

2020

# PAPAKŌLEA

REGIONAL PLAN



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

## Executive Summary

Regional plans build a sense of community and capacity, they stimulate partnerships for development and improvements, and give beneficiaries within the region an opportunity to have a voice in planning for their future. The Hawaiian Homes Commission’s approval of 23 Regional Plans across the state means that all homestead communities have the same opportunity. The 23 Regional Plans provide a platform for beneficiaries to talk to each other about their common issues and concerns. The Regional Plans empower beneficiaries with a recurring opportunity to convene as a community in order to identify and solve their own problems. Regional Plans ensure that beneficiaries are an integral part of the solutions to the issues that they have identified. Working with the Department of Hawaiian Home Lands (DHHL) Planning Office staff and consultants, the community identifies priority projects to respond to issues and areas of concern within existing and planned homestead areas. 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 Papakōlea. The vision statement is as follows:

*“Papakōlea, Kewalo, & Kalāwahine homesteads, collectively called the Papakōlea region, is a native Hawaiian community that thrives on the traditions and values set forth by its founding members, and serves as a place of growth and learning for current and future generations.”*

**Planning Area.** All the lands in the Papakōlea region are located within the ahupua‘a of Honolulu in the Kona district on the southern side of the island of O‘ahu. There are three DHHL homesteads in the region, Papakōlea, Kewalo, and Kalāwahine. The O‘ahu Island Plan land use designations include (DHHL 2014):

Land Use Designation	Number of TMKs	Area, in Acres
Residential	407	85
Proposed Residential	23	5
Community Use	3	2
Conservation	1	70
Special District	1	15
<b>Total:</b>	<b>435</b>	<b>177</b>

**Planning Process.** This plan updates the 2009 Papakōlea Regional Plan. The process began with a meeting with the homestead leaders on July 13, 2019. This meeting introduced the Regional Plan Update project and gathered input from the leadership on how the process could be tailored to the community. Leadership was able to advise on potential venues for the meetings and a tentative schedule, and assisted with publicity for the meetings. The first community meeting was on September 18, 2019. This meeting introduced the Regional Plan Update project to the community and focused on activities that would help the community to develop a list of values as well as a long-term vision for the region. Group discussion in this meeting also identified some issues and concerns within the region.

The second community meeting was held on October 9, 2019. This meeting presented draft community values and a draft vision statement for community review and input and reviewed the issues and concerns discussed in the previous meeting. Projects from the 2009 Papakōlea Regional Plan were reviewed and additional project ideas were suggested by participants to address issues and concerns within the region. All projects were then discussed; participants voted on the projects and selected the top five priorities to be presented in the Regional Plan by popular vote. Additional votes from the community were collected at the

Papakōlea Pā'ina event on October 19, 2019, and the final deadline for submission of votes to select priority projects was November 18, 2019.

An informational summary of the status of the Regional Plan Update was presented to the Hawaiian Homes Commission (HHC) for feedback on February 18, 2020. A third community meeting was held on February 22, 2020 when a draft of the Regional Plan Update was presented for feedback. All feedback was incorporated into the document, and the final draft of the Regional Plan Update was presented to the HHC in July 2020 for adoption.

**Priority Projects.** The priority projects summarized in the table to follow reflect the projects that the community identified as priorities for Papakōlea and the region. The action steps and required resources for these projects to be implemented are listed below.

Priority Project	Action Steps	Required Resources
<b>Native Hawaiian Education &amp; Culture Community Center / Hawaiian Homestead Kūpuna Supportive Living Center (combines two Priority Projects)</b>	<ul style="list-style-type: none"> <li>Island Plan Land Use Designation review</li> <li>Pre-Application (project proposal)</li> <li>Request for Right of Entry permit for due diligence studies</li> <li>Master/Special Area Plan &amp; HRS Chapter 343 Compliance</li> <li>HHC issuance of Finding of No Significant Impact (FONSI), then long-term disposition</li> <li>Permitting</li> <li>Design &amp; Construction</li> <li>Monitoring &amp; Reporting</li> </ul>	<ul style="list-style-type: none"> <li>Technical Assistance</li> <li>Funding (Planning, Design &amp; Construction)</li> <li>HHC Approval</li> </ul>
<b>Build a New Community Center</b>	<ul style="list-style-type: none"> <li>Assessment of existing facility &amp; community &amp; programmatic needs</li> <li>Planning Studies</li> <li>HRS Chapter 343 compliance</li> <li>Permitting</li> <li>Design &amp; Construction</li> <li>Monitoring &amp; Reporting</li> </ul>	<ul style="list-style-type: none"> <li>Technical Assistance</li> <li>Funding (Planning, Design &amp; Construction)</li> <li>HHC Approval</li> </ul>
<b>Care Home for Kūpuna</b>	<ul style="list-style-type: none"> <li>Identify potential lots</li> <li>Request a Land Use Designation Amendment OR acquire adjacent lands</li> </ul>	<ul style="list-style-type: none"> <li>Technical Assistance</li> <li>Funding (Planning, Design &amp; Construction)</li> <li>HHC Approval</li> </ul>
<b>Traffic Safety Program</b>	<ul style="list-style-type: none"> <li>Form a taskforce</li> <li>Partner with DHHL, City &amp; State agencies, other organizations</li> <li>Identify priority locations</li> <li>Complete physical assessment of locations</li> <li>Collect traffic data</li> </ul>	<ul style="list-style-type: none"> <li>Technical Assistance</li> <li>Funding (Design &amp; Construction)</li> </ul>

## Table of Contents

Executive Summary.....	i
Introduction.....	1
Purpose of a Regional Plan .....	1
Planning System .....	1
Regional Planning Process.....	2
Stakeholders and Partners .....	3
DHHL Master Planning Process and Community Development Goals.....	3
Methods and Approach.....	11
Vision and Values .....	14
Guiding Principles.....	14
Planning Area.....	16
Location.....	16
Regional History.....	19
Existing Land Uses.....	22
Total Lots and Acreage .....	22
Homestead Uses .....	22
Community Uses.....	23
Conservation Uses .....	23
Special District Uses.....	23
State and County Land Use Designations.....	23
State Land Use Districts.....	23
City and County Zoning.....	23
Surrounding Land Ownership and Uses .....	24
Infrastructure.....	30
City and County Wastewater System .....	30
Road System – Existing and Planned .....	31
Impacts of Proposed Future Infrastructure .....	31
Project List .....	34
Previous Projects .....	34
Additional Projects.....	35
Priority Projects.....	36
1. Native Hawaiian Education & Culture Community Center.....	36
Project Description.....	36
Past Actions.....	36
Community Input .....	37
Objectives.....	37
Implementation Action Steps .....	37
2. Build a New Community Center .....	38
Project Description.....	38
Past Actions.....	38
Community Input .....	38
Objectives.....	39
Implementation Action Steps .....	39



3.	Hawaiian Homestead Kūpuna Supportive Living Center.....	39
	Project Description.....	39
	Past Actions.....	40
	Community Input .....	40
	Objectives.....	40
	Implementation Action Steps .....	40
4.	Care Home for Kūpuna .....	41
	Project Description.....	41
	Past Actions.....	41
	Community Input .....	41
	Objectives.....	41
	Implementation Action Steps .....	42
5.	Traffic Safety Program.....	42
	Project Description.....	42
	Past Actions.....	43
	Community Input .....	43
	Objectives.....	43
	Implementation Action Steps .....	43

## Appendices

Appendix A	Leadership Meeting – Meeting Notes
Appendix B	Community Meetings #1 through #3 – Beneficiary Consultation Meeting Notes
Appendix C	Papakōlea Pā’ina Notes & Additional Priority Project Vote Submissions Written
Appendix D	Comments from Papakōlea Community Development Corporation & Response Letter

## Figures

Figure 1 - DHHL's Planning System .....	1
Figure 2 - The Regional Plan Development and Update Process.....	2
Figure 3 - Community Organization & Development.....	7
Figure 4 - Master Planning and Land Development Process on Hawaiian Home Lands.....	9
Figure 5 - Project Area Map.....	17
Figure 6 - Ahupua’a Map.....	18
Figure 7 - State Land Use Districts Map .....	25
Figure 8 - County Special District Areas Map .....	26
Figure 9 - County Zoning Map .....	27
Figure 10 - Surrounding Large Landowners.....	28
Figure 11- Phase I Sewer Line Project.....	30
Figure 12- Phase II Sewer Line Project.....	31
Figure 13- Roadways Map.....	32

## Introduction

### Purpose of a Regional Plan

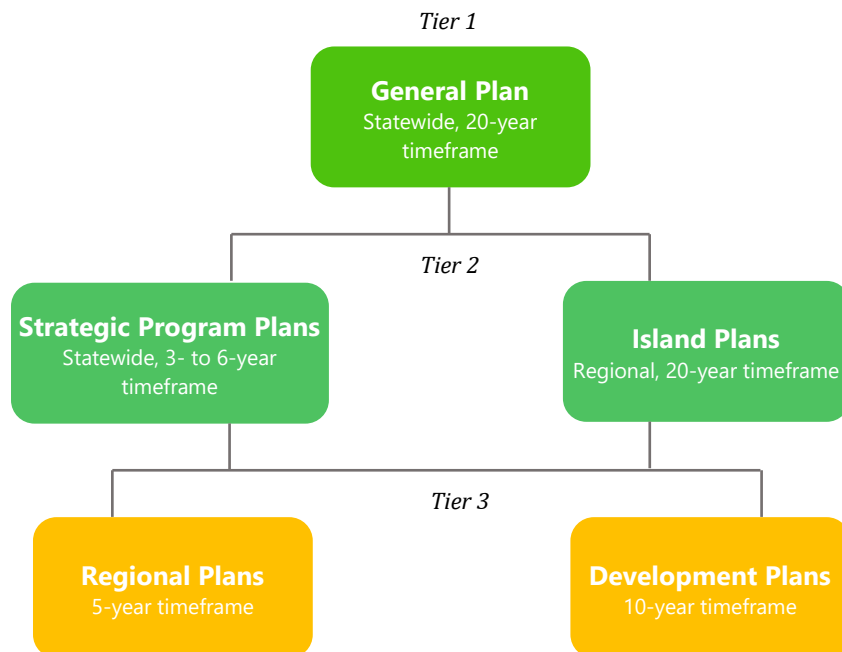
The mission of the Department of Hawaiian Home Lands (DHHL) is to build vibrant homestead communities. In order to achieve this, DHHL works in partnership with government agencies, private landowners, non-profit organizations, homestead associations, and other community groups. Regional Plans provide an opportunity to work closely with existing lessees and native Hawaiian beneficiaries to clarify visions and build partnerships.

This Regional Plan is one of 23 Regional Plans that DHHL has formulated 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.

### Planning System

Regional Plans are part of DHHL's three-tiered Planning System (see Figure 1). At Tier 1 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 Housing Plan and a Native Hawaiian Development Program Plan. Also, at this second tier are the Department's Island Plans that identify the Department's land use designations for each island and which have a function similar to the counties' land use designations. The Regional Plans are located at the third tier in the Department's Planning System which focuses at the community/regional level. Development plans carry out second-tier planning recommendations. These plans contain information necessary to implement area-wide development, including off-site infrastructure systems and improvements, utilities, estimated costs, and phased implementation.

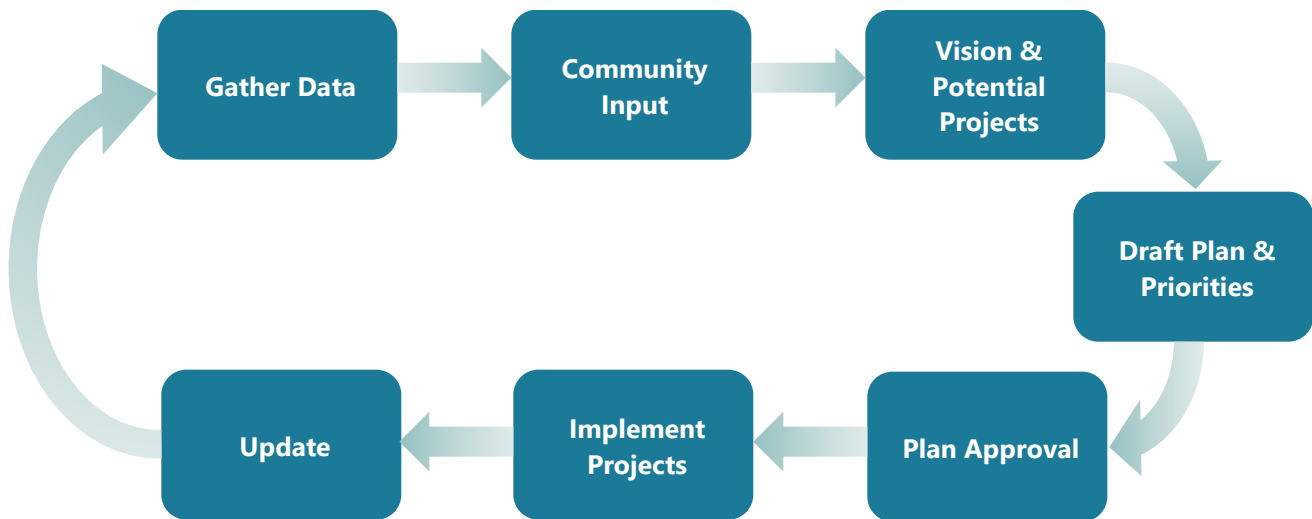
**FIGURE 1: DHHL'S PLANNING SYSTEM**



The role of the Regional Plans within the Planning System is to:

- 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 for 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; and
- Identify priority projects that are important to the community and implementation steps to move these projects forward.

FIGURE 2: THE REGIONAL PLAN DEVELOPMENT AND UPDATE PROCESS



### Regional Planning Process

The development of Regional Plans involves seven steps (see Figure 2):

1. **Gather Data.** Pertinent data that describes existing conditions and trends include history of the homestead, land use, infrastructure, natural features, historic/cultural features, surrounding uses, and 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 issues and opportunities provides 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 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.

## 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.

## DHHL Master Planning Process and Community Development Goals

Homestead associations are frequently interested in developing capital improvement projects within their communities in order to provide needed social services and enrichment opportunities. The need for these desired projects is often captured in DHHL Regional Plans. While the characteristics of projects proposed 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 project initiation. A strong organization that works well together and has high levels of participation in regular association business ensures that projects are selected based upon agreed upon criteria rather than individual preferences, project plans are created, and large amounts of social capital are built within and outside of the community. Figure 3 briefly 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 evolving 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. From time to time, a homestead association 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 for and/or opposition to a proposed land development project. Figure 3 illustrates the various social circles that should be engaged to support a land development project. Often, a development idea starts with a core group of individuals on an association board. Gradually, that idea is shared with and incorporates 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 those criteria. Programs/projects should be selected based on strong community support for the initiatives and the association's organizational capacity.

Once an association has done outreach 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 for the Master Plan in accordance with HRS Chapter 343. 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 and 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.

### Requests by Non-Profit Organizations for Long-Term Use of DHHL Lands

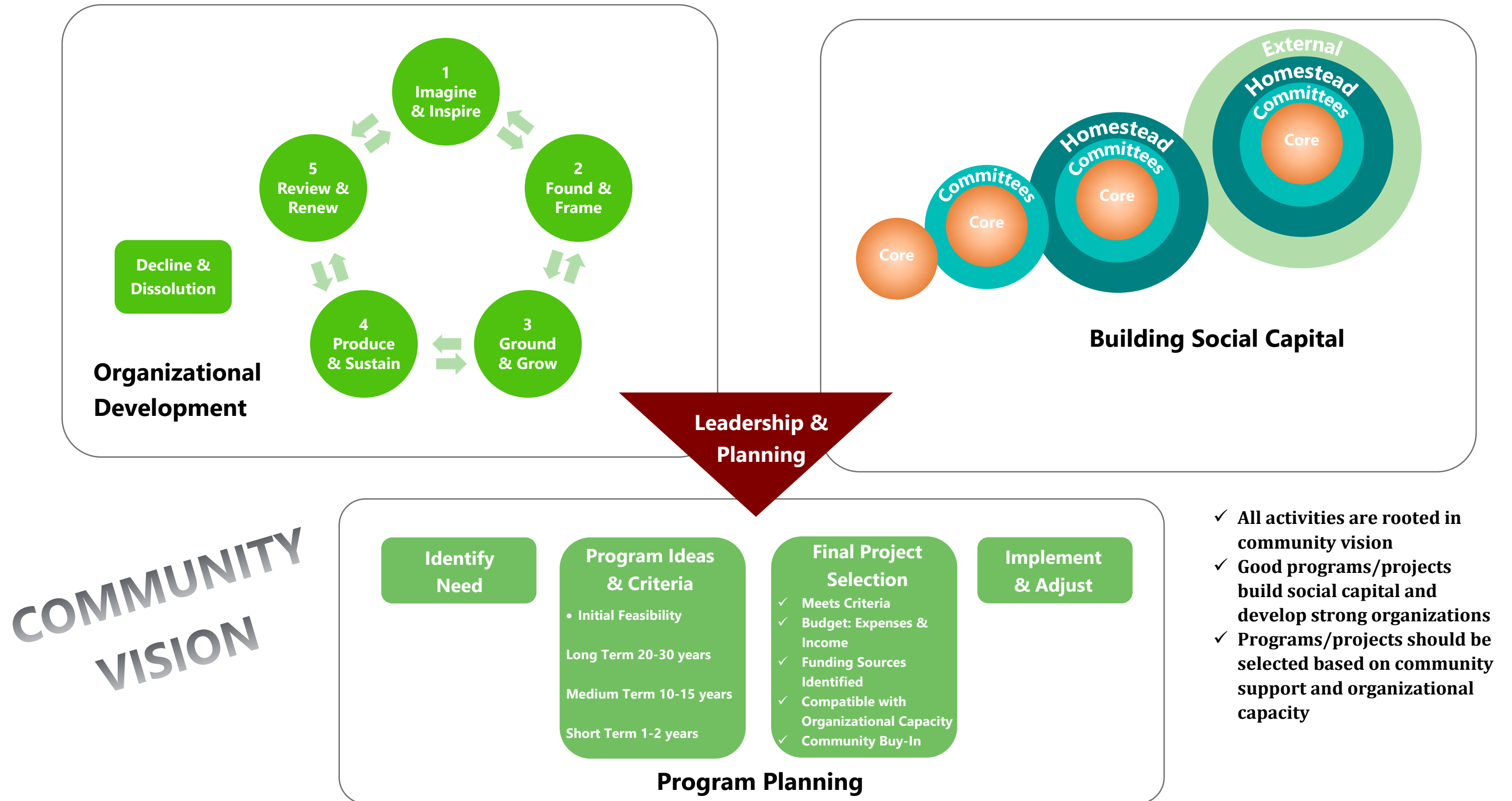
DHHL has begun implementing a process for IRS 501(c)(1) or IRS(501)(c)(3) non-profit organizations that are interested in long-term utilization of DHHL land for the purposes of providing programs and services to DHHL beneficiaries to further their rehabilitation and well-being. This process implements the Hawaiian Homes Commission Act (HHCA), Sections 204(2) and 207(c), which authorize DHHL to dispose of lands for non-homesteading purposes on the same terms, conditions, restrictions, and uses applicable to the disposition of public lands as provided in Hawaii Revised Statutes (HRS) Chapter 171. HRS 171-43.1 authorizes DHHL to dispose of lands to eleemosynary organizations by direct negotiation without requiring a competitive solicitation process. The application process is designed to provide an opportunity for non-profit organizations to conduct due diligence on the project site and vet their conceptual plans in consultation with



DHHL prior to requesting HHC approval of a long-term disposition. See “Implementation Action Steps” under “Priority Projects” for a more detailed list of steps and requirements for these types of land use requests.

