



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

# **Pi‘ilani Mai Ke Kai**

## **Orientation Meeting**

**March 26, 2022**



# Welcome

- Introduction
- Pule
- Welcome – Chairman's Message
- Land Development Division
- Vacant Lot Program
- Financing
- Lot Selection Ground Rules
- Partner Presentations
- Vacant Lot Workshop



# Chairman's Message

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



# Prince Jonah Kuhio Kalaniana'ole





# **LAND DEVELOPMENT DIVISION (LDD)**





# Pi'ilani Mai Ke Kai







# Pi'ilani Mai Ke Kai, Phase 2

FILE PLAN 2511

## PI'ILANI MAI KE KAI SUBDIVISION PHASE 2

LAND SITUATED ON THE SOUTHERLY SIDE OF  
PI'ILANI MAI KE KAI SUBDIVISION, PHASE 1 (FILE PLAN 2459)

AT ANAHOLA, KAWAIHAU, KAUAI, HAWAII

BEING A PORTION OF LOT 89 OF PI'ILANI MAI KE KAI SUBDIVISION,  
PHASE 1 (FILE PLAN 2459)  
BEING A PORTION OF THE GOVERNMENT (CROWN) LAND OF ANAHOLA  
DESIGNATED AS HAWAIIAN HOME LANDS BY SECTION 203 OF THE  
HAWAIIAN HOMES COMMISSION ACT OF 1920 (SECTION 532,  
REVISED LAWS OF HAWAII, 1925) AND COVERED BY PUBLIC LAW 594,  
80TH CONGRESS, 2ND SESSION, CHAPTER 397 DATED JUNE 3, 1948

SUBDIVIDED INTO LOTS 1 TO 51, INCLUSIVE  
AND LOTS 53 TO 55, INCLUSIVE  
DESIGNATION OF EASEMENTS D-1, AND  
EASEMENTS E-1 THROUGH E-8, INCLUSIVE  
DESIGNATION OF RESTRICTION OF VEHICULAR ACCESS RIGHTS  
AFFECTING LOTS 1, 5, 17, 18, 26, 35 AND 51

SUBJECT, HOWEVER, TO EXISTING RESTRICTION OF  
VEHICULAR ACCESS RIGHTS ALONG LOT 67 OF  
PI'ILANI MAI KE KAI SUBDIVISION PHASE 1 (FILE PLAN 2459)

AREA = 15.075 ACRES

OWNER: DEPARTMENT OF HAWAIIAN HOME LANDS

ADDRESS: 91-5420 KAPOLEI PARKWAY  
KAPOLEI, OAHU, HAWAII 96707

THIS MAP WAS PREPARED BY AND UNDER SUPERVISION  
OF THE UNDERSIGNED BETWEEN OCTOBER 8, 2011 AND  
MAY 5, 2017 AND MAY BE CHECKED BY THE  
STATE SURVEYOR WITH MY CALCULATION FOLDER  
NUMBER 11-157 AND FIELD BOOK NUMBER 725



ESAKI SURVEYING AND MAPPING, INC.  
EXPIRATION DATE  
AUG 30, 2018



# Undivided Interest in Anahola

## CURRENT OFFERING

- Pi'ilani Mai Ke Kai Ph. 2  
51 lots  
File Plan 2511

## FUTURE OFFERING

- Pi'ilani Mai Ke Kai Ph. 3  
Approximately 40 lots  
Development schedule subject to design and construction funding





# Pi'ilani Mai Ke Kai Phase 2

## INFRASTRUCTURE AND LOT CONDITIONS

- County of Kauai Department of Water Potable water system
- Dry sanitary sewerlines for future connection
- Kauai Island Utility Cooperative overhead electrical system
- Sandwich Isles Communication underground telecommunication
- Storm drain system in roadways.
- Property pins
- Various easements



# Pi'ilani Mai Ke Kai Phase 2

## LESSEE KULEANA

- Maintain property pins
- Maintain landscaping, dust control, road frontage
- Maintain lot drainage to roadway; keep concrete drain clear (Easement D-1)
- Obtain Department of Health approval for Individual Wastewater System (Septic Tank and leach field)
- Subdivision easements for electrical and drainage
- Lot access restrictions (see File Plan 2511)
- Comply with Community Association Design guidelines
- Comply with County of Kauai building code



