

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION MEETING/WORKSHOP AGENDA
91-5420 Kapolei Parkway, Kapolei, O‘ahu, Hawai‘i, Interactive Conference Technology (ICT)
Monday, July 18, 2022, at 9:30 a.m. to be continued, if necessary, on
Tuesday, July 19, 2022, at 9:30 a.m.
Livestream available at www.dhhl.hawaii.gov/live

Note: Commission Meeting Packets will be available at dhhl.hawaii.gov by Thursday, July 14, 2022.

I. ORDER OF BUSINESS

- A. Roll Call
- B. Approval of Agenda
- C. Approval of Minutes for June 14, 2022 Workshop, and June 20 & 21, 2022 Regular Meeting
- D. Public Testimony on Agendized Items – see information below

Public testimony on any item **relevant to this agenda** may be taken at this time, or a testifier may wait to testify at the time the agenda item is called for discussion. Pursuant to section 92-3, Hawaii Revised Statutes, and section 10-2-11(c), Hawaii Administrative Rules, the Chair of the Commission has the authority to impose reasonable conditions to ensure an orderly and efficient meeting.

II. ITEMS FOR DECISION MAKING

A. CONSENT AGENDA

Homestead Services Division

- D-2 Approval of Consent to Mortgage (see exhibit)
- D-3 Approval of Streamline Refinance of Loans (see exhibit)
- D-4 Approval of Homestead Application Transfers / Cancellations (see exhibit)
- D-5 Commission Designation of Successors to Application Rights – Public Notice 2014 & 2021 (see exhibit)
- D-6 Approval to Certify Applications of Qualified Applicants for the Month of June 2022 (see exhibit)
- D-7 Approval of Designation of Successors to Leasehold Interest and Designation of Persons to Receive the Net Proceeds (see exhibit)
- D-8 Approval of Assignment of Leasehold Interest (see exhibit)
- D-9 Approval of Amendment of Leasehold Interest (see exhibit)
- D-10 Approval to Issue Non-Exclusive Licenses for Rooftop Photovoltaic Systems for Certain Lessees (see exhibit)

B. REGULAR AGENDA

Land Development Division

- E-1 Approval of Memorandum of Understanding between Hawaii Housing and Finance Development Corporation and Department of Hawaiian Home Lands for the Acquisition of Property within the Villages of Kapolei Village 8, identified as Tax Map Key No. (1) 9-1-140:159

Land Management Division

- F-1 Approval to Issue a Right of Entry, Prometheus Construction, Pūowaina, Punchbowl, Oahu, TMK: (1) 2-2-005:035 (por.)
- F-2 Approval to First Amendment to License Agreement No. 559, Papakōlea Community Development Corporation, Papakōlea, Oahu, TMK: (1) 2-2-015:025
- F-3 Approval to Request of Surrender of General Lease No. 152, Aloha Veterinary Center, Inc., A Hawaii Corporation, Kaei Hana I, South Hilo Industrial Subdivision, Island of Hawaii, TMK:(3) 2-2-060:045
- F-4 Approval to Second Amendment to Right of Entry No. 704, Hawaiian Telcom, Inc., Portions of Various Tax Map Keys, Islands of Kauai, Oahu, Molokai, Maui, Hawaii, State of Hawaii
- F-5 Approval to Issue a Right of Entry to Hawaiian Telcom, Inc., Portions of Various Tax Map Keys, Islands of Lanai, Molokai, Oahu, Hawaii, Maui, State of Hawaii

Planning Office

- G-1 Approval of the Malama Cultural Park Special Area Plan, Kaunakakai, Molokaʻi
- G-2 Declare a Finding of No Significant Impact (FONSI) for the Kēōkea Homestead Farm Lots Association Community Center Final Environmental Assessment, TMK (2)-2-2-032:067 & 068, Kēōkea Ahupuaʻa, Makawao, Maui

III. EXECUTIVE SESSION

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

- 1. Update on issues related to Telecommunications and Broadband services on Hawaiian Home Lands

IV. ITEMS FOR INFORMATION/DISCUSSION

A. REGULAR ITEMS

Office of the Chairman

- C-1 For Information Only – Draft 2022 Annual Performance Report (APR) – Native Hawaiian Housing Block Grant
- C-2 For Information Only – Legislative Proposals for 2023
- C-3 Report of the Act 279 (f.k.a. “Waitlist Reduction Act” HB2511 HD2 SD2 CD1) Permitted Interaction Group

Homestead Services Division

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

Land Development Division

- E-2 For Information Only – Draft Environmental Assessment and Anticipated Finding of No Significant Impact Determination for the Pu‘unani Homestead Subdivision Water System Storage Improvements Waikapū, District of Wailuku, Maui Island TMK (2)3-5-002:003 (por.)
- E-3 For Information Only – Papakōlea and Isenberg Project Updates

B. WORKSHOPS

Planning Office

- G-3 For Information Only – DHHL General Plan Update Draft Plan
- G-4 For Information Only – FY 2023 DHHL Grant Solicitation
- G-5 For Information Only – Status Update on Plan Implementation in the Kona Moku, Island of O‘ahu

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION MEETING/WORKSHOP AGENDA
91-5420 Kapolei Parkway, Kapolei, O‘ahu, Hawai‘i, Interactive Conference Technology (ICT)
Tuesday, July 19, 2022, at 9:30 a.m.
Livestream available at www.dhhl.hawaii.gov/live

I. ORDER OF BUSINESS

- A. Roll Call
- B. Public Testimony on Agendized Items - see information below

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II. ITEMS FOR INFORMATION/DISCUSSION

A. WORKSHOP AGENDA

- F-6 For Information Only – Status and Mid-Term Plan for Moanalua Kai (Mapunapuna/Shafter Flats)

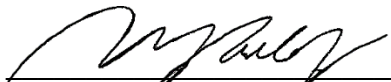
B. GENERAL AGENDA

Requests to Address the Commission

- J-1 Harold Vidinha – Kekaha Hawaiian Homestead Association
- J-2 Vernetta Lee – Lease Cancellation
- J-3 Jimmie L. Swann Jr. – Successorship
- J-4 Kona Jugoz and Dawne Keliholokai – Traffic Calming PKEA
- J-5 Blossom Feiteira – Various Concerns

III. ANNOUNCEMENTS AND ADJOURNMENT

- A. Community Meeting Monday, July 18, 2022, 6:30 p.m. Stevenson Middle School, 1202 Prospect Street, Honolulu, Hawai‘i, 96822
- B. Next HHC Meeting –August 15 & 16, 2022, Monday & Tuesday, Hilton Garden Inn Kūhiō Room, 3-5920 Kūhiō Highway, Kapa‘a, Kaua‘i, 96746.
- C. Adjournment



William J. Aila Jr., Chairman
Hawaiian Homes Commission

COMMISSION MEMBERS

Randy K. Awo, Maui
Patricia A. Teruya, O‘ahu
Pauline N. Namu‘o, O‘ahu
Michael L. Kaleikini, East Hawai‘i

Zachary Z. Helm, Moloka‘i
Vacant, West Hawai‘i
Dennis L. Neves, Kaua‘i
Russell K. Ka‘upu, O‘ahu

If you need an auxiliary aid/service or other accommodation due to a disability, contact Michael Lowe at 620-9512, or michael.l.lowe@hawaii.gov, as soon as possible, preferably by July 14, 2022. If a response is received after then, we will try to obtain the auxiliary aid/service or accommodation, but we cannot guarantee that the request will be fulfilled. Upon request, this notice is available in alternate formats.

Public Testimony on Agendized Items can be provided either as: (1) in person at the meeting location, by filling out a form at the reception table, (2) written testimony mailed to *Commission Testimony, P.O. Box 1879, Honolulu, HI, 96815*, or emailed to DHHL.icro@hawaii.gov by July 14, 2022, or (3) live, oral testimony online by submitting a form **at least 24 hours prior**, at <https://dhhl.hawaii.gov/hhc/testimony/>, with your name, phone number, email address, and the agenda item on which you would like to testify. Once your request has been received, you will receive an email with the Zoom link via which to testify. You will need a computer with internet access, video camera and microphone to participate. If you require access by phone only, please indicate that in your request. Testimony will be limited to a maximum of three (3) minutes per person.

ITEM D-2 EXHIBIT**APPROVAL OF CONSENT TO MORTGAGE**

LESSEE	LEASE NO.	AREA
AHULAU, Glennon K.	9098	Waiakea, Hawaii
AINA, Mason A.S.	12852	Kauluokahai, Oahu
AIONA, Rita K. P.	12164	Kaumana, Hawaii
BORGES, Dovelina F. K.	9735	Maluohai, Oahu
BRAFF, Jessica L.	9626	Kalawahine, Oahu
CALIBUSO, Nicole L.	10300	Waiohuli, Maui
GONZALEZ, Shirley Lin	5241	Nanakuli, Oahu
HELM, Zachary Z.	6080	Kalamaula, Molokai
KAAWA, Justin-James I. K.	10222	Princess Kahanu Estates, Oahu
KAMOKU, Paul P., Jr.	12803	Maluohai, Oahu
KAN HAI, Tanya K.	10053	Waiehu 3, Maui
KAN-HAI, Shawn I.	10321	Waiohuli, Maui
KAWAAUHAU, Alberta K.	2107	Keaukaha, Hawaii
KEKAUOHA, Joseph P.	8490	Princess Kahanu Estates, Oahu
KEKOA SOUZA, Wesley L.	2978	Nanakuli, Oahu
KELA, Darcy Ann Emmalani	5652	Keaukaha, Hawaii
KILIONA, Nicole N. K.	8526	Princess Kahanu Estates, Oahu
KUKAHIKO, Levenne L.	3412	Kewalo, Oahu
LIN KEE-ESPANIOLA, Janna M.	10618	Kalamaula, Molokai
MAIELUA, David Jacob K.	9925	Waiehu Kou 3, Maui
MARDONADA, Raimie L.	11047	Anahola, Kauai
MCKEAGUE, Esther P.	2723	Waimanalo, Oahu
NAKOOKA, Danette P.	7734	Waiohuli, Maui
RAMOS, Rainier L. H.	649	Papakolea, Oahu
TAMPON, Misty N.	12481	Kanehili, Oahu
WAGNER, Gregory M., Jr.	6819	Waiakea, Maui

ITEM D-3 EXHIBIT**APPROVAL OF STREAMLINE REFINANCE OF LOANS**

LESSEE	LEASE NO.	AREA
APANA, Joshua A. K.	1073	Anahola, Kauai
KAMAKA, Denise L.	9320	Kaniohale, Hawaii

ITEM D-4 EXHIBIT**APPROVAL OF HOMESTEAD APPLICATION TRANSFERS / CANCELLATIONS**

APPLICANT	AREA
AUNA, Harvey L.	Oahu IW Res
BLACK, Robert C., Jr.	Nanakuli Area/ Oahu IW Res to Hawaii IW Res
CHING, Ronald K.	Oahu IW Res
CHONG, Shacles A.	Hawaii IW Res
CULLEN, Evelyn H.	Oahu IW Res

DELEON, Cynthia L.
 GALEAI, Roxanne K.
 GALEAI, Roxanne K.
 KAAIHUE, Ioane I.
 KAEHUAEEA, Julia K.
 KAHEAKU, Daniel (Jr.)
 KANAHELE, Lucky K
 KANIAUPIO, Gene M.
 KANIAUPIO, Gene M.
 KAU, Richard J.
 KAY, Obed
 KEA, Kevin K.
 KEAMO, George P.H.K.
 LEEDY, Abraham J.K.
 LEEDY, Abraham J.K.
 MAIAVA, Robin K.
 MANNERS, Moses H.
 NAEHU, Guy H.
 PLUNKETT, Samuel Jr.
 SOONG, Joseph K.
 WHEELON, Moana A.

Lanai IW Res to Hawaii IW Res
 Oahu IW Res
 Maui IW Agr
 Oahu IW Res
 Hawaii IW Res
 Oahu IW Res
 Kauai IW Agr
 Hawaii IW Agr to Maui IW Agr
 Hawaii IW Res to Maui IW Res
 Oahu IW Res
 Maui IW Res
 Maui IW Res to Kauai IW Res
 Oahu IW Res
 Maui IW Pas to Hawaii IW Agr
 Maui IW Res to Hawaii IW Res
 Maui IW Agr to Hawaii IW Agr
 Waianae Area / Oahu IW Res
 Molokai IW Res to Maui IW Res
 Hawaii IW Agr
 Maui IW Res to Hawaii IW Res
 Hawaii IW Res to Oahu IW Res

* IW = Islandwide

ITEM D-5 EXHIBIT

COMMISSION DESIGNATION OF SUCCESSORS TO APPLICATION RIGHTS – PUBLIC NOTICE 2014 & 2021

APPLICANT	AREA
CHING, Ronald K.	Waianae Area / Oahu IW Res
CULLEN, Evelyn H.	Oahu IW Res
GALEAI, Roxanne K.	Oahu IW Res
GALEAI, Roxanne K.	Maui IW Agr
KAAIHUE, Ioane I.	Oahu IW Res
KAHEAKU, Daniel (Jr.)	Oahu IW Res
KANAHELE, Lucky	Kauai IW Pas
PENEKU, Keone H.	Oahu IW Res
WILLIAMSON, Ruth L.	Oahu IW Res

* IW = Islandwide

ITEM D-6 EXHIBIT

**APPROVAL TO CERTIFY APPLICATIONS OF QUALIFIED APPLICANTS FOR THE MONTH OF
JUNE 2022**

APPLICANT	AREA
AMADEO, Jenry Leonard T.	Molokai IW Agr
AMADEO, Jenry Leonard T.	Oahu IW Res
ASING, Jordan A.K.M.	Oahu IW Res
BELL, Johnathan K.	Oahu IW Agr
BELL, Johnathan K.	Oahu IW Res
GRUBE-HOSE, Dallas K.P.L.	Oahu IW Agr
GRUBE-HOSE, Dallas K.P.L.	Oahu IW Res
HANAWAHINE, Alakai C.K.	Oahu IW Res
HANAWAHINE, Kuliohu L.R.	Oahu IW Res
HANAWAHINE, Kupono E.	Oahu IW Res
HAOLE, William P., III	Oahu IW Res
HOOPAI, Oliney K., Jr.	Oahu IW Res
HUGO, Trevor-Dane P.	Oahu IW Agr
HUGO, Trevor-Dane P.	Oahu IW Res
ISAACS-ACASIO, Nainoa S.A.	Maui IW Agr
ISAACS-ACASIO, Nainoa S.A.	Oahu IW Res
JOHNASEN, Bronson I.	Kauai IW Agr
JOHNASEN, Bronson I.	Kauai IW Res
KAHALEWAI, Iwalani L.C.	Oahu IW Agr
KAHALEWAI, Iwalani L.C.	Oahu IW Res
KAHIKINA, Radford K.	Oahu IW Res
KALUA, Robert	Oahu IW Res
KANE, Kaainui L.	Oahu IW Res
KEAWE, Edwina P.K.	Oahu IW Res
LONG, Henry D.K., IV	Kauai IW Res
RAPOZA, Lois L.	Oahu IW Agr
RAPOZA, Lois L.	Oahu IW Res
SASAKI, Cosie A.A.	Hawaii IW Agr
SHIDAKI, Charlene M.N.	Oahu IW Agr
SHIDAKI, Charlene M.N.	Oahu IW Res
URSUA, Larrio A.	Oahu IW Res
VALMOJA, La-Plane N.	Kauai IW Agr
VALMOJA, La-Plane N.	Kauai IW Res
VICTORINO, Brenda L.K.	Maui IW Res
VICTORINO, Brenda L.K.	Maui IW Agr

* IW = Islandwide

ITEM D-7 EXHIBIT

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

LESSEE	LEASE NO.	AREA
ANAKALEA, Henrietta V.K.	5496	Lualualei, Oahu
COELHO, Patricia U.	3803	Kewalo, Oahu
HASSARD, Charles B.K.	12752	Maluohai, Oahu
HOPEAU, Fanny K.	2116	Kewalo, Oahu
KALAU, Haleiwa	10872	Laiopua, Hawaii
MAHOE, William K.	8138	Nanakuli, Oahu
MAMALA, Alvin D.	8550	PKE, Oahu
MARTIN, Deldrien M.K.	9568	Kalawahine, Oahu
NAHAKUELUA, Lawrence K., Jr.	10644	Laiopua, Hawaii

ITEM D-8 EXHIBIT

APPROVAL OF ASSIGNMENT OF LEASEHOLD INTEREST

LESSEE	LEASE NO.	AREA
ARIZO, Alan M.	6791	Lualualei, Oahu
ESPINOZA, Alana C.A.	7480	Waiohuli, Maui
ALULI, Kekahu C.	7480	Waiohuli, Maui
ALULI, Malia I.	7480	Waiohuli, Maui
ALULI, Kamaile R.	7480	Waiohuli, Maui
ALULI, Anuheia K.	7480	Waiohuli, Maui
HEW LEN, Stinee M.	8336	PKE, Oahu
LAMA, Resina A.U.	6790	Lualualei, Oahu
NATANIELA, Maxine L.	6790	Lualualei, Oahu
LEMN, William K.	6433	Anahola, Kauai
MAU-SALORICMAN, Lurline K.O.	8490	PKE, Oahu
NEVES, Dodie Ann H.	6915	Puukapu, Hawaii
OGATA, Sharon H.P.	9662	Kawaihae, Hawaii
RULE, Patricia M.	1787	Nanakuli, Oahu
SHIN, Rhonda L.	3607	Waimanalo, Oahu
SWANN-MERRITT, Kaimana K.	561	Nanakuli, Oahu
WHITE, Warren P.	826	Kewalo, Oahu
NAIHE, Charles A.	11144	Anahola, Kauai
PALEPOI, Tara L.K.	10739	Laiopua, Hawaii
FALK, Allen E.J.K.	7198	Puupulehu, Hawaii
FALK, Aaron K.	7198	Puupulehu, Hawaii
KENNEDY, Hazel K.	7198	Puupulehu, Hawaii
MARTIN, Ruth L.	5482	Anahola, Kauai
SCHEIDT, Kani H.	6620	Waianae, Oahu

ITEM D-9 EXHIBIT

APPROVAL OF AMENDMENT OF LEASEHOLD INTEREST

LESSEE	LEASE NO.	AREA
APUNA, Roger R.	105	Hoolehua, Molokai
AUWAE, Theodora	280-A	Nanakuli, Oahu
COELHO, Patricia U.	3803	Kewalo, Oahu
HOPEAU, Fanny K.	2116	Kewalo, Oahu
KANE, Reginald	2862	Nanakuli, Oahu
PAHIO, Thomas K.	7190	Kawaihae, Hawaii
RULE, Patricia M.	1787	Nanakuli, Oahu
SCHEIDT, Kani H.	6620	Waianae, Oahu
WHITE, Warren P.	826	Kewalo, Oahu

ITEM D-10 EXHIBIT

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

LESSEE	LEASE NO.	AREA
BENAVIDES, Burke I.	10044	Waiehu Kou III, Maui
HUSSEY, Nathan M., III	11488	Leialii, Maui
NAKI, Les Paul K.	684	Nanakuli, Oahu
WHITE, Thomas E.K.	2958	Waiakea, Hawaii

**HAWAIIAN HOMES COMMISSION
JULY 18 & 19, 2022
FACE-TO-FACE &
INTERACTIVE CONFERENCE
TECHNOLOGY**

**C – ITEMS
OFFICE OF THE CHAIRMAN**

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 18-19, 2022

To: Chairman and Members, Hawaiian Homes Commission

From: Lehua Kinilau-Cano, HHL Legislative Analyst

Subject: For Information Only – Draft 2022 Annual Performance Report (APR) – Native Hawaiian Housing Block Grant

RECOMMENDATION MOTION/ACTION:

None; For information only.

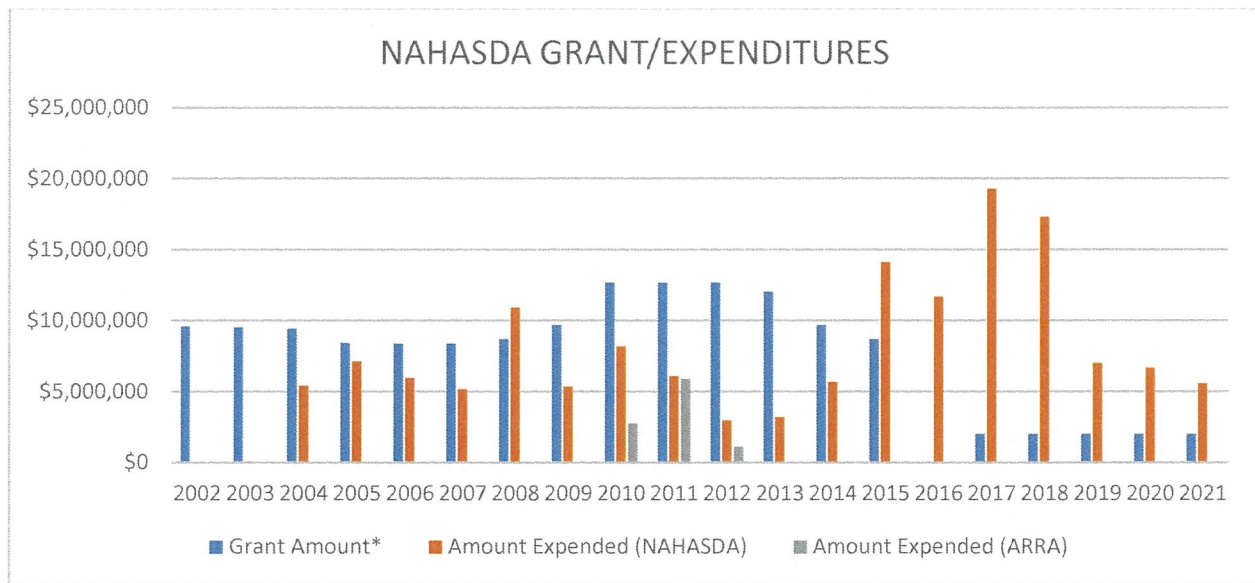
DISCUSSION

Title VIII of the Native American Housing and Self Determination Act requires the Department of Hawaiian Home Lands, as the sole recipient of Native Hawaiian Housing Block Grant funds, to report annually on activities performed in the past year. The report, disseminated for thirty days of public comment on July 18, 2022 will be finalized and submitted to the U.S. Office of Housing and Urban Development by August 29, 2022.

The shaded sections of the APR report on activities as approved in the Annual Housing Plan.

Fiscal Year 2021 – 2021 Expenditures by AHP Activity:

AHP 1. 2021 Capital Improvement Projects	\$ 71,031
AHP 2. Developer Financing	\$ 0
AHP 3. Homeowner Financing	\$1,405,175
AHP 4. Home Assistance Program	\$ 561,136
AHP 5. Rental Operating Subsidy	\$ 250,000
AHP 6. Rental Vouchers	\$ 71,416
AHP 7. Emergency Rental and Utilities Assistance Program	\$1,516,612
AHP 8. Housing Counseling	\$ 159,849
AHP 9. Homeowner Assistance	\$2,875,000
AHP 10. Existing Potable Water Infrastructure Improvements	\$ 154,172
AHP 11. Housing Conversion	\$ 0
AHP 12. Property Acquisition	\$ 18,113
AHP 13. Crime Prevention	\$ 0
Planning and Administration	<u>\$ 271,946</u>
TOTAL	\$7,354,450



Current NAHASDA Balance: \$13,936,246

Encumbered by Contract: \$13,936,246

Available NAHASDA Balance: \$ 0

RECOMMENDED MOTION/ACTION

None; For information only.

For DHHL's Use: July 1, 2021 thru June 30, 2022 Annual Performance Report

ANNUAL PERFORMANCE REPORT

(NAHASDA §§ 803(b)(1), 803(c)(1) and 820(a)(2))

This form meets the requirements for a Native Hawaiian Housing Plan (NHHP) and Annual Performance Report (APR) required by the United States Department of Housing and Urban Development. The information requested does not lend itself to confidentiality.

Regulatory and statutory citations are provided throughout this form as applicable. The Department of Hawaiian Home Lands (DHHL) is encouraged to review these citations when completing the NHHP and APR sections of the form.

Under Title VIII of the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA) (25 U.S.C. 4101 et seq.), HUD will provide grants under the Native Hawaiian Housing Block Grant (NHHBG) program to DHHL to carry out affordable housing activities for Native Hawaiian families who are eligible to reside on the Hawaiian Home Lands. To be eligible for the grants, DHHL must submit a NHHP that meets the requirements of the Act. To align the NHHBG program with recent improvements made to the Indian Housing Block Grant program, HUD is requiring DHHL to submit the NHHP to HUD at least 75 days prior to the start of its 12-month fiscal year. The APR is due no later than 60 days after the end of DHHL's fiscal year (24 CFR § 1006.410).

The NHHP and the APR (previously two separate forms) are now combined into one form. The sections pertaining to the NHHP are submitted **before** the beginning of the 12-month fiscal year, leaving the APR (shaded) sections blank. If the NHHP has been updated or amended, use the most recent version when preparing the APR. After the 12-month fiscal year, enter the results from the 12-month fiscal year in the shaded sections of the form to complete the APR. More details on how to complete the NHHP and APR sections of the form can be found in the body of this form. In addition, DHHL may find it helpful to refer to the IHP/APR form guidance available at http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/ih/codetalk/nahasda/guidance until a guidance specific to the NHHP/APR form is made available.

FORM COMPLETION OPTIONS: The NHHP/APR form may be completed either in hard copy or electronically. Hard copy versions may be completed either by hand or typewriter. Alternatively, the form may be completed electronically as it is a Word document. It is recommended that the form be completed electronically because it is more efficient to complete, submit, and review the form. Furthermore, electronic versions of the form may be submitted to HUD as an email attachment. To document official signatures on the electronic version, you should sign a hard copy of the pages and either fax (808-457-4694) that signed page or email (claudine.c.allen@hud.gov) it as an attachment to the Office of Native American Programs – Attention: Claudine Allen in the HUD Honolulu Field Office. The sections of the NHHP that require an official signature are the Cover Page and Sections 13 and 14, if applicable. For the APR, the Cover Page requires an official signature.

The NHHP data is used to verify that planned activities are eligible, expenditures are reasonable, and DHHL certifies compliance with related requirements. The APR data is used to audit the program accurately and monitor DHHL's progress in completing approved activities, including reported expenditures, outputs, and outcomes. This form is exempt from OMB Approval pursuant to 5 CFR 1320.3(4)(c).

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Note: The page numbers in the Table of Contents can update automatically as the NHHP or APR is completed. To update the page numbers, right-click anywhere in the table, select "Update Field" and select "update page numbers only."

Native Hawaiian Housing Block Grant (NHHBG)

Exempt from OMB Approval. 5 CFR 1320.3 (c) (4)

NHHP/APR

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Office of Native American Programs

COVER PAGE**(1) Grant Number: 15HBGHI0001; 17HBGHI0001; 18HBGHI0001; 19HBGHI0001; 20HBGHI0001; 21HBGHI0001****(2) Recipient Fiscal Year: 2022****(3) Federal Fiscal Year: 2021****(4)** ☐ Initial Plan (Complete this Cover Page then proceed to Section 1)**(5)** ☐ Amended Plan (Complete this Cover Page and Section 14)**(6)** ☒ Annual Performance Report (Complete items 24-27 and proceed to Section 3)

(7) Name of Recipient: Department of Hawaiian Home Lands		
(8) Contact Person: Lehua Kinilau-Cano, HHL Legislative Analyst		
(9) Telephone Number with Area Code: 808-620-9486		
(10) Mailing Address: PO Box 1879		
(11) City: Honolulu	(12) State: HI	(13) Zip Code: 96805
(14) Fax Number with Area Code (if available): 808-620-9529		
(15) Email Address (if available): Nicole.L.Kinilau-Cano@hawaii.gov		

(16) Tax Identification Number: 99-0266483
(17) DUNS Number: 809935661
(18) CCR/SAM Expiration Date: 08/04/2021
(19) NHHBG Annual Grant Amount: \$2,000,000
(20) Name of Authorized NHHP Submitter: William J. Aila, Jr.
(21) Title of Authorized NHHP Submitter: Chairman, Hawaiian Homes Commission
(22) Signature of Authorized NHHP Submitter:
(23) NHHP Submission Date: 05/18/2021
(24) Name of Authorized APR Submitter: William J. Aila, Jr.
(25) Title of Authorized APR Submitter: Chairman, Hawaiian Homes Commission
(26) Signature of Authorized APR Submitter:
(27) APR Submission Date: August 23, 2022

Certification: The information contained in this document is accurate and reflects the activities actually planned or accomplished during the program year. Activities planned and accomplished are eligible under applicable statutes and regulations.

Warning: If you knowingly make a false statement on this form, you may be subject to civil or criminal penalties under 18 U.S.C 1001. In addition, any person who knowingly and materially violates any required disclosure of information, including intentional disclosure, is subject to a civil money penalty not to exceed \$10,000 for each violation.

SECTION 1: FIVE YEAR PLAN

The Five Year Plan is intended to cover the Department of Hawaiian Home Lands' (DHHL) long range plans for affordable housing. Each housing plan must contain, for the five-year period beginning with the fiscal year for which the plan is first submitted, the following information.

Five Year Period: **2021** through **2025**

MISSION STATEMENT (NAHASDA § 803(b)(2)(A))

A Mission Statement describes the mission of the DHHL to serve the needs of Native Hawaiian low-income families.

Enter the DHHL's Mission Statement here:

To manage the Hawaiian Home Lands Trust effectively and to develop and deliver land to native Hawaiians. We will partner with others toward developing self-sufficient and healthy communities.

GOALS, OBJECTIVES AND PROGRAMS/ACTIVITIES (NAHASDA § 803(b)(2)(B) and (C))

DHHL must provide a statement of the goals, objectives, and programs/activities planned for the beneficiaries over the five year period. The goals are the intended result of the NHHBG activity and are based on the types of outcomes that the DHHL will report in the APR. The objectives are the means or approach that the DHHL will use to reach the goal. The programs/activities are the specific programs/activities that will be funded in order to achieve the goal and the objective.

Goals May Include:

- | | |
|--|--|
| (1) Reduce over-crowding | (6) Assist affordable housing for college students |
| (2) Assist renters to become homeowners | (7) Provide accessibility for disabled/elderly persons |
| (3) Improve quality of substandard units | (8) Improve energy efficiency |
| (4) Address homelessness | (9) Reduction in crime reports |
| (5) Create new affordable rental units | (10) Other |

Objectives May Include:

- | | |
|--|---|
| (1) [RESERVED – DO NOT USE THIS NUMBER] | (14) Lending subsidies for homebuyers |
| (2) [RESERVED – DO NOT USE THIS NUMBER] | (15) Other homebuyer assistance activities |
| (3) Acquisition of rental housing | (16) Rehabilitation assistance to existing homeowners |
| (4) Construction of rental housing | (17) Tenant based rental assistance |
| (5) Rehabilitation of rental housing | (18) Other Housing Service |
| (6) Acquisition of land for rental housing development | (19) Housing Management Services |
| (7) Development of emergency shelters | (20) Operation and maintenance of NHHBG units |
| (8) Conversion of other structures to affordable housing | (21) Crime Prevention and Safety |
| (9) Other rental housing development | (22) Model Activities |
| (10) Acquisition of land for homebuyer unit development | (23) [RESERVED – DO NOT USE THIS NUMBER] |
| (11) New construction of homebuyer units | (24) Infrastructure to support housing |
| (12) Acquisition of homebuyer units | (25) [RESERVED – DO NOT USE THIS NUMBER] |
| (13) Downpayment/Closing cost assistance | |

Use the sections below to describe the DHHL's goals, objectives, and programs/activities during the five year period.

Goal(s) Number: I.	(2) Assist renters to become homeowners
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Select from the goals listed above.

Objective(s) Number: Ia.	(24) Infrastructure to support housing
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Select from the objectives listed above.

Program/Activity Description: Infrastructure Development (Statewide)	To develop lots statewide.
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Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

Goal(s) Number: II.	(2) Assist renters to become homeowners
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Select from the goals listed above.

Objective(s) Number: IIa.	(11) New construction of homebuyer units
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Select from the objectives listed above.

Program/Activity Description: Developer Financing	This activity provides NHHBG funding for the construction of homebuyer units.
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Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

Goal(s) Number: III.	(2) Assist renters to become homeowners
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Select from the goals listed above.

Objective(s) Number: IIIa.	(14) Lending subsidies for homebuyers
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Select from the objectives listed above.

Program/Activity Description: Homeowner Financing (Statewide)	To provide NHHBG-funded home loans (including down payment assistance, individual development accounts) to lessee families for new construction or home purchase. This activity also provides for down payment/closing cost assistance where NHHBG funds are not the primary loan source.
--	---

Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

Goal(s) Number: IV.	(3) Improve quality of substandard units
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Select from the goals listed above.

Objective(s) Number: IVa.	(16) Rehabilitation assistance to existing homeowners
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Select from the objectives listed above.

Program/Activity Description: Home Assistance Program (Statewide)	This activity provides three types of assistance: (1) a deferred, no payment loan up to \$100,000; (2) a small repayment loan (up to \$100,000) for costs exceeding the original \$100,000 amount; and (3) a demolition/new build loan for properties where cost to repair exceed the appraised or tax assessed value.
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Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

Goal(s) Number: V.	(10) Other
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Select from the goals listed above.

Objective(s) Number: Va.	(19) Housing Management Services
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Select from the objectives listed above.

Program/Activity Description: Waimanalo Kupuna Housing Operating Subsidy	This activity establishes an Operating Subsidy for the Waimanalo Kupuna Housing from 2019 – 2046. Built in 2002 utilizing Low Income Housing Tax Credits, the operating subsidy will assist in stabilizing rental increases over the remainder of the project's LIHTC existence. The use of NHHBG funds in the project will result in tenant's maximum contribution not exceeding 30% of their gross monthly income.
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Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

Goal(s) Number: VI.	(4) Address homelessness
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Select from the goals listed above.

Objective(s) Number: VIa.	(17) Tenant based rental assistance
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Select from the objectives listed above.

Program/Activity Description: Rental Vouchers	This activity establishes the use of rental housing vouchers for eligible beneficiaries. Provides financial assistance to families facing eviction, experiencing homelessness or at risk of homelessness.
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Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

Goal(s) Number: VII.	(2) Assist renters to become homeowners
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Select from the goals listed above.

Objective(s) Number: VIIa.	(18) Other Housing Service
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Select from the objectives listed above.

Program/Activity Description: Housing Counseling	At minimum, every family that receives NHHBG assistance will be offered financial literacy education; case management assistance; and servicing by housing counseling vendor.
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Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

Goal(s) Number: VIII.	(10) Other
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Select from the goals listed above.

Objective(s) Number: VIIIa.	(18) Other Housing Service
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Select from the objectives listed above.

Program/Activity Description: Homeowner Assistance	This activity is aimed at mitigating financial hardships by providing financial assistance to promote housing stability.
--	--

Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

Goal(s) Number: IX.	(3) Improve quality of substandard units
--------------------------------	--

Select from the goals listed above.

Objective(s) Number: IXa.	(24) Infrastructure to support housing
--------------------------------------	--

Select from the objectives listed above.

Program/Activity Description: Potable Water Development (Statewide)	This activity will support the development and delivery of potable water to new and existing homesteads.
--	--

Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

Goal(s) Number: X.	(4) Address homelessness
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Select from the goals listed above.

Objective(s) Number: Xa.	(8) Conversion of other structures to affordable housing
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Select from the objectives listed above.

Program/Activity Description: Housing Conversion	This activity supports the conversion of existing land and structures to affordable housing.
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Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

Goal(s) Number: XI.	(1) Reduce over-crowding; (2) Assist renters to become homeowners
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Select from the goals listed above.

Objective(s) Number: XIa.	(10) Acquisition of land for homebuyer unit development; (12) Acquisition of homebuyer units
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Select from the objectives listed above.

Program/Activity Description: Property Acquisition (Oahu – Priority)	This activity will support land and/or unit purchase(s) for housing.
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Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

Goal(s) Number: XII.	(9) Reduction in crime reports
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Select from the goals listed above.

Objective(s) Number: XIIa.	(21) Crime Prevention and Safety
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Select from the objectives listed above.

Program/Activity Description: Crime Prevention	This activity will provide NHHBG funding for safety, security, and law enforcement measures and activities appropriate to protect residents of homestead communities from crime.
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Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

ONE YEAR PLAN & ANNUAL PERFORMANCE REPORT

SECTION 2: HOUSING NEEDS

(NAHASDA § 803(c)(2)(B))

- (1) Type of Need:** Check the appropriate box(es) below to describe the estimated types of housing needs and the need for other assistance for low-income Native Hawaiian families (columns B and C) and non-low-income Native Hawaiian families, including non-Native Hawaiian essential families [809(a)(2)(B) and (C)] (column D) eligible to be served by DHHL.

(A) Type of Need	Check All That Apply		
	(B) Low-Income Native Hawaiian Families on Hawaiian Home Lands	(C) Low-Income Native Hawaiian Families on Wait List	(D) Non-Low- Income Native Hawaiian Families
(1) Overcrowded Households	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(2) Renters Who Wish to Become Owners	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(3) Substandard Units Needing Rehabilitation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(4) Homeless Households	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(5) Households Needing Affordable Rental Units	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(6) College Student Housing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(7) Disabled Households Needing Accessibility	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(8) Units Needing Energy Efficiency Upgrades	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(9) Infrastructure to Support Housing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(10) Other (specify below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(2) Other Needs. *(Describe the "Other" needs below. Note: this text is optional for all needs except "Other.")*:

The Hawaiian Homes Commission Act of 1920, as amended, established the Hawaiian Home Lands Trust and defined the population eligible to reside on Hawaiian home lands as those native Hawaiians with no less than 50% Hawaiian blood and their successors or assignees of less than 50% Hawaiian blood. With approximately 9,164 leases on homesteads stretching from Hawaii Island to Kauai, the Department of Hawaiian Home Lands was created at statehood to assist the commission in meeting its fiduciary obligations.

DHHL, through SMS Research, completed its 2020 Beneficiary Survey detailed in the *DHHL Beneficiaries Study Lessee Report, 2020* and the *DHHL Beneficiaries Study Applicant Report, 2020*.

The native Hawaiian subset for the purpose of this plan is determined as follows:

9,164	Lessees residing on the DHHL lands — as of February 28, 2021 ¹
23,302	Unduplicated waitlist as of February 28, 2021 ²
21,399	Estimated Potential Applicants based on SMS 2019 respondents ³
53,865	Total native Hawaiian individuals/households

The *DHHL Beneficiaries Study Lessee Report, 2020* detailed the following about HUD Median Income: “While the median household income has consistently increased, the percentage of Lessee households classified as earning 80 percent or less of the Department of Housing and Urban Development (HUD) Area Median Income (AMI) has risen. In 2008, 46 percent of Lessee households were considered low income according to the HUD guidelines. By 2014, this had increased to 55 percent. The percentage of Lessee households considered low income stayed about the same at 56 percent in 2020.”

The *DHHL Beneficiaries Study Applicant Report, 2020* noted the following about HUD Income Categories: “In 2020, the percent of applicant households below 80 percent of HUD AMI level is back up to 51 percent.”

5,132	Lessees residing on the DHHL Lands – 9,164 x 56%
11,884	Applicants – 23,302 x 51%
12,197	Potential Applicants – 21,399 x 57% (SMS 2019 Study)
29,213	Total native Hawaiian households eligible for NAHASDA

If we extrapolate and say that the average DHHL turnkey home is \$350,000, then the sufficient funding amount for NAHASDA would look like this:

11,884	Applicants – 23,302 x 51%
12,197	Potential Applicants – 21,399 x 57% (SMS 2019 Study)
24,081	x \$350,000 = \$8,428,350,000.00 sufficient funding for NAHASDA

Additional Research - 2017 HUD Report

Some of the key findings of *the Housing Needs of Native Hawaiians: A Report From the Assessment of American Indian, Alaska Native, and Native Hawaiian Housing Needs* prepared for HUD and dated May 2017 include the following:

- Native Hawaiian households tend to be larger. In 2010, the average size of a Native Hawaiian’s household was 4.1 people compared with 2.7 people for residents of Hawaii households.

1 Homestead Services Division, 3/15/21 Commission submittal. Includes lessees residing on residential, agricultural and pastoral lots, one lessee per lease, one house per lease/lot, as applicable. 793 Undivided Interest lessees omitted.

2 *Ibid*.

3 The SMS Hawaii Housing Policy Study, 2019 included a category for native Hawaiians with at least 50% blood quantum and not DHHL lessees or applicants.

- Although improvements were made during the 2000-to-2010 decade, Native Hawaiians living in Hawaii continue to be more economically disadvantaged: they have lower incomes, higher rates of assistance receipt, and higher poverty rates than do other residents of Hawaii.
- Native Hawaiian households also experience higher rates of overcrowding (15 percent) compared with residents of Hawaii households (8 percent).
- Homelessness among Native Hawaiians is prevalent. Although not typically chronically homeless, they are overrepresented in Hawaii's homeless population. Homeless Native Hawaiians often have jobs but cannot afford housing, so they double up (hidden homeless) or live in tents, shelters, cars, or garages.
- HHCA beneficiary households on the waiting list are more economically disadvantaged than are Native Hawaiian households overall, residents of Hawaii households, and Native Hawaiian households living on the home lands.
 - HHCA beneficiary households on the waiting list have the lowest median income of all four groups by a substantial margin: \$48,000 compared with more than \$60,000 for all other groups.
 - HHCA beneficiaries on the waiting list also receive public cash assistance at more than twice the rate of the other groups: about 20 percent of households on the waiting list received public cash assistance compared with about 7 percent of Native Hawaiians and those living on the home lands and 3 percent for residents of Hawaii.
- HHCA beneficiary households on the waiting list face more significant housing challenges across all dimensions than do the other groups.
 - Nearly 40 percent of HHCA beneficiary households on the waiting list were overcrowded compared with only 19 percent of households on sampled Hawaiian home lands, 15 percent of the state's Native Hawaiian households, and 8 percent of residents of Hawaii households.
 - About 10 percent of HHCA beneficiary households on the waiting list lack complete plumbing compared with 1 percent for all other groups.
 - Nearly one-half (46 percent) of HHCA beneficiary households on the waiting list experience cost burden compared with 40 percent of Native Hawaiian households, 42 percent of residents of Hawaii households, and only 21 percent of households on the sampled Hawaiian home lands. The much lower rate of cost burden among home lands households is due, at least in part, to the financial benefits of home lands leases, which reduce monthly housing costs, including minimal lease payments for the land and a 7-year exemption from real estate property tax.

Native Hawaiian Rehabilitation

The statistics shared in preceding paragraphs are not new to the native Hawaiians. Over 100 years ago, moved by the poor living conditions and low incomes of his people, Prince Jonah Kuhio Kalanianaʻole created the Ahahui Puuhonua o Na Hawaii, an organization comprised of royal men of lesser rank than himself who collectively served as the catalyst toward the chronicling of the despair and destitution of the makaainana (commoner) in 1911.

By 1918, one of the Prince's closest confidants and the kahu (pastor) of Kawaiahao Church, put the results of many years of study in publishing, "*The Sinews for Racial Development*."⁴ This book, which the Prince carried with him every day, was dedicated, "...for leaders, for those whose hearts are touched by the pressing needs of the race and are willing to offer the very best of their lives and service freely for its uplift."

The book provides a guide to the rehabilitation of the native Hawaiian people from the perspective of those who developed and championed the HHCA. It covers the following areas and seeks to offer counsel to any whose direction may not be clear:

1. Race Consciousness: to mean pride for, and faith in the race. That "Hawaiians must play the primary part in the solution" and that self-respect for oneself and others was a "true foundation for a successive progression in life."
2. Broadmindedness: to maintain a broad outlook on life and "a sympathetic attitude toward humanity as a whole." It encourages natives to "Give out to those about us, and to the community in which we live, the very best that we possess" and to "cultivate the ability to observe, to absorb, and to assimilate the good in other races."
3. Education: both 1 and 2 above need the "discerning power and the balanced judgment of proper education." He describes a "Thoroughly trained mind, and a broadly cultivated heart are luminous in the soul of a nation."
4. The Home Life: the home life is the foundation of the development of 1, 2 and 3. It is the "starting point of all social organization, the foundation of civilization."
5. Systematic Living: the execution of the afore-mentioned activities cannot be achieved at once or in burst of energy but rather cultivated over time in a systematic fashion. Regular, good habits such as mindful eating and exercise can help to develop the fortitude to continue no matter the circumstance.
6. Godliness: the thought of ke Akua; the worship and observance of His laws provides a stabilizing relationship that leads to one's fulfillment of one's purpose in life. Today, with the many religious beliefs, spirituality is important to the self-fulfillment each experience in his/her own life.

The work of the Ahahui Puuhonua o Na Hawaii and its members provided Prince Kuhio the much-needed data to create support, both in Hawaii and abroad in Washington, D.C. to pass the HHCA.

Through the Prince's leadership and participation in each of these community endeavors, the legacy of the Prince lives on for us today. This housing plan, a descendant of Kuhio's legacy thru the HHCA, is but a small piece of a much broader articulation of need in the State of Hawaii today. By focusing on housing, this most basic of needs acknowledged in the Western world, the department attempts to participate in the rehabilitation of the Hawaiian people. Should every Hawaiian have a safe, affordable, decent home, with fresh water for bathing and eating and cooking and food grown or gathered nearby, we could claim success. But with a little over \$8 billion in need and as the average 57-year-old applicant dies on the waiting list, it does not seem likely we will be able to make such a claim without immediate and swift monetary assistance in the next few years.

4 Akana, Akaiko. (1992) *Light Upon the Midst*. Mahina Productions: Kailua-Kona, Hawaii.

(3) Planned Program Benefits. *(Describe below how your planned programs and activities will address the needs of low income families identified above. Also describe how your planned programs will address the various types of housing assistance needs. NAHASDA § 803(c)(2)(B)):*

The planned programs and activities are aimed at assisting as many native Hawaiian households that earn 80% or less of HUD AMI to realize homeownership as part of the ongoing lot awards and production. The 2017 HUD Report noted that “many renters (63 percent) on the HHCA beneficiary waiting list who would prefer to own a home are unable to do so because they cannot afford a downpayment or save enough for a house.” Thus, focus will be on homeowner financing, leveraged loans with USDA Rural Housing, or other downpayment assistance options to provide new awardees with the opportunity for safe, affordable and decent housing.

While the 2017 HUD Report noted that HHCA beneficiary households on the waiting list face more significant housing challenges, lessees, especially in our older homestead communities face aging substandard housing. The 2020 Beneficiary Study Lessee Report identified 2,538 lessees that earn 80% or less of HUD AMI with a house needing either minor or major repairs. The planned home assistance program is geared to addressing this need.

DHHL recognizes the need for increased housing stability, especially as families have experienced financial hardships associated with the Coronavirus pandemic and took swift action first by approving the postponement of mortgage loan payments for all DHHL direct loans and loans assigned to DHHL. A report for the period ended February 19, 2021 reflected that roughly 84.2% (128 of 152) of the loans reassigned by HUD/FHA took advantage of postponing one or more payments since April 2020 and 48.3% (465 of 962) of the accounts in the direct loan portfolio have one or more payments being postponed. DHHL also initially utilized NAHASDA funds to provide emergency rental assistance and has since received other federal funds for this purpose. The planned rental voucher and homeowner assistance is aimed at providing financial assistance for families at risk of homelessness or facing financial hardship.

The 2017 HUD Report identified homelessness among Native Hawaiians as a significant problem, but also acknowledged that data is not available for only Native Hawaiians. In an effort to fill this gap, DHHL entered into a Memorandum of Understanding with Partners in Care – Oahu Continuum of Care to understand how pervasive the situation of homelessness might be among its beneficiaries and especially those on its homestead applicant waiting list. The conversion of an existing structure to a transitional housing facility for beneficiaries is intended to begin addressing this need.

DHHL’s Oahu Island Plan dated July 2014 noted that approximately 1,390 acres of land suitable for residential development is necessary to meet the homestead needs of all applicants on the residential list that are not otherwise accommodated assuming full implementation of the Oahu Island Plan. One of the program activities would be to identify land or units for housing.

In addition to land, water is just as critical to homestead development. DHHL secured approved water reservations for DHHL’s foreseeable groundwater needs statewide and the potable water infrastructure improvements would allow for improved and increased potable water service delivery.

All NAHASDA assisted activities will be supported by housing counseling for both homeowners and renters.

(4) Geographic Distribution. *(Describe below how the assistance will be distributed throughout the geographic area and how this geographic distribution is consistent with the needs of low income families, including the needs for various categories of housing assistance. NAHASDA § 803(c)(2)(B)(i)):*

The 2020 Beneficiary Study Applicant Report provided HUD Income Categories by Island as follows:

80% or > AMI	Oahu		Maui		Hawaii		Kauai		Molokai		Lanai		Total	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
	6824	61%	1282	12%	2048	18%	600	5%	368	3%	36	.3%	11,158	99.3%

This distribution is similar to the % of DHHL Applicants by Island:

	Oahu	Maui	Hawaii	Kauai	Molokai	Lanai	Total
% App	57%	12%	21%	6%	3%	.3%	99.3%

NAHASDA-Assisted units by island to date align closely to this distribution and is expected to continue, but notes that assistance to neighbor islands is above the percent of households classified as earning 80 percent or less of the HUD AMI:

	Oahu	Maui	Hawaii	Kauai	Molokai	Lanai	Total
% Assisted	49%	15%	19%	8%	7%	2%	100%

At the same time, emergency rental assistance in response to the pandemic funded by NAHASDA resulted in the following assistance by island with higher rates on Oahu and Maui, which anecdotally mirrored disbursement rates for programs administering funds made available by the Counties:

	Oahu	Maui	Hawaii	Kauai	Molokai	Lanai	Total
% Assisted	66%	21%	10%	3%	0%	0%	100%

SECTION 3: PROGRAM DESCRIPTIONS

(NAHASDA § [803(c)(2)(A)], [802(c)], [820(b)], 24 CFR §1006.410(b)(2) and (3)])

Planning and Reporting on Program Year Activities

For the NHHP, the purpose of this section is to describe each program that will be operating during the 12-month fiscal year. Each program must include the eligible activity, its planned outputs, intended outcome, who will be assisted, and types and levels of assistance. Each of the eligible activities has a specific, measurable output. The first column in the table below lists all eligible activities, the second column identifies the output measure for each eligible activity, and the third column identifies when to consider an output as completed for each eligible activity. Copy and paste text boxes 1.1 through 1.10 as often as needed so that all of your planned programs are included.

For the APR, the purpose of this section is to describe your accomplishments, actual outputs, actual outcomes, and any reasons for delays.

Eligible Activities May Include (citations below reference sections in NAHASDA)

Eligible Activity	Output Measure	Output Completion
(1) RESERVED – DO NOT USE THIS NUMBER		
(2) RESERVED – DO NOT USE THIS NUMBER		
(3) Acquisition of Rental Housing [810(b)(1)]	Units	When recipient takes title to the unit
(4) Construction of Rental Housing [810(b)(1)]	Units	All work completed and unit passed final inspection
(5) Rehabilitation of Rental Housing [810(b)(1)]	Units	All work completed and unit passed final inspection
(6) Acquisition of Land for Rental Housing Development [810(b)(1)]	Acres	When recipient takes title to the land
(7) Development of Emergency Shelters [810(b)(1)]	Households	Number of households served at any one time, based on capacity of the shelter
(8) Conversion of Other Structures to Affordable Housing [810(b)(1)]	Units	All work completed and unit passed final inspection
(9) Other Rental Housing Development [810(b)(1)]	Units	All work completed and unit passed final inspection
(10) Acquisition of Land for Homebuyer Unit Development [810(b)(1)]	Acres	When recipient takes title to the land
(11) New Construction of Homebuyer Units [810(b)(1)]	Units	All work completed and unit passed final inspection
(12) Acquisition of Homebuyer Units [810(b)(1)]	Units	When recipient takes title to the unit
(13) Down Payment/Closing Cost Assistance [810(b)(1)]	Units	When binding commitment signed
(14) Lending Subsidies for Homebuyers (Loan) [810(b)(1)]	Units	When binding commitment signed
(15) Other Homebuyer Assistance Activities [810(b)(1)]	Units	When binding commitment signed
(16) Rehabilitation Assistance to Existing Homeowners [810(b)(1)]	Units	All work completed and unit passed final inspection
(17) Tenant Based Rental Assistance [810(b)(2)]	Households	Count each household once per year
(18) Other Housing Service [810(b)(2)]	Households	Count each household once per year

(19) Housing Management Services [810(b)(3)]	Households	Count each household once per year
(20) Operation and Maintenance of NHHBG-Assisted Units [810(b)(3)]	Units	Number of units in inventory at Fiscal Year End
(21) Crime Prevention and Safety [810(b)(4)]	Dollars	Dollars spent (report in Uses of Funding Table only)
(22) Model Activities [810(b)(5)]	Dollars	Dollars spent (report in Uses of Funding Table only)
(23) RESERVED – DO NOT USE THIS NUMBER		
(24) Infrastructure to Support Housing [810(b)(1)]	Improved Lots	All work completed and lot passed final inspection
(25) RESERVED – DO NOT USE THIS NUMBER		

Outcome May Include:

(1) Reduce over-crowding	(7) Create new affordable rental units
(2) Assist renters to become homeowners	(8) Assist affordable housing for college students
(3) Improve quality of substandard units	(9) Provide accessibility for disabled/elderly persons
(4) Improve quality of existing infrastructure	(10) Improve energy efficiency
(5) Address homelessness	(11) Reduction in crime reports
(6) Assist affordable housing for low income households	(12) Other – must provide description in boxes 1.4 (NHHP) and 1.5 (APR)

NHHP: PLANNED FISCAL YEAR ACTIVITIES (NAHASDA § 803(c)(2)(A))

For each planned activity, complete all the non-shaded sections below. It is recommended that for each program name you assign a unique identifier to help distinguish individual programs. This unique number can be any number of your choosing, but it should be simple and clear so that you and HUD can track tasks and results under the program and collect appropriate file documentation tied to this program.

- One way to number your programs is chronologically. For example, you could number your programs 2014-1, 2014-2, 2014-3, etc.
- Or, you may wish to number the programs based on type. For example rental 1, rental 2, homebuyer 1, homebuyer 2, etc. This type of numbering system might be appropriate if you have many programs that last over several years.
- Finally, you may wish to use an outline style of numbering. For example, all programs under your first eligible activity would start with the number 1 and then be consecutively numbered as 1.1, 1.2, 1.3, etc. The programs under the second eligible activity would be numbered as 2.1, 2.2., 2.3, etc.

APR: REPORTING ON PROGRAM YEAR PROGRESS (NAHASDA § 820(b))

Complete the shaded section of text below to describe your completed program tasks and actual results. Only report on activities completed during the 12-month fiscal year. Financial data should be presented using the same basis of accounting as the Schedule of Expenditures of Federal Awards (SEFA) in the annual OMB Circular A-133¹ audit. For unit accomplishments, only count units when the unit was completed and occupied during the year. For households, only count the household if it received the assistance during the previous 12-month fiscal year.

¹DHHL should note that new Federal government regulations on Administrative Requirements, Cost Principles, and Audit Requirements were promulgated on December 26, 2013 at 2 C.F.R. Part 200. HUD intends to update its regulations by December 26, 2014 to implement these new requirements in its programs. In the meantime, applicable OMB Circulars and the regulations at 2 C.F.R. Part 225 will continue to apply to existing grants. After HUD implements the new requirements in 2 C.F.R. Part 200 (after December 26, 2014), all grants will be subject to 2 C.F.R. Part 200, as implemented by HUD.

<p>1.1 Program Name and Unique Identifier: 2021 Capital Improvement Projects (AHP I)</p>
<p>1.2 Program Description <i>(This should be the description of the planned program.):</i></p> <p>This activity develops lots for residential use on Trust Lands statewide.</p>
<p>1.3 Eligible Activity Number <i>(Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):</i></p> <p>(24) Infrastructure to Support Housing [810(b)(1)]</p>
<p>1.4 Intended Outcome Number <i>(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):</i></p> <p>(2) Assist renters to become homeowners</p>
<p>Describe Other Intended Outcome <i>(Only if you selected "Other" above.):</i></p>
<p>1.5 Actual Outcome Number <i>(In the APR identify the actual outcome from the Outcome list.):</i></p> <p>(2) Assist renters to become homeowners</p>
<p>Describe Other Actual Outcome <i>(Only if you selected "Other" above.):</i></p>
<p>1.6 Who Will Be Assisted <i>(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a <u>separate</u> program within this section.):</i></p> <p>Undivided interest lessees and applicants meeting the 80% AMI income guidelines will receive vacant or improved lots for new home construction.</p>
<p>1.7 Types and Level of Assistance <i>(Describe the types and the level of assistance that will be provided to each household, as applicable.):</i></p> <p>This activity covers the cost of the infrastructure for projects, including planning, design, engineering, construction, and construction management services. The level of NAHASDA funding for this activity continues to decrease as the contracts for engineering services in East Kapolei IIC, Oahu and construction management in Keokea-Waiohuli, Maui and Laiopua Village 4, Hawaii Island continues until project completion.</p>
<p>1.8 APR: <i>(Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)):</i></p> <p>An invitation for bid of construction of roads and utility installation for a 130-lot single-family residential subdivision and restoration of two drainage detention basins in East Kapolei IIC, Oahu was made available to prospective bidders and bids were received. Construction is expected to start in the next fiscal year.</p>

1.9: Planned and Actual Outputs for 12-Month Fiscal Year

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: Units; Households; Improved Lots; Acres	Planned Number of Outputs to be completed in Fiscal Year Under this Program	APR: Actual Number of Outputs Completed in Fiscal Year
Improved Lots	0	0

1.10: APR: If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

N/A

1.11: APR: Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

None

NOTE: Remember to complete all the text boxes in Section 3 for each NHHBG-funded program. If you are completing an electronic version of this form, you may copy and paste text boxes 1.1 through 1.11 as needed to describe each of your programs. If you are completing this form in hard copy, you may photocopy Section 3 as needed to describe each of your programs.