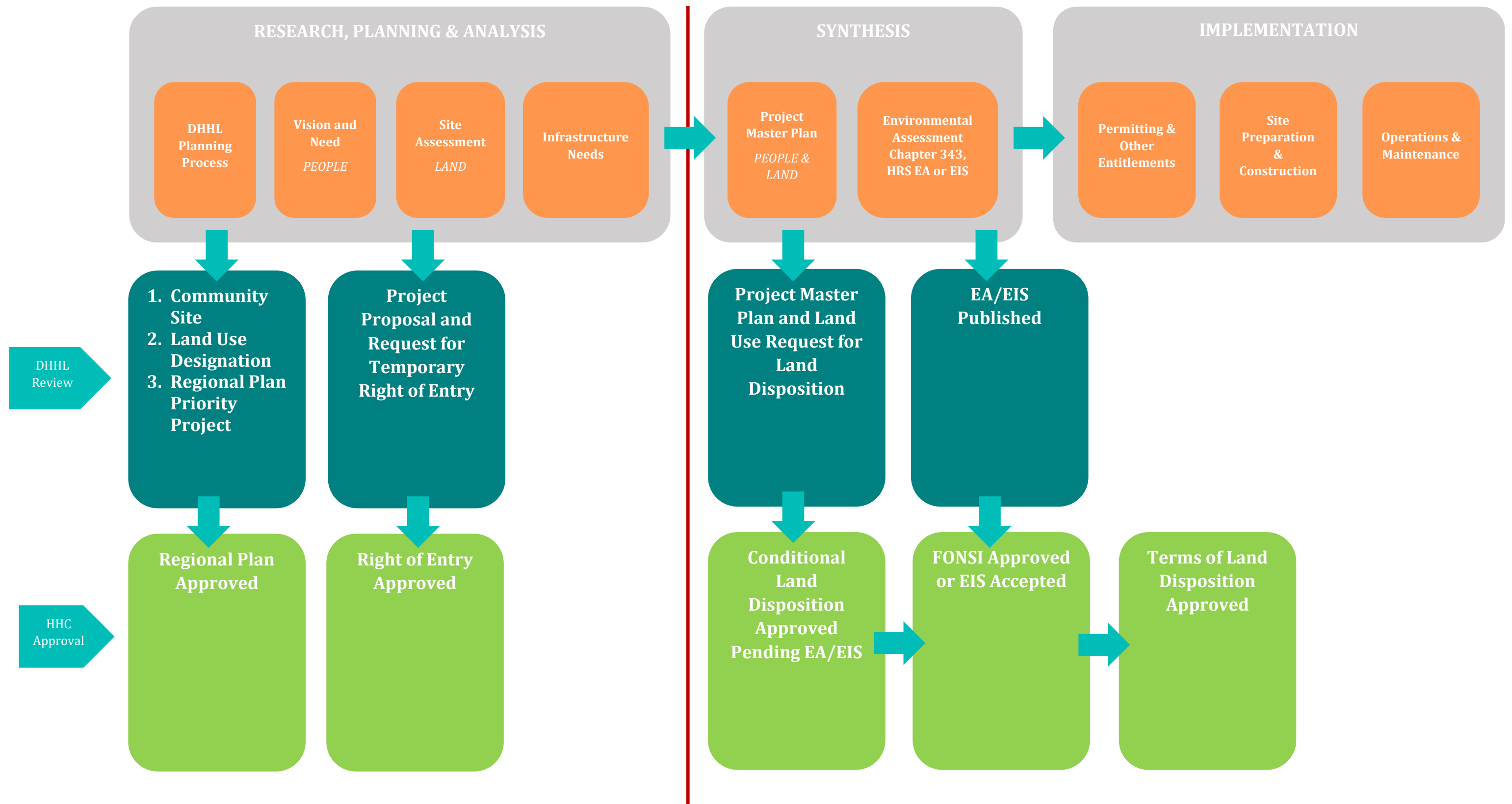
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FIGURE 3: COMMUNITY ORGANIZATION & DEVELOPMENT



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FIGURE 4: MASTER PLANNING AND LAND DEVELOPMENT PROCESS ON HAWAIIAN HOME LANDS





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## Methods and Approach

The Regional Plan Update began by meeting with local leadership for insight on a planning process tailored to the Papakōlea community. The venues were selected based on ease of access, convenience of location and abundance of parking. The meetings were carefully scheduled to avoid conflicts with other community events. The day of the week and time for the meetings were chosen based on the convenience for members of the community to be able to attend.

Broad publicity of the community meetings was accomplished through mail-outs of meeting notices and inclusion in the community newsletter. Leadership within the region assisted with publicity for the meetings.

The approach for the community meetings included large group discussion of all topics, and break-out small group discussions for more in-depth sharing on topics related to community values and long-term vision. Detailed notes were captured at all meetings, were posted to the Papakōlea Regional Plan Update website hosted by DHHL, and are found in the appendices of this Plan.

### **The timeline for the Regional Plan update was as follows:**

**July 13, 2019:** Leadership Meeting. The purpose of this meeting was to introduce the Regional Plan Update project to the leadership of the region and ask for their insight on the planning process. The meeting took place at Abraham Lincoln Elementary School. Leaders from Papakōlea Community Development Corporation (PCDC), Papakōlea Community Association, Hui Maka‘āinana o Kalāwahine, and Kula No Nā Po‘e Hawai‘i and Kalāwahine Streamside Association were asked to assist in planning the community meetings for the regional plan update. Leadership was able to advise on potential locations and a tentative schedule for the meetings, as well as assist with publicity.

**September 18, 2019:** Community Meeting #1. The objective of this meeting was to explain the purpose of the Regional Plan, the reason for the update, the planning process and schedule to the community. Additionally, this meeting was meant to gather input from the community regarding their long-term vision for the region, a list of important community values, and information about issues and opportunities in the region. Participants were split into break-out groups and asked to answer questions such as:

1. What special things about this place do you want to preserve for the future generations?
2. What do you want to create in this community, in this place?
3. What do you want to change in this community, in this place?

Responses from these discussions were recorded and shared for large group discussion once the break-out groups were reconvened into one large group. The major ideas and themes that came out of this meeting were used to develop a list of community values and to craft a vision statement for the region. See Appendix A for more information about this meeting.

**October 9, 2019:** Community Meeting #2. The purpose of this meeting was to present the draft vision statement and values to the community for feedback. This meeting also reviewed the issues and opportunities in the region and identified fourteen projects to address them. Through a voting process, participants selected the top five projects for implementation within the next five years. See Appendix B for a more detailed record of the meeting.

**October 19, 2019:** Papakōlea Pā‘ina. In order to get more input from community, a booth was set up at the Papakōlea Pā‘ina event at Papakōlea Community Park. Voting handouts with the list of fourteen potential

project ideas and the top five projects prioritized at Community Meeting #2 were given out to community members who came by the booth. Community members were given the opportunity to vote and submit their project selections on-site or to send in their selections via email or postal mail to be received by October 31, 2019. Following the Pā'ina event, a community member reached out to request an extension on the deadline for submittal of the priority project selection handout. The deadline for the community to submit their vote for the selection of priority projects was extended to November 18, 2019.

**February 18 & 19, 2020:** HHC meeting. An informational submittal on the Regional Plan Update was presented to the Hawaiian Homes Commission for feedback at their regular meeting. Input from the Commission was incorporated into the draft that was prepared for community review at Meeting #3.

**February 22, 2020:** Community Meeting #3. This meeting was intended to present a draft of the Regional Plan Update to the community for feedback. Input from the community was incorporated into the final draft that was prepared for the action submittal recommending Commission approval.

**July 2020:** Planning Office staff recommended approval of the plan at the regular Hawaiian Homes Commission meeting in Kapolei, O'ahu, where it was approved unanimously by the HHC.

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## Vision and Values

“Papakōlea, Kewalo, & Kalāwahine homesteads, collectively called the Papakōlea region, is a native Hawaiian community that thrives on the traditions and values set forth by its founding members, and serves as a place of growth and learning for current and future generations.”

This vision statement was written by a community member during group discussion at Community Meeting #2. The large group gathered to discuss the key themes that they felt should be included in the vision statement, while also leaving the vision statement broad enough to allow for growth and change over time. A longer, more detailed vision statement was discussed, and ultimately found to be too long and too specific. The group ultimately felt that the one-sentence statement best reflected the long-term vision for the community. This vision identifies each homestead first and foremost as the native Hawaiian community that it is. The statement goes on to harken back to the importance of the people who helped to establish the community. Finally, the vision concludes with the desire for Papakōlea to be a place meant to support its people, both today and in the future as it grows and changes with time.

### Guiding Principles

The vision statement was based on the following values and guiding principles:

- ‘Ōlelo Hawai‘i & Hawaiian Values
- Health & Wellness
- Active & Supportive Community
- Natural Resources
- Self-sufficiency
- Education

### ‘Ōlelo Hawai‘i & Hawaiian Values

‘Ōlelo Hawai‘i is the lens through which the people of the Papakōlea Region view the world around them. The homesteads in the region are kīpuka that preserve and perpetuate the indigenous language of this place. Hawaiian values ground the community in the ways of the kānaka that came before and guide the homesteaders into the future.

### Health & Wellness

The health, wellness and safety of the people of Papakōlea, Kalāwahine and Kewalo is paramount. Programs and projects that support the overall quality of life of the homesteaders are critical in this region.



### **Active & Supportive Community**

A supportive community is one where the people come together to help each other. An active community is one where folks understand and fulfill their kuleana. Homesteaders are maiau, or neat and tidy, with the care of their lots. Lessees can look to their community for support when they need help to maintain their homes.

### **Natural Resources**

Mālama ‘āina is a guiding principle for the region. This includes caring for the land and natural resources from the top of the watershed on down towards the ocean. Protecting and conserving areas such as the hilltops, waterways, and open spaces are critical.

### **Self-sufficiency**

Papakōlea is a place where the people are able to live, work and thrive within their own community. Businesses are owned and operated by community members. People are able to seek training and education within their own community. Homes are sustained with renewable energy resources such as photovoltaic panels. Programs and projects are able to be supported with funding from local revenue generation.

### **Education**

Education is an overarching value that connects to every other value. Sharing knowledge is of the upmost importance, and spaces and places that help to facilitate education should be made a priority for the region.

# Planning Area

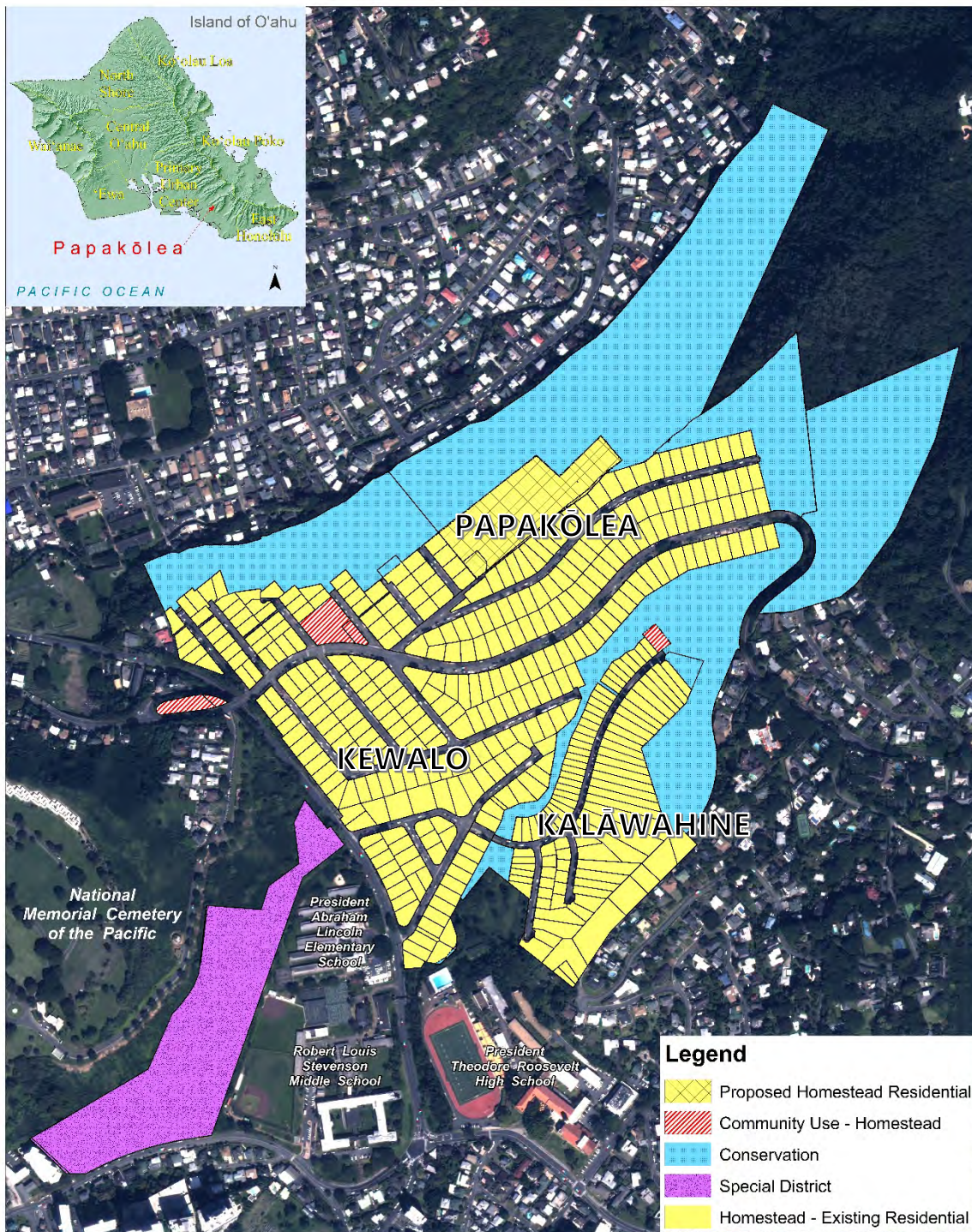
## Location

The Papakōlea Region is located entirely within the ahupua'a of Honolulu, in the moku of Kona on the mokupuni of O'ahu. This region includes three different homesteads, Papakōlea, Kewalo and Kalāwahine. These communities were established at the base of the Ko'olau mountains, along the steep slopes of Pūowaina or Punchbowl Crater (see Figure 5 and Figure 6). These lands range from approximately 115 feet to 745 feet above sea level. These are the only native Hawaiian homesteads located within Honolulu's Primary Urban Center.

The O'ahu Island Plan (DHHL 2014) designated the following land uses within this Planning Area:

- Residential,
- Community,
- Conservation, and
- Special District.

FIGURE 5 PROJECT AREA MAP



Papakōlea  
Regional Plan Update  
Planning Area Map  
February 2020



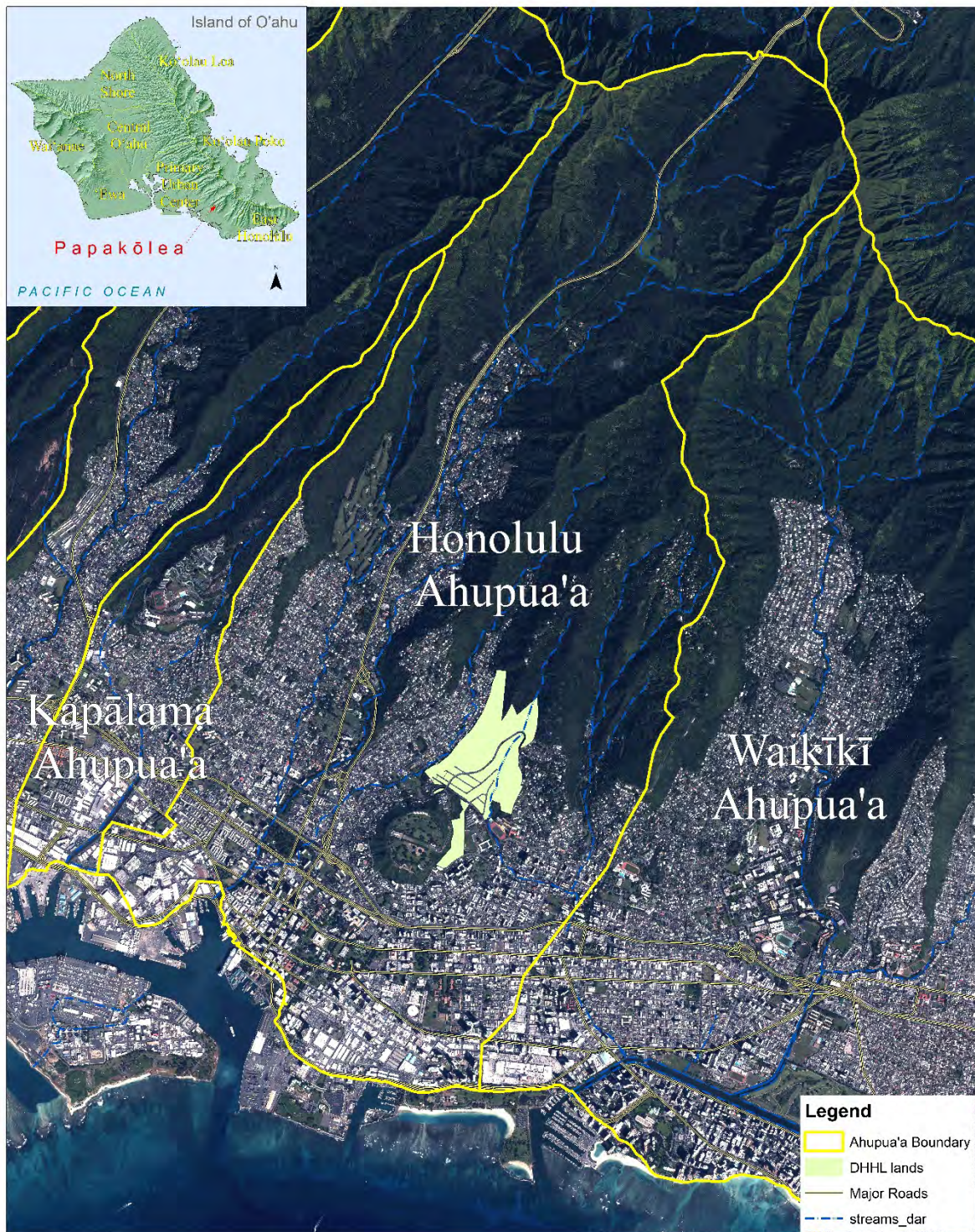
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This graphic has been prepared for general planning purposes only and should not be used for boundary interpretation or other spatial analysis.