# Environmental Factors Requiring Mitigation

- A. Endangered Species
- B. Historic Preservation
- C. Air, Water, & Noise Quality
- D. Energy
- E. Waste & Wastewater
- F. Permits, Reviews, Approvals, Compliance with State/County Codes



# Avoiding Impact to Endangered Species

## A. Endangered Species

**1) Sea Birds**

**2) Hawaiian Hoary Bat**



# Avoiding Impact to Endangered Species

## A. Endangered Species

### 1) Sea Birds (various)

- Avoid nighttime construction. No-night work allowed from Sept 15- Dec 15
- Shield outdoor lights- so bulb is not visible at or above the bulb height
- Install motion sensor switches and controls on all outdoor lighting OR turn off lights when no human activity in the lighted area





# Avoiding Impact to Endangered Species

## A. Endangered Species

### 1) Sea birds

### 2) Hawaiian Hoary Bat

- No use of barbed wire for fencing
- No disturbance, removal, cutting or trimming of trees (or woody plants) taller than 15 feet from June 1 thru September 15



# Avoiding Impact to Endangered Species

Species Avoidance Chart

Species	January	February	March	April	May	June	July	August	September	October	November	December	<u>Conservation Recommendations</u> Individual projects may have different requirements than are listed.	Surveys
Seabirds-critical phase									Fledging: Sept 15- Dec 15				NO NIGHT work during fledging period. If possible also avoid night work during breeding and nesting seasons.	No general survey requirements.
Seabirds			Breeding, Nesting, Fledging* Seasons: March 1- Dec 15											
Bats						Pupping: June 1- Sept 15						NO trimming of woody plants/trees greater than 15' during pupping season. No use of barbed wire at any time.	No general survey requirements.	
*the critical phase seasons for turtles (nesting) & birds (fledgling) overlap with other seasonal activities. Refer to the specific dates listed under critical phase for nesting and fledgling specifically.														
This chart is a general guide to assist in the planning of construction activities based on the species of concern and the time of year. The goal is to avoid impacting these species. Please review the project specific requirements as well as technical assistance and consultation provided by the US Fish & Wildlife Service for specific mitigations measures and biological survey requirements as they may be more or less restrictive.														



# Environmental Factors Requiring Mitigation

## **B. Historic Preservation**

- **Cease work if any burials, or other traditional deposits are found. Contact DHHL and police (if human remains)**
- **Include compliance with NAGPRA and State of Hawaii Laws in construction contracts**



# Environmental Factors Requiring Mitigation

## C. Air, Water, & Noise Quality

- 1) Contractor should
  - prevent polluted runoff from entering the ocean and nearby streams during the construction
  - implement best management practices to control/reduce
    - Dust
    - Erosion/soil loss
    - Sedimentation
  - Install/plant vegetative cover within 30 days of grading, vegetation removal or suspension of work
  - Conduct “noisy” activities during daytime hours only
  - Comply with Noise regulations
  - Get a permit if noise levels will exceed allowed
  - Comply with grading requirements



# Environmental Factors Requiring Mitigation

## B. Energy

- Ensure all cables and ducts are suitable for underground applications and will be tolerant of both wet and dry conditions





# Environmental Factors Requiring Mitigation

## B. Waste

- **Ensure best management practices are followed during all phases of construction**
  - Collect and store all waste materials including trash and construction debris in a securely lidded metal dumpster that do not leak and meet all local and State solid waste management regulations.
  - Empty dumpsters a minimum of 2 X per week
  - No burial of construction waste material on site
  - Notices regarding correct procedures shall be posted on office trailer.
  - Responsible for procedures being followed.
- **Portable toilets- waste will be collected and properly disposed a minimum of 1 X per week.**



# Environmental Factors Requiring Mitigation

## **B. Permits, Reviews, Approvals**

- Obtain permits, reviews, approvals (including but not limited to)
  - Construction Plans
  - Grading
  - Building
  - Individual wastewater system
  - Construct in accordance with Kauai County Building Codes for destructive earthquake, rain, wind
- Comply with PMKK Mitigation Plan



# Site Visits

**Below are dates and times applicants may visit the site from the MAKAI gate:**

## First Weekend

**Saturday – April 2<sup>nd</sup> Gate Opened at 8:00 am**

**Sunday – April 3<sup>rd</sup> Gate Closed at 4:00 pm**

## Second Weekend

**Saturday – April 23<sup>rd</sup> Gate Opened at 8:00 am**

**Sunday – April 24<sup>th</sup> Gate Closed at 4:00 pm**

- Highly recommend viewing the lots prior to lot selection.**
- Stay on the pavement, whether driving or walking**
- Car access limited to dates/time listed above**



# **VACANT LOT PROGRAM**



# Vacant Lot Program

- 51 vacant lots have been designated for the Pi'ilani Mai Ke Kai Offering.