1.1 Program Name and Unique Identifier: Developer Financing (AHP II)

1.2 Program Description *(This should be the description of the planned program.):*

This activity utilizes previously appropriated NHHBG Funds for East Kapolei IIB wherein NHHBG funds are revolving for the development of turn-key homes eliminating the financing costs to the developer thereby keeping the price of the turn-key home affordable. The developer will repay these NHHBG funds upon the sale of all East Kapolei IIB turn-key homes resulting in the NHHBG funds revolving back for other NHHBG eligible activities.

1.3 Eligible Activity Number *(Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(11) New Construction of Homebuyer Units [810(b)(1)]

1.4 Intended Outcome Number *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(2) Assist renters to become homeowners

Describe Other Intended Outcome *(Only if you selected "Other" above.):*

1.5 Actual Outcome Number *(In the APR identify the actual outcome from the Outcome list.):*

(2) Assist renters to become homeowners

Describe Other Actual Outcome *(Only if you selected "Other" above.):*

1.6 Who Will Be Assisted *(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a separate program within this section.):*

Undivided interest lessees and applicants meeting the 80% AMI income guidelines will have the opportunity to qualify for homes.

1.7 Types and Level of Assistance *(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

The assistance provided will go directly to the developer as part of the capital stack for vertical construction financing eliminating financing costs to the developer resulting in savings that are passed on to the homebuyer.

1.8 APR: *(Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)):*

Three turnkey units for NAHASDA income eligible families in the East Kapolei IIB project were developed and the \$5 million in NHHBG funds provided to the developer to finance construction was returned this fiscal year.

1.9: Planned and Actual Outputs for 12-Month Fiscal Year

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: Units; Households; Improved Lots; Acres	Planned Number of Outputs to be completed in Fiscal Year Under this Program	APR: Actual Number of Outputs Completed in Fiscal Year
Units	2	3

1.10: APR: If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

N/A

1.11: APR: Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

None

NOTE: Remember to complete all the text boxes in Section 3 for each NHHBG-funded program. If you are completing an electronic version of this form, you may copy and paste text boxes 1.1 through 1.11 as needed to describe each of your programs. If you are completing this form in hard copy, you may photocopy Section 3 as needed to describe each of your programs.

<p>1.1 Program Name and Unique Identifier: Homeowner Financing (AHP III)</p>
<p>1.2 Program Description <i>(This should be the description of the planned program.):</i></p> <p>This activity utilizes the Department's Direct Loan program, providing homeowner financing to eligible NAHASDA families for new construction or home purchase. DHHL is working to identify families in upcoming project areas for direct loans.</p>
<p>1.3 Eligible Activity Number <i>(Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):</i></p> <p>(14) Lending Subsidies for Homebuyers (Loan) [810(b)(1)]</p>
<p>1.4 Intended Outcome Number <i>(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):</i></p> <p>(2) Assist renters to become homeowners</p>
<p>Describe Other Intended Outcome <i>(Only if you selected "Other" above.):</i></p>
<p>1.5 Actual Outcome Number <i>(In the APR identify the actual outcome from the Outcome list.):</i></p> <p>(2) Assist renters to become homeowners</p>
<p>Describe Other Actual Outcome <i>(Only if you selected "Other" above.):</i></p>
<p>1.6 Who Will Be Assisted <i>(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a <u>separate</u> program within this section.):</i></p> <p>Molokai: 4 families</p> <p>Maui: 8 families</p> <p>Hawaii: 10 families</p> <p>Oahu: 13 families</p> <p>Kauai: 3 families</p> <p>Lanai: 2 families</p>
<p>1.7 Types and Level of Assistance <i>(Describe the types and the level of assistance that will be provided to each household, as applicable.):</i> Financing for home loans statewide utilizing NHHBG funds up to the appraised value for projects in areas listed in 1.6.</p>
<p>1.8 APR: <i>(Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)):</i></p> <p>Five homes – 1 in Kanehili, Oahu, 1 in Waiohuli, Maui, 2 in Kauluokahai, Oahu, and 1 in Kekaha, Kauai were occupied in this fiscal year. The funding for two of these five homes were from prior fiscal years and one of these homes was built in partnership with Habitat for Humanity.</p>

Homeowner financing was provided in this fiscal year for three of the five homes occupied in this fiscal year as well as 1 in Kauluokahai, Oahu, 1 in Waiohuli, Maui and a slight increase in costs required additional funding for 1 lessee in Kawaihae, Hawaii.

Construction is underway for 7 lessees – 2 in Kanehili, Oahu, 1 in Kakaina, Oahu, 3 in Kawaihae on Hawaii Island, and 1 in Waiohuli, Maui.

1.9: Planned and Actual Outputs for 12-Month Fiscal Year

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: Units; Households; Improved Lots; Acres	Planned Number of Outputs to be completed in Fiscal Year Under this Program	APR: Actual Number of Outputs Completed in Fiscal Year
Units	5	5

1.10: APR: If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

The construction process is lengthy and although an estimate of one year is projected, delays in securing permits, contractors willing to complete the necessary certified payroll to comply with labor requirements, and additional individual wastewater system requirements can extend the construction timeline.

1.11: APR: Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

None

NOTE: Remember to complete all the text boxes in Section 3 for each NHHBG-funded program. If you are completing an electronic version of this form, you may copy and paste text boxes 1.1 through 1.11 as needed to describe each of your programs. If you are completing this form in hard copy, you may photocopy Section 3 as needed to describe each of your programs.

<p>1.1 Program Name and Unique Identifier: Home Assistance Program (HAP) (AHP IV)</p>
<p>1.2 Program Description <i>(This should be the description of the planned program.):</i></p> <p>This program covers the department's attempt to address substandard and/or aging housing on the homelands by providing assistance to low income households to repair their existing homes, including home replacement (demolition & construction), energy retrofit, building code compliance, and home repair.</p>
<p>1.3 Eligible Activity Number <i>(Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):</i></p> <p>(16) Rehabilitation Assistance to Existing Homeowners [810(b)(1)]</p>
<p>1.4 Intended Outcome Number <i>(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):</i></p> <p>(3) Improve quality of substandard units</p>
<p>Describe Other Intended Outcome <i>(Only if you selected "Other" above.):</i></p>
<p>1.5 Actual Outcome Number <i>(In the APR identify the actual outcome from the Outcome list.):</i></p> <p>(3) Improve quality of substandard units</p>
<p>Describe Other Actual Outcome <i>(Only if you selected "Other" above.):</i></p>
<p>1.6 Who Will Be Assisted <i>(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a separate program within this section.):</i></p> <p>Lessee families at or below the 80% AMI income guidelines identified over the past few years are being assisted.</p>
<p>1.7 Types and Level of Assistance <i>(Describe the types and the level of assistance that will be provided to each household, as applicable.):</i></p> <p>Deferred, no-payment loans, subject to conditional recapture, as defined by HAP will be provided. NAHASDA eligible families will receive \$100,000 to repair their home according to Housing Quality Standards that would prioritize repairs for the home. Those families whose homes have been identified as needing more than \$100,000 to fix repairs are offered 1% loans on the amount that exceeds the first \$100,000, up to an additional \$100,000. A demolition/new build loan is the third option offered for properties where cost to repair exceed the appraised or tax assessed value.</p>
<p>1.8 APR: <i>(Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)):</i></p> <p>Two homes in Hoolehua, Molokai were completed and occupied in this fiscal year. Funding was provided in this fiscal year for another home in Hoolehua, Molokai and homes in Nanakuli and Waimanalo, Oahu.</p>

1.9: Planned and Actual Outputs for 12-Month Fiscal Year

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: Units; Households; Improved Lots; Acres	Planned Number of Outputs to be completed in Fiscal Year Under this Program	APR: Actual Number of Outputs Completed in Fiscal Year
Units	2	2

1.10: APR: If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

As similarly reported under homeowner financing, the construction process for home repair is also lengthy and although an estimate of one year is projected, delays in securing permits and contractors willing to complete the necessary certified payroll to comply with labor requirements can extend the construction timeline.

1.11: APR: Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

None

NOTE: Remember to complete all the text boxes in Section 3 for each NHHBG-funded program. If you are completing an electronic version of this form, you may copy and paste text boxes 1.1 through 1.11 as needed to describe each of your programs. If you are completing this form in hard copy, you may photocopy Section 3 as needed to describe each of your programs.

<p>1.1 Program Name and Unique Identifier: Rental Operating Subsidy (AHP V)</p>
<p>1.2 Program Description <i>(This should be the description of the planned program.):</i></p> <p>This activity provides funds for use as a rental operating subsidy to eligible rental housing on Trust Lands in Waimanalo.</p>
<p>1.3 Eligible Activity Number <i>(Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):</i></p> <p>(20) Operation and Maintenance of NHHBG-assisted Units</p>
<p>1.4 Intended Outcome Number <i>(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):</i></p> <p>(6) Assist Affordable Housing for Low-Income Households</p>
<p>Describe Other Intended Outcome <i>(Only if you selected "Other" above.):</i></p>
<p>1.5 Actual Outcome Number <i>(In the APR identify the actual outcome from the Outcome list.):</i></p>
<p>Describe Other Actual Outcome <i>(Only if you selected "Other" above.):</i></p> <p>(6) Assist Affordable Housing for Low-Income Households</p>
<p>1.6 Who Will Be Assisted <i>(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a separate program within this section.):</i></p> <p>The rental housing project, with up to 85 units, on Trust Lands in Waimanalo will be assisted.</p>
<p>1.7 Types and Level of Assistance <i>(Describe the types and the level of assistance that will be provided to each household, as applicable.):</i></p> <p>This elderly housing project assisted with an annual operating subsidy paid directly to the development company was first occupied in 2002 and constructed with funds from the state's Low Income Housing Trust Fund and Rental Housing Trust Fund along with funds from DHHL and the Office of Hawaiian Affairs. Many of the elderly are living on fixed income and cannot afford current rental rates under Hawaii Housing and Finance Development Corporation (HHFDC) which oversees the project and approves the rates from the developer. The subsidy covers the difference between the NAHASDA required 30% cap on tenant's adjusted gross income and the approved LITHC rent. The subsidy payments shall be used exclusively to assist tenants and for the Project's operating expenses including property management fees; maintenance expenses; utilities; partnership management fees; interest on loans (whether or not currently payable); and all other costs reasonably related to the Project, such as accrued development and legal fees and costs, to ensure these costs are not passed on to the Project tenants.</p>
<p>1.8 APR: <i>(Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)):</i></p> <p>A subsidy agreement for the Waimanalo Kupuna Housing Project provides an annual subsidy of \$250,000 per year, which amounted to over \$19,000/month ranging from \$75/month to \$837/month for 79 Kupuna and the remaining funds covered other operating expenses as provided for in the agreement. The use of NHHBG funds to cover Project rental assistance, including operating and other expenses is aimed at maintaining the affordability of rents for Kupuna residing within the Project.</p>

1.9: Planned and Actual Outputs for 12-Month Fiscal Year

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: Units; Households; Improved Lots; Acres	Planned Number of Outputs to be completed in Fiscal Year Under this Program	APR: Actual Number of Outputs Completed in Fiscal Year
Units in Inventory	60	79

1.10: APR: If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

N/A

1.11: APR: Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

None

NOTE: Remember to complete all the text boxes in Section 3 for each NHHBG-funded program. If you are completing an electronic version of this form, you may copy and paste text boxes 1.1 through 1.11 as needed to describe each of your programs. If you are completing this form in hard copy, you may photocopy Section 3 as needed to describe each of your programs.

<p>1.1 Program Name and Unique Identifier: Rental Vouchers (AHP VI)</p>
<p>1.2 Program Description <i>(This should be the description of the planned program.):</i></p> <p>This activity provides funds for rental housing vouchers (first month rent/deposit/emergency rent) for temporary relocation assistance.</p>
<p>1.3 Eligible Activity Number <i>(Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):</i></p> <p>(17) Tenant Based Rental Assistance [810(b)(2)]</p>
<p>1.4 Intended Outcome Number <i>(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):</i></p> <p>(6) Assist Affordable Housing for Low-Income Households</p>
<p>Describe Other Intended Outcome <i>(Only if you selected "Other" above.):</i></p>
<p>1.5 Actual Outcome Number <i>(In the APR identify the actual outcome from the Outcome list.):</i></p> <p>(6) Assist Affordable Housing for Low-Income Households</p>
<p>Describe Other Actual Outcome <i>(Only if you selected "Other" above.):</i></p>
<p>1.6 Who Will Be Assisted <i>(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a separate program within this section.):</i></p> <p>Native Hawaiian families eligible to reside on the Hawaiian Home Lands whose income is at or below 80% AMI.</p>
<p>1.7 Types and Level of Assistance <i>(Describe the types and the level of assistance that will be provided to each household, as applicable.):</i></p> <p>This activity will provide for temporary relocation assistance for duration of time to construct primary residence.</p>
<p>1.8 APR: <i>(Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)):</i></p> <p>Assistance for three families occurred this fiscal year, which continued from the prior fiscal year and two have since been completed. The third family is expected to be completed in the beginning of the next fiscal year.</p>

1.9: Planned and Actual Outputs for 12-Month Fiscal Year

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: Units; Households; Improved Lots; Acres	Planned Number of Outputs to be completed in Fiscal Year Under this Program	APR: Actual Number of Outputs Completed in Fiscal Year
Households	5	3

1.10: APR: If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

N/A

1.11: APR: Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

The planned number of households assisted should be reduced from 5 to 2 to correspond with the planned number of units for the Home Assistance Program since this temporary relocation assistance is provided while the substandard and/or aging house on the homelands is being repaired or replaced.

NOTE: Remember to complete all the text boxes in Section 3 for each NHHBG-funded program. If you are completing an electronic version of this form, you may copy and paste text boxes 1.1 through 1.11 as needed to describe each of your programs. If you are completing this form in hard copy, you may photocopy Section 3 as needed to describe each of your programs.

1.1 Program Name and Unique Identifier: Emergency Rental and Utilities Assistance Program (AHP VII)

1.2 Program Description *(This should be the description of the planned program.):*

This activity provides funds for rental housing vouchers (rent/security deposit) for emergency assistance (rent, rental arrears, utilities, or utility arrears) to mitigate financial hardships associated with the Coronavirus pandemic to ensure housing stability.

1.3 Eligible Activity Number *(Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(17) Tenant Based Rental Assistance [810(b)(2)]

1.4 Intended Outcome Number *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(5) Address homelessness

Describe Other Intended Outcome *(Only if you selected "Other" above.):*

1.5 Actual Outcome Number *(In the APR identify the actual outcome from the Outcome list.):*

(5) Address homelessness

Describe Other Actual Outcome *(Only if you selected "Other" above.):*

1.6 Who Will Be Assisted *(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a separate program within this section.):*

Native Hawaiian families eligible to reside on the Hawaiian Home Lands whose income is at or below 80% AMI.

1.7 Types and Level of Assistance *(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

DHHL will contract with a service provider to provide emergency rental assistance (rent, rental arrears, utilities, or utility arrears) for a period not to exceed 12 months except that assistance may be provided for an additional 6 months only if necessary to ensure housing stability for a household subject to availability of funds. The maximum monthly assistance for an eligible household to receive will be the greater of either the maximum monthly amount set by each County for similar emergency rental and utilities assistance programs or the Fair Market Rent within the zip code area.

1.8 APR: *(Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)):*

The DHHL COVID-19 Emergency Rental Assistance Program utilizing NHHBG funds to provide security deposit and/or rent to eligible Native Hawaiian families impacted by COVID-19 administered by Aloha United Way (AUW) assisted 142 families as reported in the prior fiscal year. Of these 142 families assisted, 67 families continued receiving assistance in this fiscal year. The contract with AUW ended on April 28, 2022.

The DHHL COVID-19 Emergency Rental Assistance Program pursuant to the Consolidated Appropriations Act, 2021 to provide for the payment of security deposit, rent, rental arrears, utilities and home energy costs, utilities and home energy arrears, and other expenses related to housing incurred due to COVID-19 administered by the Council for Native Hawaiian Advancement (CNHA) assisted 272 families, 205 of which were reported in the prior fiscal year.

Anticipating that additional funding beyond the funds allocated to DHHL in the Consolidated Appropriations Act, 2021 for emergency rental assistance would still be needed, DHHL entered into a separate contract with CNHA using NHHBG funds. 29 families assisted was reported in the prior fiscal year.

As of June 30, 2022, CNHA reported assisting 422 families, 234 of which were reported in the prior fiscal year. Of the 188 families assisted by CNHA in this fiscal year, 24 of those families are duplicative of the families assisted in the contract with AUW because the assistance provided through CNHA allowed for utilities and home energy costs, utilities and home energy arrears, and other expenses related to housing that was not part of the contract with AUW.

1.9: Planned and Actual Outputs for 12-Month Fiscal Year

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: Units; Households; Improved Lots; Acres	Planned Number of Outputs to be completed in Fiscal Year Under this Program	APR: Actual Number of Outputs Completed in Fiscal Year
Households	100	231

1.10: APR: If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

N/A

1.11: APR: Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

None

NOTE: Remember to complete all the text boxes in Section 3 for each NHHBG-funded program. If you are completing an electronic version of this form, you may copy and paste text boxes 1.1 through 1.11 as needed to describe each of your programs. If you are completing this form in hard copy, you may photocopy Section 3 as needed to describe each of your programs.

<p>1.1 Program Name and Unique Identifier: Housing Counseling (AHP VIII)</p>
<p>1.2 Program Description <i>(This should be the description of the planned program.):</i></p> <p>Independent, expert advice customized to the need of the Native Hawaiian lessee, applicant or household to address housing barriers in order to achieve housing goals through homeownership counseling or rental housing counseling and include the following processes: intake, financial and housing affordability analysis, an action plan, and a reasonable effort to have follow-up communication when possible.</p>
<p>1.3 Eligible Activity Number <i>(Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):</i></p> <p>(18) Other Housing Service [810(b)(2)]</p>
<p>1.4 Intended Outcome Number <i>(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):</i></p> <p>(6) Assist Affordable Housing for Low-Income Households</p>
<p>Describe Other Intended Outcome <i>(Only if you selected "Other" above.):</i></p>
<p>1.5 Actual Outcome Number <i>(In the APR identify the actual outcome from the Outcome list.):</i></p> <p>(6) Assist Affordable Housing for Low-Income Households</p>
<p>Describe Other Actual Outcome <i>(Only if you selected "Other" above.):</i></p>
<p>1.6 Who Will Be Assisted <i>(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a <u>separate</u> program within this section.):</i></p> <p>Native Hawaiian lessee, applicants or households who received or are eligible to receive NAHASDA assistance including but not limited to homeowner financing, home repair assistance, rental and homeowner assistance.</p>
<p>1.7 Types and Level of Assistance <i>(Describe the types and the level of assistance that will be provided to each household, as applicable.):</i></p> <p>Families who received NAHASDA assistance will receive either homeownership or rental housing counseling. Homeownership counseling is housing counseling related to homeownership and residential mortgage loans that covers the decision to purchase a home, issues arising during or affecting the period of ownership of a home (including financing, refinancing, default, and foreclosure/lease cancellation, and other financial dispositions), and the sale/transfer or other disposition of a home. Rental housing counseling is counseling related to the rental of residential property, which may include counseling regarding future homeownership opportunities and may also include the decision to rent, responsibilities of tenancy, affordability of renting and eviction prevention. At a minimum, initial contact will be made with lessee, applicants or households who received NAHASDA assistance informing them of housing counseling services.</p>

1.8 APR: (Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)):

The vendor from the prior fiscal year provided housing counseling to 28 households, 25 of which received emergency rental assistance and followed up with 213 households in July 2021. The contract with this vendor was concluded at the end of July.

A contract with a new vendor was executed on November 1, 2021, and pre-purchase housing counseling was provided to 36 households and homeowner housing counseling was provided to 13 households.

1.9: Planned and Actual Outputs for 12-Month Fiscal Year

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: Units; Households; Improved Lots; Acres	Planned Number of Outputs to be completed in Fiscal Year Under this Program	APR: Actual Number of Outputs Completed in Fiscal Year
Households	50	77

1.10: APR: If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

N/A

1.11: APR: Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

None

NOTE: Remember to complete all the text boxes in Section 3 for each NHHBG-funded program. If you are completing an electronic version of this form, you may copy and paste text boxes 1.1 through 1.11 as needed to describe each of your programs. If you are completing this form in hard copy, you may photocopy Section 3 as needed to describe each of your programs.

1.1 Program Name and Unique Identifier: Homeowner Assistance (AHP IX)

1.2 Program Description *(This should be the description of the planned program.):*

This activity provides funds for homeowner assistance (mortgage, utilities, insurance, or association fees) to mitigate financial hardships associated with the Coronavirus pandemic to promote housing stability and/or to prevent foreclosure on a home.

1.3 Eligible Activity Number *(Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(18) Other Housing Service [810(b)(2)]

1.4 Intended Outcome Number *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(6) Assist Affordable Housing for Low-Income Households

Describe Other Intended Outcome *(Only if you selected "Other" above.):*

1.5 Actual Outcome Number *(In the APR identify the actual outcome from the Outcome list.):*

(6) Assist Affordable Housing for Low-Income Households

Describe Other Actual Outcome *(Only if you selected "Other" above.):*

1.6 Who Will Be Assisted *(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a separate program within this section.):*

Native Hawaiian families eligible to reside on the Hawaiian Home Lands whose income is at or below 80% AMI.

1.7 Types and Level of Assistance *(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

DHHL will contract with a service provider to provide homeowner assistance (mortgage, utilities, insurance or association fees) for a period not to exceed 12 months except that assistance may be provided for an additional 6 months only if necessary to ensure housing stability and/or to prevent foreclosure on a home subject to availability of funds. The maximum monthly assistance for an eligible household to receive will be the maximum monthly amount set by each County for similar homeowner assistance programs.

1.8 APR: *(Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)).*

DHHL entered into a contract with CNHA to provide homeowner assistance (mortgage, property tax, utilities, insurance and/or association fees) to mitigate financial hardships associated with the Coronavirus pandemic to income eligible lessees who reside on Hawaiian Home Lands. 218 lessees were assisted with NHHBG funds during this fiscal year.

1.9: Planned and Actual Outputs for 12-Month Fiscal Year

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: Units; Households; Improved Lots; Acres	Planned Number of Outputs to be completed in Fiscal Year Under this Program	APR: Actual Number of Outputs Completed in Fiscal Year
Households	100	218

1.10: APR: If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

N/A

1.11: APR: Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

None

NOTE: Remember to complete all the text boxes in Section 3 for each NHHBG-funded program. If you are completing an electronic version of this form, you may copy and paste text boxes 1.1 through 1.11 as needed to describe each of your programs. If you are completing this form in hard copy, you may photocopy Section 3 as needed to describe each of your programs.

<p>1.1 Program Name and Unique Identifier: Existing Potable Water Infrastructure Improvements (AHP X)</p>
<p>1.2 Program Description <i>(This should be the description of the planned program.):</i></p> <p>This activity will utilize NHHBG funding for engineering services for Anahola Farm Lots Water System and construction management services for the Molokai Water System Improvements. These funds will be leveraged with funding from USDA to improve potable water infrastructure for systems in Anahola, Kauai and Hoolehua, Molokai.</p>
<p>1.3 Eligible Activity Number <i>(Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):</i></p> <p>(24) Infrastructure to Support Housing [810(b)(1)]</p>
<p>1.4 Intended Outcome Number <i>(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):</i></p> <p>(4) Improve quality of existing infrastructure</p>
<p>Describe Other Intended Outcome <i>(Only if you selected "Other" above.):</i></p>
<p>1.5 Actual Outcome Number <i>(In the APR identify the actual outcome from the Outcome list.):</i></p> <p>(4) Improve quality of existing infrastructure</p>
<p>Describe Other Actual Outcome <i>(Only if you selected "Other" above.):</i></p>
<p>1.6 Who Will Be Assisted <i>(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a separate program within this section.):</i></p> <p>New and existing lessees in homestead areas with approved USDA DHHL applications would be assisted with potable water infrastructure improvements.</p>
<p>1.7 Types and Level of Assistance <i>(Describe the types and the level of assistance that will be provided to each household, as applicable.):</i></p> <p>Improved potable water service delivery and/or new potable water service delivery for lessees in homestead areas with an approved DHHL USDA water application.</p>
<p>1.8 APR: <i>(Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)):</i></p> <p>NHHBG funding for engineering services for the Anahola Farm Lots Water System and the Molokai Water System Improvements continued in this fiscal year.</p>

1.9: Planned and Actual Outputs for 12-Month Fiscal Year

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: Units; Households; Improved Lots; Acres	Planned Number of Outputs to be completed in Fiscal Year Under this Program	APR: Actual Number of Outputs Completed in Fiscal Year
Improved Lots	0	0

1.10: APR: If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

N/A

1.11: APR: Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

None

NOTE: Remember to complete all the text boxes in Section 3 for each NHHBG-funded program. If you are completing an electronic version of this form, you may copy and paste text boxes 1.1 through 1.11 as needed to describe each of your programs. If you are completing this form in hard copy, you may photocopy Section 3 as needed to describe each of your programs.

<p>1.1 Program Name and Unique Identifier: Housing Conversion (AHP XI)</p>
<p>1.2 Program Description <i>(This should be the description of the planned program.):</i></p> <p>This activity supports the environmental review and studies, engineering and design, and procurement of a developer to convert existing structures to affordable housing.</p>
<p>1.3 Eligible Activity Number <i>(Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):</i></p> <p>(8) Conversion of Other Structures to Affordable Housing [810(b)(1)]</p>
<p>1.4 Intended Outcome Number <i>(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):</i></p> <p>(5) Address homelessness</p>
<p>Describe Other Intended Outcome <i>(Only if you selected "Other" above.):</i></p>
<p>1.5 Actual Outcome Number <i>(In the APR identify the actual outcome from the Outcome list.):</i></p> <p>(5) Address homelessness</p>
<p>Describe Other Actual Outcome <i>(Only if you selected "Other" above.):</i></p>
<p>1.6 Who Will Be Assisted <i>(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a <u>separate</u> program within this section.):</i></p> <p>Undivided interest lessees and applicants at or below the 80% AMI income guidelines who are homeless would be assisted through transitional housing.</p>
<p>1.7 Types and Level of Assistance <i>(Describe the types and the level of assistance that will be provided to each household, as applicable.):</i></p> <p>The assistance will provide funding for environmental review and studies, engineering and design, and procurement of a developer to rehabilitate an existing building for transitional housing.</p>
<p>1.8 APR: <i>(Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)):</i></p> <p>Vendor continued work on environmental review record, including conducting a reconnaissance level survey. Procurement of a developer is expected in the next fiscal year.</p>

1.9: Planned and Actual Outputs for 12-Month Fiscal Year

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: Units; Households; Improved Lots; Acres	Planned Number of Outputs to be completed in Fiscal Year Under this Program	APR: Actual Number of Outputs Completed in Fiscal Year
Units	0	0

1.10: APR: If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

N/A

1.11: APR: Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

None

NOTE: Remember to complete all the text boxes in Section 3 for each NHHBG-funded program. If you are completing an electronic version of this form, you may copy and paste text boxes 1.1 through 1.11 as needed to describe each of your programs. If you are completing this form in hard copy, you may photocopy Section 3 as needed to describe each of your programs.

1.1 Program Name and Unique Identifier: Property Acquisition (AHP XII)

1.2 Program Description *(This should be the description of the planned program.):*

This activity provides funds for the Department to conduct research, environmental review and studies to acquire vacant land or existing housing.

1.3 Eligible Activity Number *(Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(10) Acquisition of Land for Homebuyer Unit Development [810(b)(1)]

1.4 Intended Outcome Number *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(1) Reduce over-crowding

Describe Other Intended Outcome *(Only if you selected "Other" above.):*

1.5 Actual Outcome Number *(In the APR identify the actual outcome from the Outcome list.):*

(1) Reduce over-crowding

Describe Other Actual Outcome *(Only if you selected "Other" above.):*

1.6 Who Will Be Assisted *(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a separate program within this section.):*

Native Hawaiian families eligible to reside on Hawaiian Home Lands at or below the 80% AMI income guidelines will be assisted when land or existing housing is acquired and either lot preparation is completed or rental units are made available.

1.7 Types and Level of Assistance *(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

Land and/or existing housing will be considered for purchase to provide lots or rental units to increase affordable housing inventory.

1.8 APR: *(Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)):*

A contract with a vendor was executed on February 15, 2022, and land development and environmental site selection criteria have been developed to screen land for development potential and compliance with HUD environmental thresholds. GIS analysis is underway utilizing the site selection criteria to identify possible available lands that are developable for single-family residential development. Discussions are also underway with various landowners to identify potential available public and private lands that are suitable for residential use.

1.9: Planned and Actual Outputs for 12-Month Fiscal Year

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: Units; Households; Improved Lots; Acres	Planned Number of Outputs to be completed in Fiscal Year Under this Program	APR: Actual Number of Outputs Completed in Fiscal Year
Acres	0	0

1.10: APR: If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

N/A

1.11: APR: Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

None

NOTE: Remember to complete all the text boxes in Section 3 for each NHHBG-funded program. If you are completing an electronic version of this form, you may copy and paste text boxes 1.1 through 1.11 as needed to describe each of your programs. If you are completing this form in hard copy, you may photocopy Section 3 as needed to describe each of your programs.

1.1 Program Name and Unique Identifier: Crime Prevention (AHP XIII)

1.2 Program Description *(This should be the description of the planned program.):*

This activity provides funds for the Department to plan, coordinate with law enforcement and homestead communities and where appropriate implement safety and security measures to protect residents of homestead communities from crime. The 2020 Beneficiary Study Lessee Report noted that residents of DHHL Homestead communities generally know and look out for one another and want to remain in their neighborhood with close to eight out of ten residents reporting that they feel safe in their community day and night. Nevertheless, recent incidents like the investigation of illegal activity such as an illegal game room, unauthorized campers necessitating cleanup and the installation of a fence, or illegal dumping requiring removal of intentionally abandoned vehicles and gate installation should be addressed through appropriate crime prevention personnel and measures.

1.3 Eligible Activity Number *(Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(21) Crime Prevention and Safety [810(b)(4)]

1.4 Intended Outcome Number *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(11) Reduction in crime reports

Describe Other Intended Outcome *(Only if you selected "Other" above.):*

1.5 Actual Outcome Number *(In the APR identify the actual outcome from the Outcome list.):*

(11) Reduction in crime reports

Describe Other Actual Outcome *(Only if you selected "Other" above.):*

1.6 Who Will Be Assisted *(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a separate program within this section.):*

Homestead communities with a larger percentage of Native Hawaiians with incomes at or below 80% AMI would benefit from funding for programs and services aimed at reducing illegal activity.

1.7 Types and Level of Assistance *(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

The assistance will be tailored to meet the needs and concerns of each homestead community.

1.8 APR: *(Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)):*

The Hawaiian Homes Commission approved a legislative proposal establishing a compliance and enforcement program within the Department to investigate complaints, conduct investigations, and cooperate with enforcement authorities to ensure compliance with the Hawaiian Homes Commission Act, 1920, as amended and rules adopted thereunder as well as all other state laws and rules and county

ordinances on Hawaiian Home Lands. Instead of this version of the bill, a separate measure was introduced and passed by the Legislature establishing a Department of Law Enforcement to consolidate and administer criminal law enforcement and investigations functions of the State. DHHL requested language that was inserted in the bill that the Director of Law Enforcement's statutory duties include the deployment of adequate resources and coordination with county police departments to protect the health and safety of homestead communities on Hawaiian home lands. The Legislature also adopted a resolution titled Requesting the Department of Hawaiian Home Lands to Conduct A Feasibility Study on the Creation of an Enforcement Division for the Department of Hawaiian Home Lands, which is to be submitted prior to the convening of the Regular Session of 2023. This feasibility study should inform any funding for the Department to plan, coordinate with law enforcement and homestead communities and where appropriate implement safety and security measures to protect residents of homestead communities from crime.

1.9: Planned and Actual Outputs for 12-Month Fiscal Year

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: Units; Households; Improved Lots; Acres	Planned Number of Outputs to be completed in Fiscal Year Under this Program	APR: Actual Number of Outputs Completed in Fiscal Year
Dollars	\$100,000	\$0

1.10: APR: If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

N/A

1.11: APR: Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

None

NOTE: Remember to complete all the text boxes in Section 3 for each NHHBG-funded program. If you are completing an electronic version of this form, you may copy and paste text boxes 1.1 through 1.11 as needed to describe each of your programs. If you are completing this form in hard copy, you may photocopy Section 3 as needed to describe each of your programs.

SECTION 4: AFFORDABLE HOUSING RESOURCES

This section of the NHHHP is designed to provide the public with basic background information on the characteristics shaping DHHL's affordable housing programs. Each portion of the text below has several required components that must be discussed. DHHL is encouraged to carefully review the instructions for each section and provide text covering all required elements.

Housing Market (NAHASDA § 803(c)(2)(D)(i) and (ii)) *(Describe the key characteristics of the housing market in the State of Hawaii, currently, and in the period of time covered by the plan. Include a description of the availability of housing from other public sources and private market housing, and how this supply of housing affected the DHHL's program/activity choices.):*

The Hawaii Housing Planning Study, 2019 pointed out that the most distinctive characteristic of Hawaii's housing market is high prices. Hawaii also continues to have the highest average rents in the nation, followed by the District of Columbia and New York. For the past decade, Hawaii's median gross rent has consistently been 50 to 55 percent higher than the national median gross rent.

In addition, the Study noted the slowing of residential housing construction. Total housing units grew by about 5,600 units per year (2.2%) between 2009 and 2011. Between 2011 and 2014, growth slowed to 2,800 units per year – half what it was in the previous five years. Between 2014 and 2017, growth slowed further to about 2,675 units per year. In recent years, Hawaii has been building more units that aren't being used for Hawaii families.

The Study also reported that Hawaii has typically been in the top 15 percent of states losing housing units to vacancies. Hawaii ranked 12th for percent of total housing units held for seasonal, recreational, and occasional use in 2017. Only two states ranked higher than the counties of Hawaii, Kauai, and Maui with respect to the percent of total units held off the market for seasonal use. Across the State, there were differences in the percent of total housing units counted as housing stock. In Honolulu, 6.8 percent of all units were unavailable. In the other counties, that figure was significantly higher as in 19 percent for Kauai County, 16 percent in the County of Hawaii, and 13 percent for Maui County.

The Study further indicated that one in ten households statewide devotes 30 to 40 percent of their income to shelter costs. For nearly one-quarter of households statewide (23.1%), shelter payments take up more than 40 percent of their income each month. Most disturbing is the evidence that Hawaii's shelter to income ratios are higher than most of the nation. In 2019, the percentage of mortgage holders whose monthly housing cost was greater than 30 percent of monthly income was 40.3 percent, the highest in the nation. The percentage of renters paying more than 30 percent was 55.6 percent, ranking Hawaii third in the nation after Florida (59.0%) and California (57.2%). When you factor Hawaii's Housing Wage (\$36.13) with the average wage of a renter in the state (\$16.16), it is understandable that there are many households with high shelter-to-income. In 2018, Hawaii had the largest shortfall (-\$19.98) between the average renter wage (amount renters earn) and the two-bedroom housing wage (amount required to afford an average two-bedroom rental unit).

Hawaii's crowding rate has long been among the highest in the nation. In 2017, Hawaii was ranked first in crowding for owner-occupied units (6.3%) and second for renter-occupied conditions (12.8%).

The department's NHHBG funded mortgage loans provide single family housing for the same or lower price than a studio in a multi-family high rise built by another housing agency in the urban core. Without NHHBG funding, the department would be unable to build or finance housing for the 80% AMI or below target population.

Cooperation (NAHASDA § 803(c)(2)(D)(iii) *(Describe the structure, coordination, and means of cooperation between DHHL and other relevant partners and organizations [including private nonprofit organizations experienced in the planning and development of affordable housing] in the development, submission, or implementation of its housing plan. In addition, DHHL must indicate if it plans to use loan guarantees under Section 184A of the Housing and Community Development Act of 1992 and any other housing assistance provided by the Federal Government.):*

The department currently partners with a number of housing agencies and organizations either thru subject matter meetings or formal MOUs or agreements.

The Section 184A Loan Guarantee Program, which is similar to the Section 184 Loan Guarantee Program giving Native Americans access to private mortgage financing by providing loan guarantees to lenders, was implemented in 2007. Currently, 1st Tribal Lending, Bank of Hawai'i, Homebridge Financial Services, Inc. and HomeStreet Bank are approved lenders for the Section 184A loan program.

DHHL has been utilizing the FHA 247 loan program since 1987. Over \$475 million in mortgage loans are outstanding through the FHA 247 loan program to lessees on Hawaiian home lands. The Veterans Affairs direct loan, Rural Development (U.S. Department of Agriculture) loan programs, and low-income housing tax credits are other financing options and tools utilized on Hawaiian home lands.

Demolition and Disposition (NAHASDA § 803(c)(2)(D)(viii), 24 CFR 1006.101(b)(4)(viii) *(Describe any planned demolition or sale of NHHBG-assisted housing units, or any other demolition or disposition that will be carried out with NHHBG funds. Be certain to include a financial analysis of the proposed demolition, the timetable for any planned demolition or disposition and any other information that is required by HUD with respect to the demolition or disposition.):*

There are no 1937 Act housing on Hawaiian home lands. The DHHL does not anticipate demolishing any units funded by the NHHBG.

Coordination (NAHASDA § 803(c)(2)(D)(ix) *(Describe how DHHL will coordinate with partners to promote employment and self-sufficiency opportunities for residents of affordable housing.)*):

The State of Hawai'i Department of Human Services (DHS) administers individual and family financial assistance programs that provide cash payments to help individuals and families meet their basic needs. The programs include Temporary Assistance to Needy Families (TANF), Temporary Assistance to Other Needy Families (TAONF), General Assistance (GA), Aid to the Aged, Blind and Disabled (AABD) and the Food Stamps program. Medical assistance is provided through the Hawai'i QUEST and Medicaid fee-for-services programs. Vocational rehabilitation services are provided to persons with disabilities. Whenever the DHHL staff is made aware of a lessee in need, the families are referred to DHS or to an appropriate non-profit service provider.

Safety (NAHASDA § 803(c)(2)(D)(x)) *(Describe how DHHL will promote crime prevention and resident involvement in affordable housing.)*:

The DHHL continues to coordinate efforts with the Police Narcotics Division, the Sherriff's Office and the Attorney General's Office—Investigative Division to do surveillance and to evict the offending occupants whenever there is evidence of drug problems or other crimes in the homestead areas. If investigation results in a conviction, the lessee is taken to a contested case hearing for lease cancellation.

Capacity (NAHASDA § 803(c)(2)(D)(xi)) *(Describe the structure, capacity, and key personnel of the entities that will carry out the program/activities of the housing plan.):*

The DHHL was created by the State Legislature in 1964 to administer the Hawaiian home lands program and manage the Hawaiian home lands trust. The DHHL is one of eighteen principal agencies of the Executive Branch of the State of Hawai'i.

The DHHL serves native Hawaiians or individuals of no less than 50% Hawaiian blood, as defined by the Hawaiian Homes Commission Act of 1920, as amended, and their successors and assigns. These native Hawaiians are the beneficiaries of the Hawaiian home lands trust consisting of a land trust of over 200,000 acres, settlement monies from the State for the mismanagement of trust lands, funds received from the State general fund for operating costs, and revenues and earnings from the land leasing program.

The DHHL is governed by a nine-member board of commissioners headed by the Chairman, who also serves as the executive officer of the DHHL. The Governor of the State of Hawai'i appoints each commissioner and Chairman to a four-year term. The terms of the commissioners are staggered.

Currently, there are 121 full time employees in DHHL with six offices statewide. DHHL's main administrative office is located in Kapolei, Oahu and the five (5) district offices are located on neighbor islands. There are two (2) district offices on the Big Island, one in Hilo (East Hawaii) and one in Waimea (West Hawai'i), Hawai'i; one (1) district office in Lihue, Kauai; one (1) district office in Wailuku, Maui; and one (1) district office in Kalamaula, Molokai. DHHL is organized into five offices and three divisions under the Hawaiian Homes Commission and Office of the Chairman. The various offices and divisions are described as follows:

Office of the Chairman (OCH) — 17 staff members

The Office of the Chairman consists of the Chairman of the Hawaiian Homes Commission, who is also the Director of Department of Hawaiian Home Lands; the Deputy to the Chairman, the Executive Assistant; the NAHASDA Manager, NAHASDA Program Specialist, NAHASDA Compliance Specialist, Mortgage Loan Specialist, NAHASDA Clerk; and executive staff.

Administrative Services Office (ASO) – 7 staff members

The Administrative Services Office provides DHHL staff support in the areas of personnel, budgeting, program evaluation, information and communication systems, risk management, facilities management, clerical services and other administrative services. This office also provides support services in preparation of legislative proposals and testimonies, coordinates the preparation of reports to the legislature and facilitates the rule-making process.

Fiscal Office (FO) – 12 staff members

The Fiscal Office provides accounting support for DHHL. One accountant is dedicated to the NHHBG whose position is currently vacant.

Planning Office (PO) – 8 staff members

The Planning Office conducts research and planning studies required in the development of policies, programs, and projects to benefit native Hawaiians. The PO coordinates and develops the Regional Plans, administers the Native Hawaiian Development Program, provides capacity building training for homestead organizations, and provides community based grants for the implementation of Regional priority projects, community based economic development, and membership development.

Information and Community Relations Office (ICRO) – 4 staff members

The Information and Community Relations Office disseminates information to the public on Department issues, oversees community relations with the various homestead communities and coordinates DHHL's ceremonies. They also publish DHHL's annual reports to the State Legislature.

Homestead Services Division (HSD) – 43 staff members

HSD is composed of three branches: 1) Homestead Applications, 2) District Operations, and 3) Loan Services. HSD is the largest division in DHHL, has staff on all islands, and services more than 25,000 applicants and 9,000 lessees on five islands.

Land Management Division (LMD) – 8 staff members

LMD is responsible for managing Hawaiian home lands that are not used for homestead purposes. Unencumbered lands are managed and disposed of for long and short term uses in order to generate revenues and keep the lands productive while minimizing the occurrence of vegetative overgrowth, squatting or illegal dumping. LMD is responsible for properly managing the lands in DHHL's inventory.

Land Development Division (LDD) – 14 staff members

LDD is charged with the responsibility of developing trust lands for homesteading and income-producing purposes. This is accomplished through the development of properties for residential, agricultural, pastoral, and economic development uses. LDD has three operating branches: 1) Design and Construction – concentrating on the design and construction of off-site and on-site improvements for the various subdivisions; 2) Master-Planned Community – expediting the construction of housing options through partnerships with private sector and exploring other housing opportunities; and, 3) Housing Project—providing turn-key homes and assisting lessees of vacant lots in arranging financing and in contracting with a builder, including self-help and Habitat programs.

The following is a listing of the key personnel responsible for the implementation of DHHL and NAHASDA assisted programs:

Hawaiian Homes Commission (HHC)

William J. Aila, Jr., Chairman

David Kaapu, West Hawaii Commissioner

Michael Kaleikini, East Hawaii Commissioner

Randy Awo, Maui Commissioner

Zachary Helm, Molokai Commissioner

Pauline Namuo, Oahu Commissioner

Patricia (Patty) Kahanamoku-Teruya, Oahu Commissioner

Russell Kaupu, Oahu Commissioner

Dennis Neves, Kauai Commissioner

Department of Hawaiian Home Lands

William J. Aila, Jr., Director

Tyler Iokepa Gomes, Deputy to the Chairman

Jobie Masagatani, Executive Assistant

Rodney Lau, Administrative Services Officer

Pearl Teruya, Fiscal Management Officer

Andrew Choy, Acting Planning Program Manager

Cedric Duarte, Info Community & Relations Officer

Lehua Kinilau-Cano, Legislative Analyst
Cynthia Rezendes, NAHASDA Compliance Specialist
Nadine Pomroy, Clerk (NAHASDA)
Aloha Kaikaina, Mortgage Loan Specialist
Michelle Hitzeman, HALE Manager
Juan Garcia, HSD Administrator
Nina Fisher, East Hawaii Homestead District Supervisor
James Du Pont, West Hawaii Homestead District Supervisor
Erna Kamibayashi, Kauai Homestead District Supervisor
Antonette Eaton, Maui Homestead District Supervisor
Dean Oshiro, Housing Services Loan Manager
Kip Akana, Enforcement Officer
Stewart Matsunaga, Acting Land Development Division Administrator
Kehaulani Quartero, Labor Compliance Specialist

SECTION 5: BUDGETS

(1) Sources of Funding (NAHASDA § 803(c)(2)(C)(i) and 820(b)(1)) (Complete the non-shaded portions of the chart below to describe your estimated or anticipated sources of funding for the 12-month fiscal year. **APR Actual Sources of Funding -- Please complete the shaded portions of the chart below to describe your actual funds received. Only report on funds actually received and under a grant agreement or other binding commitment during the 12-month fiscal year.**)

SOURCE	NHHP					APR					
	(A) Estimated amount on hand at beginning of fiscal year	(B) Estimated amount to be received during 12- month fiscal year	(C) Estimated total sources of funds (A + B)	(D) Estimated funds to be expended during 12- month fiscal year	(E) Estimated unexpended funds remaining at end of fiscal year (C minus D)	(F) Actual amount on hand at beginning of fiscal year	(G) Actual amount received during 12- month fiscal year	(H) Actual total sources of funding (F + G)	(I) Actual funds expended during 12- month fiscal year	(J) Actual unexpended funds remaining at end of 12- month fiscal year (H minus I)	(K) Actual unexpended funds obligated but not expended at end of 12- month fiscal year
1. NHHBG Funds	14,000,000	2,000,000	16,000,000	6,355,000	9,645,000	15,582,273	2,000,000	17,582,273	3,646,027	13,936,246	13,936,246
2. NHHBG Program Income	0	5,140,000	5,140,000	5,140,000	0		2,964,655	2,964,655	2,964,655		
LEVERAGED FUNDS											
3. Other Federal Funds	0	25,000	25,000	25,000	0		743,767	743,767	743,767		
4. LIHTC											
5. Non-Federal Funds											
TOTAL	14,000,000	7,165,000	21,165,000	11,520,000	9,645,000	15,582,273	5,708,422	21,290,695	7,354,449	13,936,246	13,936,246

Notes:

- For the NHHP, fill in columns A, B, C, D, and E (non-shaded columns). For the APR, fill in columns F, G, H, I, J, and K (shaded columns).
- Total of Column D should match the total of Column N from the **Uses Table** on the following page.
- Total of Column I should match the Total of Column Q from the Uses Table on the following page.**
- For the NHHP, describe any estimated leverage in Line 3 below. For the APR, describe actual leverage in Line 4 below (APR).

(2) Uses of Funding (NAHASDA § 803(c)(2)(C)(ii)) (Note that the budget should not exceed the total funds on hand (Column C) and insert as many rows as needed to include all the programs identified in Section 3. **Actual expenditures in the APR section are for the 12-month fiscal year.**)

PROGRAM NAME (tie to program names in Section 3 above)	Unique Identifier	NHHP			APR		
		(L) Prior and current year NHHBG (only) funds to be expended in 12- month fiscal year	(M) Total all other funds to be expended in 12- month fiscal year	(N) Total funds to be expended in 12- month fiscal year (L + M)	(O) Total NHHBG (only) funds expended in 12-month fiscal year	(P) Total all other funds expended in 12- month fiscal year	(Q) Total funds expended in 12-month fiscal year (O+P)
2021 CIP	AHP I	250,000		250,000		71,038.70	71,038.70
Developer Financing	AHP II						
Homeowner Financing	AHP III		1,500,000	1,500,000	320,969.00	1,084,205.92	1,405,174.92
HAP	AHP IV	600,000		600,000	361,500.00	199,635.88	561,135.88
Rental Operating Subsidy	AHP V	250,000		250,000	5,954.80	244,045.20	250,000.00
Rental Vouchers	AHP VI	50,000		50,000	6,494.89	64,920.79	71,415.68
Emergency Rental	AHP VII	2,335,000	2,665,000	5,000,000	941,612.00	575,000.00	1,516,612.00
Housing Counseling	AHP VIII	250,000		250,000	141,999.32	17,850.00	159,849.32
Homeowner Assistance	AHP IX	2,000,000		2,000,000	1,534,485.29	1,340,514.71	2,875,000.00
Water Infrastructure Improvements	AHP X	20,000		20,000	78,196.28	75,975.67	154,171.95
Housing Conversion	AHP XI		1,000,000	1,000,000			
Property Acquisition	AHP XII	100,000		100,000		18,113.08	18,113.08
Crime Prevention	AHP XIII	100,000		100,000			
Planning and Administration		400,000		400,000	254,815.53	17,130.83	271,946.36
Loan Repayment – describe in 3 and 4 below.							
TOTAL		6,355,000	5,165,000	11,520,000	3,646,027.11	3,708,422.86	7,354,449.97

Notes:

- Total of Column L cannot exceed the NHHBG funds from Column C, Row 1 from the Sources Table on the previous page.
- Total of Column M cannot exceed the total from Column C, Rows 2-10 from the Sources Table on the previous page.
- Total of Column O cannot exceed total NHHBG funds received in Column H, Row 1 from the Sources Table on the previous page.
- Total of Column P cannot exceed total of Column H, Rows 2-10 of the Sources Table on the previous page.
- Total of Column Q should equal total of Column I of the Sources Table on the previous page.

(3) Estimated Sources or Uses of Funding (NAHASDA § 803(c)(2)(C)). *(Provide any additional information about the estimated sources or uses of funding, including leverage (if any). You must provide the relevant information for any planned loan repayment. The text must describe which specific loan is planned to be repaid and the NAHASDA-eligible activity and program associated with this loan):*

The department anticipates over \$5 million in program income with the significant portion coming from repayment of NHHBG Funds for developer financing in East Kapolei IIB. The estimated \$25,000 in other federal funds is the repayment of the NHHBG subsidy when the lessee transfers their interest in the lease to a non-income eligible Native Hawaiian purchaser.

(4) APR (NAHASDA § 820(b)(1)) *(Enter any additional information about the actual sources or uses of funding, including leverage (if any)).*

Nearly \$3 million in program income was realized this fiscal year, over \$2 million of which is repayment of NHHBG Funds for developer financing in East Kapolei IIB. A balance of a little less than \$3 million in the repayment of NHHBG Funds for developer financing in East Kapolei IIB is expected to be expended in the next fiscal year. Slightly less than \$750,000 in other refunds were processed.

SECTION 6: OTHER SUBMISSION ITEMS

- (1) Useful Life/Affordability Period(s)** (NAHASDA § 813, 24 CFR § 1006.305) *(Describe your plan or system for determining the useful life/affordability period of the housing assisted with NHHBG funds. A record of the current, specific useful life/affordability period for housing units assisted with NHHBG funds must be maintained in DHHL's files and available for review for the useful life/affordability period.):*

DHHL has established the following affordability periods to describe the term during which DHHL will keep the unit affordable:

<u>NHHBG Funds Invested</u>	<u>Affordability Period</u>
Up to \$24,999	5 years
\$25,000 to \$100,000	10 years
\$100,001 to \$200,000	20 years
\$200,001 and above	30 years

The affordability period is based on the total amount of NHHBG funds invested in the development and/or rehabilitation of a housing unit. Resale and recapture provisions will be included as a condition of the Hawaiian homestead lease to enforce the affordability restriction for each assisted housing unit.

- (2) Model Housing and Over-Income Activities** (NAHASDA § 810(b)(5) and 809(a)(2)(B), 24 CFR § 1006.225 and 1006.301(b)) *(If you wish to undertake a model housing activity or wish to serve non-low-income households during the 12-month fiscal year, those activities may be described here. Each approved model activity must be included as a separate program in Section 3 (Program Descriptions) and the APR portions of Section 3 must be completed in the APR submission for any approved model activity.):*

None.

- (3) Anticipated Planning and Administration Expenses** (NAHASDA § 802(d), 24 CFR § 1006.230)

Do you intend to exceed your allowable spending cap for Planning and Administration? Yes ☐ No ☒

If yes, describe why the additional funds are needed for Planning and Administration.

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Office of Public and Indian Housing
Office of Native American Programs

(4) Actual Planning and Administration Expenses (NAHASDA § 802(d), 24 CFR § 1006.230)

Did you exceed your spending cap for Planning and Administration? Yes ☐ No ☒

If yes, did you receive HUD approval to exceed your spending cap on Planning and Administration? Yes ☐ No ☐

If you did not receive approval for exceeding your spending cap on Planning and Administration costs, describe the reason(s) for exceeding the cap.

SECTION 7: NATIVE HAWAIIAN HOUSING PLAN CERTIFICATION OF COMPLIANCE

(NAHASDA § 803(c)(2)(E))

By signing the NHHP, you certify that you have all required policies and procedures in place in order to operate any planned NHHBG programs.

- (1) In accordance with applicable statutes, the recipient certifies that it will comply with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d et seq.) or with the Fair Housing Act (42 U.S.C. 3601 et seq.) in carrying out the NHHBG program, to the extent that such Acts are applicable, and other applicable federal statutes.

Yes ☒ No ☐

The following certifications will only apply where applicable based on program activities.

- (2) The recipient will require adequate insurance coverage for housing units that are owned and operated or assisted with grant amounts provided under NAHASDA, in compliance with such requirements as may be established by HUD.

Yes ☒ No ☐ Not Applicable ☐

- (3) Policies are in effect and are available for review by HUD and the public governing the eligibility, admission, and occupancy of families for housing assisted with grant amounts provided under NAHASDA.

Yes ☒ No ☐ Not Applicable ☐

- (4) Policies are in effect and are available for review by HUD and the public governing rents charged, including the methods by which such rents or homebuyer payments are determined, for housing assisted with grant amounts provided under NAHASDA.

Yes ☒ No ☐ Not Applicable ☐ and

- (5) Policies are in effect and are available for review by HUD and the public governing the management and maintenance of housing assisted with grant amounts provided under NAHASDA.

Yes ☒ No ☐ Not Applicable ☐

SECTION 8: SELF-MONITORING

(NAHASDA § 819(b), 24 CFR § 1006.401)

(1) Do you have a procedure and/or policy for self-monitoring?

Yes ☒ No ☐

(2) Did you conduct self-monitoring, including monitoring sub-recipients?

Yes ☒ No ☐

(3) Self-Monitoring Results. *(Describe the results of the monitoring activities, including inspections for this program year.):*

Self-monitoring was conducted with various DHHL staff completing their assigned areas. The FY21-22 program year continued to be a year of transition as reflected by DHHL's self-monitoring process aligning closer with the NAHASDA Indian Housing Block Grant Recipient Self-Monitoring Guidebook including utilization of the tools and templates. Following are a few highlights from various self-monitoring audit areas. (1) Organization and Administration of Programs – In July 2021, the Hawaiian Homes Commission approved NAHASDA Program Policies including DHHL NAHASDA Financing Policy; Kukulu: Housing Counseling for Families Receiving NAHASDA Assistance; DHHL NAHASDA General Admissions & Occupancy Policy; DHHL Rental Assistance Program Policy; and DHHL Emergency Housing Assistance Program Policy. (2) Eligibility, Admissions, and Occupancy – HUD staff conducted remote monitoring which included a review of Admissions and Occupancy in October 2021 and in preparation for this remote monitoring, DHHL staff compiled and reviewed pertinent documents. (3) Financial Management and Internal Controls and Audit Reports – The Federal Audit Clearinghouse accepted DHHL's financial audit for fiscal year ended June 30, 2021 and ONAP's review of the audit revealed that there were no findings related to HUD programs and DHHL received an unmodified opinion for its federal awards. (4) Procurement and Contract Administration – DHHL continues to comply with State and Federal procurement requirements including completion of training requirements. (5) Labor Standards – Davis Bacon Act prevailing wage requirements are utilized for all NAHASDA funded construction projects and in fiscal year 21-22, there were no complaints received. Nevertheless, one of the goals of DHHL staff is to increase physical presence at project sites as well as the number of employee interviews performed. (6) Inspection and Maintenance of Physical Assets – DHHL entered into a contract with a vendor to conduct home inspections on NAHASDA funded units Statewide. (7) Environmental Compliance – Mitigation plans continue to be developed for new projects in an effort to improve the understanding of environmental requirements across divisions within DHHL. (8) Planning and Reporting – NAHASDA staff meet monthly and on each month's agenda, the planned outputs and budgeted amount for each program is noted and the expenditures from the beginning of the fiscal year to the prior month is included. This monthly review helps to monitor progress for each program area. In addition, strategic planning was held with NAHASDA staff in January 2022 to help inform the NHHF for the program year ending June 30, 2023. An expansion of this would be ideal to evaluate the effectiveness of NHHBG funded programs across DHHL and with the broader beneficiary community. Finally, coordination with State and County staff dramatically increased because of federal funds received in response to the pandemic.

