



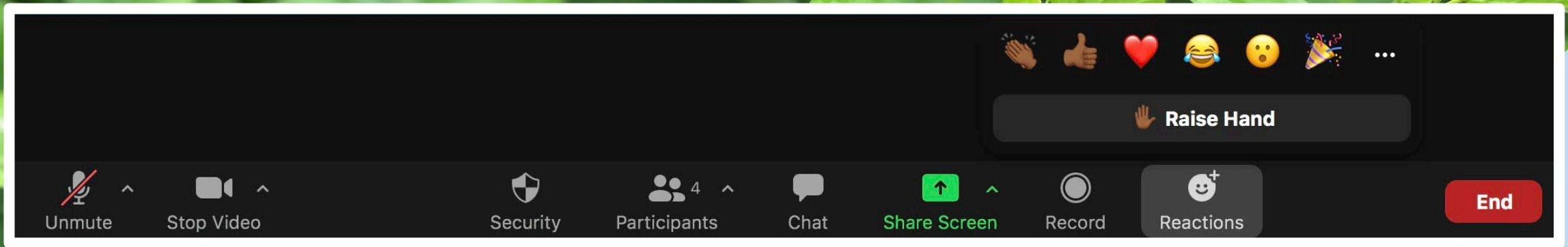
DEPARTMENT OF HAWAIIAN HOME LANDS

Mā'ili Residential Development (Former Voice of America Site) Wai'anae, O'ahu

***BENEFICIARY
CONSULTATION***

2021 June 22





House Keeping

- ☐ Please keep your microphone on mute when you are not talking
- ☐ Type your questions in the chat or raise your virtual hand
- ☐ Please keep in mind this meeting is being recorded



Meeting Kuleana

- ☐ Be respectful of the person talking – please do not interrupt the person that is talking;
- ☐ Wait for the facilitator to call on you or type your question into the chat box;
- ☐ When addressing other participants (verbally or in the chat box), be respectful, show aloha, treat others how you would like to be treated;
- ☐ Agree to disagree — accept that others may have different perspectives and opinions;
- ☐ Have an open mind — take home new ideas or new information.



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AGENDA

- **Welcome and Introductions**
 - ✓ **Agenda and Purpose of Meeting**
 - ✓ **Schedule**
- **Project Background**
 - ✓ **Project Site**
 - ✓ **Chronology of Events**
 - ✓ **Site Investigations**
- **Alternative Site Plans**
 - ✓ **Single Family**
 - ✓ **Single and Multifamily**
- **Next Steps**
- **Question and Answer**
- **Contact Information**
- **Beneficiary Survey Questions**



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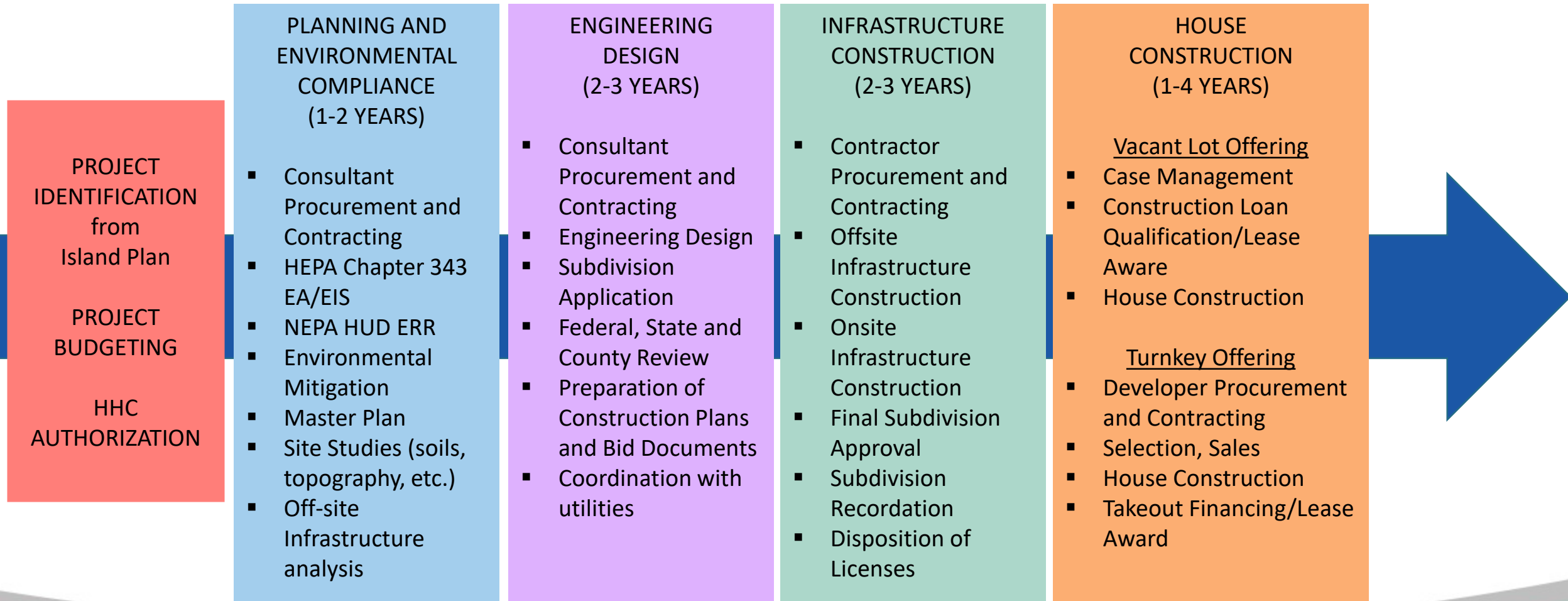
PURPOSE:

The Department of Hawaiian Home Lands is planning the design of approximately 40 acres in Mā'ili, Island of O'ahu.

The purpose of the Beneficiary Consultation is to discuss possible site plans and housing options for a new homestead community.

PROJECT PIPELINE

TOTAL DEVELOPMENT TIME = 6 TO 12 YEARS



SCHEDULE: Subject to change and assumes sufficient funding will be made available for all project phases.

- ☐ **Planning (on-going)**
 - **Compile Feedback from Beneficiary Consultation – 2021**
 - **Complete Preliminary Engineering – 2021 to 2022**
 - **Environmental Assessment Process – 2022 to 2023**
- ☐ **Infrastructure Design – 2023 to 2024**
- ☐ **Infrastructure Construction – 2025 to 2026**
- ☐ **House Construction and Multi-family Development – 2026 to 2027**
 - **Lot selection ~ 2026**
- ☐ **House Occupancy / Availability of Rental Units – 2028**



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PROJECT BACKGROUND

PROJECT SITE



CHRONOLOGY OF EVENTS

History

- **Mid/late 1800's – Cattle ranching**
- **Early 1900's – Sugar cultivation**
- **1940's – 1970's – Military activity**
- **2010 – 85 acres conveyed to State from US Govt.**
- **2011 – Acquired 85 acres from Dept. of Land and Natural Resources**
- **2020 – Acquired 5 acres from US Govt. (excluded from original parcel pending hazmat remediation)**

CHRONOLOGY OF EVENTS (cont.)

❑ Other Developments

- **Ulu Ke Kukui**

- *General lease for the transitional housing project expired in November 2019*
- *Development Agreement awarded to Hawaiian Community Development Board to renovate the apartment units and rent them to DHHL beneficiaries*

