	Kūleana <i>Who will help to implement?</i>
<p>Explore and potentially support various infrastructural methods to calm traffic, reduce speeding, and increase pedestrian safety in homesteads, such as:</p> <ul style="list-style-type: none"> • Speed bumps, e.g. on Nānākuli Avenue • Sidewalks • Raised crosswalks • Improved, recessed bus easements along Farrington Highway 	<p>Community contact HPD and appropriate Council(s) to report speeding vehicles and raise awareness.</p>
	<p>Community initiate or continue conversations with DHHL regarding potential traffic-calming measures for homestead roadways.</p>
	<p>DHHL continue to work with the City & County of Honolulu to assume responsibility for proper roadway maintenance and improvement within homesteads.</p>
<p>Explore and lift up various non-infrastructural methods to calm traffic and reduce speeding in homesteads, such as:</p> <ul style="list-style-type: none"> • Decrease of homestead speed limits from 25MPH to 15MPH • Banning commercial vehicle traffic through residential areas • Designation and enforcement of no-parking zones • Certain intersections increase to two left-turn lanes, e.g. PKE Avenue 	<p>Community initiate or continue conversations with DHHL regarding potential traffic-calming measures for homestead roadways.</p>
	<p>DHHL continue to work with the City & County of Honolulu to assume responsibility for proper roadway maintenance and improvement within homesteads.</p>
<p>Increase cross-departmental coordination and regular progress reports on roadway maintenance, improvements, and other pertinent information related to roadways.</p>	<p>Community advocate to DHHL and relevant stakeholders (elected officials, City and State departments, and contractors) regarding roadway coordination and communication.</p>
	<p>DHHL advocate to its regional partners and affiliates, including elected officials, City and State departments, and contractors regarding roadway coordination and communication.</p>

Implementation Actions <i>(in no particular order)</i>	Kūleana <i>Who will help to implement?</i>
<p>Increase removal of:</p> <ul style="list-style-type: none"> Abandoned and stolen vehicles clogging residential roadways Illegal dumping <p>by supporting legislative action, calling for police enforcement of newly passed legislation (e.g. HB2442), and serving as the “eyes and ears” of community enforcement.</p>	<p>Community advocate to elected officials and law enforcement agencies regarding continued enforcement of existing measures and, if necessary, creation of new measures to prevent these issues.</p>
	<p>Community contact local law enforcement immediately if illegal dumping, vehicle abandonment, trespassing, or other offenses are witnessed.</p>
	<p>Community consider establishment or reestablishment of community-led enforcement programs such as Neighborhood Watch.</p>

6.4 Establish Community-Based Education Programs

Education is critically important to the Nānākuli homestead communities, as it is one of many factors that drives communities forward, connecting them and raising up the next generation. It increases understanding of place, people, and ultimately, self. Community education can also strengthen support for issues facing individuals and families, such as drug addiction and homelessness.

A main focus of community education in the Nānākuli homestead communities is Hawaiian language and culture (e.g. ‘Ōlelo Hawai‘i, la‘au lapa‘au, hula). These topics link individuals and families to both past and future. Education initiatives should be aimed at all ages but especially K-12, since the communities’ keiki and haumāna are a strong priority.

‘Āina-based educational activities should be implemented by community members to benefit all ages. In this way, our community’s self-sufficiency and resiliency will be increased by local food production and sustainable sources of energy (see Section 6.1). Youth, especially, learn well from ‘āina-based education; the community has expressed interest in using existing local ventures, such as Ka‘ala Learning Center and MA‘O Organic Farms, as examples of ‘āina education moving forward for the Nānākuli homestead communities.

In addition to cultural and ‘āina-based education programs, community members have expressed interest in other forms of education. Adult education and kūpuna programs can help with skills acquisition, career training, and aging-in-place. Skills-based and trade education can enhance job prospects for community members of all ages. Job and college readiness programs increase our community’s economic and educational output, which may eventually fuel locally-run businesses and job opportunities. Sports and related physical education programs provide opportunities for holistic health and community growth.

Finally, a theme addressed in Section 6.2 (above), intergenerational exchange between keiki and kūpuna, could have profound impacts on the Nānākuli community’s education. When kūpuna are able to pass their mana‘o and ‘ike onto subsequent generations—and are even compensated for this, as some have suggested—future generations become better stewards of that which is before them. Simultaneously, topics such as technology, community activism, and trade skills could be incorporated, which would steward a generation of values-based, culturally-minded, and highly-skilled community members.

Notes: Resources are often available for community-based education programs. The 2018 Federal omnibus spending bill included over \$3 million for agricultural education grants for Native Hawaiian institutions. Community educational programs also tie closely to community use spaces (see Section 6.2) and community economic development (see Section 6.5).

6.4.1 Objectives

- Access for Nānākuli homestead communities and their residents, from keiki to ‘ōpio to mākuā to kūpuna, to quality, values-based, and skills-focused education that is responsive to their communities’ needs.

- Opportunities for keiki—the next generation—to learn from their kūpuna.
- Opportunities for kūpuna to live affordably (kūpuna housing), age in place, and pass their mana’o to the next generations. Proper compensation for kūpuna’s time, effort, and knowledge.
- Nānākuli homestead communities in which homesteaders of all ages feel welcome and encouraged to contribute to our communities.

6.4.2 Implementation Actions

Implementation Actions (in no particular order)	Kūleana <i>Who will help to implement?</i>
<p>Building on Actions found in Section 6.2 (above), plan and execute community outreach regarding spaces for community education and services, including:</p> <ul style="list-style-type: none"> • Free Hawaiian language and culture classes • ‘Āina-based programs • Keiki and youth spaces and programs • Adult and kūpuna programs and services • Intergenerational exchange • Kūpuna housing and services • Student preparation to survive and thrive wherever they live, e.g. STEM education 	<p>Community perform necessary planning and outreach efforts to DHHL and other regional stakeholders regarding spaces to use for community education.</p>
	<p>Community communicate, coordinate, and collaborate with potential community partners currently doing relevant work (see Section 3.3 and Appendix C).</p>
<p>Implement small-scale community education programs, scaling up as necessary by seeking grant and technical assistance support from outside sources.¹⁶</p>	<p>Community plan and implement necessary project steps.</p>
	<p>Community communicate, coordinate, and collaborate with potential community partners currently doing relevant work (see Section 3.3 and Appendix C).</p>
	<p>Community seek financial and technical assistance support from external sources, especially sources for Native Hawaiian education and community groups.</p>

¹⁶ Education programs that have been suggested include: intergenerational transfer of Hawaiian knowledge (language - ‘Ōlelo Hawai‘i, ‘oli; cultural practices - hula, ho‘e wa‘a, la‘au lapa‘au, lomilomi, kapa; self-sufficiency - fishing, hunting, gathering, planting); trade education and tutoring; training of “homegrown teachers” (i.e. educators from our communities); community member kūleana and guidelines for community participation; creation of a K-12 Hawaiian language immersion school; and social issues, such as drug addiction, homelessness, and crime.

6.5 Identify and Pursue Opportunities for “Pono Economic Development” and Community Action

“Pono Economic Development” for the Nānākuli homestead communities means providing sustainable opportunities for all to support ourselves and our communities—keiki, ‘ōpio, mākuā, kūpuna, and ‘ohana. Economic development can be accomplished by a variety of means, but some of the most viable and attractive to the Nānākuli homestead communities include:

- Management of community use spaces for revenue generation (e.g. commercial kitchens, event spaces - see Section 6.2)
- Community-owned and community-led commercial development that elevates and supports local businesses
- Sustainable culture-oriented, often ‘āina-based opportunities that provide connection to place, education, healthy food, and self-sufficiency

Ideas from homesteaders to accomplish the above have included commercial kitchens, pay-for-use community centers, home businesses and cottage industries, home food production such as backyard aquaculture or gardening, and locally-owned and operated commercial businesses. Fortunately, Hawai‘i’s local, state, and national elected officials have identified business and economic development on the Wai‘anae Coast as a priority over the coming years.

Economic development for the Nānākuli community can also include services provided to community members, which in turn strengthen resiliency and sustainability. Discussed in Section 6.2 (above), kūpuna housing is an increasingly important factor across the Wai‘anae Coast. It is crucial to provide spaces for kūpuna to “age in place,” pass their knowledge to the next generation, and continue to learn and interact with those around them. We as communities must locate and advocate for these potential spaces for our kūpuna. Spaces for kūpuna and other affordable housing have been identified by homesteaders and others, who are continually advocating for their use.

Issues surrounding affordable housing were also among homesteaders’ most pressing questions, especially as cost of living rises and residential areas become more crowded. Although a measure to allow micro-housing units on homestead lands did not pass during the 2018 legislative season, the idea still garners support among Wai‘anae Coast residents and representatives. Conversations have been ongoing within DHHL and in concert with other entities. DHHL is currently conducting beneficiary consultation on proposed administrative rules to expand residential lease offerings to include multi-family housing and a pilot program on qualifying lots to build a supplemental dwelling unit. There is also recognition at a high level that “affordability” must be considered differently for the Wai‘anae Coast versus Honolulu, in that many factors differ between the two residential areas.

Finally, there is both local and national priority placed on issues of homelessness and affordable housing, including veteran homelessness. For example, the Hawai‘i State Legislature passed legislation in 2018 allocating \$50 million for ‘Ohana Zones on three O‘ahu sites, which entail centralized areas in which homeless individuals and families can live. These designated locations will provide access to sanitation, clean water, and wrap-around services including medical care, financial literacy, and employment training.

Articulation of these concerns is not to say that the Nānākuli homestead communities unanimously support economic development in any form. Homesteaders have voiced a number of concerns: for example, increases in traffic due to commercial development; opposition to increases in industrial areas and landfills; and hesitancy to create additional tourist attractions. These factors are only some that must be addressed before proceeding with community-based economic development in the Nānākuli homesteads.

This Priority Project also includes “community action,” which can take a number of different forms responsive to communities’ needs. Some actions, such as altering the name associated with a homestead community or voting on the formation of a community association, can be considered immediately. Others are ongoing processes and may never see full resolution, such as community measures to reduce crime and safety concerns (e.g. Neighborhood Watch).

Several potential and ongoing projects have already been identified, including Princess Kahanu Estates development projects and a tentative future DHHL Regional Plan for the Lualualei ahupua‘a, the Nānākuli Village Center, and opportunities for outside investment.

6.5.1 Objectives

- Opportunities for culture-based, community-led economic development in the Nānākuli homestead communities.
- Strengthened financial, resource, and cultural sustainability of our communities as a result of community economic development.
- Community and organizational capacity built to ensure the impact of community economic development for generations.
- Meaningful opportunities for everyone, from keiki to kūpuna, to participate in and contribute to the development of our homestead communities.

6.5.2 Implementation Actions

Implementation Actions <i>(in no particular order)</i>	Kūleana <i>Who will help to implement?</i>
Assess existing community economic development and other projects in the Nānākuli homestead communities.	Community evaluate how existing resources (time, skills, finances, etc.) might be utilized and leveraged to build our communities’ self-sufficiency.
Explore and evaluate potential opportunities for outside investment into the Nānākuli homestead communities that are in line with our culture and values.	Community plan and conduct outreach to potential partners within and outside the Nānākuli community.

6 Priority Projects

Implementation Actions <i>(in no particular order)</i>	Kūleana <i>Who will help to implement?</i>
Building on Actions found in Section 6.2 (above), plan and execute community outreach regarding spaces for “pono economic development.”	Community perform necessary planning and outreach efforts to DHHL and other regional stakeholders regarding spaces to use for community education.
	Community communicate, coordinate, and collaborate with potential community partners currently doing relevant work (see Section 3.3 and Appendix C).
Implement small-scale community-based economic development programs, scaling up as necessary by seeking grant and technical assistance support from outside sources.	Community plan and implement necessary project steps.
	Community communicate, coordinate, and collaborate with potential community partners currently doing relevant work (see Section 3.3 and Appendix C).
	Community seek financial and technical assistance support from external sources, especially sources for Native Hawaiian community groups.
Explore and potentially support means to reduce cost burden associated with sewage systems in homestead communities, including the establishment of a grant program to assist lessees on Hawaiian home lands with cesspool upgrade, conversion, or connection costs (e.g. HB1722 and SB2717).	DHHL and community initiate or continue conversations with elected officials and other relevant stakeholders regarding feasibility of such measures.