FIGURE 6 AHUPUA'A MAP



Papakōlea  
Regional Plan Update  
Ahupua'a Map  
JULY 2020



0 0.5 1 1.5 Miles

This graphic has been prepared for general planning purposes only and should not be used for boundary interpretation or other spatial analysis.





## Regional History

The Papakōlea region is located on the mokupuni of O‘ahu, in the moku or district of Kona. Kona literally means “leeward,” and often refers to land districts that are located on the west or southwest side of the Hawaiian Islands. These districts are known for arid conditions. Though the Kona district on O‘ahu is not the most arid, it does receive less precipitation than the windward districts. Traditionally, the Honolulu ahupua‘a extended from the shores of Iwilei, Māmala (Honolulu Harbor), Kukuluāe‘o, Kālia to the Nu‘uanu Pali overlooking the windward side of O‘ahu, and from Kapālama Stream in the west to Mānoa Valley in the east.

Papakōlea is a land section in the ahupua‘a of Honolulu, and it means “plover flats,” referencing the kōlea bird or the pacific golden plover. Kewalo is also a land section in the same ahupua‘a and means “the calling,” like an echo. Kewalo is located adjacent to Papakōlea and Kalāwahine. Kalāwahine is an ‘ili of Honolulu comprised of three ‘ili lele. Kalāwahine means “the day of women” and is said to be named for a deity who guarded the water resources in this area.

Papakōlea homestead, established in September 1937, is the eighth homestead established by the Department of Hawaiian Home Lands. Kewalo is the ninth homestead, established in March 1940. Kalāwahine is the most recent homestead in the region, established in 2001. Kalāwahine is also the first homestead to include “zero-lot-line” units (townhouses that straddle the lot line). These are currently the only Hawaiian homesteads located in an urban center.

### Ahupua‘a

Traditional moku, or districts, are further divided into sections of land known as ahupua‘a, which were self-sufficient land sections that generally ran from the mountain to the sea and contained all the resources needed to support a community. Ahupua‘a literally means pig altar and refers to the traditional way of marking the land boundaries by building a stone altar and placing a wooden pig head carving atop it. This marker would delineate the boundaries of the ahupua‘a lands within a moku.

The place name of Honolulu literally translates to mean peaceful or calm cove. This ahupua‘a was once known as Kou. It was the seat of the Hawaiian government from pre-contact times and became the formal capitol of the Hawaiian Kingdom in the 1840s. Later recognized as the capitol for the State of Hawai‘i, today Honolulu is the primary urban center for the island of O‘ahu.

### Additional Places of Importance

Pūowaina, referred to as Punchbowl Crater, means hill of placing deposits (human sacrifices). It has significant cultural and historical value. Kanahā stream is located within the region, and literally translates to “the shattered.” Pu‘u ‘Ōhi‘a, also called Tantalus or Mount Tantalus, is the tall mountain at the top of the watershed. The name means “hill of the ‘ōhi‘a tree.” Po‘opo‘o is the name of a gulch and intermittent stream located within the region. The name translates to mean “a hollow,” as in a sunken, indented or depressed area of land. Kamo‘opili is the name of the ridge that separate Kewalo and Kalāwahine. It means “clinging mo‘o” or lizard. Kauhulinoa is the name of a point that is located at the boundary where Kewalo and Kalāwahine begins. It is near a spring at Po‘opo‘o.

Archival information indicates that the surrounding area, including the side of Pūowaina crater facing Papakōlea, was primarily suited and utilized for ‘uala cultivation since the time of Kamehameha through the late 1800s and early 1900s. The upper forested slopes were denuded in the nineteenth century as a result of ‘iliahi (sandalwood) harvesting and the transitional land tenure pattern of using nearby trees for local firewood and cattle grazing.

In 1831, German botanist F.J.F. Meyen documented the presence of a well-established village of Hawaiians in Papakōlea and noted the active cultivation of taro in the adjacent valleys. Additionally, Meyen noted an



abundance of ma'aloa, olonā, maile, 'ilima, pāpala, kukui, and koa with evidence of slope lands being transformed into grass lands for horses and cattle.

Oral accounts suggest the lands of Kalāwahine were a pu'uhonua, a place of refuge, including the forest lands of Kapihe, during the period of the overthrow of Queen Lili'uokalani. One remaining feature that highlights this sentiment is the near adjacent gardens of Uluhaimalama, translated as “inspiring offering of enlightenment.” After the 1893 overthrow, the right of assembly was suspended through the imposition of martial law. However, by 1894, tensions seemingly subsided and with the Queen's efforts, the gardens of Uluhaimalama were created. An article in the October 1894 publication of Ka Maka'āinana highlights the significance of the opening, allowing for Hawaiians to informally gather but also allowing for the resurgence of political alliances. Additionally, the symbolisms and spiritual significance of the plants selected to be part of the garden were indicative of unwavering loyalty to the Queen and the Hawaiian Kingdom. A selection of plants included: hala polapola, kou, kukui, 'awa lau, kō pāpā'a, kō kea, 'uhaloa, pōpolo, 'ape Hawai'i, kō pilimai, and mai'a Hawai'i.

Additionally, a pōhaku 'elekū was “planted”, as a reminder as to the preference of “eating stones” as a metaphor of loyalties to the Queen. Another reminder of the resilience and perseverance of Hawaiian identity within this region is the mele “Papakōlea”, which celebrates the area's place names and the cultural practice of lei-making, as evidenced by the formation of the first Association of Lei Sellers, led by Kupuna Ma.

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## Existing Land Uses

DHHL has established land use designations for their lands across all islands. These land use designations are established in the Island Plans. The following are descriptions of the land use designations that are found within the Papakōlea region.

- **Residential.** Residential lot subdivisions built to County standards in areas close to existing infrastructure. Lots awarded to applicants on the residential waiting list. Higher densities allowed on O'ahu. Lot size of one acre or less. Infrastructure is built to County standards and includes potable water, all utilities, and paved roads.
- **Community Use.** 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. No lot size restrictions at present. Infrastructure must meet County standards.
- **Conservation.** Environmentally sensitive areas. Lands with watersheds, endangered species, critical habitats, sensitive historic and cultural sites, other environmental factors. Very limited uses.
- **Special District.** Areas requiring special attention because of unusual opportunities and/or constraints, e.g. natural hazard areas, open spaces, cultural resources, raw lands far from infrastructure, mixed use areas, and greenways. No lot size restrictions at present. Infrastructure to be determined with further planning.

## Total Lots and Acreage

Land Use Designation	Number of TMKs	Area, in Acres
Residential	407	85
Proposed Residential	23	5
Community Use	3	2
Conservation	1	70
Special District	1	15
<b>Total:</b>	<b>435</b>	<b>177</b>

## Homestead Uses

Papakōlea homestead is the oldest of the homesteads in this region. The homestead area includes 64 residential homestead lots on 85 acres of land, and 20 new homestead residential lots proposed for a 5-acre portion of land known as the Old Moreira Dairy site.

The Kewalo homestead includes 251 residential homestead lots and is built to full capacity with no additional space for expansion.

The Kalāwahine homestead ("Kalāwahine Streamside"), newest of the three homesteads in the region, includes 92 residential homestead lots, and is built to full capacity with no additional space for expansion. This area also includes Mauka Park, a small park space located at the top of Kapahu Street.

## Community Uses

This area includes lands designated for community use approximating less than two acres split into two parcels: the community center & park, and the location of the homestead entrance sign. The Papakōlea Community Center & Park is a two-story community center and accompanying park on a parcel just over one acre in size located at 2150 Tantalus Drive. The Papakōlea homestead entrance sign is also located on Tantalus Drive between Pūowaina Drive and Ho'okui Street. In addition, the 14.5-acre Pūowaina parcel, which has a land use designation of Special District, has been set aside for cultural and community-based economic development uses. Implementation will require additional planning, and more information is provided below under "Special District Uses."

## Conservation Uses

Approximately 70 acres have been designated as conservation lands. These lands include the mauka areas and streambanks and have been selected for conservation because of steep slopes and to allow for stream setbacks.

## Special District Uses

There is a large undeveloped parcel, approximately 14.5 acres in area, that is located along the eastern flank of Pūowaina or Punchbowl Crater. The entire parcel has been designated as Special District. The lands are located within the Punchbowl Special Design District, and the crater is used as the National Memorial Cemetery of the Pacific. Because of pre-contact significance, slopes and location, these lands have been identified as requiring additional planning considerations for any future use or development.

## State and County Land Use Designations

In general, Island Plan land use designations are consistent with State Land Use Districts, County General Plan land use 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 HHCA Section 204.

### State Land Use Districts

The Papakōlea, Kewalo and Kalāwahine homesteads are located within the Urban and Conservation districts of the State Land Use boundaries. The bulk of the homestead area is located within the State Land Use Urban District, with the homestead uses complementing the State designations. The DHHL land use designated conservation land in the mauka areas of Kalāwahine are designated as Urban District according to the State Land Use District designations. The DHHL land use designation of Conservation prevents urban or residential uses in these areas although they are supported by the State Land Use District designation. A small portion of the mauka area in Papakōlea Homestead is located in the State Land Use Conservation District, including a portion of the newly proposed residential homestead area. This designation is inconsistent with the DHHL proposed use. Where they may be inconsistent, DHHL may preempt the State Land Use Law pursuant to the HHCA Section 204 (see Figure 7).

### City and County Zoning

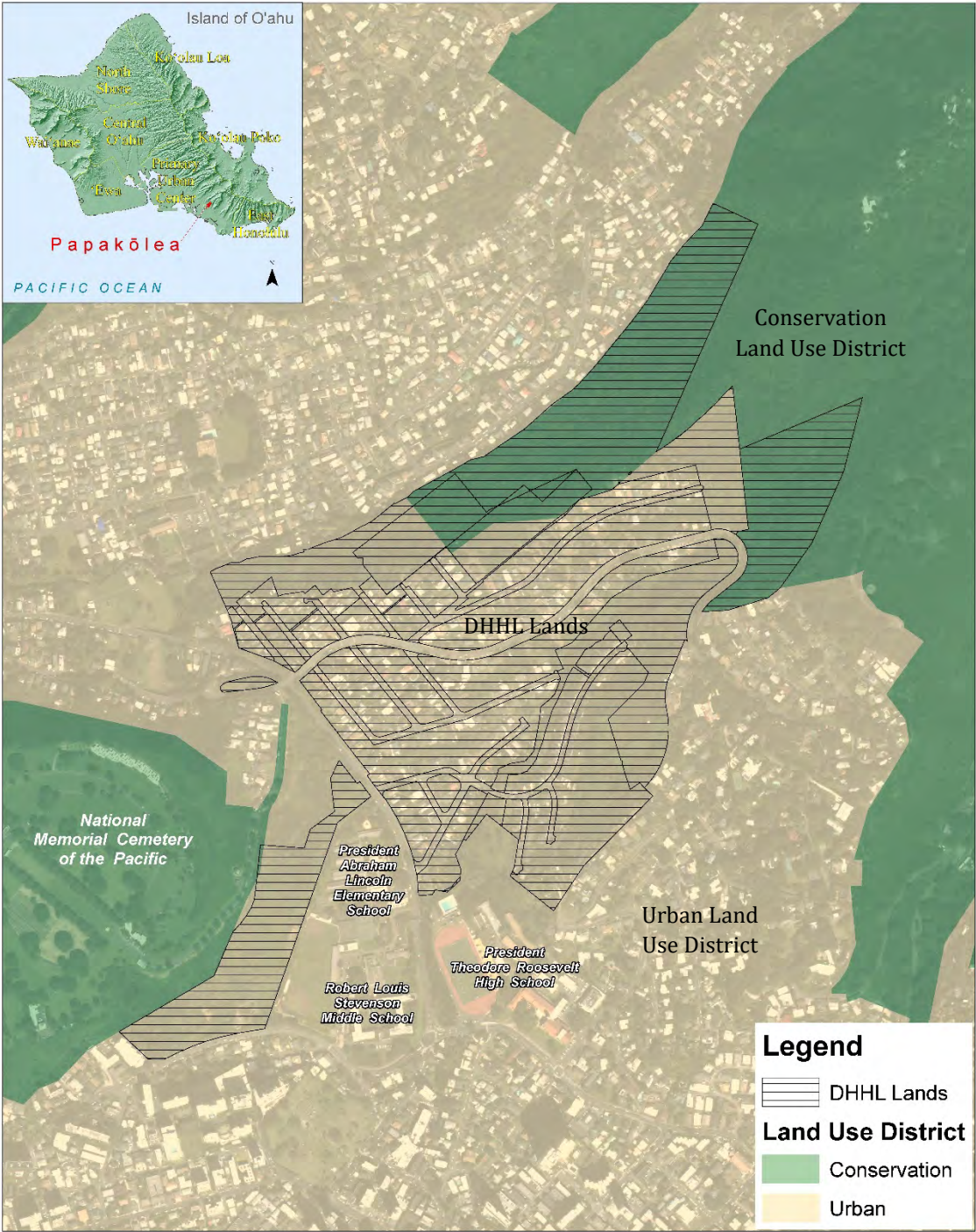
The lands are currently zoned as P-1, P-2, R-5, and R-10 by the City and County of Honolulu (City). A portion of DHHL's Papakōlea lands are also located in the Punchbowl Special District, one of seven Special Districts that have been designated by the City with special design guidelines and permit requirements. This Punchbowl Special District encompasses the 15-acre Pūowaina Special District parcel, and much of Kalāwahine homestead. The designation as a City Special District Area typically includes further restrictions on uses and development within the area. Where the zoning in this Special District may be inconsistent with

DHHL land use designations, DHHL may preempt City and County land use regulations pursuant to the HHCA Section 204 (see Figure 8 & Figure 9).

### Surrounding Land Ownership and Uses

The mauka lands above the Papakōlea Region are predominantly owned by the State of Hawai'i, with some areas owned by the City & County of Honolulu. The top of Pūowaina, or Punchbowl, is owned by the Federal Government and is used as the National Memorial Cemetery of the Pacific. A smaller collection of scattered lots makai of the Papakōlea Region are owned by the Kamehameha Schools, the Church of Jesus Christ of Latter-Day Saints, as well as more lands belonging to the City & County of Honolulu (see Figure 10).

FIGURE 7 STATE LAND USE DISTRICTS MAP



Papakōlea  
Regional Plan Update  
SLUD Map  
February 2020



0 500 1,000 1,500 Feet



This graphic has been prepared for general planning purposes only and should not be used for boundary interpretation or other spatial analysis.



### FIGURE 8 COUNTY SPECIAL DISTRICT AREAS MAP



**Papakōlea  
Regional Plan Update  
Special District Zone Map  
February 2020**

This graphic has been prepared for general planning purposes only and should not be used for boundary interpretation or other spatial analysis.



0 1,000 2,000 Feet





FIGURE 9 COUNTY ZONING MAP

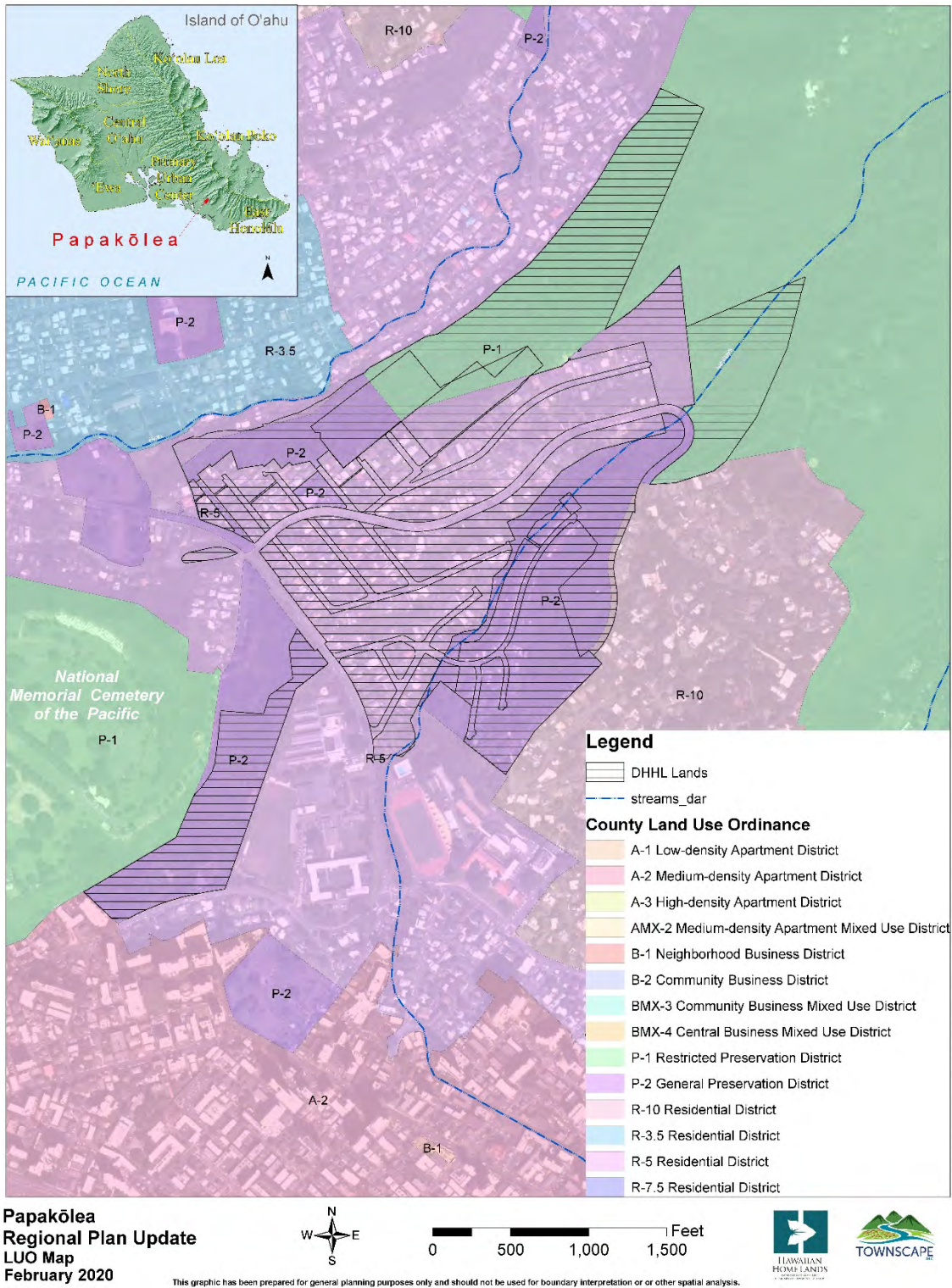
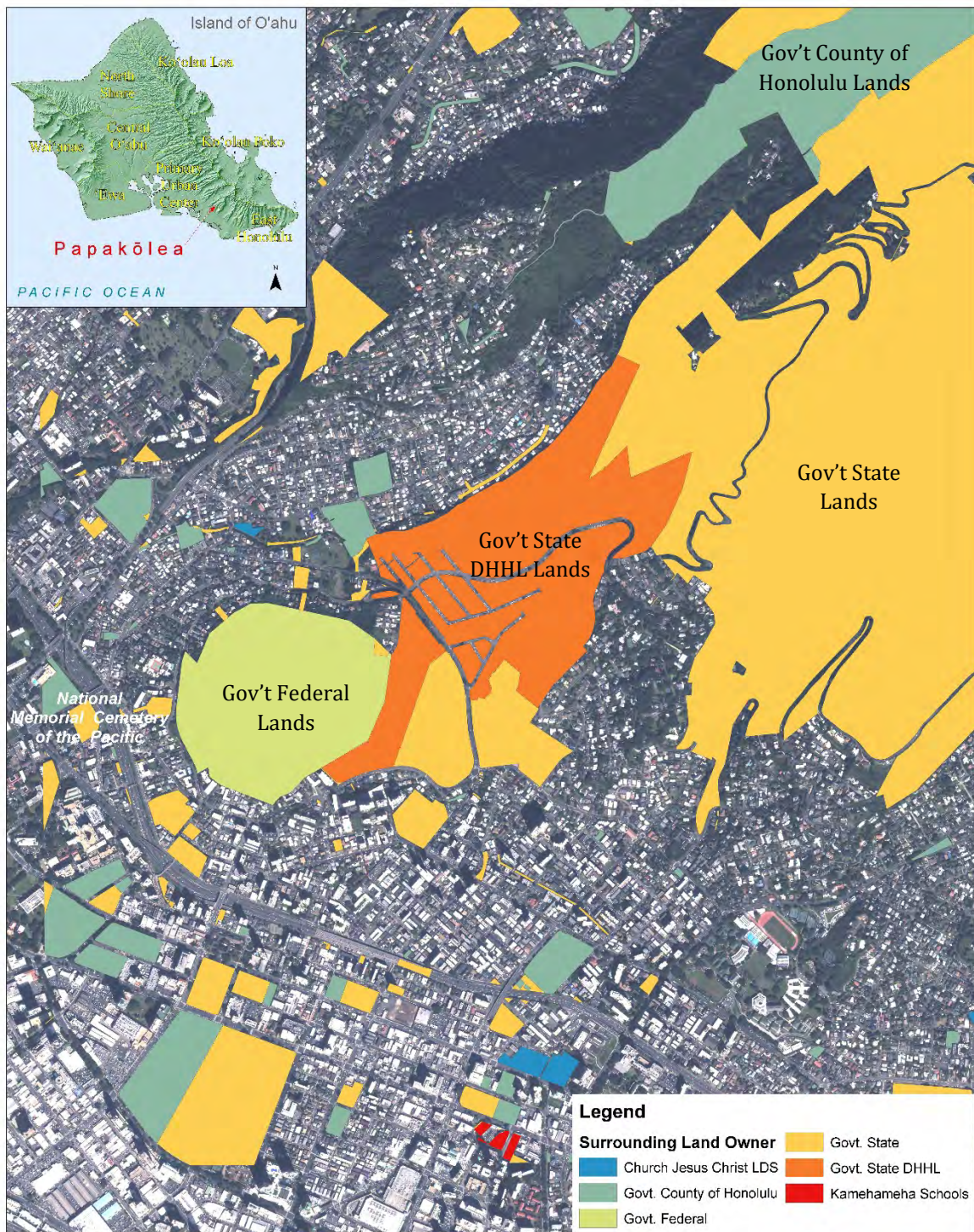




