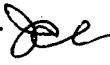


STATE OF HAWAI'I  
DEPARTMENT OF HAWAIIAN HOME LANDS  
September 20-21, 2021

TO: Chairman and Members, Hawaiian Homes Commission

Thru: Andrew Choy, Planning Program Manager

From: Julie-Ann Cachola, Planner 

Subject: G-6 Accept the Beneficiary Consultation Report for the Kawaihae Community Based Renewable Energy Project Proposed by Nexamp Solar, LLC, at Kawaihae, Hawai'i, TMK (3) 6-1-006:003

**RECOMMENDED ACTION**

That the Hawaiian Homes Commission (HHC) accept this Beneficiary Consultation Report as the official record of the information presented to beneficiaries regarding Nexamp Solar, LLC's proposed Community Based Renewable Energy Solar Project at Kawaihae, Hawai'i, TMK (3) 6-1-006:003 and their comments, questions and concerns raised in response.

**DISCUSSION**

**Introduction**

In January, 2009, the HHC approved DHHL's Ho'omalū Energy Policy (see Attachment A) which sought to enable native Hawaiians working together with the broader community to lead Hawai'i's effort to achieve energy self-sufficiency and sustainability. Objective 2 of the Energy Policy facilitates the use of diverse renewable energy resources by identifying and leasing DHHL lands that have potential for renewable energy development.

On August 31, 2020, DHHL posted a legal ad (see Attachment B) in newspapers across the State, that requested applications to develop renewable energy projects on DHHL lands. Four parcels of DHHL land were offered, including: a parcel on O'ahu, a parcel on Molokai, and 2 parcels on Hawai'i Island (Kawaihae and Kalaoa).

This submittal presents background information on the solicitation and selection process, and reports information gathered in two (2) virtual Beneficiary Consultation meetings held on December 8, 2020 and July 26, 2021. The December 8, 2020 meeting was held before a renewable energy developer was selected. The purpose of the meeting was to provide information about the solicitation for renewable energy projects, to explain the process and to explain how Community Based Renewable Energy development works.

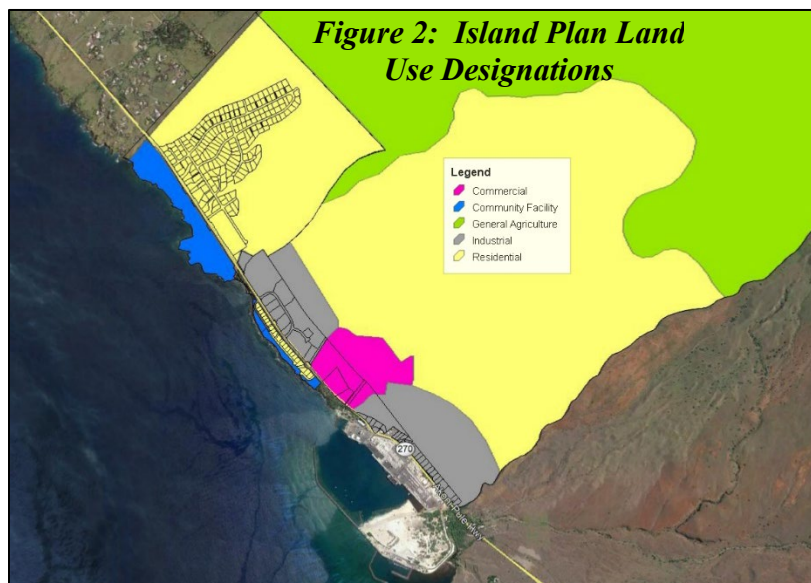
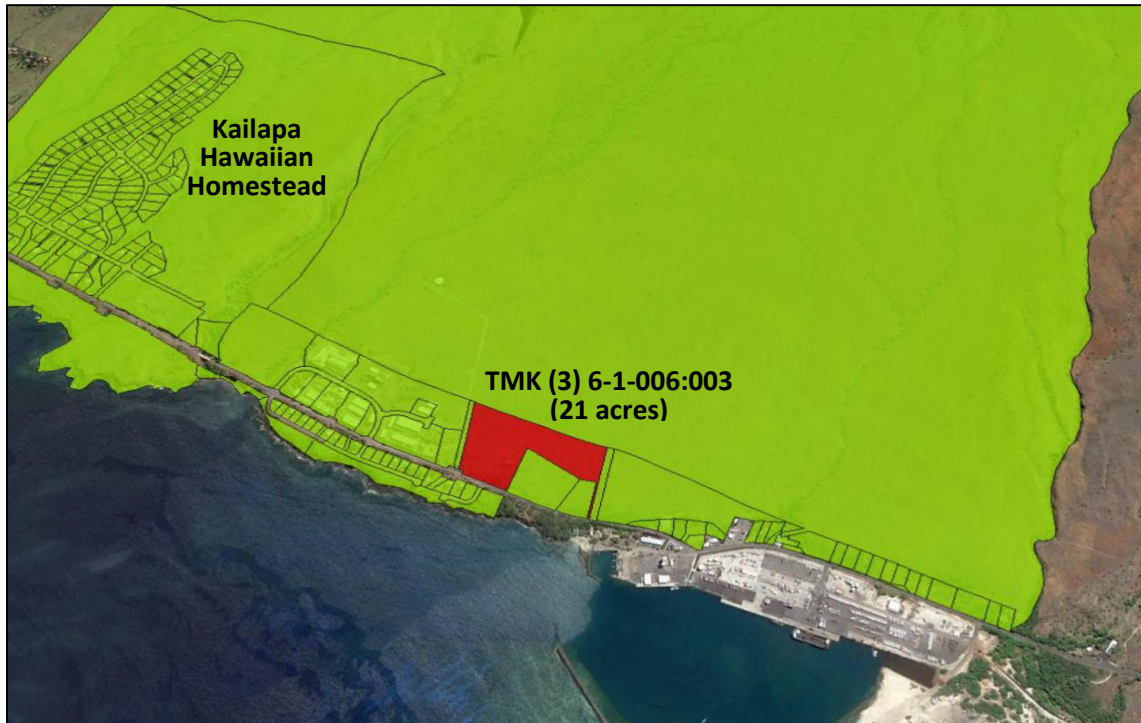
The purpose of the July 26, 2021 Beneficiary Consultation meeting was to let beneficiaries know that the Department selected Nexamp Solar LLC to proceed to the next step in the leasing process. We wanted to give Nexamp the opportunity to present their proposed

project to the Kawaihae lessees; we wanted the Kawaihae lessees to be able to ask questions and provide comments.

*Available Land at Kawaihae, Hawai'i Island*

Figure 1 identifies DHHLmakai Kawaihae DHHL lands; the parcel in red was identified in the solicitation for renewable energy proposals. Figure 2 identifies Island Plan Land Use Designations for makai Kawaiahae lands.

***Figure 1: Kawaihae Parcel Identified for Community Based Renewable Energy***



***Figure 2: Island Plan Land Use Designations***

**Legend**  
• Commercial  
• Community Facility  
• General Agriculture  
• Industrial  
• Residential

**TMK (3) 6-1-006:003**

- 21 acres
- Frontage along Akoni Pule Hwy.
- Designated for Commercial Use
- Flanked on both sides with lands designated for Industrial use

### Solicitation and Selection

DHHL included the Kawaihae parcel in the current solicitation, issued in August 2020. DHHL received two (2) renewable energy applications for the Kawaihae site. The applications were reviewed and evaluated by a 5-member Evaluation Committee comprised of three (3) DHHL staff and two (2) representatives from DHHL's Renewable Energy Consultant's firm. Evaluation and scoring were done individually based on the Evaluation Criteria and distribution of points identified in Table 1.

**Table 1: Evaluation Criteria for Selection of Renewable Energy Developers**

<b>EVALUATION CRITERIA FOR SELECTION OF RENEWABLE ENERGY PRODUCER</b>	<b>MAXIMUM POINTS</b>
<b>1. Qualifications and Experience</b> a. Recent Relevant Project Experience b. Experience in developing similar projects. c. Applicant's Financial Strength	<b>25</b>
<b>2. Project Information and the Project's Viability</b> a. Proposed Project Specifications b. Applicant's Financial Plan and Business Concept	<b>25</b>
<b>3. ROE Fees, Lease Terms, and Community Benefits Offered</b> a. Extent that the community benefits address community needs and/or implement regional plan priority projects. b. Lease Rent Rate per Acre c. Gross Lease Rent d. ROE and Other Fees e. Duration and Lease Terms	<b>35</b>
<b>4. Unique Qualities and Past Performance</b> a. Quality of Project References b. Prior Hawaii Project Experience c. Prior DHHL Experience	<b>10</b>
<b>5. How well Applicant's proposal in its entirety meets DHHL's objectives</b> a. Overall Proposal Quality	<b>5</b>
<b>TOTAL POINTS:</b>	<b>100</b>

Bonus points could have been added to applicant scores if the applicant was a beneficiary organization or if the applicant was in partnership with a Beneficiary organization, however neither applicant qualified for the bonus points. Individual scoresheets were compiled and scores were totaled. Nexamp Solar, LLC received the highest score for Kawaihae and Kalaoa. On February 4, 2021, DHHL notified Nexamp Solar, LLC that it was selected to proceed with DHHL's leasing process for the Kawaihae parcel (see Attachment C).

### Notification/Invitation to Beneficiary Consultation Meetings

As we were scheduling the Beneficiary Consultation meetings for the Kawaihae and Kalaoa projects, we realized that there was a significant difference between the two sites. The development of a renewable energy initiative at the Kalaoa site was a Regional Plan Priority Project in the 2009 La‘i ‘Ōpua – Kealahou Regional Plan and the 2020 La‘i ‘Ōpua – Kealahou Regional Plan. The Kalaoa site had been vetted in both updates and had received enough support to maintain its status as a Regional Plan Priority Project.

Since the Regional Plan Priority Project indicated community support for renewable energy development alternatives on the same parcel of land that was included in the solicitation, the Planning Office determined that only one (1) Beneficiary Consultation meeting would be required for the Kalaoa site, which would occur later in the process once a renewable energy developer was selected for the Kalaoa site.

The Planning Office determined that two (2) Beneficiary Consultation meetings with Kawaihae beneficiaries would be required. The 1<sup>st</sup> consultation meeting was held on December 8, 2020 and the 2<sup>nd</sup> consultation meeting was held on July 26, 2021, after a renewable energy developer was selected for the Kawaihae parcel. Postcards (see Attachment D) inviting the 187 Kawaihae lessees to attend each consultation meeting were mailed out to give the lessees at least 2 weeks advance notice before each meeting.

### Beneficiary Consultation Meeting Notes

The Planning Office convened a virtual Beneficiary Consultation meeting on December 8, 2020 from 6:30 p.m. to 8:30 p.m. The purpose of the meeting was to:

- Provide information about DHHL’s request for renewable energy proposals.
- Explain Community-Based Renewable Energy potential benefits.
- Explain why here? Why now?
- Explain the process, should a project be selected.
- Collect input on potential community benefits.

After the Department selected a developer for the Kawaihae site, the Planning Office convened the second virtual Beneficiary Consultation meeting on July 26, 2021 from 6:00 p.m. to 8:00 p.m. The purpose of the meeting was to introduce Kawaihae lessees to the selected renewable energy developer. The developer could pitch their proposal and ideas directly with our beneficiaries. Our lessees could ask questions, make comments, share information, etc. , lessees could hear and to hear about their proposed community based renewable energy project at Kawaihae. Nexamp Solar, LLC, presented information about their company, their development philosophy, the proposed site plan, subscriptions, bill credits they would get as subscribers, outreach materials, etc.

Attachment E provides the meeting powerpoints and meeting notes. Unlike other beneficiary consultation meetings where hundreds of people would line up for hours just for the



opportunity to speak for 3 minutes, these Beneficiary Consultation meetings were so sparsely attended, you could count the number of attendees on one hand. We're sure that COVID is a big contributing factor, and maybe we're all a bit zoomed out.