SECTION 9: INSPECTIONS

(NAHASDA § 819(b))

(1) **Inspection of Units** *(Use the table below to record the results of inspections of assisted housing.)*

(A)		(B)	Results of Inspections
Activity		Total number of units inspected	Total number of units (Inventory)
NAHASDA-Assisted Units: Running inventory as of Fiscal Year Beginning (July 1) a 12-month total.			
a.	New Construction Completed	5	594
b.	Rehab/Repair Completed	2	104
c.	Rental Assistance (if applicable)	79	
d.	Other		
Total		86	698

(2) Did you comply with your inspection policy: Yes ☒ No: ☐

(3) If no, why not:

SECTION 10: AUDITS

(24 CFR § 1006.375(d))

This section is used to indicate whether an Office of Management and Budget Circular A-133* audit is required, based on a review of your financial records.

Did you expend \$500,000* or more in total Federal awards during the APR reporting period?

Yes ☒ No ☐

If Yes, an audit is required to be submitted to the Federal Audit Clearinghouse and the Office of Native American Programs.

If No, an audit is not required.

*DHHL should note that new Federal government regulations on Administrative Requirements, Cost Principles, and Audit Requirements were promulgated on December 26, 2013 at 2 C.F.R. Part 200. HUD intends to update its regulations by December 26, 2014 to implement these new requirements in its programs. Audits covering recipients' fiscal years that begin in January 2015 will be subject to the revised audit requirements. In the meantime, applicable OMB Circulars and the regulations at 2 C.F.R. Part 225 will continue to apply to grants until implementation of the new requirements.

SECTION 11: PUBLIC AVAILABILITY

(NAHASDA § 820(d), 24 CFR § 1006.410(c))

- (1) Did you make this APR available to the beneficiaries of the Hawaiian Homes Commission Act before it was submitted to HUD?

Check one:

Yes

☒

No

☐

- (2) If you answered "No" to question #1, provide an explanation as to why not and indicate when you will do so.

- (3) Summarize any comments received from the beneficiaries (NAHASDA § 820(d)(2)).

Public comment will be received from July 18, 2022 thru August 17, 2022. The final draft of the APR will be submitted to HUD by August 29, 2022.

SECTION 12: JOBS SUPPORTED BY NAHASDA
(NAHASDA § 820)

Use the table below to record the number of jobs supported with NHHBG funds each year (including DHHL staff, Subrecipient staff, Contractors, etc.).

Native Hawaiian Housing Block Grant Assistance (NHHBG)	
(1) Number of Permanent Jobs Supported	26
(2) Number of Temporary Jobs Supported	15

(3) Narrative *(optional)*:

SECTION 13: NHHP WAIVER REQUESTS

(NAHASDA § 802(b)(2), 24 CFR 1006.20(b))

THIS SECTION IS ONLY REQUIRED IF DHHL IS REQUESTING A WAIVER OF A NHHP SECTION OR A WAIVER OF THE NHHP SUBMISSION DUE DATE. Fill out the form below if you are requesting a waiver of one or more sections of the NHHP. **NOTE:** This is NOT a waiver of the NHHBG program requirements but rather a request to waive some of the NHHP submission items because DHHL cannot comply due to circumstances beyond its control.

- (1)** List below the sections of the NHHP where you are requesting a waiver and/or a waiver of the NHHP due date.
(List the requested waiver sections by name and section number):

- (2)** Describe the reasons that you are requesting this waiver (*Describe completely why you are unable to complete a particular section of the NHHP or could not submit the NHHP by the required due date.*):

- (3)** Describe the actions you will take in order to ensure that you are able to submit a complete NHHP in the future and/or submit the NHHP by the required due date. (*This section should completely describe the procedural, staffing or technical corrections that you will make in order to submit a complete NHHP in the future and/or submit the NHHP by the required due date.*):

(4) Recipient:	
(5) Authorized Official's Name and Title:	
(6) Authorized Official's Signature:	
(7) Date (MM/DD/YYYY):	

SECTION 14: NHHP AMENDMENTS

(24 CFR § 1006.101(d))

Use this section for NHHP amendments only.

Fill out the text below to summarize your NHHP amendment. Copy and paste Section 14 for each amendment. This amendment is only required to be submitted to the HUD Office of Native American Programs when the recipient is adding a new activity that was not described in the current One-Year Plan that has been determined to be in compliance by HUD. All other amendments will be reflected in the APR and do not need to be submitted to HUD.

NOTE: A Cover Page is strongly recommended but not required with a NHHP Amendment submission.

APR: REPORTING ON PROGRAM YEAR PROGRESS (NAHASDA § 820(b))

Complete the shaded section of text below to describe your completed program tasks and actual results. Only report on activities completed during the 12-month fiscal year. Financial data should be presented using the same basis of accounting as the Schedule of Expenditures of Federal Awards (SEFA) in the annual OMB Circular A-133' audit. For unit accomplishments, only count units when the unit was completed and occupied during the year. For households, only count the household if it received the assistance during the previous 12-month fiscal year.

*DHHL should note that new Federal government regulations on Administrative Requirements, Cost Principles, and Audit Requirements were promulgated on December 26, 2013 at 2 C.F.R. Part 200. HUD intends to update its regulations by December 26, 2014 to implement these new requirements in its programs. In the meantime, applicable OMB Circulars and the regulations at 2 C.F.R. Part 225 will continue to apply to existing grants. After HUD implements the new requirements in 2 C.F.R. Part 200 (after December 26, 2014), all grants will be subject to 2 C.F.R. Part 200, as implemented by HUD.

(1) Program Name and Unique Identifier:**(2) Program Description** (*This should be the description of the planned program.*):**(3) Eligible Activity Number** (*Select one activity from the Eligible Activities list in Section 3. Do not combine homeownership and rental housing in one activity, so that when units are reported in the APR they are correctly identified as homeownership or rental.*):

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Office of Public and Indian Housing

Office of Native American Programs

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(4) Intended Outcome Number (*Select one Outcome from the Outcome list in Section 3.:*)

Describe Other Intended Outcome (*Only if you selected "Other" above.:*)

(5) Actual Outcome Number (*Select one Outcome from the Outcome list in Section 3.:*)

Describe Other Actual Outcome (*Only if you selected "Other" above.:*)

(6) Who Will Be Assisted (*Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median income should be included as a separate program within this Section.:*)

(7). Types and Level of Assistance (*Describe the types and the level of assistance that will be provided to each household, as applicable.:*)

(8). APR: (*Describe the accomplishments for the APR in the 12-month fiscal year. In accordance with 24 CFR § 1006.410(b)(2) and (3), provide an analysis and explanation of cost overruns or high unit costs.:*)

Native Hawaiian Housing Block Grant (NHHBG)

NHHP/APR

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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Office of Native American Programs

(9). Planned and Actual Outputs for 12-Month Fiscal Year

Planned Number of Units to be Completed in Year Under this Program	Planned Number of Households To Be Served in Year Under this Program	Planned Number of Acres To Be Purchased in Year Under this Program	APR: Actual Number of Units Completed in Fiscal Year	APR: Actual Number of Households Served in Fiscal Year	APR: Actual Number of Acres Purchased in Fiscal Year

(10). APR: If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

(11) Amended Sources of Funding (NAHASDA § 803(c)(2)(C)(i)) (Complete the **non-shaded** portions of the chart below to describe your estimated or anticipated sources of funding for the 12-month fiscal year. **APR Actual Sources of Funding** -- Please complete the **shaded portions of the chart below to describe your actual funds received. Only report on funds actually received and under a grant agreement or other binding commitment during the 12-month fiscal year.**)

SOURCE	NHHP					APR					
	(A) Estimated amount on hand at beginning of fiscal year	(B) Estimated amount to be received during 12- month fiscal year	(C) Estimated total sources of funds (A + B)	(D) Estimated funds to be expended during 12- month fiscal year	(E) Estimated unexpended funds remaining at end of fiscal year (C minus D)	(F) Actual amount on hand at beginning of fiscal year	(G) Actual amount received during 12- month fiscal year	(H) Actual total sources of funding (F + G)	(I) Actual funds expended during 12- month fiscal year	(J) Actual unexpended funds remaining at end of 12- month fiscal year (H minus I)	(K) Actual unexpended funds obligated but not expended at end of 12- month fiscal year
6. NHHBG Funds											
7. NHHBG Program Income											
LEVERAGED FUNDS											
8. Other Federal Funds											
9. LIHTC											
10. Non-Federal Funds											
TOTAL											

Notes:

- For the NHHP, fill in columns A, B, C, D, and E (non-shaded columns). **For the APR, fill in columns F, G, H, I, J, and K (shaded columns).**
- Total of Column D should match the total of Column N from the **Uses Table** on the following page.
- Total of Column I should match the Total of Column Q from the Uses Table on the following page.**

(12) Amended Uses of Funding (NAHASDA § 803(c)(2)(C)(ii)) (Note that the budget should not exceed the total funds on hand and insert as many rows as needed to include all the programs identified in Section 3. **Actual expenditures in the APR section are for the 12-month fiscal year.**)

PROGRAM NAME (lie to program names in Section 3 above)	Unique Identifier	NHHP			APR		
		(L) Prior and current year NHHBG (only) funds to be expended in 12- month fiscal year	(M) Total all other funds to be expended in 12- month fiscal year	(N) Total funds to be expended in 12- month fiscal year (L + M)	(O) Total NHHBG (only) funds expended in 12-month fiscal year	(P) Total all other funds expended in 12- month fiscal year	(Q) Total funds expended in 12-month fiscal year (O+P)
Planning and Administration							
Loan repayment							
TOTAL							

Notes:

- a. Total of Column L cannot exceed the NHHBG funds from Column C, Row 1 from the Sources Table on the previous page.
- b. Total of Column M cannot exceed the total from Column C, Rows 2-10 from the Sources Table on the previous page.
- c. Total of Column O cannot exceed total NHHBG funds received in Column H, Row 1 from the Sources Table on the previous page.
- d. Total of Column P cannot exceed total of Column H, Rows 2-10 of the Sources Table on the previous page.
- e. Total of Column Q should equal total of Column I of the Sources Table on the previous page.

(13) Estimated Sources or Uses of Funding (NAHASDA § 803(c)(2)(C)). *(Provide any additional information about the estimated sources or uses of funding, including leverage (if any). You must provide the relevant information for any planned loan repayment listed in the Uses Table on the previous page. The text must describe which specific loan is planned to be repaid and the NAHASDA-eligible activity and program associated with this loan):*

(14) APR (NAHASDA § 820(b)(1)) *(Enter any additional information about the actual sources or uses of funding, including leverage (if any). You must provide the relevant information for any actual loan repayment listed in the Uses Table on the previous page. The text must describe which loan was repaid and the NAHASDA-eligible activity and program associated with this loan.):*

Native Hawaiian Housing Block Grant (NHHBG)

Exempt from OMB Approval. 5 CFR 1320.3 (c) (4)

NHHP/APR

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Office of Native American Programs

(15) Recipient:	
(16) Authorized Official's Name and Title:	
(17) Authorized Official's Signature:	I certify that all other sections of the NHHP approved on _____ are accurate and reflect the activities planned.
(18) Date (MM/DD/YYYY):	

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 18-19, 2022

To: Chairman and Members, Hawaiian Homes Commission

From: Oriana Leao, NAHASDA Government Relations Program Specialist *Oriana Leao*

Subject: For Information Only – Legislative Proposals for 2023

RECOMMENDATION/ACTION:

None; For information only.

DISCUSSION

In preparation for next legislative session, the focus now is on outreach both internally and externally. As the body charged with setting the policy for DHHL, it is most appropriate to begin outreach with each one of you. If there are issues that you believe require legislative action, this input is requested now and will be collected until August 1. Anyone interested in submitting recommended legislative action can fill out the form included with this submittal.

In addition to the Commission and DHHL staff, an email will be sent to homestead associations, beneficiary organizations, testifiers on DHHL related measures, and other stakeholders/ organizations. It is important to point out that a request for proposed legislative action by the HHC, DHHL staff, beneficiary organizations, beneficiaries or other stakeholders/organizations doesn't guarantee inclusion in DHHL's legislative package, but will be reviewed and considered. Requests for legislative action could be routed through area legislators and other requests such as Grant in Aid (GIA) applications must still be submitted as provided for by the legislature.

RECOMMENDED MOTION/ACTION

None; For information only.



HAWAIIAN HOME LANDS TRUST

Department of Hawaiian Home Lands

Proposed Legislative Action Request for 2023

Name: _____

Organization: _____

Address: _____

Email: _____

Lessee: Y / N

Applicant: Y / N

Beneficiary: Y / N

Issue: _____

Bill: Y / N

Resolution: Y / N

Other: Y / N

Statement explaining why you need the legislative action and what problem the legislative action is designed to correct?

Does your proposal require an amendment to the HHCA? Y / N

Does your proposal require funding? Y / N

If yes, how much funding? _____


ITEM C-3 WILL BE DISTRIBUTED UNDER SEPARATE COVER

**HAWAIIAN HOMES COMMISSION
JULY 18 & 19, 2022
FACE-TO-FACE &
INTERACTIVE CONFERENCE
TECHNOLOGY**

**D – ITEMS
HOMESTEAD SERVICES DIVISION**

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 18, 2022

TO: Chairman and Members, Hawaiian Homes Commission
From: Juan Garcia, HSD Administrator 
SUBJECT: **Homestead Services Division Status Reports**

RECOMMENDED MOTION/ACTION

NONE

DISCUSSION

The following reports are for information only:

- Exhibit A: Homestead Lease & Application Totals and Monthly Activity Reports
- Exhibit B: Delinquency Report
- Exhibit C: DHHL Guarantees for FHA Construction Loans

July 18, 2022

SUBJECT: Homestead Lease and Application Totals and Monthly Activity Reports

LEASE ACTIVITY REPORT

Month through June 30, 2022

	As of 5/31/22	Add	Cancel	As of 6/30/22
Residential	8,477	2	1	8,478
Agricultural	1,090	0	0	1,090
Pastoral	413	0	0	413
Total	9,980	2	1	9,981

The cumulative number of Converted Undivided Interest Lessees represents an increase of 540 families moving into homes. Their Undivided Interest lease was converted to a regular homestead lease.

	As of 5/31/22	Converted	Rescinded/ Surrendered/ Cancelled	As of 6/30/22
Undivided	775	1	0	774

Balance as of 6/30/2022

Awarded	1,434
Relocated to UNDV	7
Rescinded	117
Surrendered	6
Cancelled	4
Converted	540
Balance to Convert	774

Lease Report For the Month Ending June 30, 2022

	RESIDENCE			AGRICULTURE			PASTURE			TOTAL LEASES		
	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL
OAHU												
Kakaina	29	0	0	29	0	0	0	0	0	0	0	29
Kalawahine	90	0	0	90	0	0	0	0	0	0	0	90
Kanehili	399	0	0	399	0	0	0	0	0	0	0	399
Kapolei	176	0	0	176	0	0	0	0	0	0	0	176
Kauluokahai	144	1	0	145	0	0	0	0	0	0	0	145
Kaupea	325	0	0	325	0	0	0	0	0	0	0	325
Kaupuni	19	0	0	19	0	0	0	0	0	0	0	19
Kewalo	248	0	0	248	0	0	0	0	0	0	0	248
Kumuhau	51	0	0	51	0	0	0	0	0	0	0	51
Lualualei	147	0	0	147	30	0	0	30	0	0	0	177
Malu'ohai	225	0	0	225	0	0	0	0	0	0	0	225
Nanakuli	1,045	1	1	1,045	0	0	0	0	0	0	0	1,045
Papakolea	64	0	0	64	0	0	0	0	0	0	0	64
Princess Kahanu Estates	270	0	0	270	0	0	0	0	0	0	0	270
Waiahole	0	0	0	0	17	0	0	17	0	0	0	17
Walanae	421	0	0	421	12	0	0	12	0	0	0	433
Waimanalo	716	0	0	716	2	0	0	2	0	0	0	718
TOTAL	4,369	2	1	4,370	61	0	0	61	0	0	0	4,431
MAUI												
Hikina	31	0	0	31	0	0	0	0	0	0	0	31
Kahikinui	0	0	0	0	0	0	0	0	75	0	0	75
Keokea	0	0	0	0	64	0	0	64	0	0	0	64
Lefaili	103	0	0	103	0	0	0	0	0	0	0	103
Paukukalo	178	0	0	178	0	0	0	0	0	0	0	178
Waiehu 1	39	0	0	39	0	0	0	0	0	0	0	39
Waiehu 2	109	0	0	109	0	0	0	0	0	0	0	109
Waiehu 3	114	0	0	114	0	0	0	0	0	0	0	114
Waiehu 4	97	0	0	97	0	0	0	0	0	0	0	97
Waiohuli	593	0	0	593	0	0	0	0	0	0	0	593
TOTAL	1,264	0	0	1,264	64	0	0	64	75	0	0	1,403
EAST HAWAII												
Discovery Harbour	2	0	0	2	0	0	0	0	0	0	0	2
Kamoa	0	0	0	0	0	0	0	0	25	0	0	25
Kaunana	43	0	0	43	0	0	0	0	0	0	0	43
Keaukaha	472	0	0	472	0	0	0	0	0	0	0	472
Kurtstown	3	0	0	3	0	0	0	0	0	0	0	3
Makuu	0	0	0	0	119	0	0	119	0	0	0	119
Panaewa	13	0	0	13	260	0	0	260	0	0	0	273
Piihonua	17	0	0	17	0	0	0	0	0	0	0	17
Puueo	0	0	0	0	12	0	0	12	0	0	0	12
University Heights	4	0	0	4	0	0	0	0	0	0	0	4
Waiakea	285	0	0	285	0	0	0	0	0	0	0	285
TOTAL	839	0	0	839	391	0	0	391	25	0	0	1,255
WEST HAWAII												
Honokala	0	0	0	0	0	0	0	0	24	0	0	24
Humuula	0	0	0	0	0	0	0	0	5	0	0	5
Kamoku	0	0	0	0	0	0	0	0	16	0	0	16
Kanihale	223	0	0	223	0	0	0	0	0	0	0	223
Kawaihae	192	0	0	192	0	0	0	0	1	0	0	193
Laopua	277	0	0	277	0	0	0	0	0	0	0	277
Lalamilo	30	0	0	30	0	0	0	0	0	0	0	30
Nienle	0	0	0	0	0	0	0	0	21	0	0	21
Puukapu/Waimea/Kuhio V/I	117	0	0	117	110	0	0	110	218	0	0	445
Puupulehu	33	0	0	33	0	0	0	0	0	0	0	33
TOTAL	872	0	0	872	110	0	0	110	285	0	0	1,267
KAUAI												
Anahola	531	0	0	531	46	0	0	46	0	0	0	577
Hanapepe	47	0	0	47	0	0	0	0	0	0	0	47
Kekaha	117	0	0	117	0	0	0	0	0	0	0	117
Puu Opae	0	0	0	0	0	0	0	0	1	0	0	1
TOTAL	695	0	0	695	46	0	0	46	1	0	0	742
MOLOKAI												
Hoolehua	153	0	0	153	345	0	0	345	21	0	0	519
Kalamaula	167	0	0	167	70	0	0	70	3	0	0	240
Kapaakea	47	0	0	47	0	0	0	0	3	0	0	50
Moomomi	0	0	0	0	3	0	0	3	0	0	0	3
One Aili	27	0	0	27	0	0	0	0	0	0	0	27
TOTAL	394	0	0	394	418	0	0	418	27	0	0	839
LANAI												
Lanai	44	0	0	44	0	0	0	0	0	0	0	44
TOTAL	44	0	0	44	0	0	0	0	0	0	0	44
STATEWIDE TOTAL	8,477	2	1	8,478	1,090	0	0	1,090	413	0	0	9,981

AREA WAITING LIST

DISTRICT AREA	RESIDENCE				AGRICULTURE				PASTURE				TOTAL
	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	
Oahu District	936	0	2	934	0	0	0	0	0	0	0	0	934
Maui District	50	0	0	50	4	0	0	4	5	0	0	5	59
Hawaii District	129	0	0	129	28	0	0	28	46	0	0	46	203
Kauai District	51	0	0	51	3	0	0	3	27	0	0	27	81
Molokai District	19	0	0	19	17	0	0	17	1	0	0	1	37
TOTAL	1,185	0	2	1,183	52	0	0	52	79	0	0	79	1,314

ISLANDWIDE WAITING LIST

ISLAND	RESIDENCE				AGRICULTURE				PASTURE				TOTAL
	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	
Oahu	10,100	24	9	10,115	3,907	10	0	3,917	0	0	0	0	14,032
Maui	3,859	3	1	3,861	4,709	3	0	4,712	624	0	0	624	9,197
Hawaii	5,857	8	2	5,863	7,281	8	0	7,289	1,908	2	0	1,910	15,062
Kauai	1,649	8	3	1,654	2,259	5	2	2,262	305	3	0	308	4,224
Molokai	821	0	0	821	1088	0	1	1087	207	0	0	207	2,115
Lanai	74	1	0	75	0	0	0	0	0	0	0	0	75
TOTAL	22,360	44	15	22,389	19,244	26	3	19,267	3,044	5	0	3,049	44,705

AREA AND ISLANDWIDE LISTS

	RES	AG	PAS	TOTAL	ADDITIONS	CANCELLATIONS
OAHU	11,049	3,917	0	14,966	New Applications	New Lease Awards
MAUI	3,911	4,716	629	9,256	Application Transfers	Application Transfers
HAWAII	5,992	7,317	1,956	15,265	Lease Rescissions	Succ'd and Cancel Own
KAUAI	1,705	2,265	335	4,305	App Reinstatements	Public Notice Cancel
MOLOKAI	840	1,104	208	2,152	HHC Adjustments	Voluntary Cancellations
LANAI	75	0	0	75		Lease Successorships
TOTAL	23,572	19,319	3,128	46,019	TOTAL	HHC Adjustments
						Dec'd No Successor
						Additional Acreage
						NHQ Unqualified
						TOTAL
						20

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

June 30, 2022

	RESIDENCE				AGRICULTURE				PASTURE			
	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL
OAHU DISTRICT												
Nanakuli	160	0	0	160	0	0	0	0	0	0	0	0
Waianae	140	0	0	140	0	0	0	0	0	0	0	0
Lualualei	0	0	0	0	0	0	0	0	0	0	0	0
Papakolea/Kewalo	66	0	0	66	0	0	0	0	0	0	0	0
Waimanalo	552	0	2	550	0	0	0	0	0	0	0	0
Subtotal Area	936	0	2	934	0	0	0	0	0	0	0	0
Islandwide	10,100	24	9	10,115	3,907	10	0	3,917	0	0	0	0
TOTAL OAHU APPS	11,036	24	11	11,049	3,907	10	0	3,917	0	0	0	0
MAUI DISTRICT												
Paukukalo	50	0	0	50	0	0	0	0	0	0	0	0
Kula	0	0	0	0	4	0	0	4	0	0	0	0
Subtotal Area	50	0	0	50	4	0	0	4	5	0	0	5
Islandwide	3,859	3	1	3,861	4,709	3	0	4,712	624	0	0	624
TOTAL MAUI APPS	3,909	3	1	3,911	4,713	3	0	4,716	629	0	0	629
HAWAII DISTRICT												
Keaukaha/Waiakea	69	0	0	69	0	0	0	0	0	0	0	0
Panaewa	0	0	0	0	16	0	0	16	0	0	0	0
Humuula	0	0	0	0	0	0	0	0	0	0	0	0
Kawaihae	16	0	0	16	0	0	0	0	0	0	0	0
Waimea	44	0	0	44	12	0	0	12	46	0	0	46
Subtotal Area	129	0	0	129	28	0	0	28	46	0	0	46
Islandwide	5,857	8	2	5,863	7,281	8	0	7,289	1,908	2	0	1,910
TOTAL HAWAII APPS	5,986	8	2	5,992	7,309	8	0	7,317	1,954	2	0	1,956
KAUAI DISTRICT												
Anahola	43	0	0	43	3	0	0	3	20	0	0	20
Kekaha/Puu Opae	8	0	0	8	0	0	0	0	7	0	0	7
Subtotal Area	51	0	0	51	3	0	0	3	27	0	0	27
Islandwide	1,649	8	3	1,654	2,259	5	2	2,262	305	3	0	308
TOTAL KAUAI APPS	1,700	8	3	1,705	2,262	5	2	2,265	332	3	0	335
MOLOKAI DISTRICT												
Kalamaula	4	0	0	4	0	0	0	0	0	0	0	0
Hoolihua	8	0	0	8	17	0	0	17	1	0	0	1
Kapaakea	6	0	0	6	0	0	0	0	0	0	0	0
One Alii	1	0	0	1	0	0	0	0	0	0	0	0
Subtotal Area	19	0	0	19	17	0	0	17	1	0	0	1
Islandwide	821	0	0	821	1,088	0	1	1,087	207	0	0	207
TOTAL MOLOKAI APPS	840	0	0	840	1,105	0	1	1,104	208	0	0	208
LANAI DISTRICT												
Islandwide	74	1	0	75	0	0	0	0	0	0	0	0
TOTAL LANAI APPS	74	1	0	75	0	0	0	0	0	0	0	0
TOTAL AREA ONLY	1,185	0	2	1,183	52	0	0	52	79	0	0	79
TOTAL ISLANDWIDE	22,360	44	15	22,389	19,244	26	3	19,267	3,044	5	0	3,049
TOTAL STATEWIDE	23,545	44	17	23,572	19,296	26	3	19,319	3,123	5	0	3,128

DELINQUENCY REPORT - STATEWIDE

July 18, 2022

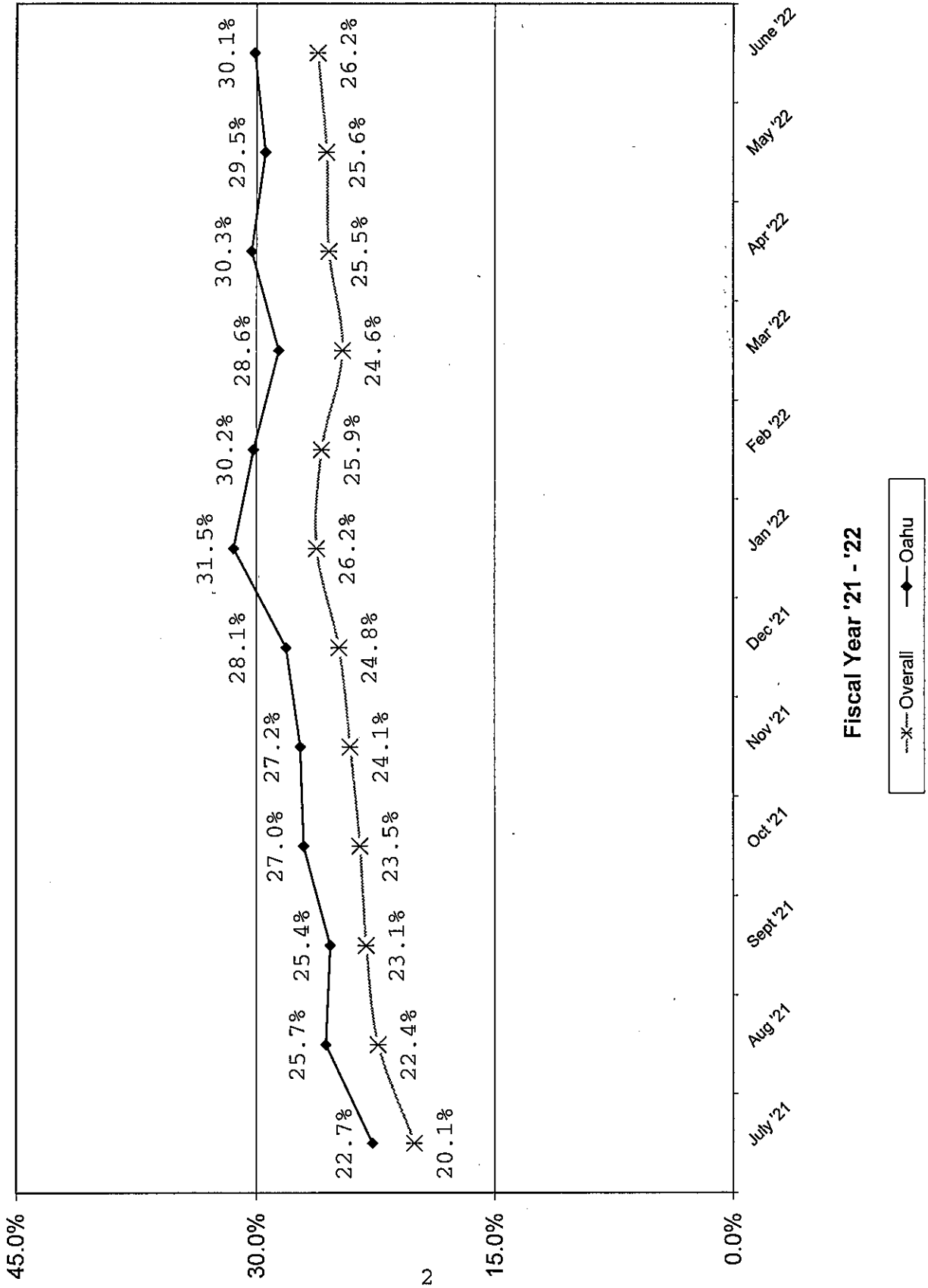
(\$Thousands)

	Total Outstanding (000s)		Total Delinquency (000s)		30 Days (low)		60 Days (Medium)		90 Days (High)		180 Days (Severe)		% of Totals 6/30/2022	
	No.	Amt.	No.	Amt.	No.	Amt.	No.	Amt.	No.	Amt.	No.	Amt.	No.	\$
DIRECT LOANS														
OAHU	387	37,189	122	11,205	17	1,552	11	852	23	1,934	71	6,867	31.5%	30.1%
EAST HAWAII	202	12,107	56	3,964	8	545	5	175	3	87	40	3,156	27.7%	32.7%
WEST HAWAII	80	8,087	10	1,136	4	555	2	217	0	0	4	363	12.5%	14.0%
MOLOKAI	82	7,255	17	681	2	43	1	9	5	189	9	441	20.7%	9.4%
KAUAI	91	7,164	18	858	8	415	2	64	2	56	6	324	19.8%	12.0%
MAUI	100	13,525	31	4,488	6	682	5	777	6	1,088	14	1,941	31.0%	33.2%
TOTAL DIRECT	942	85,327	254	22,332	45	3,790	26	2,095	39	3,354	144	13,093	27.0%	26.2%
	100.0%	100.0%	27.0%	26.2%	4.8%	4.4%	2.8%	2.5%	4.1%	3.9%	15.3%	15.3%		
Advances (including RPT)	253	6,426	253	6,426	0	0	0	0	253	6,426			100%	100%
DHHL LOANS & Advances	1,195	91,753	507	28,758	45	3,790	26	2,095	292	9,780	144	13,093	42.4%	31.3%
LOAN GUARANTEES as of June 30, 2021														
SBA	2	77	0	0	0	0	0	0	0	0			0.0%	0.0%
USDA-RD	279	32,123	49	6,335	0	0	0	0	49	6,335			17.6%	19.7%
Habitat for Humanity	47	1,536	24	733	0	0	0	0	24	733			51.1%	47.7%
Maui County	5	74	0	0	0	0	0	0	0	0			0.0%	0.0%
Nanakuli NHS	1	7	1	7	0	0	0	0	1	7			100.0%	100.0%
City & County	12	264	11	260	0	0	0	0	11	260			91.7%	98.5%
FHA Interim	6	961	0	0	0	0	0	0	0	0			0.0%	0.0%
OHA	2	9	2	9	0	0	0	0	2	9			100.0%	100.0%
TOTAL GUARANTEE	354	35,051	87	7,344	0	0	0	0	87	7,344			24.6%	21.0%
PMI Loans	130	18,316	5	947	2	331	2	323	1	293			3.8%	5.2%
HUD REASSIGNED for Recovery	132	15,342	111	14,015	1	12	1	16	5	407	104	13,580	84.1%	91.3%
FHA Insured Loans	2,916	515,341	219	32,689	0	0	0	0	219	32,689			7.5%	6.3%
TOTAL INS. LOANS	3,178	548,999	335	47,651	3	343	3	339	225	33,389	104	13,580	10.5%	8.7%
OVERALL TOTALS(EXC Adv/RP)	4,474	669,377	676	77,326	48	4,133	29	2,434	351	44,087	248	26,673	15.1%	11.6%
ADJUSTED TOTALS	4,727	675,803	929	83,752	48	4,133	29	2,434	604	50,513	248	26,673		12.4%

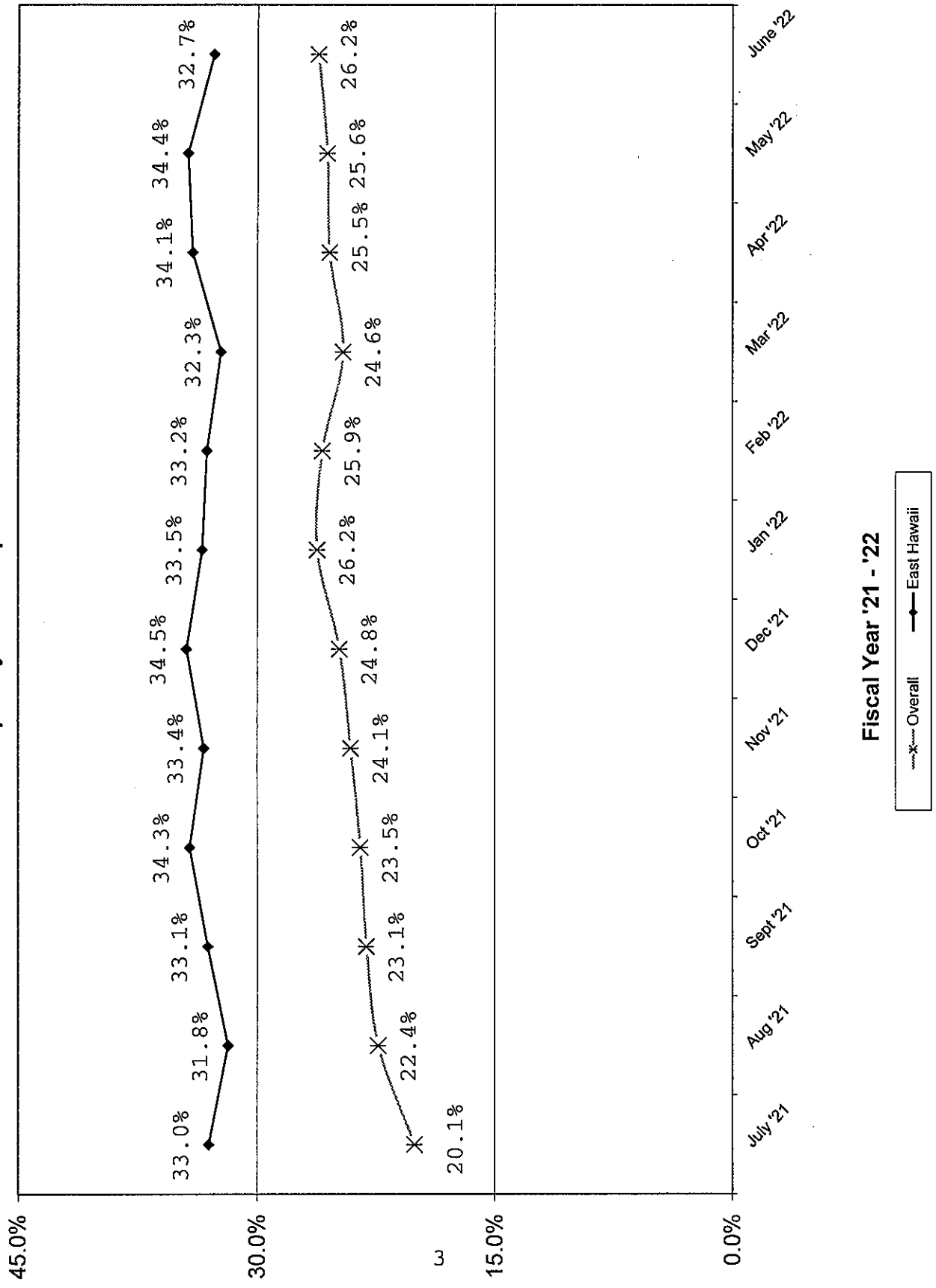
Note: HUD 184A loan program has 507 loans, with a total outstanding principal balance of \$112,122,650 as of June 30, 2021. 27 Loans, totaling \$6,600,376 are delinquent.

The deferred interest for 503 loans comes out to \$2,305,778.64 as of 6/30/2022.

OAHU
Direct Loans
Delinquency Ratio Report



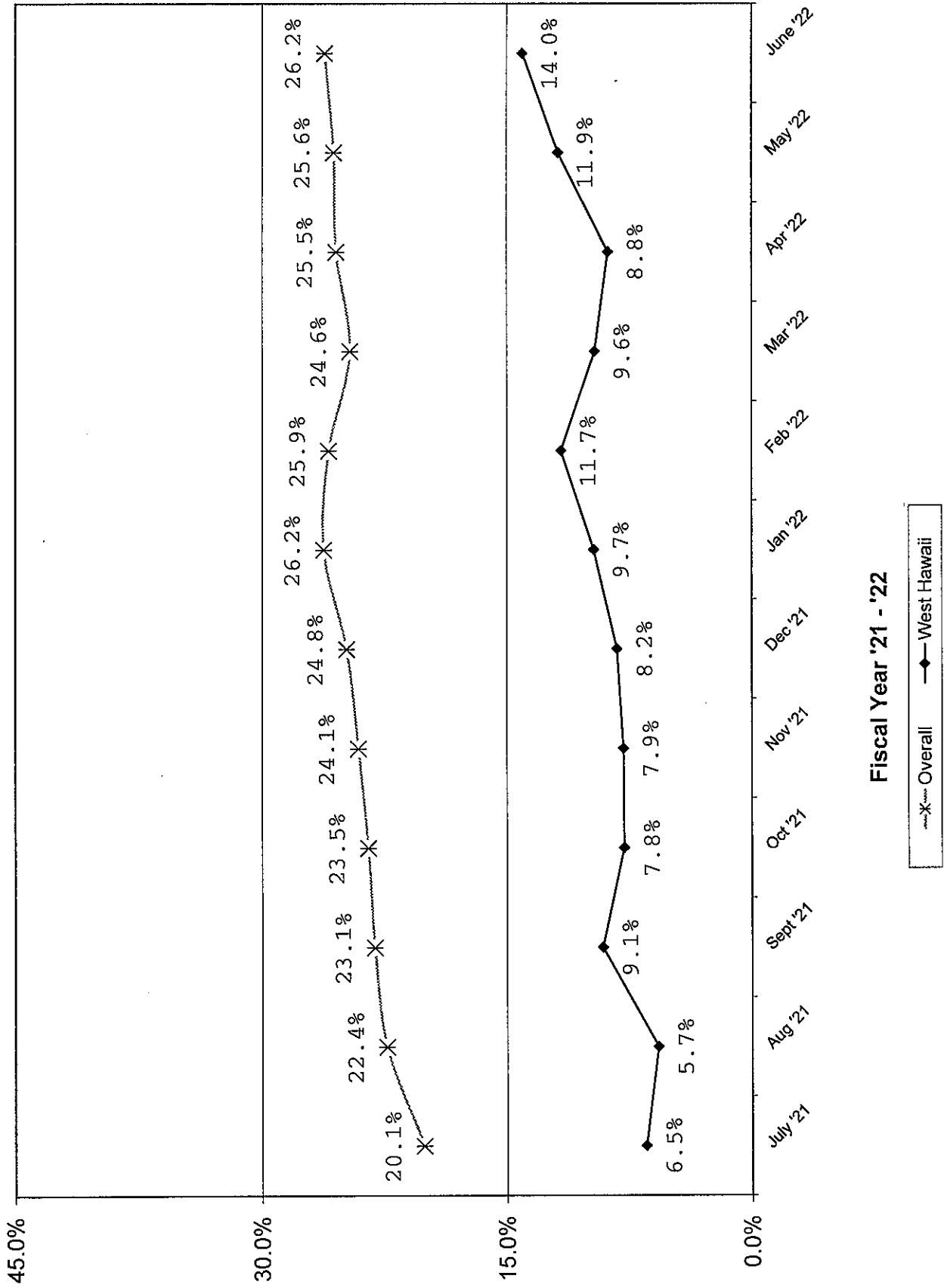
EAST HAWAII
Direct Loans
Delinquency Ratio Report



Fiscal Year '21 - '22

x Overall ♦ East Hawaii

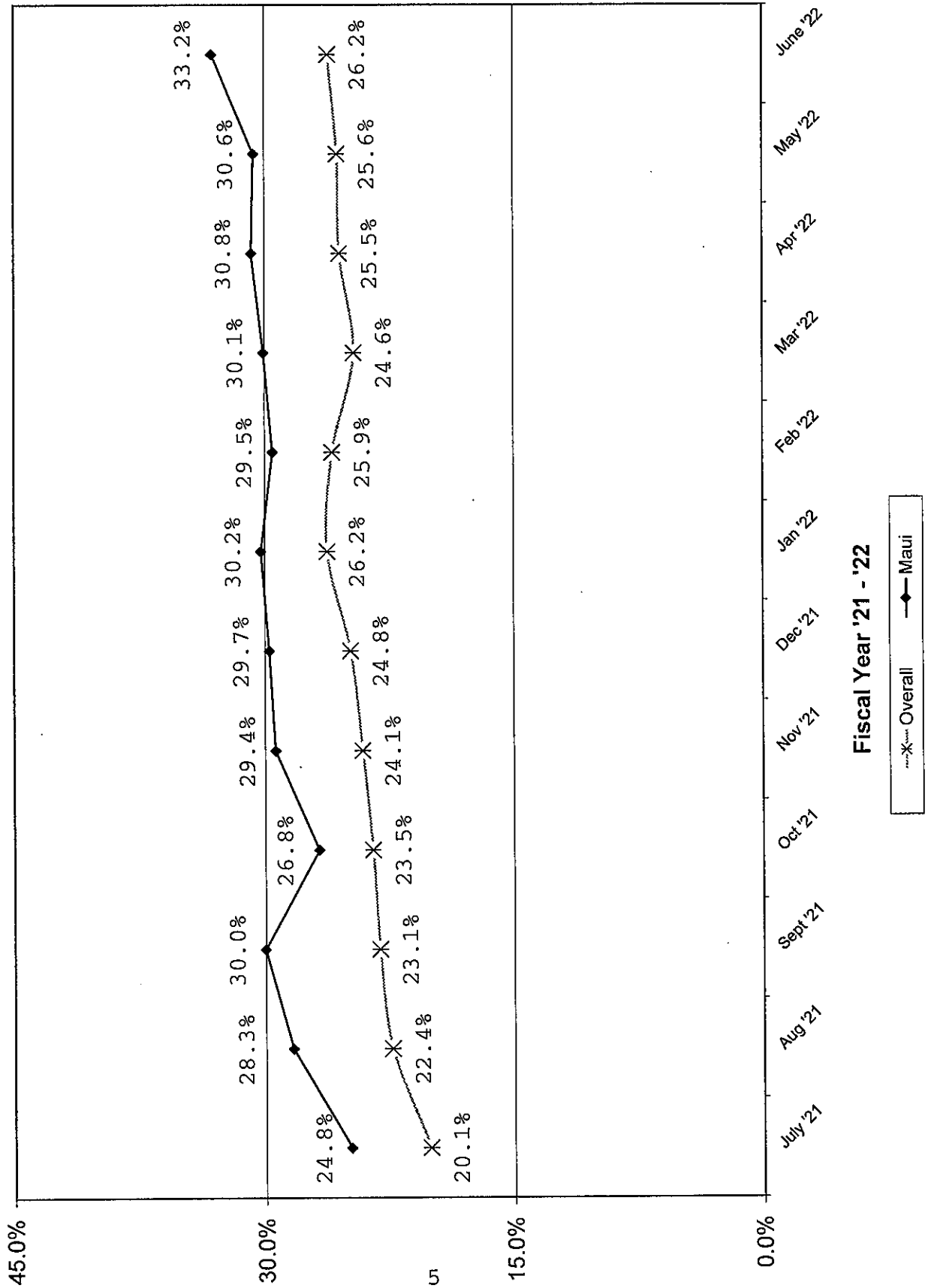
WEST HAWAII
Direct Loans
Delinquency Ratio Report



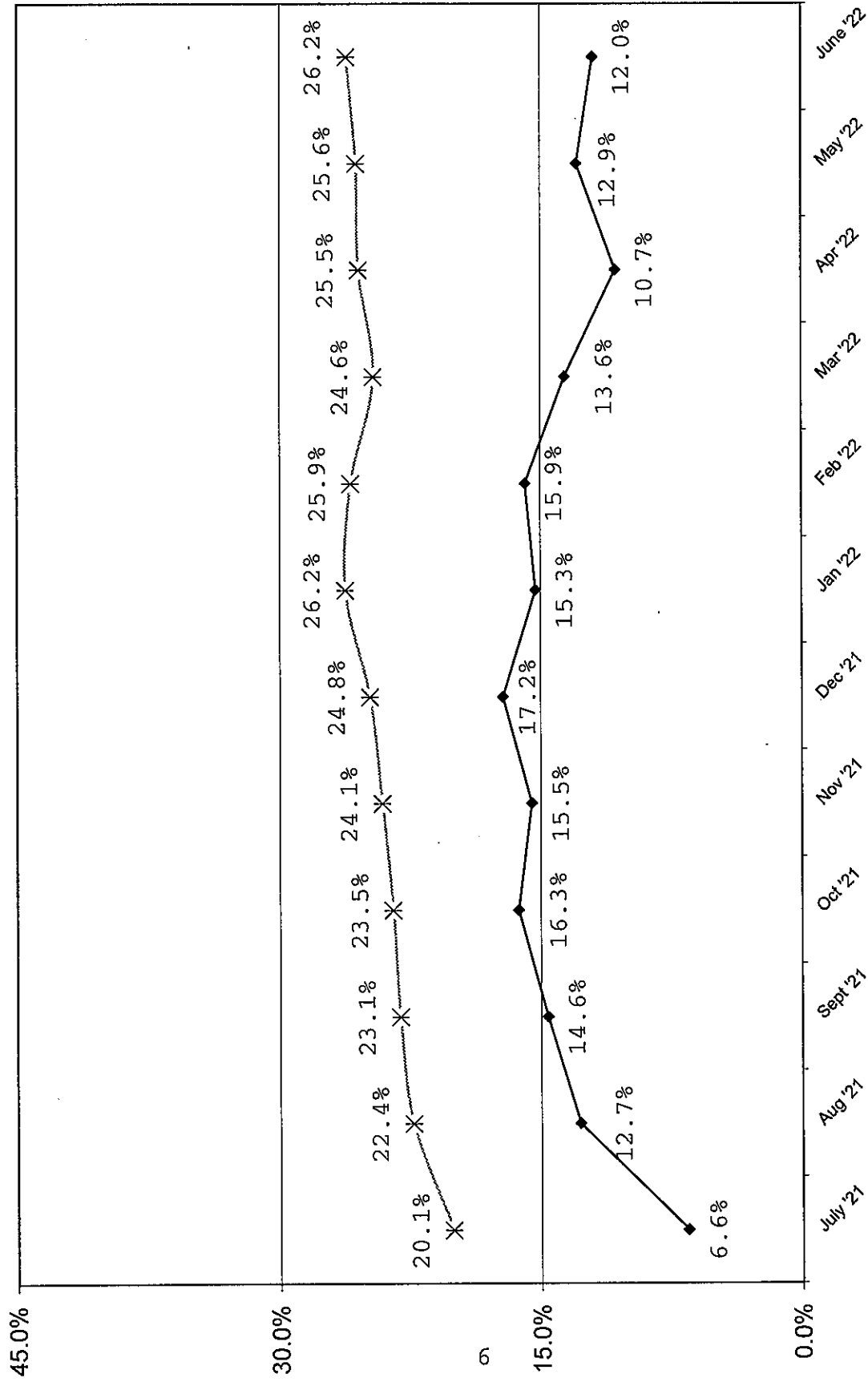
Fiscal Year '21 - '22

→x→ Overall —◆— West Hawaii

MAUI
Direct Loans
Delinquency Ratio Report



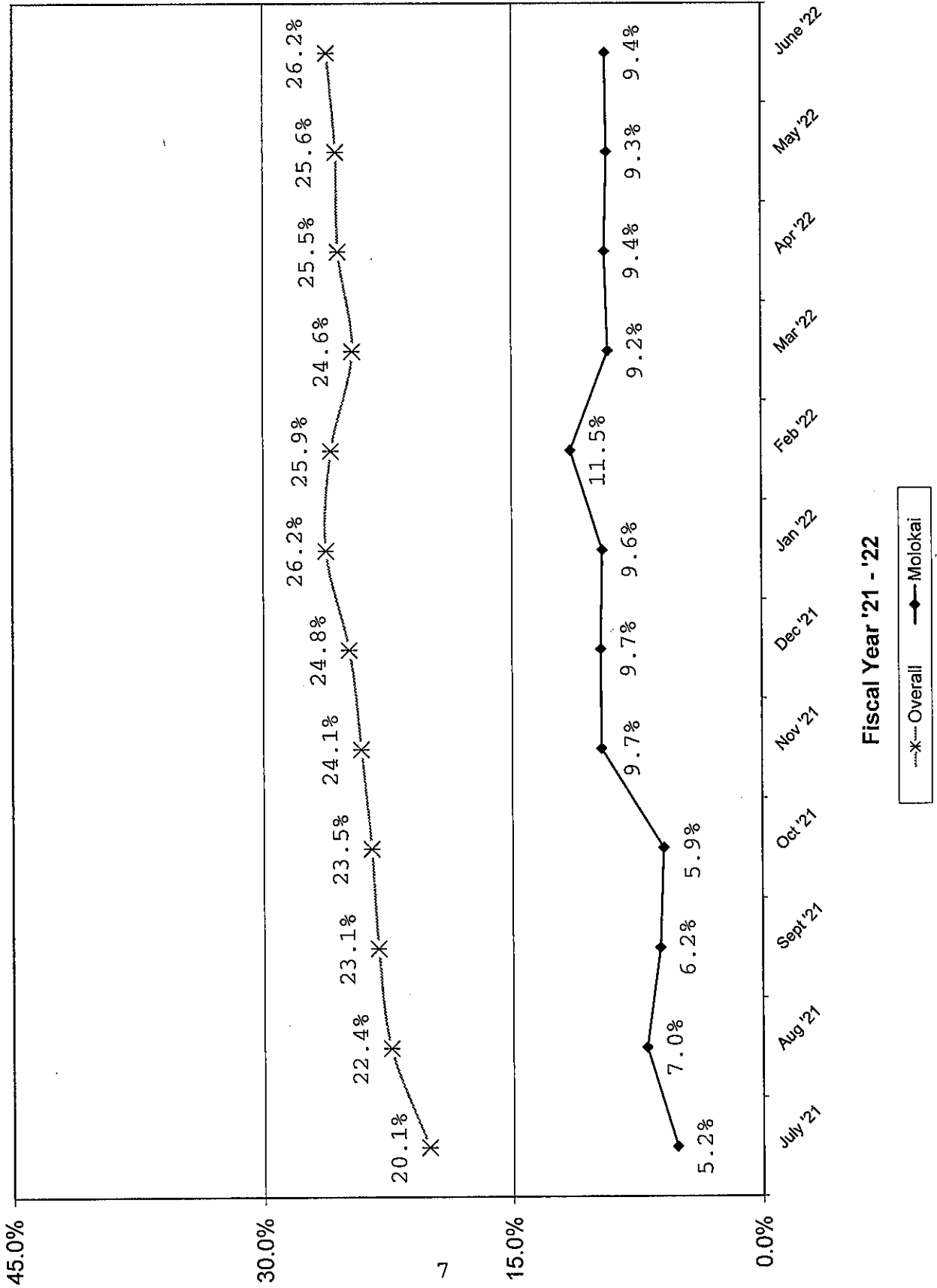
KAUAI
Direct Loans
Delinquency Ratio Report



Fiscal Year '21 - '22

--x-- Overall ◆-- Kauai

MOLOKAI
Direct Loans
Delinquency Ratio Report



STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 18, 2022

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, HSD Administrator
Homestead Services Division

FROM: Dean Oshiro, Loan Services Manager

SUBJECT: **Approval of Consent to Mortgage**

RECOMMENDED MOTION/ACTION

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

DISCUSSION

<u>PROPERTY</u>	<u>LESSEE</u>	<u>LENDER</u>	<u>LOAN AMOUNT</u>
<u>OAHU</u>			
Kalawahine Lease No. 9626 TMK: 1-2-4-043:023	BRAFF, Jessica L. (Purchase)FHA	HomeStreet Bank	\$ 500,835
Princess Kahanu Estates Lease No. 10222 TMK: 1-8-7-043:047	KAAWA, Justin-James I. K. (Cash Out Refi) FHA	HomeStreet Bank	\$ 311,400
Nanakuli Lease No. 2978 TMK: 1-8-9-004:055	KEKOA SOUZA, Wesley L. (Cash Out Refi) FHA	Homebridge Financial Services, Inc.	\$ 325,000

OAHU

Waimanalo Lease No. 2723 TMK: 1-4-1-020:033	MCKEAGUE, Esther P. (Cash Out Refi) FHA	Bank of Hawaii	\$ 530,000
Kanehili Lease No. 12481 TMK: 1-9-1-151:027	TAMPON, Misty N. (Cash Out Refi) FHA	HighTechLen- ding Inc.	\$ 506,025
Princess Kahanu Estates Lease No. 8490 TMK: 1-8-7-043:083	KEKAUOHA, Joseph P. (Purchase)FHA	SecurityNat- ional Mortg- age Co.	\$ 553,000
Maluohai Lease No. 12803 TMK: 1-9-1-120:095	KAMOKU, Paul P., Jr. (Cash Out Refi) FHA	Mid America Mortgage Inc.	\$ 387,000
Princess Kahanu Estates Lease No. 8526 TMK: 1-8-7-043:099	KILIONA, Nicole N. K. (Purchase)FHA	Mid America Mortgage Inc.	\$ 503,000
Maluohai Lease No. 9735 TMK: 1-9-1-119:011	BORGES, Doveline F. K. (Cash Out Refi) FHA	Mid America Mortgage Inc.	\$ 252,000
Papakolea Lease No. 649 TMK: 1-2-2-015:036	RAMOS, Rainier L. H. (Cash Out Refi) FHA	SecurityNat- ional Mortg- age Co.	\$ 677,000
Kauluokahai Lease No. 12852 TMK: 1-9-1-017:110	AINA, Mason A.S. (Cash Out Refi) HUD 184A	Bank of Hawaii	\$ 480,000
Nanakuli Lease No. 5241 TMK: 1-8-9-012:012	GONZALEZ, Shirley Lin (Cash Out Refi) FHA	HomeStreet Bank	\$ 363,300

ITEM NO. D-2

OAHU

Kewalo Lease No. 3412 TMK: 1-2-4-041:038	KUKAHIKO, Levonne L. (Cash Out Refi) FHA	Celebrity Home Loans	\$ 240,816
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MOLOKAI

Kalamaula Lease No. 10618 TMK: 2-5-2-032:011	LIN KEE-ESPANIOLA, Janna M. (Purchase)FHA	Homebridge Financial Services, Inc.	\$ 91,344
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Kalamaula Lease No. 6080 TMK: 2-5-2-008:120	HELM, Zachary Z. (Cash Out Refi) FHA	Mann Mortgage LLC	\$ 102,000
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MAUI

Waiehu Kou 3 Lease No. 10053 TMK: 2-3-2-024:024	KAN HAI, Tanya K. (Rate Term Refi) FHA	HomeBridge Financial Services, Inc.	\$ 381,496
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Waiehu Kou 3 Lease No. 9925 TMK: 2-3-2-024:060	MAIELUA, David Jacob K. (Cash Out Refi) FHA	loanDepot.c- om, LLC	\$ 240,000
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Waiohuli Lease No. 10321 TMK: 2-2-2-028:005	KAN-HAI, Shawn I. (Cash Out Refi) FHA	Mid America Mortgage Inc.	\$ 98,000
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Waiakea Lease No. 6819 TMK: 3-2-2-063:004	WAGNER, Gregory M., Jr. (Cash Out Refi) FHA	Homebridge Financial Services, Inc.	\$ 250,000
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Waiohuli Lease No. 10300 TMK: 2-2-2-033:024	CALIBUSO, Nicole L. (Cash Out Refi) HUD 184A	Homebridge Financial Services, Inc.	\$ 415,000
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ITEM NO. D-2

MAUI

Waiohuli	NAKOOKA,	Mid America	\$ 338,000
Lease No. 7734	Danette P. (Cash	Mortgage	
TMK: 2-2-2-027:115	Out Refi) FHA	Inc.	