FIGURE 10 - SURROUNDING LARGE LANDOWNERS



**Papakōlea**  
**Regional Plan Update**  
**Surrounding Landowners Map**  
**February 2020**

This graphic has been prepared for general planning purposes only and should not be used for boundary interpretation or for other spatial analysis.



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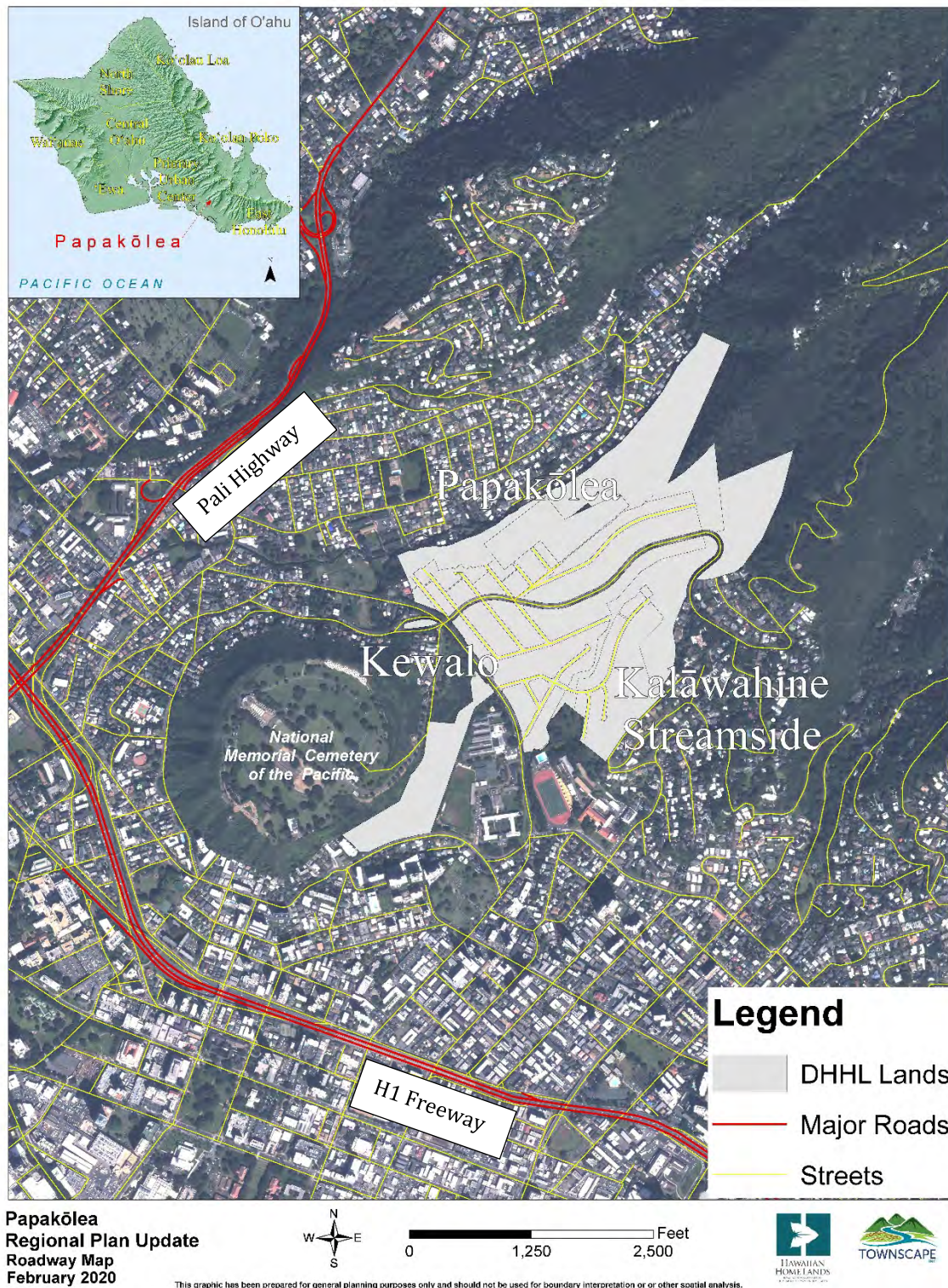








### FIGURE 13- ROADWAYS MAP



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### Project List

Projects identified by the community are meant to address the issues and concerns that were expressed by the participants in the first meeting. Priority projects identified in the 2009 Papakōlea Regional Plan were discussed by participants to determine their relevance to the community today. In addition to the previously identified priority projects, the community discussed issues that were not addressed by the list of projects and suggested additional projects that might address those issues. All projects considered by the community to be a priority project are described in the following two sections.

### Previous Projects

The first Regional Plan for Papakōlea was completed in 2009. The five priority projects identified in that plan and their status updates are described below.

<b>Papakōlea Regional Plan Priority Project</b>	<b>Project Champion</b>	<b>Status</b>
Address Abandoned Homes	DHHL	This item remains a priority with an increasing number of vacant and/or abandoned homes. DHHL has conducted research on status of leases and is proceeding with actions to refurbish or demolish homes & re-award leases.
Hawaiian Homestead Kūpuna Supportive Living Center	PCDC & Kula No Nā Po'e Hawai'i	This item remains a priority. PCDC received \$85,000 in funding from the Kūlia I Ka Nu'u Program for initial planning & design for the Hawaiian Homestead Kūpuna Supportive Living Center & the Native Hawaiian Education & Culture Community Center as one project. PCDC & the Hawai'i Community Development Board (HCDB) executed a Memorandum of Understanding (MOU) to develop the Pūowaina Parcel inclusive of the Center, and are working with DHHL to move plans forward. PCDC is focused on the development of the Center in partnership with HCDB, & Kula No Nā Po'e Hawai'i is a key project partner that is focused on kūpuna programming.
Native Hawaiian Education & Culture Community Center	PCDC & Kula No Nā Po'e Hawai'i	This item remains a priority. This project will be combined with the Hawaiian Homestead Kūpuna Supportive Living Center as one project. See project above for details on the status of this project.
Papakōlea Community Center & Park Improvements	PCDC	This item remains a priority. Since 2009, a commercial kitchen was built, a 96-panel photovoltaic solar panel system was installed, & the entire facility was retrofitted with LED lights. Requests for funding have been submitted to replace the playground & conduct planning to replace the basketball court structure, but no funding has been secured to date.



Papakōlea Regional Plan Priority Project	Project Champion	Status
Repair, Replacement & Maintenance of Infrastructure	DHHL	This item remains a priority. Phase I: Sewer Improvements, Drainage Improvements & Slope Stabilization was completed in September 2019. Phase II: Sewer Improvements is currently underway, with Engineering design started in 2019 and estimated start of construction in 2022.

## Additional Projects

The following project ideas were suggested and refined during the first two community meetings. These project ideas are meant to address the needs and concerns of the community. This project list was presented to the community at Meeting #2 and at the Papakōlea Pā'ina event, as well as being distributed to the community via the community center and digitally through leadership networks.

- **Build a new Community Center.** Remove the current community center building and build a new facility that will better meet the needs of the community today and will be better able to grow with the needs of the community as it changes in the future. Include adequate parking, air conditioning for interior space, appropriate storage, elevator for kūpuna, and other spaces that are needed.
- **Care home for kūpuna within the community.** Preferably located in or near the community, this care home could provide care for families who are struggling to balance work and caring for their kūpuna and for kūpuna who live alone or without the support that they need. This allows the kūpuna to age in the community and place that they are most familiar and comfortable with.
- **Traffic safety program.** A community-based program that focuses on addressing traffic-related safety issues within the region. Specifically addresses safe pedestrian options for keiki and kūpuna, as well as traffic calming for vehicular traffic. Some ideas include speed bumps, signage, model after "Safe Streets" in Kalihi, raised crosswalks, sidewalks throughout the community, safe access for kūpuna throughout the community, etc.
- **Fix walls and infrastructure throughout the homestead.** Assess any unsafe infrastructure and areas throughout the community and repair them. Include the wall on Kaululā'au Street and the wall on Tantalus Drive that are unsafe.
- **Kūpuna apartments.** Kūpuna who would prefer to downsize their living spaces would have the option to give up their larger hale and move into a smaller, more manageable apartment that would be constructed near the community.
- **Create opportunities for revenue generation to support the community needs.** Bring income into the community. Economic sustainability and self-sufficiency are important. This could be supported by a physical space or opportunities to support programming or some type of reimbursement for services and programs that are already provided.
- **Create a park or community space for Kewalo.** Kewalo does not currently have a community space. A small hālau or gathering space would be good.
- **Repair, Replacement and Maintenance of Infrastructure.** Support for on-going repairs by DHHL to update infrastructure to meet current City & County and State standards.
- **Respite care for kūpuna in transition to a supportive living center.** Short-term care for kūpuna within the community prior to their transition into a more assisted living center.
- **Respite care for young adults/homeless.** This could include transitional housing, shower facilities, laundry facilities, and access to support and services.



### Priority Projects

The community was asked to select five priority projects from the above list of 2009 Regional Plan priority projects and the “Additional Projects” identified by this Update process. The selection took place between October 9, 2019 and November 18, 2019 at the following events:

- **Community Meeting #2 – October 9, 2019.**
- **Papakōlea Pā’ina – October 19, 2019.**
- **Extended deadline – November 18, 2019.** \*for digital, in-person or postal mail submittal

The following projects were selected by participants as the top five priority projects for the region.

#### 1. Native Hawaiian Education & Culture Community Center (to be combined with Priority Project #3)

### Project Description

The Native Hawaiian Education and Culture Community Center would be the piko of the Pūowaina Special District parcel. This project will provide a place for social, educational and cultural enrichment for ‘ohana, serving beneficiaries of all ages from infant to kūpuna. This project envisions partnerships with other Native Hawaiian organizations and community programs to provide quality services to the center such as kūpuna services and activities; enrichment programs for ‘ōpio grades K-12; and Native Hawaiian college and career assistance programs for college-bound high school students and ‘ōpio in college, Hawaiian culture place-based ‘ohana strengthening, job and career opportunities and volunteer and mentoring programs.

This center envisions the following components:

- Hawaiian Language-, Culture- and ‘Āina-Based Programming
- Classrooms and Offices for Native Hawaiian practitioners and businesses
- Playground and Open space
- Full kitchen
- Hālau and Hall
- Garden and Aquaculture area
- Farm of Native plants, medicinal plants and fruit trees
- Cultural Walking Path
- Parking

The center is intended to be a family educational facility that will be in line with the DHHL Ho‘omalūō Energy Policy in achieving energy efficiency, self-sufficiency, and sustainability in Hawaiian Homestead communities.

### Past Actions

- **2009.** This project idea was selected as a priority project for the region by the community during the beneficiary consultation process for the Papakōlea Regional Plan (DHHL 2009). Funding was needed to begin the planning and design stages of development.
- **2012.** Kūlia I Ka Nu‘u grant distribution to PCDC. Funds were used to secure a consultant for preliminary planning and design assistance.
- **2018.** Land Use Request was submitted to DHHL Land Management Division for a Restoration & Stewardship Project on the Pūowaina Special District parcel.
- **2019.** PCDC received funds to support development of ‘Āina-Based curricula and planning.

## Community Input

Hawaiian culture and education are pillars for the Papakōlea community. It is important that appropriate facilities be developed to help support the community's goals of perpetuating Hawaiian language and culture. The current community center in the region is not able to meet the growing need for additional programming. The community envisions a permanent location with adequate space to host cultural practices, education and events.

## Objectives

The objectives of this priority project are to:

- **Support the needs of the native Hawaiian community.** The Papakōlea Region is a proud native Hawaiian community. In order to ensure the long-term support of the native Hawaiian language and of cultural practices, a facility is needed to provide appropriate spaces for cultural learning and education.
- **Support traditions and values set forth by founding members.** Hawaiian culture and education were important values of the founding members of the community. An Education & Culture Community Center would be aligned with the vision that the original homesteaders of Papakōlea had for this place.
- **Create a place of growth and learning for current and future generations.** Papakōlea is ever growing and the creation of spaces and facilities that can meet the current and future needs for education and cultural practices are needed to fully support the long-term goals of the community.

## Implementation Action Steps

This priority project will follow the “Non-Profit Organization Application for Long-Term Use of DHHL Lands” process which is designed to implement the “Master Planning and Land Development Process” on Hawaiian Home Lands. This process is designed for non-profit entities that are applying for long-term dispositions for use of Hawaiian Home Lands. During the master planning and design process, this project will be combined with Priority Project #3, “Hawaiian Homestead Kūpuna Supportive Living Center”.

1. **DHHL review of Island Plan Land Use Designation.** DHHL will review the project to ensure that the uses are consistent with the O’ahu Island Plan land use designation of the Pūowaina parcel as Special District.
2. **Pre-application process.** A project proposal and an application for a Right of Entry permit for the Pūowaina Special District parcel will be submitted to DHHL for review. This project proposal will include a description of the applicant organization, the project, benefits to beneficiaries and DHHL, project implementation and potential timeline for implementation. Since the Pūowaina parcel is designated as Special District, additional planning is required due to the sensitive nature of the site. Further planning studies are needed in order to ensure the long-term protection and preservation of the sensitive areas located on the site and to address how programmatic elements will guide interaction with those areas throughout future use of the site.
3. **HHC approves Right of Entry permit.** This approval is for a one-year Right of Entry permit for due diligence, including: preliminary site assessment research such as a biological review, archaeological review, etc. This information is needed for the preparation of a Master Plan/Special Area Plan and an Environmental Assessment. Prior studies may be updated if needed.
4. **Master Plan/Special District Plan & Environmental Assessment prepared.** The Applicant will prepare due diligence studies of the site, including a master plan and an environmental assessment. The environmental assessment will be published based on HRS Chapter 343 requirements.

5. **HHC approves FONSI; and then long-term disposition.** The Hawaiian Homes Commission will review the Final EA, issue a Finding of No Significant Impact, and approve the license or lease.
6. **Permitting and other entitlements.** The Applicant will secure all necessary permits and approvals as determined by DHHL in consultation with the appropriate agencies.
7. **Site Preparation and Construction.** All Best Management Practices (BMP's) and mitigation measures as outlined in the Final EA are to be followed during site preparation and construction.
8. **Operations and Maintenance.** The project is to be operated and maintained as described in the Master Plan/Special Area Plan, Business Plan and Final EA.
9. **Monitoring & Reporting.** This includes site visits and periodic reporting of site use.

## 2. Build a New Community Center

### Project Description

The current Papakōlea Community Center and Basketball Court Complex is located at 2150 Tantalus Drive. The existing community center structure is a two-story, approximately 38,000 sq. ft. building with two large meeting rooms, a small kitchen, three offices, a community library, a wellness office and restrooms on each level. The City and County of Honolulu operated the Center and Basketball Court Complex from 1964 to 2002. In 2003, the Papakōlea Community Development Corporation (PCDC) acquired management and operation of the Center and Basketball Court Complex. The community has since outgrown the current facilities. There is a need for major renovations to address issues such as lack of parking, lack of use for outdoor courts/play areas, lack of access for kūpuna and disabled persons, the need for air conditioning, and old or outdated structures that need replacement. The facility cannot accommodate the spatial and programmatic needs of the current community, let alone the probable needs of the community as it grows into the future. Instead of continued repair and renovation, the community would like to invest in the demolition of the existing structures and the construction of a new facility that is better able meet the current and future needs of this homestead.

### Past Actions

No action.

### Community Input

During Meeting #1 of the beneficiary consultation process, community members expressed concerns that the desired improvements and repairs needed to the existing community center and park are extensive and may not be able to meet the future needs of the site. The subsequent project idea that emerged from this discussion was to remove the existing facilities and to design and construct a facility that will better support the community needs. Major needs for the facilities include improved Americans with Disabilities Act accommodations and access for kūpuna, as well as additional parking.

## Objectives

The objective of this priority project is to:

- **Design and construct a community center.** The creation of spaces and facilities that can better meet the current and future spatial and programmatic needs of the community as it grows are vital.