To facilitate your review, I have compiled the questions, comments and responses related to the proposed Kawaihae CBRE project.

TOPIC	QUESTION/COMMENT/CONCERN
Are DHHL grants available to do this?	<ol style="list-style-type: none"> <li>1. Does DHHL have monies for communities to apply for grants for this? <ol style="list-style-type: none"> <li>a. No, DHHL does not have monies for communities to apply for a grant to do a CBRE project.</li> </ol> </li> </ol>
Another location?	<ol style="list-style-type: none"> <li>2. Is it possible to move the project area to the harbor side, near Pelekāne Watershed so the developer can stop the soil erosion and allow for the Bypass Road? <ol style="list-style-type: none"> <li>a. We can look to see if the location of the project would affect the ByPass Road, however, if we were to move the location, we might have to do an entirely new solicitation process.</li> </ol> <p><b>Post-meeting note:</b> we checked with DOT and the ByPass Road is on hold right now, but the proposed location of the project would not interfere with the proposed alignment of the ByPass Road.</p> </li> </ol>
Only solar projects?	<ol style="list-style-type: none"> <li>3. Is DHHL only looking at solar projects? <ol style="list-style-type: none"> <li>a. The solicitation for proposals did not specify a solar project, however, energy maps indicate that the proposed site has good solar potential.</li> </ol> </li> </ol>
Who is the subscriber?	<ol style="list-style-type: none"> <li>4. Who is the subscriber? Each lessee or the subdivision or subdivisions? <ol style="list-style-type: none"> <li>a. The subscribers are individuals residing on the Big Island. Could also be businesses and organizations.</li> </ol> </li> </ol>

TOPIC	QUESTION/COMMENT/CONCERN
Role for community organization?	5. Can community organizations apply as the developer or partner with a developer? a. It is possible for any entity to partner with another entity.
Bill reduction or credit.	6. How much would a typical bill be reduced by, for a project like this? a. Typically, bills could be reduced by 10% to 20%.
Homes with rooftop solar cannot be subscribers.	7. What happens if you already have photovoltaic panels on your roof? Can you still buy into the program? a. The CBRE program is a means to expand the benefits of renewable energy to customers who have not been able to install PV panels on their rooftops or who live in apartment buildings and cannot install PV panels because they have no rooftop.
Homes with partial PV panels?	8. What if the home with PV does not have full coverage and still buying power from HECO?
Is 3MW cap enough for Kailapa?	9. Is the 3 megawatt cap sufficient to power an area like Kailapa? a. CBRE is not tied to a particular geography. The energy a CBRE project produces goes into the electric grid allowing HELCO to provide power generated with a renewable energy resource.
If beneficiaries with PV panels can't be a subscriber, how will they benefit?	10. If it excludes someone with a PV system, how does it benefit a lessee?

TOPIC	QUESTION/COMMENT/CONCERN
Developer has to sell subscriptions?	<p>11. To make money, this developer has to sell to subscribers outside of HHLs.</p> <p>a. The developer does not sell its energy to subscribers. Through a Power Purchase Agreement, HECO agrees to purchase a certain amount of renewable energy from the developer at an agreed upon rate. In the agreement, the developer agrees to produce a certain amount of energy and HELCO agrees to buy it.</p>
How will the infrastructure affect HHLs?	<p>12. How would the infrastructure impact Hawaiian Home Lands?</p> <p>a. Since the parcel of land is currently vacant, the infrastructure would probably increase the value of the land.</p>
Great Potential!	<p>13. I think this opportunity is fantastic and could potentially be a windfall for Kawaihae beneficiaries. It will take some work but exciting.</p>
Do the benefits of this project outweigh the benefits we could get from another use of the parcel?	<p>14. Do you feel the benefits of this project would outweigh the benefits of Hawaiians being awarded these commercial lands to develop small businesses?</p> <p>a. DHHL benefits from this project because it secures lease rent from the developer for the use of the land. DHHL beneficiaries who qualify and sign up as subscribers would get a reduction in their monthly electric bills.</p>
Can DHHL extend the deadline to submit project proposals?	<p>15. Would the department allow more time to work toward this project proposal?</p> <p>a. The solicitation dates were established to ensure that if a developer wanted to submit a bid to HECO for a CBRE project, that there would be enough time to go through DHHL's process to secure site control, which HECO requires in order to submit a bid. Delaying the deadline for</p>

TOPIC	QUESTION/COMMENT/CONCERN
	<p>project proposals could affect the project's ability to secure land for their project. Delaying the deadline for project proposals could also result in DHHL having to rush beneficiary consultation meetings and public hearings that are required to lease Hawaiian Home Lands for renewable energy development.</p>
Next beneficiary meeting?	<p>16. When is the next consultation meeting?</p> <p>a. If DHHL receives applications for the Kawaihae site and if a developer's project is selected by DHHL, a beneficiary consultation meeting would be scheduled to allow the developer to present their project to beneficiaries and to give beneficiaries an opportunity to ask questions and provide comments.</p>
A HECO sub-station on the Kawaihae parcel?	<p>17. Is HECO thinking about placing a sub- station on this site ?</p> <p>a. HECO has not expressed any interest in developing a sub-station on this site or any other parcel of Hawaiian Home Lands.</p>
Any interested parties?	<p>18. Are there currently any energy producers interested?</p> <p>a. DHHL has not received any applications or indication of interest by any energy producer.</p>
Who pays for PV panels?	<p>19. Who does the conversion to PV? Ok I got that it's the developer.</p>
Traffic mitigation.	<p>20. Perhaps this project can help in some way with the current traffic problem at the harbor? Might help to open a new connector road??</p>

TOPIC	QUESTION/COMMENT/CONCERN
Does HECO provide services to low-income families?	<p>21. Does HECO offer services to low-income houses first or the electric just goes into the grid?</p> <p>a. No—HECO does not offer services to low-income household. A low-income household could subscribe to the community solar project. As a subscriber, HECO would give you a credit on your monthly electric bill. So you will be able to benefit from renewable energy development...and you don't have to put any money into the system.</p>
The benefit of having a reduced electric bill would only be for Kawaihae residents?	<p>22. Are the houses that would get a discount on the electric bill, are those houses just in the Kawaihae area? I'm wondering if there are 500 low-income houses in Kawaihae ? Because that side of the island has a lot of higher income residents.</p> <p>a. Subscribers can be from anywhere on the Big Island. They have to meet income requirements set by Housing and Urban Development (HUD). The Subscribers have to be at or below 80% of the Area Median Income, in order to sign up for a subscription.</p>
	<p>23. I think this is great! So would you offer to all Hawaiian homes residence on the island first?</p> <p>a. Yes, or maybe we could offer it to Wait Listed Applicants who reside on the Big Island.</p>
	<p>24. If you are going to offer subscriptions to all beneficiaries—I was just thinking, you will need to make to Hilo side people</p>

In addition to the questions that were raised and answered above, there were some issues that could not be addressed which are listed and grouped by subject below.

#### WHO BENEFITS FROM THIS SERVICE?

1. Who gets to utilize this service?
2. DHHL Beneficiaries (lessees and applicants) that meet the LMI income requirement (Low-to-Moderate Income threshold of 80% or below Area Median Income) would be able to be a subscriber and therefore, would receive a credit on their monthly electric bill that would reduce their bills by 10%-15%.
3. I'm concerned that a non-beneficiary who meets the income requirement would be able to get the credit over a beneficiary.
4. A 10% to 15% credit (discount) on monthly HECO bills seems like a small benefit. That amount is really insignificant to provide any financial assistance. It should be at least 50% to be meaningful or start at 25% the first year and reach 50% by the 3rd or 5th year.
5. It is imperative that ALL DHHL beneficiaries, regardless of income, have an opportunity to sign up for this program, regardless of their income level. Nexamp has stated that they will work with low to medium income households however, I think a large majority of DHHL Homeowners have incomes that exceed the 80% threshold. In addition a lot of beneficiaries already have rooftop solar panels and they would not be able to sign up as a subscriber. The goal of reaching 1,100 homes may be difficult.
6. There needs to be an incentive program for those already with rooftop panels to sign up and get some benefit from this program. A DHHL homeowner stated on the video that her monthly bill is only \$26 because she already has PV panels. So what's in it for her at this late stage? It's obvious her family already paid out \$6 to \$8,000 for a lease or more if purchased so now what do they get out of this renewable solar project? This was not addressed.
7. Julie B. continues to reference the Low to Moderate income Beneficiaries which punishes those who strive to work harder to produce a higher income. They need to be rid of identifying Native Hawaiians with Low to Moderate income references and just address everyone across the board as one income. No reference to Low/Mod just "Everyone" regardless of income level which keeps it simple.
8. Can beneficiary businesses sign up as a subscriber?
9. What is the timeframe for sign up? Does the window to sign up stay open all the time?
10. What is the subscription fee on the mainland? Gives us a sense of value for the subscription.

#### WORK FORCE DEVELOPMENT

11. There was also reference being made not only by DHHL Staff but also by Julie B. of Nexamp about Workforce Development benefiting the Beneficiaries. If this is so, then Native Hawaiian beneficiaries should be given top priority for any and all jobs offered by the project.

12. There are some nice community benefits to include agricultural opportunities, workforce development training for building and maintenance of the solar farm to provide local residents job opportunities, donations to non-profit organizations. Will DHHL beneficiaries have priority for this workforce development training?
13. NEXAMP should create a written plan that articulates in detail the process and program to provide workforce development opportunities to DHHL beneficiaries. La'i 'Ōpua 2020 would be interested in providing space to Nexamp to deliver workforce development opportunities to DHHL beneficiaries.

#### DONATIONS TO PRIVATE NONPROFIT ORGANIZATIONS

14. How will Nexamp provide donations to non-profit organizations serving DHHL beneficiaries?
15. Nexamp would like the community to tell them what types of projects would be good for their homestead community.
16. Greater detail is needed to specify what NEXAMP has in mind for donating to nonprofits that support DHHL beneficiaries. L2020 should make reasonable suggestions about how NEXAMP could potentially help L2020 initiatives. This would help NEXAMP better understand L2020's and the community's needs.

#### 'IWI KUPUNA

17. Lastly, unfortunately when the Queen Kaahumanu Highway was built, there were numerous archeological and burial sites uncovered and these 100 acres at Kalaoa is no different. I envision a project delay once an Environmental Assessment begins but that is expected and rightfully so. But that is between HELCO and the Contractor and hopefully our ancestors will be respected. This should be disclosed to Nexamp and planned early for this delay so it can be addressed early on even before the Right of Entry as a courtesy to allow early inspection for this specific purpose. Nexamp may want to withdraw if the findings are too ancient or historical. Who knows unless they are allowed to look.

#### OTHER

18. How far can you be from the project in order to receive this service?
19. Has Nexamp been confirmed as the provider?
20. Was the selection for contracts made public?
21. Was the final review and selection of submitted proposals a public process?



## **NEXT STEPS**

### **2<sup>nd</sup> Week of October:**

- Two Public Hearings
- HHC Decision-Making on a Right-of-Entry to conduct due diligence studies and conversion to a General Lease if all requirements met.
- Due Diligence work on-site
- HECO has to release the RFP for CBRE
- Nexamp will respond to RFP—Secure Selection

## **LIST OF ATTACHMENTS**

- Attachment A: DHHL's Ho'omalū Energy Policy
- Attachment B: Legal Ad—Solicitation for Proposals
- Attachment C: Selection Letter for the Kawaihae parcel
- Attachment D: Invitation Post Cards for Beneficiary Consultation Meetings
- Attachment E: December 8, 2020 Beneficiary Consultation Meeting:  
Presentation material, Summary Notes, Written Comments,  
Post-Meeting correspondence
- July 26, 2021 Beneficiary Consultation Meeting:  
Presentation material, Summary Notes, Written Comments,  
Post-Meeting correspondence

Mark Wong, HECO Manager of CBRE, referred everyone to their webpage for more information:

<https://www.hawaiianelectric.com/products-and-services/customer-renewable-programs/community-solar>





# HO‘OMALUŌ

## ENERGY POLICY

*To enable native Hawaiians and the broader community working together to lead Hawai‘i’s effort to achieve energy self-sufficiency and sustainability.*

OBJECTIVE

1

**Mālama ‘āina:**  
Respect and protect our native home lands.

**ACTIVITIES:**

Develop a comprehensive strategic plan for the protection, restoration and preservation of DHHL’s forest lands. (An appropriate plan that incorporates the preservation of values, traditions, and culture of Native Hawaiians that restores balance, harmony, and sustainability of the forest lands for future generations.)