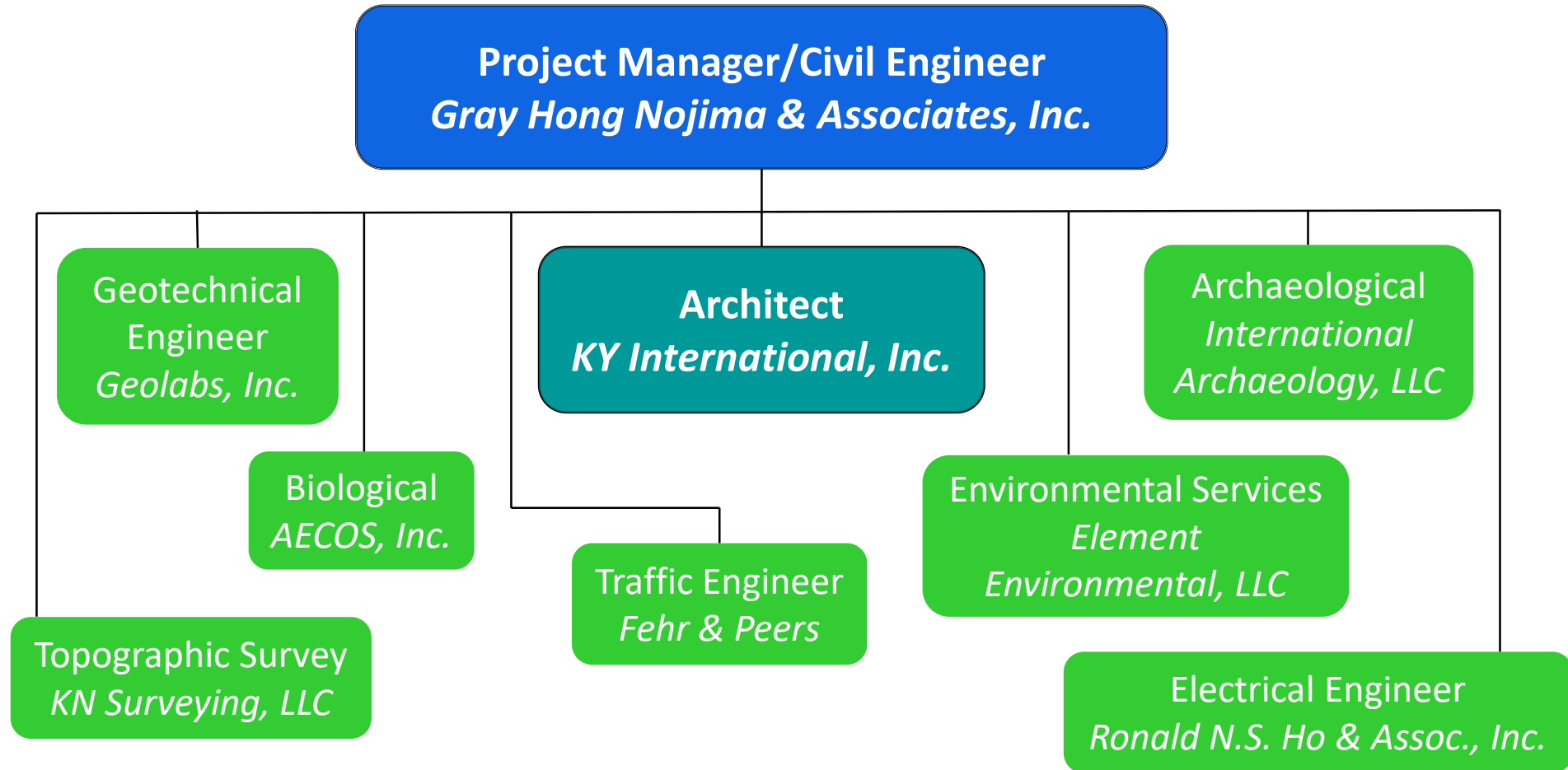
- **Ho‘omalu O Nā Kamali‘i**

- *Emergency receiving home for children operated by the Department of Human Services*
- *The general lease expires in 2028*

- **Kamehameha Schools Community Learning Center at Mā‘ili**

- *40 acres general leased to Bishop Estate*

PROJECT TEAM



SITE INVESTIGATIONS

☐ Completed to date

- Topographical aerial survey
- Water and sewer connection approvals
- Preliminary geotechnical exploration
- Natural resources assessment
- Traffic counts of existing conditions
- Environmental (in progress)
- Archaeological (in progress)

☐ Commence/Continue after selection of site plan

- Electrical
- Mobility analysis (traffic)
- Archaeological
- Environmental
- Topographical survey (land based)
- Geotechnical exploration



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ALTERNATIVE SITE PLANS

ALTERNATIVE 1 – SINGLE-FAMILY (~200 LOTS)



ALTERNATIVE 2 – SINGLE- & MULTI-FAMILY (~280 UNITS)





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NEXT STEPS...

- **Compile Feedback from Beneficiary Consultation – 2021**
 - ✓ *Report to Hawaiian Homes Commission*
 - ✓ *Incorporate into Master Plan*
- **Complete Preliminary Engineering – 2021 to 2022**
- **Environmental Assessment Process – 2022 to 2023**



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QUESTION AND ANSWER



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CONTACT INFORMATION

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Department of Hawaiian Home Lands

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WEBSITE: dhhl.hawaii.gov/po/oahu



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BENEFICIARY SURVEY QUESTIONS:

1. For single-family residential lots, would you and your family prefer:
 - ☐ A turnkey house (DHHL constructs the home) or
 - ☐ Vacant lot (the lessee constructs the home to the lessee's preferences)



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BENEFICIARY SURVEY QUESTIONS:

2. If you are on the DHHL Oahu Residential Waitlist: When the project is ready for occupancy (estimated in 2027-2028), will you be:
- ☐ Financially ready to purchase a house (receive a homestead lease)
 - ☐ Need time to clear debts and/or save for a down payment
 - ☐ Unsure



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BENEFICIARY SURVEY QUESTIONS:

3. For those of you who indicated that you may not be financially ready to purchase a house and be a homeowner, how interested would you be in affordable rental options?

- ☐ Very Interested
- ☐ Somewhat Interested
- ☐ Not at all interested
- ☐ I don't know right now. It depends. I need more information and / or still have questions



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BENEFICIARY SURVEY QUESTIONS:

4. Which of the following rental options would you and your family be interested in (feel free to choose more than one choice).
- ☐ Townhome / Low-rise Apartment
 - ☐ Kūpuna Housing
 - ☐ Single-family home; Rent with option to purchase
 - ☐ None of the above, I am not interested in renting and I would prefer to own a home
 - ☐ I don't know right now. It depends. I need more information and / or still have questions.



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BENEFICIARY SURVEY QUESTIONS:

5. Of the two Alternative site plans for this future homestead community, which would you prefer:
- ☐ Alternative 1 – All single-family lots
 - ☐ Alternative 2 – Single-family and multi-family lots
 - ☐ I don't know right now. It depends. I need more information and/or still have questions.

Mahalo nui loa for your participation!

ALTERNATIVE 1 ALL SINGLE-FAMILY (~200 LOTS)



ALTERNATIVE 2 SINGLE- & MULTI-FAMILY (~280 UNITS)





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NEXT STEPS...

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