## Implementation Action Steps

This project is for redevelopment of an existing Community Use facility under license to PCDC. The project champion will need to work closely with DHHL to implement this project. The action steps include:

1. **Complete a needs assessment.** Complete a new or utilize an existing needs assessment to describe the needs and uses for this facility. This assessment would address questions such as: What are the existing programs, and program needs? What are the future programs envisioned, for what types of needs?
2. **Complete planning studies.** These studies would be used to determine feasibility such as potential funding for construction and ongoing operations and maintenance, and conceptual design.
3. **Meet HRS Chapter 343 compliance.** The findings of both the needs assessment and the planning studies will determine if additional environmental studies are needed in order to comply with HRS Chapter 343, or if an exemption to the requirement to prepare an environmental assessment (EA) can be issued. If an EA or environmental impact statement (EIS) is needed, it will need to be prepared and published, and HHC will need to issue the Finding of No Significant Impact (FONSI).
4. **Permitting and other entitlements.** The Applicant will secure all necessary permits and approvals as determined by DHHL in consultation with the appropriate agencies.
5. **Site Preparation and Construction.** All Best Management Practices (BMP's) and mitigation measures as outlined in the Final EA, EIS or EA Exemption are to be followed during site preparation and construction.
6. **Operations and Maintenance.** The project is to be operated and maintained as described in the Master Plan/Special Area Plan, Business Plan and Final EA, EIS or EA Exemption.
7. **Monitoring & Reporting.** This includes site visits and periodic reporting of site use.

3. Hawaiian Homestead Kūpuna Supportive Living Center (to be combined with Priority Project #1)

## Project Description

Since the majority of Papakōlea homes are built on steep slopes and only have stairway access, the lack of safe housing conditions is a significant concern. The Kūpuna Supportive Living Center is envisioned as a kauhale or village for kūpuna to age safely in the community. In addition to providing kūpuna with an assisted care residence, the project would provide a friendly gathering place for social, cultural, and wellness activities that encourage multi-generational support for Papakōlea 'ohana. This project would provide service-learning opportunities for native Hawaiian health professionals as well as allied health providers. The project would

also provide opportunities for native Hawaiian business developments which support kūpuna living such as a community market, restaurant, and Hawaiian medical and traditional healing practices.

### Past Actions

- **2009.** This project idea was selected by the community during the beneficiary consultation process for the Papakōlea Regional Plan (DHHL 2009). Funding was needed to begin the planning and design stages of development.
- **2012.** Kūlia I Ka Nu‘u grant distribution to PCDC. Funds used to secure a consultant for preliminary planning and design assistance.
- **2019.** Land Use Request Form submitted to DHHL Land Management Division for a Restoration & Stewardship Project on the Pūowaina Special District parcel. PCDC secured funds to support planning initiatives.

### Community Input

There is a need for kūpuna from the Papakōlea region to be able to age safely in place. There should be appropriate facilities near the homesteads where kūpuna who are no longer able to live independently can move to a more supportive living center that can better cater to their medical needs. Currently, there are no permanent assisted living care facilities near the homesteads, and this project would address that need.

### Objectives

The objective of this priority project is to:

- **Allow kūpuna to age safely in place within the Hawaiian homestead community.** This supportive living center will help to achieve the vision of serving as a place of growth for generations, including the kūpuna generation. Currently, there are no facilities to provide care for kūpuna as they age. Kūpuna that require a permanent assisted living care are not able to remain in the region. The Hawaiian Homestead Supportive Living Center will give kūpuna the ability to stay connected to their community and this place, while receiving the care and support that they need as they grow older.

### Implementation Action Steps

This priority project will follow the “Non-Profit Organization Application for Long-Term Use of DHHL Lands” process which is designed to implement the “Master Planning and Land Development Process” on Hawaiian Home Lands. This process is designed for non-profit entities that are applying for long-term dispositions for use of Hawaiian Home Lands. During the master planning and design process, this project will be combined with Priority Project #1, “Native Hawaiian Education & Culture Community Center”.

1. **DHHL review of Island Plan Land Use Designation.** DHHL will review the project to ensure that the uses are consistent with the O‘ahu Island Plan land use designation of the Pūowaina parcel as Special District.
2. **Pre-application process.** A project proposal and an application for a Right of Entry permit for the Pūowaina Special District parcel will be submitted to DHHL for review. This project proposal will include a description of the Applicant organization, the project, benefits to beneficiaries and DHHL, project implementation and potential timeline for implementation. Since the Pūowaina parcel is designated as Special District, additional planning is required due to the sensitive nature of the site. Further planning studies are needed in order to ensure the long-term protection and preservation of the sensitive areas located on the site and to address how programmatic elements will guide interaction with those areas throughout future site use.

3. **HHC approves Right of Entry permit.** This approval is for a one-year Right of Entry permit for due diligence, including: preliminary site assessment research such as a biological review, archaeological review, etc. This information is needed for the preparation of a Master Plan/Special Area Plan and an Environmental Assessment.
4. **Master Plan/Special District Plan & Environmental Assessment prepared.** The Applicant will prepare due diligence studies of the site, including a master plan and an environmental assessment. The environmental assessment will be published based on HRS Chapter 343 requirements.
5. **HHC approves FONSI; and then long-term disposition.** The Hawaiian Homes Commission will review the Final EA, issue a Finding of No Significant Impact, and approve the license or lease.
6. **Permitting and other entitlements.** The Applicant will secure all necessary permits and approvals as determined by DHHL in consultation with the appropriate agencies.
7. **Site Preparation and Construction.** All Best Management Practices (BMP's) and mitigation measures as outlined in the Final EA, EIS or EA Exemption are to be followed during site preparation and construction.
8. **Operations and Maintenance.** The project is to be operated and maintained as described in the Master Plan/Special Area Plan, Business Plan and Final EA, EIS or EA Exemption.
9. **Monitoring & Reporting.** This includes site visits and periodic reporting of site use.

#### 4. Care Home for Kūpuna

##### Project Description

The community envisions a care home for kūpuna within the region that will provide kūpuna care services to families who need assistance. This project would provide short-term services for eligible adults and would be located within the homestead community. Care would include adult day-care, respite care services and specialized care for adults with dementia. Families who are balancing the needs of their day-to-day lives and the added care needs of their kūpuna would have a safe and qualified place within their community that is able to help provide supplemental services and care.

##### Past Actions

No past action.

##### Community Input

The balance of meeting day-to-day needs and providing care for kūpuna can be a struggle for families, especially working families that are living in the Papakōlea region. This care home is needed in order to provide additional care and services to better support native Hawaiian families who aim to keep their kūpuna at home for as long as they are able.

##### Objectives

The objective of this priority project is to:

- **Support native Hawaiian families.** The care home for kūpuna will provide much needed support services to native Hawaiian families in the homestead.

### Implementation Action Steps

The action steps to accomplish the above objective includes:

1. **Identify potential locations.** Locations within the homestead community or on available adjacent lands should be identified as potential sites for a care home. More information should be gathered from the community regarding the specific types of programs and services that are needed for this care home, and sites should be evaluated based on the types of care needed.
2. **Land Use Designation Amendment.** Depending on the location identified and the needs of the program(s), a land use designation amendment may be necessary. The steps to achieve this change are as follows:
  - a. Select a lot.
  - b. Propose a change to the land use designation from homestead residential use to community use or commercial use (depending on services and programs identified).
  - c. Approach Commissioner(s) to garner support for the proposed change.
  - d. Submit a proposal to the Planning Office and the Chairman to amend the O'ahu Island Plan.
  - e. Departmental review of the proposal.
  - f. Beneficiary Consultation. This is required for any change to existing land use designation. Previous beneficiary consultation through the Regional Plan Update process may meet the beneficiary consultation requirement for the project. This beneficiary consultation is required specifically for a change to the land use designation in the O'ahu Island Plan.
  - g. Departmental recommendation to HHC.
  - h. HHC Approval needed to change Land Use Designation and amend the O'ahu Island Plan.
3. **Acquire Lands.** If no location within the homestead can be identified, an adjacent location could be acquired and added to the Hawaiian Home Lands inventory. The process for land acquisition is as follows:
  - a. Select a lot.
  - b. Beneficiary consultation is required to discuss the acquisition of lands and designation of land use in the O'ahu Island Plan.
  - c. Approach Commissioner(s) to garner support for the land acquisition.
  - d. Consultation with the U.S. Department of Interior.
  - e. HHC Approval needed to acquire lands.

## 5. Traffic Safety Program

### Project Description

The Papakōlea region is located along the steep hillsides of Pūowaina (Punchbowl Crater) and the base of the Ko'olau mountains. This terrain leads to narrow, winding roadways that switch back and forth throughout the homesteads. The majority of the two-lane roads throughout the homesteads are without sidewalks and have limited crosswalks. The lack of off-street parking for residential lots makes for roadways that are crowded with parked vehicles. There are abandoned vehicles that take up space along these roadways as well. There is a need for safe pedestrian access for kūpuna and keiki throughout the homestead. The priority areas within

the homestead are along Tantalus Drive, and on routes to and from local schools. Traffic safety program proponents would be comprised of community members and interested partners, and this program would work to implement changes to the homestead to create a safer, more accessible place for Papakōlea ‘ohana.

### Past Actions

No actions.

### Community Input

Access throughout the homesteads, pedestrian and vehicular, is often unsafe and inconvenient. There is a need for safe routes to and from schools for keiki and ‘ōpio. Kūpuna throughout the homesteads should be able to access their lots and the community spaces safely and effectively. The lack of accessible sidewalks, abundance of narrow and winding roads, and frequent speeding need to be addressed to create a safer community. The program would review the community needs regarding traffic safety, implement traffic calming measures, and partner with other agencies and organizations to create a more livable community.

### Objectives

The objective of this priority project is to:

- **Create a safer community for pedestrian and vehicular travel.** A traffic safety program that can implement a comprehensive approach to address pedestrian and vehicular traffic concerns and issues is needed to create a safe homestead community.

### Implementation Action Steps

The action steps to accomplish the above objectives include:

1. **Create a Taskforce.** Seek partnerships with community, DHHL and other County and State agencies/entities.
2. **Identify priority areas.** The program should begin with select areas of high priority.
3. **Complete a physical assessment of the selected areas.**
  - a. Seek templates for traffic safety programs that have been implemented elsewhere.
  - b. Complete physical assessment by reviewing information collected by GIS and topographic maps, soil analysis, etc.
  - c. Assess the potential for solutions to unsafe areas such as: widening of streets, additional signage, off-street parking, more frequent bus service, shuttle services, rail use, removal of abandoned vehicles, etc.
4. **Collect traffic data.** More information is needed to inform the solutions to the traffic-related issues within the region. Perhaps partnership with a local university would help to provide necessary data.



# Appendix A

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Leadership Meeting – Meeting Notes



HAWAIIAN HOME LANDS TRUST  
DEPARTMENT OF HAWAIIAN HOME LANDS

**PAPAKŌLEA REGIONAL PLAN UPDATE  
LEADERSHIP MEETING  
PRESIDENT ABRAHAM LINCOLN ELEMENTARY SCHOOL LIBRARY  
JULY 13, 2019  
8:45 A.M.-9:30 A.M. – COMMUNITY DRIVE-THROUGH  
9:30 A.M.-11:15 A.M. – MEETING + DISCUSSION**

**Attendance:** Adrienne Dillard, Kula No Nā Po'e Hawai'i  
Kahealani Keahi, Hui Maka'āinana o Kalāwahine  
Lilia Kapuniai, Papakōlea Community Association  
B. Puni Kekauoha, Kula No Nā Po'e Hawai'i  
Richard Soo, Kalāwahine Streamside Association  
Lionel Wright, Papakōlea Community Association

**DHHL:** Andrew Choy, Nancy McPherson

**Townscape, Inc. (Consultant):** Sherri Hiraoka, Lillie Makaila

**Community Drive-Through**

Kalāwahine/Kewalo

- Lower Anianiku Street: homeless living in cars, rubbish, drug deals.
- BWS Reservoir: "99% of residents are opposed to the easement."
- Kapo'opo'o Stream
  - Detention basin at Kapahu Street is unfinished and overgrown. "The trees are so tall that you can't even tell that there's a detention basin there."
  - This is where Mo'o Kalāwahine lives and she needs the water. Water used to flow in the stream but now it's a dry bed, possibly from diversions or concrete.
- Haalelea Street
  - Seepage, spalling, houses shifting.
  - Aunty Lehua has been landscaping the area across her house, above where the water tank will go. Community is fighting to make sure that BWS doesn't destroy it.
- Streamside park at the end of Kapahu Street: it's beautiful but no one comes here because there is no parking and no bathroom.

## **DHHL PAPA KŌLEA REGIONAL PLAN UPDATE**

### **LEADERSHIP MEETING**

**President Abraham Lincoln Elementary School Library**

**July 13, 2019, 8:45 A.M. Community Drive Through, 9:30 A.M. Meeting**

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- What happened to the streamside walk? It was meant for residents but the homeless are using it.

#### Kalāwahine/Kewalo (continued)

- The garages are too small, and people cannot park their vehicles inside them. Instead, the vehicles are parking on the street and cause narrow and crowded streets throughout these homesteads.
- There is a neighborhood walk every night of all roads.
- Stabilization of the hillside is needed.
- Mira Construction stockpiling sewerline project baseyard (entrance to 14.5-acre parcel on Auwaiolimu Street): there have been fires there – possibly started by homeless? The company has heavy equipment that seems to be enlarging the space by clearing farther and farther back.
- Need hillside stabilization along Auwaiolimu Street.
- Previous hillside stabilization project along Auwaiolimu Street looks unfinished, has weeds growing, should be completed properly.

#### Papakōlea

- Community Park still needs Capital Improvement Projects: basketball court and playground need to be redone
- An effort to address the abandoned homes is in progress. There are thirty homes that DHHL was asked to investigate; 27 of them are on Tantalus Drive.
- Infrastructure (sewer line) improvements
  - Could have communicated better with the families
  - Right of entry is so wide, there is a huge service road
  - Left the homes exposed with the location of the service road
  - Did some slope stabilization.
- Access to homes is a problem. People can't get to their homes because it is so steep.
- There is no off-street parking. "Parking battle." "Battle of the orange cones."
- Derelict vehicles.
- Because we are an "existing non-conforming subdivision," we have difficulty improving our homes because we are not in compliance with City Code.
- If homes were developed on the lands at the top of Moreira Street, then that would cause flooding to the homes and properties below it. Any construction in this area will affect the watershed and cause a disturbance.
- Kaululaau Street
  - Drainage affects the lower homes.

## **DHHL PAPAĀOLEA REGIONAL PLAN UPDATE**

### **LEADERSHIP MEETING**

**President Abraham Lincoln Elementary School Library**

**July 13, 2019, 8:45 A.M. Community Drive Through, 9:30 A.M. Meeting**

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- Don't build homes where homes don't belong!
- The topography doesn't allow for more development, and this concept of doing things that don't work with the environment needs to stop.
- Is are an opportunity for infill?
- Homeless are occupying the area mauka of Papakōlea on Tantalus Drive.
- "If they are from Papakōlea then they aren't homeless, they are family."
- We can't finance home improvements because this is leasehold land.
- It is cost-prohibitive to just make homes safe for kūpuna.
- It takes a long time to repair sewer breaks. Who is responsible?

### **Discussion**

#### Regional Plan Update Process:

- People have to feel comfortable and that the process is fair.
- Nānākuli Regional Plan Update used an open house style format
  - Open from 6:30 pm – 8:00 pm and people came through at their leisure.
  - Various topics: environment, kūpuna, etc.
  - Inclusive of community voice
- Be clear as to how the Regional Plan Update document will be used.
- Give the community feedback. Let them know that they've been heard so they will want to continue participating.
- Proposed Dates for community meetings:
  - First community meeting: September 18
  - Second community meeting: October
  - Dates to avoid: October 19, P'a'ina & October 26, Trunk or Treat.
- Venue to community meetings: Stevenson Intermediate School is the best (nearby, ample parking, neutral)
- Times: start at 6:00 pm or 6:30 pm for regular meetings and earlier for open house style meetings.
- Community Meeting #1 should discuss what from the past Regional Plan Update was done/not done.
- The previous planning effort had problems during the prioritization process because the expectations of the participants was that the project that received the most support from the community would get land and funding from DHHL. If the expectations are set so that participants understand that land and funding is not a part of the prioritization process, then there shouldn't be any problems.

## **DHHL PAPAĀOLEA REGIONAL PLAN UPDATE**

### **LEADERSHIP MEETING**

**President Abraham Lincoln Elementary School Library**

**July 13, 2019, 8:45 A.M. Community Drive Through, 9:30 A.M. Meeting**

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#### Issues

- Papakōlea high priorities cannot get resources to implement them. Do we need to look outside of Papakōlea, e.g., Bowl-A-Drome for kūpuna and keiki day care and affordable housing for kūpuna? “Does Papakōlea still have a presence in this development?”
- Isenberg property: revenues should benefit Papakōlea. Speak to this issue at the 1<sup>st</sup> community meeting and/or have a presentation board.
- Disaster preparedness – see Adrienne for follow-up
  - Michelle Bay did a plan for the disabled.
  - Someone from the U.S. Army Corps of Engineers did a disaster plan for their PhD.
- Access to homes.
- Safe homes.
- Abandoned homes – tied to the homeless/houseless issue. People can’t live in their homes, so they live in their cars or on the sidewalk or in the bushes.
- Papakōlea Community Development Corporation (PCDC) and Kula No Nā Po’e Hawai’i are working to get families financing to get people back into homes.
- Who should be doing enforcement when it comes to drug dealing? Who to report to? What about family members?
- Climate change will bring heavier rains and create even more issues with drainage and slope stability.
- FEMA does trainings for disaster preparedness and terrorist threats. If an emergency occurs, we have to take care of ourselves.
- Adult day care is needed. We have over 500 residents that are over 55 years old. Lunalilo Homes cannot do it; it’s too expensive.
- Adrienne has data/reports on health and education, especially in the last 3 years. There is also a report on education, aging, and housing issues.
- Kalāwahine is against the BWS water tank.
- The community is growing so we have outgrown the community park, both in terms of space and scheduling.
- Homes have been built in areas where they shouldn’t have been built.
- If DHHL can’t provide resources to implement projects to address the issues, who do we go to? Papakōlea knows how to fundraise, but DHHL should provide resources.

## **DHHL PAPAĀŌLEA REGIONAL PLAN UPDATE**

### **LEADERSHIP MEETING**

**President Abraham Lincoln Elementary School Library**

**July 13, 2019, 8:45 A.M. Community Drive Through, 9:30 A.M. Meeting**

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#### Publicity

- Do at least two (preferably three) mailers per meeting.
  - Don't make it look like a "DHHL doc" because people will just throw it away as "just another meeting." Don't make it look so "government-y."
  - Do first mailing four weeks prior to the meeting.
- Social media
  - Lilia and Puni run Facebook pages.
  - Send materials to all of the leadership to post/distribute.
- Provide flyers to the various organizations for distribution.
  - Kalāwahine can distribute them on their nightly walks.
- Newsletter.
- Piggyback onto announcements for other events: Aloha Week Parade float.