Develop a comprehensive strategic plan for the protection, restoration and preservation of DHHL’s other lands—lands other than forest lands, lands for homesteading and lands for general lease.

Identify properties in DHHL land inventory that have potential for carbon sequestration and determine if carbon sequestration is a viable use of DHHL lands.

Evaluate each Regional Plan to determine if energy self-sufficiency and sustainability goals and objectives should be incorporated into the regions. (The regions contained within the Regional Plans can serve as today’s “ahupua’a” - the past Hawaiian land-management system of self-sufficiency for future generations.)

Develop, implement, and maintain plans to reduce DHHL’s carbon footprint (reduce greenhouse gas emission).

OBJECTIVE

2

**Ko‘o:** Facilitate the use of diverse renewable energy resources.

**ACTIVITIES:**

Identify properties in DHHL’s land inventory that have potential for renewable energy projects.

Pursue the leasing of those lands that are identified as suitable for renewable energy projects. (First priority should be given to entities that would provide “firm” renewable energy power such as garbage-to-energy (mass-burn), geothermal, pump-storage hydropower, solar-thermal and second priority to “as-available” renewable energy power such as wind, solar-photovoltaic, and wave.)

Encourage existing and future general lessees and licensees of DHHL’s properties to design and build their facilities so that they are energy and resource efficient.

Seek partnerships for the development of renewable energy resources. In this connection, build relationships that could assist DHHL on non-energy related issues.

Evaluate DHHL’s available authorities/powers that could expedite renewable energy projects for the state of Hawai‘i.

Seek innovative processes to provide reliable electricity, by assisting electric utilities (in a world where energy is an essential but very limited resource) to reduce Hawai’s dependency on fossil fuels.

OBJECTIVE

3

**Kūkulu pono:** Design and build homes and communities that are energy efficient, self-sufficient and sustainable.

**ACTIVITIES:**

Promote, design, and build new affordable homes (that minimize lifestyle and visual impacts) using the “Hawai‘i BuiltGreen” and “ENERGY STAR” programs. (These programs ensure the designing and building of new energy and resource efficient homes in Hawai‘i.)

Strive to plan, design, and build new communities utilizing the “ahupua’a” concept and the “Green Communities” program. (The Green Communities program’s criteria are designed to provide a cost effective approach and standard for creating healthy, affordable, and environmentally responsible homes and communities.

Assist beneficiaries to utilize energy efficiency rebates, financial assistance, tax credits and other incentives offered by utility companies and federal, state and county governments.

Promote the benefits of hybrid electric vehicles to help reduce beneficiaries’ transportation (gasoline) costs. (70% of Hawai‘i’s imported fossil fuel is used for transportation that must be use efficiently or conserved.)

Assist beneficiaries to obtain mortgages under the “Energy Efficient Mortgage” program. (The program can help beneficiaries save money and, reduce their loan qualifying income requirements.)

Seek partnerships with federal agencies like with the U.S. Department of Energy that provide access to current state-of-the-art technical advancements in energy.

Seek partnerships that provide grants and other financial assistance for the developments of state-of-the-art net zero energy homes.

Join with electric utilities and the Public Benefits Administration as partners to advocate, communicate and educate the public on state-of-the-art energy initiatives.

*Energy efficient homes generate lower electricity and home maintenance costs that would help beneficiaries qualify for a higher home mortgage or increase their purchasing/savings power.*

OBJECTIVE

4

**Kōkua nō i nā kahu:** Provide energy efficiency, self-sufficiency, and sustainability opportunities to existing homesteaders and their communities.

**ACTIVITIES:**

Identify effective energy efficiency and conservation retrofit applications and develop a plan to assist homesteaders with the retrofitting of their homes. (Retrofit applications may include: solar hot water heating system, insulation/radiant barriers, low-flow toilet and shower head, photovoltaic system, CFL bulbs, ENERGY STAR appliances, energy efficient windows, clothes line, ventilation techniques, and roof/attic vents.

Assist homestead communities to achieve potential energy self-sufficiency by identifying properties near existing homesteads that could be utilized for community renewable energy projects that could also generate revenue for their respective regional plan projects.

Seek partnerships to assist homesteaders with retrofit applications and energy self-sufficiency projects.

*Help homesteaders lower their monthly electricity and maintenance costs that would increase their purchasing/savings power and generate revenue for their respective Regional Plan projects.*

OBJECTIVE

5

**Ho‘ona‘auao:** Prepare and equip beneficiaries to promote a green, energy efficient lifestyle in and around communities.

**ACTIVITIES:**

Seek partnerships that provide opportunities to learn how to live a self-sufficient and sustainable, greener lifestyle.

Develop and implement resource efficiency programs for beneficiaries to reduce, reuse, and recycle resources. These resources include construction and demolition materials, household items, yard waste, and other items which might be sent to landfills or incineration.

Assist homestead communities to become more aware of their energy use and carbon footprint.



Public Notice

Public Notice

Public Notice

Public Notice

**PUBLIC NOTICE  
DISPOSITION OF HAWAIIAN HOME LANDS BY GENERAL LEASES  
FOR RENEWABLE ENERGY PROJECTS ON OAHU, MOLOKAI,  
AND HAWAII ISLAND**

The Department of Hawaiian Home Lands ("DHHL") is soliciting proposals from renewable energy producers who are interested in negotiating an agreement or agreements to use available lands on Oahu, Molokai, and Hawaii Island to develop and operate qualifying renewable energy projects pursuant to HRS Section 171-95.3, as amended.

DHHL will consider qualifying renewable energy projects, including, but not limited to those modeled as Community-Based Renewable Energy projects, on a portion or portions of the available lands identified and noted below:

ISLAND	TAX MAP KEY NO.	ACRES	LOCATION	NOTES
Oahu	8-9-007:002 (portion)	448	Nanakuli	Portion of parcel subject to negotiation
Molokai	5-2-001:004 (portion)	462	Hoolehua	Up to 20 acres
Hawaii	6-1-006:003 (portion)	20	Kawaihae	Up to the entire 20 acres
Hawaii	7-3-010:007 (portion)	100	Kalaoa	Up to 100 acres in the southern half of the 200-acre parcel

Applicants who are interested in participating in this opportunity must submit a complete application to DHHL by **2:00 pm HST on Friday, October 16, 2020** to be considered. **Applications must be addressed to and received by Department of Hawaiian Home Lands, Land Management Division, Attention: 2020 Renewable Energy Projects, at 91-5420 Kapolei Parkway, Kapolei, Hawaii 96707 by the deadline above.**

A complete application must contain the information below and any other information or materials identified in the Information Packet (available at the link below):

- Description of the project
- Timeline for the completion of the project
- Description of how the project will be financed
- Description of the business concept of the project
- Description of the landscape and acreage requirements, including lands that would be accessible to the public and lands that would not be accessible to the public; and
- Any other qualifications that DHHL requests through posted amendments to the Information Packet.

Chapter 343, HRS, Environmental Assessment: Applicants selected to proceed through the leasing process shall be required to complete compliance with Chapter 343, HRS, as amended, prior to the start of any general lease for a site. Such compliance shall assess the impacts that the proposed development will have on the surrounding community and environment.

Qualifying applicants are also expected to complete DHHL's beneficiary consultation and other public hearing processes, any terms and conditions the parties may negotiate, and the general processes, procedures, or requirements otherwise described in the Information Packet (as amended or supplemented).

The Information Packet is available at <https://dhhl.hawaii.gov/procurement>, under the "Solicitations" heading. The Information Packet includes an application, general property information, DHHL's objectives and criteria for the desired project, a preliminary outline of the leasing process, schedule, and other DHHL requirements.

For additional information contact Allen G. Yanos, Property Development Agent, in the Land Management Division, at (808) 620-9460 or via email at [allen.g.yanos@hawaii.gov](mailto:allen.g.yanos@hawaii.gov) no later than Tuesday, September 15, 2020 at 2:00 pm HST.

Information is located on DHHL's procurement webpage for ease of reference only. The potential dispositions of Hawaiian home lands set forth herein are not governed by Chapter 103D, HRS.

DHHL reserves the right to rescind this notice and to cancel or modify this solicitation in its sole discretion.

Dated: Honolulu, Hawaii, August 31, 2020.

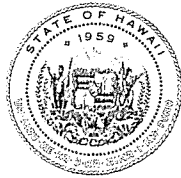
State of Hawaii  
DEPARTMENT OF HAWAIIAN HOME LANDS  
By William J. Aila, Jr., Chairman  
Hawaiian Homes Commission

(SA, TGI, HTH, WHT - 1293702 8/31/20)

**ITEM NO. G-6  
Attachment B**

DAVID Y. IGE  
GOVERNOR  
STATE OF HAWAII

JOSH GREEN  
LT. GOVERNOR  
STATE OF HAWAII



WILLIAM J. AILA, JR.  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION

TYLER I. GOMES  
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

P. O. BOX 1879  
HONOLULU, HAWAII 96805

February 4, 2021

Via Email to [jbeauchemin@nexamp.com](mailto:jbeauchemin@nexamp.com)  
and First Class Mail

Ms. Julie Beauchemin  
Director of Business Development  
Nexamp Solar, LLC  
204 Kapahulu Avenue, #803  
Honolulu, HI 96815

Dear Ms. Beauchemin:

Subject: Notice of Final Selection to Proceed with Leasing Process  
2020 Renewable Energy Projects Solicitation

Nexamp Solar, LLC ("Nexamp") is now eligible to proceed with DHHL's leasing process in connection with your application proposing a community solar project on Hawaiian home lands at Kawaihae, Hawaii Island, identified as Tax Key No. (3) 6-1-006:003, ("site").

The Department of Hawaiian Home Lands ("DHHL") intends to issue Nexamp the Right-of-Entry ("ROE") negotiated by the parties to access the site for due diligence activities and other preparatory tasks to assess the feasibility of your proposed project. As defined in the ROE, and before DHHL executes the ROE, the following are required:

1. Payment of a non-refundable deposit of \$10,000.00 within seven (7) working days of the date of this letter by DHHL. The deposit shall be credited towards your initial annual ROE fees.
2. Your participation in completing DHHL's beneficiary consultation process.
3. Completion of the requirements for the issuance of a general lease pursuant to Section 171-95.3, HRS, including your participation in the required public hearings.
4. Approval of the ROE and option for a general lease by the Hawaiian Homes Commission.

ITEM NO. G-6  
Attachment C

Ms. Julie Beauchemin  
Nexamp Solar, LLC  
February 4, 2021  
Page 2

5. In the event that DHHL has issued ROEs to others for the same site but for other uses, Nexamp agrees to obtain consent from DHHL in advance of any equipment, staking or other work to be installed or done on the site to prevent conflicts with other permittees.

A draft of the ROE and option for a general lease document will be transmitted to you for review along with information requested for presentation at the beneficiary consultation meeting.

We look forward to your cooperation and success through the leasing process. Should you have any questions meanwhile, please contact Allen Yanos, Property Development Agent, in the Land Management Division, at (808) 620-9460 or by email at [allen.g.yanos@hawaii.gov](mailto:allen.g.yanos@hawaii.gov).

Aloha,

A handwritten signature in black ink, appearing to read 'William J. Aila, Jr.', written in a cursive style.