KAUAI

Anahola	MARDONADA,	Celebrity	\$ 260,000
Lease No. 11047	Raimie L. (Cash Out	Home Loans	
TMK: 4-4-8-022:013	Refi) FHA		

HAWAII

Waiakea	AHULAU,	Mid America	\$ 204,000
Lease No. 9098	Glennon K. (Cash	Mortgage	
TMK: 3-2-2-063:057	Out Refi) FHA	Inc.	

Keaukaha	KAWAAUHAU,	Mid America	\$ 134,000
Lease No. 2107	Alberta K. (Rate &	Mortgage	
TMK: 3-2-1-023:143	Term Refi) FHA	Inc.	

Kaumana	AIONA,	HomeStreet	\$ 275,449
Lease No. 12164	Rita K. P.	Bank	
TMK: 3-2-5-005:149	(Purchase) HUD 184A		

Keaukaha	KELA,	HomeStreet	\$ 110,100
Lease No. 5652	Darcy Ann Emmalani	Bank	
TMK: 3-2-1-023:096	(Purchase) FHA		

<u>RECAP</u>	<u>NO.</u>	FHA	<u>AMOUNT</u>	<u>NO.</u>	VA <u>AMOUNT</u>
FY Ending 6/30/22	381	\$	125,173,653	10	\$ 4,610,852
Prior Months	0	\$	0	0	\$ 0
This Month	23		7,358,316	0	0
Total FY '22-'23	23	\$	7,358,316	0	\$ 0


			HUD 184A <u>AMOUNT</u>		USDA-RD <u>AMOUNT</u>
FY Ending 6/30/22	54	\$	16,015,743	5	\$ 1,134,606
Prior Months	0	\$	0	0	\$ 0
This Month	3		1,170,449	0	0
Total FY '22-'23	3	\$	1,170,499	0	\$ 0


STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 18, 2022

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, HSD Administrator 
Homestead Services Division

FROM: Dean Oshiro, Loan Services Branch Manager 

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

RECOMMENDED MOTION/ACTION

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

DISCUSSION

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

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

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

<u>LESSEE</u>	<u>LEASE NO. & AREA</u>	<u>REFINANCING LOAN TERMS</u>
Kamaka, Denise L.	9320, Kaniohale	NTE \$204,500 @4% interest per annum, NTE \$977 monthly, repayable over 30 years.

Loan Purpose: Refinance existing HUD buyback Loan
No. 19709. Original loan amount of
\$164,300 at 4.875% per annum, \$870
monthly, repayable over 30 years. A
Contested Case Hearing was not held
for this account.


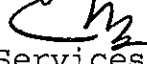
Apana, Joshua A.K.	1073, Anahola	NTE \$104,300 @4% interest per annum, NTE \$633 monthly, repayable over 20 years.
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Loan Purpose: Refinance existing Contract of Loan
No. 19072. Original loan amount of
\$125,260 at 4.5% per annum, \$635
monthly, repayable over 30 years. A
Contested Case Hearing was not held
for this account.

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 18, 2022

TO: Chairman and Members, Hawaiian Homes Commission
THROUGH: Juan Garcia, HSD Administrator 
FROM: Nicole F. Bell, Specialist V 
Application Branch, Homestead Services Division
SUBJECT: **Approval of Homestead Application Transfers/Cancellations**

RECOMMENDED MOTION/ACTION

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

DISCUSSION

1. Requests of Applicants to Transfer

NANAKULI AREA /OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

BLACK, Robert C., Jr.	05/17/1976	HAWAII	RES	03/08/2022
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MAUI ISLANDWIDE AGRICULTURAL LEASE LIST

MAIAVA, Robin K.	01/10/1986	HAWAII	AGR	04/18/2022
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MAUI ISLANDWIDE PASTORAL LEASE LIST

LEEDY, Abraham J.K.	11/21/2013	HAWAII	AGR	03/08/2022
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MAUI ISLANDWIDE RESIDENTIAL LEASE LIST

KEA, Kevin K.	08/05/2021	KAUAI	RES	01/13/2022
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LEEDY, Abraham J.K.	11/21/2013	HAWAII	RES	03/08/2022
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SOONG, Joseph K.	07/07/2005	HAWAII	RES	02/22/2022
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HAWAII ISLANDWIDE AGRICULTURAL LEASE LIST

KANIAUPIO, Gene M.	09/14/2021	MAUI	AGR	03/29/2022
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HAWAII ISLANDWIDE RESIDENTIAL LEASE LIST

KANIAUPIO, Gene M.	09/14/2021	MAUI	RES	03/29/2022
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WHEELON, Moana A.	06/05/1990	OAHU	RES	04/18/2022
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MOLOKAI ISLANDWIDE RESIDENTIAL LEASE LIST

NAEHU, Guy H.	04/06/2011	MAUI	RES	03/02/2022
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LANAI ISLANDWIDE RESIDENTIAL LEASE LIST

DELEON, Cynthia L.	01/29/1993	HAWAII	RES	03/08/2022
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2. Deceased Applicants

NONE FOR SUBMITTAL

3. Awards of Leases

WAIANAE AREA / OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

MANNERS, Moses H.	Assigned Residential Lease #12969, Lot 43 in Ka'uluokaha'i, Oahu dated 06/07/2022. Remove application dated 12/19/1975.
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OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

AUNA, Harvey L.	Assigned Residential Lease #12616, Lot 18365 in Kanehili, Oahu dated 09/25/2020. Remove application dated 06/14/2017.
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KAU, Richard J.

Assigned Residential Lease
#12979, Lot 99 in Ka'uluokaha'i,
Oahu dated 04/29/2022. Remove
application dated 02/05/1987.

KEAMO, George P.H.K.

Assigned Residential Lease
#8350, Lot 59 in Princess Kahanu
Estates, Oahu dated 01/07/2022.
Remove application dated
09/04/2009.

HAWAII ISLANDWIDE AGRICULTURAL LEASE LIST

PLUNKETT, Samuel Jr.

Assigned Agricultural Lease
#6172, Lot 14 Pu'ukapu, Hawaii
dated 12/06/2021. Remove
application dated 07/05/2013.

HAWAII ISLANDWIDE RESIDENTIAL LEASE LIST

CHONG, Shacles A.

Assigned Residential Lease
#2679-A, Lot 64, Kuhio Village,
Hawaii dated 05/27/2022. Remove
application dated 12/13/2010.

KAEHUAEA, Julia K.

Assigned Residential Lease
#12977, Lot 8, Kaumana, Hawaii
dated 05/09/2022. Remove
application dated 02/27/1978

4. Native Hawaiian Qualification

NONE FOR SUBMITTAL

5. Voluntary Cancellation

NONE FOR SUBMITTAL

6. Successorship

OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

CHING, Ronald K.	Succeeded to Waianae Area / Oahu Islandwide Residential application of Parent, Richard Y.H. Ching Sr., dated 06/09/1977. Remove application dated 06/05/2007.
CULLEN, Evelyn H.	Succeeded to Oahu Islandwide Residential application of Uncle, Wesley K. Spencer, dated 01/28/1986. Remove application dated 02/02/2009.
GALEAI, Roxanne K.	Succeeded to Oahu Islandwide Residential application of Uncle, Francis G.K. Forsythe, dated 10/20/2000. Remove application dated 03/07/2006.
KAAIHUE, Ioane I.	Succeeded to Oahu Islandwide Residential application of Parent, Caroline L. Kahawai- Bargas, dated 04/11/1978. Remove application dated 12/07/2021.
KAHEAKU, Daniel (Jr.)	Succeeded to Oahu Islandwide Residential application of Parent, Daniel Kaheaku (Sr.), dated 08/21/1978. Remove application dated 12/29/2009.

MAUI ISLANDWIDE AGRICULTURAL LEASE LIST

GALEAI, Roxanne K.	Succeeded to Maui Islandwide Agricultural application of Uncle, Francis G.K. Forsythe, dated 12/19/1985. Remove application dated 01/20/1986.
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Succeeded to Waimanalo Area /
Oahu Islandwide Residential
application of Parent, Winona
Kay, dated 03/11/1974. Remove
application dated 08/26/1992.

KAUAI ISLANDWIDE AGRICULTURAL LEASE LIST

Succeeded to Kauai Islandwide
Pastoral application of Uncle,
Malaki Kanahale Jr., dated
05/20/1994. Remove application
dated 12/05/2014.

7. Additional Acreage

NONE FOR SUBMITTAL

8. HHC Adjustments

NONE FOR SUBMITTAL


Last Month's Transaction Total	20
Last Month's Cumulative FY 2021-2022 Transaction Total	423
Transfers from Island to Island	11
Deceased	0
Cancellations:	
Awards of Leases	7
NHQ	0
Voluntary Cancellations	0
Successorship	8
Additional Acreage	0
HHC Adjustments	0
This Month's Transaction Total	26
This Month's Cumulative FY 2022-2023 Transaction Total	26

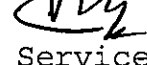
STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 18, 2022

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, HSD Administrator 

FROM: Nicole F. Bell, Specialist V 
Application Branch, Homestead Services Division

SUBJECT: **Commission Designation of Successors to Application Rights - Public Notice 2014 & 2021**

RECOMMENDED MOTION/ACTION

1. To designate the following individuals as successors to the application rights of deceased applicants who did not name a qualified successor.

2. To approve the certification of applications to successorship rights of qualified successors. The Department has verified the native Hawaiian blood quantum requirement of each prospective successor according to section 10-3-2 of the Hawaii Administrative Rules.

DISCUSSION

The following qualified applicants passed away on or after October 26, 1998, without naming qualified successors. Pursuant to 10-3-8(c) of the *Hawaii Administrative Rules*, a public notice listing the names of deceased applicants and calling for possible successors to their application rights was published in the Honolulu Star-Advertiser, The Maui News, Hawaii Tribune Herald, West Hawaii Today, and The Garden Island on the last two consecutive Sundays of November for the year the Department received notification. Requests to succeed to the decedents' application rights were submitted within the required 180 days following the last date of publication. Prospective successors were the sole respondents and are deemed by the Department to have met the requirements of successorship according to section 10-3-8(b) of the *Hawaii Administrative Rules*. HSD recommends approval of the following designees:

1. Deceased Applicant: Richard Y.H. Ching Sr.
Date of death: August 6, 2016
Successor to app rights: Ronald K. Ching
Relationship to decedent: Child
Island: Waianae Area / Oahu
Type: Islandwide Residential
Date of Application: June 9, 1977
Date of Public Notice: November, 2021
- 2a. Deceased Applicant: Francis G.K. Forsythe
Date of death: October 5, 2020
Successor to app rights: Roxanne K. Galeai
Relationship to decedent: Niece
Island: Oahu
Type: Islandwide Residential
Date of Application: October 20, 2000
Date of Public Notice: November, 2021
- 2b. Island: Maui
Type: Islandwide Agricultural
Date of Application: December 19, 1985
3. Deceased Applicant: Caroline L.
Date of death: Kahawai- Bargas
February 13, 2021
Successor to app rights: Ioane I. Kaaihue
Relationship to decedent: Child
Island: Oahu
Type: Islandwide Residential
Date of Application: April 11, 1978
Date of Public Notice: November, 2021
4. Deceased Applicant: Daniel Kaheaku (Sr.)
Date of death: September 18, 2018
Successor to app rights: Daniel Kaheaku (Jr.)
Relationship to decedent: Child
Island: Oahu
Type: Islandwide Residential
Date of Application: August 21, 1978
Date of Public Notice: November, 2021
5. Deceased Applicant: Henry K. Keliihoomalu
Date of death: February 4, 2017
Successor to app rights: Ruth L. Williamson
Relationship to decedent: Sibling
Island: Oahu

Type: Islandwide Residential
 Date of Application: February 5, 1998
 Date of Public Notice: November, 2021

6. Deceased Applicant: Patrick V.T. Peneku
 Date of death: November 27, 2020
 Successor to app rights: Keone H. Peneku
 Relationship to decedent: Child
 Island: Oahu
 Type: Islandwide Residential
 Date of Application: March 20, 2006
 Date of Public Notice: November, 2021

7. Deceased Applicant: Wesley K.Spencer
 Date of death: January 10, 2021
 Successor to app rights: Evelyn H. Cullen
 Relationship to decedent: Niece
 Island: Oahu
 Type: Islandwide Residential
 Date of Application: January 28, 1986
 Date of Public Notice: November, 2021

8. Deceased Applicant: Malaki K. Kanahele Jr.
 Date of death: May 25, 2012
 Successor to app rights: Lucky Kanahele
 Relationship to decedent: Nephew
 Island: Kauai
 Type: Islandwide Pastoral
 Date of Application: May 20, 1994
 Date of Public Notice: November, 2014

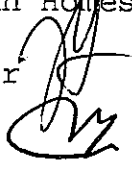
Previous Cumulative Total for Current FY	0
Current Month's Total	9
Fiscal Year Total: July 2022-June 2023	9


STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 18, 2022

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, HSD Administrator 

FROM: Nicole F. Bell, Specialist V 
Application Branch, Homestead Services Division

SUBJECT: **Approval to Certify Applications of Qualified Applicants for the month of June 2022**

RECOMMENDED MOTION/ACTION

To approve the certification of applications of qualified applicants for the month of May 2022. The Department has verified the native Hawaiian blood quantum requirement of each applicant according to section 10-3-2 of the Hawaii Administrative Rules.

DISCUSSION

At its October 2020 regular meeting, the Hawaii Homes Commission adopted the recommendation of the HHC Investigative Committee on the Native Hawaiian Qualification Process to recall to the HHC, pursuant to Hawaii Administrative Rules § 10-2-16(a), the authority to accept the Native Hawaiian Quantum (NHQ) determination for an individuals as a function requiring the exercise of judgement or discretion. The recommendation included a process to implement the Commission's review and acceptance of NHQ determinations. These applicants have been deemed by the Department to have met the native Hawaiian blood quantum requirement through the kumu 'ohanaprocess.

OAHU ISLANDWIDE AGRICULTURAL LEASE LIST

GRUBE-HOSE, Dallas K.P.L.	02/28/2022
BELL, Johnathan K.	03/03/2022
KAHALEWAI, Iwalani L.C.	03/21/2022
HUGO, Trevor-Dane P.	03/22/2022

SHIDAKI, Charlene M.N.	03/22/2022
RAPOZA, Lois L.	03/23/2022

OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

GRUBE-HOSE, Dallas K.P.L.	02/28/2022
AMADEO, Jenry Leonard T.	03/01/2022
ISAACS-ACASIO, Nainoa S.A.	03/01/2022
KALUA, Robert	03/02/2022
BELL, Johnathan K.	03/03/2022
KEAWE, Edwina P.K.	03/21/2022
URSUA, Larrio A.	03/21/2022
KAHALEWAI, Iwalani L.C.	03/21/2022
HOOPAI, Oliney K., Jr.	03/22/2022
HAOLE, William P., III	03/22/2022
HUGO, Trevor-Dane P.	03/22/2022
SHIDAKI, Charlene M.N.	03/22/2022
RAPOZA, Lois L.	03/23/2022
KANE, Kaainui I.	03/23/2022
HANAWAHINE, Kupono E.	03/24/2022
HANAWAHINE, Alakai C.K.	03/24/2022
HANAWAHINE, Kuliohu L.R.	03/24/2022
KAHIKINA, Radford K.	03/24/2022
ASING, Jordan A.K.M.	03/24/2022

MAUI ISLANDWIDE AGRICULTURAL LEASE LIST

VICTORINO, Brenda L.K.	02/25/2022
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ISAACS-ACASIO, Nainoa S.A. 03/01/2022

MAUI ISLANDWIDE RESIDENTIAL LEASE LIST

VICTORINO, Brenda L.K. 02/25/2022

HAWAII ISLANDWIDE AGRICULTURAL LEASE LIST

SASAKI, Cosie A.A. 03/23/2022

KAUAI ISLANDWIDE AGRICULTURAL LEASE LIST

JOHNASEN, Bronson I. 03/28/2022

VALMOJA, La-Plane N. 04/01/2022

KAUAI ISLANDWIDE RESIDENTIAL LEASE LIST

LONG, Henry D.K., IV 03/28/2022

JOHNASEN, Bronson I. 03/28/2022

VALMOJA, La-Plane N. 04/01/2022

MOLOKAI ISLANDWIDE AGRICULTURAL LEASE LIST

AMADEO, Jenry Leonard T. 03/01/2022


Previous Cumulative Total for Current FY	45,331
Current Month's Total	35
Fiscal Year Total: July 2021-June 2022	45,366


STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 18, 2022

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, Administrator 
Homestead Services Division

FROM: Ross K. Kapeliela, Acting ODO Supervisor 
Homestead Services Division

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

RECOMMENDED MOTION/ACTION

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

2. To approve and accept that designated successors are of no less than the required 25% or 50% Hawaiian ancestry as appropriate pursuant to Section 209, Hawaiian Homes Commission Act, 1920 as amended.

*See attached list of Lessee.

Leasehold Interest:

Ratified for July 2022	9
Previous FY 2022 - 2023	0
FY 2022 - 2023 Total to Date	9

Ratified for FY '21 - '22	92
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Net Proceeds

Ratified for July 2022	0
Previous FY 2022 - 2023	0
FY 2022 - 2023 Total to Date	0

Ratified for FY '21 - '22	0
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**LIST OF LESSEES WHO DESIGNATED SUCCESSORS TO THEIR
LEASEHOLD INTEREST
FOR MONTH OF JULY 2022**

<u>Deceased Lessee</u>	<u>Designated Successor</u>
1. Henrietta V. K. Anakalea Lot No.: 78 Area: Lualualei, Oahu Res. Lease No. 5496	<u>PRIMARY:</u> Franklene P. Mamala, Daughter <u>ALTERNATE:</u> N/A <u>DESIGNEE TO RECEIVE NET PROCEEDS:</u> N/A
2. Patricia U. Coelho Lot No.: 174 Area: Kewalo, Oahu Res. Lease No. 3803	<u>PRIMARY:</u> Joshua B. N. Coelho, Grandson <u>ALTERNATE:</u> N/A <u>DESIGNEE TO RECEIVE NET PROCEEDS:</u> N/A
3. Charles B. K. Hassard Lot No.: 12752 Area: Maluohai, Oahu Res. Lease No. 12752	<u>PRIMARY: Tenants in Common</u> Kale B. K. Hassard, Son Erika K. K. Hassard, Daughter Charlesie M. K. Hassard, Daughter <u>ALTERNATE:</u> N/A <u>DESIGNEE TO RECEIVE NET PROCEEDS:</u> Debbie Jean Hassard, Wife

4. Fanny K. Hopeau
Lot No.: 29
Area: Kewalo, Oahu
Res. Lease No. 2116
- PRIMARY: Tenants in Common
Brandon Wade K. Souza, Son
Blaine-Whitney K. Souza, Son
- ALTERNATE:
N/A
- DESIGNEE TO RECEIVE NET
PROCEEDS:
N/A
5. Haleiwa Kalau
Lot No.: 102
Area: Laiopua, Hawaii
Res. Lease No. 10872
- PRIMARY:
Sydette H. Kalau,
Granddaughter
- ALTERNATE:
N/A
- DESIGNEE TO RECEIVE NET
PROCEEDS:
N/A
6. William K. Mahoe
Lot No.: 22
Area: Nanakuli, Oahu
Res. Lease No. 8138
- PRIMARY:
David K. P. Mahoe, Son
- ALTERNATE:
Shelby Ann K. Mahoe,
Daughter
- DESIGNEE TO RECEIVE NET
PROCEEDS:
N/A
7. Alvin D. Mamala
Lot No.: 260
Area: PKE, Oahu
Res. Lease No. 8550
- PRIMARY:
Ilima K. M. Barnes, Daughter
- ALTERNATE:
N/A
- DESIGNEE TO RECEIVE NET
PROCEEDS:
N/A

8. Deldrien M. K. Martin
Lot No.: 72
Area: Kalawahine, Oahu
Res. Lease No. 9568

PRIMARY:

Lee Ann K. M. Kamai, Daughter

ALTERNATE:

Elise L. Kamai,
Granddaughter

DESIGNEE TO RECEIVE NET
PROCEEDS:

N/A

9. Lawrence K. Nahakuelua, Jr.
Lot No.: UNDV018
Area: Laiopua, Hawaii
Res. Lease No. 10644

PRIMARY: Joint Tenants

Lawrence K. Nahakuelua, III,
Son

Lawaia K. Nahakuelua, Son

ALTERNATE:

N/A

DESIGNEE TO RECEIVE NET
PROCEEDS:


N/A


STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 18, 2022

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, Administrator
Homestead Services Division 

FROM: Ross K. Kapeliela, Acting ODO Supervisor 
Homestead Services Division

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

RECOMMENDED MOTION/ACTION

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

2. To approve and accept that the transferees are of no less than the required 25% or 50% Hawaiian ancestry as appropriate pursuant to Section 208, Hawaiian Homes Commission Act, 1920, as amended.

DISCUSSION

Nineteen (19) assignments of lease.

1. Lessee Name: Alan M. Arizo
Res. Lease No. 6791, Lot No. 120
Lease Date: 10/1/1986
Area: Lualualei, Oahu
Property Sold & Amount: Yes, \$315,000.00
Improvements: 3 bedroom, 1-1/2 bath dwelling

Transferee Name: Bruce P. Mersberg & Brikayla J. A.
Mersberg-Gohier
Relationship: None
Loan Assumption: N/A
Applicant: Yes, Oahu IW Res., 11/25/2005 (Bruce)

Reason for Transfer: "Financial reasons." Special
Condition: Transferees to obtain funds to pay purchase price.

2. Lessee Name: Alana C. A. Espinoza, Kekahu C. Aluli, Maila I. Aluli, Kamaile R. Aluli & Anuheha K. Aluli
Res. Lease No. 7480, Lot No. 29
Lease Date: 2/7/2002
Area: Waiohuli, Maui
Property Sold & Amount: Yes, \$380,000.00
Improvements: 1 bedroom, 1 bath dwelling

Transferee Name: Kolomona Salomon
Relationship: None
Loan Assumption: N/A
Applicant: Yes, Maui IW Res., 10/5/2016

Reason for Transfer: "Living on another island, not occupying." Special Condition: Transferee to obtain funds to pay purchase price.

3. Lessee Name: Stinee M. Hew Len
Res. Lease No. 8336, Lot No. 45
Lease Date: 1/1/1996
Area: PKE, Oahu
Property Sold & Amount: Yes, \$350,000.00
Improvements: 3 bedroom, 2 bath dwelling

Transferee Name: Lei Mamo K. Aken & Regina K. Dela Cruz
Relationship: None
Loan Assumption: N/A
Applicant: Yes, Waimanalo/Oahu IW Res. 9/15/1971 (Lei Mamo)
Oahu IW Res., 2/10/2020 (Regina)

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

4. Lessee Name: Resina A. U. Lama
Res. Lease No. 6790, Lot No. 105
Lease Date: 10/1/1986
Area: Lualualei, Oahu
Property Sold & Amount: Yes, \$150,000.00
Improvements: 4 bedroom, 2 bath dwelling

Transferee Name: Maxine L. Nataniela
Relationship: Aunty
Loan Assumption: N/A
Applicant: Yes, Oahu IW Res., 2/11/1994

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

5. Lessee Name: Maxine L. Nataniela
Res. Lease No. 6790, Lot No. 105
Lease Date: 10/1/1986
Area: Lualualei, Oahu
Property Sold & Amount: Yes, \$150,000.00
Improvements: 4 bedroom, 2 bath dwelling
- Transferee Name: Marie L. Nataniela
Relationship: Daughter
Loan Assumption: N/A
Applicant: No
- Reason for Transfer: "Giving lease to relative." Special
Condition: Transferee to obtain funds to pay purchase
price.
6. Lessee Name: William K. Lemn
Agr. Lease No. 6433, Lot No. 65
Lease Date: 4/1/1985
Area: Anahola, Kauai
Property Sold & Amount: No, N/A
Improvements: Quonset Hut, shed with bathroom, 2 covered
sheds with 3 compartment sink
- Transferee Name: Haunani S. Y. Lemn
Relationship: Daughter
Loan Assumption: N/A
Applicant: No
- Reason for Transfer: "Giving lease to relative."
7. Lessee Name: Lurline K. O. Mau-Saloricman
Res. Lease No. 8490, Lot No. 200
Lease Date: 11/1/1995
Area: PKE, Oahu
Property Sold & Amount: Yes, \$550,000.00
Improvements: 3 bedroom, 2-1/2 bath dwelling
- Transferee Name: Joseph P. Kekauoha
Relationship: None
Loan Assumption: N/A
Applicant: Yes, Oahu IW Res., 4/19/2021
- Reason for Transfer: "Financial reasons." Special
Condition: Transferee to obtain funds to pay purchase
price.

8. Lessee Name: Dodie Ann H. Neves
Agr. Lease No. 6915, Lot No. 46
Lease Date: 2/19/1998
Area: Puukapu, Hawaii
Property Sold & Amount: Yes, \$750,000.00
Improvements: 2 bedroom, 2-1/2 bath dwelling
- Transferee Name: Robert W. K. Lum, Jr.
Relationship: None
Loan Assumption: N/A
Applicant: Yes, Hawaii IW Agr., 11/13/2009
- Reason for Transfer: "Moving off island." Special
Condition: Transferee to obtain funds to pay purchase price.
9. Lessee Name: Sharon H. P. Ogata
Res. Lease No. 9662, Lot No. 82
Lease Date: 9/1/2001
Area: Kawaihae, Hawaii
Property Sold & Amount: Yes, \$490,000.00
Improvements: 3 bedroom, 3 bath dwelling
- Transferee Name: Wendell Juan
Relationship: None
Loan Assumption: N/A
Applicant: Yes, Hawaii IW Res., 3/09/1987
- Reason for Transfer: "Moving off island." Special
Condition: Transferee to obtain funds to pay purchase price.
10. Lessee Name: Patricia M. Rule
Res. Lease No. 1787, Lot No. 149
Lease Date: 1/27/1947
Area: Nanakuli, Oahu
Property Sold & Amount: No, N/A
Improvements: 4 bedroom, 1 bath dwelling
- Transferee Name: Marlene P.A. Mier
Relationship: Sister
Loan Assumption: N/A
Applicant: No
- Reason for Transfer: "Moving off island."

11. Lessee Name: Rhonda L. Shin
Res. Lease No. 3607, Lot No. 100
Lease Date: 9/24/1965
Area: Waimanalo, Oahu
Property Sold & Amount: No, N/A
Improvements: 3 bedroom, 1 bath dwelling

Transferee Name: Jacqueline Shin
Relationship: Sister
Loan Assumption: N/A
Applicant: No

Reason for Transfer: "Giving lease to relative."

12. Lessee Name: Kaimana K. Swann-Merritt
Res. Lease No. 561, Lot No. 11
Lease Date: 6/24/1933
Area: Nanakuli, Oahu
Property Sold & Amount: Yes, \$350,000.00
Improvements: 3 bedroom, 1 bath dwelling

Transferee Name: Shawndy K. Spencer
Relationship: None
Loan Assumption: N/A
Applicant: No

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

13. Lessee Name: Warren P. White
Res. Lease No. 826, Lot No. 158
Lease Date: 3/28/1941
Area: Kewalo, Oahu
Property Sold & Amount: No, N/A
Improvements: 4 bedroom, 1-1/2 bath dwelling

Transferee Name: Walden E. W. White
Relationship: Son
Loan Assumption: N/A
Applicant: No

Reason for Transfer: "Giving lease to relative."

14. Lessee Name: Charles A. Naihe
Res. Lease No. 11144, Lot No. UNDV143
Lease Date: 5/13/2006
Area: Anahola, Kauai
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Mahiai R. Naihe
Relationship: Son
Loan Assumption: N/A
Applicant: No

Reason for Transfer: "Giving lease to relative."

15. Lessee Name: Tara L. K. Palepoi
Res. Lease No. 10739, Lot No. UNDV113
Lease Date: 12/3/2005
Area: Laiopua, Hawaii
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Ephraim A. U. Semo
Relationship: Son
Loan Assumption: N/A
Applicant: No

Reason for Transfer: "Giving lease to relative."

16. Lessee Name: Allen E. J. K. Falk & Aaron K. Falk
Res. Lease No. 7198, Lot No. 5
Lease Date: 10/1/1999
Area: Puupulehu, Hawaii
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Hazel K. Kennedy
Relationship: None
Loan Assumption: N/A
Applicant: Yes, Oahu IW Res., 11/28/2006

Reason for Transfer: "Moving off island." See simultaneous transfer below.

17. Lessee Name: Hazel K. Kennedy
Res. Lease No. 7198, Lot No. 5
Lease Date: 10/1/1999
Area: Puupulehu, Hawaii
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Shawn M. Kini & Shaela L. Spencer-Kennedy
Relationship: Granddaughters
Loan Assumption: N/A
Applicant: No

Reason for Transfer: "Giving lease to relative."

18. Lessee Name: Ruth L. Martin
Agr. Lease No. 5482, Lot No. 9
Lease Date: 1/12/1989
Area: Anahola, Kauai
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Sarah K. L. Martin
Relationship: Daughter
Loan Assumption: N/A
Applicant: No

Reason for Transfer: "Giving lease to relative."

19. Lessee Name: Kani H. Scheidt
Agr. Lease No. 6620, Lot No. 45
Lease Date: 4/12/2002
Area: Waianae, Oahu
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Ruth M. Scheidt
Relationship: Mother
Loan Assumption: N/A
Applicant: No

Reason for Transfer: "Giving lease to relative."


Assignments for the Month of July '22	19
Previous FY '22 - '23 balance	<u>0</u>
FY '22 - '23 total to date	19


Assignments for FY '21 - '22	220
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STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 18, 2022

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, Administrator 
Homestead Services Division

FROM: Ross K. Kapeliela, Acting ODO Supervisor 
Homestead Services Division

SUBJECT: **Approval of Amendment of Leasehold Interest**

RECOMMENDED MOTION/ACTION

To approve the amendment of the leasehold interest listed below.

DISCUSSION

Ten (10) amendments of lease.

1. Lessee: Roger R. Apuna
Res. Lease No.: 105
Lot No., Area, Island: 67-A, Hoolehua, Molokai
Amendment: To amend the lease title and lessor's name, to incorporate the currently used terms, conditions, and covenants to the lease, and to extend the lease term to an aggregate term of 199 years.
2. Lessee: Roger R. Apuna
Agr. Lease No.: 105
Lot No., Area, Island: 67-B, Hoolehua, Molokai
Amendment: To amend the lease title and lessor's name, to incorporate the currently used terms, conditions, and covenants to the lease, and to extend the lease term to an aggregate term of 199 years.

3. Lessee: Theodora P. Auwae
Res. Lease No.: 280-A
Lot No., Area, Island: 48-A-2, Nanakuli, Oahu
Amendment: To amend the lease to update the property description.
4. Lessee: Patricia U. Coelho
Res. Lease No.: 3803
Lot No., Area, Island: 174, Kewalo, Oahu
Amendment: To amend the lease title and lessor's name, to incorporate the currently used terms, conditions, and covenants to the lease.
5. Lessee: Fanny K. Hopeau
Res. Lease No.: 2116
Lot No., Area, Island: 29, Kewalo, Oahu
Amendment: To amend the lease title and lessor's name, to incorporate the currently used terms, conditions, and covenants to the lease, and to extend the lease term to an aggregate term of 199 years.
6. Lessee: Reginald Kane
Res. Lease No.: 2862
Lot No., Area, Island: 124, Nanakuli, Oahu
Amendment: To amend the lease title and lessor's name, to incorporate the currently used terms, conditions, and covenants to the lease, and to extend the lease term to an aggregate term of 199 years.
7. Lessee: Thomas K. Pahio
Res. Lease No.: 7190
Lot No., Area, Island: 44, Kawaihae, Hawaii
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval.

8. Lessee: Patricia M. Rule
 Res. Lease No.: 1787
 Lot No., Area, Island: 149, Nanakuli, Oahu
 Amendment: To amend the lease title and lessor's name.

9. Lessee: Kani H. Scheidt
 Agr. Lease No.: 6620
 Lot No., Area, Island: 45, Waialanae, Oahu
 Amendment: To amend the lease to update the property description.

10. Lessee: Warren P. White
 Res. Lease No.: 826
 Lot No., Area, Island: 158, Kewalo, Oahu
 Amendment: To amend the lease title and lessor's name, to incorporate the currently used terms, conditions, and covenants to the lease, and to extend the lease term to an aggregate term of 199 years.


Amendments for the Month of July '22	10
Previous FY '22 - '23 balance	<u>0</u>
FY '22 - '23 total to date	10
Amendments for FY '21 - '22	133


STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 18, 2022

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, Administrator 

FROM: Ross K. Kapeliela, Acting ODO Supervisor 
Homestead Services Division

SUBJECT: **Approval to Issue a Non-Exclusive License for Rooftop Photovoltaic Systems for Certain Lessees**

RECOMMENDED MOTION/ACTION

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

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

DISCUSSION

Four (4) non-exclusive licenses.

1. Lessee: Burke I. Benavides
Res. Lease No.: 10044
Lot No., Area, Island: 15, Waiehu Kou III, Maui
Permittee: Sunrun Installation Services, Inc.

2. Lessee: Nathan M. Hussey, III
Res. Lease No.: 11488
Lot No., Area, Island: 13, Leialii, Maui
Permittee: Sunrun Installation Services, Inc.

3. Lessee: Les Paul K. Naki
Res. Lease No.: 684
Lot No., Area, Island: 183-A-1, Nanakuli, Oahu
Permittee: Sunrun Installation Services, Inc.
4. Lessee: Thomas E.K. White
Res. Lease No.: 2958
Lot No., Area, Island: 55, Waiakea, Hawaii
Permittee: Sunrun Installation Services, Inc.

Non-Exclusive License for the Month of July '22	4
Previous FY '22 - '23 balance	<u>0</u>
FY '22 - '23 total to date	4
Non-Exclusive License for FY '21 - '22	54

**HAWAIIAN HOMES COMMISSION
JULY 18 & 19, 2022
FACE-TO-FACE &
INTERACTIVE CONFERENCE
TECHNOLOGY**

**E – ITEMS
LAND DEVELOPMENT DIVISION**

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 18-19, 2022

To: Chairman and Members, Hawaiian Homes Commission

Thru: Stewart Matsunaga, Acting Land Development Division Administrator
Andrew H. Choy, Planning Program Manager

From: Darrell Ing, Real Estate Development Specialist
Pearlyn Fukuba, Planner

Subject: Approval of Memorandum of Understanding between Hawaii Housing and Finance Development Corporation and Department of Hawaiian Home Lands for the Acquisition of Property within the Villages of Kapolei Village 8, further identified as Tax Map Key No. (1) 9-1-140:159, Kapolei, Island of O'ahu.

RECOMMENDED MOTION/ACTION:

It is recommended that the Hawaiian Homes Commission approve the Memorandum of Understanding between Hawaii Housing and Finance Development Corporation and the Department of Hawaiian Home Lands for the Acquisition of 9.104 acres within Village 8, Villages of Kapolei, identified as Remaining Lot 2, abutting the Kaupea Subdivision, further identified as Tax Map Key No. (1) 9-1-140:159, Kapolei, Island of O'ahu, as shown on Exhibit "A".

BACKGROUND INFORMATION/SUMMARY

On May 17, 2022, the Department of Hawaiian Home Lands (DHHL) provided the Hawaiian Homes Commission (HHC) with an informational briefing on the opportunity for property acquisition of the above-referenced parcel on O'ahu from the Hawaii Housing Finance and Development Corporation (HHFDC).

As noted in past HHC meetings, DHHL's longest waiting list has consistently been the O'ahu Residential List. As of March 31, 2022, there were 10,994 residential applications on the wait list for the Island of Oahu. However, the existing amount of O'ahu acreage within the DHHL's current land holdings is relatively small and is approximately three percent (3%) of DHHL's total land inventory. In essence, O'ahu has the most beneficiaries waiting for residential homesteads and the least amount of land.

The need to pursue homestead development is flagged as the highest priority in the 2014 O'ahu Island Plan (OIP). The OIP notes that Kapolei and Waimānalo are the two priority areas for residential development. The OIP also recommends that DHHL acquire

additional lands on O‘ahu to address the needs of the waiting list and that DHHL should consider lands on O‘ahu where offsite infrastructure: (1) is already in place; (2) is under development; and (3) requires limited resources to connect to existing infrastructure.

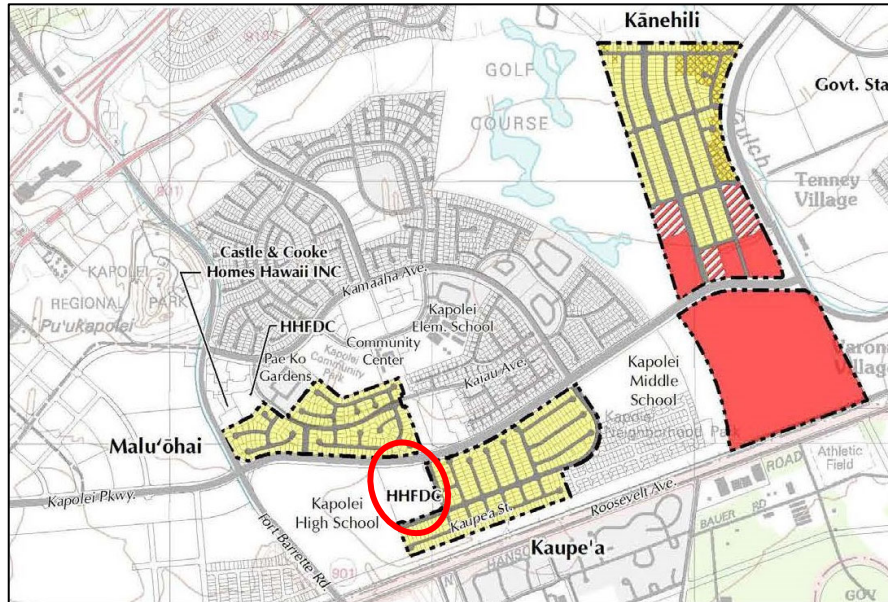
Kapolei beneficiaries also reiterated their desire for multi-family and rental housing developments in West O‘ahu during the beneficiary consultation process for the Kapolei Regional Plan Update that was recently adopted in March 2022. Their sentiment is included in the “Final Project Ideas List” from the Kapolei Regional Plan.

On January 7, 2022, HHFDC’s Executive Director and staff met with the DHHL Chairperson and staff to discuss their agency’s proposed Request for Proposal (RFP) to develop affordable housing on the subject parcel. DHHL inquired if it would be possible to purchase units within the development. However, this was determined not to be feasible because State agencies do not conform to the definition of “eligible buyer” in HHFDC’s administrative rules.

Subsequently, on April 27 and 29, 2022, HHFDC and DHHL held meetings to continue discussion and propose alternative(s) that would allow both agencies to fulfill their mandates. DHHL expressed a desire to acquire the vacant parcel to develop homes for its beneficiaries. The HHFDC is amenable to DHHL’s request but noted that time is of essence since they were set to issue the RFP in April 2022 and face political pressure from the Legislature to show results. HHFDC expressed that an acquisition by DHHL would need to be completed by the end of the 2022 calendar year. The HHFDC presented DHHL’s property acquisition request at their Board of Directors’ meeting on May 12, 2022.

HHFDC SITE CHARACTERISTICS/DEVELOPMENT ASSUMPTIONS:

TMK:	(1) 9-1-140:159
Area:	9.104 acres
State Land Use:	Urban
Zoning:	R 3.5
Existing Condition:	Vacant, undeveloped, non-ceded land
Development Model:	70 fee simple single-family homes
Expected Development Fee:	\$9,000,000



The 9.104-acre parcel, shown above and identified as Lot 2 is one of the few remaining vacant parcels in the Villages of Kapolei. The Lot 2 is directly west of DHHL's Kaupē'a Homestead, south of the Malu'ohai Homestead and approximately 1.2 miles from DHHL's administrative offices on Kapolei Parkway.

HHFDC transferred the original Kaupē'a Homestead lands to DHHL in March 2006. HHFDC retained Lot 2, the 9.104-acre parcel to develop a park as identified in the master plan, however, HHFDC subsequently determined that park and community facilities would be consolidated at the Villages of Kapolei Recreation Center. Therefore, the subject parcel could be developed solely for residential purposes. It is DHHL's intent to maximize the residential capacity of Lot 2.

The parcel is relatively flat and centrally located within Kapolei. Based on the average DHHL single-family lot size in the Kapolei area of 5,000 sq. ft., it is estimated that roughly 60 single-family homes could be developed. The HHFDC noted that it has secured sewer connection for up to 70 single-family units as they intended to develop the property at a higher density with smaller lot sizes. The Environmental Impact Statement (EIS) for The Villages of Kapolei, including the subject parcel, was accepted by the Governor in May 1988. DHHL's Planning Office will evaluate if a Supplemental EIS is required and take the necessary steps to ensure compliance with Chapter 343, Hawaii Revised Statutes.



INTERGOVERNMENTAL AGREEMENT PROCESS

The intergovernmental conveyance process is articulated in the subject Memorandum of Understanding (MOU) which defines HHFDC Obligations and DHHL Obligations. See Exhibit “A”. Please note that the obligations listed are not necessarily in sequential order.

Since time was of the essence, HHFDC and DHHL agreed to meet to start negotiations for the disposition of the subject parcel. HHFDC’s initial offer of \$9,000,000 was based on a fee simple for-sale model involving 70 lots, averaging 3,500 square feet. DHHL countered that during the initial development of the entire Kaupē‘a parcel, that DHHL provided for mass grading of the 9.104 acre lot, at a cost of approximately \$750,000. Therefore, a conceptual agreement between HHFDC and DHHL to establish a transfer fee of \$8,250,000 was established, subject to HHFDC Board approval and Hawaiian Homes Commission approval, respectively.

ACQUISITION STEPS

Understanding the obligations listed in the MOU and due to the accelerated deadline for acquisition, the next steps for the parcel acquisition are listed below:

1. HHFDC request approval from the HHFDC Board to allow the Executive Director to negotiate and effectuate transfer of the parcel to DHHL.
2. DHHL request HHC approval of the negotiated MOU between HHFDC and DHHL, in the amount of \$8,250,000.00.
3. DHHL and HHFDC executes the intergovernmental MOU, attached as Exhibit “A”.
4. DHHL to conduct a Beneficiary Information Meeting with neighboring Kaupē‘a and Malu‘ōhai lessees.

5. DHHL to request from Governor to release of funds and to transfer to HHFDC the negotiated consideration for the Kaupea parcel, no later than November 1, 2022.,
6. HHFDC transfer title of the parcel via quitclaim deed to the DHHL upon receipt of to be negotiated consideration.

RECOMMENDATION

DHHL recommends approval of the motion as stated.

MEMORANDUM OF UNDERSTANDING

This MEMORANDUM OF UNDERSTANDING (MOU) is made by and between the HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION (HHFDC), a public body and a body corporate and politic of the State of Hawaii, whose principal place of business and mailing address is 677 Queen Street, Suite 300, Honolulu, Hawaii, 96813, and the State of Hawaii DEPARTMENT OF HAWAIIAN HOME LANDS (DHHL), whose principal place of business and mailing address is 91-5420 Kapolei Parkway, Kapolei, Hawaii, 96707,

WHEREAS, on April 14, 2022 HHFDC staff presented a For Information to the HHFDC Board of Directors relating to a Request for Proposal (RFP) for development of affordable housing units on the Villages of Kapolei Village 8 Remnant Parcel (Remnant Parcel), further identified as Lot 16117 Land Court Application 1069, as shown on Map 1264, Tax Map Key Number (1) 9-1-140:159, containing an area of 9.105 acres (Remnant Parcel), as shown in Exhibit "A", which is attached hereto and made a part of this MOU; and,

WHEREAS, because the Remnant Parcel is fully entitled and has infrastructure capacity to support development of up to 70 single-family units, under the Unilateral Agreement and Declaration for Conditional Zoning dated March 12, 2001, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 2689090, it is deemed "shovel ready" and HHFDC planned to issue an RFP for its development in April 2022; and

WHEREAS, DHHL desires to acquire the Remnant Parcel from HHFDC for the purpose of providing residential units for its qualified beneficiaries of the Hawaiian Homes Commission Act, 1920, as amended; and

WHEREAS, included in prior construction of Villages of Kapolei Village 8 Kaupea Subdivision, DHHL mass graded the Remnant Parcel and constructed various infrastructure and roadway improvements along the perimeter of the Remnant Parcel; and

WHEREAS, the City and County of Honolulu has approved a sewer connection application for up to 70 single-family dwellings for the Remnant Parcel;

NOW, THEREFORE, the parties hereby agree as follows:

I. HHFDC Obligations. HHFDC agrees as follows:

- A. Seek approval from the HHFDC Board to allow the Executive Director to negotiate and effectuate transfer of the Remnant Parcel to DHHL;
- B. Make available documents and information for DHHL to conduct due diligence;
- C. Delay issuance of an RFP for development of affordable housing while this MOA remains in effect; and,
- D. Transfer title of the Remnant Parcel to the DHHL via quitclaim deed upon receipt of consideration.

II. DHHL Obligations. DHHL agrees as follows:

- A. Seek approval from the Hawaiian Homes Commission to allow the Chairman to negotiate and effectuate the transfer of the Remnant Parcel from HHFDC;

- B. Cause homeowners to pay for monthly association and maintenance fees to the Villages of Kapolei Association for all units constructed on the Remnant Parcel;
 - C. Be solely responsible for roadway improvements to Puainako Street required by the City and County of Honolulu, including but not limited to the cost, construction, and maintenance of the improvements;
 - D. Be solely responsible for the cost and installation of a traffic signal at the intersection of Kapolei Parkway and Puainako Street, including the coordination of maintenance with and eventual dedication to the City and County of Honolulu;
 - E. Seek approval for release of funds from the Department of Budget and Finance within 60 days of execution of this MOU; and,
 - F. In consideration of the transfer of the Remnant Parcel, pay the sum of Eight Million Two Hundred Fifty Thousand Dollars and 00/100 dollars (\$8,250,000) to HHFDC no later than November 1, 2022 and if such sum is not received by HHFDC at such time, this MOU shall be deemed null and void, unless extended by mutual agreement between HHFDC and DHHL.
- III. Termination. This MOU shall terminate upon the earliest to occur of the following:
- A. Ninety days after execution of the MOU, unless extended by mutual agreement between HHFDC and DHHL; or
 - B. Upon fulfillment of the objectives of the MOU.
- IV. Amendments, Waiver. This MOU can only be amended, waived, or modified in any way by an instrument in writing signed by HHFDC and DHHL. Each waiver shall only apply to the specific conditions and circumstances under which it is made.
- V. Binding Effect of Agreement. This MOU shall be binding upon and inure to the benefit of HHFDC, DHHL, and their respective successors and assigns.
- VI. Gender and Number. The use of any pronoun in reference to HHFDC and DHHL shall be construed to mean the singular or plural, the masculine, feminine or neuter, as the instrument and context may require.
- VII. No Party Deemed Drafter. The parties agree that neither HHFDC, nor the DHHL shall be deemed to be the drafter of this MOU and in the event this MOU is ever construed by a court of law, such court shall not construe this MOU or any provision hereof against any party as the drafter of this MOU.
- VIII. Counterparts. This MOU may be executed in any number of counterparts. Each such counterpart hereof shall be deemed to be an original instrument, but all such counterparts together shall constitute but one MOU.
- IX. Invalidity of Provisions. If any provision of this MOU as applied to any party or to any circumstances shall be adjudged by a court of competent jurisdiction to be void or unenforceable for any reason, the same shall in no way effect any other provision under circumstances different from those adjudicated by the court, or the validity or enforceability of this MOU as a whole.

- X. Applicable Law. This MOU shall be interpreted in accordance with the laws of the State of Hawaii as such laws are construed and amended from time to time.
- XI. Inconsistencies. If there are any inconsistencies between the requirements of this MOU and other applicable requirements, the more restrictive requirement shall control.
- XII. Notices. Any written notice required to be given by any party to this MOU shall be (a) delivered personally, or (b) sent by United States certified first class mail, postage prepaid. The parties are responsible for notifying each other in writing of any change of address.

Notice to HHFDC shall be addressed to:

Executive Director
Hawaii Housing Finance and Development Corporation
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Notice to DHHL shall be addressed to:

Chairman
Hawaiian Homes Commission
Department of Hawaiian Home Lands
91-5420 Kapolei Parkway
Kapolei, Hawaii 96707

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed this _____ day of _____, 2022.

APPROVED AS TO FORM:

HAWAII HOUSING FINANCE AND
DEVELOPMENT CORPORATION

State of Hawaii
Deputy Attorney General

Denise Iseri-Matsubara
Executive Director

APPROVED AS TO FORM:

DEPARTMENT OF HAWAIIAN
HOME LANDS


State of Hawaii
Deputy Attorney General

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

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 18-19, 2022

To: Chairman and Members, Hawaiian Homes Commission

From: Stewart Matsunaga, Acting Administrator, Land Development Division 

Subject: For Information Only:
Draft Environmental Assessment and Anticipated Finding of No Significant
Impact Determination for the Pu'unani Homestead Subdivision Water System
Storage Improvements, Waikapū, District of Wailuku, Maui Island
TMK (2)3-5-002:003 (por.)

RECOMMENDED ACTION:

None; for information only.

DISCUSSION:

PU'UNANI HOMESTEAD ACQUISITION
FINAL ENVIRONMENTAL ASSESSMENT (FEA):

In June 2019, the HHC ratified the acquisition and development agreement for the Pu'unani Homestead Subdivision and the Department of Hawaiian Home Lands (DHHL) acquired an approximately 48-acre parcel of land in Waikapū, Maui identified by Tax Map Key (TMK) (2) 3-5-002:002. The property, located mauka of Honoapi'ilani Highway and amidst developed single-family residential neighborhoods, was identified as a site to develop a residential neighborhood for DHHL's Maui island beneficiaries. A Final EA for the Pu'unani Homestead Subdivision was prepared and received a Finding of No Significant Impact (FONSI) determination from the HHC at the October 19, 2020 meeting and was published in the November 8, 2020 edition of The Environmental Notice.

Subsequent to the FONSI determination and publication, the County of Maui, Department of Water Supply (DWS) determined that DHHL would need to construct a new water storage tank in the vicinity of the Pu'unani Homestead Subdivision as a necessary improvement. The new water storage tank would allow the DWS to provide adequate system storage for the area, and, thus, a reliable supply of water to the Pu'unani Homestead Subdivision, which will ensure that the proposed 161 residential lots are suitable for home occupancy.

PROJECT DESCRIPTION OF NEW WATER SYSTEM STORAGE REQUIREMENTS

The proposed project involves the construction of up to a 0.5 million gallon (MG) concrete water system storage tank and related improvements on approximately 1.26-acre portion ("project site") of an approximately 148-acre parcel, identified by TMK No. (2)3-5-002:003 and owned by the Kuikahi Properties, LLC in Waikapū, District of Wailuku, Maui Island. The proposed tank will be located adjacent to the existing 1.5 MG Kehalani Mid-Level Storage Tank owned by the County

of Maui. The proposed water storage tank will be approximately 23 feet in height and approximately 70 feet in diameter. This new water storage tank will interconnect with the existing County of Maui's Kehalani Mid-Level Water Distribution System and allow for the DWS to provide water service for lots within the Pu'unani Homestead Subdivision. Related improvements include the development of a subsurface drainage system, inflow and outflow lines to interconnect with the existing distribution main, and the installation of fencing around the new tank lot and other miscellaneous equipment and improvements for the proposed tank.

The tank site will be graded to accommodate the proposed water storage tank. A paved connection will be constructed between the new and existing tank sites to provide vehicular access to the proposed up to 0.5 MG water storage tank. The existing paved driveway on Ku'ikahi Drive will serve as the main access to both the new and existing tanks.

Figure 1 depicts the preliminary site plan for the proposed water storage tank. A more detailed description of the project and its potential impact to the surrounding environment and proposed mitigation measures can be found in the Draft EA.

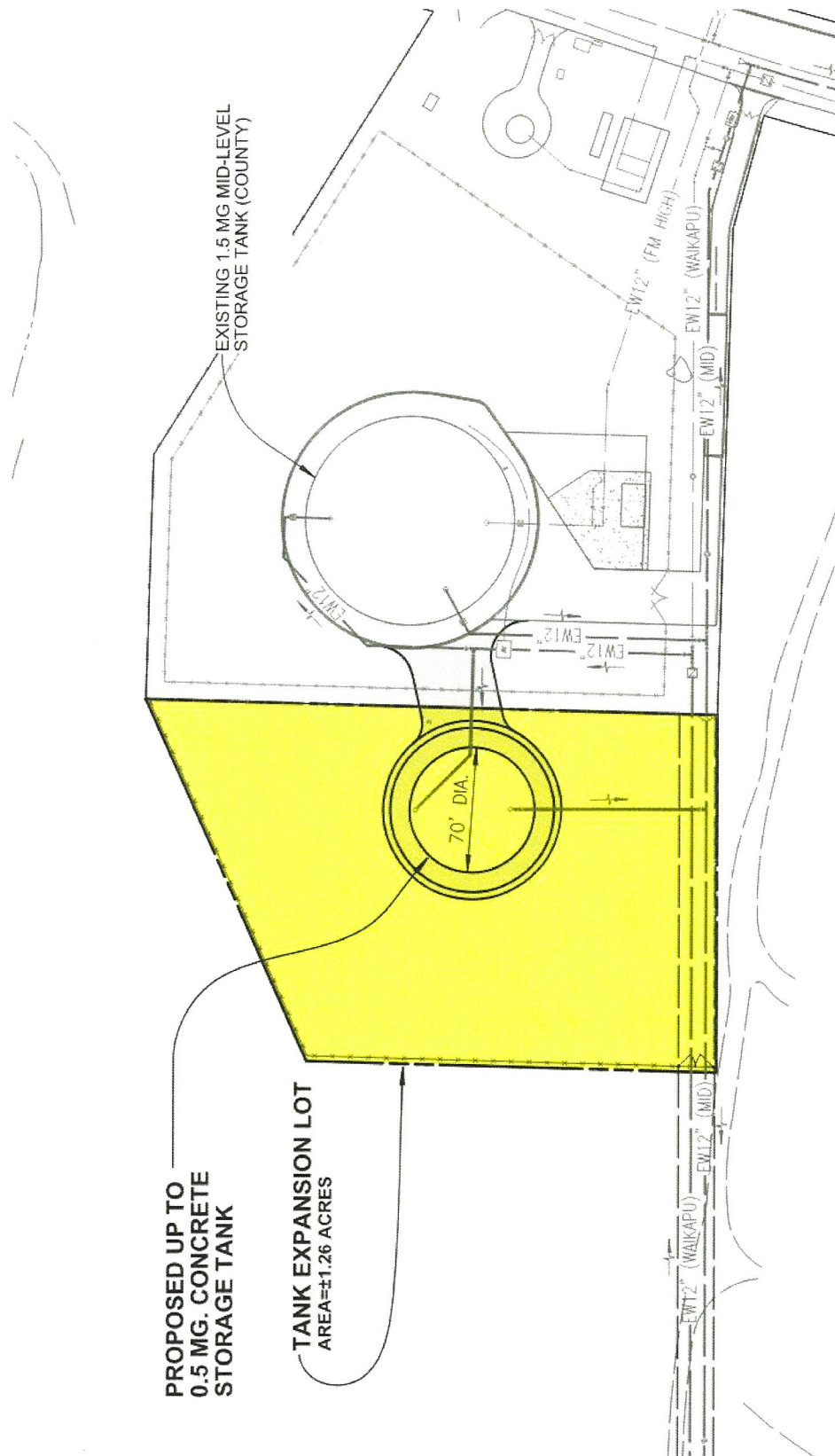


Figure 1 – Water Tank Site Plan

DRAFT ENVIRONMENTAL ASSESSMENT SUMMARY:

The project will involve the use of state funds, which triggers Chapter 343, Hawai'i Revised Statutes (HRS) environmental review requirements. As such, a Draft EA has been prepared to assess the technical characteristics and potential environmental impacts of the proposed project, as well as advance findings and mitigative measures relative to the project.

The following sections highlight key environmental impact considerations from the Draft EA analysis:

- **Agricultural Productivity**

The proposed project is located on fallow agricultural lands that have not been used for active agricultural production in many years. The proposed water tank site is located within "Prime" land area identified by the State Department of Agriculture's Agricultural Lands of Importance to the State of Hawai'i (ALISH), and is classified "B" by the University of Hawai'i, Land Study Bureau (LSB)'s the Overall Productivity Rating. The proposed water tank will be constructed on lands that are not currently actively cultivated, located in an urbanized area surrounded by residential subdivisions, and adjacent to an existing County water tank and water system infrastructure. As such, the proposed water storage tank and related improvements are not considered a substantial adverse impact in the context of the overall "Prime" designated lands on Maui.