#### **Next Steps**

- Townscape to secure Stevenson Intermediate School for 1<sup>st</sup> Community Meeting.
- Get reports on education, aging, health, and housing from Adrienne.
- Share any new data with the leadership before the first community meeting.

#### **Handouts**

1. Project Fact Sheet
2. "What is a Regional Plan?"



# Appendix B

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Community Meetings #1 through #3 – Beneficiary Consultation Meeting Notes



HAWAIIAN HOME LANDS TRUST  
DEPARTMENT OF HAWAIIAN HOME LANDS

**Papakōlea Regional Plan Update  
Community Meeting #1  
R.L. STEVENSON MIDDLE SCHOOL CAFETERIA  
SEPTEMBER 18, 2019, 6:30 P.M. – 8:30 P.M.**

**Attendance:** 20 (signed in)

**DHHL:** Nancy McPherson (Planning Office and Project Manager), Lehua Kinilau-Cano (Planning Office), Sherri Hiraoka (Townscape, Inc., Consultant Project Manager), and Lillie Makaila (Townscape, Inc., Consultant)

**Handouts:**

1. Project Comment Sheet
2. Slideshow Presentation

**Presentation:**

Nancy McPherson opened the meeting with welina and introductions of the staff and consultants. Lillie Makaila gave a slideshow presentation to discuss the purpose of and the agenda for the meeting, the background on DHHL Regional Plans, and the Regional Plan Update project for the Papakōlea Regional Plan (2009). Lillie Makaila facilitated the question and comment discussion regarding the presentation. The attendees were split up into two break out groups to participate in a visioning exercise. Lillie Makaila facilitated discussion for Group 1. Sherri Hiraoka facilitated discussion for Group 2.

**Group 1**

**Vision Exercise Part I**

*Attendees were asked to share with the group their answers to the following questions:*

1. *What special things about this place do you want to preserve for the future generations?*
2. *What do you want to create in this community? In this place?*
3. *What do you want to change in this community? In this place?*

**Discussion:**

- We already have projects on the books, they just need to be done.
- Kūpuna want to have the option to move into units that are smaller and require less upkeep. Apartments would be a good option instead of houses. Some cannot maintain the larger homes and larger lots. If they cannot handle the yard work they have an option for something else.
- The region needs money.
- Once you get the things that you need, then how do you sustain it?

## PAPAKŌLEA REGIONAL PLAN UPDATE

### Meeting #1 Notes

September 18, 2019

Page 2 of 7

- Improvements are needed at the park. To the playground, the basketball court, volleyball court.
- More parking is needed for the park.
- AC is needed for the inside spaces.
- Preserve all the natural and cultural resources in the region.
- Restore the kahawai, the top of the watershed/uplands above Moreira, and no BWS tanks.
- The streams are losing water.
- Need more support for Hawaiian/Homestead organizations like PCDC, Kula & PCA because they provide programs and support to the community.
- There is a need for space for young adults that are homeless or people in the community that don't have a place to stay, they can't go home for whatever reasons, but they are still a part of the community. They need facilities to lay their head down in a safe place. They need facilities to shower and clean themselves up. They are able to feed them now, but there are more needs that these folks need. It's not always young folks, there is a need for homeless members of their community of all ages to have access to services and support within the community because they don't feel comfortable leaving the community. There isn't space for them at the community center at present.
- Transitional housing
- People (homeless) from outside the community are coming in, and we need to figure out how to stop that.
- Respite care for kūpuna in the region is needed until a supportive living center can be completed.
- There needs to be a care home within the community for kūpuna.
- There is space available for all of these things: Kalāwahine where the BWS tank is supposed to go, Kalāwahine park, etc.
- There is a need for those youth, age 18 through their twenties that have not found their way and need more support until they can get there.
- What are their 'ohana doing for them?
- These are people who are struggling or have mental health needs.
- There needs to be laundry space.
- There needs to be speed bumps or traffic calming within the region.
- Fix the wall in front of the house along Kaululā'au.
- Wall on Tantalus.
- Rebuild the whole community center. The community has outgrown the space, and maybe instead of adding things or repairing things, the whole community center needs to come down and be replaced with a community center that can meet the needs of the community now and into the future.
- Storage space is needed.
- Parking is needed.
- What can fit now?
- Community center needs to have an elevator for kūpuna.
- There are challenges with getting financing because you don't own the land.

- There is only funding available for programs, not for facilities, that is why the organizations are going after the funding for programs because they cannot get the funding for facilities.
- Create a space for an economic engine that can support the needs of the community.
- Create a space to make money to pay for these projects.
- Kids use the inside covered spaces, not the outside uncovered area. Use the outside uncovered area for parking or for a construction of a new building.
- Use space at Kalāwahine for BWS Tank for something for the community.
- Need a park for Kewalo, like a small hālau or hale, some type of gathering space for Kewalo.
- Hawaiian Homes needs to get more involved, do it, and get it done.
- Called DHHL 6 times and didn't get a person, no one returns calls or messages.

#### Group 1

##### Visioning Exercise Part II

*Attendees were asked, if a documentary film crew comes to your community in 2050, tell me what they will capture on film for the documentary on this place.*

1. *What does it look like?*
2. *What does it feel like?*
3. *What should they highlight about your community?*

#### Discussion:

- All priority projects are done/complete.
- It'll look the same if DHHL doesn't change the way that they do things.
- Running streams.
- Mo'owahine is back.
- Lo'i kalo.
- All homes will be kūpuna friendly for access.
- The region is a model for kauhale living in a cohesive, lōkahi style, working together.
- Sidewalks on all the roads.
- Pūowaina is done and things for the community are done.
- Looks worse now than it did before, in the 1990s there was a documentary done by Edgy Lee, and it is worse there now than it was then. Not the programs, but the infrastructure and buildings.
- Community isn't taking responsibility for how they are living.
- DHHL needs to take responsibility for their responsibilities.
- My mother is a resident at the kūpuna supportive living center in the community.
- Adults are serving the kūpuna in the housing.
- Teachers are trained within the community and are teaching at the education centers in the community.
- Keiki enter jobs that they are trained for within the community and work those jobs in the community, working for the community.
- Nurses for kūpuna that are trained within the community at the community programs.

- Economic development to support the kūpuna.
- 'Ōlelo Hawai'i fills the air.
- DHHL fulfills its vision and mission for beneficiaries.
- No homeless.
- Affordable housing.
- Need more support for affordable housing.

## Group 2

### Vision Exercise Part I

*Attendees were asked to share with the group their answers to the following questions:*

1. *What special things about this place do you want to preserve for the future generations?*
2. *What do you want to create in this community? In this place?*
3. *What do you want to change in this community? In this place?*

### Discussion:

- Safe streets. Spoke with Della Au Belatti re: these concerns.
  - Why can't we have raised crosswalks like in other neighborhoods like Kalihi? This would slow cars down and make it safer for keiki and kūpuna too. Don't need them everywhere, just in certain places where there is not a good line of sight like at Iaukea Street Playground.
  - There is also speeding on Tantalus Drive.
  - Need traffic calming up Tantalus Drive.
  - Need crosswalks at Krauss Street for kids taking the back-road shortcut to school.
  - Cars park on the street and when they open their doors, there are often near-misses with other vehicles driving by, especially in areas where drivers can't see around bends in the road. Need "slow down" signs. Sometimes residents sit outside and hold up cameras to slow drivers down (it works).
  - Need sign warning that crosswalks are coming up ahead
  - Not a legal crosswalk on Iaukea Street.
  - Organized a group of mothers sign-waiving, asking drivers to slow down. But can't be out there every day.
  - Sidewalk in front of basketball court is uneven, hard for kupuna to walk (Krauss Street to Kauhane Street), on Tantalus Drive.
  - Who has jurisdiction over which roads?
  - Need safer streets.
  - Traffic calming in Kalāwahine needed too.
  - Don't wait until someone dies to do something.
- Roads are too narrow – not enough parking.
- Need to regulate illegal parking because they block sightlines and are unsafe.
- Like how the neighborhood has open spaces: natural hedges, not a lot of walls, feeling of openness.
- Like that Papakōlea has a reputation of toughness because outside troublemakers don't come in. But to residents, it still feels safe.



## PAPAKŌLEA REGIONAL PLAN UPDATE

### Meeting #1 Notes

September 18, 2019

Page 5 of 7

- Some lessees didn't raise their kids here, so the kids don't know Papakōlea. Now that those children are moving back, they don't know anything about Papakōlea, how we do things here, how we act.
- Need more community involvement.
  - Good programs at the park, but it's the same people all the time. We need to bring in more people. Some people don't come to events, but when we need stuff, they help out.
  - Annual pā'ina brings people out. Need more community gatherings.
- Get more children and residents involved in the community via programs at park/community center.
  - Keep park updated for the kids.
  - Convert basketball court into a gym.
  - Not enough parking at the park/center for all the programs.
- Homeless in their cars at the entrance to the homestead - how do we help them?
- Ha'alelea Place was supposed to have 4 more lots but a revised plan took them out.
- Water tank was supposed to go in years ago.
- How to get more people involved to come to RP Update meeting? At least three touches: save the date; postcard, emails, and/or facebook pages; banner a few days prior.

### Group 2

#### Visioning Exercise Part II

*Attendees were asked, if a documentary film crew comes to your community in 2050, tell me what they will capture on film for the documentary on this place.*

1. *What does it look like?*
2. *What does it feel like?*
3. *What should they highlight about your community?*

#### Discussion:

- All the improvements will be done by then (2050).
- Kūpuna are able to age in place.
- All lots are occupied.
- Too many families are selling and moving. We don't know the new people coming in; it feels like we're losing fabric of our community. Want to see the next several generations continuing to live in Papakōlea, building new houses.
- Successors are financially literate. Currently, kids can't take over the leases when families need to pass it down.
- People need affordable financing and payment plans to able to keep their homes. It's too hard to go to the bank for loans. DHHL needs to be the lender of choice, not the lender of last resort.
- Houses are affordable in perpetuity.
- All abandoned vehicles are off the street.
- Parking and traffic signs are everywhere and enforced.

- Children are walking to school safely; safe sidewalks for all.
- There is enough parking for every house; no orange cones!
- There are more people doing activities at the park; people are getting out of their homes and interacting.
- We have a revitalized community – more outside activity.
- Affordable housing.
- We have a close-knit community that helps each other with donations, fundraising, other help.

Questions/Comments collected during the presentation discussion on Infrastructure repair, replacement and maintenance.

- Infrastructure maintenance and repair:
  - What do these mean?
    - Unstable soils
    - Soil instability
    - Seeps/springs/underground flows
  - Should all be grouped together.
- Will these things get done even if they aren't in the 2009 Regional Plan?
- These three issues are front and center and are not just fringe issues.
- Have someone give an update on these things at the next meeting.

#### Visioning Exercise Part III

*Facilitators created a draft list of community values based on breakout group discussion during parts I & II of the Visioning Exercise. The attendees were brought together in one large group and presented this preliminary draft list of values for further discussion.*

#### **Group 1 Draft Values:**

- **Safety for kūpuna and keiki.**
- **Economic sustainability.**
- **Places/spaces for people. Kūpuna. Keiki. Homeless.**
- **Protect natural and cultural resources.**
- **Opportunities within the community. Live. Work. Grow old. Education/training.**

#### **Group 2 Draft Values:**

- **Safe community for keiki & kūpuna.**
- **Openness between neighbors.**
- **Preserve the social fabric – keep leases within the 'ohana.**
- **Active community.**
- **Supportive community.**
  - **Close knit.**
  - **Everyone helps each other.**

#### Large Group Discussion:

- **Safety**

## PAPAKŌLEA REGIONAL PLAN UPDATE

### Meeting #1 Notes

September 18, 2019

Page 7 of 7

- Raised crosswalks.
  - Traffic calming.
  - Dementia-friendly.
  - Signs – speed limit, playground ahead, etc.
  - Neighborhood watch.
  - More visibility along Tantalus Drive.
    - Awareness of driveways.
    - Close calls daily.
    - Slow down the traffic.
    - Safety by bus stop.
  - Sidewalk in front of park.
- Economic sustainability
  - Bring in income to the community.
  - No need for grants.
  - Economic engine to bring in money.
    - Services reimbursement (how?) – need to stop being free
- Openness between neighbors
  - No high fences.
  - Can talk/see/communicate with each other.
  - Community bonding.
    - Papakōlea pā'ina.
    - Quarterly activities.
  - Neighbors helping to get community projects done.
- Natural and cultural resources.
  - Stream walk → maintain stream.
    - Mo'olelo to share the importance of the stream.
    - Stream touches every homestead, ties all together.
    - Student projects, data collection about the stream and history.
  - Progressive urban Hawaiians
    - DHHL needs to support the good work we are doing.
- Places/spaces for people
  - Kauhale
    - Physical and spiritual place, intergenerational
    - Waimānalo kūpuna housing – successful? Need to evaluate.
  - Self-reliance
  - Resilience
  - Support from DHHL
  - Health & wellness.

Meeting was adjourned at 8:30pm.



HAWAIIAN HOME LANDS TRUST  
DEPARTMENT OF HAWAIIAN HOME LANDS

**Papakōlea Regional Plan Update  
Community Meeting #2  
R.L. STEVENSON MIDDLE SCHOOL CAFETERIA  
OCTOBER 9, 2019, 6:30 P.M. – 8:30 P.M.**

**Attendance:** 13 (signed in)

**DHHL:** Nancy McPherson (Planning Office and Project Manager), Andrew Choy (Planning Office), Mitchell Kawamura (Land Development Division), Sherri Hiraoka (Townscape, Inc., Consultant Project Manager), Lillie Makaila (Townscape, Inc., Consultant), and Alisha Summers (Townscape, Inc., UH Mānoa Department of Urban and Regional Planning Intern).

**Presentation:**

Nancy McPherson and Lillie Makaila opened the meeting with welina and introductions of the staff and consultants. Mitchell Kawamura gave a brief summary of the sewer projects that have taken place and are scheduled to take place in the community and answered questions from attendees related to these projects. Lillie Makaila facilitated the discussion on Values, Vision, Project Ideas, and the prioritization activity for projects. Sherri Hiraoka took notes throughout.

**Sewer Update:**

*The Department of Hawaiian Home Lands, Land Development Division gave a brief talk about the Sewer Projects in the region. A request was made from the community at Meeting #1 that more information be shared about the Sewer Project, including what Phase II is, and when it is expected to be complete.*

Question: Dirt was pushed up against my wall and hasn't been cleared.

Comment: There is a defect in one of the sewer lines in Kalāwahine.

Comment: What is sewer line E?

Question: Timeline for Phase 2?

- The availability of State funding will determine when Phase 2 will start and the number and timing of each increment but is expected to take 3-8 years. Existing sewer does not meet current county standards, so need to upgrade to allow the City to take over maintenance.

**Values Discussion:**

*A list of draft values was presented to attendees for feedback and revision. Values were drafted from the discussion in Meeting #1.*

1. Pedestrian & Traffic-related safety
  - a. Well-marked crosswalks, signs lead to behavior changes and enforcement
  - b. Safety concern are not just traffic-related; also concerned about non-residents coming through and homeless (concerned for children)

- c. Need regular monitoring of cars, license, safety check enforcement, abandoned cars, registrations, etc.
  - d. Neighborhood watch – ID participants with T-shirts
  - e. There has been an increase of outside people coming in for illegal activity
2. Economic Sustainability
- a. What would revenue be generated for?
  - b. What kind of revenue generating activities?
  - c. Businesses run by community members
  - d. Community creating spaces for itself
  - e. Self-sufficiency is more of what this value is. It is more than just monetary sustainability, but also the other things that need to happen in order to make people more self-sufficient.
    - i. E.g. green project can help someone be more self-sufficient by helping them get PV panels, which would then lower their electric cost, and also decrease the reliance on non-renewable energy resources.
3. Natural & Cultural Resources
- a. Area where indigenous language is spoken (New Zealand example)
  - b. Move 'Ōlelo Hawai'i up because it the lens through which we view all resources. Yes! Learned from mo'olelo.
  - c. Update: It is DHHL's Kuleana to maintain the kahawai; they have already started clearing the stream; community can also mālama.
4. Active & Supportive Community
- a. Mahalo to those who helped with the Aloha Week float!
  - b. Does "vibrant" = aesthetics?

Sentiment is that a vibrant community has to do with the appearance of the community, and the appearance of the homes and lots throughout the community. Some folks are just not up to the standard. There need to be guidelines for what these standards are, and what they look like. There should also be assistance in helping folks to meet these standards. The intention of these standards should be to help folks get to where they need to be.

Community support vs. policing: this isn't about policing those that are not able to meet the standards. This is about making sure they know what they are, and that there is an entity or an organization for the community to support their neighbors who need help.
  - c. Form a committee
    - i. Create a wish list of actions
    - ii. Identify volunteers/donations
  - d. People already volunteer but it is hard to get supplies
  - e. Community has changed. We used to do major renovations and clean ups. It's hard now. More homeless, more cars, etc.
  - f. Ties back to safety
  - g. Everyone understands what their Kuleana is
  - h. See note in "safety" value re: well-marked signage, etc.
  - i. Good communication of expectations, Kuleana
  - j. Maiau – Hawaiian value meaning to be neat and tidy, meticulous, etc.