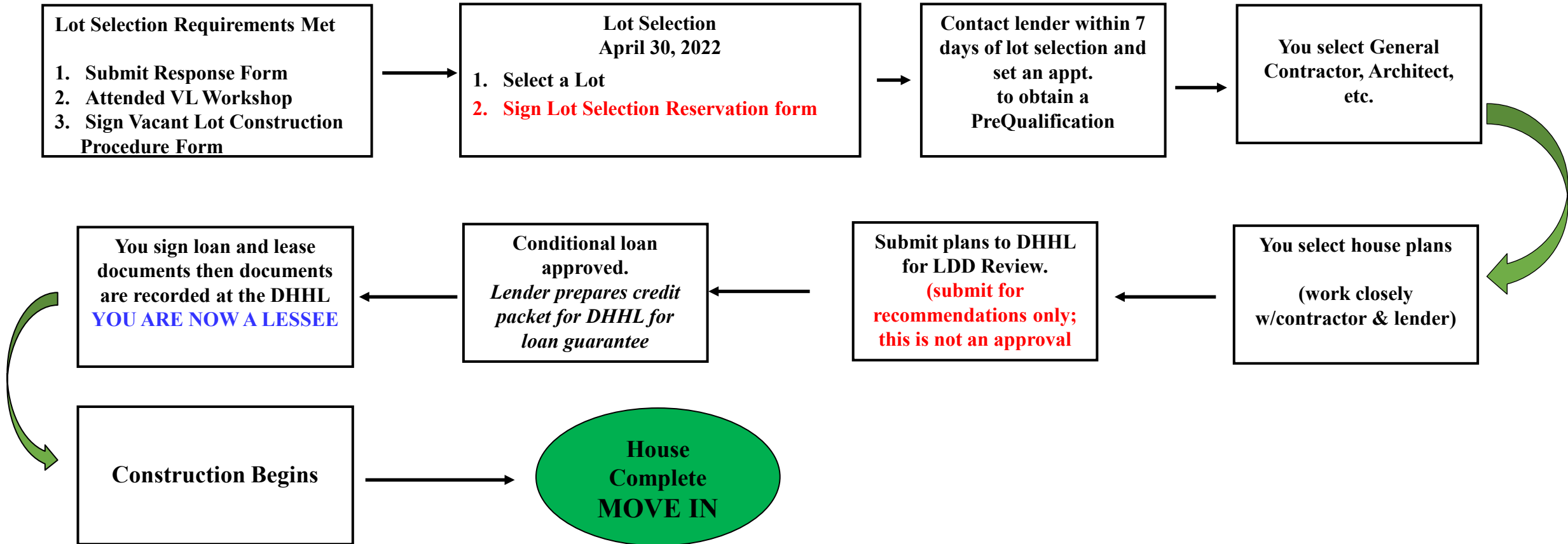
## **Before Lot Selection; requirements to proceed to lot selection:**

1. Return the Response Form by April 8, 2022, to declare interest.
2. Attend a Vacant Lot Workshop.
  - Workshop #1 – TODAY following Orientation Meeting
  - Final workshop on Wednesday, April 13 from 6:00 pm – 7:30 pm
3. Sign and Return the Vacant Lot Construction Procedures Form





# Vacant Lot Process Map





# HHCA Section 208

(3) The lessee may be required to occupy and commence to use or cultivate the tract as the lessee's home or farm or occupy and commence to use the tract for aquaculture purposes, as the case may be, within one year after the commencement of the term of the lease.



# FINANCING



# Financing – Construction Loans

## Lenders providing Construction loans on the Homelands:

- FHA Construction Loan
  - Homestreet Bank
  - 1<sup>st</sup> Tribal Lending dba Mid America Mortgage
- United States Department of Agriculture-Rural Development (USDA-RD)
- Department of Veteran's Affairs (VA)
- Council for Native Hawaiian Advancement (CNHA)
- Hawaiian Lending & Investment (HLI)
- Homestead Community Development Corporation (HCDC)
- DHHL Trust Funds
- NAHASDA Program

\*Applicable fee may vary by lender



# **NAHASDA FINANCING**





# OVERVIEW

- The Native American Housing Assistance and Self-Determination Act (NAHASDA) was passed by Congress in 1996 and amended in 2000 to add Native Hawaiians.