William J. Aila, Jr., Chairman  
Hawaiian Homes Commission

# BENEFICIARY CONSULTATION MEETING

## COMMUNITY BASED RENEWABLE ENERGY

TMK (3)-6-1-006:003 21 acres

TKG: (3)6-1-006:003 (PORTION)

[DHHL.HAWAII.GOV/PO/HAWAII-ISLAND](http://DHHL.HAWAII.GOV/PO/HAWAII-ISLAND)

### Beneficiary Consultation Meeting

#### Community Based Renewable Energy Kawaihae



DEPARTMENT OF HAWAIIAN HOME LANDS  
P.O. BOX 1879 HON, HI 96805



The purpose of the meeting is to:

- Provide information about DHHL's request for renewable energy proposals.
- Explain Community-Based Renewable Energy potential benefits.
- Explain why here? Why now?
- Explain the process, should a project be selected.
- Collect input on potential community benefits.

**DATE:** Tuesday, December 8, 2020

**TIME:** 6:30 p.m. to 8:30 p.m.

#### JOIN THE VIRTUAL MEETING ONLINE

[DHHL.HAWAII.GOV/PO/HAWAII-ISLAND](http://DHHL.HAWAII.GOV/PO/HAWAII-ISLAND)



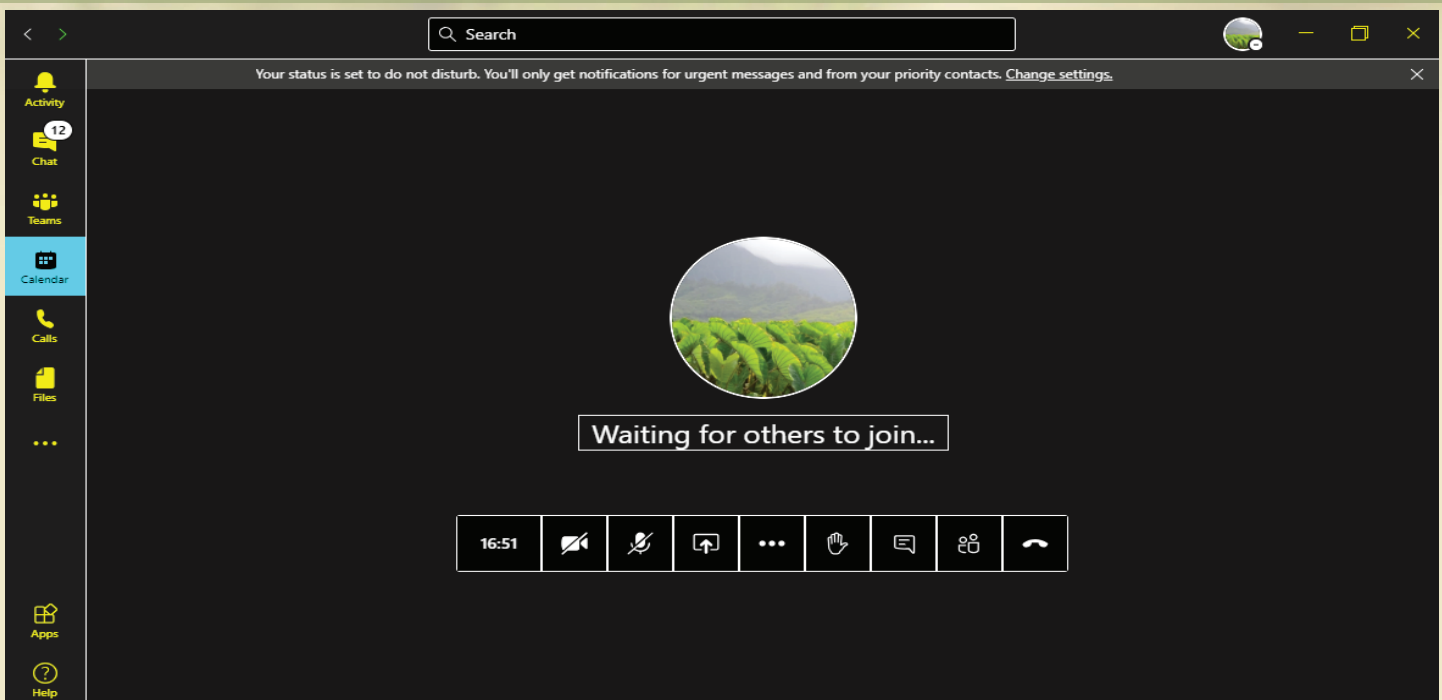
HAWAIIAN HOME LANDS  
HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

# Beneficiary Consultation Meeting on Community Based Renewable Energy Kawaihae

This meeting is being recorded and will be posted on our website

**December 8, 2020**  
**The meeting will start at 6:30 p.m.**

## How to Participate in this Virtual Beneficiary Consultation Meeting





# How to Participate in this Virtual Beneficiary Consultation Meeting

**MORE OPTIONS:** If you don't see an icon, find it here

**OPENS CHAT BOX:** Where you can type in a question or comment. Anytime.

**More Options**

**Chat**

## USER CONTROLS



**MUTE:** All microphones should be on mute

**Mute**

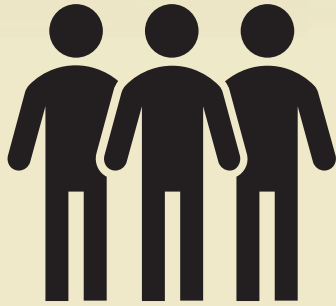
**Raise Hand**

**RAISE HAND:** If you want to speak. When it's your turn, we will ask you to unmute your microphone.

## Our Kuleana in this Meeting

1. We all want to have a productive meeting.
2. Be respectful of the person talking
3. You can use the Chat Box anytime to ask questions or make comments. We'll go to the Chat Box first.
4. If the background noise is too loud, we will mute all attendees.
5. Any off topic questions will be deferred.
6. Raise your hand. Wait for the facilitator to call on you.
7. Agree to disagree — accept that others may have different perspectives and opinions.
8. Have an open mindset --leave the meeting with at least one new idea or piece of information.

# PURPOSE FOR TONIGHT'S MEETING



- Learn about HECO's Community Based Renewable Energy Program
- Explore if it's a good fit for a site in Kawaihae

900 Beneficiaries Invited

--Moloka'i Lessees

--Applicants residing on Moloka'i

## AGENDA

### Introduction

#### Part I: Provide Information

1. Why is DHHL Interested in Developing Renewable Energy?
2. Benefits to the Homestead Community and DHHL Trust
  - 2019 Regional Plan Priority Projects
3. HECO's "Community Based Renewable Energy" Program
4. Are there opportunities for renewable energy for DHHL in Kawaihae?
5. IF a proposal is received—What is the Process?

#### Part II: Answer Questions and Discuss Community Benefits

## **Why is DHHL Interested in Developing Renewable Energy?**

- **DHHL's Energy Policy: Ho'omalūō**
  - Native Hawaiians should lead efforts in energy self-sufficiency
  - Identify DHHL lands with renewable energy development potential
- **In 2015, Gov. Ige signed into law, the requirement that utilities have to produce 100% of their electricity sales from renewable energy resources by 2045. This creates the need and demand for renewable energy.**
- **Renewable Energy development on HHLs can generate revenue to develop new homesteads; community benefits go directly to the homestead community**

## **Benefits to the Homestead Community and DHHL Trust**

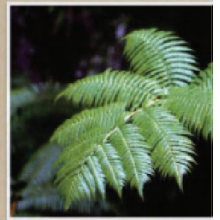
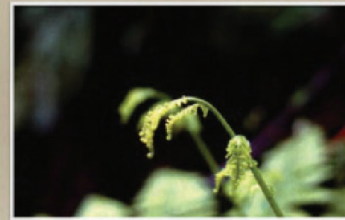
- **Potential for lower electric bills through different programs**
- **Reduce costs for DHHL's water system**
- **Generates revenue for lot development**
- **Potential to Implement Moloka'i Regional Plan Priorities**



# DHHL Kawaihae Regional Plan Priorities

- Kailapa Resource Center
- Kawaihae Water & Energy Research & Development
- Kawaihae Bypass Highway
- Improve the Marine Water at Pelekane Bay
- Management and Maintenance of Kawaihae Reinternment Site

# KAWAIHAE

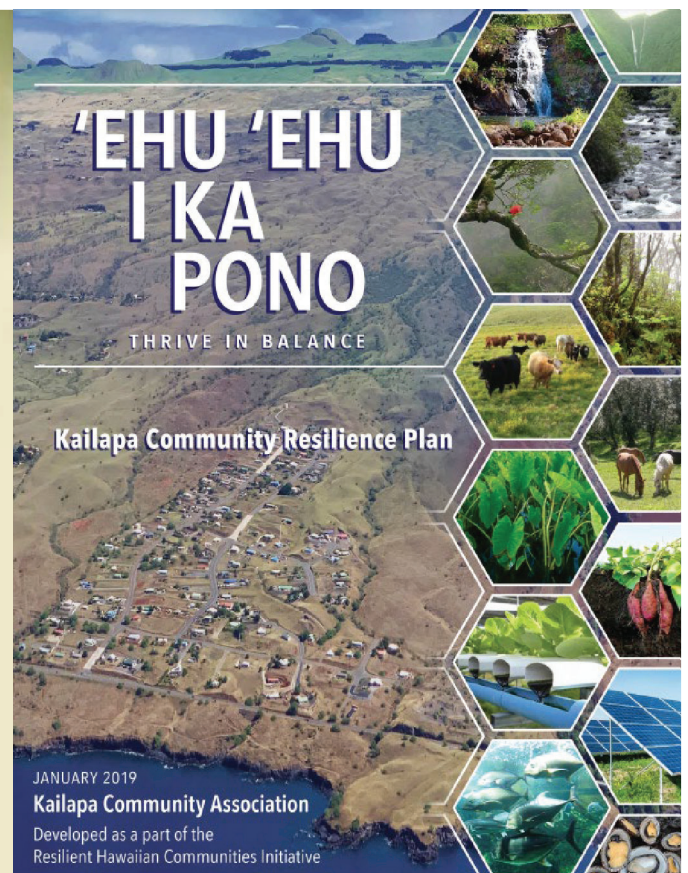


## REGIONAL PLAN

September 2010

# Kailapa Community Association Resilience Plan

- **Wai.** First is wai, our fresh water, both potable and non-potable. If our freshwater supply is ever negatively impacted the result would be devastating. We must ensure that our wai is secure to have any hope for resiliency in our community.
- **‘Āina.** We recognize that when we take care of the land the land takes care of us. Proper thinking, acting, and interacting with our land provides a place and a base to build a foundation of resiliency. Proper land use can provide an abundance of food and economic opportunity.
- **Kānaka.** Kānaka, our people, our community members. There can be no resilient community if there is no community. As our people grow and develop, as our relationships are strengthened, our capacity for resiliency increases. When there is harmony within each person and between each person, the ‘āina, the wai, we believe there is harmony in the community, and there exists true thriving in balance.