Implementation Actions <i>(in no particular order)</i>	Kūleana <i>Who will help to implement?</i>
<p>Coordinate and implement specific projects and programs.</p>	<p><i>Nānākuli Homesteads</i> conduct necessary outreach and explore opportunities in partnership with current and potential homestead associations and organizations, such as Nānākuli Hawaiian Homestead Association, Ahupua‘a ‘O Nānākuli, and the Nānākuli Neighborhood Board Hawaiian Affairs Committee related to:</p> <ul style="list-style-type: none"> • Kūpuna services, especially housing, transportation, and integrated care • Increasing lessee participation and engagement • Housing repair and maintenance of dilapidated structures • DHHL homestead lot application process • Housing and homelessness services • Community cultural gardening and other ‘āina-based activities

Implementation Actions <i>(in no particular order)</i>	Kūleana <i>Who will help to implement?</i>
	<p><i>Princess Kahanu Estates (PKE)</i> explore the following existing opportunities in partnership with current and potential homestead associations and organizations—such as DHHL, Princess Kahanu Estates Association, and the Nānākuli Neighborhood Board Hawaiian Affairs Committee—for “Pono Economic Development”:</p> <ul style="list-style-type: none"> • Development of future, separate DHHL Regional Plan for Lualualei Ahupua‘a, which would include PKE. • Expansion of existing community center for events, revenue generation with: <ul style="list-style-type: none"> ○ Commercial kitchen ○ Gym and recreation center • Establishment of spaces for community growth: <ul style="list-style-type: none"> ○ Keiki center and playground ○ Cultural and learning center • Community and organizational capacity building • Enforcement of Declaration of Covenants, Conditions, and Restrictions (DCCRs) • Consider the following projects for future development in the event that land becomes available: <ul style="list-style-type: none"> ○ Solar farm ○ Septic tank ○ Event housing/hall ○ Water tank ○ Sustainable garden ○ Emergency evacuation center ○ Amphitheater ○ Athletic field ○ Swimming pool ○ Tennis courts ○ Playgrounds ○ Two- to three-story building with additional classroom and meeting space with parking

Implementation Actions <i>(in no particular order)</i>	Kūleana <i>Who will help to implement?</i>
	<p><i>Series 7</i>, with current and potential homestead associations and organizations, such as the Nānākuli Neighborhood Board Hawaiian Affairs Committee and others, gather lessee input and, if desired, plan and execute steps required for:</p> <ul style="list-style-type: none"> • Potential homestead name change • Potential formation of community association • Address disruptive tourist attractions within community, e.g. Mermaid Cave • Determine use for Lot 168, which is currently designated by DHHL as Community Use
	<p><i>Zablan</i>, with current and potential homestead associations and organizations, such as the Nānākuli Neighborhood Board Hawaiian Affairs Committee and others, explore potential community opportunities in partnership with other communities, associations, and stakeholders.</p>

Appendix A

Homestead Meetings: Summaries

**Wai‘anae and Nānākuli Regional Plan Update
Community Leaders Meeting #1 Summary
Thursday, September 7, 2017, Mā‘ili Community Learning Center**

Homestead Leaders were in Attendance from the following communities and organizations:

- Nānākuli
 - Nānākuli Hawaiian Homestead Community Association
 - Ahupua‘a o Nānākuli
 - Nānākuli-Mā‘ili Neighborhood Board
 - Series 7
 - Zablan
- Princess Kahanu Estates
 - Princess Kahanu Estates Association
- Wai‘anae
 - Wai‘anae Valley Homestead Association
 - Kaupuni Village
 - Wai‘anae Coast Neighborhood Board

*Wai‘anae Kai Homestead not in attendance
SEE APPENDIX II FOR FULL LIST OF ATTENDEES

Regional Planning Overview (Julie)

- Lessee planning for the future of their homestead/region through a series of Regional Plan meetings
- Identifies data—mo‘olelo, people, lands, and infrastructure of homestead communities and surrounding region
- Engages stakeholders (agencies/orgs) to identify their plans and to identify opportunities to partner/collaborate
- Identifies Priority Projects

Important Topics and Questions Discussed

- Wai‘anae Coast Emergency Access Road (WCEAR)
 - A Special Neighborhood Board meeting was scheduled to September 11th, which included a scheduled vote on a resolution in favor of the Access Road as planned
 - Kamaki Kanahele proposed a motion to vote against the resolution
 - Homestead leaders in attendance (5 associations) supported the motion to vote against the resolution, which they planned to present to the Neighborhood Board on September 11th
 - DHHL context: the Legislature included funding in the budget, identifying DHHL as the expending agency because DOT is only responsible for projects along Farrington
 - Questions and considerations moving forward
 - WCEAR is biggest and most overlapping issue impacting all homestead communities, especially Nānākuli
 - Where is the road going? Will it be opened up other than emergencies?

Appendix A

- Putting near school endangers children
 - Nānākuli coastline and disaster zone - 6th road is high water mark; schools are in inundation zone
- Regional Plan Boundaries
 - Keeping separate plans, but see where there are overlaps
 - Road needs to be addressed across homestead communities -- all need to be involved
 - Voice of America site
 - Questions and considerations moving forward
 - Are we using traditional or today's state boundaries?
- Other topics brought up:
 - Houses at Lyman Ranch -- potential opportunity to realign schools
 - Congestion -- consider adding new parks and public facilities instead of more homes

Next Steps

- Follow-up meeting to go over 3 main questions
 - First Thursday of the month is best (October 5th)
- Communication
 - Facebook page

Appendix I - Worksheet Responses Organized by Community (15 received)

	<u>Nānākuli</u>	<u>Princess Kahanu Estates</u>	<u>Wai'anae Valley</u>	<u>Zablan</u>
Best times of the week to meet	M-Thurs; Thursday ok; Weekend; 1st and 4th; First Mondays @ 1 to 9pm; 2nd Monday of the month @ our Ahupua'a o Nānākuli Homestead Meeting @ Kawaihona Cafe @ 7pm	1st, 4th Tuesday; weekdays/ evenings; M-Sat. 7pm; Weekday- evening or Saturday morning	PKE Community Center (x2); Kamehameha Comm Learning Center @ Mā'ili (x2)	Tues-thurs after 6:30
Ideal Location	Kalaniana'ole Beach Park; No matter; Nānākuli or Mā'ili; Kawaihona (x2)	PKE Community Center (x2); Kamehameha Comm Learning Center @ Mā'ili (x2)	Kamehameha Comm Learning Center @ Mā'ili (x3)	Kawaihona Cafe / Kalaniana'ole Park

Preferred Method of Communication	Mail; Email (x2); Informal talk story / orally to kūpuna (x2); Community newspaper; Social Media, ex: IG, FB, Twitter (x2)	Email (x2); Community sign Newsletter (x3) Phone Other meetings Direct mail	Email (x3); Paper mail; Word of mouth; Website; Social media	Mail; Poster; Social media; TV
Pressing Issues	Historic Railway tracks from Kalaeloa to Lualualei - Repair to operational for the Historic Railway Society to operate passengers from Kamakana Shopping Ctr (for Kalaeloa) to Nānākuli Village Ctr; Connect 2 Hawaiian homes communities; Interface with tourist and community; Drive our economic development in Nānākuli; Hard for folks to get past some of the hard feelings around issues; Traffic; Why the bicycle lanes thru the homestead?; Be aware! Our voice matters! Do not attempt to minimize, marginalize or silence our voice. Priority must be given to nā kūpuna lessees.	Traffic (x2) Speeding, illegal parking, street lights Commercial vehicles driving through PKE Emergency access (x2) Deeds Larger community center DCCR violates Community concerns Homeless	Houseless in public spaces; Public spaces being used for private use; Traffic (x2); Access road; Health; Housing; In general our community dislikes plans coming "done" but having the necessary avenues and means to change, discard + amend as we feel most appropriate for serious consideration is very much appreciated + expected. :) Mahalo.	Traffic; Homeless; Economic depression

APPENDIX II - Attendance

- Jolyn Ballenti, Nānākuli
- Walterbea Aldeguar, Kaupuni Village Community Association
- Garnet Clark, Ahupuaʻa o Nānākuli
- Kamaki Kanahale, Nānākuli Hawaiian Homestead Community Association
- Mike Kahikina, Nānākuli Hawaiian Homestead Community Association
- Helen Wai, Princess Kahanu Estates
- Jane Casserly, Papakolea, Waianae, Princess Kahanu Estates Association
- Gwen Earll, Princess Kahanu Estates Association
- Germaine Toguchi, Princess Kahanu Estates Association

Appendix A

- Don Jugoz, Princess Kahanu Estates Association
- Susan Duarte, Princess Kahanu Estates Association
- Makana Duarte, Princess Kahanu Estates Association
- Kapua Keliikoa-Kamai, Waianae Valley Homestead Community Association
- Lokana Keliikoa-Pua, Waianae Valley Homestead Community Association
- Geanine Gomes, Zablan
- Demont Conner, Nānākuli
- Kealii Lopez, Nānākuli
- Kaukaohu Wahilani, Waianae Coast Neighborhood Board/Waianae Valley
- Alii Solomon, Ag Lessee
- Karen Awana, Nānākuli-Māʻili Neighborhood Board/Series 7
- Stacelynn Eli, Nānākuli-Māʻili Neighborhood Board/Nānākuli
- Patty Teruya, Nānākuli-Māʻili Neighborhood Board/Series 7
- Germaine Meyers, Nānākuli-Māʻili Neighborhood Board/Nānākuli
- Sharlette Poe, Waianae Coast Neighborhood Board/Waianae Valley
- Rachel L. Kailianu, Nānākuli
- Georgie Navarro, Waianae Valley
- Tammy Cabral, Waianae
- Cathie Alana, Waianae
- Uncle Black Hoohuli, Ahupuaʻa o Nānākuli
- HACBED
 - Brent Kakesako, Manoa
 - Malachi Krishok, Milwaukee
 - Keoki Noji, Kalihi
 - Puni Kekauoha, Papakolea
- DHHL
 - Lehua Kinilau-Cano
 - Julie-Ann Cachola

**Waiʻanae and Nānākuli Regional Plan Update
Community Leaders Meeting #2 Summary
Thursday, October 5, 2017, Māʻili Community Learning Center**

Homestead Leaders were in Attendance from the following communities and organizations:

- Nānākuli
 - Nānākuli Hawaiian Homestead Community Association
 - Ahupuaʻa o Nānākuli
 - Nānākuli-Māʻili Neighborhood Board
 - Series 7
 - Zablan
- Princess Kahanu Estates
 - Princess Kahanu Estates Association
- Waiʻanae
 - Puea - Waiʻanae Valley Homestead Association
 - Waiʻanae Coast Neighborhood Board
 - Waiʻanae Kai Homestead Association
 - Kaupuni Village

SEE APPENDIX I FOR FULL LIST OF ATTENDEES

Consultant (re)Introductions

- HACBED is small nonprofit who works to lift up community voice
 - HACBED hired to listen and work to identify issues and community projects that are important for communities that can be integrated into updated regional plans
 - Plan is intended to be a resource for communities to refer to for funding and support for own community projects and initiatives
- Puni Kekauoha has been a community leader from Papakōlea since 1993
 - Role for this planning process is kakoʻo for lifting up community voice -- we will keep coming back to make sure we articulated what the community desire is
 - Can come to Puni if you feel that voice is not being accurately translated into the plan

Boundaries for Plans

- From last meeting: Although some issues stretch across communities, want to have separate plans
- Main Points from Discussion
 - Waiʻanae Coast has three ahupuaʻa so having separate plans would properly identify Princess Kahanu Estates (PKE) and Waiʻanae Kai Homesteads, which are in Lualualei
 - Not just planning immediate homestead community
 - For PKE and Waiʻanae Kai they are in same ahupuaʻa as Lualualei and Hakimo lands

- Has Wai‘anae Kai ever considered being called “Lualualei” to differentiate from Wai‘anae Valley?
- **For now, stick with boundaries used in previous plans but be flexible until we get to the draft plans**
 - **PKE will take the question about where they fit in plan division back to their board**
 - **Wai‘anae Kai will think about name question**

Community Breakouts

- Nānākuli
 - Meetings
 - Princess Kahanu Estates – 10/16, 7pm (with Board); 11/16, 7pm (with Association)
 - Ahupua‘a o Nānākuli – 11/13, 7pm at Ka Waihona
 - Series 7 – 11/20
 - Nānākuli-Mā‘ili Neighborhood Board Hawaiian Affairs Committee – 11/28, 6:30-8:30pm at Kalaniana‘ole Park
 - Nānākuli Hawaiian Homestead Community Association – TBD, meet with board and then reach out to HACBED
 - Priority Projects
 - Kupuna housing
 - DHHL increasing housing
 - Employment opportunities
 - Increase infrastructure
 - Access Road - mauka options
 - Communication and transparency between community groups
- Wai‘anae
 - Meeting
 - One meeting for Wai‘anae Valley, Wai‘anae Kai, and Kaupuni Village - 12/7, 6:30pm, location TBD
 - Priority Projects
 - Capacity building support for Homestead Associations

APPENDIX I - Attendance

- Jolyn Ballenti, Nānākuli
- Walterbea Aldeguer, Kaupuni Village Community Association
- Garnet Clark, Ahupua‘a o Nānākuli
- Kamaki Kanahale, Nānākuli Hawaiian Homestead Community Association
- Michael Kahikina, Nānākuli Hawaiian Homestead Community Association
- Helen Wai, Princess Kahanu Estates
- Germaine Toguchi, Princess Kahanu Estates Association
- Kona Jugo, Princess Kahanu Estates Association
- Susan Duarte, Princess Kahanu Estates Association
- Mike Duarte, Princess Kahanu Estates Association
- Kapua Keliikoa-Kamai, Wai‘anae Valley Homestead Community Association

- Lokana Keliikoa-Pua, Wai‘anae Valley Homestead Community Association
- Demont Conner, Nānākuli
- Karen Awana, Nānākulii-Mā‘ili Neighborhood Board/Series 7
- Stacelynn Eli, Nānākulii-Mā‘ili Neighborhood Board/Nānākuli
- Patty Teruya, Nānākulii-Mā‘ili Neighborhood Board/Series 7
- Germaine Meyers, Nānākulii-Mā‘ili Neighborhood Board/Nānākuli
- Sharlette Poe, Wai‘anae Coast Neighborhood Board/Wai‘anae Valley
- Rachel L. Kailianu, Nānākuli
- Georgiana Navarro, Wai‘anae Valley
- Cathie Alana, Wai‘anae
- Uncle Black Hoohuli, Ahupua‘a o Nānākuli
- Jewelynn Kirkland, Ahupua‘a o Nānākuli
- Jo Jordan, Wai‘anae
- Ed Burke
- Kalena Hew Len, Wai‘anae Kai
- Uilani Hew Len, Wai‘anae Kai
- Ah Ching Poe, Pua Wai‘anae Valley Homestead Community Association
- HACBED
 - Brent Kakesako, Mānoa
 - Malachi Krishok, Milwaukee
 - Keoki Noji, Kalihi
 - Puni Kekauoha, Papakōlea
- DHHL
 - Lehua Kinilau-Cano
 - Julie-Ann Cachola
 - Bill Aila