- **Historic and Cultural Resources**

A previous Archaeological Inventory Survey (AIS) was conducted in 2005 for two (2) parcels totaling 215.8 acres, which included the proposed water tank site. The State Historic Preservation Division (SHPD) accepted the AIS by letter dated November 18, 2005. During the field inspection, seven (7) historical sites related to the former use of the area for sugar cane cultivation were identified. The sites were determined significant under Criterion "D" as having the potential to yield information important to understanding the history of the region and were determined to be adequately documented by SHPD. All seven (7) sites are located outside of the project area. In their acceptance letter, SHPD concluded that no further archaeological mitigation is necessary.

A Chapter 6E, HRS submittal form was submitted to SHPD in 2019 to determine if any further review is required for the residential subdivision project. Via letter dated March 27, 2020, the DHHL requested SHPD's concurrence on the findings of the AIS. The SHPD provided its concurrence by return signature on the letter.

In addition, an archaeological field inspection was prepared in April 2022, specifically for the proposed water tank site. No surface architecture, isolated artifacts or ecofacts were identified. Given the location of the property, results of the former AIS, and associated soil series, burials are not anticipated to exist in this area. All sites identified in this portion of Waikapū have been related to Historic era cultivation, in the forms of irrigation ditches, reservoirs, and bermed planting areas. The archaeological field inspection for the water

tank site concluded that there is a very low probability that historic properties would be adversely affected by development of the proposed water tank.

Although the SHPD has concurred that no further work is necessary in accordance with the findings of the previously accepted AIS, the DHHL has elected to conduct archaeological monitoring at the site of the proposed residential subdivision as well as the new water storage tank site. An archaeological monitoring plan (AMP) was prepared and approved by SHPD for the residential subdivision site, and will be updated to include the water tank site and submitted to SHPD for review and approval. The water tank contractor, once selected, will be required to follow the provisions of the AMP.

In addition, a CIA was conducted for the Pu'unani Homestead Subdivision site which addressed issues relating to the protection of native Hawaiian rights and practices. The CIA noted that based on historical research and responses received during the consultation process, it is reasonable to conclude that there is evidence of cultural practices related to Hawaiian rights related to agricultural pursuits, access to resources (i.e., water), and possibly other customary activities presently occurring in the vicinity of the Pu'unani Homestead Subdivision project area, but not specifically within the subdivision project area. As such, it was concluded that ground altering activities associated with the proposed Pu'unani Homestead Subdivision project has the potential to impact currently conducted, traditional native Hawaiian activities. As such, the CIA for the subdivision provided recommendation that archaeological monitoring be conducted for all construction-related ground-altering activities.

An addendum to the CIA was prepared in April 2022 specifically for the proposed water tank site. The Addendum CIA concluded that while no traditional cultural practices or cultural resources were identified within the water tank site, cultural resources and ongoing cultural practices have been identified in the vicinity of the proposed water storage tank site and recommended that mitigation measures be conducted, which includes providing open accesses to cultural resources and areas where cultural practices are currently conducted, protecting and replenishing cultural resources, and ensuring the Kingdom Laws prevail upon the lands.

- Infrastructure

- Water

The minimum storage capacity required for the Pu'unani Homestead Subdivision is calculated to be approximately 161,000 gallons, pursuant to the Maui County Code. The proposed project will provide the necessary improvements to increase the storage capacity of the DWS system in order to supply potable water to the Pu'unani Homestead Subdivision.

A new inflow waterline will be extended from the existing 12-inch inflow line currently supplying the County's existing 1.5 MG Kehalani storage tank to the proposed up to 0.5 MG water storage tank. A new outflow waterline will also be extended to the proposed water tank from the existing

12-inch distribution main located along the east border of the proposed water tank site which conveys water to the Waikapū service area. The proposed up to 0.5 MG water tank will also include underground piping, control valves, and telemetry equipment which will be interconnected to the flow control system currently installed for the existing 1.5 MG Kehalani storage tank. This will allow the new and existing storage tanks to work in parallel.

- Drainage

Per the Preliminary Engineering and Drainage report prepared for the new tank site, surface runoff generated by the undeveloped 1.26-acre water tank site sheet flows eastward toward an existing dirt road. The runoff then concentrates and flows northward towards an existing drainage gully, which conveys the runoff west, towards Honoapiʻilani Highway. The runoff passes through two (2) existing drainage culverts under Honoapiʻilani Highway and Waiʻale Road and eventually is impounded to the Waiʻale irrigation reservoir. The 10-year, 1-hour peak flow rate generated by the project site under the existing condition is estimated to be 1.4 cubic feet per second (cfs). The proposed up to 0.5 MG water tank is anticipated to produce a peak runoff volume of 2.0 cfs from a 10-year, 1-hour storm, after it is fully developed, which represents a net increase of approximately 0.6 cfs.

Surface runoff generated by the proposed water tank project and new paved access within the project site will be directed to a new drain inlet located on the east side of the proposed water tank. The collected runoff will be conveyed by a new underground drainage pipe to a new subsurface stormwater detention chamber located near the southeast corner of the water tank site, which will discharge in a drainage swale and eventually be conveyed north toward the existing drainage gully. The proposed subsurface stormwater detention chamber, which will have a capacity of at least 0.12 acre-feet, will fully mitigate the expected increase in peak flow by limiting the downstream release of stormwater to a flow rate which does not exceed pre-development levels. This practice is in compliance with Maui County storm drainage standards.

The County of Maui requires the implementation of water quality control measures to reduce water pollution from stormwater runoff. A “detention based” treatment approach will be employed to mitigate stormwater-related water pollution associated with development of the water tank site. The project will provide additional storage volume in the proposed detention chamber to facilitate sediment removal in addition to peak flow mitigation.

- Traffic

The existing paved driveway on Kuʻikahi Drive will serve as the main access to both the new and existing tanks. Access to the new tank site will

be infrequent and limited to maintenance visits by the DWS personnel, and therefore, the proposed water tank project is not anticipated to affect the traffic conditions of Ku‘ikahi Drive or roadways in the project’s vicinity.

MITIGATION MEASURES IDENTIFIED IN THE DRAFT EA:

- Best Management Practices (BMPs) will be implemented to mitigate potential impacts of soil erosion and fugitive dust during construction
- BMPs will also be employed to mitigate against construction related noise and air impacts
- Should Hawaiian hoary bats be present at the project site during construction, the U.S. Fish and Wildlife Service (USFWS) will be consulted on how to proceed so that these bats are not harmed or killed
- Archaeological monitoring during all ground disturbance activities
- Providing open access to cultural resources and to areas where cultural practices are currently conducted
- Tank location visual mitigation by the line-of-sight obstruction provided by the existing 1.5 MG Kehalani Mid-Level Storage Tank when viewed from the north (i.e., from Ku‘ikahi Drive) and the makai embankment of the irrigation reservoir when viewed from the west (i.e., from Wailuku Heights)
- Neutral paint color for the proposed water tank that will blend into its surroundings for visual mitigation
- Construction of an onsite subsurface stormwater detention chamber to detain the expected increase in peak stormwater flows to a rate which does not exceed pre-development levels in compliance with Maui County stormwater drainage standards and to mitigate potential stormwater-related water pollution

EARLY CONSULTATION COMMENTS/RESPONSES:

Various agencies at the Federal, State, and County levels and DHHL homestead associations as well as other organizations were provided the opportunity to comment as part of the early consultation process for the Draft EA. The majority of the comments received in response to an early consultation request were non-substantive in nature as the same agencies/organizations were previously consulted during the Chapter 343, EA process for the Pu‘unani Homestead Subdivision. Comment letters received during the early consultation process and responses to each are included as Chapter IX of the Draft EA.

DHHL PLANNING SYSTEM CONSISTENCY:

The proposed project does directly and indirectly meet the following goals and objectives of the DHHL General Plan:

Land Use Planning

Goals

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

- Encourage a balanced pattern of growth into urban and rural growth centers.
- Develop livable, sustainable communities that provide space for or access to the amenities that serve the daily needs of its residents.

Objectives

- Direct urban growth to priority development areas based on infrastructure availability, feasible site conditions, beneficiary preferences, and job opportunities.
- Consider opportunities to acquire or exchange lands best suited for purposes of the Hawaiian Homes Commission Act.

Residential Uses

Goals

- Substantially increase the number of residential homesteads awarded each year.
- Provide a mix of housing opportunities that reflect the needs and desires of native Hawaiian beneficiaries.
- Provide residential homesteads, financing, and other housing opportunities, especially to those most in need.

Objectives

- Provide a variety of residential types to meet the needs of beneficiaries in terms of construction procedures (owner-builder, turnkey, and self-help), types of housing units (single-family, multi-family, kupuna housing, rental etc.) and financing.
- Ensure the availability of housing with a range of types and affordability to accommodate persons and families of all income levels and in locations that are convenient to employment and quality public and private facilities.

Water Resources

Goals

- Provide access to quality water in the most cost-effective and efficient manner
- Ensure the availability of sufficient water to carry out Hawaiian Home Lands' mission

Objectives

- Establish water partnership arrangements
- Identify and establish a clear understanding of existing water resources available to the Hawaiian Home Lands Trust
- Implement State water use plans, rules and permits to ensure access to water resources for current and future uses on Hawaiian home lands

The DHHL Maui Island Plan (MIP) was adopted in 2004, serves as a comprehensive resource for planning and managing the Maui Island lands and establishes land use designations

to encourage orderly social, physical, and economic development. The proposed water tank will be constructed on land owned by Kuikahi Properties, LLC and is not specifically designated or discussed in the MIP, but is intended to be dedicated to the County DWS upon completion of the water storage tank and improvements.

The Water Policy Plan is one of the DHHL's program plans and was adopted in 2014. The proposed project is in keeping with the following policies and goals identified in the Water Policy Plan:

Policies:

1. Expressly determine and plan for future water needs and actively participate in broader water management, use and protection efforts in Hawai'i in order to secure water.

* * *

3. Develop, manage, and steward water in a manner that balances cost, efficiency measures, and Public Trust uses in the short and long term.

* * *

6. Foster self-sufficiency of beneficiaries by promoting the adequate supply of water for homesteading when developing or managing water.

* * *

12. Explicitly consider water availability and the costs to provide adequate water when developing new homestead areas, designating land uses, issuing land dispositions, or exchanging properties.

Goals:

Part II. Plan for our water needs

5. Design homesteads and manage lands to create and enhance water availability, optimizing costs, use of alternative sources and efficiency measures.

Part III. Aggressively understand, exercise and assert our water rights

6. Secure adequate and enforceable reservations of water for current and foreseeable future needs for all of its lands across the islands.

ANTICIPATED FINDING OF NO SIGNIFICANT IMPACT:

Based upon the analysis completed in the Draft EA, Staff anticipates a finding of no significant impact (AFONSI) for the Pu'unani Homestead Subdivision Water System Storage Improvements project. This determination is based upon the 13 criteria of significance that approving agencies must consider as specified in HAR, Section 11-200.1-13. An analysis of the 13 criteria of significance is presented below:

1. **Irrevocably commit a natural, cultural, or historic resource.**

There are no known rare, threatened, or endangered species of flora, fauna, avifauna, or important habitats located within the project site. Nevertheless, as may be applicable, appropriate mitigation measures will be implemented to avoid potential adverse impacts on species that have potential to exist in the project area, as recommended by the USFWS. An AIS was previously conducted for the project area and no burial features or human remains were identified. As such, the AIS did not recommend any further archaeological mitigation. The AIS was submitted to and accepted by the SHPD. A project-specific Archaeological Field Inspection was completed for the proposed water storage tank site and confirmed that no burial features or human remains were identified. In addition, a CIA was prepared for the Pu'unani Homestead Subdivision project area and noted that based on historical research and consultation, there is evidence of cultural practices for Hawaiian rights for agricultural pursuits, access to resources, and other customary activities presently occurring in the Waikapū area, but not specifically within the proposed subdivision area. As such, the CIA for the subdivision provided recommendation that archaeological monitoring be conducted for all construction-related ground-altering activities. While the SHPD has concurred that no further work is necessary in accordance with the findings of the previously accepted AIS, the DHHL has elected to undertake archaeological monitoring for all ground altering activities for the homestead subdivision, as well as the proposed water storage tank. An Addendum CIA was prepared for the proposed water tank site and supported the findings and recommendations of the CIA prepared for the residential development.

Based on the foregoing and with implementation of archaeological monitoring, the proposed project is not anticipated to involve an irrevocable commitment to loss or destruction of any natural, cultural, or historic resources.

2. Curtail the range of beneficial uses of the environment.

The proposed action will be implemented adjacent to an existing water storage tank of a similar nature, and the commitment of land resources for the proposed action will not curtail the range of beneficial uses of the environment. The project site is located on fallow agricultural land in the midst of existing residential subdivisions. The proposed use of the site for development of a new water storage tank is compatible with surrounding County water system infrastructure and residential uses.

3. Conflict with the State's environmental policies or long-term environmental goals established by law.

The proposed action does not conflict with the policies and guidelines of Chapter 343, HRS. The EA has been carried out to ensure the proposed project will not have significant adverse construction-related impacts on the environmental resources. While this project may cause temporary construction-related impacts, based on the analysis conducted in the EA, the adverse impacts are not anticipated to be significant or long lasting. Where mitigation measures are required due to potential impacts attributed to the project, DHHL will implement those applicable measures to further reduce potential adverse impacts.

4. **Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and State.**

The proposed action will have a beneficial effect on the local economy during the construction phase of the project. Positive economic and social impacts anticipated as a result of the project include the creation of construction-related jobs and contributions from water service fees.

5. **Have a substantial adverse effect on public health.**

Although the proposed project site is located on former agricultural lands, a Phase I Environmental Site Assessment conducted for the larger land area where the tank is proposed did not reveal any Recognized Environmental Condition (RECs). Due to the location of the proposed water tank site close to the subdivision site, RECs are similarly not anticipated to be present at the site for the proposed water storage tank. In addition, the project is not anticipated to result in long-term air or noise impacts. Furthermore, the proposed action is not anticipated to create significant direct or indirect foreseeable greenhouse gas (GHG) emissions, and does not fall within the threshold of mandatory GHG reporting. As such, no adverse impact to public health or welfare is anticipated as a result of the proposed action. Rather, the proposed water storage tank will benefit DHHL beneficiaries by providing potable water to the Pu'unani Homestead Subdivision.

6. **Involve adverse secondary impacts, such as population changes or effect on public facilities.**

The proposed project will provide water infrastructure improvements needed in order for the DWS to supply water to the DHHL Pu'unani Homestead Subdivision. While some residents of this new community may come from off island, most are anticipated to relocate from other areas on Maui. As such, the project and the subdivision it will serve are not anticipated to involve substantial secondary impacts on public facilities due to population changes.

7. **Involve a substantial degradation of environmental quality.**

No substantial degradation of environmental quality resulting from the action is anticipated. BMPs and appropriate erosion control measures will be utilized during the construction period. Drainage system improvements will be constructed in accordance with applicable regulatory design standards to ensure that surface runoff will not have an adverse effect on adjacent or downstream properties.

Potential short-term impacts to air and noise quality during the construction phase of the project will be mitigated through employing BMPs. In the long term, the project will not adversely impact air quality and ambient noise.

8. **Be individually limited but cumulatively have substantial adverse effect upon the environment or involves a commitment for larger actions.**

The proposed action involves the development of the proposed water system storage improvement and is necessary for the DWS to supply water to the DHHL Pu'unani Homestead Subdivision. An EA was prepared for the Pu'unani Homestead Subdivision and the Final EA received a Finding of No Significant Impact (FONSI) determination. The DHHL was later informed that additional water system storage would be needed to adequately supply water to the subdivision. The cumulative impacts of the proposed project, together with other reasonably foreseeable actions, will include the build-out of the Pu'unani Homestead Subdivision and would result in increased population in and surrounding the subdivision and infrastructural demands. The proposed water tank project will be designed to meet applicable local, State, and Federal regulations. The engineering and technical reports prepared for the proposed water tank project have assessed potential impacts and designed infrastructure systems in the context of future planned regional growth. Given the foregoing, the proposed water tank project is not anticipated to cumulatively have considerable effect upon the environment, nor does it involve a commitment for larger actions.

9. **Have a substantial adverse effect on a rare, threatened, or endangered species, or its habitat.**

No known rare, threatened, or endangered species of flora, fauna, avifauna, or important habitats were identified on the project area. Nevertheless, as may be applicable, appropriate mitigation measures will be implemented to avoid potential adverse impacts on species that have potential to exist in the project area, as recommended by the USFWS. The project site is located adjacent to existing residential developments and an existing water tank of a similar nature. The project is not anticipated to substantially affect rare, threatened, or endangered species, or its habitat.

10. **Have a substantial adverse effect on air or water quality or ambient noise levels.**

Construction activities will result in short-term air quality and noise impacts. BMPs, including erosion control and dust control measures (such as regular watering and sprinkling and installation of dust screens and timely revegetation of graded areas), will be implemented to minimize wind-blown emissions. In the short term, noise impacts will occur primarily from construction equipment. Equipment mufflers or other noise attenuating equipment, as well as proper vehicle maintenance and limiting construction to daylight hours, will be used during construction activities. Construction noise impacts will be mitigated through compliance with the provisions of the State of Hawai'i, Department of Health (DOH) Administrative Rules Title 11, Chapter 46, "Community Noise Control." These rules require a noise permit if the noise levels from construction activities are expected to exceed the allowable levels set forth in Chapter 46. In the long term, the proposed new water system storage tank is not anticipated to significantly impact ambient noise levels.

With implementation of foregoing mitigation measures, the proposed project is not anticipated to detrimentally affect air or water quality or ambient noise levels.

11. **Have a substantial adverse effect on or be likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, sea level rise exposure area, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.**

The project site is situated inland and is not anticipated to have any adverse impact upon coastal waters or resources, beaches, estuaries, or other fresh water bodies.

According to the Federal Emergency Management Agency's Flood Insurance Rate Maps currently in effect, the project site falls within Zone X (unshaded), an area of minimal flooding. The proposed tank site is located outside of the tsunami inundation zone. In addition, the project site is located outside of the 3.2-foot projected sea level rise exposure area.

Drainage improvements will be designed to mitigate runoff in accordance with County drainage and stormwater quality rules and regulations. During construction, recommended BMPs will be implemented for erosion and sedimentation control to minimize potential impacts to water quality.

12. **Have a substantial adverse effect on scenic vistas and viewplanes, day or night, identified in county or state plans or studies.**

The proposed water storage tank will be smaller in scale with the adjacent, existing water storage tank owned by the County of Maui and will not impede views of scenic resources identified in county or state plans or studies. The proposed action is not anticipated to have substantial adverse effects on scenic vistas or viewplanes.

13. **Require substantial energy consumption or emit substantial greenhouse gasses.**

The proposed action will involve the short-term commitment of fuel for equipment, vehicles, and machinery during construction activities. However, this use is not anticipated to result in a substantial consumption of energy resources or substantial emission of greenhouse gasses.

Based on the above analysis, it is anticipated that the EA will qualify for a Finding of No Significant Impact (FONSI).

NEXT STEPS FOR EA COMPLETION:

The following is a list of anticipated next steps and milestones in the completion of the EA:

- Draft EA submitted to the Environmental Review Program (ERP) for publication in The Environmental Notice bulletin
- 30-day comment period for the Draft EA

- Preparation of Final EA; review and preparation of responses to comments received during the 30-day comment period
- HHC Review of the Final EA.
- HHC issues FONSI determination for the project and Final EA submitted to ERP for publication in The Environmental Notice bulletin

NEXT STEPS FOR OVERALL PROJECT IMPLEMENTATION:

In addition to the completion of the Final EA and HHC determination of FONSI for the project in accordance with Chapter 343, HAR and Title 11-200.1, HAR, the following actions will need to be implemented:

- Continue coordination with the DHHL beneficiaries
- Continue coordination with various State and County agencies
- Secure sufficient budget appropriation from HHC and DHHL to fund the project
- Complete engineering design and site construction of project and obtain subdivision approval from the County of Maui
- Dedicate water storage tank improvements and license water tank lot to County DWS

Furthermore, a willingness by current and future decision-makers to follow through with various aspects of the Pu'unani Homestead Subdivision and Water System Storage Improvements will be needed to ensure successful implementation.

RECOMMENDATION:

For information only



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

Papakolea and Isenburg Project Updates

**Item E-3
For Information Only**

July 18 -19, 2022



Papakolea, Kewalo and Kalawahine

PAPAKOLEA

KALAWAHINE

KEWALO



Papakolea Sewer Improvements Purpose

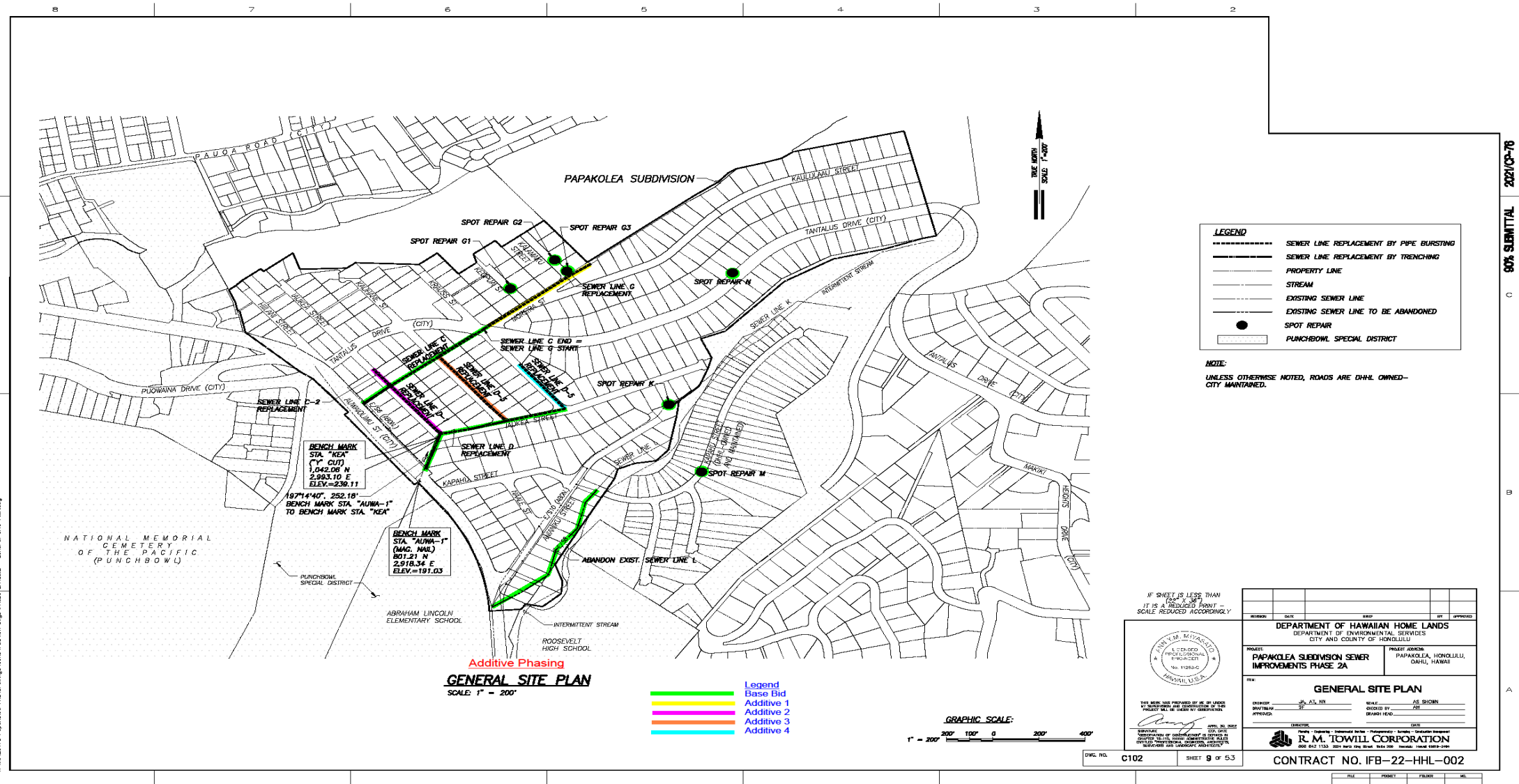
- **Repair and/or replace damaged and undersized pipes**
- **To upgrade sewer improvements and access which comply with City and County Standards**



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DEPARTMENT OF HAWAIIAN HOME LANDS - LAND DEVELOPMENT DIVISION

Papakolea Sewer Improvements Phase 2A – Estimate \$5M



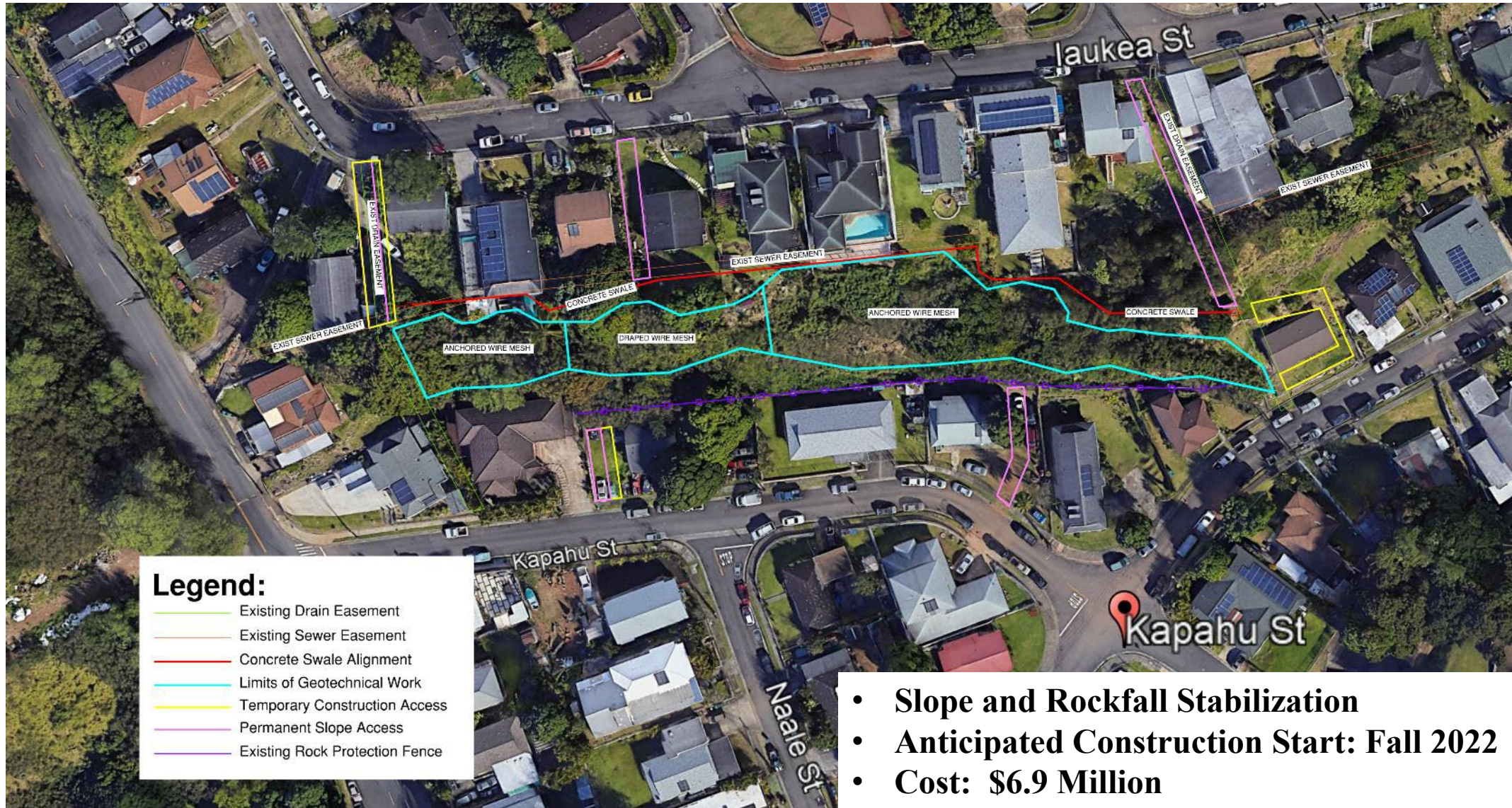


Papakolea Sewer Improvements Sewer Easement Conditions

- **Lessees shall allow contractors access to repair or replace sewerlines.**
- **Lessees shall not block, build nor plant trees over sewerline and other improvements.**
- **Any improvements over the sewerline will NOT be replaced by the City or DHHL, should repair work be required.**
- **Sewer lateral maintenance, including blockage remediation is the responsibility of the Lessee.**
- **Hawaiian Homes Commission approval required to amend approximately 46 leases with new sewer easements.**



Papakolea Kapahu St Slope Improvements



2312 & 2316 Kapahu Street (Kema/ Nagasako)



- **Structure Stabilization**
- **Anticipated Construction Start: Fall 2022**
- **Cost: \$1.395 Million**



2312 & 2316 Kapahu Street (Kema/ Nagasako)



- **Structure Stabilization**
- **Anticipated Construction Start: Fall 2022**
- **Cost: \$1.395 Million**

440 & 444 Kauhane Street (Rowland/ Contreras)



- Slope stabilization
- Anticipated Construction Start: Fall 2022
- Cost: \$623,000



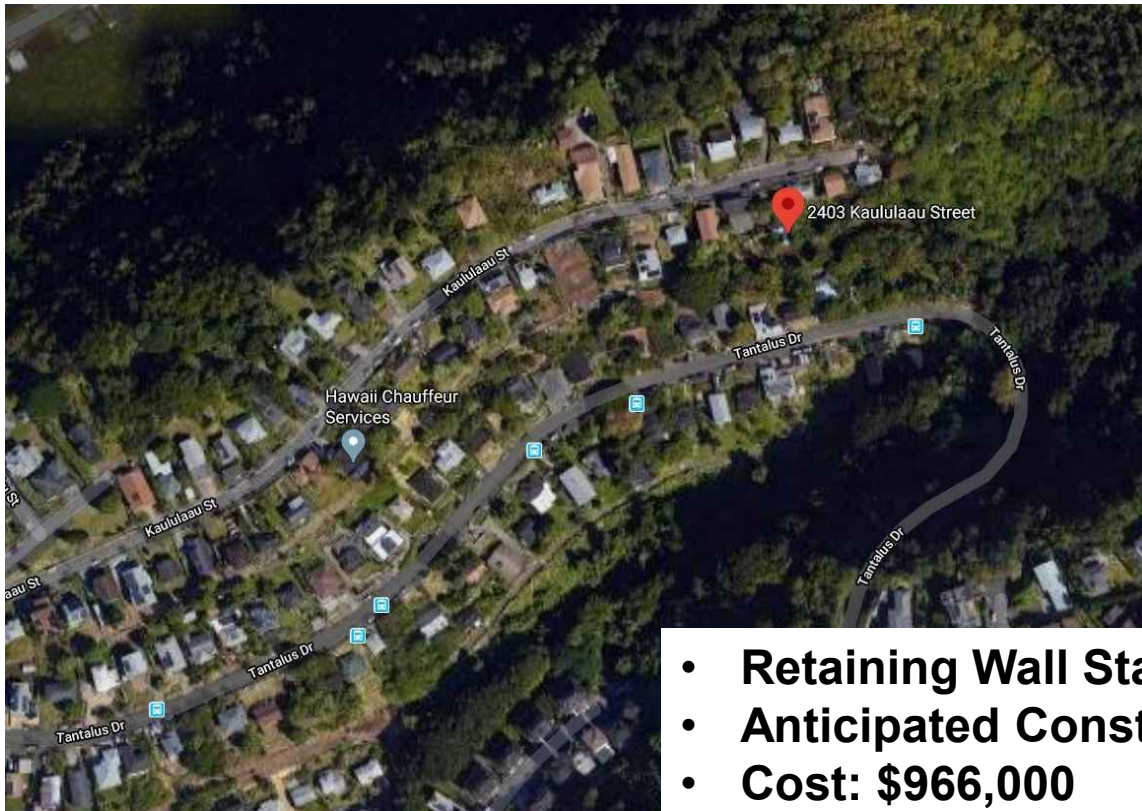
440 & 444 Kauhane Street (Rowland/ Contreras)



- **Slope stabilization**
- **Anticipated Construction Start: Fall 2022**
- **Cost: \$623,000**

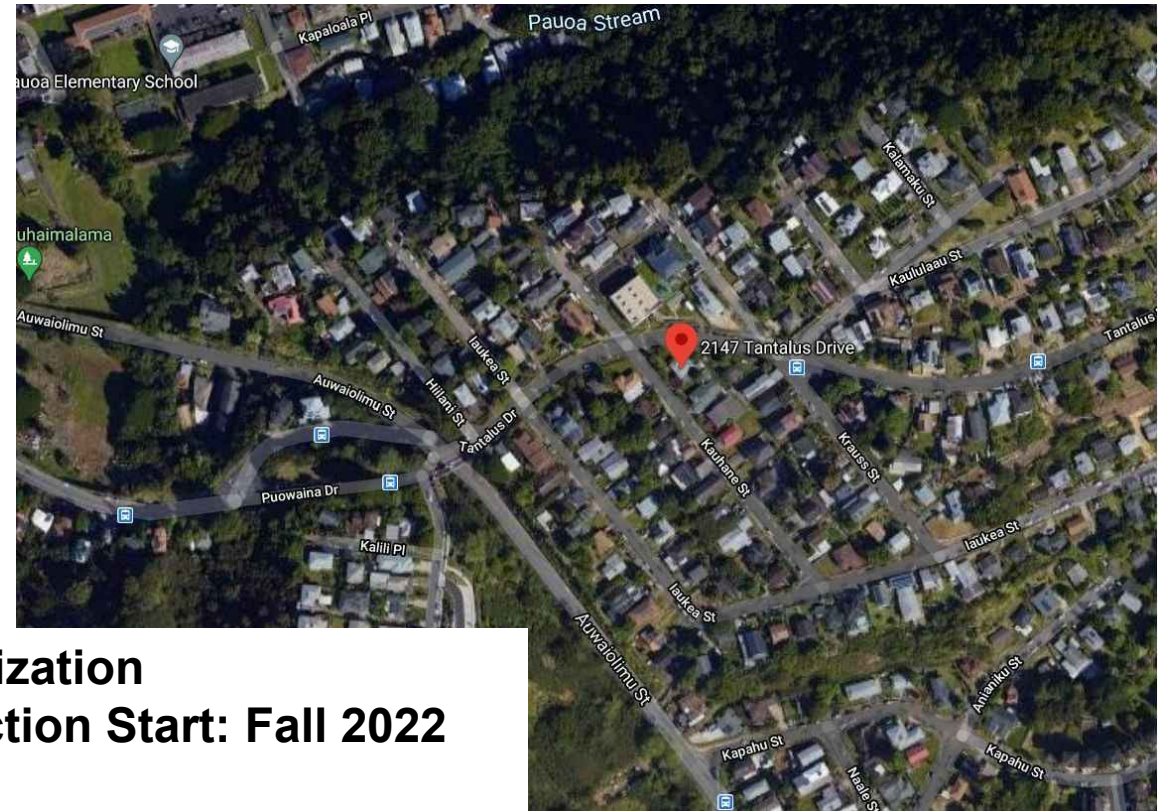
2403 Kaululaau Street and 2147 Tantalus Drive

2403 Kaululaau Street



- **Retaining Wall Stabilization**
- **Anticipated Construction Start: Fall 2022**
- **Cost: \$966,000**

2147 Tantalus Drive





2403 Kaululaau Street



- **Retaining Wall Stabilization**
- **Anticipated Construction Start: Fall 2022**
- **Cost: \$966,000**



2147 Tantalus Drive



- **Retaining Wall Stabilization**
- **Anticipated Construction Start: Fall 2022**
- **Cost: \$966,000**



820 Isenberg Re-development

Background

DHHL acquired the property from DLNR in 1995.

Lot Area: 82,493 SF (1.893 acres)

Current use: None

August 2019: DHHL issued an RFP to demolish the former Stadium Bowl-o-drome bowling alley and redevelop the property as a multi-family residential affordable-rent facility for native Hawaiian beneficiaries.





820 Isenberg Re-development

Developer: Stanford Carr Development

Proposed Development:

- 210', 23-story, 270-unit high rise on the site's western edge
- 4-story, 277-stall parking structure lined with 7 townhouse units along the broad side adjacent to the park
- 4,680 SF of retail space along Isenberg Street, plus 18 on-grade parking stalls

Schedule:

- December 2021: Draft Environmental Assessment
- April 2022: Finding of No Significant Impact approved by HHC
- May 2022: HB 1600 (State Budget) includes \$41.5 million to HHFDC to provide financing for the project
- Late Q4 2022: Construction begins
- Late Q3 2024: Construction completed
- 3 – 6 months prior to end of construction: Offer of rental units to beneficiaries





**HAWAIIAN HOMES COMMISSION
JULY 18 & 19, 2022
FACE-TO-FACE &
INTERACTIVE CONFERENCE
TECHNOLOGY**


**F – ITEMS
LAND MANAGEMENT DIVISION**

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 18-19, 2022

To: Chairman and Members, Hawaiian Homes Commission

Through: Peter "Kahana" Albinio, Jr., Acting Administrator
Land Management Division 
 Kalei Young, Supervising Land Agent
Land Management Division

From: Shelly Carreira, Land Agent 
Land Management Division

Subject: Approval to Issue a Right of Entry, Prometheus Construction, Puowaina, Punchbowl,
Oahu, TMK: (1) 2-2-005:035 (por.)

APPLICANT:

Prometheus Construction "PERMITTEE"

RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission (HHC) grant its approval to issue a Right of Entry, covering the subject area as identified and described below for the purpose of staging and storing construction equipment and materials related to slope improvements and structural stabilization projects on Hawaiian home lands.

Approval of the Right of Entry (ROE) is subject to the following conditions:

1. The ROE shall be for the purpose of staging and storing construction materials and equipment related to the slope improvements and structure stabilization projects on Hawaiian home lands. No other uses shall be allowed without the Department of Hawaiian Home Lands (DHHL) prior written approval;
2. The term of this ROE shall be twelve (12) months, commencing upon execution of the ROE document. If necessary, the ROE may be extended for an additional four (4) month period;
3. Fee for the term of the ROE shall be gratis;
4. No sub-rental or other uses shall be permitted without the prior written consent of DHHL;
5. PERMITTEE shall remove the existing chain link gates and fencing, install new new 9-gauge chain link gates and fencing, approximately 100 x 200 linear feet to remain in place and become the property of DHHL;

6. PERMITEE shall provide proof of a commercial general liability insurance policy of no less than \$1,000,000.00 for each occurrence, naming the DHHL as additional insured;
7. PERMITEE shall comply with all applicable governmental laws, rules, regulations, and procedures relating to the operation and activities under this permit. Upon termination of this Permit, PERMITEE shall be responsible for environmental testing and subsequent clean-up of any contamination or hazardous materials found on the site that may have been caused by PERMITEE'S use;
8. PERMITEE agrees to rent the Premises in "as is" condition and shall maintain the Premises in a neat and clean condition, including trimming overgrown vegetation and disposing of trash on a regular basis. No new construction shall be allowed without prior approval of PERMITOR. No major alteration or addition of any kind shall be made to the Premises unless plans are first submitted and approved by PERMITOR;
9. All hazardous and/or toxic materials, including trucks and equipment containing hazardous and/toxic materials, that could cause contamination of the soil or ground water must be stored on impermeable surface, such as concrete or asphalt pavement. Such surface must be maintained in good repair and approved by PERMITOR prior to PERMITEE occupying the Premises. Major equipment repair or servicing shall not be allowed;
10. PERMITEE may be required to remove and dispose of all surface material, including asphalt paving and concrete slab that becomes contaminated beyond the allowable Department of Health limits due to PERMITEE'S use.
11. PERMITEE shall take reasonable measures in preventing any hazardous materials from leaching on the Premises. Proper storage of any oil or gasoline is required;
12. PERMITEE agrees to pay for all the costs of establishing utility services to the property and pay for all consumption of utilities on the Premises, should PERMITEE'S use require such utility services;
13. PERMITEE shall be solely responsible for the security of all items stored on the Premises. PERMITEE shall be allowed to install a security fencing, however, if PERMITEE intends to install other types of security systems, PERMITEE must first request and obtain PERMITOR'S written approval;
14. No residential use shall be permitted, including temporary overnight camping. However, PERMITEE shall be allowed to provide a shelter for security personnel, if such persons are hired for security purposes;
15. PERMITEE shall be allowed to fence the Premises and place temporary structures on the property provided said structures are used as an office, storage space or a work area. DHHL reserves the right to limit the number of structures or require removal if the structures that are not maintained in good condition. No new construction shall be allowed without prior DHHL approval. No major alteration or addition of any kind shall be made to the Premises unless plans are first submitted and approved by DHHL;
16. Prior to vacating the Premises, PERMITEE shall remove, at PERMITEE'S expense, all of the PERMITEE'S equipment, constructed improvements, trash, goods and materials and restore the area to a condition as good as or better than that which existed prior to PERMITEE'S use.

PERMITEE shall also notify PERMITOR to do a site inspection when PERMITEE has completed removal;

17. Other standard terms and conditions of similar permits issued by DHHL;
18. The ROE agreement shall be subject to the review and approval of the Department of the Attorney General; and
19. All other terms and conditions deemed prudent by the Hawaiian Homes Commission (HHC).

LOCATION:

Portion of Hawaiian home lands situated in Puowaina, Papakolea, Island of Oahu, as further identified as TMK: (1) 2-2-005:035 (por.) (See Exhibit "A")

AREA:

1.2 acres or 52,272/square feet

DISCUSSION:

Prometheus Construction was the lowest responsive, responsible bidder and awarded contracts for Department of Hawaiian Home Lands (DHHL), Land Development Division (LDD) HlePRO solicitations B22000189 and Q22001428. The projects involve slope improvement and structure stabilization on Hawaiian lands along Kapahu Street.

Both projects require use of an area suitable for staging and storing construction equipment and materials. After careful review and consideration, the subject parcel has been identified as suitable space within close proximity of the project sites.

The proposed ROE area is frequented by trespassers dumping trash, debris, and taking up occupancy. Therefore, Prometheus Construction's presence may deter trespassing on the Hawaiian home lands parcel.

PLANNING AREA:

Honolulu Ahupua'a - Papakolea

LAND USE DESIGNATION:

Special District

CHARACTER OF USE:

Special District

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:

In accordance with the Department of Hawaiian Home Lands Comprehensive Exemption List as Reviewed and Concurred Upon by the Environmental Council on March 3, 2021, the subject request is

considered a de minimis activity under HAR-200.1-16 and is exempt from the preparation of an environmental assessment pursuant to Exemption Class #4, which states “Minor alteration in the conditions of land, water, or vegetation.” (Sub-class #4. Minor vegetation clearing and management, including mowing, pruning, and trimming. Work under this exemption shall be performed by the Department or its contractor. Work shall involve cutting and removal of brush, grass, and small trees or bushes. Vegetation shall be hauled by truck to an approved sanitary landfill site, or allowed to remain onsite where feasible for use as compost or mulch.)

CONSISTENCY WITH DHHL PLANS, POLICIES AND PROGRAMS

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

DHHL General Plan (2002) goals and objectives:

Land and Resource Management

Goals:

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

Objectives:

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

AUTHORITY

Hawaii Revised Statutes, Section 171-55 Permits.

RECOMMENDATION

Land Management Division recommends approval of the requested motion/action as stated.



STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 18-19, 2022

To: Chairman and Members, Hawaiian Homes Commission

Through: Peter "Kahana" Albinio, Jr., Acting Administrator
Land Management Division *PK*
Kalei Young *KL* Supervising Land Agent
Land Management Division

From: Shelly Carreira, Land Agent *sc*
Land Management Division

Subject: Approval to First Amendment to License Agreement No. 559,
Papakolea Community Development Corporation, Papakolea,
Oahu, Tax Map Key: (1) 2-2-015:025

RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission (HHC) approves the First Amendment to License Agreement No. 559 issued to the Papakolea Community Development Corporation, a domestic non-profit corporation, for an additional twenty (20) year period for the purpose of managing, maintaining, and operating a full-service community center located on Hawaiian home lands TMK No. (1) 2-2-015:025, Papakolea, Oahu.

Approval of this first amendment is subject to the following conditions:

1. The term for this license shall be extended for an additional twenty (20) year period, commencing on July 23, 2022 and terminating on July, 22, 2042;
2. The Licensee shall pay the processing and the documentation fee, \$150.00; and
3. With the exception of the current requested action, all of the terms, conditions, covenants, and provisions of License Agreement No. 559 shall continue and remain in full force and effect.

LOCATION:

Portion of Hawaiian home lands situated in Papakolea, Island of Oahu, as further identified as TMK: (1) 2-2-015:025, as shown in Exhibit "A".

AREA: 0.874 acres or 38,050/square feet

DISCUSSION/BACKGROUND

At its meeting of July 23, 2002, the Hawaiian Homes Commission approved the issuance of License Agreement No. 559 to the Papakolea Community Development Corporation (PCDC), a 501c3 non-profit organization, for the purpose of establishing a full-service community center which will provide community residents with a full range of comprehensive services, including entrepreneurial opportunities, health and human services, educational services, and recreational opportunities.

Through the attached letter shown as Exhibit "B", the PCDC is requesting to extend the term of LA 559 for an additional twenty (20) year period.

The PCDC was established in 1999, to serve a mission "to mobilize broad-based community participation; to promote self-determination by developing strong and effective community leaders; and to manage current and future community facilities in the Hawaiian homestead region of Papakolea." PCDC is governed by a five-member Board of Directors and staff representative of the Papakolea, Kewalo, and Kalawahine Hawaiian homestead residential developments.

Per PCDC 2021 Annual Review attached as Exhibit "C", "PCDC achieves its mission through the delivery of four objectives/programs set by the 2022 Five-Year Strategic Plan: Center and Park Stewardship; Beneficiary Advocacy Program; Puowaina; and the Kupua'e Hawaiian Language Program." These programs and services are offered at the Papakolea Community Park and Center. In the last five years, PCDC has secured \$2.6 million in grants supporting Center and Park Stewardship and community programing.

PCDC provides seventeen (17) letters of support from various community organizations that are in support of the requested action, see Exhibit "D". In addition, through petition in support of PCDC request to the HHC, a total of 233 signatures were received from homestead beneficiaries residing in the Papakolea, Kalawahine, and Kewalo.

PLANNING AREA:

Honolulu Ahupua'a - Papakolea

LAND USE DESIGNATION:

Community Use

CHARACTER OF USE:

Community Use

CONSISTENCY WITH DHHL PLANS, POLICIES AND PROGRAMS

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

1. DHHL General Plan (2002) goals and objectives:

Land Use Planning

Goals:

- Develop livable, sustainable communities that provide space for or access to the amenities that serve the daily needs of its residents.

Objectives:

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

Land and Resource Management

Goals:

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

Objectives:

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

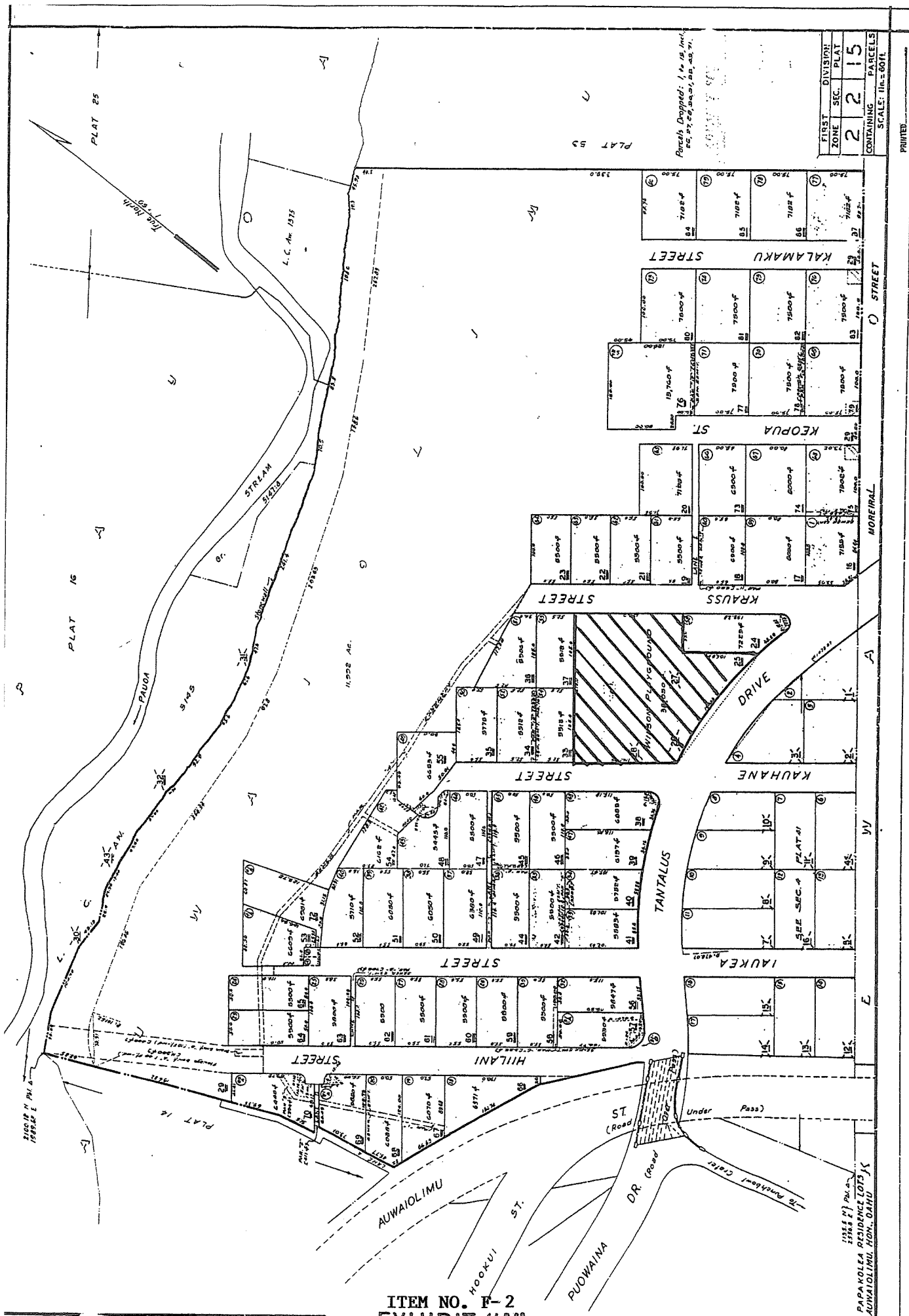
2. Papakolea Regional Plan (Update 2020): Build a New Community Center. PCDC Update (6/30/2022): While working to build a new community center and basketball court complex, PCDC secured funds to replace the playground and make improvements to the basketball courts. PCDC is working to fundraise for replacement of the basketball court complex (\$10 million). \$250,000 was raised for the purpose of replacing the playground and resurfacing the courts. PCDC anticipates delivery and installation to occur in August 2022.

AUTHORITY

Pursuant License Agreement No. 559, Section 1. Term, states "The term of this License is for twenty (20) years commencing on July 23, 2002 and expiring on July 22, 2022, or until such time as LICENSSEE ceases to manage, maintain, and operate a community center or other use permitted and approved by LICENSOR, whichever occurs sooner, unless this License is sooner terminated as hereinafter provided. LICENSOR, at its sole discretion, may extend the term of the license upon a satisfactory evaluation of LICENSEE'S use."

RECOMMENDATION

Land Management Division recommends approval of the requested motion/action as stated.



ITEM NO. F-2
EXHIBIT "A"



July 1, 2022

Chair, William Ailā, Jr.
Hawaiian Homes Commission
91-5420 Kapolei Parkway
Kapolei, HI 96707

Subject: Request for Extension of License No. 559 TMK: (1)2-2-15:25

Aloha mai e Chair Ailā,

The Papakōlea Community Development Corporation (PCDC) is a 501c3 beneficiary serving nonprofit organization, that was established in 1999, to serve a mission "to mobilize broad-based community participation; to promote self-determination by developing strong and effective community leaders; and to manage current and future community facilities in the Hawaiian homestead region of Papakōlea".

In 2003, PCDC secured the License to manage and operate the Papakōlea Community Park and Center, located at 2150 Tantalus Drive (TMK: (1)2-2-15:25). On July 22, 2022, the current License is scheduled to expire. On behalf of the PCDC Board of Directors, I am hereby requesting a twenty year extension to License No. 559, to provide a safe and thriving pu'uhonua for the residents of Papakōlea, Kewalo, and Kalāwahine, and to continue fulfillment of the PCDC mission.

PCDC has an annual operating budget of nearly \$500,000, and is governed by a five-member Board of Directors and staff representative of the Papakōlea, Kewalo, and Kalāwahine Hawaiian homestead residential developments. In December 2021, the PCDC Board of Directors completed a Five-Year Strategic Plan, and during this process, the Board reaffirmed its commitment to *Center and Park Stewardship*. In the last five years alone, PCDC has secured \$2.6 Million in grants supporting *Center and Park Stewardship* and community programming.

Chair Ailā, I thank you for the opportunity to present this request. Should you have any questions, please contact our Executive Director, Ms. Lilia Kapuniai, at 808.265.2755 or lilia@papakolea.org. Mahalo.

Me ke aloha,

Erlene Kuuipo Enos
President

Exhibit "B"
Item No. F-2



2021 ANNUAL REVIEW

Papākōlea Community Development Corporation

ABOUT PAPAKOLEA

Papākōlea is the only urban Hawaiian homestead community in the State of Hawaii. The community is located in the city of Honolulu, on the island of Oahu, covering an area of approximately 177 acres. This Hawaiian homestead settlement was established in 1934, as an amendment to the Hawaiian Homes Commission Act of 1921, before Hawaii became a State. As the only urban Hawaiian Homestead in the State, the communities of Papākōlea, Kewalo, and Kalahele are densely populated with close to 2,000 residents, in nearly 350 households.

This community is unique in that it brings together three Hawaiian homestead residential developments with different histories. The oldest community Papākōlea, was established in 1934, and the newest, Kalahele, was developed in 2000. In between lies Kewalo, established 1954. Papākōlea is home to the largest concentration of Native Hawaiians in urban Honolulu. The Kūpuna passed on a legacy of civic engagement, community pride, and community involvement, to the younger generations, resulting in the resilient community we see today.



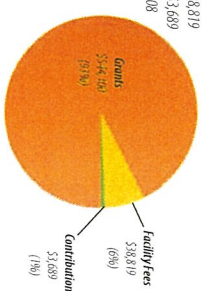
ABOUT PCDC

The Papākōlea Community Development Corporation (PCDC) was formed with a mission to mobilize broad based community participation, to promote self-determination by developing strong and effective community leaders, and to manage current and future community facilities in the Hawaiian homestead region of Honolulu. To meet its mission, PCDC is focused on providing a safe and thriving environment for families through facilities management and maintenance, offering programs that support the preservation and promotion of like and ʻōlelo Hawaiʻi, providing resources supporting business development and leadership, and advancement of priorities identified in DHHL's 2020 Papākōlea Regional Plan. PCDC is governed by a five-member Board of Directors, bringing a wealth in knowledge in education, business management, fundraising, urban development and planning, and Native Hawaiian language and culture based education. Over 20 years later, PCDC remains committed to its original purpose envisioned by our kūpuna.

FINANCIAL STATEMENT SUMMARY

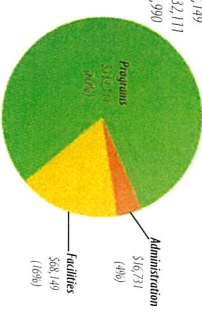
INCOME

Grants - \$544,100
Facility Fees - \$38,819
Contributions - \$3,689
TOTAL = \$586,608



EXPENSES

Administration - \$16,731
Facilities - \$68,149
Programs - \$332,111
TOTAL = \$416,990



ORGANIZATIONAL ASSETS (Fixed and Liquid): \$424,452

Board of Directors

Kūpua Iroa, President
Jon Matsusaka, Vice President
Iesha Makaukane-Orestes, Treasurer
Richard Pedrina, Secretary
Samuel Kana, Director

Staff

Lilia Kapunui, Executive Director
Linda Chang, Project Coordinator
Francine Popoali, Project Coordinator
Clemente Malaha, Facilities & Maintenance
Faith Kalanau On-call Project Coordinator

PCDC achieves its mission through the delivery of four object-two programs set by the 2022 Five-Year Strategic Plan: *Center and Park Stewardship*, *Beneficiary Advocacy Program*, *Pūhuanā*, and the *Kupua'e Hōwailan Language Program*. All of these programs are the crux of our delivery of services from the heart of our community- the Papakōlea Community Park and Center.

- *Center and Park Stewardship* relates to management, maintenance, and improvements to the facility located at 2130 Lanialua Drive. In 2021, PCDC received two grant awards totaling \$150,000 from the Office of Hawaiian Affairs to replace the playground and make improvements to the Park. The work is planned for 2022. PCDC continues to fundraise for the demolition and replacement of the Basketball Court Complex (estimated at \$50 million).