**Hawaiian  
Electric**

Mahina Martin

Mark Wong

Ka'iulani Shinsato

Greg Shimokawa

Rebecca Dayhuff Matsushima

*Aloha*

[www.hawaiianelectric.com](http://www.hawaiianelectric.com)



**Hawaiian  
Electric**

Moving toward more renewable energy will reduce our carbon footprint, reduce our reliance on fossil fuel and produce electricity in a way that uses our local, natural resources

## **COMMUNITY BASED RENEWABLE ENERGY PROGRAM**

- Proposed program pending approval by the Public Utilities Commission (PUC)
- Also known as community solar
- Uses a Request for Proposals process to offer opportunity across the five islands we serve

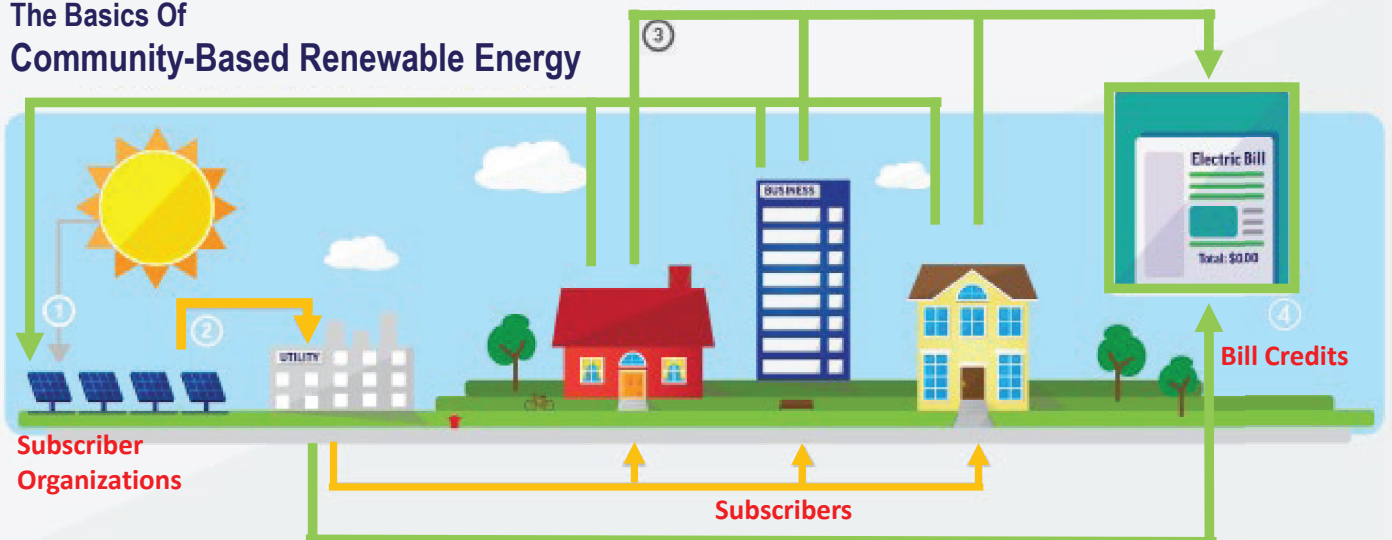


Hawaiian  
Electric

# Community Based Renewable Energy Program (CBRE)

## What is CBRE?

### The Basics Of Community-Based Renewable Energy



CONFIDENTIAL – LIMITED DISTRIBUTION

Money  
Energy



Hawaiian  
Electric

*Mahalo*

[www.hawaiianelectric.com](http://www.hawaiianelectric.com)

**Are there opportunities for Renewable Energy  
for DHHL on Kawaihae?**



# Potential Project Location Kawaihae



7/8/2021

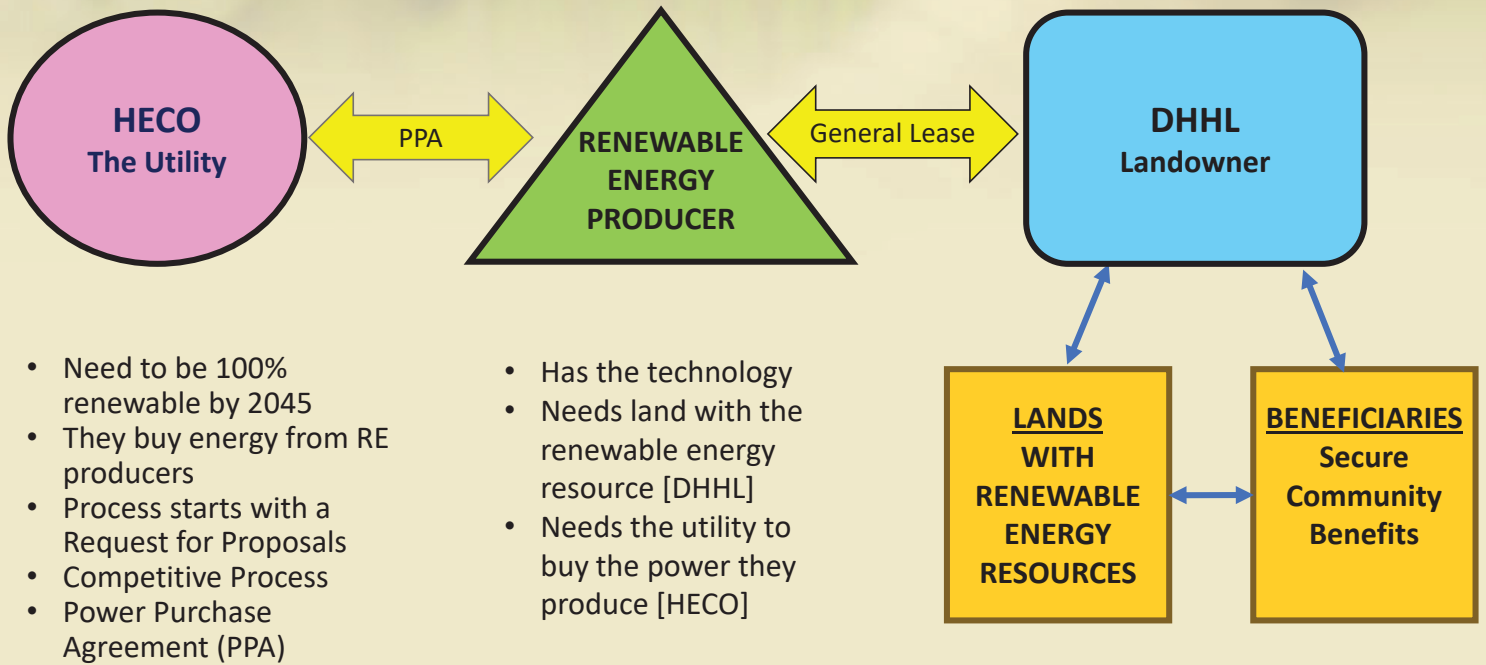
Department of Hawaiian Home Lands

17

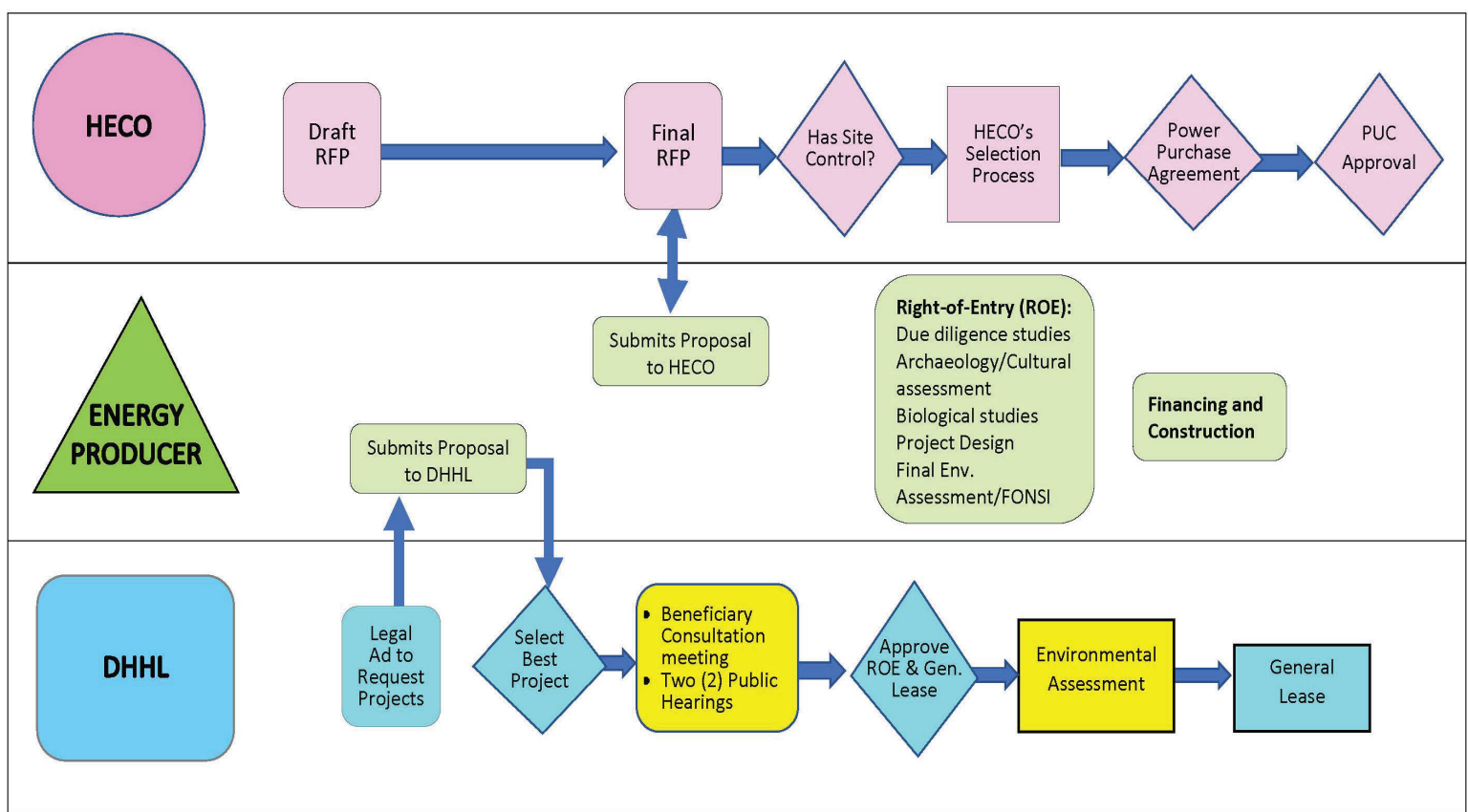
August 31, 2020  
Published a Solicitation for Renewable  
Energy Projects

- 4 parcels (O'ahu, Big Island, Moloka'i)
- Kawaihae parcel: TMK xxxx
- Total acres:
- Project area: up to \_\_ acres
- Renewable Energy Cap: \_\_ MW
  
- South facing exposure
- High level of direct solar radiation
- Access to existing transmission lines
- A solar project could be constructed on lands designated General Agriculture

# DHHL's Opportunity to Develop Renewable Energy Projects



IF  
a proposal is received  
The Process



## Discussion



### Questions on the Presentation?

Questions on the Process?  
 Questions about the Site?  
 Questions about HECO's CBRE Program



### Input on how the Project could benefit your homestead community

- How can the project help individual homesteaders?
- How can the project help homestead associations?
- What kind of projects could benefit the homestead community?
- What Regional Plan Priority Projects would you like to see supported by the Renewable Energy project?

# More Information, More Questions?

1. **MORE INFORMATION** on our website at:  
<https://dhhl.hawaii.gov/po/hawaii-island/potential-renewable-energy-project-kawaihae/>
2.     --Powerpoint, recording of the meeting  
      --Meeting Notes with responses to questions in chat box.
2. **ADDITIONAL QUESTIONS AND COMMENTS:**
  - You're welcome to send us your questions
  - Direct the subject to: "Kawaihae Renewable Energy Project"
    - Send Email to the Planning Office at: [DHHL.Planning@hawaii.gov](mailto:DHHL.Planning@hawaii.gov)
    - OR mail your questions/comments to:  
DHHL Planning Office  
P.O. Box 1879  
Honolulu, HI 96805

Community Based Renewable Energy at Kawaihae  
Virtual Beneficiary Consultation Meeting #1  
December 8, 2020  
6:30 p.m. – 8:30 p.m.