**Wai‘anae and Nānākuli Regional Plan Update
Princess Kahanu Estates Association Community Meeting
Monday, October 16th, 2017, Princess Kahanu Estates Community Center**

Regional Plan Uses

- In the past, during Micah Kane’s time, communities were able to use regional plans to garner support for their projects (Kulia i ka Nu‘u)
 - Program ended
- Regional plan process is still an opportunity for homesteads to come together, identify issues, and decide on priority projects to work together as a community
 - Use the planning process as an opportunity to engage beneficiaries who may not usually be engaged and catalyze energy around community driven projects
 - Have a document that is a state approved, which helps homesteads to garner other support for their projects and issues
 - Way for DHHL to know what is a priority in their conversations with other institutional partners so they can connect these partners with beneficiaries and their projects
- DHHL cannot give advice in regards to construction and engineering due to conflicts of interest
 - But DHHL encourages communicating with other associations, as many of them have experience and can be a good resource

Regional Plan Boundaries

- Final plan boundaries still to be decided
 - Ahupua‘a boundaries were discussed but questions arose about what is the current purpose to divide the plan that way
 - General sentiment is to be separate from Nānākuli but be able to contribute to projects in Nānākuli if possible and if welcomed
 - Potential interest to support the goals/projects in Wai‘anae
 - One concern is other communities trying to take advantage of PKEA and the funding they have
 - Will see how the subsequent meetings develop to determine how to best affiliate and create plan boundaries that fit with the vision and goals of PKEA
- Next steps
 - HACBED to bring Wai‘anae map next time to compare alongside Nānākuli map (from O‘ahu Island Plan)
 - DHHL to check on the historical ahupua‘a boundaries to help with Lualualei division discussion

Available Land

- Base areas on O‘ahu Island Map are in the process of being transferred to the Federal Government and is essentially not available to DHHL or homestead communities
 - Once the deficit is gone, those areas will be removed from the map
 - DHHL is operating under the assumption that those lands WILL NOT come back into the Department’s inventory
 - Not much other land available for commercial development in the region
 - Need to focus internally and maximize the assets PKEA already has?
 - Opportunity to further vision PKEA has for its own community?

- Opportunity for PKEA to build internal capacity to be ready as other developments happen in the community?
- Opportunity to support or collaborate with other homesteads?

Issues and community concerns

- Commercial vehicles/large trucks
 - Speeding is a major concern
 - Safety issue for community members, especially keiki
 - The traffic light is another related issue
 - People turning left from two lanes
- Narrow sidewalk
 - Issue for the entire region
 - Not up to ADA regulation - difficult/impossible for individuals with disabilities to safely use
- Widening Hakimo road
 - Currently 1 lane
 - Would help to alleviate some of the traffic issues
- Evacuation route
 - Having the route open to the public would help to alleviate traffic

Priority projects

- 3 of the 5 of the priority projects included in the most recent regional plan involved PKE
- Moving forward, lack of available land can be viewed as a barrier, but not all projects have to be tied to land assets as they might include:
 - Infrastructure improvements
 - Organizational capacity building
- Desirable revenue generating projects/activities in the future include:
 - Expansion of community center
 - For weddings, graduations, baby luau, etc.
 - Current facilities are too small for most community gatherings
 - Events could be used to generate revenue
 - Could eventually rent the space to those outside the community for a larger fee
 - Learning center/Keiki center
 - Cultural learning center
 - Commercial kitchen
- Playground for keiki

Meetings

- Lehua to check with Chris
 - Perhaps have another meeting in Kapolei again? Or a specific meeting with PKE?
 - The PKEA board has requested an additional meeting because they were unable to attend the first one due to a date change

Immediate next steps as tied to the regional planning process

- Include PKE community members in the larger Waianae regional meeting on Thursday, 12/7
 - PKEA

- Include the PKE community in the Waianae mailout informing community members about the Waianae regional meeting
 - PKEA meeting schedule in November is packed with planning for holiday events and not too many people show up for PKEA meetings
 - Include the PKEA community in the Wai'anae mailout informing community members about the Wai'anae regional meeting
 - HACBED to work with DHHL on mailout process
- Ongoing plan boundary discussion
 - Bring Wai'anae map from O'ahu Island Plan to help with plan boundary discussion
 - DHHL to show ahupua'a boundaries

APPENDIX I - Attendance

- Germaine Toguchi
- Kona Jugoz
- Susan Duarte
- Mike Duarte
- Avery Choy
- Nappy Napalapalai
- Jane Casserly
- Gwendolyn Earll
- Linda Lew
- HACBED
 - Brent Kakesako
 - Keoki Noji
- DHHL
 - Lehua

Nānākuli Regional Plan Update Ahupua'a 'O Nānākuli Community Meeting Summary Monday, November 13, 2017, Ka Waihona Café

Attendance for this meeting was made up of members of the Ahupua'a 'O Nānākuli Community Association.

PLEASE SEE APPENDIX I FOR FULL LIST OF ATTENDEES

Process Overview

- The regional plan is a tool to share what the community feels is important with DHHL and other governmental, institutional, and community partners
- The planning process is also a chance to meet neighbors and other community members and to potentially build energy to hui up and take action as a community
- Timeline
 - Individual community meetings - add to issues/opportunities and priority projects
 - Questionnaire - broader feedback on projects and issues
 - Regional community meeting - share what was heard and get feedback for draft plan
 - Final community meetings - get feedback on draft and identify potential next steps
 - Finalize plans in June 2018

Important Topics and Questions Discussed

- Pedestrian safety and traffic flow
 - Why have the projects stopped? No more money?
 - Was supposed to be by end of this year (2017), but obviously not happening
 - Side roads may be completed on time by C&C
 - Farrington Highway repairs separate -- DOT, not C&C of Honolulu
- Long-term human issues impact the homesteads and broader community
 - Homeless
 - Drugs
 - Robbery
- Helping people to be appreciative for what we have -- lucky to live on the homestead
 - Educating
 - How to put culture back into people's lives?
 - Support programs within our community
- Support from DHHL
 - DHHL does not want to give impression that financial support will be provided
 - Plan is opportunity to ID what is important -- used as tool at legislature, etc.
 - Community needs monies -- can plan and plan but somebody has to do more than talk story
 - Planning gives valid palapala but advocating and doing the project rests with the community
- Programming for kids
 - When think of Nānākuli, think of sports
 - Brings out families and the children -- community can transform around things for the keiki

PLEASE SEE APPENDIX II FOR FULL LIST OF ISSUES, OPPORTUNITIES, AND PRIORITY PROJECTS

APPENDIX I - Attendance

- Jewelynn Kirkland - DHHL Lessee; AONH Reg. Member
- Black Ho'ohuli - DHHL Lessee; AONH Reg. Member
- Puni Kekauoha - DHHL Lessee; Guest
- Garnet Clark - DHHL Lessee; AONH Reg. Member
- Robert Cressy - AONH Reg. Member; 'Ohana
- Tammy Lee Pii - Guest
- Brent Kakesako - Guest
- Karen Awana - DHHL Lessee; AONH Reg. Member
- Keoki Noji - Guest
- Lehua Kinilau-Cano, Department of Hawaiian Homelands

APPENDIX II - Issues, Opportunities, & Priority Projects

Issues	Opportunities
<ul style="list-style-type: none"> • Struggle with engaging people • Traffic - hard to get to meeting • Improve roadway infrastructure • Improve public education • Limit housing until roads are built • More meeting space • Neighbors need to speak out on wrong actions of others • Cultural disconnect of our people • More recreational centers • Support from DHHL <ul style="list-style-type: none"> ○ Resources ○ Funding ○ Waiting list • Ocean safety <ul style="list-style-type: none"> ○ Beaches fronting DHHL ○ Tour boats - excessive ○ Ocean craft too near to shoreline • OR&L Expansion? <ul style="list-style-type: none"> ○ Will the train be running thru Nānākuli? ○ After roadwork will railroad be useable? 	<ul style="list-style-type: none"> • Fill houses that are empty • DHHL to hold classes on <ul style="list-style-type: none"> ○ How to apply from commercial leases ○ Process • Wifi Westside • Organic food sustainability • "Homegrown teachers" • Cultural education programs • Programs to help kupuna and their families (especially those with limited access) • Nighttime study locations (Library?) • Safe walking and biking paths (interconnecting) • Homeless task force from cultural point of view • Drugs task force with a cultural connection • Cultural practices <ul style="list-style-type: none"> ○ Hula ○ Ho'e Wa'a ○ Planting ○ La'au lapa'au ○ Lomilomi ○ Well rounded practices - weaving, kapa, fishing, 'olelo, etc. • Engaging community members to planning meetings • Plan for second access through through Nānākuli ahupua'a • Economic development <ul style="list-style-type: none"> ○ Funding?

	<ul style="list-style-type: none"> ○ Business plan? ○ Classes ○ How to write grants ○ How to secure funding from other sources • Educational site near zablan where the sub station used to be Zablan Education • Educational site or “mauka to makai” learning center like Ka’ala Learning Center • Questionnaire @ commissioners meeting
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Priority Projects

- Nānākuli Village Center - Project update??
- Farrington Highway Transportation Corridor Coordination and Improvements - Still an issue!
- Street Repairs and Maintenance for Health and Safety in the Region - Side streets
- Cemetery Repair and Expansion - Still an issue!
- Identify and Plan Community Use Areas
- Looking Forward
 - Kupuna Housing
 - Nānākuli Learning ctr like Ka’ala Learning Ctr
 - Youth Programs

APPENDIX III - Additional Mana’o Collected from 12/16/2017 Meeting

Additional mana’o on opportunities and issues was collected by Jewelynn Kirkland at an Ahupua’a ‘O Nānākuli meeting on December 16, 2017.

Notes

1. Abandoned Home Process
 - What is it?
 - Turn around time → faster
 - Esp. after passing away and ??
2. Infrastructure
 - Healthy?
 - How often check?
 - Sewer lines
 - Underground
 - Healthy?
 - Power lines
 - Fiber optics
3. Abandoned Vehicles
4. Keaulana’s sidewalk (C&C?)
5. Bridge to “Nowhere” or “Million \$ Bridge”
 - Access for wheelchairs, bicycles, strollers (on the bridge) dangerous bc no sidewalk they provided
6. Real Estate Agent Advertising and calling

- Card showing homes to sell in homestead → in mailbox
- 7. People living in it
 - Drinking
 - Vehicles in driveway
- 8. What about people who aren't hooked to sewer line?
 - Cost of sewer
 - More than cesspool
 - Why?
 - We doing what we supposed to do? Not fair
 - Subsidies?
 - How to mandate?
 - How enforcement if don't have sewer connection?

Nānākuli Regional Plan Update Series 7 Community Meeting Summary Tuesday, November 14, 2017, Awana 'Ohana Residence

Attendance for this meeting came primarily from community members living in Series 7, a community that is part of Nānākuli Hawaiian Homesteads.

PLEASE SEE APPENDIX I FOR FULL LIST OF ATTENDEES

Process Overview

- The regional plan is a tool to share what the community feels is important with the DHHL and other governmental, institutional, and community partners
- The planning process is also a chance to meet neighbors and other community members and potentially build energy to hui up and take action as a community
- Timeline
 - Individual community meetings - add to issues/opportunities and priority projects
 - Questionnaire - broader feedback on projects and issues
 - Regional community meeting - share what was heard and get feedback for draft plan
 - Final community meetings - get feedback on draft and identify potential next steps
 - Finalize plans in June 2018

Important Topics and Questions Discussed

- Discussion around Lot 168
 - Last plan (2009) identified lot for new cemetery in priority projects
 - Nothing has been approved so open to other suggestions:
 - Park or community center? (kids play and ride bikes in street right now)
 - Pre-school/learning center?
 - Leave it as is, natural & trees?
 - Farming or something for the community?
 - Mixture of opportunities?
 - Have had fires, who is caretaking land?
 - DHHL responsible for maintenance
- 25 mph speed limit is too fast
 - Street are narrow and kids play in street
 - Those present agreed it should be 15 mph inside homestead
- Desire to change name for Series 7
 - General agreement from those present that the name needs to change but questions on how to ensure everyone in the community has input
 - Not tied to having a community association
 - Community members interested in looking into how to do thi
- Other housing programs needed
 - Senior housing
 - Rent-to-own
- Parking issues
 - Stolen cars parked in front of house
 - Cars parked in cul-du-sac -- blocks fire trucks from turning and rubbish pick-up

- Community association discussion
 - This process is not about forming a community association
 - Forming a community association is up to the community members and would only be representative of those who want to join
 - Positives and negatives for having and not having a community association and perhaps need to talk to other homestead communities
 - Community association might not be necessary because residents have a good relationship with each other but more discussion is welcome
- Land movement
 - Have to apply for grants to fix, but there are income requirement that includes everyone in home, not just lessee
- Why attendees love living in Series 7
 - Neighbors
 - Self-policing
 - Everyone says hi to each other
 - Beautiful area - “God’s country”
 - Everyone knows the Auntys and Uncles

PLEASE SEE APPENDIX II FOR FULL LIST OF ISSUES, OPPORTUNITIES, AND PRIORITY PROJECTS

APPENDIX I - Attendance

- Jan Man
- Monica Kaluhiwa
- Wilma L. Calio
- Rodney Calio
- Shawna Huddy
- Theo Auwae
- Shondell Palacio
- Georgina Schmidt Sakaba
- Karen Awana
- Greg Gomes
- Luella Awana
- Francis

APPENDIX II - Issues, Opportunities, & Priority Projects

Issues	Opportunities
<ul style="list-style-type: none"> • Waimanalo Gulch - Whats happening? • Homeless <ul style="list-style-type: none"> ○ On beach ○ Behind Sack N Save • Tourist visiting “Mermaid Cave” <ul style="list-style-type: none"> ○ Creates traffic 	<ul style="list-style-type: none"> • Big corporate hotels pull employment from schools and community <ul style="list-style-type: none"> ○ Priority • Actual name/history of area - not Series 7 • Recreational space