DHHL is the designated recipient of the Native Hawaiian Housing Block Grant (NHHBG) administered by HUD.

Federal funds used for lot development, homeowner financing, housing counseling, and other housing services.



# BEST FINANCING TERMS

- No Down Payment Required
- No Closing Costs
- Interest Rate of Up to 1%
- Financing Up to Appraisal Amount
- Subsidy May Be Available



# NAHASDA PROGRAM REQUIREMENTS

- Total Household Income at or below 80% area median income

	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
Kauai County	57,100	65,250	73,400	81,550	88,100	94,600	101,500	107,500

- House size dependent on household number
- Submit required documentation for loan review
- Labor requirements for contractor
- Adequate insurance coverage
- Housing counseling



# NAHASDA Financing Provided to Your Neighbors





# **LOT SELECTION GROUND RULES**



# Lot Selection Ground Rules

Lot Selection meeting: April 30, 2022 (Invitation only)  
Time: 9:00 am – 2:00 pm  
Location: TBD

Rank Order: Undivided Interest Lessees, Relocatees and Kauai Island Wide Applicants

Applicants who have fulfilled the vacant lot requirements by specified deadlines will be invited to the lot selection meeting.

Names will be called based on the rank order until all fifty-one (51) lots have been selected.

You must be present or have a notarized authorized proxy present to select a lot for you.

- Bring the notarized Proxy form to the lot selection meeting.
- DO NOT MAIL PROXY FORM TO THE DEPARTMENT OR DISTRICT OFFICES

Bring a valid government picture ID in order to select.

If you come in after your name is called, you may select, *if lots are still available*



# Backup list

If all lots have been selected before your name is called, you may be placed on a back list and contacted based on your rank number if a lot becomes available. Or you can defer.

The backup list will expire when all fifty-one (51) lots have been awarded.

You will remain on the Kauai Island-wide Residential Waitlist and will not go to the bottom of the list.





# Deferrals

If you are no longer interested, complete a Deferral Request Form.

You will remain on the Kauai Residential Island wide waitlist at your original date of application and await future offerings.



# DHHL Partners





# **KAUAI HABITAT FOR HUMANITY**



# Program Eligibility Requirements

- **Income**
  - You must be within the Kauai median annual income limits of 30%-80%. We calculate the combined annual income of all household members.
- **Debt**
  - Your monthly debt cannot exceed 41% of your repayment income. We consider credit card payments, loan payments, collections, and charge offs as monthly debt
- **PITI**
  - Your monthly expenses are considered the Principal, Interest, Taxes, and Insurance. They cannot exceed 29% of your monthly repayment income.
- **Homeowner Education**
  - All loan signers must complete an approved homeowner education class. Certificate of completion must be completed within 2 years of loan closing date.
- **Willingness to Partner**
  - You must complete a minimum of 30 sweat equity hours per week. Sweat equity is your labor in building your home.
- **Primary Residence**
  - You must occupy the home as your primary residence. You may not rent out your home.



# Important Dates

**Response Form Due:**

**April 8, 2022**

**Final VL Workshop:**

**April 13, 2022**

**6:00 pm – 7:30 pm**

**Lot Selection Mtg:**

**April 30, 2022\***

**\*By invitation only; met minimum requirements.**



# Acknowledgements

## **Pi'ilani Mai Ke Kai Project Team**

Michelle Hitzeman, Moana Freitas

## **DHHL Awards Support team:**

Kaila Bolton, Darlene Kennison, Paula Aila

## **DHHL Land Development Division:**

Stewart Matsunaga

## **DHHL Contact Center team:**

Deb Aliviado, Kauai Colon, Darlene Llacuna

## **Kauai District Office:**

Erna Kamibayashi, Rhonda Gadingan

## **Information & Community Relations Office team**

Cedric Duarte, Michael Lowe, Jamilia Pacheco, Marjorie Adkins

## **NAHASDA**

Lehua Kinolau-Cano, Aloha Kaikaina, Malia Cox, Nadine Pomroy



# QUESTIONS?



# Mahalo



DEPARTMENT OF HAWAIIAN HOME LANDS

Contact Center: (808)-620-9500

[www.dhhl.hawaii.gov](http://www.dhhl.hawaii.gov)