**CHAT BOX QUESTIONS, RESPONSES AND COMMENTS**

**ATTENDANCE**

**Kailapa Community Association:** Jeanette Kaulukukui, Maka‘ala and Maha Kaneali‘i, Keala Drummondo, KS Drummondo (applicant), Amoo Kainoa, Jojo Tanimoto, Hooke ‘Ohana, Pualan iKealii Lincoln Maialua

**HECO/HELCO:** Jen Zelko, Director of Government, Community and Media Relations at Hawai‘i Electric Light Company and Mark Wong, Manager CBRE Programs, HECO

**DHHL:** Andrew Choy, Planning Program Manager; Julie-Ann Cachola, Planner

1. Does DHHL have monies for communities to apply for grants for this?
  - a. No, DHHL does not have monies for communities to apply for a grant to do a CBRE project.
2. Is it possible to move the project site to the harbor side, near Pelekāne Waterside so they can take care of erosion and allow for the Bypass Road?
  - a. We can look to see if the location of the project would affect the Bypass Road, however, if we were to move the location, we would have to do an entirely new solicitation process.
  - b. Post-meeting note: we checked with DOT and the Bypass Road is on hold right now, but the proposed location of the project would not interfere with the proposed alignment of the Bypass Road.
3. Is DHHL looking at solar only?
  - a. The solicitation for proposals did not specify the type of renewable energy project, however, energy maps indicate that the proposed site has good solar potential.
4. Who is the subscriber? Each lessee or the subdivision or subdivisions?
  - a. Subscribers are individual HELCO customers who subscribe to a CBRE project on the Big Island.
5. Can Community organizations apply as the developer or partner with a developer?
  - a. Yes, it is possible for any Community Organization to apply as the developer, or partner with a developer, to form a Subscriber Organization that would build/operate a CBRE project.

6. What would the typical bill reduction be for a subscriber in a project like this?
  - a. This depends on what the Subscriber Organization proposes with their proposed bill credit rate and fees. Roughly, a 10% bill savings with no up-front investment has been seen in similar community solar projects.
7. What happens if you already have photovoltaic panels on your roof? Can you still buy into the program?
  - a. If a HELCO customer has PV solar, the customer already participates in a Distributed Energy Resource program, so they are not eligible to participate in CBRE. The CBRE program is a means to expand the benefits of renewable energy to customers who have not been able to install PV panels on their rooftops or who live in apartment buildings and cannot install PV panels because they have no rooftop.
8. What if the home with PV does not have full coverage and is still buying power from HECO?
  - a. If a customer has a home with PV and participates in a Distributed Energy Resource program, they would not be able to participate as a CBRE subscriber.
9. Is the 3 megawatt cap sufficient to power an area like Kailapa?
  - a. CBRE is not tied to a particular geography. The energy a CBRE project produces goes into the electric grid allowing HELCO to provide power generated with a renewable energy resource.
10. If it excludes someone with a PV system, how does it benefit a lessee?
  - a. Bill savings will be directed to participating Subscribers in the CBRE project. Bidders into the CBRE RFP are required to have a community outreach plan where they must also describe project benefits to the community.
11. To make money, this developer has to sell to subscribers outside of HHLs.
  - a. The developer does not 'sell' its energy to subscribers. Through a Power Purchase Agreement, the developer agrees to produce a certain amount of energy and HELCO agrees to buy the energy it produces. The CBRE project does not necessarily have to sell subscriptions outside HHL because they can choose their Subscribers. Those Subscribers would receive bill credits sized to their interest and output of their CBRE project.
12. How would the infrastructure impact HHLs?
  - a. Since the parcel of land is currently vacant, the infrastructure would probably increase the value of the land.
13. I think this opportunity is fantastic and could potentially be a windfall for Kailapa and PuaKailima. It will take some work but exciting.
14. Do you feel the benefits of this project would out-weigh the benefits of Hawaiians being awarded these commercial lands to develop small businesses?
  - a. The DHHL benefits from this project because it secures lease rent from the developer for the use of the land and it benefits because DHHL beneficiaries who qualify as subscribers would get a reduction in their monthly electric bills.

15. Would the department allow more time to work towards this project proposal?
  - a. The solicitation dates were established in order to ensure that if a developer wanted to submit a bid to HECO for a CBRE project, that there would be enough time to go through DHHL's process to secure a site for their project, which HECO requires in order to submit a bid. Delaying the deadline for project proposals could affect the project's ability to secure land for their project. Delaying the deadline for project proposals could also result in DHHL having to rush beneficiary consultation meetings and public hearings that is required in DHHL's process.
16. When is the next consultation meeting?
  - a. If DHHL receives applications for the Kawaihae site and if a developer's project is selected by DHHL, a beneficiary consultation meeting would be scheduled to allow the developer to present their project to beneficiaries and to give beneficiaries an opportunity to ask questions and provide comments.
17. Is HECO thinking about placing a sub- station on this site ?
  - a. No, HECO is not thinking about a sub-station at this site.
18. Are there currently any energy producers interested?
  - a. DHHL has not received any applications or indication of interest by any energy producer.
19. Who does the conversion to PV? Ok I got that it's the developer.
20. Might help with current traffic at harbor. New plans if connector road could open.

Mark Wong referred everyone to their webpage for more information:  
<https://www.hawaiianelectric.com/products-and-services/customer-renewable-programs/community-solar>





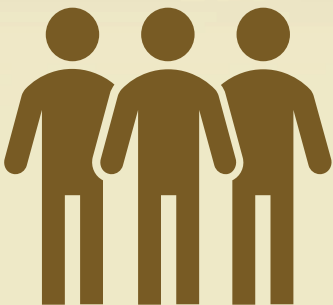
**HAWAIIAN HOME LANDS**  
HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

# **Beneficiary Consultation Meeting on a Proposed Community Based Renewable Energy Solar Project in Kawaihae**

**This meeting is being recorded and will be posted on our website**

**July 26, 2021  
The meeting will start at 6:00 p.m.**

## **WHO'S IN THE ROOM?**



187 Beneficiaries Invited  
--Kawaihae Lessees

# AGENDA and PURPOSE FOR MEETING

## Part I: Provide Information

- 1. Why is DHHL Involved in Renewable Energy?
- 2. How does DHHL get Involved in Renewable Energy?
- 3. Overview of the process and approvals; opportunities for beneficiary input
- 4. HECO’s “Community Based Renewable Energy” program: what it is, how it works, how can the community benefit?

## Part II: Presentation by Nexamp

## Part III: Discussion

Closing: Next Steps

# How to Participate in this Virtual Beneficiary Consultation Meeting

- 1 ALL MICROPHONES SHOULD BE ON MUTE.
- 2 ASK A QUESTION OR MAKE A COMMENT IN THE CHAT BOX -- IT WILL BE READ OUT LOUD BY THE FACILITATOR
- 3 RAISE YOUR HAND IF YOU WANT TO SPEAK -- WHEN IT’S YOUR TURN, UNMUTE YOUR MICROPHONE

**USER CONTROLS**



2

3

1

**Comment  
in Chat**

**Raise  
Hand**

**Mute  
Mic**

## **Our Kuleana – “Netiquette” For a Productive Meeting**

- 1. Be respectful of the person talking – treat others how you would like to be treated.**
- 2. Agree to disagree —accept that others may have different perspectives and opinions.**
- 3. Have an open mindset --leave the meeting with at least one new idea or piece of information.**
- 4. Use the Chat Box anytime to ask questions or make comments.**
- 5. Raise your hand if you want to speak. Wait for the facilitator to call on you.**

ITEM NO. G-6

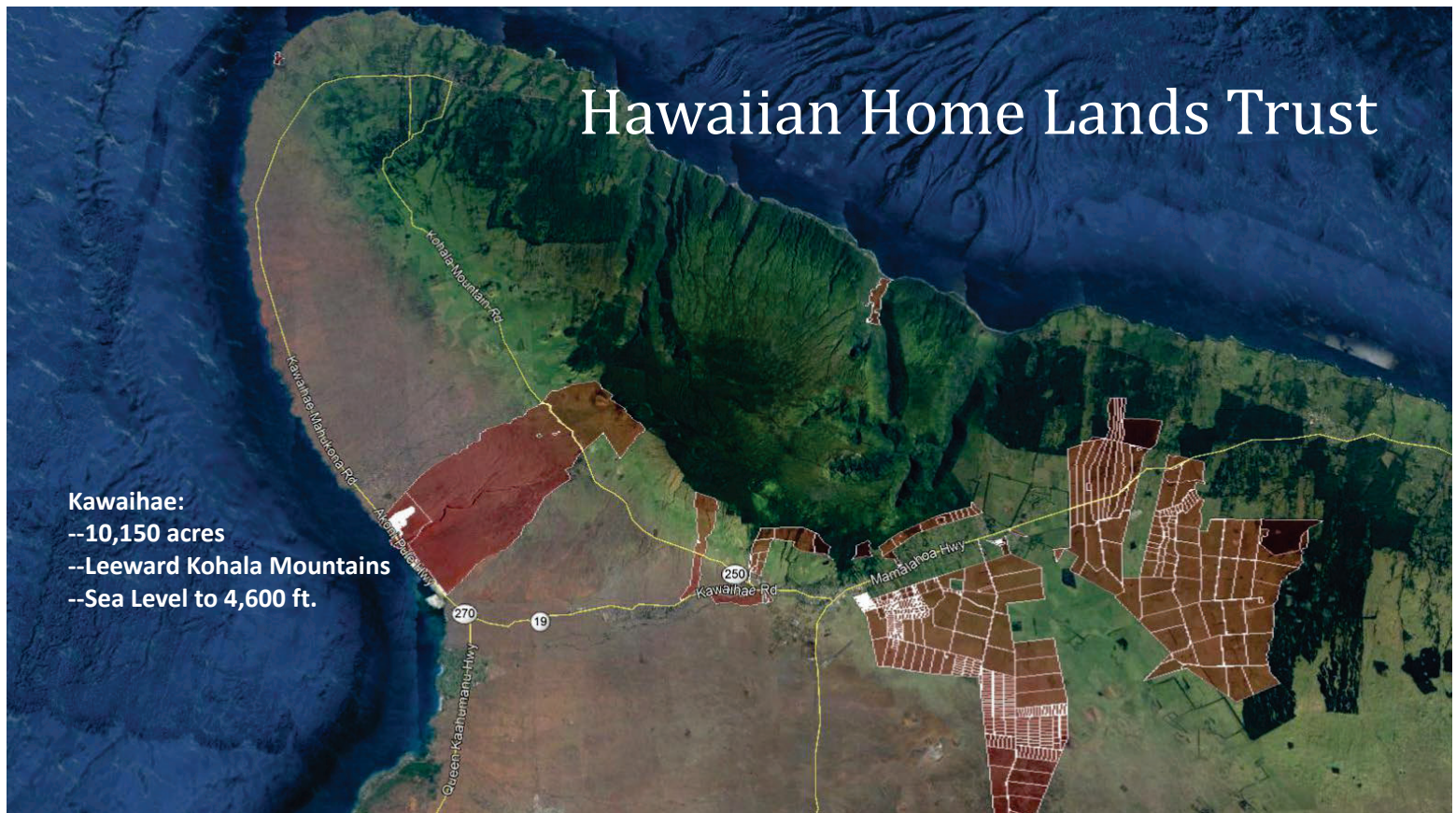
**Why is DHHL Involved in Renewable Energy?  
Why in Kawaihae? Why now?  
How does it work?**