<ul style="list-style-type: none"> ○ Residential privacy ○ Trash ○ Destroying reefs • Traffic starts early (3:45AM) and wakes me up b/c live near the hwy • Stolen cars parked in front of our houses • Bridge to nowhere - why is it locked? <ul style="list-style-type: none"> ○ Communication ○ Transparency ○ Where is the key -- give to neighbor • Infrastructure before more housing • How will the expansion of Waimanalo Gulch affect Nānākuli Homestead? • How long is Hawaiian Homes list - what can be done to get more people off the list? • People parking in cul-du-sacs <ul style="list-style-type: none"> ○ Get in way of fire trucks and rubbish man ○ Ignore sign ○ Hard to get out driveway • No lights in the park • Need to make a survey on land movement, shifting • Land movement, shifting • Parking on sidewalk; blocking sidewalk with cars and rubbish cans • Need better control on traffic flow • We need our own association and maybe change name instead of Series 7 • Better lighting for our community and filling up the sinkholes around walk sides • Kupuna needs grants for home repairs - ex: house painting, house sinking, etc. • Our street park'n keep cars to one side of roadway • What about kolekole pass as an access road? • Forax 7? • Pikaolena st - all of Series 7 <ul style="list-style-type: none"> ○ 25 mph → 15 mph ○ Signs • Fires 	<ul style="list-style-type: none"> • Rename Series 7 to something culturally appropriate • Organic farming • Community center • Programs to educate residents on Hawaiian culture • Preschool in community • Green belt to address brush fires • Cemetery; preschool for Kamehameha • Create an association for our community • We don't want to form an association
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Priority Projects

Looking forward

- Senior housing
- Community center in Nānākuli/PKEA
- Vacant lot

- Historic sites?
- Prowlers running through
- Cemetery
- Preschool for Kamehameha
- Park
- Center
- Preschool
- Natural
 - Lo'i
 - Farming

Nānākuli Regional Plan Update Nānākuli Neighborhood Board Hawaiian Affairs Committee Meeting Summary Tuesday, November 28, 2017, Kalanianaʻole Park

In attendance:

Germaine, germaine96792@gmail.com
Lehua, Nicole.L.Kinilau-Cano@hawaii.gov
Pua, napuawahine@gmail.com
Kanoë, kanoet@oha.org
Malie, maliemoe17@gmail.com
Mainae, moe.homeschool@gmail.com
David
Patrick
Puni, punikekauoha@gmail.com
Brent, bkakesako@hacbed.org
Keoki, knoji@hacbed.org

Process Overview

- Goal is to help capture your thoughts and feedback
 - Plan is an opportunity to give your voice and let the department know what are the issues in Nānākuli
- ID priority projects and issues within the community
- Timeline
 - September 2017 - Large cross community meeting initially
 - September through the end of 2017 - Then meet with individual homestead communities
 - December through early 2018 - Survey lessees
 - Early 2018 - Conduct Waianae-wide and Nānākuli-wide meetings and report back
 - March and April 2018 - Conduct final community meetings
 - June 2018 - Finalize updates to regional plans

Community Concerns About the Regional Plans

- Response from the community
 - How to get better attendance at meetings?
 - How to increase overall engagement and participation?
- Projects identified in past regional plans that have not been completed
- More transparency, both outside and within the community

Using the Regional Plan

- Car analogy - Regional plan is like a car and it is the community who has to drive it
- For example, Papakolea, through their regional planning process, decided to focus on their community park, which was one of the projects highlighted in their regional plan
 - We went to Inouye and Akaka
 - Had plenty drugs and other issues at the park
 - In order to change the issues, had to take back the park

- Pull everybody off the street and bring them inside
 - Took the whole community to do this
- We kept focus on what is good for our children
- Start with baby steps
 - If you cut one just bullet from the regional plan out (accomplish one project or tackle one issue), that's a good job, that's a success
 - There are bullets that we can take out and there will be bullets still on there, that's OK, just take it one at a time
- There are more than 20 plans statewide that DHHL has to create
 - This plan is not for them and they have their hands full just compiling the plans
 - This plan, they are making for us, the community
- HACBED contracted by Dept to facilitate the kukakuka
 - The movement and the success is on the community

Key Community Issues

- Public safety
- Second access road
- Need for more housing, especially for kupuna
- Vendors, such as food trucks, within the community
- Soil pollution
- Water system
 - Water is free of charge
 - But paying for transmission/transportation of water
 - Dept is currently subsidizing HH water at the tune of about \$1M
 - That's \$1M less in funding for other projects
- Housing repairs
- Simply treating symptoms vs. addressing the problems
 - In Nānākuli, we are always playing catchup to other communities
 - Always just putting bandaids on symptoms
- Revocable permits

Potential Projects

- Hale Ola
 - Younger generation should know about that healing place
 - Would be a great project to start on
 - High visibility, people would see as they drive past
- Relocating communities on the makai side of Farrington
 - O'ahu Island plan ID-ed Lyman ranch for more homestead lots
 - Concerned about Kawaihona and Keaulana's with the sea level rise
 - Those in the immediate redzone should have first priority to move up to ranch
 - Then we can talk about other homestead lots after that

OHA Information

- Current focus includes:

- Mauna Kea lawsuit
 - Suing for the mismanagement of the property, not TMT
- Mana book launch
 - Free access to everyone through OHA website
- Community engagement
 - Just had BoT community meeting on O‘ahu
 - Aunty Kapua made formal request
 - Germaine spoke on some of the concerns of the committee
 - Video shown at meetings is available on Vimeo
 - 2018 legislative session
 - OHA’s package is posted on the website all year long

**Waiʻanae & Lualualei and Nānākuli Regional Plan Updates
NHHCA & Waiʻanae Kai Community Meeting
Wednesday, January 24, 2018, Hale Makana ʻO Nānākuli**

Attendance for this meeting came primarily from the Nānākuli Hawaiian Homestead Community Association (NHHCA) and Waiʻanae Kai Homestead Association.

PLEASE SEE APPENDIX I FOR FULL LIST OF ATTENDEES

Process Overview

- The regional plan is a tool to share what the community feels is important with DHHL and other governmental, institutional, and community partners
- The planning process is also a chance to meet neighbors and other community members and to potentially build energy to hui up and take action as a community
- Timeline
 - Individual community meetings - add to issues/opportunities and priority projects
 - Questionnaire - broader feedback on projects and issues
 - Regional community meeting - share what was heard and get feedback for draft plan
 - Final community meetings - get feedback on draft and identify potential next steps
 - Finalize plans in June 2018

Important Topics and Questions Discussed

- Emergency and disaster preparedness, especially in case of missile attack or tsunami
 - Ballistic missile preparedness
 - Healthcare facilities
 - Education
- Relationship with DHHL
 - Changing rules, policies, and procedures makes things hard
 - Leasing opportunities
 - Financing
 - Increased trust between beneficiaries and DHHL
 - Important that DHHL is partner with beneficiaries and associations
 - Need for better-informed Commissioners with voting (orientation and education)
- Septic system vs. county sewage lines
 - Increased cost
- Warning about Declaration of Covenants, Conditions, and Restrictions (DCCRs) in Plan
- Link DHHL Regional Plans across islands

Issues

- Safety and traffic
 - Roadways in event of emergency
 - Ka Waihona and other coastal schools in emergencies (relocate up mauka?)
- Climate change
- Affordable housing, especially for families
- Need for more parks
- Emergency road through the back of Nānākuli would be dangerous - landslides

- Childcare needed
- Kūpuna - aging in place prevented
 - Largest percentage of Native Hawaiian kūpuna on Wai‘anae Coast
- Zablan relocation to Lyman Ranch area?
- Homeless encampments

Opportunities

- Roadways
- Housing
 - More housing for beneficiaries
 - Kupuna housing
 - Potential sites
 - Ulu Ke Kukui - rent-to-own for Native Hawaiians
 - Low income
 - Voice of America site (very flat, existing infrastructure)
 - Amend plan for single family homes to include kupuna housing
 - DHHL land adjacent to WCCHC
 - Wai‘anae Kai site
 - Need for holistic funding sources and approach
 - ‘Ohana housing
 - NAHASDA funding
 - Accessory dwelling units (ADUs)
 - Promulgate rules?
- Emergency road
 - Leverage current focus on disaster preparedness to get road built
 - Should be mauka
- Lyman Ranch land - future opportunities
- Emergency plan - in event of tsunami or bomb/attack
 - Kupuna housing with food and water storage
 - Priority with keiki and kupuna
 - Evacuation facility up mauka to double as keiki and kūpuna community center
 - Food and water storage
- Commercial development
 - Freeze?
 - Getting more Native Hawaiians involved
- Economic development
 - Home business / small cottage industry
 - Hawaiian organizations have preference
 - DHHL employ beneficiaries and provide technical assistance
- Nānākuli Village Center
- Support programs
 - Organizations need to get word out to community

APPENDIX I - Attendance

- Helen O'Connor-Lewis, Ho‘olehua Homestead Association
- Naomi Kahikina, Nānākuli Homestead
- Kaua‘i K.K. Ohelo, Nānākuli Homestead
- Kali Watson, HCDB

Appendix A

- DeMont Conner, Ho‘omanapono PAC
- Michael Kahikina, NHHCA
- Kamaki Kanahale, NHHCA
- Joseph K Hart, NHHCA
- Maile Hew Len, NHHCA
- Robert B Meacham, waitlist
- Uilani Hew Len, Wai‘anae Kai Homestead
- Kalene Hew Len, Wai‘anae Kai Homestead
- Puni Kekauoha, Papakōlea
- Brent Kakesako, HACBED
- Keoki Noji, HACBED

Appendix B

Hawaiian Homes Commission Meeting: Summary

December 18, 2017

Wai‘anae and Nānākuli Hawaiian Homes Commission Community Meeting Summary Monday, December 18, 2017, Wai‘anae High School

Commissioners in Attendance

- Wallace Ishibashi, Big Island
- Randy Awo, Maui
- Mike Kahikina, O‘ahu
- DHHL Representatives
 - Jobie Masagatani, Chair
 - William Aila, Deputy Director

HHC Chair Updates - Jobie Masagatani

- Package to reduce blood quantum requirement for successors
 - Currently requirement is 25% Native Hawaiian
 - Bill passed Legislature
 - Going to DOI (oversight of DHHL) to determine whether congressional consent is required -- still a long way to go, but first step is complete
- DHHL Initiatives
 - Subsistence Agriculture program
 - Land use designation -- rural lot that is smaller than typical ag lot (0.5-3 acres)
 - Intended to grow food for your family
 - Potential areas
 - Honomu - Big Island below Akaka falls
 - West side of Maui, Honokowai
 - Oahu options in Haiku Valley, Kaneohe

Accessory Dwelling Units (ADUs)

DHHL will be coming out with proposed rules in early 2018

- County rules can get a little fuzzy
 - Can rent ADU but has to be to another native Hawaiian
- Questions about enough supporting infrastructure and lot size (e.g., Kapolei lot size too small)

Vacant Lots

DHHL moving more aggressively to allow beneficiaries to build what they need for their families (e.g., building larger homes or what the family can afford)

Adjusting way of doing awards -- especially neighbor islands and Kapolei

- I.e., 160 lots total -- 60 turnkey with developer with 100 available as vacant for beneficiaries to build on

Rent with option to purchase

- One project in Kapolei available for purchase at less than \$85,000 after 15 years paying rent
- Looking at other projects on Big Island and Downtown

Land Development Updates – Darryl Ing

- Freitas Dairy
 - Looking to divide into several residential lots
 - Site is ready for infrastructure installation
- Former Voice of America Site
 - Currently bottom half is leased to KS for Learning Center
 - Upper lefthand corner (NW?) - Ulu Ke Kukui
 - Lease expires October 2018
 - No formal request to renew lease -- potential for DHHL to take back lease and run facilities
 - In yellow - 5 acre parcel that Navy will clean up
 - Potential subdivision of 150 units
 - The Legislature appropriated \$800,000 to DHHL for additional planning
- Nānākuli Drainage Clean-up
 - Alert DHHL if you see people dumping
- Waiʻanae Coast Emergency Access Road
 - \$3 million from Legislature for with planning with City
 - No routes have been confirmed
 - Waiʻanae Coast Secondary Access Road also being planned as more permanent solution

Planning Office Updates - Lehua Kinilau-Cano

- Beneficiaries
 - Over 44,000 apps statewide
 - 32% on Oʻahu
 - Lessees
 - About 10,000 statewide
 - 2,000 in Waiʻanae coast alone
- Lands
 - Bulk of land on Hawaii Island, only 4% on Oahu
 - 60% of land available on Oahu is on the west side
- Plans
 - Oʻahu Island plan (2014)
 - Regional Plans for Nānākuli and Waiʻanae - currently being updated

Homestead Community Updates

- Ahupuaʻa ʻO Nānākuli
 - Regional planning process
 - Work with MLC
 - Doing restoration work
 - Usually students and community members at a workday
- Nānākuli Community Homestead Association
 - 11 years ago, did detailed Nānākuli survey
 - What was the top 5 things on the survey?
 - Kupuna housing, still trying
 - Community center, KS funding
 - More housing, Hale Makana, the rental unit
 - Employment opportunities, shopping center
 - First NH community to try build own shopping center