5. New Values:  
*These values were suggested during the meeting by attendees.*
  - a. Language & Hawaiian values
  - b. Education
    - i. As an umbrella, connects to all other values
    - ii. Sharing knowledge of what needs to be done
    - iii. Kuleana as a lessee, as a community member
    - iv. Create a space to learn what community needs
    - v. A place to educate ourselves
6. What do we want to see? How are values used?
  - a. Values inform the plan – needs to be more specific and substantive
  - b. Projects address a value or set of values – how do you operationalize the vision
  - c. Show what led into each value
  - d. Keep flexible so we don't eliminate options

**Vision Discussion:**

1. Line #1:
  - o Should it speak to culture? 'Ōlelo Hawai'i
  - o "...is a ~~place~~ community"
  - o Honor the kūpuna that make the homestead possible
  - o ...is a native Hawaiian community with a rich cultural history
  - o Move to the front: native Hawaiian community, rich culture and history
2. "a community where safety is paramount and the needs of the keiki and kūpuna are ..."
  - o Well-being, health – more all-encompassing than safety
  - o "Health and wellness"
3. Natural & Cultural resources
  - o "Protected" – maintained, restored, honored, nurtured, mālama
  - o Change sentence structure, flip the two halves
  - o Teach community to nurture the resources
  - o Keep the element of education, how & why
4. The previous Vision statement was hard to do as well. It ended up being 6 topics (earlier vision statement)
5. "for generations to come"
6. Live, learn, work & grow old in the same community
  - o Kauhale
7. Vision- should be short and sweet, \*get the quote from Pōmaika'i Lyman
  - o Allows for growth
  - o Thrives on culture (various)

*"Papakolea, Kewalo, & Kalāwahine homesteads, collectively called the Papakolea region, is a native Hawaiian community that thrives on the traditions and values set forth by its founding members, and serves as a place of growth and learning for current and future generations." - Pōmaika'i Lyman*

8. Native Hawaiian Resource Center:
  - Needed to serve the community
  - Lo'i and māla to produce food
  - Education
  - Gathering space
  - There is an existing māla, but it is always under the threat of being taken away by Roosevelt HS to be used as parking

### Project Idea Discussion:

*The following list of project ideas was presented to the attendees. Attendees were asked if any of these project ideas should be changed, removed, or if other ideas should be added. Based on the update regarding DHHL Kuleana for stream maintenance, Idea #14 "Stream Restoration" was removed from the list. No other ideas were added to the list. The first five projects are separated in the following list to indicate which five projects have tentatively been selected through the prioritization activity as the Top Five Priority projects to be included in the Regional Plan. Community members have until October 31, 2019 to submit their selections for priority projects. The list of project ideas from #6 on are not listed in any particular order. The list will be refined once the deadline for submittal has passed and will appear in order of most to least votes received.*

1. **Address Abandoned Homes within the homestead.**
2. **Hawaiian Homestead Kūpuna Supportive Living Center.**
3. **Native Hawaiian Education and Culture Community Center.**
4. **Papakōlea Community Center and Park Improvements.** \*additional improvements: more parking, AC for interior spaces.
5. **Repair, Replacement and Maintenance of Infrastructure.**
6. **Kūpuna apartments.** Kūpuna who would prefer to downsize have the option to give up their larger hale and move into a smaller, more manageable apartment.
7. **Respite care for kūpuna in transition to a supportive living center.**
8. **Care home for kūpuna within the community.**
9. **Build a new Community Center.** Start anew with a facility that will meet the needs of the current community and will be better able to grow with the needs of the community as it changes in the future. Include parking. Appropriate storage. Elevator for kūpuna.
10. **Respite care for young adults/homeless.** Transitional housing. Shower facilities. Laundry facilities. Access to support and services.
11. **Traffic safety program.** Speed bumps. Signage. Traffic calming. Model after "Safe Streets" in Kalihi. Raised crosswalks. Sidewalks throughout the community.
12. **Fix walls and infrastructure throughout the homestead.** Wall on Kaululā'au and wall on Tantalus.
13. **Create opportunities for revenue generation to support the community needs.** Bring income into the community. Economic sustainability is important. Could be a physical space or opportunities to support programming. Some type of reimbursement for services and programs already provided.
14. ~~**Stream restoration.** Clean up & maintain the stream. Restore water flow. Bring back the mo'owahine. Document and share the mo'olelo and historical data about the stream.~~
15. **Create a park or community space for Kewalo.** Currently does not have a community space. A small hālau or gathering space would be good.

**Priority Project Activity:**

*The 14 project ideas that were agreed upon by the attendees were written on chart paper and posted on the walls of the cafeteria with an envelope used as the “collection box” for notecards/votes. Participants were given a total of THREE NOTECARDS. Each notecard counted as one “vote”. Votes could be used all for one project, one for each project or however participants chose to distribute their votes. Participants were asked to answer two questions on each notecard used to vote:*

1. *Why is this project important to you?*
2. *Why is this project important for the community?*

*Once all notecards were distributed, participants had time to answer the questions and place their notecards in the envelope(s) of the corresponding projects. The five projects that received the most votes would be the priority projects included in the Regional Plan Update, and would have detailed project profiles written for them, including implementation action steps. The remaining projects will appear in the Regional Plan Update but will have a limited write-up. Also, the top five priority projects that are selected for the Regional Plan will be considered to have gone through beneficiary consultation.*

Based on the activity at this meeting, here are the results of the project prioritization:

	<b>Project:</b>	<b># of Votes:</b>	<b>Comments:</b>
1	Native Hawaiian Education and Culture Community Center	12	<ul style="list-style-type: none"> <li>• To fulfill the mission of the Hawaiian Homestead Act.</li> <li>• To increase the well-being of our native people for generations to come.</li> <li>• To grow my current knowledge of our culture and language.</li> <li>• Create a foundation of understanding so Papakōlea thrives for future generations.</li> <li>• Important to me – to learn from community members.</li> <li>• Important to the community – everyone can share their knowledge.</li> <li>• A place where community can come together and learn from each other.</li> <li>• To bring community closer. Learn from each other.</li> <li>• It is important to me and the community to conserve and maintain our culture.</li> <li>• This is important to me because ‘ōlelo and ‘ike Hawai‘i has been a part of my life since I was born. It gave me a deeper sense into our culture and has connected me to my kūpuna. I now teach ‘ike and ‘ōlelo hawai‘i at Papakōlea.</li> </ul>

**DHHL PAKAKŌLEA REGIONAL PLAN UPDATE**  
**COMMUNITY MEETING #2**  
**RL Stevenson Middle School Cafeteria**  
**October 9, 2019, 6:30 P.M. – 8:30 P.M.**

	<b>Project:</b>	<b># of Votes:</b>	<b>Comments:</b>
	Native Hawaiian Education and Culture Community Center (continued)		<ul style="list-style-type: none"> <li>• This is important for our community because we have a lot of children who want to be rooted with our culture. This resource center will help us do that.</li> <li>• Education is the key to the universe!</li> <li>• Having space dedicated to educating our future generations is vital.</li> <li>• Learning center has the opportunity to generate revenue, care for young adults.</li> <li>• It's important to me and community to perpetuate Hawaiian culture.</li> <li>• A place where Hawaiian culture can thrive for all to witness.</li> <li>• Keeping it within the community finding sustainable options using the tourism industries.</li> <li>• Promote culture and 'ōlelo for my mo'opuna.</li> <li>• Promote culture and 'ōlelo for community.</li> <li>• Very important to continue the culture and values of our people.</li> <li>• To inspire, encourage, and to help with our identity as Native Hawaiians. To include outdoor educational space would be great too.</li> </ul>
2	Build a New Community Center	11	<ul style="list-style-type: none"> <li>• For this generation of leaders (the boomers).</li> <li>• For our future keiki.</li> <li>• Keep the center a central and neutral place for gathering and continue its current/or more programs.</li> <li>• Utilize the current property to its fullest potential with other facility space/activities.</li> <li>• It's time. Last built in 1984.</li> <li>• Park has always been rebuilt when it is time. It is time!!!</li> <li>• Tear it down to rebuild.</li> <li>• It is important to me and as a community to replace the old community center since our growing community has outgrown the old smaller one.</li> <li>• I need a center where others can gain knowledge of Papakōlea and understand a "sense of place"</li> <li>• It's time to rebuild.</li> <li>• Safety of our community using the facility.</li> <li>• Need to expand as our community expands.</li> <li>• It's important to me and community to replace the community center as the community out grows it.</li> <li>• Need more parking.</li> </ul>

**DHHL PAKAKOLEA REGIONAL PLAN UPDATE**  
**COMMUNITY MEETING #2**  
**RL Stevenson Middle School Cafeteria**  
**October 9, 2019, 6:30 P.M. – 8:30 P.M.**

	<b>Project:</b>	<b># of Votes:</b>	<b>Comments:</b>
	Build a New Community Center (continued)		<ul style="list-style-type: none"> <li>• It's a good place to gather and enjoy each other.</li> <li>• Good classes – lomilomi.</li> <li>• Need more parking.</li> <li>• I work there.</li> <li>• Community needs and goals have expanded over time since building our current facility. It's time to grow our space to better support our dreams.</li> </ul>
3	Hawaiian Homestead Kūpuna Supportive Living Center	6	<ul style="list-style-type: none"> <li>• It is very much needed. It would help the family that has to juggle between work, home and taking care of their kūpuna.</li> <li>• Kūpuna should be cared for – aging in place.</li> <li>• Supportive Living Environment, not apartments.</li> <li>• Some place where our kūpuna can live out their days in their own community.</li> <li>• Allowing them to age in place while staying independent.</li> <li>• For my generation.</li> <li>• For my millennial generation.</li> <li>• Future home for my mama and other beloved Papakōlea kūpuna.</li> <li>• Papakōlea homes (overall) are not kūpuna-friendly. As our kūpuna age, safely accessing their homes becomes a challenge. This project provides them a safe environment to live close to home and hopefully still close to other Papakōlea kūpuna.</li> <li>• Kūpuna a priority in our community.</li> <li>• Great need to mālama our kūpuna and their health, especially in this old community and not upgraded structures.</li> </ul>
4	Care Home for Kūpuna	4	<ul style="list-style-type: none"> <li>• See some kūpuna who don't have family taking care of them. And also, there are some that has family that looks like they are taking advantage of them.</li> <li>• Living in a familiar place and possibly comfortable for kūpuna.</li> <li>• Important to start establishing a care home for kūpuna.</li> <li>• Supports 'ohana struggling with home care of their loved ones.</li> <li>• So I can stay close to my 'ohana.</li> <li>• Keep 'ohana close.</li> <li>•</li> </ul>



**DHHL PAKAKŌLEA REGIONAL PLAN UPDATE**  
**COMMUNITY MEETING #2**  
**RL Stevenson Middle School Cafeteria**  
**October 9, 2019, 6:30 P.M. – 8:30 P.M.**

	<b>Project:</b>	<b># of Votes:</b>	<b>Comments:</b>
	Care Home for Kūpuna (continued)		<ul style="list-style-type: none"> <li>This is important because we have kūpuna who are in need of easier access into homes, who are living alone and could downsize, and because some families do not have what it takes to care for their kūpuna.</li> <li>We need to be mindful of the senior boom that's to come.</li> </ul>
5	Traffic Safety Program	3	<ul style="list-style-type: none"> <li>It is important to me because there are a lot of keiki who live in my hale. It is unsafe to go up the road due to speeding drivers. I live on Tantalus Drive and see how unsafe it is also. I don't want to worry about my future keiki possibly getting banged due to fast drivers.</li> <li>This is important for our community because there are a lot of keiki who live within our kauhale. A lot of the keiki play on the streets as well. Their safety in our community is valid.</li> <li>We live on a main road where traffic is a concern.</li> <li>Need to feel safe walking and driving through our community.</li> <li>It's long overdue and an accidental fatality waiting to happen.</li> <li>We owe this to our kūpuna and keiki.</li> </ul>
6	Address Abandoned Homes within the Homestead	2	<ul style="list-style-type: none"> <li>My neighbor is one!</li> <li>Many seeking shelter that could be using that space. Attracts rodents and other critters when not well-kept and maintained.</li> <li>There are so many people on the waiting list for homestead that it's a waste. Give it to those deserving a home.</li> <li>The lots are collecting rodents.</li> </ul>
7	Kūpuna Apartments	1	<ul style="list-style-type: none"> <li>This is important to me because our kūpuna gave so much to us and it is time to give back. They deserve to live in peace and harmony without worrying about getting up and down the stairs or having to take care of their big house.</li> <li>This is important for our community because we are a community that cares about the health and well-being of our kūpuna. We should want the best for them.</li> </ul>
8	Papakōlea Community Center and Park Improvements	1	<ul style="list-style-type: none"> <li>I have fond memories of educational and social and physical growth there.</li> <li>Youth need a place to escape where they can spend productive and quality time together.</li> </ul>

**DHHL PAKŌLEA REGIONAL PLAN UPDATE  
COMMUNITY MEETING #2  
RL Stevenson Middle School Cafeteria  
October 9, 2019, 6:30 P.M. – 8:30 P.M.**

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	<b>Project:</b>	<b># of Votes:</b>	<b>Comments:</b>
9	Fix Walls and Infrastructure throughout the homestead	1	<ul style="list-style-type: none"> <li>• Safety!</li> </ul>
10	Create Opportunities for Revenue Generation to Support the Community	0	
11	Create a park or community space for Kewalo homestead	0	
12	Repair, Replacement and Maintenance of Infrastructure	0	
13	Respite Care for Kūpuna	0	
14	Respite Care for Young Adults/homeless	0	

**Papakōlea Pā'ina Discussion:**

*During the activity, attendees discussed a concern that community members who were not able to attend the meeting may disagree with the priority projects selected. A community member suggested that a booth be brought to the upcoming Papakōlea Pā'ina event on Saturday October 19, 2019 in order to give community more opportunity to participate in selecting priority projects for the region.*

*Townscape, Inc staff and DHHL staff told the attendees that they would work on attending the Papakōlea Pā'ina and try to offer more opportunity for community input at the convenience of the community. Please see the notes for the "Papakōlea Pā'ina" for more information about the prioritization activity and community feedback.*



HAWAIIAN HOME LANDS TRUST  
DEPARTMENT OF HAWAIIAN HOME LANDS

**Papakōlea Regional Plan Update  
Community Meeting #3  
R.L. STEVENSON MIDDLE SCHOOL CAFETERIA  
FEBRUARY 22, 2020, 10:00 A.M. – 2:00 P.M.**

**Attendance:** 22 (signed in)

**DHHL:** Nancy McPherson (Planning Office and Project Manager), Andrew Choy (Planning Office), Sherri Hiraoka (Townscape, Inc., Consultant Project Manager), Lillie Makaila (Townscape, Inc., Consultant), and Alisha Summers (Townscape, Inc., UH Mānoa Department of Urban and Regional Planning Intern).

This meeting was an “open house” style which allowed for community members to attend at their convenience between 10:00am and 2:00pm. The draft Papakōlea Regional Plan Update was shared with community members in stations spread throughout the cafeteria. Stations included:

- Review of planning process and previous meetings.
- Regional History Station.
- Priority Projects Stations:
  - #1 Native Hawaiian Culture and Education Community Center
  - #2 Build a New Community Center
  - #3 Hawaiian Homestead Kūpuna Supportive Living Center
  - #4 Care Home for Kūpuna
  - #5 Traffic Safety Program

Attendees were given the opportunity to have discussion comments recorded at each station. These comments are shown below under “Discussion Comments”. Attendees were also given a hardcopy of a comment sheet to write their own comments. These comments were collected during the meeting, and can be seen below under “Written Comments Received”. Community members were also given the opportunity to view the draft Papakōlea Regional Plan Update online at: <https://dhhl.hawaii.gov/po/regional-plans/oahu-regional-plans/papakolea-regional-plan-2020/>. Comments could be submitted via email, mail, or handed in at the Papakōlea Community Center by March 31, 2020. Upon request, the deadline to comment was extended to April 15, 2020.

**Discussion Comments:**

- Concerns: abandoned homes, inaccessible lots (due to steep topography), and no parking.

- Kūpuna center is really needed. We need ADA access.
- Community Center is needed. Bring people together. Be aware of the environment. Nobody talked about the environment. Should have aquaculture.
- Homeless issue needs to be elevated.
- When will BWS start the tank construction? Want them to stop spraying round-up. Are they going to clean? When?
- Drug dealing. No enforcement. Occurs near Ha'alele'a Street and Kapahu Street. Making it feel unsafe.
- The Waimānalo kūpuna rental model is something that interests me.
- Maintenance by the stream. DHHL got to clean it & remove homeless from stream.
- Traffic safety is important. Speed bumps, park area on Tantalus Drive – cars flying, kids crossing. Kauhane and Tantalus is a blind intersection.
- The homeless population is growing out of control! Residents are afraid to go outside. We used to be able to walk around – everyone was respectful. This should be a top 5 priority!
- Community Center – add noise buffers to the design so its not too loud for neighbors.

**Written Comments received:**

- Concerns:
  - Abandoned/unused vehicles on Anianikū Street and the entrance to Kapahu Street (entrance to Kalāwahine).
  - Homeless living in cars at the entrance to Kalāwahine, clutters the sidewalks and the entrance. Creates a safety issue with many cars entering and exiting the subdivision, including firetrucks, ambulance and refuse trucks.
  - Cars parked in no parking areas; total disregard of signage and rules.
  - Board of water supply vacant land – more regular clean up of the area.
  - Please help!
- DHHL has NOT maintained the stream and the detention basin. Machines came in one time in 19 years to open up one part of the stream that is blocked a few months ago, but has not finished the project, and NOT maintained the detention basin ever!
- When will they start building the water tank? If not soon, please clear the bushes. Rat problem. Also the homeless blocking the sidewalk and making shishi in the bushes. Children are walking to school and are forced to walk on the road. There is a “pakalolo” guy selling and many cars turn on Ha'alele'a to go back down. I have never seen a DHHL person come and check. Renting going on??? Where is Kip Akana? 5 years ago we, myself and Linda Chinn (retired from DHHL) reported the drugs going on. Nothing done!!!

- Homeless population is growing. Develop program to decrease the number of homeless and drug trafficking. These issues have been brought up to Hawaiian Homes in the past and still NO action taken.
- Maintenance of Kalāwahine Stream:
  - Per Cedric of Hawaiian Homes, DHHL is responsible for maintenance. On 7/24/2019, Cedric advised a contractor will be hired.
  - 2/22/2020 – still waiting for stream to be cleared.
  - Rodents and disease continue to increase as well as bathrooms for the homeless.
- Priority:
  - #1 - Kūpuna housing/care.
  - #2 – Fill vacant homes.
  - #3 – Homeless living in cars.



# Appendix C

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Papakōlea Pā'ina Notes & Additional Priority Project Vote Submissions



HAWAIIAN HOME LANDS TRUST  
DEPARTMENT OF HAWAIIAN HOME LANDS

## Papakōlea Regional Plan Update Papakōlea Pā'ina & Additional Vote Submission

Based on suggestions from meeting participants at Community Meeting #2, DHHL attended the Papakōlea Pā'ina on October 19, 2019. There was a Papakōlea Regional Plan Update booth at the Pā'ina all day and was staffed with one DHHL staff member. The booth included a large Poster Board with a list of Project Ideas, along with other Project information. Participants were asked to vote for projects from the Project Idea list, that had been refined at Community Meeting #2, to select priority projects to be included in the Papakōlea Regional Plan Update.

The voting form was distributed to attendees at the Pā'ina and also via email to Community Leadership for further distribution to their extended community networks. A total of 5 attendees submitted votes on the day of the Pā'ina. The deadline for submittal was initially October 31, 2019, however this deadline was extended to November 18, 2019 upon the request of a community member. No other votes were submitted.

A tally of the votes submitted is shown in the table below. Each participant was given a total of 3 votes to be used to select the projects that they felt should be a priority for the region and included in the Regional Plan Update.

### VOTES & COMMENTS RECEIVED:

	Project:	# of Votes:	New Total of Votes:	Comments:
1	Native Hawaiian Education and Culture Community Center	3	15	<ul style="list-style-type: none"><li>• Its important to me. Being born and raised in Papakōlea. Proud to support this place.</li></ul>
2	Build a New Community Center	1	12	<ul style="list-style-type: none"><li>• Its time to build a new facility for our community. They deserve everything they can get.</li></ul>
3	Hawaiian Homestead Kūpuna Supportive Living Center	3	9	<ul style="list-style-type: none"><li>• As I age I do want to live my life safely in my community.</li></ul>
4	Care home for Kūpuna	3	7	
5	Traffic Safety Program	3	6	<ul style="list-style-type: none"><li>• Children &amp; Kūpuna walk up &amp; down the street.</li></ul>
6	Address Abandoned Homes within the Homestead	1	3	
7	Kūpuna Apartments	0	0	
8	Papakōlea Community Center and Park Improvements	0	0	

**DHHL PAPA KŌLEA REGIONAL PLAN UPDATE**  
**Papakōlea Pā'ina & Additional Vote Submission**

9	Fix Walls and Infrastructure throughout the homestead	0	0	
10	Create Opportunities for Revenue Generation to Support the Community	0	0	
11	Create a park or community space for Kewalo homestead	0	0	
12	Repair, Replacement and Maintenance of Infrastructure	0	0	
13	Respite Care for Kūpuna	0	0	
14	Respite Care for Young Adults/homeless	0	0	

The following voting form was used to collect votes from attendees at the Papakōlea Pā'ina and was also distributed to the community via email.