ITEM NO. G-6

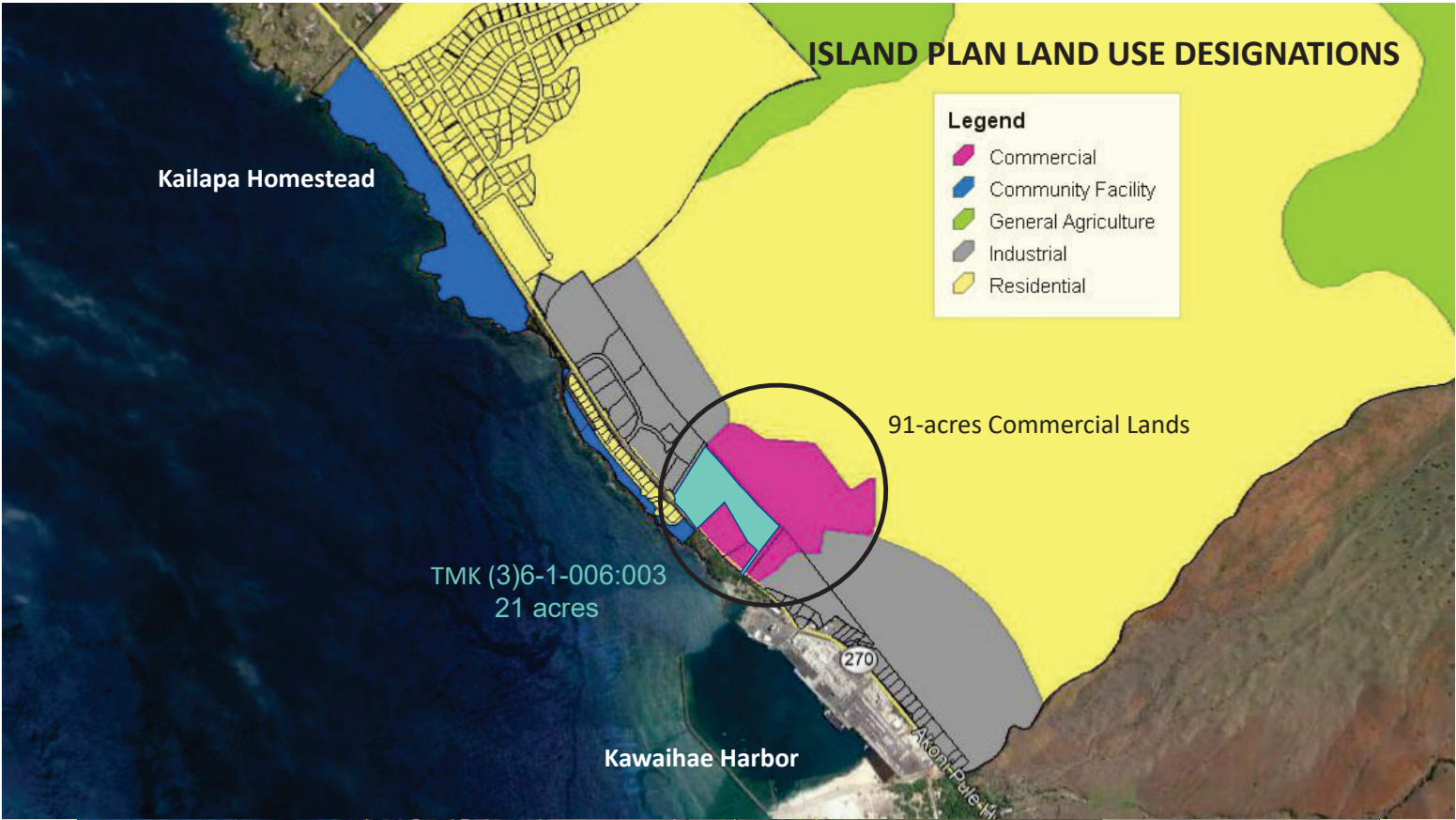
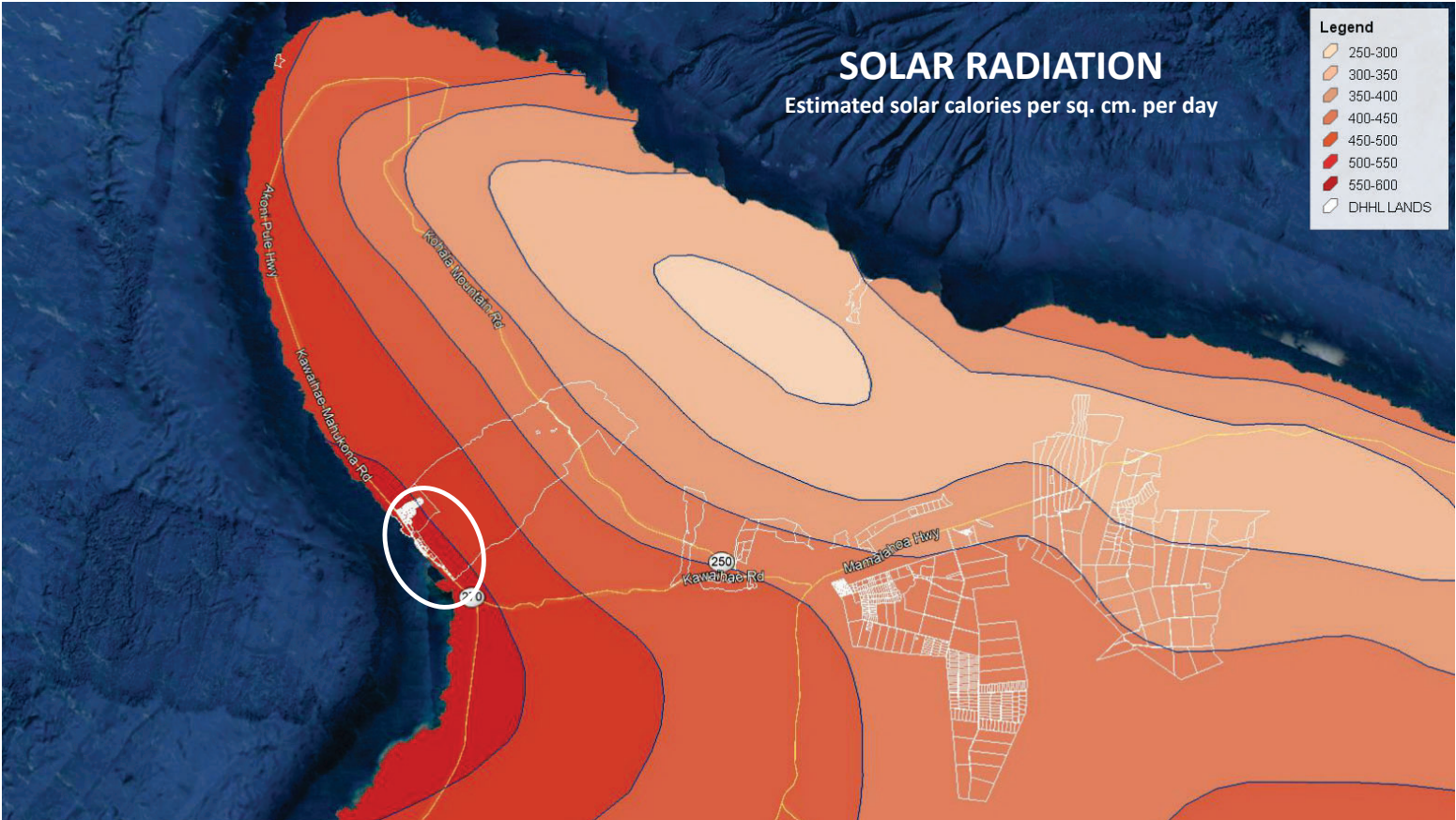


# Why is DHHL Involved in Renewable Energy?

- **2009 DHHL's Energy Policy:** to enable native Hawaiians to lead efforts to achieve energy self-sufficiency and sustainability.
- **2015 State law:** requires electric utilities to produce 100% of their electricity from renewable energy sources by the year 2045. This created the need and demand for renewable energy.
- **We have needs--Renewable Energy development on HHLs can generate revenue to develop new homesteads and deliver community benefits to the homestead community**
- **DHHL Trust lands that have excellent renewable energy resources (Solar, Wind, Hydroelectric resources)**



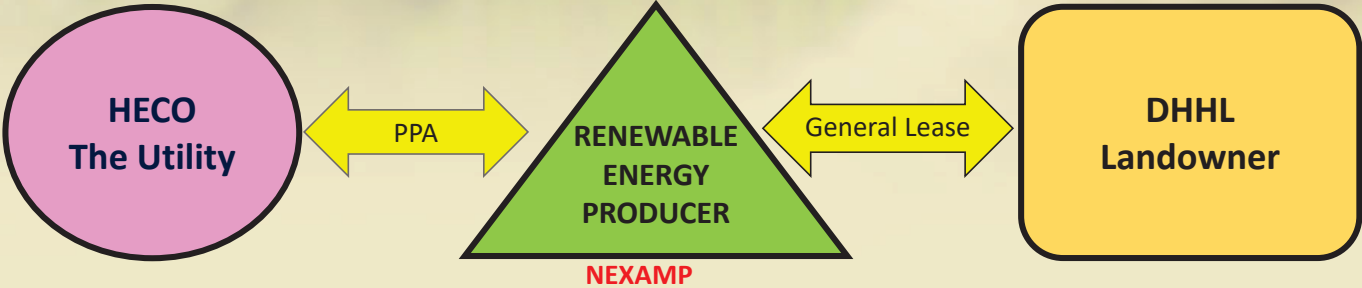








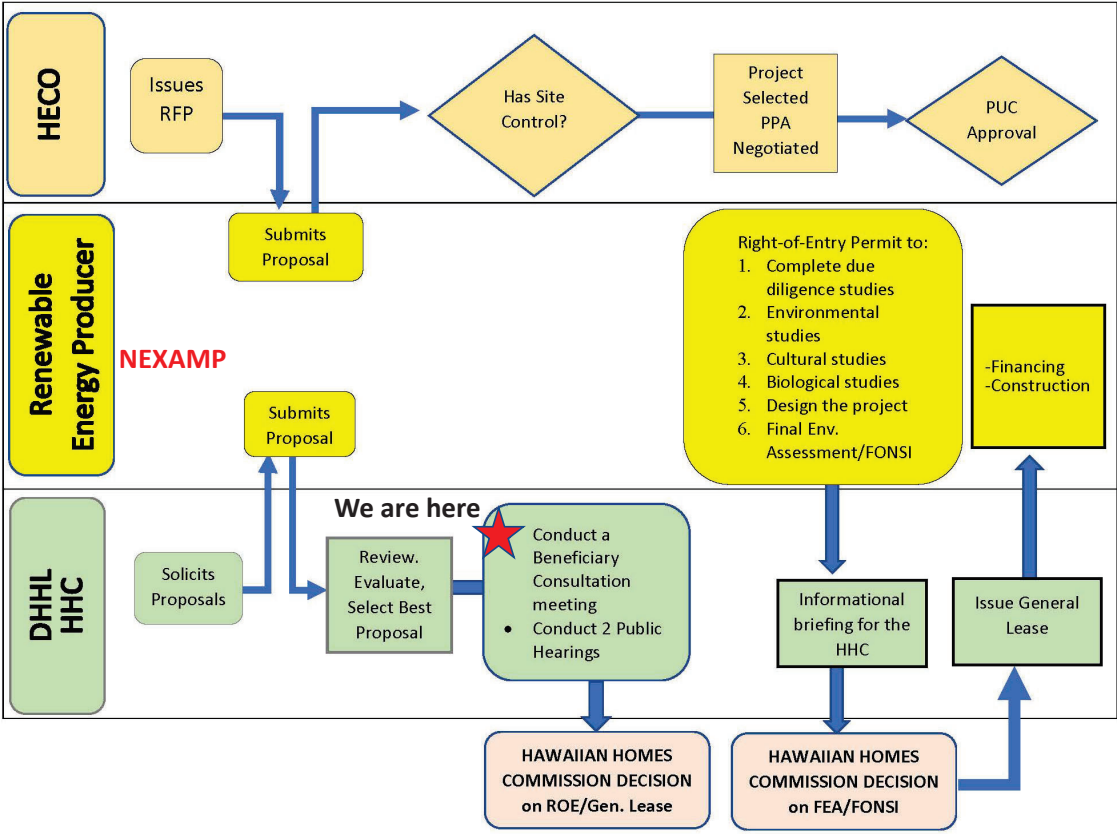
# How Does DHHL Get Involved in Renewable Energy Development?