- Better education system
 - Built library
- Nānākuli Village Center
 - Hale Makana was first phase
 - 80-90% of tenants are from Nānākuli
 - All rentals are Hawaiians
 - \$300/month, thanks to rental subsidies
 - Did not use Dept funds
 - Good example of what can be done in homestead areas
 - Especially for kupuna
 - Waimanalo is another good example
- KS issues a lease from DHHL for Hope learning center
 - Signed lease already
 - \$1M to Nānākuli homestead for infrastructure and design
- Major tenant = Longs
 - 20,000 sq ft retail space
 - Starbucks
 - 6 bays within 7,200 sq ft
 - Hopefully local tenants
 - Also room for kiosks
 - Mike will take lead working with entrepreneurs in the community
- Waianae Comp will put in medical clinic
 - Also will have area for holistic training and free medicine plans for those who need
 - Dialysis
- Princess Kahanu Estates
 - Traffic committee researching speed humps
 - Waiting on traffic control signs
 - Grant writing for capacity building grant
 - Going door to door for survey
 - To help HACBED and to help with our grants
 - 2018, looking to enforce DCCR's
 - They were notified over a year ago
 - Commercial vehicles
 - Speeding
 - Illegal left turns
- Wai'anae Valley
 - Concerned with lack of response from community members
 - Focused on special meetings, post on our community board, etc.
 - Most recently, we had HACBED address our regional plans

- Thought about dividing smaller
 - Might be challenging for the Dept
 - But doesn't hurt to ask
- Bus stop
 - Working with Oahu transit
 - Relocated some of our bus stops
 - Safety issue
 - Issue for our kupuna
- Issues
 - Speeding
 - Abandoned vehicles
 - Drugs
 - Safety
 - Takes people like you and I to address the issue
- Freitas Dairy
 - They are part of our ohana
 - They would like to address their need for a park
 - We have our own park too
- Voting
 - WV has always pushed on voter education
 - Work with Olelo, community candidate program
 - Anyone that impacts us on this coast
 - Looking for volunteers
 - Please let us know if you are interested

Regional Planning - Jobie Masagatani

- Planning work, regional plan discussion, important to engage
 - Regional plan is the way for Dept to know what the priorities are for your community, especially when administrations change
 - For example, kupuna housing as a priority
 - That becomes a foundation you can build on in the future
 - Bring forward in the regional planning process
 - We take those priority projects ID-ed seriously
 - Smaller focus groups
 - Just understand, this is a way to prioritize, however that is defined for your community

Appendix C

DHHL Regional Stakeholder Meetings: Summary

**Waiʻanae & Lualualei and Nānākuli Regional Plan Updates
Community Stakeholder Meetings Summary**

Attendance for these meetings came primarily from relevant community stakeholders on the Waiʻanae Coast.

PLEASE SEE APPENDIX I FOR FULL LIST OF ATTENDEES

Overview of Regional Opportunities and Issues

- Traffic
 - Bus route issues
 - Parking and abandoned cars
 - Speeding
 - Commercial vehicles traveling through residential areas
- Need for community spaces
- Military, noise
- Housing and homelessness
 - Kupuna housing
- Keiki programs
- Climate change
- Priority projects
 - Community parks and centers

Issues and Opportunities from Regional Stakeholders

- Climate change and associated issues not adequately reflected in Regional Plans (*more feedback*)
 - Sea level rise vulnerability
 - Farrington Highway exposure to rising sea levels
 - Why allow heavy DLNR investment where will be underwater soon?
 - Plan needs to be long-range
- Senator Shimabukuro: updates on need for parallel route to Farrington
 - \$9MM currently allocated
 - Lualualei Naval Road to Series 7 is route being considered
 - Also Nānākuli Ranch area
 - Currently, “Emergency Access Road” wording - requires locked gate
 - With unlocked road, cars may use on a daily basis
 - Phased project due to size
 - Will ask for more funds in 2018
- Economic Development in Homesteads
 - Longer term projects may alleviate lack of ED
 - Responsible development
- Transportation
 - Should be mauka-makai, not just corridor to downtown
- Trade vs. college education
 - Apprenticeship?

Organizational Priorities and Initiatives from Stakeholders

- Traffic access issues - getting people in and out of the community safely
- Infrastructure, especially considering disasters, climate change
 - Powerlines
 - Dialysis patients - how to get insulin?
 - Water - over 60 percent of water not from Waiʻanae
 - Roadways and traffic
 - How to take Homesteads off the grid?
 - Abandoned and stolen vehicles on roadways
- Long-term impact of climate change on access and subsistence fishing
- Agriculture and food security (*more feedback*)
 - ʻĀina-based programs
- Remaining the community we want while balancing additional resources
 - External resources
 - Use of natural resources for subsistence (e.g. water for drinking, ag - balance)
- Education for Nānākuli
 - Chronic absenteeism and truancy
 - Overpopulated schools
 - People from community are not teaching in school
 - Tie to economic development
 - Children and families in schools experiencing poverty
 - Afterschool Allstars for middle school students
 - Teachers that do not stay in community
 - Love that UHWO is right here
 - Early learning
 - Post-high school (GearUp, Cope Center)
 - Bringing next generation into conversation
 - Culture-based curriculum and Hawaiian language
 - Trade education and apprenticeship programs
 - Nursing
 - IT
 - Medical
 - Mechanic
 - Education certification
- Safety concerns
 - Kids walking
 - Neighborhood safety issues
 - Sidewalks
- Economic development on Waiʻanae Coast
 - Need community capacity building for CBED
 - See that people don't get pushed out
 - Hiring from the community
 - Training employees and upward mobility
 - Made on the Waiʻanae Coast - program that promotes local services and products
 - Waiʻanae Moku 2030 Navigators - leadership cohort of 30-40 year olds
 - Understanding economic impact / pull that Waiʻanae has

- Small business owners
 - Multi-certified commercial kitchen with processing capacity
- Housing
 - 10,000 on DHHL waitlist - many will come to Wai‘anae Coast
 - Subsistence ag lots
 - Financial literacy
 - Kupuna housing
 - Homeownership is difficult - how to pay mortgage, take care of kids? (financial literacy)
 - NAHASDA - hopefully we will get another shot
 - Multifamily dwellings
 - Repairs to homestead houses
 - Rent-to-own Kapolei, Leeward Coast?
- Homelessness
 - 73% of unsheltered children on Wai‘anae Coast
- Community use spaces
 - For each ahupua‘a?
 - “Black box” / maker spaces for trade education and other uses
- Employment
 - Level of income needed to live on Wai‘anae Coast
- Health
 - Education
 - Healthy neighborhood
 - Need a health center
 - Native Hawaiian health needs assessment updated and released in April
 - Need help sharing data
- Land Ownership
 - 98% of moku is owned by government entity
- Tourism
 - Respectful
 - NATIVE Tourism Bill
 - Workforce development
- Breaking Cycle of Poverty
 - Financial sustainability
 - Families
 - Community collaboration - LT, KS, WCCHC, LT’s CCR Program, other orgs and programs
- Building partnerships with community and other regional organizations, especially ‘āina-based
 - Learning lessons regarding what role organizations play in the community
 - What do we have to do to get our community thriving?

APPENDIX I - Stakeholders In Attendance

- Rockne Mawae, Office of Hawai‘i State Representative Cedric Gates, House District 44
- Cynthia R L Rezentes, Nānākuli-Mā‘ili Neighborhood Board
- Richard Medeiros, Nānākuli-Mā‘ili Neighborhood Board
- Lala Fernandez, Boys and Girls Club Hawai‘i
- Joyce O’Brien, Wai‘anae Coast Comprehensive Health Center
- Eric Enos, Ka‘ala Farms
- Senator Maile Shimabukuro, Hawai‘i State Senator, Senate District 21

- Kathleen “Kat” Hoppe, Kamaile Academy
- Kanoe Tjorvatjoglou, Office of Hawaiian Affairs
- Joseph Lapilio, Wai‘anae Economic Development Council
- Shar Poe, Wai‘anae Coast Neighborhood Board
- Tercia L Ku, Papa Ola Lōkahi
- Kalei Kailihiwa, Kamehameha Schools
- Chelsea Cobb, Office of U.S. Senator Brian Schatz (via phone)
- Sharon Nālani Ehia, Queen Lili‘uokalani Trust
- Virginia “Ginger” Fuata, Queen Lili‘uokalani Trust
- Sonny Ferreira, Queen Lili‘uokalani Trust
- Makaulana Feliciano, Queen Lili‘uokalani Trust
- Maka Feliciano, Queen Lili‘uokalani Trust
- Junior Ekau, Queen Lili‘uokalani Trust
- Moon Kauakahi, Queen Lili‘uokalani Trust
- Puni Kekauoha, Papakōlea
- Lehua Kinilau-Cano, Department of Hawaiian Homelands
- Brent Kakesako, HACBED
- Keoki Noji, HACBED

Appendix D

Nānākuli Region-Wide Community Meetings: Summaries

Nānākuli Regional Plan Update Region-Wide Community Meeting Summary Thursday, February 1, 2018, Ka Waihona O Ka Na‘auao

Attendance for this meeting came primarily from the Nānākuli Region and included participants from the following homesteads:

- NHHCA
- Ahupua‘a ‘O Nānākuli
- Nānākuli Neighborhood Board Hawaiian Affairs Committee
- Princess Kahanu Estates Association
- Series 7
- Zablan

Updates from Deputy William Aila, DHHL

- Second Access Road (“Parallel Road”)
 - Different from Emergency Access Road
 - Location
 - Mauka, parallel to Farrington
 - Above 6th road
 - Have had early talks with landfill about possible road at their fenceline
 - Funding
 - Allotment of money from Legislature - Sen. Shimabukuro
 - These funds can only be used for Emergency Road, though
 - Phased project going forward for Parallel Road
 - Senators and Representatives asking for mauka road funds
 - Looking to connect current Emergency Road with Parallel Road
 - \$80MM estimate
 - Also looking into purchase of Lualualei Magazine Rd.
 - Homesteaders hold the key
 - Will be asked, “Can this road be built across homestead land?”
 - Nānākuli Valley may be only option
- Questions
 - Excess food planted on residential lot able to be sold?
 - **Not sure—will look into answer**
 - Kolekole Pass still available to use as access road?
 - No—Navy has stated that landslides prevent it from being used
 - Community or Federal money available for Access Roads?
 - Would cost each community member a good amount of money
 - Federal not likely to invest in project
 - Why is the “bridge to nowhere” here?

- During recession, Federal Gov. was looking for “shovel-ready” projects to infuse money and create jobs
- How many homes does DHHL build per year?
 - 200 to 400 on average across the state
- How many homes can be built in back of Nānākuli Valley?
 - Unsure—land has not been surveyed yet

Nānākuli and Regional Issues & Opportunities

- Kūpuna
 - Housing
 - Transportation
 - Fix homes
 - Lower utility costs
 - Intergenerational interaction between youth and kūpuna
- ‘Āina-based activities
 - Community gardening and food production
- Sustainable energy and climate change
 - Solar panels
 - Get homes off the grid
- Safety
 - Don’t like bus stops right on the sidewalk
 - Speed bumps on Nānākuli and Haleakalā
- Education
 - ‘Ōlelo Hawai‘i—language and culture
 - Language for K-12
 - Need more classrooms and land
 - Funding for Nānākuli students to go to UH, academic support before and during
 - Supporting collaborations between schools in Nānākuli
- New access road
 - Emergency safety
 - Also regular road access
- Emergency services and preparedness
 - Medical support for emergencies
 - Traffic—emergency vehicles are slowed
- Economic development
 - Need to attract outside investment
- Changing the culture
 - Increasing lessee participation

Homestead-Specific Issues and Opportunities

- NHHCA
 - What are the plans for Upper Nānākuli Valley?
 - Need shelter for residents in case of emergencies
 - When is the library opening up?
 - Kūpuna

- Housing and keiki day care up mauka
 - Transportation
 - Repair houses
 - Keep on homestead (reduce costs; improve access to food)
- Difficult process of receiving homestead lot
- Safety
 - Speed bumps near Nānākuli Elementary and Nānākuli High School
 - Abandoned cars
 - Drug addiction and safety of keiki
- Housing and homelessness
 - Organization to help feed homeless, especially children, w/ community garden
 - Low-income housing for Hawaiian people without 50% blood quantum
- 'Āina-based and cultural practices
 - Cultivate, plant, harvest, preserve food in old ways; integrate new technologies
 - Cultural activities for youth
 - K-12 Hawaiian Language School
 - Perpetuating Hawaiian Language to establish support of the event at the Leg
- Blessed to Be Blessed
 - Nonprofit building community and strengthening family
- PKEA
 - New community center
 - Include:
 - Certified kitchen
 - Gym
 - Rec Center
 - Land behind BK Superette—can DHHL purchase to expand?
- Nānākuli Neighborhood Board
 - Kūpuna
 - Mauka kūpuna housing in case of emergency / tsunami, including:
 - Childcare
 - Healthcare, incl. Dialysis
 - Transportation system for kūpuna
 - Housing
 - Dilapidated homes
 - Solar panel access
 - Off the grid
 - Strengthening community
- Series 7
 - 'Ōlelo Hawai'i—language and culture
 - Language for K-12
 - Need more classrooms and land
 - Tourist attractions (e.g. Mermaid Cave) disturbing community
 - Traffic safety

- No sidewalk
 - Speeding
- Ahupua'a 'O Nānākuli
 - Waterways
 - Illegal dumping
 - Who is responsible for clearing the waterways?
 - Roadways
 - Speeding needs to be addressed
 - Raised sidewalks needed
 - Crosswalk safety
 - Bike roads up and down Ave; extend to Wai'anae and Kapolei
 - Abandoned vehicles
 - Growing houseless population
 - Community gardens and workspaces
 - Producing our own food
 - Intergenerational
 - Don't need any more fast food
 - Sustainability
 - Solar
 - Catchment water
 - Closing the dump
- Zablan
 - Theft
 - Neighborhood Watch or similar system needed
 - Community centers needed
 - Fitness
 - Teaching children to garden
 - Transportation for kūpuna
 - Homelessness
 - Hawaiian language and other languages
 - Emergency Access Road
 - Need alternative route to get off coast