## PAPAKŌLEA REGIONAL PLAN UPDATE      PRIORITIZATION OF PROPOSED PROJECTS

October 2019

Based on community input from Meeting #1 (Sept 18<sup>th</sup>) and Meeting #2 (Oct 9<sup>th</sup>), below is the list of 14 project ideas identified to address major needs/concerns/hopes for the community/region. Projects are listed in order of highest to lowest priority based on the selection process at Meeting #2. Projects #1 to #5 are tentatively selected as priority projects. Please submit your selection(s) on the back of page of this handout. Final priority projects will be based on all the input received from the community.

**1. Native Hawaiian Education and Culture Community Center.**

Located on the Pūowaina parcel of land, this center would be the piko of the community and would provide a place for social, educational and cultural enrichment for all ages.

**2. Build a new Community Center.**

Remove the current structures and build a new facility that will better meet the needs of the community.

**3. Hawaiian Homestead Kūpuna Supportive Living Center.**

Envisioned as a kauhale or village-setting, this supportive living center would provide an opportunity for kūpuna to age safely within the community.

**4. Care home for kūpuna.**

Located in the community, this care home would care for kūpuna with families who are struggling to balance work, life and caring for their kūpuna.

**5. Traffic safety program.**

A community-based program that focuses on addressing traffic-related safety concerns to provide safer access throughout the community for all.

**6. Address Abandoned Homes within the homestead.**

Many families are waiting for a lot on the waitlist. Abandoned lots in the homestead need to be identified and leased out to those that are waiting.

**7. Fix walls and infrastructure throughout the homestead.**

Address infrastructure concerns throughout the homestead, including the wall on Kaululā'au and wall on Tantalus.

**8. Kūpuna apartments.**

Kūpuna who would prefer to downsize have the option to give up their larger hale and move into a smaller, more manageable apartment.

**9. Papakōlea Community Center and Park Improvements.**

Continue with improvements to current center and park, including the outdoor courts, playground, more parking and AC for interior spaces.

**10. Create opportunities for revenue generation to support the community needs. Bring income into the community.**

Economic sustainability is important. Could be a physical space or opportunities to support programming. Some type of reimbursement for services and programs already provided.

**11. Create a park or community space for Kewalo.**

A small hālau or gathering space for the Kewalo to support this homestead.

**12. Respite care for young adults/homeless.**

Transitional housing. Shower facilities. Laundry facilities. Access to support and services.

**13. Respite care for kūpuna in transition to a supportive living center.**

Short-term assisted care for kūpuna that plan to move into full time assisted living.

**14. Repair, Replacement and Maintenance of Infrastructure.**

Support for repairs and upgrades to infrastructure by DHHL to get all infrastructure throughout the homestead up to City & County and State standards.

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**Please send any additional questions or comments to:**

Lillie Makaila, Townscape, Inc.

Email: [lillie@townscapeinc.com](mailto:lillie@townscapeinc.com)

Phone: 808-550-3893

# PAPAKŌLEA REGIONAL PLAN UPDATE      PRIORITIZATION OF PROPOSED PROJECTS

October 2019

All 14 project ideas listed on this handout will be included in the Regional Plan Update, however the top five priority projects be highlighted as the priorities. They will have more detail in their write-up, including: full project profile, past actions, community input, objectives and detailed implementation action steps. By selecting priority projects, the community is better able to communicate what their priorities are for the region, and allows DHHL, community organizations and other partners to focus on the immediate needs of the community.

**\*MUST INCLUDE CONTACT INFO BELOW IN ORDER FOR VOTE(S) TO COUNT\***

**You have a TOTAL OF 3 VOTES to use to select priority projects for the region. Please mark your selection(s) below, and make sure that you use no more than 3 VOTES TOTAL.**

**I give \_\_\_\_ of my votes to project # \_\_\_\_.**

Why is this project important to you?

Why is this project a priority for the community?

**I give \_\_\_\_ of my votes to project # \_\_\_\_.**

Why is this project important to you?

Why is this project a priority for the community?

**I give \_\_\_\_ of my votes to project # \_\_\_\_.**

Why is this project important to you?

Why is this project a priority for the community?

**CONTACT INFO IS REQUIRED IN ORDER FOR YOUR VOTE(S) TO BE COUNTED**

**ALL VOTES & COMMENTS WILL BE KEPT CONFIDENTIAL.**

Name: \_\_\_\_\_

Email: \_\_\_\_\_

Phone number: \_\_\_\_\_

May we contact you to inform you about the next meeting (circle one)?      Yes                      No

I am a (circle one):                      Applicant                      Papakōlea/Kewalo/Kalāwahine Lessee

Both                      Other

Email or phone comments must be received by October 31, 2019. Forms must be postmarked or submitted to the Papakōlea Community Center (2150 Tantalus Dr.) by October 31, 2019.

## Appendix D

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Written Comments from Papakōlea Community Development Corporation & Response Letter





April 15, 2020

Ms. Lillie Makaila  
Townscape, Inc.  
900 Fort Street Mall, Suite 1160  
Honolulu, HI 96813

Aloha e Ms. Makaila,

On behalf of the Papakaōlea Community Development Corporation (PCDC), I am hereby submitting comments on the DRAFT Papakaōlea Regional Plan Update. Please find PCDC's comments below:

1. Pages 3-4 relating to the DHHL Master Planning Process and Community Development Goals. It appears that this is general DHHL language included in each regional plan, however, language under bullets 1-3, is inaccurately states, "the organization is not yet formalized, but individuals are inspired and united by a common vision or idea." There are four homestead associations and two nonprofit organizations that operate within Papakaōlea. Kula No Nā Po'e Hawai'i (KULA) and PCDC, are both 501(c)3 nonprofit organizations that have existed for over 20 years, fundraising millions of dollars for community-based initiatives. Further, both organizations are listed later in the narrative for their role in project development/support. The narrative following the bolded bullet points, should be corrected or removed.
2. Page 2 relating to Homestead Land Uses: Community Uses and Special District Uses. DHHL set-aside the 15-acre parcel located on the slopes of Pūowaina for Community Use, although it was designated as a Special District by the City and County of Honolulu. Following the 2009 Papakaōlea Regional Plan, DHHL set the parcel aside for Community-Based Economic Development (CBED) activities, which was further supported by DHHL Kūlia I Ka Nu'u (Kūlia) grant funds. The 15-acre parcel should be listed under the "Community Use" section in addition to the Papakaōlea Community Park and Center. Further, it should be noted somewhere, that DHHL set the parcel aside for CBED activities.
3. Page 33 relating to Previous Projects: Hawaiian Homestead Kupuna Supportive Living Center. Two project champions should be listed: KULA and PCDC. PCDC received funding for planning of the Kupuna Supportive Living Center AND the Education and Culture Center, under one project. PCDC and Hawaii Community Development Board (HCDB) executed a Memorandum of Understanding (MOU) to develop the parcel, inclusive of this Center. PCDC and HCDB presented the MOU and conceptual plans to the DHHL Director in November 2019. Funding was secured to conduct planning. PCDC is awaiting a follow-up meeting with DHHL. PCDC requested a license from DHHL in May 2018, after the Right of Entry expired. KULA is a key project partner, that is focused on kupuna programming. PCDC is focused on the development piece, in partnership with HCDB. The narrative should be updated to be accurate.
4. Page 33 relating to Previous Projects: Native Hawaiian Education & Culture Community Center. PCDC received funding for planning for the Kupuna Supportive Living Center AND the Education and Culture Center, under one project. PCDC and HCDB executed a MOU to develop the parcel, inclusive of this Center. PCDC and HCDB presented the MOU and conceptual plans to the DHHL

Director in November 2019. Funding was secured to conduct planning. PCDC requested a license from DHHL in May 2018, after the Right of Entry expired. KULA and Hawaii Community Development Board are key project partners. The narrative should be updated to be accurate.

5. Page 34 relating to “Build a new Community Center”. PCDC has been working to secure funding for the replacement of the Community Center and Basketball Court Complex. In 2017, PCDC hired a structural engineer to conduct an analysis of the Center and Court. It was determined that the Center did not need to be replaced, but the Basketball Court Complex needed to be replaced immediately – due to the aging infrastructure. PCDC concurs with comments included. Please include “Basketball Court Complex” in the narrative.
6. Page 36 relating to Native Hawaiian Education & Culture Community Center. The first set of bullet points refer to envisioned components. The first bullet currently states, “A Hawaiian Language School developed in partnership with Pūnana Leo.” Since 2019 a number of community planning meetings were held, and the list of partners broadened. The first bullet should state, “Hawaiian Language- and Culture-Based Programming.” Additional bullets should be added: ‘Āina-based Programming; Cultural Walking Path; and Farm of Native plants, medicinal plants, and fruit trees.
7. Page 36 relating to Native Hawaiian Education & Culture Community Center. The second set of bullet points refer to past actions. It should be noted that PCDC received funds in 2019 to support the development of ‘Āina-based Curricula and planning initiatives. Please update accordingly.
8. Page 38 relating to “Build a new Community Center”. PCDC has been working to secure funding for the replacement of the Community Center AND Basketball Court Complex. In 2017, PCDC hired a structural engineer to conduct an analysis of the Center and Court. It was determined that the Center did not need to be replaced, but the Basketball Court Complex needed to be replaced immediately – due to the aging infrastructure. PCDC has been fundraising for this effort, since 2017, however funds have yet to be secured. Please include “Basketball Court Complex” in the narrative, and update “Past Actions” accordingly.
9. Page 40 relating to Hawaiian Homestead Kupuna Supportive Living Center. The second set of bullet points refer to past actions. It should be noted that PCDC received funds in 2019 to support planning initiatives. Please update accordingly.

Mahalo for the opportunity to review and provide comments on the DRAFT Papakōlea Regional Plan Update. We sincerely appreciate all of your work on this document, and your commitment to a fair/open process. Should you have any questions, please via cell at 808.265.2755 or via email at [lilia@papakolea.org](mailto:lilia@papakolea.org). Lā maikaʻi!

E mālama pono,



Lilia Kapuniai  
Executive Director



**TOWNSCAPE, INC.**

Environmental & Community Planning

900 Fort Street Mall Suite 1160 · Honolulu, HI 96813 · PH: (808) 536-6999 · FAX: (808) 524-4998 · [www.townscapeinc.com](http://www.townscapeinc.com)

July 10, 2020

Papakōlea Community Development Corp.  
Attn: Lilia Kapuniai, Executive Director  
2150 Tantalus Drive  
Honolulu, Hawai'i 96813

Subject: Response to Comments on Draft Papakōlea Regional Plan Update

Aloha e Ms. Kapuniai,

Mahalo nui for taking the time to submit PCDC's comments in your letter dated April 15, 2020, and e kala mai for the delay in responding. This valuable information had not yet been provided to the planning team when the Draft Plan was submitted to beneficiaries for comment in October 2019. We respectfully offer the following responses:

1. Pages 3-4 relating to the DHHL Master Planning Process and Community Development Goals.

**PCDC's comment:** "It appears that this is general DHHL language included in each regional plan, however, language under bullets 1-3, is(sic) inaccurately states, 'the organization is not yet formalized, but individuals are inspired and united by a common vision or idea.' There are four homestead associations and two nonprofit organizations that operate within Papakōlea. Kula No Nā Po'e Hawai'i (KULA) and PCDC, are both 501(c)3 nonprofit organizations that have existed for over 20 years, fundraising millions of dollars for community-based initiatives. Further, both organizations are listed later in the narrative for their role in project development/support. The narrative following the bolded bullet points, should be corrected or removed."

**Our response:** You are correct that this section is now being included in all Regional Plans as they are updated. The narrative in this section refers to the "Organizational Development" graphic in the upper left corner of Figure 3, "Community Organization and Development." This information has been shared previously at several DHHL-sponsored workshops, trainings and conferences, and is provided to illustrate various stages of development that community organizations typically and generally go through. This information was not included to imply that the organizations in the Papakōlea Region were at any particular stage. The Introduction is a general discussion of process, and there are no references to specific homestead or community organizations. It is clear to DHHL that PCDC and the homestead organizations in this region have accumulated capacity over time and have experienced many accomplishments during their long and storied histories.

2. Page 2 relating to Homestead Land Uses: Community Uses and Special District Uses.

PCDC Comments: “DHHL set aside the 15-acre parcel located on the slopes of Pūowaina for Community Use, although it was designated as a Special District by the City and County of Honolulu. Following the 2009 Papakōlea Regional Plan, DHHL set the parcel aside for Community-Based Economic Development (CBED) activities, which was further supported by DHHL Kūlia I Ka Nu‘u (Kūlia) grant funds. The 15-acre parcel should be listed under the “Community Use” section in addition to the Papakōlea Community Park and Center. Further, it should be noted somewhere, that DHHL set the parcel aside for CBED activities.”

Our responses: Knowledge of the history of the Pūowaina parcel and previous community planning and capacity building efforts related to the Kūlia program was incorporated into the DHHL O‘ahu Island Plan land suitability analysis when the 14.5-acre parcel was designated Special District in 2014. The Special District land use designation is defined in the O‘ahu Island Plan as intended for “areas requiring special attention because of unusual opportunities and/or constraints, e.g. natural hazard areas, open spaces, cultural resources, raw lands far from infrastructure, mixed use areas, and greenways.” Due to the presence of cultural sites, the parcel’s topography, the community’s desire for a mix of uses on the site, and view plane considerations due to the City’s Special Design District applied to the parcel prior to it coming into the DHHL inventory, the Planning Office recommended the Special District designation, which primarily indicates the need for further planning, such as preparation of a Master Plan or Special Area Plan. Please refer to the discussion on p. 6-7 of the O‘ahu Island Plan: “These lands are located within the core area of the City’s Punchbowl Special (Design) District. The use of the crater as a National Memorial Cemetery and its significance as a place of pre-contact human sacrifice indicate that additional planning considerations should be given to development in the area.” Further planning, which PCDC has already conducted, can propose any of the uses list under the Community Use designation, and the planning already done has identified the locations of cultural sites, which will be incorporated into the project design and programmatically utilized as an educational resource. Language clarifying that the Pūowaina parcel is intended for community-based economic development and community use will be added to the Special District discussion and appropriate Priority Project descriptions in the Regional Plan.

3. Page 33 relating to Previous Projects: Hawaiian Homestead Kupuna Supportive Living Center.

PCDC Comment: “Two project champions should be listed: KULA and PCDC. PCDC received funding for planning of the Kupuna Supportive Living Center AND the Education and Culture Center, under one project. PCDC and Hawaii Community Development Board (HCDB) executed a Memorandum of Understanding (MOU) to develop the parcel, inclusive of this Center. PCDC and HCDB presented the MOU and conceptual plans to the DHHL Director in November 2019. Funding was secured to conduct planning. PCDC is awaiting a follow-up meeting with DHHL. PCDC requested a license from DHHL in May 2018, after the Right of Entry expired. KULA is a key project partner, that is focused on kupuna programming. PCDC is focused on the development piece, in partnership with HCDB. The narrative should be updated to be accurate.”

Our response: The project description has been updated to include a paraphrased version of the information provided by PCDC in the comment letter, as space has permitted.

4. Page 33 relating to Previous Projects: Native Hawaiian Education & Culture Community Center.

PCDC Comment: “PCDC received funding for planning for the Kupuna Supportive Living Center AND the Education and Culture Center, under one project. PCDC and HCDB executed a MOU to develop the parcel, inclusive of this Center. PCDC and HCDB presented the MOU and conceptual plans to the DHHL Director in November 2019. Funding was secured to conduct planning. PCDC requested a license from DHHL in May 2018, after the Right of Entry expired. KULA and Hawaii Community Development Board are key project partners. The narrative should be updated to be accurate.”

Our response: The project description has been updated to include a paraphrased version of the information provided by PCDC in the comment letter, as space has permitted.

5. Page 34 relating to “Build a new Community Center”.

PCDC Comment: “PCDC has been working to secure funding for the replacement of the Community Center and Basketball Court Complex. In 2017, PCDC hired a structural engineer to conduct an analysis of the Center and Court. It was determined that the Center did not need to be replaced, but the Basketball Court Complex needed to be replaced immediately – due to the aging infrastructure. PCDC concurs with comments included. Please include ‘Basketball Court Complex’ in the narrative.”

Our response: The project description has been updated to include a paraphrased version of the information provided by PCDC in the comment letter, as space has permitted.

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PCDC Comment: “The first set of bullet points refer to envisioned components. The first bullet currently states, ‘A Hawaiian Language School developed in partnership with Pūnana Leo.’ Since 2019 a number of community planning meetings were held, and the list of partners broadened. The first bullet should state, ‘Hawaiian Language- and Culture-Based Programming.’ Additional bullets should be added: ‘Āina-based Programming; Cultural Walking Path; and Farm of Native plants, medicinal plants, and fruit trees.”

Our response: The project description has been updated to include a paraphrased version of the information provided by PCDC in the comment letter, as space has permitted.

7. Page 36 relating to Native Hawaiian Education & Culture Community Center.

PCDC Comment: “The second set of bullet points refer to past actions. It should be noted that PCDC received funds in 2019 to support the development of ‘Āina-based Curricula and planning initiatives. Please update accordingly.”

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8. Page 38 relating to “Build a new Community Center”.

PCDC Comment: “PCDC has been working to secure funding for the replacement of the Community Center AND Basketball Court Complex. In 2017, PCDC hired a structural engineer to conduct an analysis of the Center and Court. It was determined that the Center did not need to be replaced, but the Basketball Court Complex needed to be replaced immediately – due to the aging infrastructure. PCDC has been fundraising for this effort, since 2017, however funds have yet to be secured. Please include ‘Basketball Court Complex’ in the narrative, and update ‘Past Actions’ accordingly.”

Our response: The project description has been updated to include “Basketball Court Complex” in the narrative, and the bullet points listed under “Past Actions” have been revised based on the information provided by PCDC in the comment letter.

9. Page 40 relating to Hawaiian Homestead Kupuna Supportive Living Center.

PCDC Comment: “The second set of bullet points refer to past actions. It should be noted that PCDC received funds in 2019 to support planning initiatives. Please update accordingly.”



Our response: The bullet points listed under “Past Actions” have been revised based on the information provided by PCDC in the comment letter.

Mahalo for participating in the Papakōlea Regional Plan Update process. The Final Regional Plan Update will be on the agenda for approval by the Hawaiian Homes Commission at its next meeting on Tuesday, July 21, 2020 via teleconference. Public testimony on any agenda item may be submitted electronically through 4:30 p.m. on July 20 via the DHHL website, here: <https://dhhl.hawaii.gov/hhc/hhc-contact/>

Me ke aloha,

A handwritten signature in black ink that reads "Lillie Makaila". The script is fluid and cursive, with the first name "Lillie" and last name "Makaila" clearly legible.

Lillie Makaila  
Community Planner