- Needs to be 100% renewable by 2045
- They buy energy from RE producers
- Process starts with a Request for Proposals
- Competitive Process
- Power Purchase Agreement (PPA)

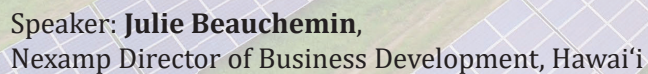
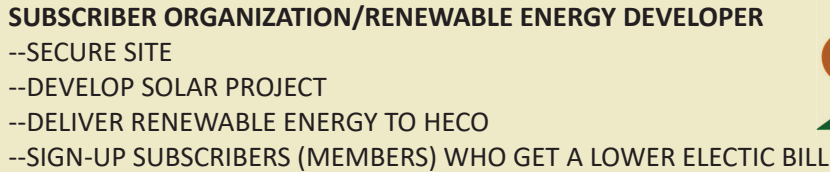
- Have the technology
- Needs land with the renewable energy resource [DHHL]
- Needs the utility to buy the power they produce [HECO]

- **Land/Renewable energy resource:**
  - General Lease revenue
- **Beneficiaries:**
  - Minimize adverse impacts
  - Maximize community benefits
    - Regional Plan Projects
    - Workforce Training
    - Lower electricity bills



# HECO'S Community Based Renewable Energy Initiative







# Agenda

- 01

Company Introduction
- 02

Hawai'i Renewable Energy Progress
- 03

CBRE 2 Program Summary
- 04

Proposed Solar Layout
- 05

Community Benefits
- 06

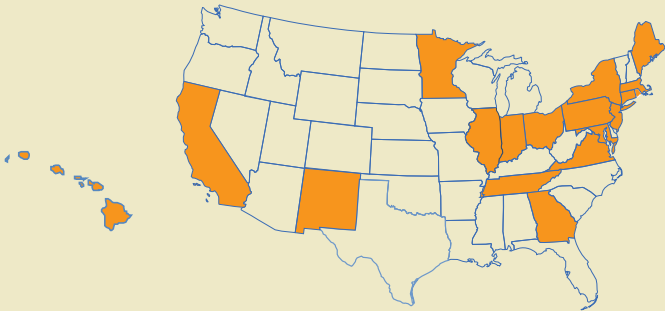
Nexamp's Community Solar Subscription
- 07

Outreach Capabilities
- 08

Comments, Q & A

# About Nexamp

- Founded in 2007 (**14 years experience** in solar) by two high school friends
- Actively managing or developing solar projects in **18 territories** (12 are Community Solar markets)
- Over 200 projects built totaling **370+ Megawatts**
- Long-term owner and operator
  - › Landowner has 1 contact throughout project life
- Strong financial partner, Diamond Generating Corporation, a Mitsubishi subsidiary



Miss  
Main  
Statement

Building the future of energy so it is clean, simple and accessible.



Current Status of Hawai'i Renewable Energy

- 1 in 3 homes in Hawai'i have rooftop solar
- State goal of 100% renewable energy utilization by 2045
- Hawaiian Electric achieved 34.5% renewables across its territory by end of 2020
  - Waste-to-energy, biomass, geothermal, hydro, wind, biofuels and solar, utility-scale and customer-sited rooftop systems.

# Community-Based Renewable Energy (CBRE)

## Phase 2

- HECO program overseen by the Public Utilities Commission
- HECO Self-Build team and developers bid in projects, HECO selects projects
- Phase 2 objectives:
  - › To address significant renewable demand among customers without rooftop solar
  - › To help compensate for previous renewable energy programs falling short of goals
  - › To give low-to-moderate income customers access to renewable energy
  - › To speed up market development and customer access to CBRE benefits
  - › To address near-term capacity needs because of fossil fuel station retirements

# Community-Based Renewable Energy (CBRE)

## Phase 2

Kawaihae Project would be a Low-to-Moderate Income (LMI) Project

- Based on Low (80%) Income Limits by U.S. Dept of House & Urban Dev (HUD)\*

FY 2021 Income Limit Category	Persons in Family							
	1	2	3	4	5	6	7	8
Low (80%) Income Limits (\$)	47,950	54,800	61,650	<b>68,500</b>	74,000	79,500	84,950	90,450
Explanation								

- Per program rule, at least 60% of energy generated must go to LMI homes
- Kawaihae 3.9-Megawatt system can host ~500 homes (~130 homes per Megawatt)
  - If not enough beneficiary homes sign up, rest of power can go to a nonprofit or other association that serves homesteads

\*<https://www.huduser.gov/portal/datasets/il/il2021/2021summary.odn>





- Mauka of Akoni Pule Hwy
  - 3.9 Megawatts + battery storage
  - 14.9 acres fenced
  - Tracker system & bi-facial panels
- ITEM NO. G-6



ITEM NO. G-6







Battery



Monitoring System & Inverter



ITEM NO. G-6



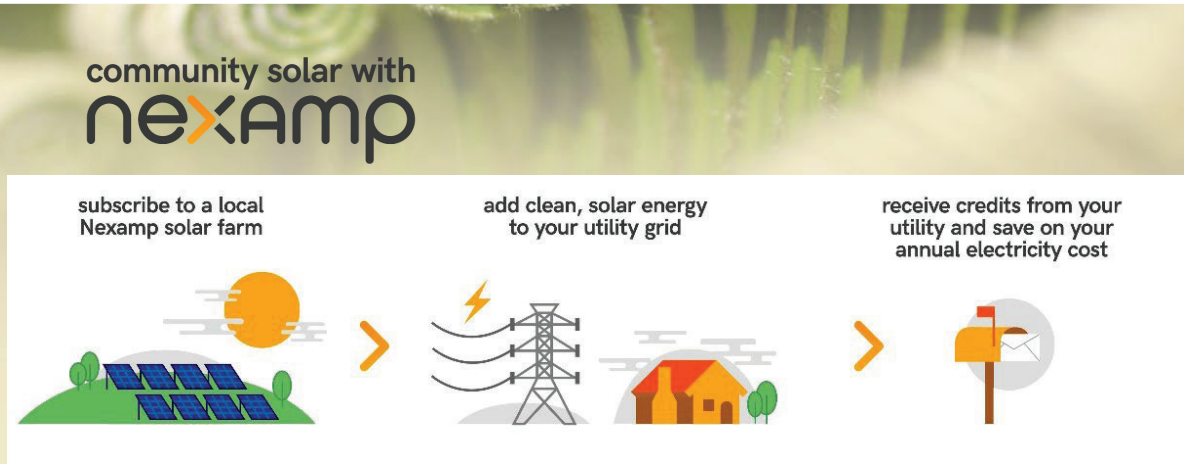
*Compatible ground-mounted solar dual uses:*

- Sheep farm
- Pollinator habitat
- Certified wildlife habitat
- Hand-picked crops not needing direct light
- Other uses?

ITEM NO. G-6

# Community Benefits

- ✓ **Discounted electricity to beneficiaries for 20+ years**
  - Savings depends on final CBRE 2 rules; likely 10-15% monthly discount
  - Priority to DHHL beneficiaries
- ✓ **Upgraded electrical infrastructure** in community
- ✓ **Local workforce opportunities**
  - Workforce training program for trade jobs in Construction and Maintenance
- ✓ **Donations** to nonprofit organizations that serve the homesteads
- ✓ **Local food production or other agriculture** suggested by beneficiaries
- ✓ **Low-impact use that conserves land** for future agriculture/other uses



The Nexamp Community Solar contract has:

- ✓ **Guaranteed discount**
- ✓ **No upfront costs**
- ✓ **No cancellation fees**
- ✓ **No long-term commitment; can cancel with 90 days' notice**
- ✓ **No credit check or FICO score requirement**



# Utility Portal: communityenergyhawaii.com



## Local Outreach

Nexamp is committed to the following outreach activities to ensure project success:

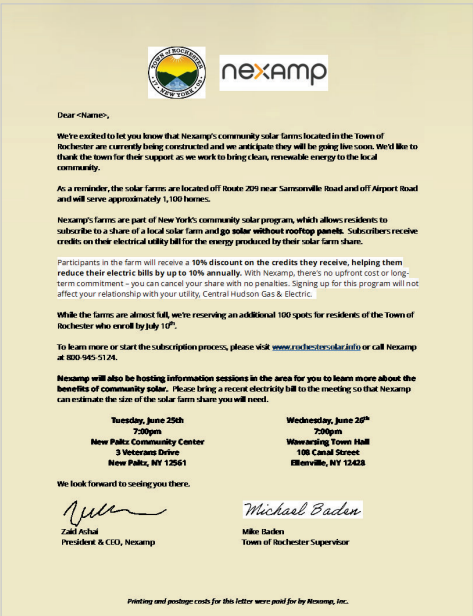
- **Information sessions** with Nexamp representatives in a public space
  - For project updates and community solar information
- **Direct mail** to beneficiaries, paid for by Nexamp
- **Printed ads** in local publications, paid for by Nexamp
- **Promoted posts** on Facebook, paid for by Nexamp
- **Flyers** with program information, provided by Nexamp



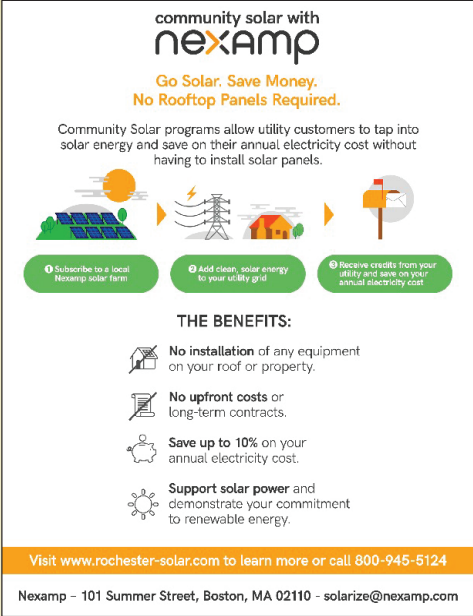


# Outreach Materials

Direct Mail



Flyer



Facebook Post



# Onboarding Kit

- New subscribers receive the kit shortly before credits appear on their utility bills
- Contains a community solar handbook, reusable bag and window decal
- The handbook will be a resource for questions about credits and billing



# Most Recent CBRE Phase 2 Schedule

Milestone	Schedule Dates
(1) Draft RFP filed	July 9, 2020
(2) Technical Conference	July 29, 2020
(3) Parties and Participants file Comments by	August 12, 2020
(4) Proposed Final RFP filed	September 8, 2020
(5) Updated RFP Draft filed per Order 37592	March 30, 2021
(6) Parties and Participants file Comments by	April 14, 2021
(7) Proposed Updated RFP filed	May 14, 2021 <sup>10</sup>
(8) Final RFP issued	June 14, 2021 <sup>11</sup>
(9) IPP and Affiliate Proposal due date	August 13, 2021 at 2:00 pm HST
(10) Priority List selected	October 12, 2021
(11) BAFOs due	October 19, 2021
(12) Final Award Group selected	February 1, 2022
(13) Contract Negotiations Start	February 8, 2022

**RFP** = Request For Proposals

**IPP** = Independent Power Producer

**BAFO** = Best And Final Offer

ITEM NO. G-6

## Part III: Discussion Questions/Answers and Comments

Please “Raise Hand” to Speak  
or  
Type your Question/comment in the Chat Box

## NEXT STEPS

- HECO has to release the RFP for CBRE
- Nexamp will respond to RFP—Secure Selection
- Due Diligence work on-site
- Two Public Hearings
- HHC Decision-Making on a Right-of-Entry to conduct due diligence studies and conversion to a General Lease if all requirements met.

## More Information, More Questions?

### 1. MORE INFORMATION: on our website at:

<https://dhhl.hawaii.gov/po/Hawaii-island/>

--Powerpoint, meeting notes, recording of the meeting

### 2. MORE QUESTIONS OR COMMENTS

- Send Email to the Planning Office at: [DHHL.Planning@hawaii.gov](mailto:DHHL.Planning@hawaii.gov)
- OR mail your questions/comments to:  
DHHL Planning Office  
P.O. Box 1879  
Honolulu, HI 96805
- Submit comments by **August 26, 2021**

**MAHALO!**

## BENEFICIARY DISCUSSION

- Questions on the Presentation?
  - Questions on the Process?
  - Questions about the Site?
  - Questions about HECO's CBRE Program
- Input on how the Project could benefit your homestead community?
  - What kind of projects would benefit the homestead community.
  - What Regional Plan Priority Projects would you like to see supported by
  - IF there was only one RP PP that could be supported by this RE devmt, what do you think it should it be?