APPENDIX I - Attendance

- R Westbrook
- Arielle Kelii
- Dixie K Kalamau
- Josiah Hoohuli
- Demont Conner
- Rachel Kailianu
- Pamela Anderson
- Noaipoalani Tuaoi-To'oto'o
- Malie Moe
- Mainae Moe
- Sanoe Marfil
- Puanani Keopuhiwa

Appendix D

- Randyjake Keopuhiwa
- Kukui Maunakea-Forth
- Hiwa Maunakea
- Chaile M Kaaukai
- Daniel Kaaukai
- Randyjake Keopuhiwa Jr
- Ka'upena Keopuhiwa
- Kīhei Keopuhiwa
- Byron Marfil
- Carol Pelekai
- Lurline Pelekai
- Helen Wai
- William Aila, Deputy to the Chair, DHHL
- Lehua Kinilau-Cano, DHHL
- Brent Kakesako, HACBED
- Keoki Noji, HACBED
- Will Simmons, HACBED

APPENDIX II - Opportunities and Issues Matrix

<i>Opportunity/Issues</i>	<i>Ahupua'a 'O Nānākuli</i>	<i>NNB HAC</i>	<i>NHHCA</i>	<i>PKEA</i>	<i>Series 7</i>	<i>Zablan</i>	<i>Tally</i>
<i>Farrington highway construction</i>	X			X	X		3
<i>Kūpuna programs</i>		X	X	X	X	X	5
<i>Keiki programs</i>		X	X	X	X		4
<i>Community centers and spaces</i>	X			X	X	X	4
<i>Commercial vehicles</i>	X			X			2

<i>Infrastructure (water, etc.)</i>		X					1
<i>Emergency centers and clinics</i>		X	X	X	X		4
<i>Climate change</i>	X	X	X				3
<i>Hawaiian language and culture</i>			X	X	X	X	4
<i>Emergency Access Road</i>				X	X	X	3

**Waiʻanae/Lualualei and Nānākuli Regional Plan Update
Nānākuli Community SpeakOut Summary
Thursday, April 26, 2018, Ka Waihona ʻO Ka Naʻauao**

Attendance for this meeting came primarily from the Nānākuli Region and included participants from the following homesteads:

- Nānākuli
- Series 7
- Princess Kahanu Estates
- Nanakuli Ranch

Attendance for this meeting is included in Appendix I.

Stations

- **Station 1 - Introduction.** Provided participants with an overview of DHHL’s regional planning process using a short video.
- **Station 2 - Vision & Values / Previous Planning Efforts.** Included drafts of the Nānākuli Region’s vision and values (gathered from community meetings), as well as updates on previous planning efforts.
- **Station 3 - Planning Area & Land Use.** Provided an overview of Nānākuli regional characteristics, including demographics and land use maps.
- **Station 4 - Infrastructure.** Provided information on infrastructural issues of concern to the Nānākuli homestead communities.
- **Station 5 - Draft Priority Projects.** Provided an overview of *draft* Priority Projects for the Nānākuli Region.
- **Station 6 - Other Issues & Opportunities.** Provided attendees with an open space to voice their mana’o on issues and opportunities not covered at other stations.

Issues Noted or Emphasized by Community

- Need for Kūpuna Housing
 - Medical services

- Transportation
 - Incorporated keiki center for intergenerational exchange
- Community-Based Education Programs
 - K-12 Hawaiian Immersion school, like ‘Ānuenue
 - Translate DOE curriculum to Hawaiian for use in immersion schools
- Farrington Highway Repair and Maintenance
 - Extend Farrington middle lane to Hakimo Road
 - Contractors stick to schedule and regularly update communities
- Wai‘anae Coast Parallel Route
- Wai‘anae Coast Emergency Access Route (WCEAR)
 - Need clarity on route
- Community-Based Economic Development
 - Community management of spaces
 - Commercial kitchen
- Trespassing Concerns on Nānākuli Homestead Hiking Trails
- Flooding and Sea Level Rise

Opportunities Noted or Emphasized by Community

- Community Use Spaces
 - Residents maintain?
 - Keiki park
 - Cultural garden / farming
 - Imu
- Raising the Next Generation
 - Keiki are the future
 - Youth community meetings
 - Intergenerational exchange with kūpuna

Other Mana‘o and Questions

- Nānākuli Ranch resident concerned about ranch opening up for other uses & flooding issues in area as well as lack of water
- Some believe manapua wagons should be left alone, as they provide a service to residents
- Houses falling apart on DHHL land with people still living in them - dangerous
- ‘Ulu Ke Kukui - what is happening with it?
- Train Tracks
 - Size/capacity
- Interaction with National Historic Registry

APPENDIX I - Attendance

- Verne Kiahā
 - Patty Kahanamoku-Teruya
 - Mr and Mrs Darrell Cavaco
 - Germaine Toguchi
 - Trixie Raposa
 - Sam Spencer
 - DeMont Conner
 - Rachel Kailianu
 - Ernest McKeague
 - Helen N Wai
 - Chris Laumauna
 - Calvin Laumauna
 - William T Raposa
 - Brittiny McKeague
 - Michael Kahikina
 - Earl K
 - Nalani Aipooalani-Tuaoli-To'oto'o
-
- Brent Kakesako, HACBED
 - Keoki Noji, HACBED
 - Will Simmons, HACBED
 - Puni Kekauoha, Papakōlea
 - Lehua Kinilau-Cano, DHHL
 - Nancy McPherson, DHHL
 - Jeffrey Fujimoto, DHHL
 - Deputy William Aila, DHHL

**Waiʻanae/Lualualei and Nānākuli Regional Plan Update
Final Homestead Leaders Meeting - SpeakOut Summary
Thursday, June 7, 2018, KS Learning Center at Māʻili**

Attendance for this meeting came primarily from the Waiʻanae & Lualualei Region and included participants from the following homesteads:

- Nānākuli
- Series 7
- Princess Kahanu Estates
- Waiʻanae Valley

Attendance for this meeting is included in Appendix I.

Stations

- **Station 1 - Introduction.** Provided participants with an overview of DHHL’s regional planning process using a short video.
- **Station 2 - Vision & Values / Previous Planning Efforts.** Included drafts of the Regions’ vision and values (gathered from community meetings), as well as updates on previous planning efforts.
- **Station 3 - Planning Area & Land Use.** Provided an overview of each region’s characteristics, including demographics and land use maps.
- **Station 4 - Infrastructure.** Provided information on infrastructural issues of concern to homestead communities.
- **Station 5 - Draft Priority Projects.** Provided an overview of *draft* Priority Projects for the Waiʻanae/Lualualei and Nānākuli Regions.
- **Station 6 - Other Issues & Opportunities.** Provided attendees with an open space to voice their manaʻo on issues and opportunities not covered at other stations.

Community Leader Manaʻo

- Separate Waiʻanae and Lualualei Ahupuaʻa
 - Recommendation from PKEA to separate Lualualei into its own Regional Plan
- Community-Based Education Programs
 - Opportunities and environments to prepare students to survive and thrive wherever they decide to live, such as STEM education
- PKEA - Additional Projects
 - Kalanianaʻole Beach Park
 - Swimming pool
 - Tennis courts
 - Play apparatus
 - Two or three story building with parking, additional classrooms, and meeting space

- Previous Priority Project & Community Updates
 - Nānākuli Public Library completed
 - Bike lanes completed
 - Road widening pau
 - Road paving on city streets completed
 - Water and sewage lines project completed
 - Gov. Ige signed HB 2106 - requires sea level rise analysis in environmental impact statements before building projects
 - Pua Ave - 1st road to be used for commercial deliveries - but too narrow
 - Church plus Food Bank distribution
 - WCEAR Meetings:
 - NB36
 - May 17, 2018
 - Commission meeting June 19, 2018
 - Include mention of Councilwoman Pine with Gates and Shimabukuro
- Desired Priority Projects
 - Free community cultural classes
 - Support nonprofits opportunity for rm. space
 - Speed bumps
 - Community contact the following to report speeding vehicles and raise awareness
 - HPD
 - Council
 - Commission
 - Request for PKE Ave. intersection to have two left-turn lanes onto Farrington
 - Right now, only one lane left and other right
 - Nānākuli Avenue speed humps

Questions from Community Leaders

- Is DOT going to widen Hakimo Road, especially the PKE intersection, to stop short-cutting through PKE?

APPENDIX I - Attendance

- Patty Kahanamoku-Teruya, Nānākuli Series 7
 - Germaine Toguchi, Princess Kahanu Estates Association
 - Stacelynn Eli, Nānākuli
 - Kona Jugo, Princess Kahanu Estates Association
 - Karen Awana, Series 7
 - Kapua Keli'ikoa-Kamai, Wai'anae Valley Homestead Community Association
-
- Brent Kakesako, HACBED
 - Keoki Noji, HACBED
 - Puni Kekauoha, Papakōlea
 - Lehua Kinilau-Cano, DHHL
 - Julie Cachola, DHHL
 - Ulu Lota, DHHL

Appendix E

Nānākuli Kou Manaʻo Questionnaire

Nānākuli Kou Mana'o Questionnaire

DHHL Regional Plans assess land use development factors, identify issues and opportunities as well as the region's top priorities. As a lessee and homestead resident, your voice holds an important role in creating the plan and selecting the priorities. Please share your thoughts below.

General Information^{1}**

Homestead Community _____

Household Address _____

Email Address _____

Name (Optional) _____

1. **LOOKING BACK**, these *issues and opportunities* were identified in The Regional Plan for the Traditional Native Trust Lands of the Ahupua'a of Nānākuli (December 2009). Which issues and opportunities are still important to you today?

Issue/Opportunity	Yes	No
Pedestrian safety and better flow of traffic	___	___
More community use areas needed, especially those that house children, youth, and kūpuna programs	___	___
Need to promote community-based economic development opportunities	___	___
More housing needed in Nānākuli	___	___
Beach parks need improvements	___	___
Ulehawa Stream and Nānākuli Canal have a lot of debris	___	___
Nānākuli Cemetery is nearing full capacity and in disrepair	___	___
Need to promote agricultural opportunities in Nānākuli	___	___
Improvements needed along the Nānākuli corridor on Farrington Highway	___	___
Concern with hygiene and traffic flow impacts from breakfast/lunch wagons	___	___
Landfills impacting Hawaiian Homesteads and cultural heritage pertaining to Maui	___	___
Educational programs for adults and youth needed	___	___

¹ **PRIVACY STATEMENT

All answers will be made anonymous with no identifying information attached before the answers are summarized and shared with the greater public. The personal information (i.e., name, household address, email address) gathered from this questionnaire will not be shared publicly. Entering your name is optional. We ask for household address so we can determine responses by homestead to better inform the plan. Entering your email address is optional and will be used only to send any additional information about the plan and planning process.

2. LOOKING AHEAD, are there any other issues or opportunities that you would like to see addressed in the 2017-18 Regional Plan Update?

3. LOOKING BACK, these *Priority Projects* were identified in The Regional Plan for the Traditional Native Trust Lands of the Ahupua'a of Nānākuli (December 2009). Which priority projects are still important to you today?

Priority Project	Description	Yes	No
<i>Nānākuli Village Center</i>	The Nanakuli Village Center will consist of 3 main components: (1) 48 affordable housing units for Native Hawaiian community members at or below 80% AMI, (2) a community center staffed with Kamehameha Schools funding, and (3) Commercial Center including a comprehensive health clinic, an outdoor stage, and kiosks to provide entrepreneurial opportunities for community members.	—	—
<i>Street Repairs and Maintenance of Health and Safety in the Region</i>	This project is to encompass: (1) repair and maintenance of existing crosswalks, sidewalks, and other measures to ensure pedestrian safety; (2) installation of new crosswalks, sidewalks, raised crosswalks, and roundabouts as needed; and (3) the development of a network of crosswalks and sidewalks to improve safety for children walking to and from schools.	—	—
<i>Farrington Highway Transportation Corridor Coordination and Improvements</i>	Provide coordination among all stakeholders with the ultimate goal of providing relief for Wai'anae/Nānākuli coast residents dealing with constant interruptions along Farrington Highway. Improvements to coordinate include corridor beautification, undergrounding of utilities, utility repairs, roadway widening where appropriate, and construction of traffic and safety improvements.	—	—
<i>Cemetery Repair and Expansion</i>	The Nānākuli Cemetery is in dire need of repairs and improvements. The priority is the repair of the rock wall enclosing the Cemetery. The Cemetery is also nearing capacity. Therefore, another priority is to begin planning and development of the new Cemetery site located in the Series 7 subdivision.	—	—
<i>Identify and Plan Community Use Areas</i>	This project will engage homesteaders in mapping areas for existing and future community use. In particular, homesteaders are interested in identifying areas for community-based economic development projects, the provision of community agricultural opportunities, construction of a kūpuna center and the development of community centers within the ahupua'a.	—	—

4. LOOKING AHEAD, are there any other Priority Projects that you would like to see addressed in the 2017-18 Regional Plan Update?

5. Would you like to receive email updates about the Regional Plan Update? Yes No

Any Additional Questions or Mana'o? Please send all comments, questions, and inquiries to DHHLNanakuliRP@hacbed.org or call HACBED at 550-2661.

Appendix F

Nānākuli Homesteads: All Potential Priority Projects

Nānākuli Hawaiian Homestead Communities:

All Potential Priority Projects as Identified by Community Members

Community-identified projects listed below are in addition to those mentioned in Section 6 of this document. These projects were identified at community meetings, via Kou Mana’o questionnaires, and through various communication with community members.