The *Beneficiary Advocacy Program*, established in 2021, is designed to serve as a conduit between beneficiaries and BHHI in translating administrative rules, completing various administrative activities, and providing referrals to various resources. Due to COVID, POCs has not held any large community meetings, but one-on-one sessions ensued. Over 33 sessions were held to date, wherein home leaders received assistance with successions, opening verification, lease transfers, locating homes, and more. Workshops are planned for 2022 to assist with successions, for home repair, renovation, and/or construction.

- *Piowamua* refers to development of the Native Hawaiian Education and Culture Center and the Māhina Assisted Living Center, identified and supported by community, in DHS's 2009 and 2020 Papahāna Regional Plan. In 2021, PDC and Group 70 International held two community meetings via Zoom to conduct visioning sessions with a goal of completing design charrettes of the Native Hawaiian Education and Culture Center. 41 people participated at the meetings. The last meeting to finalize the charrettes shall occur in 2022, so contractors can start architectural drawings and environmental assessments.

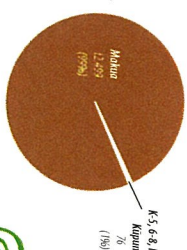
- The Kupua'e Hawaiian Language Program (Kupua'e) provides year...

Ōpō and Ohana. The program was established in 2016 for the purpose of providing summer programming for children ages 3–10, and has since expanded to year-round programming serving youth ages 3–17, and adults. This program is funded by the Kamehameha Schools, the U.S. Administration for Native Americans, Native American languages Preservation and Maintenance Program, and the U.S. Department of Education. Native Hawaiian Education Act Program. Kūpua served as the lifeline of the organization through COVID, enabling PCKC a unique opportunity to develop lessons, be creative, collaborate with new partners, and expand offerings through various platforms. In 2021, 49 workshops were held under kūpua in person or online – serving 12,575 people from Papakolea and beyond. The high number of makua shall be attributed to Facebook live events, Prince Kūia Monologues and the Hanaleiānā Kūiaū concert. The concert can be enjoyed anytime on YouTube.

La Ku'i Kalo

[illegible]

Grades K-5 - 17
Grades 6-8 - 21
High School - 2
Mokua - 12,499
Kūpuna - 36
TOTAL = 12,575



Mahalo Nui to Our Partners

[illegible]

Lilia Kapurana, Executive Director
Papakōlea Community Development Corporation
2150 Tantalus Drive
Honolulu, HI 96813
808.520.8998 / 808.265.2755
lilia@papakolea.org / papakoleacentre@gmail.com
www.papakolea.org



2341 Ilihi Street
Honolulu, HI 96819
Phone No. (808) 832-2622
FAX No. (808) 847-5168

DATE: 7/1/2022

Chair, William Ala, Jr.
Hawaiian Homes Commission
91-5420 Kapolei Parkway
Kapolei, HI 96707

Subject: PCDC Letter of Support for General Lease Application for TMK: (1)2-2-15:25

Aloha mai e Chair Ala,

My name is Mark R. Kalahale, we are the air conditioning vendor for the community center. I have the privilege to serve as board member for several non profit board of directors that include, The Puakea Foundation (where you were instrumental in getting us the support that allowed us to build the Puakea Learning Center in Heeia State Park), The Friends of Iolani Palace & Kumu Kahua Theater.

I have seen the effect that non profit organizations have made in their communities and with the people they serve.

I am hereby submitting this Letter of Support for the Papakōlea Community Development Corporation and their request to extend License No. 559 with the Department of Hawaiian Home Lands, for the parcel identified as TMK: (1)2-2-15:25, for another twenty year term. This parcel is the home of the Papakōlea Community Park and Center, and it is the pu'uhonua of the residents of Papakōlea, Kewalo, and Kalāwahine.

PCDC has successfully provided a safe and thriving pu'uhonua for the residents of Papakōlea, Kewalo, and Kalāwahine, since 2001. They offer facility space at a low cost to community and its collaborating partners. PCDC's delivery of it's flagship program, Kupua'e, has enabled PCDC the opportunity to coordinate numerous community-building activities for the keiki and 'ohana of homestead, and it now has the resources to replace the Playground, plan for the replacement of the Basketball Complex, and complete plans for a Native Hawaiian Education & Culture Center at Puowaina.

PCDC has been a critical community partner, and by this Letter of Support, we support their request for an extension to License 559. Should you have any questions, please contact me at 808-832-2622. Mahalo.

Me ke aloha,

MARK R. KALAHALE
PRESIDENT, ALOHA STATE SERVICES, LTD.
PRESIDENT, THE PUAKEA FOUNDATION OF HAWAII

COMMERCIAL AIR CONDITIONING
REPLACEMENT • REPAIR
MAINTENANCE • INSTALLATION
Sea Bax Certified • Lic # C-8361



Chair, William Ala, Jr.
Hawaiian Homes Commission
91-5420 Kapolei Parkway
Kapolei, HI 96707

Subject: PCDC Letter of Support for General Lease Application for TMK: (1)2-2-15:25

Aloha Chairman:

1 July 2022

My name is Edgy Lee, friend of the people of Papakōlea and Kalāwahine's once childhood. We met long ago, introduced by mutual friend, Capt. Dave Lyman.

I am submitting this Letter of Support for the Papakōlea Community Development Corporation, and their request to extend License No. 559 with the Department of Hawaiian Home Lands, for the parcel identified as TMK: (1)2-2-15:25, for another twenty year term. This parcel is the home of the Papakōlea Community Park and Center, and it is the pu'uhonua of the residents of Papakōlea, Kewalo, and Kalāwahine. I have presented films at this location and have seen the diversity of work that they do for the community.

PCDC has successfully provided a safe and thriving pu'uhonua for the residents of Papakōlea, Kewalo, and Kalāwahine, since 2001. They offer facility space at a low cost to community and its collaborating partners. PCDC's delivery of it's flagship program, Kupua'e, has enabled PCDC the opportunity to coordinate numerous community-building activities for the keiki and 'ohana of homestead, and it now has the resources to replace the Playground, plan for the replacement of the Basketball Complex, and complete plans for a Native Hawaiian Education & Culture Center at Puowaina.

PCDC has been a critical community partner, and by this Letter of Support, we support their request for an extension to License 559. Should you have any questions, please don't hesitate to contact me at: 808-221-2255 or via email, Mahalo and

Very best regards,

Edgy Lee

studio@filmworkspacific.com P.O. Box 61281 Honolulu, Hawaii 96839

EXHIBIT "D"
ITEM NO. F-F-2



111 S. King Street
Suite 170

Honolulu, HI 96813

808-523-5866

www.g70.design

July 7, 2022

Chair, William Aila, Jr.

Hawaiian Homes Commission

91-5420 Kapolei Parkway

Kapolei, HI 96707

Subject: **PCDC Letter of Support for General Lease Application**
for TMK: (1) 2-2-15:25

Aloha mai e Chair Aila,

My name is Kawika McKeague, a Principal with Group 70 International, Inc., a Hawaii-based design firm celebrating its 51st year in architecture, planning, engineering, and interior design. For the past year, we have been blessed to assist the Papakōlea Community Development Corporation (PCDC) in its pursuits to fulfill a hope and dream of the Native Hawaiian Education & Culture Center (NHECC) at Pūowaina.

We have come to truly value the organization's aloha for those served by its leadership. It is in that spirit and on behalf of my fellow Principals, that I humbly submit this Letter of Support for the Papakōlea Community Development Corporation, and their request to extend License No. 559 with the Department of Hawaiian Home Lands, for the parcel identified as TMK: (1) 2-2-15:25, for another 20 year term. This parcel is the home of the Papakōlea Community Park and Center, and it is the pū'uhonua of the residents of Papakōlea, Kewalo, and Kalawahine.

PCDC has successfully provided a safe and thriving pū'uhonua for its residents and visitors since 2001. They offer facility space at a low cost to the community and its collaborating partners. PCDC's delivery of its flagship program, Kupule, has enabled the organization to coordinate numerous community-building activities for keiki and 'ohana of these homesteads. We have come to recognize the capacity of PCDC to provide resources in its endeavor to improve the facility's Playground and Basketball Complex. We also remain committed as a collaborator to support PCDC's current initiatives at the Community Park and Center, while also seeking to lay the proverbial foundation necessary to establish the NHECC.

Chair, William Aila, Jr.

PCDC Letter of Support for General Lease Application for TMK: (1) 2-2-15:25

July 7, 2022


Page 2 of 2


In closing, the PCDC has and continues to fulfill a critical role for this community. We humbly ask the Hawaiian Homes Commission to fully support their request for an extension to License 559.

Should you have any questions, please contact me at kawikam@g70.design or at 808-441-2120.

Mahalo nui for the time and consideration to our shared mana'o.

Nā mākou me ka ha'aha'a.


Mark Kawika McKeague, MURP, AICP
Principal


James L. Stone, D. Arch., AIA, LEED AP
Principal


Ryan M.K. Char, PE, LEED AP
Principal

Chair, William Aliā, Jr.
Hawaiian Homes Commission
91-5420 Kapolei Parkway
Kapolei, HI 96707

Subject: Support for PCDC Request for Extension of License 559

Aloha mai e Chair Aliā,


My name is Chelsie Evans, Executive Director of Hawaiian Community Assets. Our organization has worked along side PCDC in providing support to their residents. Their presence in the community is integral to community support and a thriving Lāhui.

I am hereby submitting this Letter of Support for the Papakōlea Community Development Corporation, and their request to extend license No. 559 with the Department of Hawaiian Home Lands, for the parcel identified as TMK: (1)2-2-15-25, for another twenty year term. This parcel is the home of the Papakōlea Community Park and Center, and it is the pu'uhonua of the residents of Papakōlea, Kewalo, and Kalāwahine.

PCDC has successfully provided a safe and thriving pu'uhonua for the residents of Papakōlea, Kewalo, and Kalāwahine, since 2001. They offer facility space at a low cost to community and its collaborating partners. PCDC's delivery of it's flagship program, Kupua'e, has enabled PCDC the opportunity to coordinate numerous community-building activities for the keiki and 'ohana of homestead, and it now has the resources to replace the Playground, plan for the replacement of the Basketball Complex, and complete plans for a Native Hawaiian Education & Culture Center at Pūowaina.

PCDC has been a critical community partner, and by this letter of Support, we support their request for an extension to license 559. Should you have any questions, please contact *[insert contact information]*. Mahalo.

Me ke aloha,


Chelsie Evans, Executive Director
Hawaiian Community Assets



Century Square, Suite 907
1188 Bishop Street
Honolulu, Hawaii 96813

Phone 808.529.0404
Cell 808.262.5894
Email Chair@hcdh.com

July 5, 2022

Chair, William Aliā, Jr.
Hawaiian Homes Commission
91-5420 Kapolei Parkway
Kapolei, HI 96707

Subject: Support of PCDC Request to Extend License No. 559

Aloha mai e Chair Aliā,

My name is Kali Watson and our nonprofit is working with PCDC on the Puowaina Multi-Purpose Center on Punchbowl.

I am hereby submitting this Letter of Support for the Papakōlea Community Development Corporation, and their request to extend License No. 559 with the Department of Hawaiian Home Lands, for the parcel identified as TMK: (1)2-2-15-25, for another twenty year term. This parcel is the home of the Papakōlea Community Park and Center, and it is the pu'uhonua of the residents of Papakōlea, Kewalo, and Kalāwahine.

PCDC has successfully provided a safe and thriving pu'uhonua for the residents of Papakōlea, Kewalo, and Kalāwahine, since 2001. They offer facility space at a low cost to community and its collaborating partners. PCDC's delivery of it's flagship program, Kupua'e, has enabled PCDC the opportunity to coordinate numerous community-building activities for the keiki and 'ohana of homestead, and it now has the resources to replace the Playground, plan for the replacement of the Basketball Complex, and complete plans for a Native Hawaiian Education & Culture Center at Pūowaina.

PCDC has been a critical community partner, and by this Letter of Support, we support their request for an extension to License 559. Should you have any questions, please contact me if you have any questions. Mahalo.

Pupuka I Holomua,



Kali Watson
President/CEO
Hawaiian Community
Development Board (HADB)

The Hawaiian Community Development Board is dedicated to promoting
and assisting in the betterment of communities.

Chair, William Aliā, Jr.
Hawaiian Homes Commission
91-5420 Kapolei Parkway
Kapolei, HI 96707

Subject: PCDC Letter of Support for License Extension for TMK: (1)2-2-15-25

Aloha mai e Chair Aliā,

My name is Puka Asing Kahau and I am a program participant of PCDC. My ohana and I are also residents of Papakōlea, Kāiāwahine and Kewalo. We are fifth generation homesteaders.

I am hereby submitting this Letter of Support for the Papakōlea Community Development Corporation, and their request to extend License No. 559 with the Department of Hawaiian Home Lands, for the parcel identified as TMK: (1)2-2-15-25, for another twenty year term. This parcel is the home of the Papakōlea Community Park and Center, and it is the pu'uhonua of the residents of Papakōlea, Kewalo, and Kāiāwahine.

PCDC has successfully provided a safe and thriving pu'uhonua for the residents of Papakōlea, Kewalo, and Kāiāwahine, since 2001. They offer facility space at a low cost to community and its collaborating partners. PCDC's delivery of it's flagship program, Kupua'e, has enabled PCDC the opportunity to coordinate numerous community-building activities for the keiki and 'ohana of homestead, and it now has the resources to replace the Playground, plan for the replacement of the Basketball Complex, and complete plans for a Native Hawaiian Education & Culture Center at Pūowaina.

PCDC has been a critical community partner, and by this Letter of Support, we support their request for an extension to License 559. Should you have any questions, please contact me at 808-548-8858 or e-mail me at helenacconsultants@gmail.com.

He iā maika'i ame ka mahalo pihai

Me ke aloha,

Puka Asing Kahau
Owner of Hefenua International/Homesteader



96-1417 Waihona Pl., #A
Pearl City, HI 96782
(T) 808-845-7788
(F) 808-952-5501
Lic. # C-36648
www.InspiredPlayHawaii.com

Date: 07/01/2022

Attn: William Aliā, Jr., Chair

Hawaiian Homes Commission
91-5420 Kapolei Parkway
Kapolei, HI 96707

Subject: Support for PCDC Request for Extension of License 559

Aloha mai e Chair Aliā,

My name is Danielle Segum, and I am a professional partner of the Papakōlea Community Development Corporation.

I am submitting this Letter of Support in favor of extending their License No. 559 with the Department of Hawaiian Home Lands, for the parcel identified as TMK: (1)2-2-15-25, for another twenty year term.

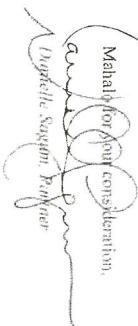
This parcel is the location of the Papakōlea Community Park and Center, which has been a critical resource and facility to the residents of Papakōlea, Kewalo, and Kāiāwahine since 2001.

The Papakōlea Community Development Corporation uses this space for various community-building activities - including its Flagship program, Kupua'e.

They have also recently received resources to replace the Playground, renovate the Basketball Complex, and complete plans for a Native Hawaiian Education & Culture Center at Pūowaina.

We fully support the good work that PCDC does for the Papakōlea community, and believe that the Community Park & Center is a much needed and valuable resource for them to continue their efforts. We support their request for an extension to License 559.

Mahalo for your consideration,


Danielle Segum, Partner



Lanakila Catering & Services LLC
440 Iaukea St. Honolulu, Hawaii 96813

July 1, 2022

William Ailā, Jr.
Chair, Hawaiian Homes Commission
91-5420 Kapolei Parkway
Kapolei, HI 96707

Subject: PCDC Letter of Support for General Lease Application for TMK: (1)2-2-15:25

Aloha mai e Chair Ailā,

My name is Dr. Kū Kahakalau, and I am the CEO of Kū-A-Kanaka, a native Hawaiian owned and operated social enterprise. For the past years, our company has provided diverse consulting and educational services to the Papakōlea Community Development Corporation (PCDC), including culture-based Professional Development for their staff, as well as virtual, bi-lingual culture-based courses for Papakōlea community members of all ages, ranging from cooking with Hawaiian foods, to traditional Hawaiian stories. In addition, we have supported PCDC's longterm planning efforts.

I am hereby submitting this Letter of Support for PCDC's request to extend License No. 559 with the Department of Hawaiian Home Lands, for the parcel identified as TMK: (1)2-2-15:25, for another twenty year term. This parcel is the home of the Papakōlea Community Park and Center, and is the pu'uhonua of the residents of Papakōlea, Kewalo, and Kalāwahine, which include my husband's family residing on Iaukea Street.

Since 2001, PCDC has successfully provided a safe and thriving site for the residents of Papakōlea, Kewalo, and Kalāwahine, offering facility space at a low cost to its community, as well as its collaborating partners. Specifically, PCDC's flagship program Kupua e, which we support through our online courses, has provided countless community-building activities for Hawaiian homestead keiki and 'ohana, allowing them to reconnect with their Hawaiian language and culture.

Moreover, as a result of the ongoing efforts of PCDC's leadership, PCDC now has the resources to replace the Playground, plan for the replacement of the Basketball Complex, and complete plans for a Native Hawaiian Education Culture Center at Piowaina.

As a PCDC community partner, we urge you to support their request for an extension to License 559. Please contact me at kua@kukanaka.com. If you have any questions, Mahalo nui.

Me ke aloha pumehana,

Kū Kahakalau, Ph.D.
CEO, Kū-A-Kanaka

Kū-A-Kanaka LLC | (808) 464-5005 | www.kukanaka.com

Chair, William Ailā, Jr.
Hawaiian Homes Commission
91-5420 Kapolei Parkway
Kapolei, HI 96707

Subject: PCDC Letter of Support for General Lease Application for TMK: (1)2-2-15:25

Aloha mai e Chair Ailā,

My name is Justin L. Apa. My 'Ohana and I are residents of Papakōlea. We utilize the certified kitchen for our catering business, the facility space for gatherings and our kupuna participates with the Kupuna program. We do our best to participate with the planning and support the Native Hawaiian Education & Culture Center at Piowaina.

I am hereby submitting this Letter of Support for the Papakōlea Community Development Corporation, and their request to extend License No. 559 with the Department of Hawaiian Home Lands, for the parcel identified as TMK: (1)2-2-15:25, for another twenty year term. This parcel is the home of the Papakōlea Community Park and Center, and it is the pu'uhonua of the residents of Papakōlea, Kewalo, and Kalāwahine.

PCDC has successfully provided a safe and thriving pu'uhonua for the residents of Papakōlea, Kewalo, and Kalāwahine, since 2001. They offer facility space at a low cost to community and its collaborating partners. PCDC's delivery of it's flagship program, Kupua e, has enabled PCDC the opportunity to coordinate numerous community-building activities for the keiki and 'ohana of homestead, and it now has the resources to replace the Playground, plan for the replacement of the Basketball Complex, and complete plans for a Native Hawaiian Education & Culture Center at Piowaina.

PCDC has been a critical community partner, and by this Letter of Support, we support their request for an extension to License 559. Should you have any questions, please contact me at (808) 688-7863 Mahalo.

Me ke aloha,

Justin L. Apa
Owner

Chair, William Ailā, Jr.
Hawaiian Homes Commission
91-5420 Kapolei Parkway
Kapolei, HI 96707

Subject: PCDC Letter of Support for General Lease Application for TMK: (1)2-2-15:25

Aloha mai e Chair Ailā,

My name is Jacqueline Lehua Ornellas, Principal of Lincoln Elementary and PCDC partner.

I am hereby submitting this Letter of Support for the Papakōlea Community Development Corporation, and their request to extend License No. 559 with the Department of Hawaiian Home Lands, for the parcel identified as TMK: (1)2-2-15:25, for another twenty year term. This parcel is the home of the Papakōlea Community Park and Center, and it is the pu'uhonua of the residents of Papakōlea, Kewalo, and Kālāwahine.

PCDC has successfully provided a safe and thriving pu'uhonua for the residents of Papakōlea, Kewalo, and Kālāwahine, since 2001. They offer facility space at a low cost to the community and its collaborating partners. PCDC's delivery of it's flagship program, Kupuā'e, has enabled PCDC the opportunity to coordinate numerous community building activities for the keiki and 'ohana of homestead, and it now has the resources to replace the Playground, plan for the replacement of the Basketball Complex, and complete plans for a Native Hawaiian Education & Culture Center at Piowaiha.

PCDC has been a critical community partner, and by this Letter of Support, we support their request for an extension to license 559. Should you have any questions, please contact me at 808-497-5532 (cell) or jacqueline.ornellas@k12.hi.us. Mahalo.

Me ke aloha,

Jacqueline Lehua Ornellas
Proud Principal of Lincoln Elementary

Chair, William Ailā, Jr.
Hawaiian Homes Commission
91-5420 Kapolei Parkway
Kapolei, HI 96707

July 1, 2022

Subject: PCDC Letter of Support for General Lease Application for TMK: (1)2-2-15:25

Aloha mai e Chair Ailā,


My name is Bryson Hoe, and I currently serve as the executive director of Makaula, Inc., a 501(c)3 nonprofit organization with the mission of normalizing 'ōlelo Hawai'i through the production and distribution of multimedia content. Makaula, Inc. has been fortunate to partner with the Papakōlea Community Development Corporation on a number of projects that directly benefit the Native Hawaiian community.

I am hereby submitting this Letter of Support for the Papakōlea Community Development Corporation, and their request to extend License No. 559 with the Department of Hawaiian Home Lands, for the parcel identified as TMK: (1)2-2-15:25, for another twenty year term. This parcel is the home of the Papakōlea Community Park and Center, and it is the pu'uhonua of the residents of Papakōlea, Kewalo, and Kālāwahine.

PCDC has successfully provided a safe and thriving pu'uhonua for the residents of Papakōlea, Kewalo, and Kālāwahine, since 2001. They offer facility space at a low cost to community and its collaborating partners. PCDC's delivery of it's flagship program, Kupuā'e, has enabled PCDC the opportunity to coordinate numerous community-building activities for the keiki and 'ohana of homestead, and it now has the resources to replace the Playground, plan for the replacement of the Basketball Complex, and complete plans for a Native Hawaiian Education & Culture Center at Piowaiha.

PCDC has been a critical community partner, and by this Letter of Support, we support their request for an extension to License 559. Should you have any questions, please contact me at 808-536-8978 or bryson@makaula.org. Mahalo.

Me ke aloha,


Bryson Hoe
Executive Director
Makaula, Inc.

Chair, William Alilā, Jr.
Hawaiian Homes Commission
91 -5420 Kapolei Parkway
Kapolei, HI 96707

Subject: Support of PCDC Request to Extend License No. 559

Aloha mai e Chair Alilā,


My name is Nelo González, a Pauoa Valley resident and father who partners and collaborates with the PCDC for my small business, Papi's Emapanadas.

I am hereby submitting this Letter of Support for the Papakōlea Community Development Corporation, and their request to extend License No. 559 with the Department of Hawaiian Home Lands, for the parcel identified as TMK: (1)2-2-15:25, for another twenty year term. This parcel is the home of the Papakōlea Community Park and Center, and it is the pu'uhōna of the residents of Papakōlea, Kewalo, and Kalāwahine.

The PCDC offers facility space at a low cost to the community and collaborating partners such as myself. The PCDC's commercial kitchen allows me to maintain a small food business. Working at the kitchen has allowed me, an Argentine immigrant, to get to know many wonderful Papakōlea residents and partners. The PCDC is a welcoming place for me and my family, it's where my children have played volleyball, where my wife received a flu shot when she was pregnant and where I have formed many strong friendships while learning about Hawaiian culture and values. By helping deliver meals to kupuna during the pandemic, I saw firsthand how important the PCDC is to the community.

PCDC has successfully provided a safe and thriving pu'uhōna for the residents of Papakōlea, Kewalo, and Kalāwahine since 2001. PCDC's delivery of its flagship program, Kupua'e, has enabled PCDC the opportunity to coordinate numerous community-building activities for the keiki and 'ohana of homestead, and it now has the resources to replace the Playground, plan for the replacement of the Basketball Complex, and complete plans for a Native Hawaiian Education & Culture Center at Piowaina.

PCDC has been a critical community partner, and by this Letter of Support, my family and I support their request for an extension to License 559. Should you have any questions, please feel free to contact me, Mahalo.

Miguel M. González

Nelo González
Owner, Papi's empanadas
917-797-8678
papi@papisempanadas.com



Purple Ma'i'a Foundation

98-820 Moanalua Road, #15-547
Aiea, HI 96701
kokua@purplemaia.org

July 5, 2022

Chair, William Alilā, Jr.
Hawaiian Homes Commission
91 -5420 Kapolei Parkway
Kapolei, HI 96707

Subject: Support for PCDC Request for Extension of License 559


Aloha mai e Chair Alilā,

My name is Donavan Kealoha, and I am CEO of Purple Ma'i'a Foundation, a Hawaiian-led nonprofit that provides education in technology, entrepreneurship, and innovation to youth and adults. We provide out-of-school time coding and computer science courses through the Papakōlea Community Development Corporation, allowing our organization to reach the youth of Papakōlea.

I am hereby submitting this letter of Support for the Papakōlea Community Development Corporation, and their request to extend License No. 559 with the Department of Hawaiian Home Lands, for the parcel identified as TMK: (1)2-2-15:25, for another twenty year term. This parcel is the home of the Papakōlea Community Park and Center, and it is the pu'uhōna of the residents of Papakōlea, Kewalo, and Kalāwahine.

PCDC has successfully provided a safe and thriving pu'uhōna for the residents of Papakōlea, Kewalo, and Kalāwahine, since 2001. They offer facility space at a low cost to the community and its collaborating partners. PCDC's delivery of its flagship program, Kupua'e, has enabled PCDC the opportunity to coordinate numerous community-building activities for the keiki and 'ohana of homestead, and it now has the resources to replace the Playground, plan for the replacement of the Basketball Complex, and complete plans for a Native Hawaiian Education & Culture Center at Piowaina.

PCDC has been a critical community partner, and by this Letter of Support, we support their request for an extension to License 559. Should you have any questions, please contact me at dkealoha@purplemaia.org. Mahalo.

Me ka ha'aha'a,

Donavan Kealoha
Chief Executive Officer, Purple Ma'i'a Foundation

July 4, 2022

Athletic trainer
Pacific Roller Derby
836 Wilwil St.
Honolulu, HI 96826

Subject: PCDC Letter of Support for General Lease Application for TMK: (1)2-2-15:25

Aloha mai e Chair Alla,

My name is Avelina Dassier and I represent the Pacific Roller Derby. We are a roller derby league which was founded in 2008. Since our humble beginnings we have struggled to find a stable place for us to practice until we were welcomed by the community members at Papakōlea community development corporation. Ever since there support we have grown in members and even finalized our non profit status. We have been utterly grateful to have a place like PCDC's support. It has been through there continued support that we are now able to implement keiki roller derby called The LeiOut's. Working together as a family has helped with community strength and family bonding.

I am hereby submitting this Letter of Support for the Papakōlea Community Development Corporation, and their request to extend License No. 559 with the Department of Hawaiian Home Lands, for the parcel identified as TMK: (1)2-2-15:25, for another twenty year term. This parcel is the home of the Papakōlea Community Park and Center, and it is the pu'uhonua of the residents of Papakōlea, Kewalo, and Kalāwahine.

PCDC has successfully provided a safe and thriving pu'uhonua for the residents of Papakōlea, Kewalo, and Kalāwahine, since 2001. They offer facility space at a low cost to community and its collaborating partners. PCDC's delivery of its flagship program, Kupua'e, has enabled PCDC the opportunity to coordinate numerous community-building activities for the keiki and 'ohana of homestead, and it now has the resources to replace the Playground, plan for the replacement of the Basketball Complex, and complete plans for a Native Hawaiian Education & Culture Center at Puowaina.

PCDC has been a critical community partner, and by this Letter of Support, we support their request for an extension to License 559. Should you have any questions, please contact *[insert contact information]*. Mahalo.

Me ke aloha,

Avelina Dassier (Cookie Cut Her)
Trainer PRD



1451 South King St #228
Honolulu, HI 96814
31 South Carolina Ave. St.
Washington DC 20003
pdc@schha.org
pdc@hawaiiathomes.org

July 5, 2022

Chair, William Alla, Jr.
Hawaiian Homes Commission
91-5420 Kapolei Parkway
Kapolei, HI 96707

Subject: Letter of Support for PCDC Request for Extension License No. 559

Aloha mai e Chair Alla,

The Sovereign Council of Hawaiian Homestead Associations (SCHHA), founded in 1987, is the largest and oldest Homestead Association registered with the U.S. Department of Interior representing the interests of native Hawaiians and exercising Sovereignty on the Tribal Lands created by the U.S. Congress under the Hawaiian Homes Commission Act of 1920.

I am hereby submitting this Letter of Support for the Papakōlea Community Development Corporation, and their request to extend License No. 559 with the Department of Hawaiian Home Lands, for the parcel identified as TMK: (1)2-2-15:25, for another twenty year term. This parcel is the home of the Papakōlea Community Park and Center, and it is the pu'uhonua of the residents of Papakōlea, Kewalo, and Kalāwahine.

PCDC has successfully provided a safe and thriving pu'uhonua for the residents of Papakōlea, Kewalo, and Kalāwahine, since 2001. They offer facility space at a low cost to community and its collaborating partners. PCDC's delivery of its flagship program, Kupua'e, has enabled PCDC the opportunity to coordinate numerous community-building activities for the keiki and 'ohana of homestead, and it now has the resources to replace the Playground, plan for the replacement of the Basketball Complex, and complete plans for a Native Hawaiian Education & Culture Center at Puowaina.

PCDC has been a critical community partner, and by this Letter of Support, we support their request for an extension to License 559. Should you have any questions, please contact me at 808.652.0140 or robin@hawaiiathomes.org. Mahalo.

Me ke aloha,

Robin Dasser
SCHHA Chair



Chair, William Aila, Jr.
Hawaiian Homes Commission
91-5420 Kapolei Parkway
Kapolei, HI 96707

Subject: Support of PCDC Request to Extend License No. 559

Aloha mai e Chair Aila,

My name is Kevin Wong and I'm the director of the non-profit volleyball program Spike and Serve. We have hosted free volleyball training in partnership with PCDC over the last 8 years.

I am hereby submitting this Letter of Support for the Papakōlea Community Development Corporation, and their request to extend License No. 559 with the Department of Hawaiian Home Lands, for the parcel identified as TMK: (1)2-2-15:25, for another twenty year term. This parcel is the home of the Papakōlea Community Park and Center, and it is the pu'uhonua of the residents of Papakōlea, Kewalo, and Kalāwahine.

PCDC has successfully provided a safe and thriving pu'uhonua for the residents of Papakōlea, Kewalo, and Kalāwahine, since 2001. They offer facility space at a low cost to community and its collaborating partners. PCDC's delivery of it's flagship program, Kupua'e, has enabled PCDC the opportunity to coordinate numerous community-building activities for the keiki and 'ohana of homestead, and it now has the resources to replace the Playground, plan for the replacement of the Basketball Complex, and complete plans for a Native Hawaiian Education & Culture Center at Puowaina.

PCDC has been a critical community partner, and by this Letter of Support, we support their request for an extension to License 559. Should you have any questions please contact me at 808-266-0132 or spikeandserve@gmail.com

Me ke aloha,

Kevin Wong
Founder/Chief Servant Spike and Serve
808-266-0132

PO Box 161031 | Honolulu, Hawaii 96816 | phone: (808) 561-4220 | email: spikeandserve@gmail.com

Chair, William Aila, Jr.
Hawaiian Homes Commission
91-5420 Kapolei Parkway
Kapolei, HI 96707

Subject: PCDC Letter of Support for PCDC Request for Extension of License 559

Aloha mai e Chair Aila,

My name is Mahina Paishon-Duarte and I am a program partner of PCDC and former Hālau Kū Māna Public Charter School principal where 1/3 of the total student body where residents of Papakōlea, Kewalo, or Kalāwahine.

I am hereby submitting this Letter of Support for the Papakōlea Community Development Corporation, and their request to extend License No. 559 with the Department of Hawaiian Home Lands, for the parcel identified as TMK: (1)2-2-15:25, for another twenty year term. This parcel is the home of the Papakōlea Community Park and Center, and it is the pu'uhonua of the residents of Papakōlea, Kewalo, and Kalāwahine.

PCDC has successfully provided a safe and thriving pu'uhonua for the residents of Papakōlea, Kewalo, and Kalāwahine, since 2001. They offer facility space at a low cost to community and its collaborating partners. PCDC's delivery of it's flagship program, Kupua'e, has enabled PCDC the opportunity to coordinate numerous community-building activities for the keiki and 'ohana of homestead, and it now has the resources to replace the Playground, plan for the replacement of the Basketball Complex, and complete plans for a Native Hawaiian Education & Culture Center at Puowaina.


Me ke aloha,


Mahina Paishon-Duarte, CEO
Waiwai Collective

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 18-19, 2022

To: Chairman and Members, Hawaiian Homes Commission

Through: Kahana Albinio, Acting Administrator
Land Management Division 

From: Mark K. Yim, Land Agent
Land Management Division 

Subject: Approval to Request of Surrender of General Lease No. 152,
Aloha Veterinary Center, Inc., A Hawaii Corporation, Kaei
Hana I, South Hilo Industrial Subdivision, Island of
Hawaii, TMK:(3) 2-2-060:045

RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission grant its approval to the request of surrender of General Lease No. 152, demised by and through mesne assignment to Aloha Veterinary Center, Inc., a Hawaii Corporation Kaei, recorded as Document No. 96-042785 with the State of Hawaii Bureau of Conveyances, located at the Kaei Hana I, South Hilo Industrial Subdivision, Island of Hawaii, and further identified by Tax Map Key No. (3)-2-2-060:045.

The approval granted shall be subject to the following conditions:

- 1) The effective date of the surrender shall be **June 30, 2022**.
- 2) Lessee must be in full compliance with the terms and conditions of the General Lease No. 152, including current on the payment of ground lease rent and all Hawaii County Property Taxes.
- 3) All documents related to this request shall be subject to the review and approval by the Department of the Attorney General.
- 4) The Chairman is authorized to set forth any additional terms and conditions deemed prudent and necessary.

DISCUSSION

General Lease No. 152 was originally awarded to Tom T. Okano Enterprises, Inc., as Lessee, for a fifty-five (55) year term commencing on October 1, 1969. It was then assigned to Aloha Veterinary Center, Inc. effective March 20, 1996, as noted in the Assignment of Lease, Consent, and Release recorded in the State of Hawaii Bureau of Conveyances as Documents No. 96-042785 and 96-042786.

Aloha Veterinary Center relocated from 202 Holomua Street to 819 Laukapu Street in April 2021 due to extensive customer demand, requiring a larger, more updated facility. The former building is currently vacant; however, the Lessee has continued paying their monthly rent and property taxes current.

The following are pertinent information on GL No. 152:

General Lessee:	Aloha Veterinary Center, Inc., a Hawaii Corporation
Location:	202 Holomua Street, Kaei Hana I, South Hilo Industrial Subdivision, Island of Hawaii
Tax Map Key No.:	(3)-2-2-060:045, Lot No.28 (See Exhibit "A")
Land Area:	0.3228 Acres (14,059 sq. Ft.)
Term:	55 years; 10/01/1969 - 09/30/2024
Annual Rental:	\$18,550.00 per annum
Character of Use:	Light Industrial
Site Improvements:	Free standing, steel framed masonry building, approximately 2,905 square feet, and an enclosed warehouse/storage area, approximately 1,200 square feet. Remaining open area is completely asphalt-paved with parking lot and driveway.
Mortgagee:	None

Lease Surrender Conditions:

A Lease Modification Document approved by The Hawaiian Homes Commission on May 25, 1984, states on Page 4, Section 15 that:

"At the end of the lease term or the sooner termination thereof, the Lessee shall peacefully quit and surrender possession of

said premises in as good condition as reasonable use and wear thereof will permit."

RECOMMENDATION

Land Management Division requests approval of the motion as stated.

TRUE NORTH
Scale: 1" = 100'

EXHIBIT C

To Kamehameha Ave.

HOLOMUA STREET

To Pookela St.

6,015.88 Ft. South
10,421.00 Ft. East
ref. to Govt. Survey
Trig. Sta. "HALAI"

28
14,059
Sq. Ft.

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19

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MAKAALA STREET

To Pookela St.

ARTHUR L. LAMONT
HAWAIIAN LAND SURVEYOR
No. 244
HAWAII, U.S.A.

LOT 28
KAEI HANALEI
(Industrial Area)

PORTION OF HAWAIIAN HOME LANDS OF PANAHEWA, TRACT 1
WAIKAE, SOUTH HILO, HAWAII

DATE: *October 20, 1969*

EXHIBIT "A"

LOT 28

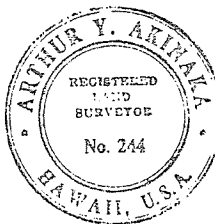
Being Lot 28 of Kaei Hana I Subdivision (Industrial Area)

Same being a portion of Hawaiian Home Lands of Panaewa, Tract I

At Waiakea, South Hilo, Hawaii

Beginning at the Northeast corner of this parcel of land, being also the Southeast corner of Lot 29 of Kaei Hana I Subdivision (Industrial Area), the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 6,015.88 feet South and 10,421.00 feet East and thence running by azimuths measured clockwise from True South:

1. 360° 00' 90.00 feet along the West side of Holomua Street;
2. 90° 00' 122.30 feet along the North side of Lot 27 of Kaei Hana I Subdivision (Industrial Area);
3. 130° 57' 56.54 feet along the Northeast side of Lot 53 of Kaei Hana I Subdivision (Industrial Area);
4. 180° 00' 52.94 feet along the East side of Lot 52 of Kaei Hana I Subdivision (Industrial Area);
5. 270° 00' 165.00 feet along the South side of Lot 29 of Kaei Hana I Subdivision (Industrial Area) to the point of beginning and containing an area of 14,059 Square Feet.



Arthur Y. Akinaka
Arthur Y. Akinaka, Registered Professional
Surveyor, Cert. No. 244

TAX MAP KEY: 2-2-60: 4b
Third Division

ARTHUR Y. AKINAKA, LTD.
CIVIL ENGINEERS & SURVEYORS
1339 NO. SCHOOL ST.
HONOLULU, HAWAII 96817

DATE: October 30, 1969



EXHIBIT "A"


STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 18-19, 2022

To: Chairman and Members, Hawaiian Homes Commission

Through: Peter "Kahana" Albinio, Jr., Acting Administrator
Land Management Division 
 Kalei Young, Supervising Land Agent
Land Management Division

From: Shelly Carreira, Land Agent 
Land Management Division

Subject: Approval to Second Amendment to Right of Entry No. 704, Hawaiian Telcom, Inc.,
Portions of Various Tax Map Keys, Islands of Kauai, Oahu, Molokai, Maui, Hawaii,
State of Hawaii

RECOMMENDED MOTION/ACTION:

1. That the Hawaiian Homes Commission (HHC) grant its approval to the Second Amendment to Right of Entry No. 704 to extend the term for an additional 12-month period to allow Permittee access for the purpose of operating and maintaining Permittee's assets situated on Hawaiian home lands.

Approval of this Second Amendment to Right of Entry No. 704 is subject to the following conditions:

- A. The extended term of the ROE shall be month to month for up to 12-months, commencing on September 3, 2022;
- B. Permittee shall pay the processing and documentation fee set at \$150.00;
- C. Except as amended herein, all of the terms, conditions, covenants, and provisions of Right of Entry No. 704 and the First Amendment shall continue and remain in full force and effect; and
- D. The Amendment document shall be subject to review and approval of the Office of the Attorney General, State of Hawaii.

BACKGROUND/DISCUSSION:

At its meeting of August 16, 2021, the Hawaiian Homes Commission (HHC) approved the issuance of a right of entry to Hawaiian Telcom, Inc. for non-exclusive access for the purpose of conducting due diligence related to acquiring, maintaining and operating submarine and terrestrial communication assets situated on portions of Hawaiian home lands (Exhibit "A"). On September 20, 2021, the HHC approved the first amendment, which provided an administrative correction to update the exhibit to represent all Hawaiian home lands where assets are situated (Exhibit "B").

This second amendment will provide additional time needed to complete negotiations and the administrative process related to issuing a longer-term disposition.

AUTHORITY

§171-55 HRS, which also states, “A permit on a month-to-month basis may continue for a period not to exceed one year from the date of its issuance; provided that the board may allow the permit to continue on a month-to-month basis for additional one year periods.”

RECOMMENDATION

Land Management Division recommends approval of the requested motion/action as stated.

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

RIGHT-OF-ENTRY NO. 704

This RIGHT-OF-ENTRY NO. 704 (**ROE**), dated Sep 3, 2021, 2021 (*Effective Date*) is made by and between the State of Hawaii, **DEPARTMENT OF HAWAIIAN HOME LANDS**, whose place of business is 91-5420 Kapolei Parkway, Kapolei, Hawaii, 96707 (**PERMITTOR**) and **HAWAIIAN TELCOM, INC.**, a Hawaii corporation, whose address is 1177 Bishop Street, Suite 32, Honolulu, Hawaii 96813, (**PERMITTEE**).

RECITALS

WHEREAS, on November 13, 2018, an involuntary proceeding under Chapter 11 of the Bankruptcy Code was filed against Paniolo Cable Company, LLC (“Debtor”) in the United States Bankruptcy Court for the District of Hawaii (“Bankruptcy Court”), Case No. 18-01310 (RJF); and

WHEREAS, the submarine and terrestrial assets of the Debtor are under contract for sale by the Trustee of the Debtor (“Trustee”) to the PERMITTEE, via an Asset Purchase Agreement dated November 30, 2020 (the “APA”); and

WHEREAS, the sale of the assets of the Debtor (collectively the “Assets”) under the terms and conditions of the APA was approved by the Bankruptcy Court by its “Order (A) Authorizing and Approving the Sale of the Debtor’s Assets Free and clear of All Liens, Claims, Interests, and encumbrances, (B) Approving the Asset Purchase Agreement, (C) Approving the Assumption and Assignment of Certain Executory Contracts and Unexpired Leases in Connection with the Sale, (D) Approving the Operational Support and Sales Services Agreement, (E) Approving a Break-Up Fee, and (F)) Granting Related Relief; Exhibits “A” and “B,” filed December 28, 2020 (“Sale Order”); and

WHEREAS, pursuant to the APA and Sale Order, the Trustee and the PERMITTEE are presently moving to a closing of the transaction, contingent on receiving certain approvals from the Federal Communications Commission; and

WHEREAS, as a part of the sale, the Trustee and PERMITTEE also entered into an Amended Operational Support and Sales Agreement dated December 21, 2020 (“Operations Agreement”), allowing PERMITTEE to maintain and operate the Assets of the Debtor until the closing of the transaction; and

WHEREAS, a portion of the Assets being acquired by the PERMITTEE and presently being maintained and operated by PERMITTEE are physically located on the lands of the PERMITTOR;

WHEREAS, the “Premises” for this ROE means the portions of PERMITTOR’s land currently being used by PERMITTEE to maintain and operate the Assets under the Operations

ITEM NO. F-4

EXHIBIT “A”

Agreement and peripheral areas thereto for PERMITTEE's due diligence work, as more specifically described in Exhibit A attached hereto; and

WHEREAS, based on the best available information, Exhibit A attached hereto identifies the portion of the Premises currently being used by the PERMITTEE to maintain and operate the Assets, and after its due diligence, PERMITTEE will inform PERMITTOR if the PERMITTEE believes other additional areas of PERMITTOR's land are being used for such maintenance and operation; and after the completion of due diligence and closing, the Premises shall exclude the peripheral area; and

WHEREAS, this ROE is not intended to affect existing rights PERMITTEE has under the Operations Agreement and the Sales Order or will acquire pursuant to the APA and Sales Order, which allow and will allow PERMITTEE to continue to maintain and operate the Assets; and

WHEREAS, PERMITTOR and PERMITTEE have agreed to work collaboratively and expeditiously in a manner consistent with the rights and duties of the PERMITTEE and the rights and duties of the PERMITTOR for the issuance of a new license; and

WHEREAS, as an interim measure, PERMITTOR issued Limited Right-of-Entry No. 22-008 to PERMITTEE, effective July 26, 2021, covering the same Premises covered by this ROE, which Limited Right-of-Entry is effective for a period of thirty (30) days; and

WHEREAS, this ROE is intended to replace the Limited Right-of-Entry as PERMITTOR and PERMITTEE continue to negotiate a new license which would set forth terms and conditions on the use of the Premises for the maintenance and operations of the Assets on a long-term basis;

NOW, THEREFORE, PERMITTOR hereby grants this right of entry upon the following terms and conditions:

1. **GRANT**. PERMITTOR grants to PERMITTEE, its employees, consultants, contractors, invitees, agents, and representatives (collectively, Permittee's Representatives), a non-exclusive, revocable right to enter the Premises.

2. **TERM**. This ROE commences on the Effective Date and will continue thereafter on a month-to-month basis until terminated as provided in this instrument; provided, however, that the total term of this ROE shall not exceed one (1) year. PERMITTOR may in its sole discretion, for any reason or no reason whatsoever, terminate this ROE on thirty (30) days' written notice to PERMITTEE.

3. **PERMITTED USE**. PERMITTEE may use the Premises only for continuing and conducting its due diligence investigations until closing of the transaction, and thereafter to maintain and operate the Assets on the Premises. PERMITTEE shall not use the Premises for any other purpose(s), except with PERMITTOR's prior written consent and except until closing for maintenance and operation of the Assets on the Premises as set forth in the Operations Agreement.

4. **FEES.** PERMITTEE shall pay to PERMITTOR a monthly fee of Five Thousand Dollars (\$5,000) a month from the Effective Date to November 30, 2021 (prorated) provided, however, the parties agree to reconcile such fee (retroactively) before November 30, 2021, based on the final amount set for the monthly fee (final fee). The final fee shall be the amount paid beginning December 1, 2021 until the termination date for this ROE. Based on the reconciliation, PERMITTEE will pay any shortfall before the termination of the ROE or PERMITTOR will refund any overpayment, such refund may take the form of a credit toward future payment the PERMITTEE may owe PERMITTOR for fees included in this ROE or fees required by a new license. PERMITTEE will bear its own costs, expenses, and liabilities arising from its use of the Premises. The processing and documentation fee shall be set at \$175.00.

5. **MAINTENANCE, SECURITY.** PERMITTEE shall keep the Premises in a strictly clean and sanitary and orderly condition, and shall not cause, make, permit, or suffer any waste, spoil, nuisance, nor any unlawful, improper, illegal, or offensive use of or on the Premises. PERMITTEE shall be solely responsible for the security of the Premises and all of PERMITTEE'S property kept in or on the Premises.

6. **CONSTRUCTION AND IMPROVEMENTS.** Except as permitted in paragraph 14 of this ROE, PERMITTEE may not construct, alter, amend, place, or install any improvements or fixtures on the Premises except with PERMITTOR's prior written approval which shall not unreasonably be withheld, conditioned or delayed. The consent of PERMITTOR is not required for any of the same completed within the Premises in the ordinary course of PERMITTEE'S maintenance and operation of the Assets (or prior to closing, in connection with routine day-to-day maintenance and operation activities pursuant to the Operations Agreement). Maintenance of the Assets includes repairs to, and installation of, new or replacement equipment, fixtures, cables, wires, poles, pipe, conduits, ducts, conduit systems, pedestals, communication and signal lines and equipment, vaults, and similar facilities for the operation of the Assets.

7. **COMPLIANCE WITH LAWS.** PERMITTEE shall comply with all rules, regulations, ordinances and/or laws of the State of Hawaii and any other municipal and/or Federal Government authority applicable to the Premises and improvements thereon.

8. **LIMITED RIGHT TO ENTER.** Because of the high security nature of the portions of the Premises where the Assets are located, PERMITTOR, its employees, agents, consultants, contractors and representatives, will not have free access to enter such areas of the Premises. As to the balance of the Premises, PERMITTOR, its employees, agents, consultants, contractors and representatives, may at all reasonable times freely access and enter such portion of the Premises for the purpose of, but not limited to, examining the same or for the performance of any public or official duties; provided that PERMITTOR shall not interfere unreasonably with PERMITTEE'S permitted use(s) of the Premises under the Operations Agreement and Sale Order.

9. **NO ASSIGNMENT OR SUBLEASE.** PERMITTEE may not in any manner transfer, assign, mortgage, pledge, sublease, or sublet any rights in or to the Premises, in whole or part, or otherwise hold or agree so to do for the benefit of any other person or persons or organization of any kind; provided, however, this restriction shall not apply to any collocation or similar agreements with carriers or others that PERMITTEE is required to enter into by Federal Communications Commission regulations, provided that any such collocation or similar agreements shall be subject to the other provisions of this ROE.

10. **NO LIENS OR ENCUMBRANCES.** PERMITTEE shall not by any act or omission, directly or indirectly, create, incur, assume, cause, or suffer to exist any liens or encumbrances on or with respect to its interests and rights of use in the Premises. PERMITTEE shall promptly notify PERMITTOR of any such liens and encumbrances and, at its own expense, take such action as may be necessary to immediately and fully discharge or release any such lien or encumbrance. Notwithstanding the foregoing and paragraph 9, these restrictions do not apply to PERMITTEE's pledging of the Assets to its lender or lenders.

11. **EXPIRATION OR TERMINATION.** Upon expiration or earlier termination of this ROE, and if no new license has issued, continued operation and maintenance of the Assets shall be governed by the Operations Agreement and the Sales Order as set forth in the Recitals.

12. **INSURANCE.** PERMITTEE shall provide proof of a Commercial General Liability Insurance Policy of no less than \$2,000,000.00 for each occurrence and \$4,000,000 General Aggregate, including the Department of Hawaiian Home Lands (DHHL) as an additional insured prior to commencement of work and throughout the term of this ROE. The specification of these limits as contained herein shall not be construed in any way to be a limitation on the amount of liability of PERMITTEE for fees, interest or other charges under this ROE.

PERMITTEE shall provide certificate(s) of insurance necessary to evidence compliance with the insurance provisions of this ROE. PERMITTEE shall keep such insurance in effect and the certificate(s) on deposit with PERMITTOR during the entire term of this ROE.

In addition:

- a. Failure of PERMITTEE to provide and keep in force such insurance shall be regarded as material default under this ROE. PERMITTOR shall be entitled to exercise any or all of the remedies provided in this ROE for default of PERMITTEE.
- b. The procuring of such required insurance policies shall not be construed to limit PERMITTEE'S indemnification obligations under this ROE.
- c. PERMITTOR is a self insured State agency. PERMITTEE'S insurance shall be primary. Any insurance maintained by PERMITTOR and/or the State of Hawaii

shall apply in excess of, and shall not contribute with, insurance provided by PERMITTEE.

Such insurance policy shall (a) be issued by an insurance company or surety company authorized to do business in the State of Hawaii or approved in writing by the Chairman, Hawaiian Homes Commission; (b) include the State of Hawaii and its DEPARTMENT OF HAWAIIAN HOME LANDS as an insured; and (c) cover injuries, losses or damages arising from, growing out of or caused by acts or omissions of PERMITTEE, its officers, agents, employees, invitees or licensees in connection with PERMITTEE'S use or occupancy of the Premises; provided that PERMITTEE shall not be required to cover injuries, losses or damages not typically covered by Commercial General Liability Insurance.

PERMITTEE shall provide the DEPARTMENT OF HAWAIIAN HOME LANDS at least thirty (30) days prior notice of any termination, cancellation or material change in the insurance coverage.

PERMITTEE shall insure during the term of this ROE any Assets classified as real or personal property (including improvements thereof) as required by the Operations Agreement and after the closing as required under this ROE. For clarification, real and personal property does not include terrestrial or submarine transmission and distribution lines.

PERMITTEE shall furnish to PERMITTOR upon the execution of this ROE, certificates showing such insurance policy or policies covering the real and personal property to be in force, and shall furnish like certificates upon each renewal thereof. Such policy or policies shall include PERMITTOR as a Loss Payee as their interest may appear.

The procuring of this policy shall not release or relieve PERMITTEE of its responsibility under this ROE as set forth herein or limit the amount of its liability under this ROE. PERMITTEE shall provide proof of liability insurance satisfactory to PERMITTOR within a reasonable time before the Effective Date.

PERMITTOR acknowledges and agrees that the required insurance may include deductibles or self-insured retentions.

13. **DEFENSE AND INDEMNITY.** PERMITTEE agrees to save, defend, and hold harmless the State of Hawaii, its Department of Hawaiian Home Lands, its officers, employees, and agents from and against all liability, loss, damage, cost, and expenses, including all attorneys' fees and costs, and all claims, suits, demands therefore arising out of or resulting from the acts or omissions of PERMITTEE or PERMITTEE's employees, officers, agents, or subcontractors under this Right of Entry Permit, provided that PERMITTEE's obligations under this paragraph do not apply to any claims, suits, demands, liability, loss, damage, cost and expenses, including attorneys' fees and costs, asserted by Sandwich Isles Communications (SIC), or its related companies or subsidiaries, or any person or entity claiming by or through any of them, for trespass, tortious interference with a business advantage, breach of contract, or similar allegation or any claim arising from or based on any putative exclusive agreement between DHHL and SIC.

14. **HAZARDOUS MATERIAL.** PERMITTEE shall not cause or permit the escape, disposal, or release of any hazardous materials. PERMITTEE shall not allow the storage or use of such materials in any manner not sanctioned by law or by the highest standards prevailing in the industry for the storage and use of such materials. PERMITTEE may allow such materials to be brought onto the premises or stored on the Premises, only after written notice is given to PERMITTOR of the identity of such materials and upon PERMITTOR's consent, which consent may be withheld at PERMITTOR's sole and absolute discretion. Notwithstanding the foregoing, PERMITTEE is allowed to have such materials brought onto, or stored on, the Premises without PERMITTOR's consent if such materials are used in the ordinary course of PERMITTEE'S business (or prior to closing, in connection with routine day-to-day maintenance and operation activities pursuant to the Operations Agreement), and such materials are used and stored in strict compliance with all applicable federal, state and local laws. For the avoidance of doubt, PERMITTEE may install and operate power generators or back-up generators, back-up power batteries, and air conditioning units in the Premises in strict compliance with applicable laws without the consent of PERMITTOR.

If any lender or governmental agency shall ever require testing to ascertain whether or not there has been any release of hazardous materials by PERMITTEE, then PERMITTEE shall be responsible for the costs thereof. In addition, PERMITTEE shall execute affidavits, representations and the like from time to time at PERMITTOR's request concerning PERMITTEE'S best knowledge and belief regarding the presence of hazardous materials on the Premises placed or released by PERMITTEE.

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

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

If (i) PERMITTEE is required to conduct a Phase 1 Environmental Site Assessment as defined by the American Society for Testing and Materials ("ASTM") International Standard E1527-13 ("Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process"), (ii) a Recognized Environmental Condition is identified in such Phase I, and (iii) such condition requires remediation, then PERMITTEE, at its sole cost and expense, shall conduct complete abatement and disposal as necessary to meet the standards

required by the Federal Environmental Protection Agency and the Hawaii Department of Health.

15. **ENTIRE AGREEMENT.** This ROE contains all of the terms and agreements between the parties relating to the subject matter hereof and supersedes and cancels any and all other conflicting prior agreements, promises, and negotiations between them. For the avoidance of doubt, this ROE supplements and does not supersede or cancel PERMITTEE's rights obtained pursuant to the Operation Agreement, APA, or Sale Order. Nothing contained herein shall limit any claims by PERMITTOR against PERMITTEE arising under the Limited Right of Entry (prior to the Effective Date) or prior agreements between them unrelated to the Premises, nor limit PERMITTEE's surviving obligations thereunder, including insurance, indemnity, and hazardous waste obligations.

16. **PERMITTEE REPRESENTATIONS.** PERMITTEE currently uses and occupies the Premises where the Assets are located and is familiar with the quality and condition of such portion of the Premises, has had an opportunity to inspect such portion of the Premises, and to evaluate and determine for itself the suitability of the such Premises for its intended purposes. As to the entire Premises, PERMITTEE accepts the Premises as-is, where-is, with all faults, defects, and conditions, whether known or unknown.

17. **SPECIAL CONDITIONS.**

- A. This ROE document shall be subject to other standard terms and conditions of similar documents issued by DHHL and will be subject to the review and approval by the Office of the Attorney General, State of Hawaii; and
- B. This ROE is subject to other terms and conditions that may be deemed prudent by the Chairman of the Hawaiian Homes Commission.

[REMAINDER OF PAGE BLANK -- SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, PERMITTOR and PERMITTEE have caused this ROE to be executed by the duly authorized officers/individuals as of the day and year first above written.