General

- “Priority must be given to nā kūpuna lessees”
- “Create a community vision 2018-2030” to ensure “community follow-through”
- “Link DHHL Regional Plans across islands”

Roadways and Traffic

- “Finish widening Farr Hwy to Hakimo before doing anything else.”
- “Concerned about homes in the back [of Nānākuli Valley] - will be too much traffic.”
- “Train track - is there enough room for a continuous train route?”
- “[Parallel Access] Road come over Schofield Barracks and come out at Mailiili Rd by Waianae Comp.”
- “Traffic: extend the middle lane to Hakimo.”
- “Should open Bridge for contra-flow - reason: ambulance have to fight the one-way going out to Nanakuli to take the people to the hospital”
- “Construction contractors give monthly progress report and delays at monthly neighborhood board meeting - keep to contract schedule so the community don’t look like a pig sty with incomplete job sitting for years”
- “Traffic light – people turning left from two lanes is issue”
- “Widen Hakimo Road”
- “Widen sidewalks – not ADA compliant”
- “Bike roads extending to Wai’anae and Kapolei”
- “Left turn access to library/ community center, left turn access out of ka waihona to go Waianae bound”
- “Speed bumps where Jeremy Castro passed”
- “Historic Railway tracks from Kalaeloa to Lualualei – repair to operational for the Historic Railway Society”
 - “To operate passengers from Kamakana Shopping Ctr to Nānākuli Village Ctr”
 - “Connect to Hawaiian homes communities”

Safety and Enforcement

- “Concerned about hanggliders by ridge - having accidents.”
- “AllTrails Hawaii promoting trespassing on trails on HHL”
- “Military should clean and return lands up in Lualualei, Nanakuli Magazine Road, and Kolekole Pass to DHHL to develop and lease to Native Hawaiians. Commercial and Residential Agricultural lots too.”
- “Waterways – who is responsible for clearing, especially with illegal dumping?”
- “Parties and other disturbances such as dirtbike speeding”

Space, Location, and Housing

- “Need holistic approach and funding sources for kūpuna housing”
- “Ulu Ke Kukui - what’s going to happen? We need beneficiary consultation to give our input.”
- “Nanakuli Valley should be for a kupuna - keiki health and wellness center.”
- “What about the infrastructure? Spending \$\$ on bypass road - what about Kalamaula acceleration lots (Moloka’i) - use the \$\$ there”
- “New developments like library should all move mauka because of sea level rise”
- “Concern about flooding in streams by Nanakuli Ranch or next to PKE”
- “Build a kupuna housing facility with 24hr medical staff on hand. Provide transportation system.”
- “Residents in Ulei Loop take care of vacant area - can the surrounding community use area for farming, imu, playground, other uses”
- “Locate spaces for non-profit organizations that provide charitable work”
- “Keiki center located behind Lyman Ranch”
- “Where are the disaster shelters”
- “Kupuna Housing behind NH School intersection @ Haleakala + Nanakuli Ave”
- “Transfer Kalanianaʻole Park from City to Ahupua’a O Nanakuli”
- “Nānākuli Ranch resident is concerned about ranch opening up for other uses & flooding issues in area as well as lack of water”
- “Congestion – consider adding new parks and public facilities instead of more homes”
- “Fill houses that are empty”
- “DHHL hold classes on how to apply for commercial leases”
- “Safe walking and biking paths – interconnected”
- “Series 7 – determination”
- “Need for senior housing and rent-to-own options”
- “Green belt to address brush fires in Series 7”
- “Consideration of Waimānalo Gulch expansion on Nānākuli homesteads”
- “Land movement, shifting – filling up sinkholes around sidewalks”

- “Soil pollution”
- “Revocable permits”
- “Those in immediate redzone [of flooding] should have priority to move up to ranch”
- “‘Ohana housing – NAHASDA funding”
- “Freeze commercial development in Nānākuli?”
- “Home business / small cottage industry - Hawaiian organizations should have preference”
- “Sustainable energy and climate change – get homes off the grid with solar panels”
- “Land behind BK Superette – can DHHL purchase to expand?”
- “Closing the dump”
- “Self-help homeownership”
- “Newer parks for Wai‘anae and Nānākuli”
- “Preservation of cultural sites and resources”
- “Toxic areas over Leeward Coast”
- “Percentage of Hawaiian blood to (succeed) become the successor!”
- “Use vacant lots or subdivide lots before other spaces”
- “New comfort station at Nānākuli / Kalanianaʻole Beach Park”
- “Camping grounds need comfort station with handicap accessibility”

Education

- “K-12 immersion school (i.e. Anuenue)”
- “Translate DOE curriculum → Hawaiian so can teach in immersion school”
- “Compensate kūpuna for their knowledge through nonprofit organizations”
- “Kupunas pass on their mana’o - teach the younger generation how they survived before technology. Sew, tapa, farm, quilt, fish, labored etc.... Basic means to survive.”
- “Houses at Lyman Ranch – potential opportunity to realign schools”
- “Nighttime study locations – library?”
- “Education on how to write grants, business planning, secure funding”
- “Funding for Nānākuli students to go to UH, academic support before and during”
- “Supporting collaborations between schools in Nānākuli”
- “DHHL educate on difficult process of receiving homestead lot”
- “Hawaiian preschool”

Community Needs

- “Joint ventures to provide homeless with means to take care of the aina, volunteer, and become good stewards of the aina - you no work, you no eat!”

- “Applying this information in high schools. See what the next generation have in mind. Creating more jobs to help our kids or higher their education/learning.”
- “Welfare recipients should be drug tested”
- “Commercial Businesses to subsidize kupuna housing”
- “OHA should fund kupuna housing project with monies collected from ceded lands”
- “Leave the manapua wagons alone. They provide a service to the residents.”
- “Communication and transparency between community groups”
- “Helping people to be appreciative for what we have – lucky to live on the homestead”
- “Wifi Westside”
- “Drugs and homelessness task forces with a cultural connection”
- “Increased trust between beneficiaries and DHHL – important that DHHL is partner with beneficiaries and associations”
- “Childcare needed”
- “Community fitness centers needed”
- “Feeding the homeless”
- “Bakery to feature ‘healthy’ sweets for our people”
- “Create pop-up areas for economic development in Nānākuli”

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 16 &17, 2018

TO: Chairman and Members, Hawaiian Homes Commission
FROM: Acting Program Planning Manager Kaleo Manuel
SUBJECT: ITEM G-3 & G-4 Removed from the agenda entirely.
ITEM G-7 Presentation by Kamehameha Schools on Cope Learning Center Project,
Nanakuli, O'ahu

THIS ITEM WILL BE AN ORAL PRESENTATION.

ITEM NO. G-3, G-4, G-7

STATE OF HAWAI'I
DEPARTMENT OF HAWAIIAN HOME LANDS

July 16-17, 2018

To: Chairman and Members, Hawaiian Homes Commission
Thru: M. Kaleo Manuel, Acting Planning Program Manager
From: Lehua Kinilau-Cano, Legislative Analyst
Nancy M. McPherson, Planner *NMS*
Subject: Papakōlea Regional Plan Priority Projects Update

Recommended Action

None; For information only.

Background

By request of the Chairman, the Planning Office provides the Hawaiian Homes Commission (HHC) with a status report on prior policies and/or plans that affect lands and homestead communities where the HHC conducts its monthly community meeting. For July 2018, the Planning Office is providing an update on implementation of the regional plan for Papakōlea.

Discussion

EXISTING PLANS & IMPLEMENTATION STATUS

O'ahu Island Plan Policies Related to Papakōlea

The purpose of each DHHL Island Plan is to:

- (1) Provide a comprehensive resource for planning and land management purposes;
- (2) Establish land use designations (LUD's) for all land holdings to promote orderly land use development and efficient development of infrastructure systems; and
- (3) Identify island-wide needs, opportunities, and priorities.

The O'ahu Island Plan was adopted by the HHC in 2014. The Island Plan delineated four planning regions or moku for the island of O'ahu: Wai'anae, 'Ewa, Kona, and Ko'olaupoko.

Within the Kona moku, the O'ahu Island Plan identifies the following land use designations and acreage amounts for lands within the ahupua'a and/or homestead areas of Moanalua, Kapālama, Papakōlea, Kewalo, Kalāwahine, and Mō'ili'i'ili, summarized in Table 1 below. See Exhibit 'A', DHHL Landholdings, and Exhibit 'B', Honolulu Ahupua'a Land Use Designations.

Land Use Designation (LUD)	Moanalua	Kapālama	Papakōlea, Kewalo & Kalāwahine	Mō'ili'i'ili	Share of O'ahu LUD
Special District			15		6%
Conservation			70		3%
General Ag					
Residential			90		5%
Pastoral					
Subsistence Ag					
Supplemental Ag					
Industrial	15	2			3%
Community Use			2		1%
Commercial		3		2	5%
TOTALS	15	5	177	2	23%, 199 ac.

Table 1 Kona Moku LUD Summary

O'ahu Island Plan Implementation Status

Since the O'ahu Island Plan was adopted in July 2014, no land use amendments or updates to the Papakōlea region have been proposed or are being considered. The plan acknowledges that from the standpoint of proximity to employment, this is an ideal location for homestead residents employed within the Central Business District of Honolulu. Nevertheless, steep slopes, potential for rock falls, ageing water and sewer lines, and drainage issues are constraints to additional residential homestead development of these lands.

Fifteen (15) acres within the Moanalua ahupua'a and five (5) acres within the Kapālama ahupua'a are used strictly for revenue generation at this time. The 2 acre Mō'ili'i'ili site consists of the former Bowl-O-Drome building and parking lot. All three areas are currently being examined for potential transit-oriented redevelopment opportunities.

The Moanalua and Kapālama properties had existing low rise light industrial and commercial uses when they were added to the inventory and are designated as such in the O'ahu Island Plan. Both areas now fall within planning areas for transit stations along the HART rail transit line, and DHHL has been working with consultants on examining those opportunities. Transit-Oriented Development (TOD) Conceptual Planning for the Moanalua Kai (Shafter Flats) and Kapālama properties is in the process of wrapping up following geotechnical studies to determine the capacity of the lands to accommodate proposed redevelopment. A final summary report is expected to be issued by DHHL's TOD consultant, PBR Hawaii & Associates, in Fall 2018.

The conceptual plans for the Moanalua Kai properties, with the majority of leases expiring in 2022, envision continued industrial uses and will feature some multi-level, high-density industrial buildings, while conceptual plans for the Kapālama properties, which have much longer-term leases, will feature some mixed-use high rises with a residential component.

Papakōlea Regional Plan and Priority Projects

The Papakōlea Regional Plan was prepared in 2009 as part of DHHL's Regional Plan update process for the lands within the Honolulu Ahupua'a. Lands located within the other ahupua'a, while identified as regional assets, do not currently have any homesteading uses and were not part of the Regional Plan effort.

Outreach, planning activities, and discussions with beneficiaries in the region during the planning process identified the following priority projects:

- Address Abandoned Homes
- Hawaiian Homestead Kūpuna Supportive Living Center
- Native Hawaiian Education & Culture Community Center
- Papakōlea Community Center & Park Improvements
- Repair, Replacement & Maintenance of Infrastructure

Papakōlea Regional Plan Implementation Status

Table 2, below, describes each Priority Project and reports on the current status of the project.

Priority Project	Description	Current Status
Address Abandoned Homes	Homesteaders are concerned about abandoned homes found throughout Papakōlea homestead. Residents would like to develop process w/DHHL to address abandoned/ vacant homes in order to make them viable residences that can be awarded to waitlisted families.	DHHL and community leaders began to identify and address abandoned homes in the fall of 2007, but the process needs continued support given steep slopes and high cost to upgrade or renovate homes.
Hawaiian Homestead Kūpuna Supportive Living Center	Since majority of Papakōlea homes are built on steep slopes & only have stairway access, lack of safe housing conditions is a significant concern. This project is envisioned as a “village” for Kūpuna to age safely in the community. In addition to providing Kūpuna with assisted-care residence, the project would provide a friendly gathering place for social, cultural, & wellness activities that encourages multi-generational support for Papakōlea ‘ohana.	The preference at this time is for a Kūpuna day care facility that would provide a friendly gathering place for social, cultural, and wellness activities that encourages multi-generational support for Papakōlea ‘ohana.
Native Hawaiian Education & Culture Community Center	This project will provide a place for social, educational & cultural enrichment for ‘ohana of all ages, infant to kūpuna. The project envisions partnerships with other Native Hawaiian organizations & community programs to provide quality service to the center such as kūpuna services & activities, enrichment programs for ‘ōpio in college, Hawaiian culture place-based ‘ohana strengthening, job & career opportunities & volunteer & mentoring programs. This center envisions the following components: A Hawaiian Language School developed with Pūnana Leo, classrooms & offices for Native Hawaiian practitioners & businesses; playground & open space; full kitchen; hālau & hall; a garden, aquaculture area & parking.	Some components of this project are still a priority, with community programs providing quality services to the center such as kūpuna services & activities, enrichment programs for ‘ōpio in college, Hawaiian culture place-based ‘ohana strengthening, job & career opportunities & volunteer & mentoring programs. PCDC has been actively fundraising to resume planning activities & move forward with next steps.
Papakōlea Community Center & Park Improvements	The Papakōlea Community Center & Park, located at 2150 Tantalus Drive, is a two-story 38,000 sq. ft. building with two large meeting rooms, a small kitchen, three offices, a community library, a wellness office & restrooms on each level. The City and County operated the facility from 1964 to 2002. The Papakōlea Community Development Corporation (PCDC) acquired management & operation of the park & community center in September 2002 & began a series of major repairs. Since	PCDC continues to operate & manage the park & community center & secure funding for improvements.

Priority Project	Description	Current Status
	taking over, several improvements & major repairs have been completed. Through a series of community planning meetings, additional improvements were identified that will produce economic development benefits for local residents (business ownership, new jobs, & increased income) as well as generate revenue to help with the center's operating costs. Improvements include expansion of the parking area; enclosing the open basketball courts, building improvements & upgrading the community kitchen. In particular, upgrades to the kitchen will give residents a place to operate small food-service businesses & provide a better facility for community & family gatherings.	
Repair, Replacement & Maintenance of Infrastructure	Due to Papakōlea's aging infrastructure, there are many repairs and/or replacement projects that need to be addressed by DHHL and/or the City and County of Honolulu in order to ensure the health & safety of the community. The projects relate to: drainage systems, sewer line systems, water lines & systems, sidewalks, & bus stops. The projects, especially those that replace aging infrastructure, will require substantial funds. This project would address the list of specific problems in phases & provide a means for homesteaders & DHHL to work together to secure necessary funding & attention to these important projects.	The State Legislature appropriated \$13.75 million for Papakōlea sewer system upgrades & improvements. Construction has been completed on the Auwaiolimu slope stabilization project. Replacement of two major sewer lines is still ongoing. Rehabilitation of three lesser sewer lines and manholes is to follow. Construction will continue for the next two years. A portion of the Pūowaina site is being used as a staging area for contractors.

Table 2 Papakōlea Regional Plan Implementation Status

Papakōlea Regional Plan Update

An update to the Papakōlea Regional Plan is expected to begin in Fiscal Year 2019. A draft work plan and schedule will be developed.

Recommendation

None; For information only

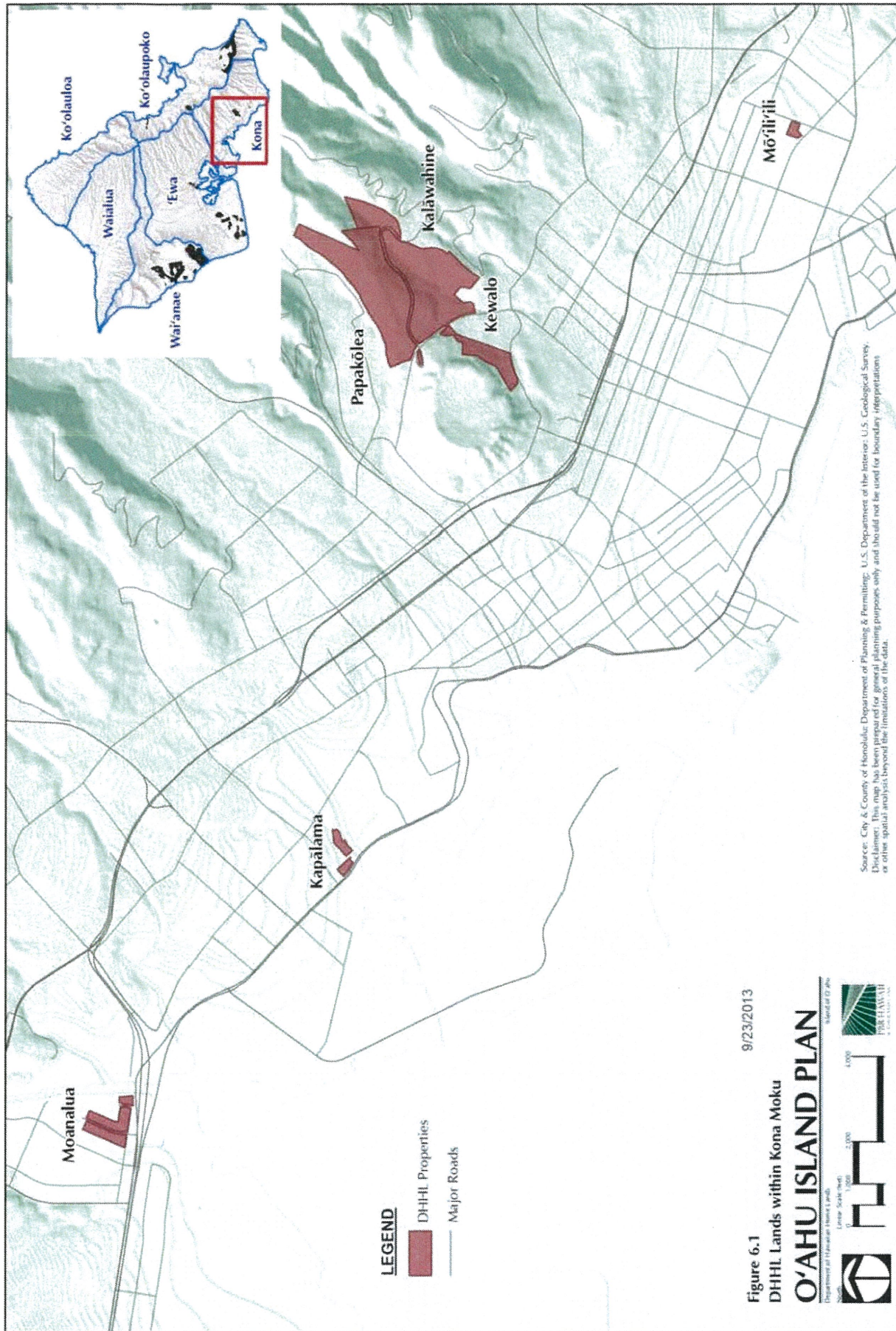


Figure 6-1 DHHL landholdings within Kona Moku

Path: Q:\anuu\UHHL - Uanu Island Plan\GIS\Project\Proposed Land Use Designation\Mapakolea & Kalawahine\mxd

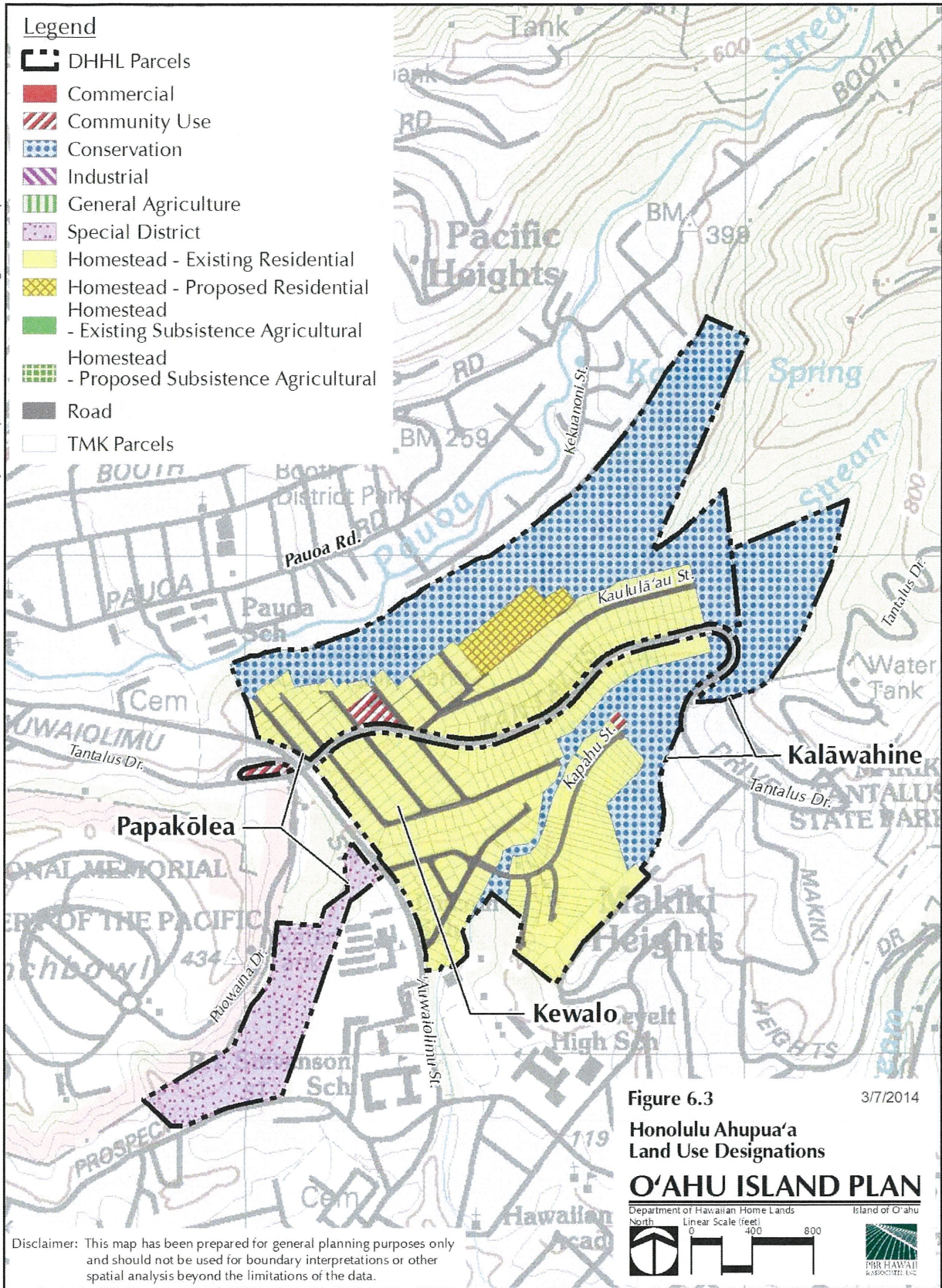


Figure 6-3 Honolulu Ahupua'a Land Use Designations

ORIGINAL

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 16-17, 2018

To: Chairman and Members, Hawaiian Homes Commission
Through: M. Kaleo Manuel, Acting Planning Program Manager *g*
From: Lehua Kinilau-Cano, HHL Legislative Analyst *Lehua Kinilau-Cano*
Subject: Legislative Proposals for 2019

RECOMMENDATION/ACTION:

None; For information only.

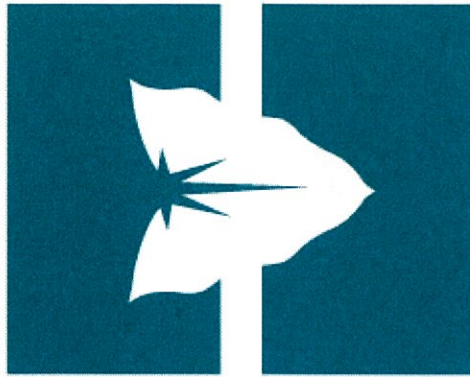
DISCUSSION

In preparation for next legislative session, the focus now is on outreach both internally and externally. As the body charged with setting the policy for DHHL, it is most appropriate to begin outreach with each one of you. If there are issues that you believe require legislative action, this input is requested now and will be collected until August 10. Anyone interested in submitting recommended legislative action can fill out the form included with this submittal.

In addition to the Commission and DHHL staff, an email will be sent to homestead associations, beneficiary organizations, testifiers on DHHL related measures, and other stakeholders/organizations. It is important to point out that a request for proposed legislative action by the HHC, DHHL staff, beneficiary organizations, beneficiaries or other stakeholders/organizations doesn't guarantee inclusion in DHHL's legislative package, but will be reviewed and considered. Requests for legislative action could be routed through area legislators and other requests such as Grant in Aid (GIA) applications must still be submitted as provided for by the legislature.

RECOMMENDED MOTION/ACTION

None; For information only.



HAWAIIAN HOME LANDS TRUST

Department of Hawaiian Home Lands

Proposed Legislative Action Request for 2019

Name: _____

Organization: _____

Address: _____

Email: _____

Lessee: Y / N

Applicant: Y / N

Beneficiary: Y / N

Issue: _____

Bill: Y / N

Resolution: Y / N

Other: Y / N

Statement explaining why you need the legislative action and what problem the legislative action is designed to correct?

Does your proposal require an amendment to the HHCA? Y / N

Does your proposal require funding? Y / N

If yes, how much funding? _____

DEPARTMENT OF HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION

July 16 & 17, 2018

Kapolei, Oahu

J – General Agenda

From: Ruth Ako
To: [Burrows-Nuuanu, Leatrice W](#)
Subject: HHC Contact: To Commission Secretary
Date: Tuesday, July 10, 2018 7:42:36 AM

To:
HHC Secretary

First Name: Ruth
Last Name: Ako

Phone:
8087734589

Email:
Map81@hawaii.edu

Subject:
To Commission Secretary

Message:
I am confirming the hearing for July 16, 2018. I did not receive a confirmation and time. Thank you

Akismet Spam Check: passed
Sent from (ip address): 98.151.153.141
(cpe-98-151-153-141.hawaii.res.rr.com)
Date/Time: July 10, 2018 7:22 am
Coming from (referrer): <http://dhhl.hawaii.gov/hhc/>
Using (user agent): Mozilla/5.0 (iPad; CPU OS 11_4 like Mac OS X)
AppleWebKit/604.1.34 (KHTML, like Gecko) CriOS/67.0.3396.87
Mobile/15F79 Safari/604.1

Date: 06/13/18 Wed.

From: Christine P. Kakalia

DEPT. OF HAWAIIAN
HOME LANDS

To: DAHL Commission

2018 JUN 13 PM 2:26

91-5420 Kapolei Pkwy
Kapolei, HI 96707

I am writing this letter to request
to come before the Commission regarding
my placement on the list prior to ~~my~~
receiving my sister's award.

Mahalo for your consideration

Christine P. Kakalia

Christine P. Kakalia

89-082 Kihonua Place

Waianae, Manakali, HI 96792

June 19, 2018

To The HHC Chairman,

We are writing this letter to DHHL requesting to appear before the HHC regarding a dispute of our lease for 41 years at 85-1200 Kumaipo Street, Waianae, Hawaii 96792.

We were not notified of the May 14, 2018 meeting with HHC, thereby violating our due process rights.

Please add us to your July 2018 agenda to appear before the HHC.

Daniel Perreira UR

DR

Teri Perreira

Teri Perreira

DEPT. OF HAWAIIAN
HOME LANDS
2018 JUN 21 P 2:52

HAWAIIAN HOMES
COMMISSION
2018 JUN 25 A 9:37