APPROVED BY THE HHC
AT ITS MEETING HELD ON
August 16, 2021

APPROVED AS TO FORM:

R. K. K.

Deputy Attorney General
State of Hawaii

State of Hawaii
DEPARTMENT OF HAWAIIAN HOME LANDS

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

PERMITTOR

HAWAIIAN TELCOM, INC.
A Hawaii corporation

By: Daniel Masutomi

Its: Director - Network Planning & Engineering

PERMITTEE

Exhibit "A"

Anahola (Kauai)	Central Office	(4) 4-18-15 (Parcel 22 and 23) and access easement adjacent
Kekaha (Kauai)	Terminal Building / CLS	7743 Iwipolena Rd Kekaha, HI 96752 (Parcel ID 120170050000)
Nanakuli (Oahu)	Terminal Building / CLS	8-9-7 Portion 2 (Lot A)
Waimanalo (Oahu)	Terminal Building / CLS	4-1-08: Portion 3 (Lot 55 Waimanalo Resident Lots, Unit 9)
Oneili'i (Molokai)	Cable Landing	2-5-4-6:19 (parcel ID 540060190000)
Kalamaula (Molokai)	Terminal Building / CLS	2 nd Div 5-2-09: Portion 22 and 14
Puunene (Maui)	Terminal Building / CLS	Northwest portion of parcel ID 380080360000 (Near 1350 Mehamaha Loop, Kahului, HI 96753)
Waiehu (Maui)	Central Office	2 nd Div 3-2-21:14 (Portion of Lot 14 Waiehu Kou Subdivision)
Kawaihae (Hawaii)	Cable Landing/Beach MH	3-6-1-4:20 (Parcel ID 610040200000)
Puukapu (Hawaii)	Terminal Building / CLS	3 rd 6-4-04:009 portion (Lot 23 Puukapu Pasture Lots Section I) and land between Puukapu Pasture Lots Section I and Kuhio Village
Laipua (Hawaii)	Central Office	Lot 227 - Villages of Laiopua (Village 3)
Hilo (Hawaii)	Central Office	2-1-025:090 - Portion of Lot 89 Panaewa House & Farm Lots Section 1

Near Ka Waihona O Ka Naauao PCS at 89-195 Farrington Hwy	Meet-Me Cabinet for Nanakuli Terminal Bldg	Includes cabinet located on Parcel ID 890010040000 and the area for the lines to connect to the main site.
Near Hawaiian Telcom Waimanalo CO at 41-1032 Kalanianaʻaʻole Hwy	Meet-Me Cabinet for Waimanalo Terminal Bldg	Includes cabinet located on Parcel ID 410210310000 and the area for the lines to connect to the main site.
NE of intersection of Kahiwa St and Mauna Loa Hwy	Meet-Me Cabinet for Kalamaula Terminal Bldg	Includes cabinet located on the parcel to be identified and the area for the lines to connect to the main site.
Southernmost corner of Parcel ID 320230550000 on Kahekili Hwy just NW of Hoauna St intersection	Meet-Me Cabinet for Waiehu Central Office	Includes cabinet located on Parcel ID 320230550000 and the area for the lines to connect to the main site.

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

FIRST AMENDMENT TO RIGHT-OF-ENTRY NO. 704

This FIRST AMENDMENT TO RIGHT-OF-ENTRY NO. 704 (this *Amendment*), dated October 12, 2021 (*Effective Date*) is made by and between the State of Hawaii, **DEPARTMENT OF HAWAIIAN HOME LANDS**, whose place of business is 91-5420 Kapolei Parkway, Kapolei, Hawaii, 96707 (*PERMITTOR*) and **HAWAIIAN TELCOM, INC.**, a Hawaii corporation, whose address is 1177 Bishop Street, Suite 32, Honolulu, Hawaii 96813, (*PERMITTEE*).

RECITALS

WHEREAS, on November 13, 2018, an involuntary proceeding under Chapter 11 of the Bankruptcy Code was filed against Paniolo Cable Company, LLC (“Debtor”) in the United States Bankruptcy Court for the District of Hawaii (“Bankruptcy Court”), Case No. 18-01310 (RJF); and

WHEREAS, the submarine and terrestrial assets of the Debtor were under contract for sale by the Trustee of the Debtor (“Trustee”) to the PERMITTEE, via an Asset Purchase Agreement dated November 30, 2020 (the “APA”); and

WHEREAS, the sale of the assets of the Debtor (collectively the “Assets”) under the terms and conditions of the APA was approved by the Bankruptcy Court by its “Order (A) Authorizing and Approving the Sale of the Debtor’s Assets Free and clear of All Liens, Claims, Interests, and encumbrances, (B) Approving the Asset Purchase Agreement, (C) Approving the Assumption and Assignment of Certain Executory Contracts and Unexpired Leases in Connection with the Sale, (D) Approving the Operational Support and Sales Services Agreement, (E) Approving a Break-Up Fee, and (F) Granting Related Relief; Exhibits “A” and “B,” filed December 28, 2020 (“Sale Order”); and

WHEREAS, PERMITTEE received certain approvals from the Federal Communications Commission and on August 31, 2021, pursuant to the APA and Sale Order, the transaction closed and PERMITTEE acquired the Assets of the Debtor; and

WHEREAS, PERMITTOR and PERMITTEE have continued to work collaboratively and expeditiously in a manner consistent with the rights and duties of the PERMITTEE and the rights and duties of the PERMITTOR for the issuance of a new license; and

WHEREAS, PERMITTOR and PERMITTEE entered into Right-of-Entry No. 704, dated September 3, 2021, for portions of PERMITTOR’s land currently being used by PERMITTEE to maintain and operate the Assets (the “Original ROE”); and

WHEREAS, Exhibit A attached to the Original ROE has been updated to identify areas of PERMITTOR’s land that the PERMITTEE believes are being used for such maintenance and operation; and

NOW, THEREFORE, PERMITTOR and PERMITTEE agree as follows:

1. The Original Agreement is hereby amended to replace Exhibit "A" attached to the Original Agreement with Exhibit "A" attached hereto.

2. Except as amended by this Amendment, in all other respects, the Original ROE shall remain the same and in full force and effect.

3. This Amendment may be executed in counterparts, each of which shall be deemed an original, but all such counterparts together shall constitute one agreement.

IN WITNESS WHEREOF, PERMITTOR and PERMITTEE have caused this Amendment to be executed by the duly authorized officers/individuals as of the day and year first above written.

APPROVED AS TO FORM:

R. K. K.

Deputy Attorney General
State of Hawaii

State of Hawaii
DEPARTMENT OF HAWAIIAN HOME LANDS

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

PERMITTOR

HAWAIIAN TELCOM, INC.
A Hawaii corporation

By: *Daniel Masutomi*
Daniel Masutomi
Its: Director - Network Planning & Engineering

PERMITTEE

Location	Function	TMK / Description
Anahola (Kauai)	Terminal Building	(4) 4-18-15 (Parcel 22 and 23) and access easement adjacent*
Kekaha (Kauai)	Terminal Building / CLS	7743 Iwipolena Rd, Kekaha, HI 96752 (Parcel ID 120170050000)*
Nanakuli (Oahu)	Terminal Building / CLS	8-9-7 Portion 2 (Lot A)*
Waimanalo (Oahu)	Terminal Building / CLS	4-1-08: Portion 3 (Lot 55 Waimanalo Resident Lots, Unit 9)*
Oneali'i (Molokai)	Cable Landing	2-5-4-6:19 (parcel ID 540060190000)*
Kalamaula (Molokai)	Terminal Building / CLS	2 nd Div 5-2-032: Portion 68*
Puunene (Maui)	Terminal Building / CLS	Northwest portion of parcel ID 380080360000 (Near 1350 Mehameha Loop, Kahului, HI 96753)*
Waiehu (Maui)	Terminal Building	2 nd Div 3-2-21:42 (Portion of Lot 14 Waiehu Kou Subdivision)*
Kawaihae (Hawaii)	Cable Landing/Beach MH	3-6-1-4:20 (Parcel ID 610040200000)*
Puukapu (Hawaii)	Terminal Building / CLS	3 rd 6-4-38:011 portion (Lot 23-C Puukapu Pasture Lots Section I-B) and land between Puukapu Pasture Lots Section I and Kuhio Village*
Laiopua (Hawaii)	Terminal Building	Lot 102 - Kaniohale at the Villages of La'i 'Opua Phase I*
Hilo (Hawaii)	Terminal Building	2-1-025:090 - Portion of Lot 89 Panaewa House & Farm Lots Section 1*

*The "Premises" shall include the portions of PERMITTOR's land described above and other portions of PERMITTOR's land where other Assets are located, such as, but not limited to above-ground and underground conduits, lines, poles, boxes, and cables, which connect to a terminal building or cabinets located on or off of PERMITTOR's land.

Location	Function	TMK / Description
Near Ka Waihona O Ka Naauao PCS at 89-195 Farrington Hwy	Meet-Me Cabinet for Nanakuli Terminal Bldg	Includes cabinet located on Parcel ID 890010040000 and the area for the lines to connect to the main site.*
Near Hawaiian Telcom Waimanalo CO at 41-1032 Kalanianaʻole Hwy	Meet-Me Cabinet for Waimanalo Terminal Bldg	Includes cabinet located on Parcel ID 410210310000 and the area for the lines to connect to the main site.*
NE of intersection of Kahiwa St and Mauna Loa Hwy	Meet-Me Cabinet for Kalamaula Terminal Bldg	Includes cabinet located on the parcel to be identified and the area for the lines to connect to the main site.*
Southernmost corner of Parcel ID 320230550000 on Kahekili Hwy just NW of Hoauna St intersection	Meet-Me Cabinet for Waiehu Terminal Building	Includes cabinet located on Parcel ID 320230550000 and the area for the lines to connect to the main site.*
Along Farrington Ave. on TMK (2) 5-2-15-47 at 2210 Farrington Ave.	DLC Cabinet for Kalamaula Terminal Building	Includes cabinet located on Parcel ID 520150470000 and the area for the lines to connect to the main site. 21.163671, -157.051542, and also the area for the lines from 21.157690, -157.098609, Airport Loop at Keonelele Ave., TMK (2) 5-2-4-84, to connect to the Kalamaula Terminal Building.*
Behind Lot 20 off Moi Rd., cross street at Ali'i Rd. TMK (4) 1-8-7-21.	DLC Cabinet	Includes cabinet located on Parcel ID 520150470000 and the area for the lines to connect to the Kekaha Terminal Building and/or Anahola Terminal Building. 21.924254, -159.588958*
On Ka Waihona O Ka Naauao PCS campus in hut, 21.379356, -158.144289. TMK (1) 8-9-1-4.	DLC Cabinet	Includes cabinet located on Parcel ID 890010040000 and the area for the lines to connect to the Nanakuli Meet-Me Cabinet and Terminal Building.*

*The "Premises" shall include the portions of PERMITTOR's land described above and other portions of PERMITTOR's land where other Assets are located, such as, but not limited to above-ground and underground conduits, lines, poles, boxes, and cables, which connect to a terminal building or cabinets located on or off of PERMITTOR's land.

Location	Function	TMK / Description
Along Maluokalani Street, TMK (3) 6-1-6-10. 20.049585, -155.836845	Meet-Me and DLC Cabinet	Includes cabinet located on Parcel ID 610060100000 and the area for the lines to connect to the Puukapu Terminal Building.*
At 138 Amau Road, 19.684416, -155.142871. TMK (3) 2-5-4-38.	DLC Cabinet	Includes cabinet located on Parcel ID 250040380000 and the area for the lines to connect to the Hilo Terminal Building.*
At 162 Baker Avenue, Bldg. 3, Rm. C, Hilo, Hawaii. 19.726836, -155.043768. TMK (3) 2-1-23-157	DLC Cabinet	Includes cabinet located on Parcel ID 210231570000 and the area for the lines to connect to the Hilo Terminal Building.*
At about 320 Punahele St., 19.715052, -155.105446. TMK (3) 2-3-25-14	DLC Cabinet	Includes cabinet located on Parcel ID 230250140000 and the area for the lines to connect to the Hilo Terminal Building.*
157 Nene St. 19.730385, -155.021849. TMK (3) 2-1-17-46.	DLC Cabinet	Includes cabinet located on Parcel ID 210170460000 and the area for the lines to connect to the Hilo Terminal Building.*

*The "Premises" shall include the portions of PERMITTOR's land described above and other portions of PERMITTOR's land where other Assets are located, such as, but not limited to above-ground and underground conduits, lines, poles, boxes, and cables, which connect to a terminal building or cabinets located on or off of PERMITTOR's land.

**HAWAIIAN HOMES COMMISSION
JULY 18 & 19, 2022
FACE-TO-FACE &
INTERACTIVE CONFERENCE
TECHNOLOGY**

**G – ITEMS
PLANNING OFFICE**

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 18, 2022

To: Chairman and Members, Hawaiian Homes Commission
Thru: Andrew H. Choy, Planning Program Manager
From: Pearlyn Fukuba, Planner *plf*
Subject: Approval of the Malama Cultural Park Special Area
Plan, Kaunakakai, Moloka'i

RECOMMENDED ACTION

That the Hawaiian Homes Commission (HHC):

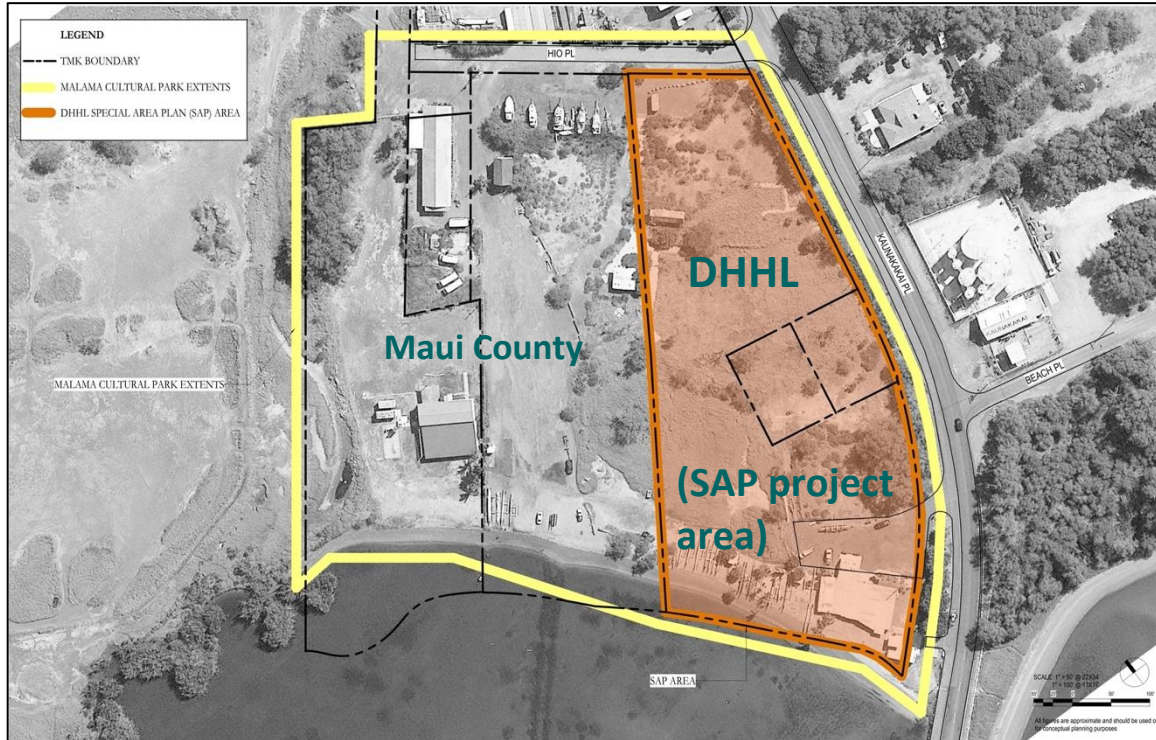
1. Approve the Malama Cultural Park Special Area Plan 2022(SAP), Exhibit A - see website:
<https://dhhl.hawaii.gov/po/special-area-plans/malama-cultural-park/>, and
2. Authorize dissemination of the Malama SAP.

Discussion

In 2011, as part of the 16,000-acre settlement, 4.58 acres of Malama Cultural Park were transferred to the Department of Hawaiian Home Lands (DHHL) from the State Department of Land and Natural Resources. The park area could provide cultural opportunities in a central location, maintain a Hawaiian sense of place, and provide access to the shoreline. The remaining area of Malama Cultural Park, approximately seven acres, is under the jurisdiction of the County of Maui.

In 2018, the HHC designated the park as a Special District under its Land Use Designation system with the goal of preserving and protecting significant natural, historic and community resources on Trust lands. DHHL seeks to preserve this wahi pana and to support the continuing practice of ocean recreational use in a manner that protects and respects the historical legacy of this place.

Map of Malama Cultural Park (DHHL parcel is shaded orange)



OUTREACH PROCESS & METHODOLOGY

In 2020, DHHL initiated the planning process for the Malama Cultural Park SAP, including the commencement of the Beneficiary Consultation (BC) process. Due diligence efforts began with a review of prior park planning efforts, including the State Department of Business, Economic Development and Tourism's 1995 Malama Cultural Park's Master Plan and Final Environmental Assessment. The Master Plan's implementation had been put on hold in the late 1990's due to a lack of maintenance funding and only a few proposed actions were actually realized. However, components of the plan were evaluated for its applicability to current community needs, ongoing activities and long-term vision.

Due to the COVID-19 pandemic's rules and guidelines, nearly all of the four BCs and 11 small group meetings have been held virtually. Table 1 summarizes the project activities and intended outcome(s).

Table 1: Summary of Project Activities and Intended Outcome(s)

Date(s)	Activity	Intended Outcome
July 2020	Project introduction meeting with Homestead Association leadership and park stakeholders. 16 people attended in total.	Attendees were informed about the project, BC process and introduced to the planning team. Leadership attendees were asked for their mana'o and 'ike about previous plans and ways effective methods to conduct community outreach/engagement due to the COVID-19 pandemic.
October 2020	BC#1 meetings were held virtually. The first meeting was held during day hours and the second meeting was held in the evening hours. There were a combined total of 19 participants.	The purpose of the meeting was to introduce the project team, discuss the purpose and background of the project, reflect on past planning efforts, and discuss management issues and opportunities at the park site.
January 2021	Consultants conducted a two-day site visit of the planning area.	Observations were made of the existing conditions. Park facilities and infrastructure were evaluated. Natural and cultural resources were identified, documented, and analyzed.
April 2021	BC#2 was held virtually. Five attendees attended.	A summary of the background research, site investigation findings, and community input was presented. Key management issues were identified, and attendees opined on the initial opportunities and constraints mapping for the SAP.
September 2021	A meeting with homestead leadership was conducted virtually. Nine participants attended, representing six Moloka'i homestead organizations.	The purpose of the meeting was to provide an update of the planning process, determine when and how to hold future beneficiary consultation meetings, and request the kōkua of homestead leadership to increase beneficiary participation in the planning process.
November 2021	BC#3 was held virtually. There were 18 participants.	Management priorities in five planning zones were identified. A range of management strategies and disposition

		options were presented for discussion. Preferred park governance structures were identified.
November 2021 – December 2021	After BC#3, beneficiaries and other park users were invited to participate in an online survey. The survey was active for 30 days, until December 3, 2021. Six people responded (four lessees, one lessee's spouse and one lessee's successor).	Management priorities in five planning zones were identified. Preferred park governance structures were identified.
November 2020 – February 2022	11 small group meetings were conducted with various park stakeholders and government agencies.	Management issues and conflicts among different stakeholder groups were identified. Common shared management goals and opportunities among stakeholders were also identified.
January 2022 – February 2022	A Preliminary Draft SAP was completed and circulated internally for DHHL review.	The Preliminary Draft SAP summarized, organized, and prioritized community mana'o heard to date. Management goals, strategies, and an implementation plan were presented.
March 2022 – April 2022	A Draft SAP was developed based on DHHL feedback.	The Draft SAP was published to the DHHL website. Beneficiaries were encouraged to read through the Draft SAP in advance of BC#4 so that they have sufficient time for review and reflection.
April 2022	DHHL provided the HHC with an informational briefing for the Draft SAP.	No substantive changes were requested by the HHC.
May 2022	BC #4 was conducted on-island on May 26, 2022. There were 13 participants and six attendees self-identified as beneficiaries.	Participants were asked to provide comments related to the Draft SAP. The feedback and responses are reflected in Table 2 of this submittal.
May 2022 – June 2022	A 30-day Comment Period commenced after BC#4, from May 27 to June 25, 2022.	One comment was received during the comment period. The feedback and responses are reflected in Table 2 of this submittal.

June 2022 – July 2022	A Final SAP was developed based on input received from the HHC, BC#4, and comments received during the 30-day comment period.	The Final SAP incorporated suggestions from beneficiaries that included two new management strategies, an option to hire a third-party vender, and methods for DHHL to support future park stewards.
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A draft of the SAP was presented to the Hawaiian Homes Commission as an information item on April 18, 2022 (Exhibit B). The Commission did not request substantive changes to the draft SAP and the planning process continued toward its completion.

The fourth and final BC was held on-island on May 26, 2022. Approximately 13 meeting attendees participated in the BC and six self-identified as beneficiaries. The purpose of the meeting was to discuss the draft SAP. The meeting focused on verifying the management goals and strategies for the park, the types of activities that beneficiaries would like to see within each of the park's four planning zones, and the overall management structure. Beneficiary input was sought on all these discussion items.

A 30-day Comment Period (CP) commenced after BC#4, May 27 to June 25, 2022, and one comment letter was received.

A summary of the BC#4 participant's input and CP letter, as well as DHHL's responses, are provided in Table 2 below:

Table 2: BC#4 and CP Comments Received and DHHL Response

Comment Received	DHHL Response
Don't over develop. Keep the park as open space.	The SAP calls for minimum development to maximize open space. Proposed development calls for the adaptive reuse of existing structures (historic weigh station for a new gathering pavilion) or the expansion of existing facilities (halau wa'a). New improvements could include walkways, a boardwalk over the wetland, irrigation, water service, and a new bathroom facility.
Need to secure the restrooms. Maintaining the restrooms is key.	The existing restroom facility is located on the County-owned portion of the park. The SAP encourages future park stewards to coordinate with the Department of Parks and Recreation to resolve issues related to the restrooms. In the absence of a solution, the SAP has allocated a space

	for a new restroom facility at the site of the existing jailhouse. This site is ideal because of its central location and proximity to the existing wastewater line. The SAP provides a range of restroom types that could be appropriate including a concrete pad for portable toilets, a composting toilet, or a permanent restroom facility. Future park stewards will be responsible for maintaining the restrooms as part of their land use agreement.
Need to get rid of rubbish first before bringing it back for community use.	The SAP calls for a waste management program that involves litter collection and maintaining waste receptacles. Future park managers will be responsible for implementing the waste management program for their respected disposition area.
The jailhouse needs to be removed.	The SAP calls for the demolition and removal of the jailhouse in accordance with HRS Chapter 6E-42.
Concern for consistency of volunteers. The park needs care and security every day.	The SAP acknowledges that volunteer bases often ebb and flow over time. Periods when membership is low could create an impediment for the implementation of the required management activities. To address this concern, future park managers may seek the support from a third-party vendor and other resources to assist with routine maintenance, security, and repairs, in accordance with the terms of their DHHL land disposition.
DHHL has employees on island. Staff is needed on site to ensure consistency. At minimum, staff could be assigned to maintain the restroom.	The Department's primary focus is on homesteading. The District Office does not have the capacity to provide routine park maintenance. The Department and beneficiaries would have to advocate at the Legislature for additional positions in the DHHL Moloka'i District Office if DHHL is to have a more hands-on role in maintenance of the park. In the absence of a community partner to manage certain areas in the Park, the District Office could continue to provide a minimum level of care, e.g. monthly weed whacking, mowing, trimming trees and/or hauling out green debris . Alternatively, a vendor could be hired for certain maintenance services should DHHL have sufficient funds to procure maintenance services for the park.
Managers need knowledge of landscaping. Need to plant the right things. Not Monkeypod.	The SAP calls for landscaping the park with plant species that are appropriate for the conditions found at the park. To reestablish a native coastal plant community, endemic and indigenous plant species, both common and rare, should be planted in place of removed alien vegetation. Plants chosen for restoration should be based on knowledge of those that are adapted to the coastal conditions of the Kaunakakai region and any available information on native flora that previously existed in the

	<p>park. Park landscaping can also be used as an opportunity to reintroduce rare indigenous and culturally significant plants that may have become extirpated from the area. Non-invasive, naturalized species that are suited for harsh coastal conditions (i.e., exposure to wind, salt and heat) can also be incorporated, if appropriate. Planting of species known to be toxic to animals and/or people, or those with invasive qualities, should be avoided. <i>Table 5-2</i> in the SAP lists candidate species of indigenous plants for restoration at the park. These species are known to tolerate the local conditions and are compatible with a park environment.</p>
<p>The irrigation system needs repair. Negotiation is needed with the County to repair the irrigation.</p>	<p>The water meter for the existing irrigation system is located on the County-owned portion of the park. The SAP provides three alternatives for providing water access to the mauka portion of the park to allow for the operation of the irrigation system. The SAP also recommends that future park managers rehabilitate the existing irrigation system. This effort will involve removing the old water line and replacing it with new water lines, installing new sprinkler heads, and connecting the system to the new water meter. Before any ground disturbing work for water line or irrigation improvements may commence, park managers must first consult with DHHL and DOH to mitigate potential exposure to ground contaminants. An archaeological monitor should also be present during construction to identify and mitigate potential impacts to subsurface historic properties.</p>
<p>This area was recognized as a priority area in DHHL South Shore Erosion Management Plan (SSEMP). The SAP should incorporate the findings from the SSEMP to protect the park from sea level rise and erosion.</p>	<p>The SAP has incorporated recommendations from the SSEMP. Strategy 2D involves the recommendation to implement a berm enhancement along the shoreline. Berm enhancements raise the elevation of the berm and supports the beaches function as a natural dissipator of wave energy. Implementation of a berm enhancement also serves to reduce backshore flooding. In addition to providing flood protection, an increase berm elevation would help to maintain a larger dry beach area as water levels rise over time. Berm enhancement involves adding sand to nourish the beach and increase the berm elevation.</p>
<p>The canoe clubs have done a great job with planting ‘aki‘aki grass along the shoreline. The ‘aki‘aki has been successful for erosion control and should be planted more in this area.</p>	<p>The SAP will incorporate the recommendation to strategically plant ‘aki‘aki grass along the shoreline as a means of mitigating coastal erosion.</p>

<p>The canoe clubs should have a separate parking from other guest parking. Access from County side of the park should be ensured.</p>	<p>The existing parking lot servicing the Moloka'i Canoe Club will remain for canoe area use. Public parking will be provided at the mauka entrance along Hio Place. Future park managers are encouraged to coordinate with the Department of Parks and Recreation to obtain an access agreement for parking.</p>
<p>It would be very labor intensive to remove the pickleweed from the wetland. The pickleweed is doing its job by providing habitat and filtering water. It should be left alone.</p>	<p>The SAP recommends the restoration of the wetland environment through the removal of invasive species and outplanting of native wetland plants. Though the wetland area is not designated as Critical Habitat, its restoration could be beneficial for indigenous birds such as the kioea and the endangered ae'o, whose recovery plan points to habitat loss and degradation as key factors in population decline. Pickleweed growth should be controlled to reduce the density of coverage and create desirable nesting areas. The restored wetland environment is also recommended for 'āina-based education purposes. The wetland could serve as a demonstration area for teaching about the value of wetlands and the role they play in the ahupua'a, and to serve as a template for restoration projects elsewhere.</p>
<p>The plan should consider restoration of platform.</p>	<p>The SAP calls for additional testing at the Malama Platform. Future park managers should consider retaining a qualified professional archaeologist to perform subsurface excavation of the platform site. Park managers are encouraged to consider coordinating with the archaeologist to develop an archaeological field school to engage with and involve interested beneficiaries and community members in the process of collecting and synthesizing archaeological data.</p> <p>Any activities near this Malama Platform Zone area should consider the cultural sensitivity of this area due to the probable location of the Mahinahina Heiau and the potential to encounter iwi kūpuna. A Preservation Plan developed in accordance with HAR Chapter 13-277 should be developed to identify threats to the platform, prescribe a vegetation and debris removal program, and develop short-term and long-term preservation measures. The SAP then recommends conducting complementary rehabilitation, restoration, and adaptive reuse of the platform for passive purposes. Future park managers are encouraged to work with cultural leaders to determine the nature of restoration and for what purpose. Signage and interpretive events are recommended to teach park visitors about the history and significance of the platform site.</p>

<p>Community events could be hosted to raise funds for maintenance. Money could be raised by selling crafts, t-shirts, and luau.</p>	<p>The Community Focused Zone allows for revenue generating activities such as farmers markets, craft fairs, swap meets, performances, and other related community economic develop activities. This zone is intended to provide a space for local farmers and artisans to promote and sell their goods, while also allowing an opportunity for park managers to generate revenue for routine park maintenance and improvements.</p>
<p>Lighting is beneficial for security. It is a deterrent for crime.</p>	<p>Proper park design and effective use of the built environment can lead to a reduction in the fear and incidence of crime, and an improvement in quality of life. Principles of Crime Prevention Through Environmental Design (CPTED) are integrated into the SAP to make the park feel safer and more welcoming. Some CPTED strategies for Malama Cultural Park include:</p> <ul style="list-style-type: none"> • Emphasis on natural surveillance with a design that allows clear, unobstructed views • Installation of lighting for the illumination of human activity and security • Concentrated activity areas that encourage multiple park users to gather in designated areas for increased periods of time • Well-defined, well-lit, easily visualized park entry/exit points • Clear signage that promotes easy wayfinding • Regular trimming of trees and vegetation that may obscure park lighting • Providing water, shade, and seating to encourage the extended presence of normal park users • Engagement of park maintenance staff for early identification of potential issues <p>Regarding lighting, the SAP calls for new site lighting throughout the Community Focused Zone along trails and gathering areas. It is also recommended that the new pavilion structure provide lighting for hosting night time events. Before lighting can be installed, improvements to the park's electrical utilities are required. Park managers are encouraged to coordinate with the County and Hawaiian Electric to make needed utility improvements.</p>
<p>There is a concern about commercial activity and commodification of the park by organizations. What type of activities will organizations do to raise money maintain areas? Future beneficiary</p>	<p>Future community park managers will decide the types of suitable economic activities that will take place in the park. Entities interested in partnering with DHHL in the management of the park will be required to submit a Request Form for Non-Homesteading Land Use describing the types of uses and activities that are envisioned for a specified area within the park. Before the issuance of a</p>

meetings should occur as part of the disposition process.	land disposition, DHHL will conduct a consultation meeting to seek final beneficiary approval of the applying entity's requested activities.
The plan should define DHHL's role in the park.	Future park managers should seek funding and other resources as broadly as possible to support park improvements and sustain maintenance activities. It is also recommended that park entities track and apply for DHHL grant opportunities.
A new canoe and equipment pavilion does not make sense for the canoe clubs. A common area pavilion for multiple use with maybe a place for the koa canoe to be stored would make more sense. Let the canoe clubs remain where they are like the rest of the state.	The SAP designates the coastal edge of the park as the Canoe Club Zone. The plan allows for the formalization and expansion of the existing canoe facilities located within this zone. A new halau wa'a may be constructed at the location of the existing Wa'akapaemua Canoe Club's facilities to securely store and protect club equipment.
Vegetative berm enhancement along the edge of the shoreline does not make sense. Something like planting 'aki'aki grass to hold the sand makes more sense. The 'aki'aki grass can handle the canoe traffic and still hold the sand. A berm would be in the way.	The SAP incorporates the recommendations from the South Shore Erosion Management Plan for the park area. In the long-term, a berm would help mitigate the impacts of storm surge and erosion. Strategic plantings of 'aki'aki grass would also be beneficial. Park stewards will coordinate with DHHL to decide the appropriate mitigation treatment from the range of options available.
Establish an invasive species removal and control program. Restoration and recovery for coastal and wetland plant communities. We have been talking over and over about restoring the wetland and also landscaping the rest of the park area with native plantings that are appropriate for the area.	The SAP calls for landscaping and the restoration of native plant communities throughout the park to beautify the park, create opportunities for cultural gathering, create shade, provide natural stormwater controls, and reestablish native habitats.
Educate and engage the community...This is already going on and has been for years with school kids, visitors, special groups, etc. When they say "community", who are they talking about?	The park is envisioned as a place where beneficiaries, island residents, and visitors can congregate to learn about Moloka'i's unique history, culture, and environment. The Final SAP aims to build upon and enhance the existing educational activities performed in the park. Future park stewards will be obligated to provide educational opportunities through programming, interpretive events, and/or demonstration areas.
Mitigation for soil contamination. I wonder, what are the results of the recent soil study at Malama Park?	DOH and Chevron are working on an agreed methodology in determining the extent of the contamination in the park. DOH assured us that it's safe to access the park right now and do passive activities that do not involve ground

Are the results available to the public?	disturbing activities. Any ground disturbing activities may require communication and coordination with DHHL/DOH and possibly a construction environmental hazard management plan.
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Results of Outreach Process

Park Management Zones:

Based upon beneficiary input and the opportunities and constraints analysis, four Park Management Zones emerged as unique areas with distinctive resources, uses, challenges, and community priorities. These four zones include:

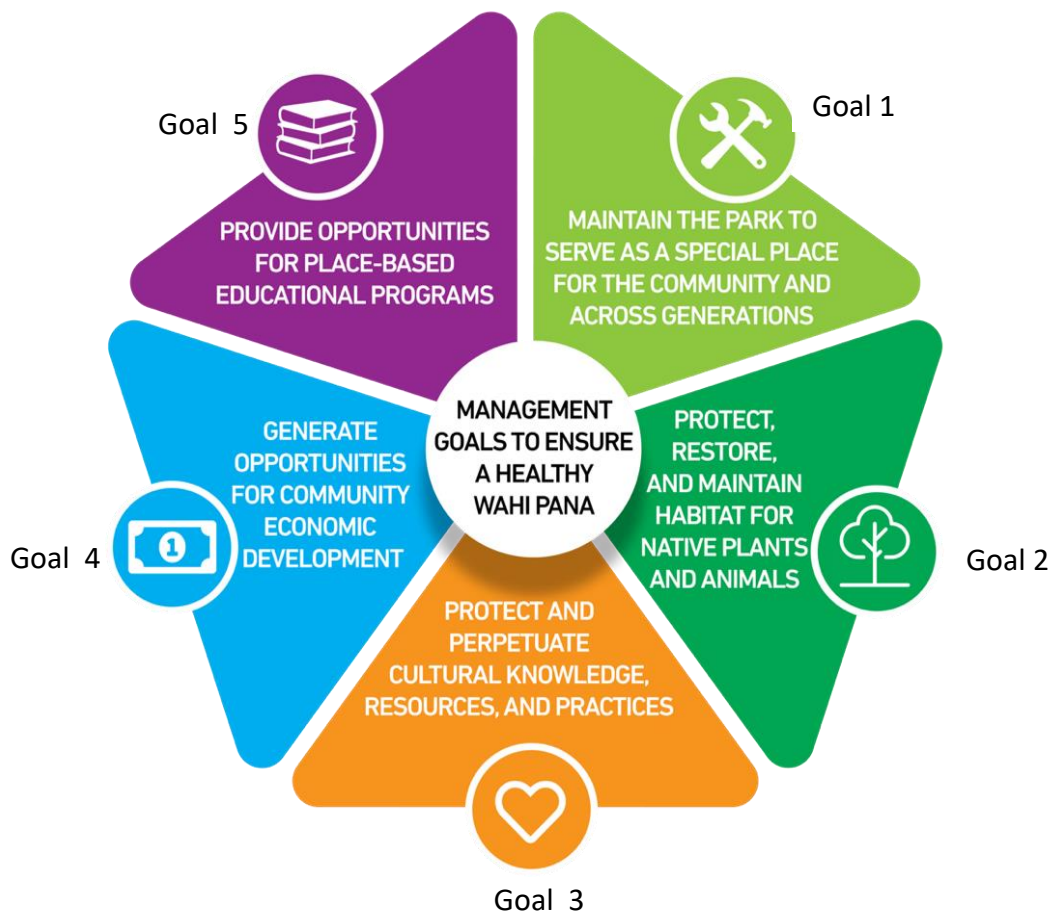
1. Canoe Club
2. Wetland
3. Malama Platform
4. Community Focused



The SAP discusses the types of activities and uses that are appropriate for each specific Planning Management Zone. The plan also describes the needs and management requirements for each zone, and identifies locations where select improvements may be made in a phased approach over time.

Park Management Goals:

The SAP identifies moderate development of the park. Beneficiaries prefer for the park to retain its open and natural characteristics while enhancing its use as a gathering place, nearshore recreation area, education resource and revenue generation venue to support park purposes. Five Management Goals and 17 management strategies were identified:

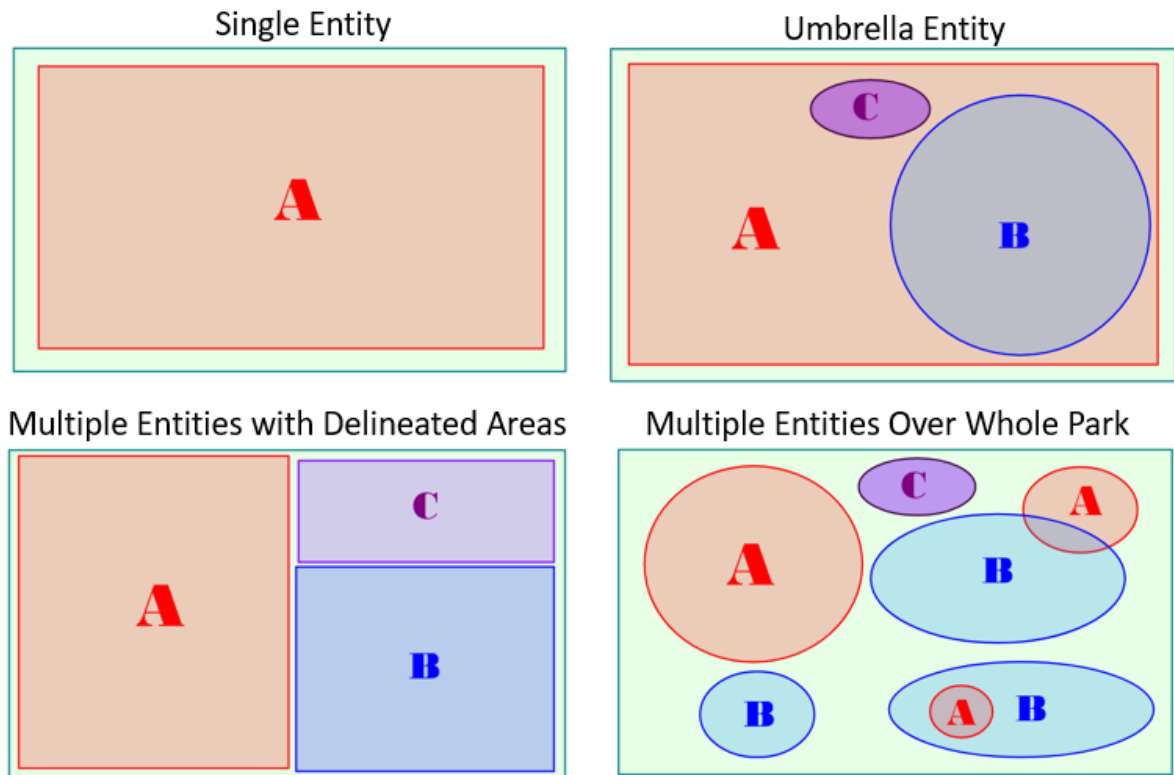


Management Goals and Strategies		
	<p>Goal 1:</p> <p>Maintain the park to serve as a special place for the community and across generations.</p>	<p>Strategy 1A: Manage vehicular access, activities and uses.</p> <p>Strategy 1B: Demolish the dilapidated jailhouse.</p> <p>Strategy 1C: Consider providing bathrooms in the Community Focused Zone.</p> <p>Strategy 1D: Improve water delivery and access</p> <p>Strategy 1E: Develop kūpuna area and memorial garden.</p>
	<p>Goal 2:</p> <p>Protect, restore, and maintain habitat for native plants and animals.</p>	<p>Strategy 2A: Reduce trash and maintain waste receptacles.</p> <p>Strategy 2B: Remove and control invasive species.</p> <p>Strategy 2C: Restore coastal plant communities.</p> <p>Strategy 2D: Enhance vegetated sand berm along the edge of the shoreline.</p> <p>Strategy 2E: Mitigate exposure to soil contamination.</p>
	<p>Goal 3:</p> <p>Protect and perpetuate cultural knowledge, resources, and practices.</p>	<p>Strategy 3A: Develop an overall mitigation plan for cultural resources.</p> <p>Strategy 3B: Ensure perpetuation of canoe culture.</p> <p>Strategy 3C: Support development of a new canoe and equipment storage pavilion.</p>
	<p>Goal 4:</p> <p>Generate opportunities for community economic development.</p>	<p>Strategy 4A: Establish a community farmers market area.</p> <p>Strategy 4B: Develop a new covered pavilion or visitor center.</p>
	<p>Goal 5:</p> <p>Provide opportunities for place-based educational programs.</p>	<p>Strategy 5A: Educate and engage the public.</p> <p>Strategy 5B: Establish a monitoring program.</p>

Potential Management Options

Throughout the consultation process, the community expressed their desire to continue existing uses and to have management kuleana for the park and its resources. Beneficiaries expressed a hope that community-led organizations could have the opportunity to help operate and manage the park through formalized partnership agreements with DHHL. As such, the SAP is intended to be implemented by community partners selected by DHHL.

Beneficiaries were presented with four potential community-based management structures that could be appropriate for the park. The four options were evaluated, and the tradeoffs discussed.



	Single Entity	Umbrella Entity	Multiple Entities with Delineated Areas	Multiple Entities Over Whole Park
Management Area(s)	One management area over the DHHL Park.	One primary management area over the DHHL Park. Multiple management sub-areas within the primary management area.	Multiple management areas with clearly defined boundaries.	Multiple locations of specific resources / activities throughout the park. Some management areas may be incongruous and/or overlap with other management areas.
Volunteer Kuleana	Responsible for the management of the entire park and its resources	Responsible for overseeing and managing multiple volunteer organizations.	Responsible for a particular area within the park.	Maintain a specific park facility, feature, or resource on a regular basis.
Advantages	Simplicity. One entity as decision maker. Easier for DHHL to communicate with one point-of-contact.	One Point-of-Contact with the Department. Sub-groups are freed up to focus on specific resources / activity.	Smaller areas will be more manageable. Avoids conflicting priorities between volunteer groups.	Individual resources managed wholistically by specialized organization.
Challenges	Large area and diverse resources may be difficult for a single organization to manage.	Will require a coordinated effort with multiple organizations.	Will require a coordinated effort with multiple organizations.	Will require a coordinated effort with multiple organizations. Potential for conflicting priorities.

During consultation, beneficiaries acknowledged that the park area is too large, with complex issues, for a single organization to solely manage. Beneficiaries preferred a management structure involving multiple managing entities with delineated areas and defined responsibilities. Under this strategy, a community organization may submit an unsolicited application for non-homesteading use of a clearly defined area within the park. Awarded organization would be responsible for all the

management activities required within the specified disposition area.

The umbrella approach was also viewed by beneficiaries as a viable option. Beneficiaries recognized that it may not be feasible to implement the umbrella approach immediately. DHHL may decide to implement the SAP in a phased approach, whereby the multiple entity approach is implemented in the near term, and then transition to an umbrella approach at a future time.

Third Party Vendor

A concern that was raised during beneficiary consultation was that future managing partners may not have the organizational capacity to manage the awarded park space. It was acknowledged that volunteer bases often ebb and flow over time. Periods when membership is low could create an impediment for the implementation of the required management activities. It was also acknowledged that holistic park management requires a myriad of professional skills and knowledge in park maintenance. An awarded managing entity with a particular interest and expertise may not have the acquired knowledge in all aspects of park management.

To address this concern, future park managers may seek the support from a third-party vendor to assist with routine maintenance, security, and repairs. The future park manager would be responsible for the procurement of the third-party vendor.

Types of activities that would be appropriate for a third-party vendor may include:

- Landscaping services such as lawnmowing, weed whacking, tree trimming, and monitoring and treating of pests
- Utility maintenance and repairs
- Bathroom or facility maintenance
- Parking lot repair and upkeep
- Trash collection
- Litter and debris removal
- Biohazard clean-up
- Park security services

Conceptual Site Plan for Malama Cultural Park

A conceptual site plan illustrating the implementation of the 17 management strategies is presented in the figure below.



RECOMMENDED ACTION

Staff respectfully requests the Hawaiian Homes Commission to approve the Malama Cultural Park Special Area Plan (2022) and authorize dissemination of the plan.

MALAMA CULTURAL PARK

SPECIAL AREA PLAN

July 2022

Posted on DHHL website:

<https://dhhl.hawaii.gov/po/special-area-plans/malama-cultural-park/>



DEPARTMENT OF HAWAIIAN HOME LANDS

MALAMA CULTURAL PARK

SPECIAL AREA PLAN

DRAFT: April 2022



DEPARTMENT OF HAWAIIAN HOME LANDS

MALAMA CULTURAL PARK

Hio Place, Kaunakakai, Molokaʻi

Special Area Plan

Prepared For:



DEPARTMENT OF HAWAIIAN HOME LANDS

P.O. Box 1879,
Honolulu, Hawaiʻi, 96805

Prepared By:



111 S. King Street
Honolulu, Hawaiʻi 96813

Cover Photo:

Aerial photo courtesy of Dudek Hawaiʻi

April 2022

Executive Summary

The Malama Cultural Park is a treasured wahi pana (ancestral land), not only for the people of Kaunakakai, but also for residents throughout the island of Moloka‘i. The Department of Hawaiian Home Lands (DHHL) seeks to preserve this wahi pana and to support the continuing practice of ocean recreational use in a manner that protects and respects the historical legacy of this place. This Special Area Plan (SAP) will help to guide the long-term use and management of the park, protecting its unique natural and cultural resources for present and future generations. This SAP provides a conditions assessment of Malama Cultural Park and its resources, outlines specific management actions to ensure the natural and cultural resources within the DHHL property are properly cared for, and recommends a management approach. The SAP reflects the core values important to both DHHL beneficiaries and Moloka‘i residents. It also provides a guide for DHHL to coordinate management and stewardship activities for the benefit of all park users.

The SAP was developed through a series of discussions with a wide range of community stakeholders and various public agencies. The SAP reflects the sentiments and perspectives provided through beneficiary consultation to primarily sustain the park as both a safe and enjoyable space. The planning process evaluates earlier planning efforts for the park and the surrounding area when it was under the jurisdiction of other public agencies. The SAP also incorporates information from new studies, and outlines plans for park facility programming and management.

In recognition of the role of Malama Cultural Park as a valuable wahi pana of Moloka‘i that must be protected and managed for the benefit of current and future generations, the goals of this SAP are to:

- Maintain the park to serve as a special place for the community and across generations
- Protect, restore, and maintain habitat for native plants and animals
- Protect and perpetuate cultural knowledge, resources, and practices
- Generate opportunities for community economic development
- Provide opportunities for place-based educational programs

Fifteen strategies associated with the above goals were identified for the Plan Area:

- Manage vehicular access, activities, and uses
- Demolish the jailhouse
- Consider providing bathrooms in the Community Focused Zone
- Develop a kūpuna area and memorial garden
- Reduce trash and maintain waste receptacles
- Establish an invasive species removal and control program
- Establish a restoration and recovery program for coastal plant communities
- Implement a vegetated berm enhancement along the edge of the shoreline
- Mitigate exposure to soil contamination
- Develop an overall mitigation plan for cultural resources
- Support the development of a new canoe and equipment storage pavilion
- Establish a community farmers’ market area
- Construct a new covered pavilion or visitor center
- Educate and engage the public
- Establish a monitoring program

Through the SAP's beneficiary consultation process, it became evident that the community held a strong desire to take over the management kuleana for the Plan Area and its resources. Beneficiaries expressed a hope that community-led organizations could have the opportunity to help operate and manage the Plan Area through formalized partnership agreements with DHHL. As such, the SAP is intended to be implemented by community partners selected by DHHL. Beneficiaries preferred a management structure involving multiple managing entities with delineated areas and defined responsibilities, with the option to transition to an umbrella management approach at a later time.

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Glossary of Hawaiian language terms

‘āina land, earth

ahupua‘a	traditional Hawaiian land section that typically ran from the mountains to the sea and included coastal and nearshore resources
ali‘i	Hawaiian royalty
heiau	an ancient Hawaiian temple or structured area of traditional worship
hoa‘āina	native tenants
ike	knowledge
iwi kūpuna	ancestral remains
keiki	child
kama‘āina	one born in a place, local
kānaka	people (references in this document to kānaka are shortened references to the term kānaka maoli meaning the native or indigenous people of Hawai‘i)
kuleana	responsibility
kūpuna	grandparents, ancestors or elders of the grandparent generation
kupa ‘āina	Hawaiian citizen of the land
makai	towards the ocean
malama	moon or month
mālama	to care for
mana‘o	ideas
mauka	uplands, towards the mountain
moku	district or island
mo‘olelo	traditional stories, tales, myths, histories and legends
‘ohana	family
‘ōpio	youth or young person
pohaku	stone
wa‘a	Hawaiian canoe
wahi pana	celebrated places, places of importance
Wahi kūpuna	a physical site, area, or landscape that is significant to Native Hawaiians

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Chapter 1: Introduction

Project Information Summary

Project Name:	Malama Cultural Park Special Area Plan
Project Location:	Hio Place, Kaunakakai, Molokaʻi (<i>Figure 1-2</i>)
Landowner	Department of Hawaiian Home Lands (<i>Figure 3-2</i>)
Ahupuaʻa	Kaunakakai (<i>Figure 3-1</i>)
Tax Map Keys (TMK)	(5)-3-001:002, 097, & 100 (<i>Figure 3-2</i>)
State Land Use District:	Urban District (<i>Figure 3-4</i>)
DHHL Land Use	Special District
County of Maui Zoning	Interim (<i>Figure 3-5</i>)
Molokaʻi Community Plan Designation	Park, Public/Quasi Public (<i>Figure 3-7</i>)
Special Management Area (SMA):	Within SMA (<i>Figure 3-6</i>)
Flood Zone:	AE: Area of 1% Annual Chance of Flooding, Base Flood Elevation (BFE)= 10ft; and VE, High Risk Coastal Area, BFE= 10 feet (ft) (<i>Figure 3-46</i>)

Introduction

The Malama Cultural Park is a treasured wahi pana (ancestral land), not only for the people of Kaunakakai, but also for residents throughout the island of Molokaʻi. For many generations, Malama Cultural Park connects the past to the present and evokes a great sense of cultural pride. In the past, it was one of the places where kupaʻāina would access the shoreline for fishing and launching waʻa. It was also a favorite retreat of aliʻi, where Lota Kapuāiwa Kalanimakua Aliʻiōlani Kalanikupuapaʻīkalaninui, also known as King Kamehameha V, built a vacation home and was known to sunbathe along its sandy shore (Summers, 1971). At Malama Cultural Park today, one can find a sandy beach that serves as a popular place for canoeing and paddle boarding; a natural wetland; and numerous cultural sites that provide a glimpse into the rich history and culture of one of Molokaʻi’s central gathering places. For many park users, it is crucial that this special place be protected and preserved for its historic and cultural significance as well as for the important role it plays in the Kaunakakai ahupuaʻa and for the overall ecosystem of the island.

The Department of Hawaiian Home Lands (DHHL) seeks to preserve this wahi pana and to support the continuing practice of ocean recreational use in a manner that protects and respects the historical legacy of this place. This Special Area Plan (SAP) has been drafted to guide the long-term use and management of the park, protecting its unique natural and cultural resources for present and future generations. This SAP provides a conditions assessment of Malama Cultural Park and its resources, outlines specific management actions to ensure the natural and cultural resources within the DHHL property are properly cared for, and recommends a management approach. The SAP

reflects the core values important to both DHHL beneficiaries and Moloka‘i residents. It also provides a guide for DHHL to coordinate management and stewardship activities for the benefit of park users.

The SAP was developed through a series of discussions with beneficiaries, a wide range of community stakeholders, and various public agencies. The SAP reflects the sentiments and perspectives provided through beneficiary consultation to primarily sustain the park as both a safe and enjoyable space. The SAP planning process evaluates earlier planning efforts for the park and the surrounding area when it was under the jurisdiction of other public agencies. The SAP also incorporates information from new studies, and outlines plans for park facility programming and management.

Special Area Plan Background

The mission of DHHL is to effectively manage the Hawaiian Home Lands Trust and to develop and deliver lands to native Hawaiians. The Hawaiian Home Lands Program was started with the passage of the Hawaiian Homes Commission Act, 1920, as amended (HHCA) due to the efforts of Prince Jonah Kūhiō Kalaniana‘ole (*Figure 1-1*). The stated aim of the legislation was to enable native Hawaiians to escape the tenements and slums in Honolulu; by settling them to become self-supporting, self-sufficient, and thrive once more.

FIGURE 1-1 PRINCE JONAH KŪHIŌ KALANIANA‘OLE



It was Prince Kūhiō’s vision to ensure for the provision of healthy Hawaiian communities for future generations to come. As part of the effort to fulfill that vision, DHHL has focused planning efforts on community building and the stewardship of the natural and cultural resources that are fundamentally grounded in the Hawaiian way of life. Developing designated parks for recreation and gathering are an important way to foster a sense of community, strengthen community bonds, and maintain a strong sense of cultural identity.

In 2011, a portion of the lands comprising Malama Cultural Park were transferred from the State of Hawai‘i, Department of Land and Natural Resources (DLNR), into the DHHL inventory (*Figure 1-3*). The land was accepted

by DHHL as part of the Act 14 settlement mainly because it would provide cultural and recreational opportunities in a central location and maintain a Hawaiian sense of place as well as access to the shoreline. These specific DHHL parcels will be referred to as the “Plan Area” in this document (*Figure 1-2 and 1-3*).

In 2018, the Hawaiian Home Commission, under DHHL land use administrative rules, designated the Plan Area as a Special District under its Land Use Designation scheme with the goal of preserving and protecting significant natural, historic and community resources on Trust lands. The DHHL Special District designation is for land with special opportunities such as natural, cultural or historic resources, or severe constraints such as flood control or endangered species. This category is applied to environmentally or culturally sensitive land that requires some conservation principles but can also be used for compatible activities if managed correctly. The intent is for native Hawaiian beneficiaries to oversee these lands and use them to create a Hawaiian sense of place for all beneficiaries living on Moloka‘i.

To help achieve this goal, DHHL has developed this SAP for the future management of the Plan Area and its resources. The SAP will identify the current resources and uses of the Plan Area and address key issues such as responsible access, competing uses, stewardship of natural and cultural resources, and the management of park facilities and infrastructure. This plan provides an opportunity to engage in early action to ensure resources are properly cared for before irreversible consequences compromise the ability of future generations to enjoy this special place.

FIGURE 1-2 PROJECT LOCATION



FIGURE 1-3 PLAN AREA DELINEATION



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Chapter 2: Plan Development Methodology

This SAP was developed based on significant information gathered from consultations with Moloka‘i DHHL beneficiaries, park users, and other community members knowledgeable about Malama Cultural Park. These stakeholders provided their mana‘o (ideas), to assist the planning team in formulating recommended management strategies (as described in Chapter 5). Agencies and organizations including the State DLNR Division of State Parks (DSP), State Department of Transportation (DOT) Harbors Division, County of Maui (County) Parks and Recreation (DPR), the University of Hawai‘i Center of Indigenous Innovation, the Maui Visitors and Convention Bureau, and the existing canoe clubs operating in the park were also consulted.

This chapter provides the context through which the SAP’s management goals and strategies were developed. It describes prior planning efforts for the park dating back to before DHHL acquired the property. It also describes the beneficiary consultation process and summarizes the mana‘o shared.

The final section of this chapter discusses the methods for site analysis that provided the foundation for the identification and evaluation of the SAP Area’s natural and cultural resources.

Prior Planning Efforts

The SAP was developed with respect to the desires and efforts that were expressed by the community during earlier planning efforts for the park. The following sections describe these prior efforts.

1995 Master Plan

In 1995, the State Department of Business Economic Development and Tourism (DBEDT), proposed the development of an approximately 11-acre area in Kaunakakai for the creation of Malama Cultural Park. The project resulted in the creation of a Master Plan for the park and publication of a Final Environmental Assessment (EA). At the time of the master planning process, the State DLNR owned the entire park site comprised of 11.27 acres. In addition to the now DHHL-owned parcels (the Plan Area), the master planning area also consisted of two additional parcels (presently under the jurisdiction of the County DPR (TMK (5)-3-001:003 and 005)).

The purpose of the original Master Plan was to develop a public park which would provide a focal point for Moloka‘i’s history and culture. The Master Plan envisioned a passive as well as active park to support and enhance socio-cultural, recreational, and potential economic activities envisioned for the island of Moloka‘i. The cultural themes of the park would be focused on native Hawaiian antiquities as well as modern recreational activities popular on Moloka‘i, including canoe paddling, hula, the makahiki, and Hawaiian arts and crafts. This master planning process involved extensive consultation with the Moloka‘i community. A reproduced rendering of the 1995 Master Plan is illustrated in *Figure 2-1*.

Only a few of the proposed actions in the 1995 Master Plan for the park were actually realized. Paved walkways were partially constructed and a comfort station with restroom and showers was developed on the now County-owned portion of the park. Improvements on the now DHHL-owned portion included hauling in of fill material to construct an earthen amphitheater and stage. The stage area was equipped with permanent power connections and an irrigation system.

Implementation of the Master Plan was put on hiatus in the late 1990s due to lack of maintenance funding. Approximately 7 acres on the western side of the planning area were later transferred to DPR for its management as a County park and for the Moloka‘i Yacht Club as an existing lessee. The remaining parcels on the eastern side of the park remained with the DLNR until 2011.

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FIGURE 2-1 ADAPTATION OF THE 1995 MALAMA CULTURAL PARK MASTER PLAN



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Components of the Master Plan that were desired by the community, but were never developed include:

- Construction of an overlook / viewing area over the wetland
- Hale Malama (visitor information center for the Malama Platform)
- Shaded sitting area for kūpuna
- Amphitheatre / hula hālau pavilion
- Language immersion school
- Canoe sheds designed with traditional Hawaiian construction practices
- Beach support building
- Arts and crafts building
- Paved parking lot
- Orientation kiosk and wayside exhibits
- Site lighting
- Concession stands for selling food and crafts
- Removal of historic jailhouse
- Caretaker home and maintenance equipment storage area

Special District Land Use Designation

In 2011, as part of the Act 14 settlement process, three of the DLNR-owned park parcels totaling 4.58 acres (the Plan Area) were transferred over to DHHL. At that time, the DHHL Moloka‘i Island Plan, having been approved in 2005, did not include these parcels, therefore the land had never been assigned a DHHL land use designation.

DHHL’s Beneficiary Consultation Policy, approved in January 2009, recognizes that meaningful, timely and effective beneficiary consultation is essential to the successful implementation of Hawaiian Homes Commission (HHC) policies, programs, and projects. Beneficiary consultation was initiated in 2016 to collect beneficiary feedback and input on land use designation alternatives for DHHL’s three Malama Cultural Park parcels. The outreach ensued on the island of Moloka‘i at two community events, and two meetings in 2016 and 2017. The purpose of the outreach strategy was to gauge interest in stewardship and collaborative planning for the park, and collect information on history, issues, and opportunities, areas to be sensitive of, and thoughts on potential land uses and activities.

Table 2-1 summarizes all comments received during the beneficiary consultation process, and sorts them by subject or topic, as well as provides any responses from DHHL.

Table 2-1: Summary of Consultation for Special District Land Use Designation (2016-2017)		
Subject	Question / Comment/Suggestion	Response / Key Points
Use 1995 Plan as a basis	Use the old Malama Park Master Plan as a working guide for future meetings.	DHHL supports implementing as much of the original plan as is feasible, as it has widespread community support.
	Bring old Master Plan and review before the meeting.	DHHL supports implementing as much of the original plan as is feasible.
Planning timeline	What is the time table of Plan?	Ideally, within the next five years.
	Is it safe to assume that everything right now is status quo until the new plan is implemented?	Yes. Land use designation will guide us to what the next steps are.
Educational uses for wetlands and historic sites	We really want to restore the wetlands to use as an educational site with boardwalks, signage, field trip for school children, school partnerships aside from the wetlands, signage and storyboards for the cultural sites like King Kamehameha V home, etc.	Specific uses will be worked out during the SAP phase. DHHL supports educational opportunities for cultural and natural resources.
Empower homesteaders to do park planning	For future meetings, maybe the homesteaders can run the meeting now that we know what to do.	Once land use designation is approved, beneficiaries will be involved in master planning.
Land not suitable for Homesteading	Why is DHHL accepting land that can't be used for homesteading? I've been on the Moloka'i waiting list for 20 years Don't waste trust resources if it's not going to provide new lots for applicants.	DHHL acquired lands for both homesteading and non-homesteading uses per Act 14 to provide the trust with ways to more holistically implement HHCA mandates.
Canoe club use is important	Canoe paddling is a cultural activity. The club has a right to be located on the shoreline. Canoeing brings families together, promotes healthy lifestyles, and benefits kids, disabled and special needs. DHHL needs to support it.	DHHL acknowledges the historic importance of the canoe clubs and paddling at Malama Cultural Park.
Land Use Designation	Support of Special District designation.	DHHL Planning Office recommends Special District as the most appropriate land use designation.

Responses to DHHL's efforts to initiate the SAP planning process for Malama Cultural Park were positive, with a few exceptions. There was concern that the efforts of the past will not be honored to the extent that they should be. Beneficiaries also wanted to play a more active role, expressing a strong interest in stewardship, community empowerment and collaborative planning. Since these meetings, the beneficiaries continued to share a vision of the park as a culturally based community economic development project, educational center and recreational site. The

comments strongly emphasized that due to the sensitivity and significance of the cultural and natural resources in the property, the Special District designation would be the appropriate land use designation for the three DHHL-owned Malama Cultural Park parcels.

The HHC formally accepted the recommendation to designate the park as a Special District in January 2018.

Special Area Plan Beneficiary Consultation Process

Development of the SAP requires beneficiaries, together with DHHL, to develop a plan to improve and manage the Malama Cultural Park and its resources. DHHL initiated the beneficiary consultation process for the SAP in 2019. From 2019 to 2022, DHHL conducted four beneficiary consultation meetings with Moloka‘i beneficiaries, and multiple small group meetings with key park users and stakeholders. The purpose of these meetings was to confirm uses and activities for specific zones throughout the park, identify key management issues, and evaluate alternative models for park stewardship.

Due to the COVID-19 pandemic, all outreach meetings that were initially planned to be held in-person were held virtually through online meeting platforms. Beneficiaries were also offered opportunities to provide their mana‘o through their participation of online surveys, via email or telephone.

The following table summarizes all comments received during the current beneficiary consultation process, and sorts them by subject or topic, as well as provides any responses from DHHL.

Table 2-2: Summary of Special Area Plan Consultation		
Subject	Question / Comment/Suggestion	Response / Key Points
Importance of canoe culture	Malama Cultural Park has been a place for canoeing since ancient times. The park is the heart of canoe paddling on Moloka‘i. The canoe clubs have nowhere else to go and have a strong desire to remain in place.	DHHL acknowledges the historic importance of canoe paddling at Malama Cultural Park. The SAP will recommend that a selected portion of the shoreline area be designated for canoe club use. The SAP will allow DHHL to formalize agreements with qualified community organizations competent in Hawaiian canoe culture.
Lack of action	The park was a beautiful place years ago, but had since fallen into disarray from decades of neglect. Beneficiaries participated in earlier planning efforts to improve the park such as the 1995 Master Plan. Beneficiaries are sad and frustrated that the early planning efforts never came to fruition. The bathroom on the County-owned portion of the park is closed due to damages and overall lack of maintenance. There is presently no working bathroom in the park.	DHHL is aware of the frustration of the community by the lack of management over the years. The SAP will address the long-term stewardship of the Plan Area with recommendations of a management structure. Guidance will be provided in the SAP as to how necessary improvements and repairs are authorized.
Safety	The park is has no lights and is dark at night. There are concerns about homeless individuals living in the park. Crime has occurred in the past and many don’t feel safe or welcome.	The SAP will provide recommendations to improve park safety and security. The SAP will provide recommendations for locations where lighting improvements would be appropriate.

Perpetuate Hawaiian history and culture	The park should be a place for preserving and perpetuating Hawaiian history and culture. With its wetland, plants, birds, and sea life, the park could also serve as a place for nature-based education. Nearby schools used to visit the park and share their science projects.	The SAP will allow DHHL to formalize agreements with community-based organizations to mālama the park's natural and cultural resources and provide opportunities for place-based education.
Sea level rise	There are concerns regarding sea level rise and flooding. The park should be managed with future sea level in mind. The SAP should study options to mitigate the impacts of inundation to the property and infrastructure.	The SAP will incorporate recommendations from the Moloka'i South Shore Erosion Mitigation Plan to respond to the future threat of sea level rise.
Importance of park management	The park must have an implementation plan that supports family and community stewardship. The SAP should address issues of security, litter, and vandalism in the park.	Developing a park management model is the core purpose of the SAP. The SAP will empower community-based organizations to assume management responsibilities of the park. The plan will define the management needs and the criteria for potential DHHL management partners.
Landscaping	The park would be more welcoming if it were greener and well landscaped. The park needs an irrigation system. Many of the trees that were planted have died due to a lack of water and maintenance. The park is very hot for most of the year and needs more shade trees. New plantings should be native and appropriate for the environment.	The SAP will make recommendations for appropriate new plantings and define the landscaping responsibilities for future managing partners.
Wetland	The wetland habitat should be restored and used to collect stormwater runoff. Remove the pickleweed and replace with native wetland plants. It should be used for educational programs. A boardwalk should be built across so people can view the wetland and get to the beach without walking through it.	The SAP will authorize DHHL to formalize agreements with a community-based organization to provide the appropriate stewardship of the wetland. Future partners will be expected to provide a minimal standard of care for the wetland and utilize the area for educational programs. The SAP will also recommend for future partners to develop a boardwalk over the wetland pending Department approval of the design.
Malama Platform	Kiawe is growing on the platform and damaging the structure. The platform should be preserved and used to teach about Hawaiian culture. Interpretive events could tell the story of the platform's history.	The Sap will authorize DHHL to formalize agreements with a qualified cultural-based community organization for the protection and restoration of the Malama Platform for present and future generations. Future partners will be expected to provide a minimal standard of care for the park's cultural resources and utilize the Malama Platform for cultural educational programs.

Community events and economic opportunity	The amphitheater and stage area would be a good place for holding farmers' markets or craft fairs. The area could be used to host live performances like hula, live music, or show Hawaiian films. The park is within walking distance to Kaunakakai town and could attract many residents and visitors.	The SAP will recommend that the mauka portion of the park encompassing the amphitheater and stage be designated for community events and economic opportunity.
Parking and access	Uncertainty about where to park. Remove the abandoned boats along Hio Place and make more parking areas. The park would be a great place for a bike share station.	The SAP will recommend the expansion of the mauka parking area along Hio Place. Abandonment of boats or other vehicles will be prohibited. Bicycle facilities are encouraged.
Removal of jailhouse	The jailhouse is old and dangerous. It is not a part of our history that we want to preserve. It should be removed.	DHHL acknowledges that the jailhouse is in poor condition and poses a threat to human health and safety. The SAP will recommend the demolition and removal of the structure from the park.
Management models	DHHL should make agreements with community-based organizations to take over the management of the park. Preference for multiple organizations to manage specific delineated zones with certain defined responsibilities. In the future, an umbrella organization could take over the primary management responsibilities to coordinate with DHHL and reduce the burden on the sub-organizations.	The SAP will delineate specific park zones that require certain management responsibilities unique to the resources and desired uses within. The SAP will define the management needs for each zone and establish a minimal level of care. The SAP will also outline the criteria for potential management partners to receive a disposition. The plan will authorize DHHL to formalize agreements with qualified community-based organizations to provide stewardship for each zone and the resources within. Approved community organizations will obtain an appropriate disposition for the delineated zone for an agreed-to period of time. The SAP will also provide the flexibility to allow for an umbrella organization to assume management responsibilities at a future time.

Input by beneficiaries and community stakeholders was the key factor for the development of the concepts and strategies discussed in this plan. Detailed minutes from each of the beneficiary consultation meetings is provided in *Appendix A*.

Stakeholder Consultation Log

Consultation meetings were held with key stakeholders to gather information about the park and input on the Special Area Plan. *Table 2-3* lists the agencies, community organizations, citizen groups, and individuals who were either formally consulted, provided a presentation, or notified early in the process of project design or are part of an ongoing consultation effort.

Table 2-3: List of Consulted Parties			
Organization	Name	Position	Initial Meeting
Ahupua'a o Moloka'i	Doreen "Pinky" Gaspar	Board President	07/28/2020
Kalama'ula Homesteaders Association	Stephanie Kapua Lauifi	President	07/28/2020
Kalama'ula Mauka Homestead Association	Sybil Lopez	President	07/28/2020
Kamiloloa-One Ali'i Homestead Association	Davidette "Hala" Pa-Kala	President	07/28/2020
Kapa'akea Hawaiian Homestead Association	Lorna K Reyes	President	07/28/2020
Maui Co. Dept. of Water Supply	Bonnie Saust	Field Operations	09/22/2020
Maui Co. Development Services Administration	Arnold Abe	Civil Engineer	07/23/2020
State of Hawai'i Department of Health, Wastewater Branch	Lori Morikami	Planner	07/23/2020
Moloka'i Canoe Club	Liko Wallace	President	07/28/2020
Wa'akapaemua Canoe Club	Penny Martin	Vice President	07/28/2020
DHHL Hawaiian Homes Commission	Zachary Helm	Hawaiian Homes Commissioner for Molokai	12/08/2020
Moloka'i Homestead Farmers Alliance	Faith Tupulotu	President	07/28/2020
Moloka'i Hawaiian Home Lands Kupuna Committee	Beverly Pauole-Moore	President	07/28/2020
Maui Co. Dept. of Parks and Rec.	Karla Peters	Director	12/07/2020
Maui Co. Council	Keani Rawlins-Fernandez	Chair of the Budget, Finance, and Economic Development Committee	07/28/2020
Ahonui Homestead Association	Cora Schnackenberg	President	07/28/2020
State of HI Department of Transportation, Harbors Division	Harley Tancayo,	Harbor Master	3/12/2021
Aha Kukui O Moloka'i	Adolf Helm	President	3/12/2021
Moloka'i Mokupuni Council	Sybil Lopez	President	5/27/2021
Office of Indigenous Innovation	Kamu Enos	President	7/29/2021
State of HI, Department of Land and Natural Resources, Division of State Parks	Martha Yent,	Archaeologist Parks Interpretive Program and LWCF Coordinator	8/18/2021
Maui Visitors and Convention Bureau	Meagan DeGaia	Destination Manager	1/31/2022

Arcadis	Nick Wood	Senior Environmental Engineer	2/3/2022
Chevron	Jeff Moore	Public Affairs Advisor	2/17/2022
State of HI, Department of Health	Iris Van Der Zander	Environmental Health Specialist	3/7/2022

Site Analysis

In addition to beneficiary and stakeholder input, the SAP was developed based on site observations and technical studies for the purpose of identifying and evaluating park resources and assessing the existing conditions of the property. Technical studies included:

- a Biological Assessment conducted by Group 70 (Appendix B)
- an Archaeological Literature Review and Field Inspection conducted by Keala Pono Archaeological Consulting, LLC (Appendix C), and
- an Engineering Assessment conducted by G70 (Appendix D)

Key findings and recommendations from the technical reports are discussed in *Chapter 3* of this SAP.

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Chapter 3: Existing Conditions

The Malama Cultural Park is a special wahi pana for the people of Moloka‘i. For many, the park is a connection to the past and the future, providing a source of pride and identity for the Moloka‘i community and for many Hawaiian families. This chapter provides an overview of the Plan Area’s existing conditions and the natural and cultural resources present.

Planning Area and Land Use

The Malama Cultural Park is centrally located on the island near the town center of Kaunakakai within the traditional ahupua‘a of Kaunakakai (*Figure 3-1*). The DHHL-owned portion of the Malama Cultural Park, comprising the Plan Area, is situated upon three parcels (TMK (5)-3-001:002, 3-001:097, & 3-001:100) totaling approximately 4.56 acres that abuts the Pacific Ocean at Kaunakakai Harbor (*Figure 3-2*). Neighboring the park are a variety of industrial uses including New Horizon Enterprises to the north, Senter Petroleum to the east, and the Kaunakakai Wharf to the south. The Moloka‘i Veterans Center is also located east of the park. West of the park is the Kaunakakai Gulch, which brings water from the mauka regions of Kamakou down to the ocean, where a wetland meets the shoreline.

The entire Malama Cultural Park, as originally planned in the 1995 Master Plan, includes two parcels west of the Plan Area. These two parcels are owned by the County of Maui under the jurisdiction of the Department of Parks and Recreation (DPR). These adjacent parcels have been leased to the Moloka‘i Yacht Club (TMK (5)-3-001:003), and the Aha Kukui o Moloka‘i (TMK (5)-3-001:005).

Nearby DHHL homestead communities include the Kalama‘ula homestead to the west, and the Kapa‘akea and Kamiloloa-Makakupaia Homesteads to the east (*Figure 3-3*).

Under the DHHL land use system, the Plan Area is designated as Special District. Special District lands are areas that require special attention because of unusual opportunities or constraints. These may include natural hazard areas, open spaces, raw lands far from infrastructure, mixed use areas, or greenways.

The Plan Area is located within the State Urban District (*Figure 3-4*). The Urban District generally includes lands characterized by “city-like” concentrations of people, structures and services. This District also includes vacant areas for future development. The Maui County zoning for the Plan Area is Interim (*Figure 3-5*). The purpose of this zoning class is to provide interim regulations pending the formal adoption of a comprehensive zoning ordinance and map. Development for the island of Moloka‘i is guided by the State Land Use Districts, as well as the Maui County land use zoning code. However, since the Hawaiian Homes Commission Act was passed by Congress in 1921, over 30 years before the State and County was created, responsibility for determining appropriate land uses on Hawaiian Home Lands lies solely with the HHC.

The entire Plan Area is located within the Special Management Area (SMA) (*Figure 3-6*). The Hawai‘i Coastal Zone Management Program (HRS Chapter 205A) regulates all types of land uses and activities in the SMA. The SMA on Moloka‘i is regulated by the County of Maui, Department of Planning.

The Moloka‘i Island Community Plan designates the Plan Area as Park and Public/Quasi Public (*Figure 3-7*). Areas designated as Park are intended for recreational uses, including public and private active and passive parks, and related compatible uses. Public/Quasi Public areas are designated for schools, libraries, fire and police stations, government buildings, public utilities, hospitals, churches, cemeteries, community centers, and related and compatible uses.

FIGURE 3-1 AHUPUA'A



FIGURE 3-2 TMK AND ADJACENT LANDOWNERS



FIGURE 3-3 DHHL LANDS ON MOLOKA'I

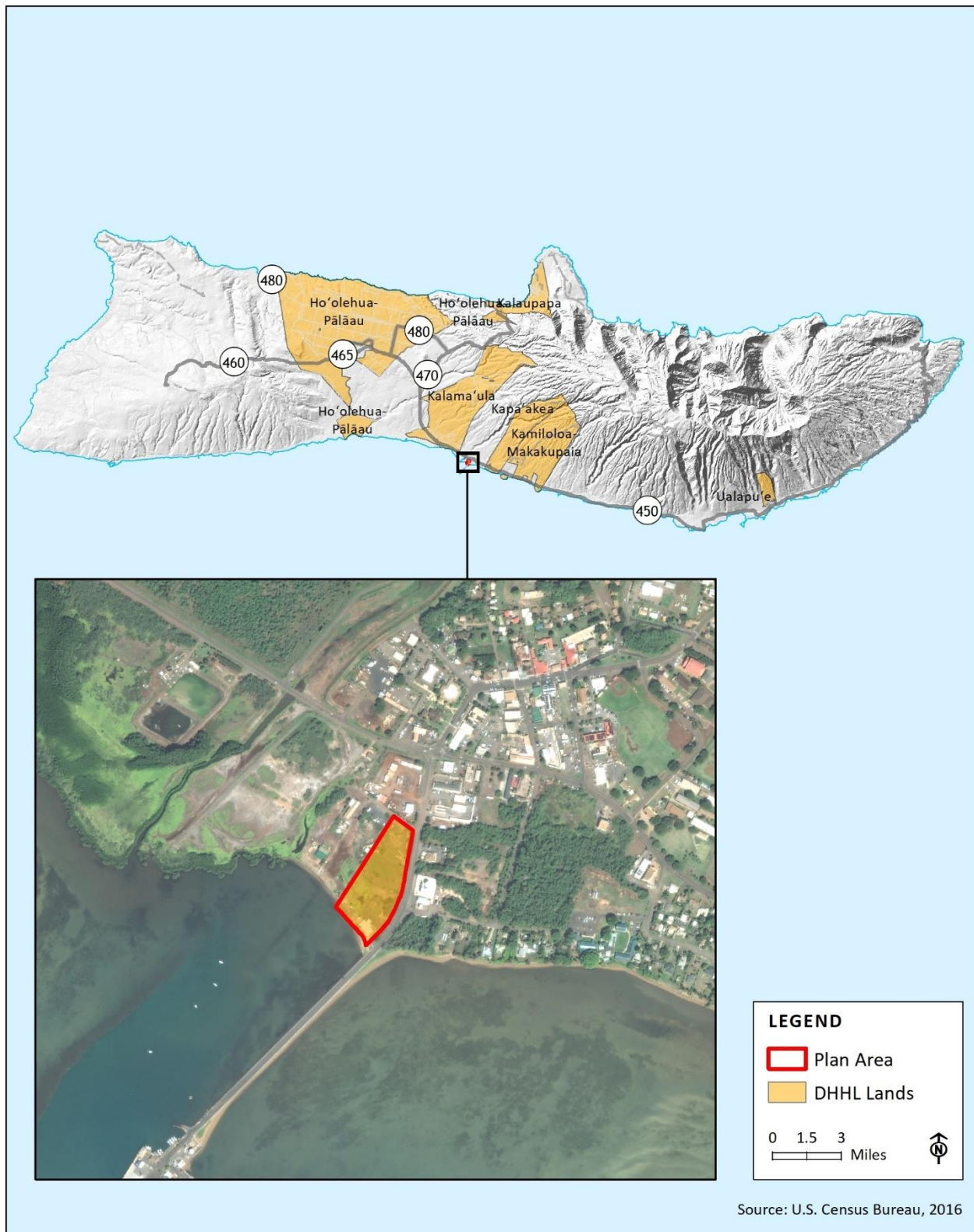


FIGURE 3-4 STATE LAND USE DISTRICT



FIGURE 3-5 MAUI COUNTY ZONING

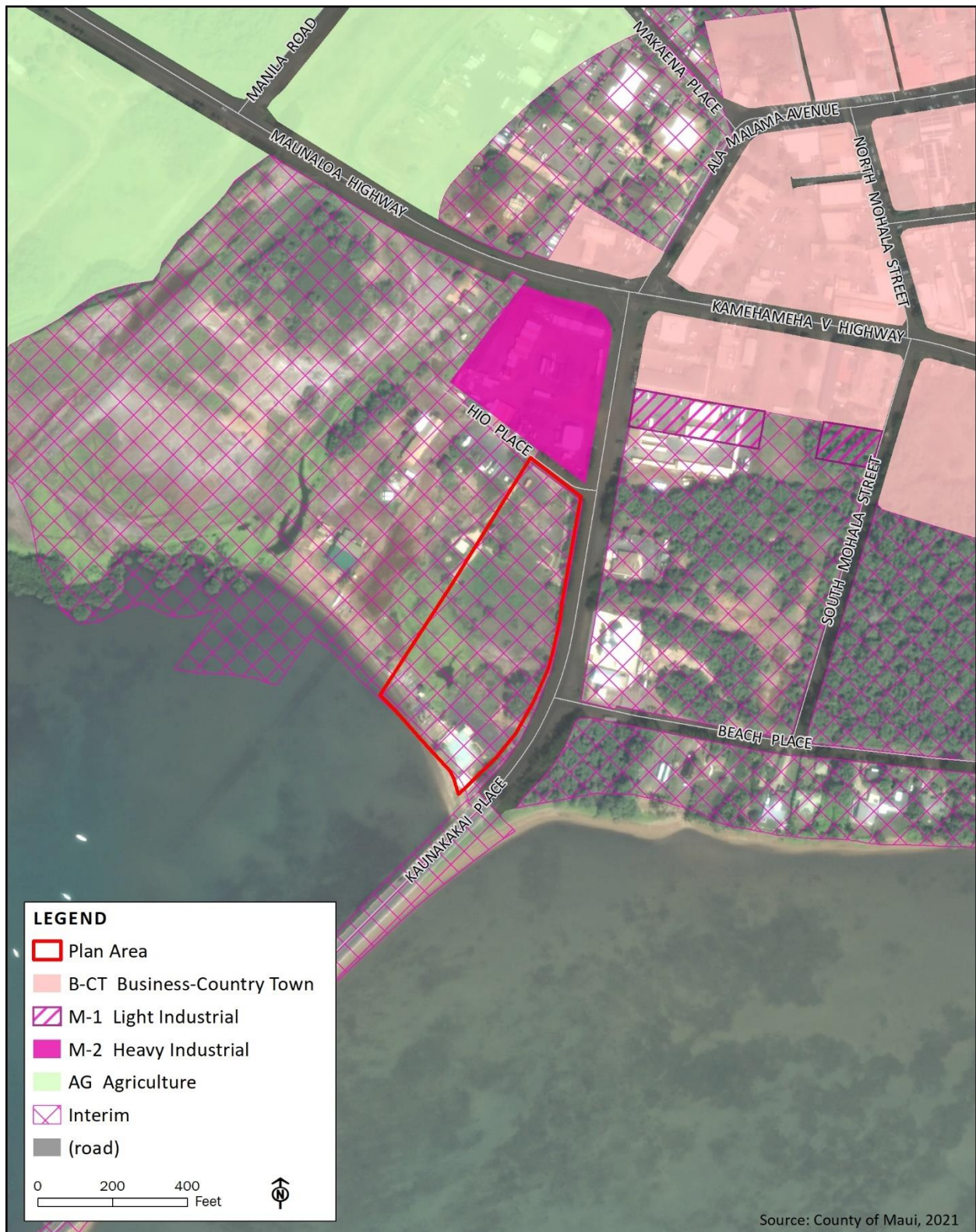
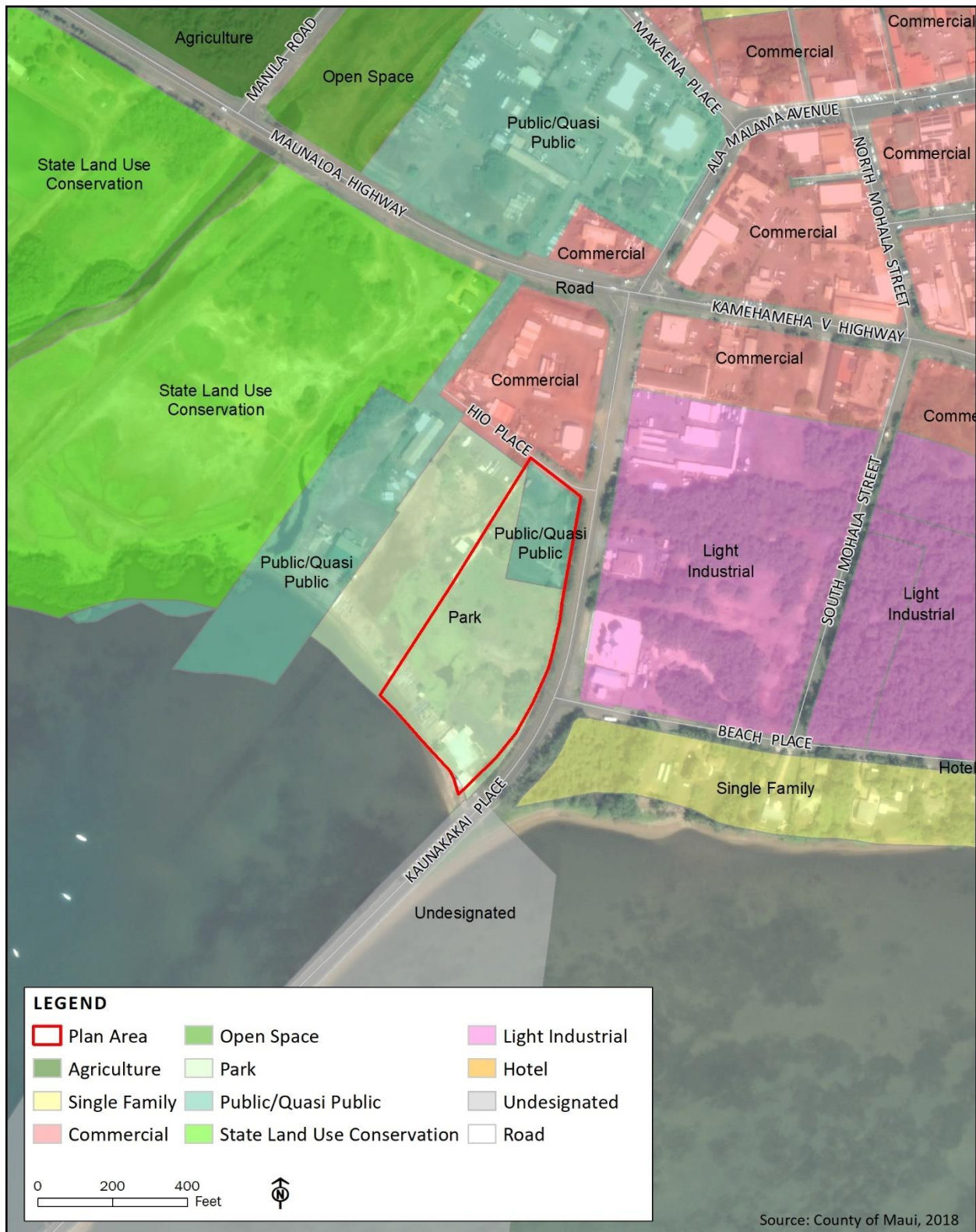


FIGURE 3-6 MAUI COUNTY SPECIAL MANAGEMENT AREA



FIGURE 3-7 MOLOKA'I ISLAND COMMUNITY PLAN DESIGNATIONS



Existing Uses and Programs

The existing Plan Area can be described as a generally flat open space environment along a sandy shoreline. Key features in the park include two existing canoe club facilities, a small wetland, the historic Malama Platform, an earthen amphitheater and stage, and an open grassy lawn (*Figure 3-8*). The following sections will provide further detail regarding the park's existing uses and resources.

Canoe Clubs

Prince Kūhiō recognized the value of perpetuating and celebrating the practice of Hawaiian canoe paddling. He was an avid patron of canoe racing and wanted the fastest racing canoe in the Islands. In 1902, he commissioned the construction of a koa canoe named the A'a (originally named A). The A'a was the first canoe specifically designed as a six-man racing canoe. In September of 1906, captained by Manuia Maunupau, the A'a won its first race on the island of O'ahu. This race marked one of the first uses of the modern ama (outrigger float) and 'iako (outrigger boom), which were attached to the A'a. The A'a would go on to win many competitions between 1906 and 1910 (Holmes, 1981). To some, Prince Kūhiō is considered the father of modern day Hawaiian canoe racing.

DHHL acquired the Plan Area with two existing tenants. The Moloka'i Canoe Club and the Wa'akapaemua Canoe Club have both had an active presence in the park since before the Plan Area was transferred from the DLNR to DHHL in 2011. Both clubs have played an important role in the stewardship of the park with a focus on preserving and perpetuating the practice of traditional Hawaiian canoe paddling. Both clubs have permanent structures located near the shoreline for storing canoes and hosting canoe related events.

The Moloka'i Canoe Club is open to interested island residents and has approximately 100 members. Almost half of members are keiki (children) ages 6 to 18. Nearly 95% of these keiki are Native Hawaiian. The club activities help to immerse this keiki in the traditions and practices of Hawaiian outrigger canoe paddling. Club facilities include a covered pavilion with picnic tables, an open canoe storage area, equipment storage containers, sinks, and an outdoor shower area (*Figure 3-9, 3-10, 3-11, 3-12*). The areas surrounding the facilities have been landscaped and cared for by club members and volunteers (*Figure 3-13 and Figure 3-14*). Existing maintenance procedures include the clearing of rubbish, debris and brush; planting and watering native landscaping; maintaining the canoe hale and other structures on site, and keeping the adjacent Malama Platform, an important cultural site, clear of overgrowth. The Moloka'i Canoe Club also recruits community members outside the club to help mālama (care for) the facility and grounds for volunteer community service hours.

The Wa'akapaemua Canoe Club has approximately 100 members and registration is open to all Moloka'i residents age 8 and up, with members currently ranging from ages 8 to 70+ years old. Club facilities include an outdoor canoe storage area, picnic table, outdoor showers, and a small storage container (*Figure 3-15*). Existing stewardship activities include clearing rubbish, debris, and non-native species; revegetating and maintaining native landscaping; and keeping the premise clean, sanitary and in orderly condition. The Wa'akapaemua Canoe Club has hosted numerous educational activities in the park for Moloka'i school keiki to share their knowledge of earth sciences, ecosystem health, and Hawaiian history and culture.

FIGURE 3-8 MALAMA CULTURAL PARK EXISTING CONDITIONS



FIGURE 3-9 MOLOKA'I CANOE CLUB PAVILION



FIGURE 3-10 MOLOKA'I CANOE CLUB STRUCTURES



FIGURE 3-11 MOLOKA'I CANOE CLUB SINK AREA



FIGURE 3-12 MOLOKA'I CANOE CLUB SHOWERS



FIGURE 3-13 LANDSCAPING AROUND THE MOLOKA'I CANOE CLUB



FIGURE 3-14 VOLUNTEER MAINTENANCE OF THE MOLOKA'I CANOE CLUB GROUNDS



FIGURE 3-15 WA‘AKAPAEMUA CANOE CLUB FACILITIES



Amphitheater and Stage

The amphitheater and stage were two of the original components of the 1995 Master Plan and among the few actions that were completed. The stage area is approximately 12,000 square feet and was elevated with approximate 10 feet of fill material. This area was intended to be a performance space for hula, music, and other outdoor stage performances (*Figure 3-16*). The stage had been equipped with permanent electrical connections to run audio and video equipment and an irrigation system for the area lawn. However, over time, both the power and irrigation have fallen into disrepair and are no longer in use.

A crescent shaped, grassy, gently sloped lawn area is located makai of the stage. This area was intended to serve as an “amphitheater” seating area for approximately 1,000 people. In the past, this area was also used for hosting a farmers’ market and weddings. The outer crest of the amphitheater lawn was planted with monkey pod trees (*Samanea saman*) as shade for viewers and vendors during performances. However, the trees have since died and stand as leafless trunks overlooking the park.

FIGURE 3-16 AMPHITHEATER STAGE



Mural Walk

Along Kaunakakai Place is a grove of milo trees (*Thespesia populnea*) that provides a shady walkway along the eastern border of the Plan Area (Figure 3-17). These trees were planted by the DLNR. Adjacent to this walkway is a historic weigh station, on which a series of artistic murals have been drawn with the word “Mālama” (Figure 3-18).

The roadway along the wharf to Kaunakakai Harbor is a popular place for joggers and dog walkers during the morning and late afternoon hours before sunset. Many people pass through the hallow of trees on their way to and from the wharf. The concrete ledge of the weigh station is often used as a seating area to relax and cool off under the canopy of the trees.

FIGURE 3-17 GROVE OF MILO TREES



FIGURE 3-18 MURAL WALL ON HISTORIC WEIGH STATION



Memorial

Near the makai end of the historic weigh station is a small makeshift memorial that was created by family members to honor the memory of Mr. Herman “Ekolu” Coelho, who passed away in May 2020. This improvised space serves as a dedication area with flowers, mementos, and a placard (*Figure 3-19*). Small solar powered lights have been put in place to illuminate the memorial space during the evening. A bench is located next to the memorial under the shade of a milo tree to offer visitors a place for reflection in the shade. At present, the memorial is an informal family-created use that would need to be formally assessed for its long-term and continued use. Given the sensitivities to this space, DHHL is willing to help and work with the family and community for a permanent long-term solution.

FIGURE 3-19 MEMORIAL



Past and Present Events

Malama Cultural Park and the offshore area are used for family gatherings, barbeques, exercise, canoe practice, regatta activities, swimming, water sports, fishing, and the Akaula School’s annual makahiki games. Other previous events at Malama Cultural Park have included a farmers’ market, softball games, Ho’olaule’a, and Aloha Week festivities. Annually, the Malama Cultural Park hosts the August Rawlins Classic Race, Moloka’i Master Blaster, which is a six-mile route for Masters Division paddlers that finishes at the shoreline of the park. The park is also a popular destination for photography and weddings.

Historical Context and Traditional Native Hawaiian Use

Traditionally, native Hawaiians were the caretakers of resources and ecosystems that lie within or adjacent to their communities. Five basic principals of Hawaiian stewardship and use of natural and cultural resources, which are

also relevant to sustaining the well-being of native Hawaiians are identified by McGregor et al. in *An Ecological model of Native Hawaiian well-being* (2003). First, the ahupua‘a (traditional Hawaiian land section that typically ran from the mountains to the sea and included coastal and nearshore resources) is the basic unit of Hawaiian cultural resource management. Second, the natural elements (land air, water, and ocean) are interconnected and interdependent. Third, of all the natural elements, fresh water is the most important for life and needs to be considered in every aspect of land use and planning. Fourth, Hawaiian ancestors studied the land and the natural elements and became very familiar with its features and assets. Ancestral knowledge of the land was recorded and passed down through place names, chants which name the winds, rains, and features of a particular district, and legends. Fifth, an inherent aspect of Hawaiian stewardship and use of resources is the practice of malama ‘āina (care for the land) to ensure the sustainability of resources for present and future generations. Thus, this section examines the mo‘olelo (story, tradition, history) and traditional cultural practices associated with the Plan Area, which provides a foundation for developing the management strategies presented in *Chapter 5*.

The Plan Area lies in the ahupua‘a of Kaunakakai in the moku of Kona (*Figure 3-1*). As the setting for a number of different mo‘olelo, the area was an important place in traditional Hawaiian times. During this early period, the coastal zone was used as a canoe landing and also supported a small population, while upland areas were used for agriculture and were settled later. With freshwater springs preventing the growth of coral, a natural harbor was formed. Most of the mo‘olelo as well as early historic references to Kaunakakai present it as a destination for those traveling by boat. Two heiau, Kamalae and Mahinahina were also known for the area, with Mahinahina Heiau believed to have been located within the Plan Area.

The settlement pattern for the central region of Moloka‘i’s southern shore suggests that the coastal habitation zone was populated by the 13th century, with the mauka portions being settled by the 15th century (Weisler, 1989). The upland zones were the location of agricultural activities, and much of the existing archaeological research has recorded the presence of temporary shelters among other site types (Weisler, 1989). Archaeological studies have shown that the swampy coastal areas affected by tidal levels were not ideal for settlement and habitation (Tomonari-Tuggle, 1990). Because of this, and the presence of fresh water in Kaunakakai Stream, the coastal flat mauka of this swamp became the center of the area’s settlement.

Based upon archaeological and oratorical evidence, subsistence focused on coastal resources, as the region is too dry for wetland agriculture. Fishponds exist along the southern coastline of Moloka‘i, though not in the immediate within or fronting the Plan Area. Kaunakakai was known for harvesting of aloalo shrimp (*Gonodactylus falcatus*). Cultivation of crops occurred in spring-fed areas and along the two main watercourses of the region, Kamiloloa and Kaunakakai Stream. Dryland agriculture, focusing on sweet potato (*Ipomoea batatas*) cultivation, was likely practiced on the slopes above the town, and salt was produced at the coast.

The region’s significance continued into the historic era, when Mō‘ī Lot Kapuāiwa Kalanimaku Ali‘iolani Kalani Kapuapaikalaninui, or Kamehameha V, made his home, Malama, on the shores of Kaunakakai. Born in 1830 to Elizabeth Kīna‘u and Mataio Kekūānā‘a, Kapuāiwa ruled the Kingdom of Hawai‘i from 1863 following the passing of his brother Alexander Liholiho until his death in 1872. Said to have been the favorite island of Kapuāiwa, the monarch frequented the island of Moloka‘i and built a “country estate” for himself within the current Plan Area (Summers 1971:23). The platform on which the residence was constructed upon is thought to be the previous location of Mahinahina Heiau.

The beach fronting Malama was reserved strictly for the use of the ali‘i who enjoyed sunbathing on a sandy spit named Ka Lae o Ka Manu after the kōlea (*Pluvialis fulva*) which would return there each year (Cooke, 1949).

In numerous mo‘olelo, one can see multiple Hawaiian language sources which refer to the area as “Kaunakahakai.” According to Mary Kawena Pukui, the original, Kaunakahakai, is translated as “resting-on-the-beach” or “beach-landing” as it was a landing place for the fishing canoes which were attracted by the multitude of fish in the area (Pukui, 1986). Another explanation for the name is provided by Ms. Harriet Ne, well respected kupuna and Kumu Hula of Moloka‘i, who describes the name as a homage to a foreigner assisting the Kapuāiwa, or Kamehameha V.

This sunburned foreigner who helped manage the chief's finances gave the chief the idea to dig paddies where sea water could enter during high tide, and dry during low tide, thus creating salt flats. When naming the village, the foreigner asked the chief how one would say "current," and the chief named the place Kaunakahakai, or "current of the sea."

Astronomy, particularly the moon, is a common theme for place names in Kaunakakai. The name of Kamehameha V's residence, Malama, translates to month or moon. Mahinahina is translated as silvery haze (as of moonlight). Mahinahina Heiau and, Malama are clearly related to each other and to the island of Moloka'i as a whole. Hina, the moon goddess is considered the mother of Moloka'i. This gave rise to the saying "Moloka'i Nui a Hina," "Great Moloka'i Child of Hina" (Fornander, 1969). It is also important to note that Mahinahina Heiau may be associated with human sacrifice (Stokes, 1909). Traditionally, sacrificial ceremonies were conducted according to the lunar calendar with one ritual known as the "feeding of the moon" (Valeri, 1985). Although the form and function of heiau were known to change over time, the presence of this heiau suggests that the location was important both politically and spiritually.

Constructed at the turn of the 19th century, Kaunakakai Wharf played a vital role in the development of Kaunakakai as the urban center of Moloka'i. The wharf was a hub for commerce and entry to the island and a railroad once connected the wharf to other parts of Moloka'i. Several sources relate that the wharf was made from stones taken from two nearby heiau (Hammatt et al, 2019).

Contemporary Native Hawaiian Use

The rights of ho'a'aina (native tenants) have and continue to be secured through the passage of laws that extend as early as the 1840 Constitution in the Kingdom of Hawai'i. These laws are an integral part of the complex transformation that occurred during this historical period of transition in land tenure practices, incorporating concepts of private property rights for the first time. Under the auspices of these laws, Native Hawaiians hold unique rights to exercise traditional and customary practices for subsistence, cultural, and religious purposes as codified in Article XII, section 7 of the Hawai'i State Constitution and Section 1-1 (Common law of the State; exceptions) and 7-1 (Building materials, water, etc; landlords' title subject to tenants' use) of the Hawai'i Revised Statutes.

Many court cases have been decided since 1858 to reaffirm these native tenant rights. One of these cases, *Ka Pa'akai O Ka 'Aina v. Land Use Commission (Ka Pa'akai)* (2000), resulted with the Hawai'i State Supreme Court introducing an analytical framework in which a government agency must at minimum identify the scope of existing cultural, historic, or natural resources and evaluate to the extent of which traditional and customary rights are exercised in a proposed project area and must assess the potential impact, alternatives, and mitigating measures of the project to reasonably protect these rights.

In the recent past, the Malama Cultural Park was used as the site for the annual Ka Moloka'i Makahiki Festival. Traditionally, Makahiki was a time set aside for tribute, harvest, sport, and play. Makahiki usually begins mid-November and ends in late January or February. The roughly four-month period of Makahiki was a time of peace and plenty, relaxation and games, and for harvest. It was also a time to honor the god Lono. During this time, war between the ali'i was forbidden. Some of the games that were enjoyed include: heihei kūkini (racing), mokomoko (boxing), hākōkō (a wrestling style similar to sumo), pūhenehene (a skilled-game of deception), uma, huki (tug-of-war), 'ulumauka (a traditional game that uses a stone in a bowling-like sport), and kōnane (a board game most resembling chess). Makahiki also signifies a time of rest and rejuvenation for both the land and the people. This period served as an opportunity to both fortify existing bonds and forge new relationships.

Today, the island of Moloka'i hosts their Ka Moloka'i Makahiki Festival every January where attendees can learn about the history of the celebration, watch hula dancers, participate in arts and crafts workshops and sporting competitions; all while enjoying local music and food. The event, once hosted at the Malama Cultural Park, has since been relocated to the Mitchell Pauole Center in Kaunakakai Town.

Known well-established traditional and customary practices understood to be associated with the Plan Area today include subsistence-based fishing and Hawaiian canoeing paddling. The existing canoe clubs practice paddling in the park and pass on the knowledge of traditional Hawaiian canoeing to residents, visitors, and keiki. An amphitheater and stage were constructed for live performances and hula; however it is not used on a regular basis. Many residents have expressed a hope that the SAP will reinvigorate the Malama Cultural Park and allow for more culturally-based activities.

Historic Resources

Keala Pono Archaeological Consulting, LLC completed an Archaeological Literature Review and Reconnaissance Survey (ALR-RS) of Malama Cultural Park on behalf of G70 and DHHL (*Appendix C*). Three archaeological sites were identified during the ALR-RS (*Figure 3-20*) consisting of:

- 1) The Malama Platform (State Inventory of Historic Places (SIHP) 50-60-03-1030)
- 2) An extensive cultural deposit (SIHP 50-60-03-630)
- 3) The remains of a historic pier (SIHP 50-60-30-890)
- 4) The old Kaunakakai jailhouse (No SIHP number)
- 5) A historic weigh station (No SIHP number)

Malama Platform

The Plan Area itself is the location of the former residence of the Kamehameha V. The house, known as Malama, was built circa. 1859, possibly on top of Mahinahina Heiau. The Malama house was later moved and Kala'iakamānu Church was built on top of the house platform. The church was relocated nearby in the 1920s and then moved again because of the 1946 tsunami. The existing Malama Platform (Site 1030) is located just behind the Wa'akapaemua Canoe Club facilities on the southern portion of the Plan Area. The platform is currently overgrown with invasive plants and grasses, particularly along the platform walls, but is otherwise in good condition (*Figure 3-21 and 3-22*).

Cultural Deposit

Earlier archaeological studies of the park revealed a subsurface deposit consisting of shellfish, charcoal, and fish bone as well as historic artifacts such as a pearl-shell button. Traditional artifacts include a basalt grinding or polishing stone and a coral abrader. This site was later designated as SIHP 50-60-03-630. The full extent of Site 630 is unknown; however, it has been identified on the entire mauka portion of the current Plan Area, north of the Malama Platform to Hio Place. As mentioned previously, the coastline was much farther inland than it is today. The area of the park likely contains the original coastline and sand flats now buried by alluvium.

A previous study of this area excavated four test pits and 26 trenches, obtaining C14 dates of AD 1230–1340 and AD 1435–1665. Historic material dating to the time of Kamehameha V's residence was also noted in addition to twelve features uncovered during test excavations. These included eight hearths, two post molds, a pit feature, and a wall. Subsurface cultural deposits were either disturbed or absent in the east side of their survey area, closest to the wharf. Additional components and artifacts associated with Site 1030; the Malama Platform may be located within this extensive cultural deposit. The historical deposits were highly disturbed from previous grading, bulldozing, and land filling activities, and structural remains could not be positively identified. Analysis of bottle glass suggests the occupation of this location may have begun about 1860–1870, which is the time Kamehameha V utilized the area. Prehistoric deposits were also evident in the underlying calcareous sand, consisting of shell midden remains, hearth features, and other materials. Undisturbed deposits, however, were limited to only a few areas, being densest in the southwestern quadrant of the property.

FIGURE 3-20 HISTORIC RESOURCES

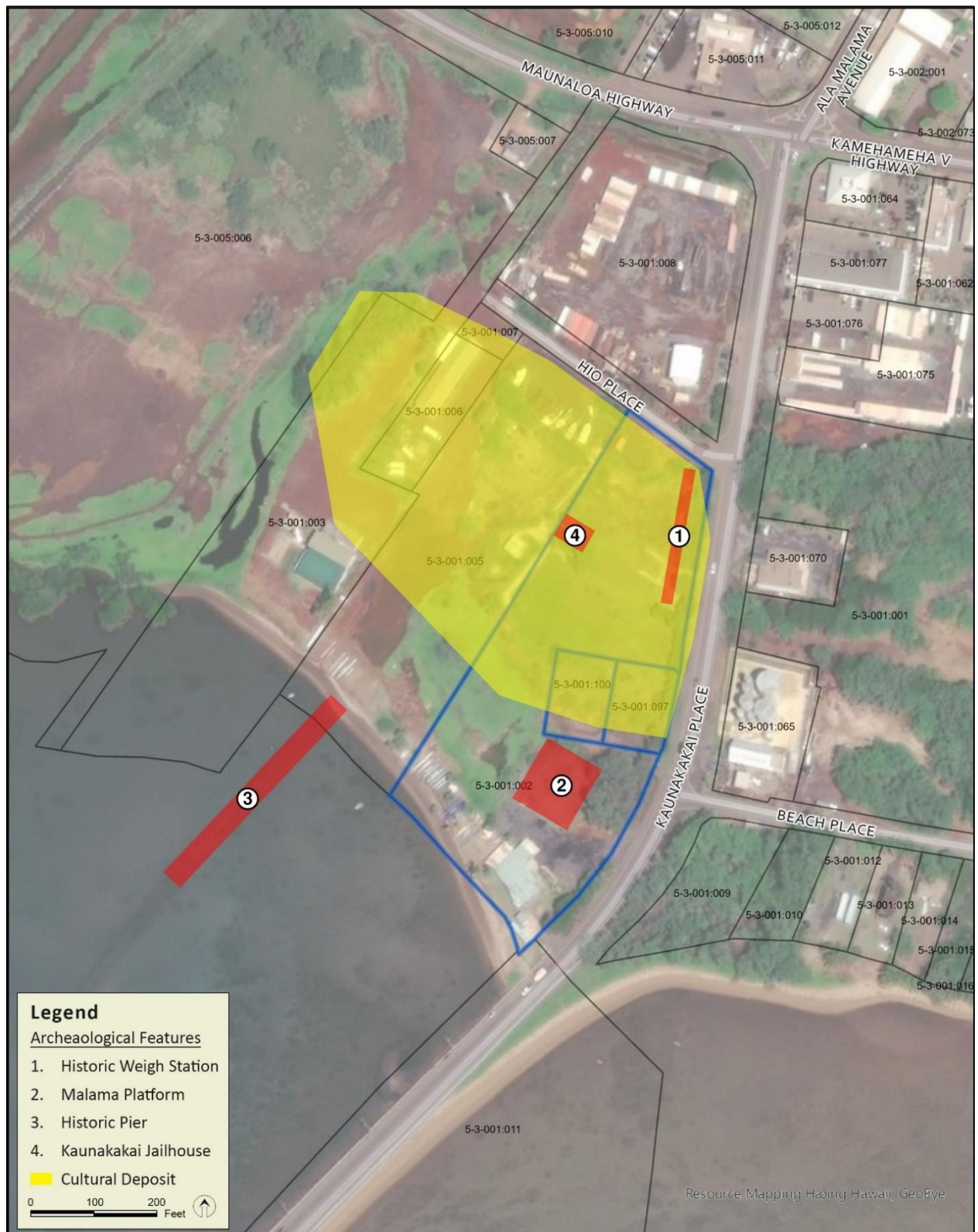


FIGURE 3-21 PHOTOGRAPH OF MALAMA, KAMEHAMEHA V'S RESIDENCE IN 1908

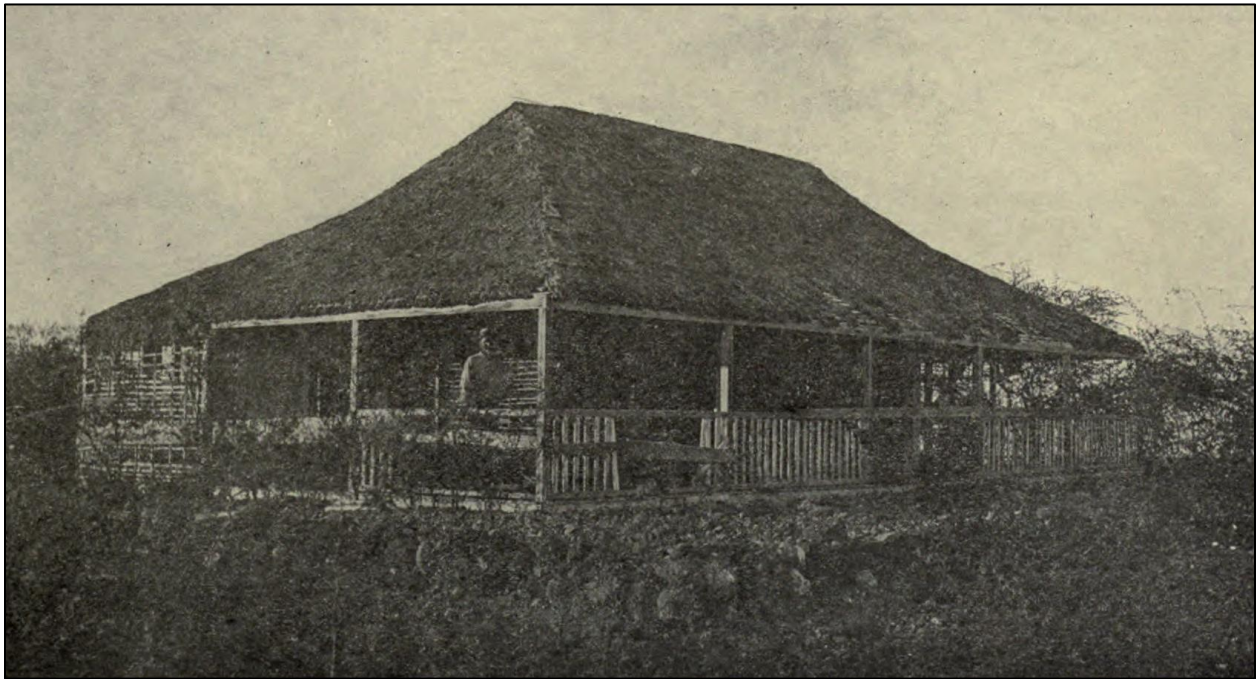


FIGURE 3-22 EXISTING MALAMA PLATFORM



Historic Pier

The remains of a historic pier (Site 50-60-30-890) are located just offshore to the west of the Plan Area. The remnant structure, consisting of two alignments of stacked basalt spaced about 8 feet apart, was possibly built around the year 1900. The majority of the remains are most likely submerged beneath the silt loam. The structure is only visible during low tide.

Kaunakakai Jailhouse

The historic jailhouse is considered to be the oldest wooden structure on Molokaʻi and has been moved to different locations around the island over the years (*Figures 3-23 and 3-24*). It was originally located in Pūkoʻo in the early 1800s and was then moved to ʻUalapuʻe around 1925. The jailhouse was relocated again roughly ten years later to 15 Ala Malama Avenue, where the Molokaʻi Public Library stands today, before coming to its current location on the mauka end of Plan Area near the restroom. At least four Molokaʻi residents of Japanese heritage were temporarily detained at the Kaunakakai courthouse and jail after the bombing of Pearl Harbor. The World War Two (WWII) prisoners from Molokaʻi and Lānaʻi were then transferred to Maui County Jail and subsequently to internment camps on Oʻahu.

Since the structure has been moved from its original location and is in very poor condition, it is ineligible for inclusion on the National Register of Historic Places. It was evaluated in 2015 by the National Park Service due to its association with the Japanese internment camps in Hawaiʻi during WWII but was considered to have “no integrity remaining.” Currently, the jailhouse is in poor condition with a collapsed roof and missing walls.

FIGURE 3-23 HISTORIC JAILHOUSE BEFORE MOVED TO MALAMA CULTURAL PARK



FIGURE 3-24 EXISTING HISTORIC JAILHOUSE



Historic Weigh Station

The properties east of the Plan Area across Kaunakakai Place hosted a variety of tenants in the 1940s, from the military to the E.K. Fernandez circus, and in the 1950s, the Libby, McNeil, & Libby Pineapple Co. Pineapple was quickly becoming Moloka‘i’s primary export by this time, with roughly 6,800 hectares (16,800 acres.) of fields on the island by 1968. The pineapple company built the cement truck weigh station along the eastern side of the property, which remains today as a quiet reminder of Moloka‘i’s pineapple heyday (*Figure 3-25*).

The historic weigh station at the Plan Area is part of the railroad, which ran along Kaunakakai Place and gave the pineapple plantations access to the wharf. The weigh station is located on the northeast corner of the Plan Area and runs parallel to Kaunakakai Place. A cement slab, which probably once held the scale, juts out from the eastern edge of the structure. A newspaper article from August 11, 1899 mentions that the railway “will be built to the end of the wharf”, while a historic map drawn in May 1900 depicts the scale and railway already in place. Therefore, it can be assumed that the weigh station and scale were constructed in either late 1899 or early 1900. The structure is currently in good condition.

FIGURE 3-25 EXISTING HISTORIC WEIGH STATION



Natural Resources

Climate

Climate in Kaunakakai can be characterized as having clear skies and dry conditions. Temperatures for Kaunakakai are mild, ranging between upper 70 degrees Fahrenheit in the winter months and mid 80 degrees Fahrenheit in the summer months.

The Plan Area is located on the drier south side of the island which brings an average of 10 to 15 inches of rain per year (*Figure 3-26*). The wettest month of the year is January with an average of 2.78 inches of rain and the driest month of the year is June with an average of 0.08 inches of rain.

Although the park itself receives minimal rainfall, the mauka areas of the Kaunakakai Watershed above 800 feet of elevation receive up to 100 inches of rain per year on average (*Figure 3-27*).

FIGURE 3-26 AVERAGE ANNUAL RAINFALL, WATERSHEDS, AND WETLAND AREAS

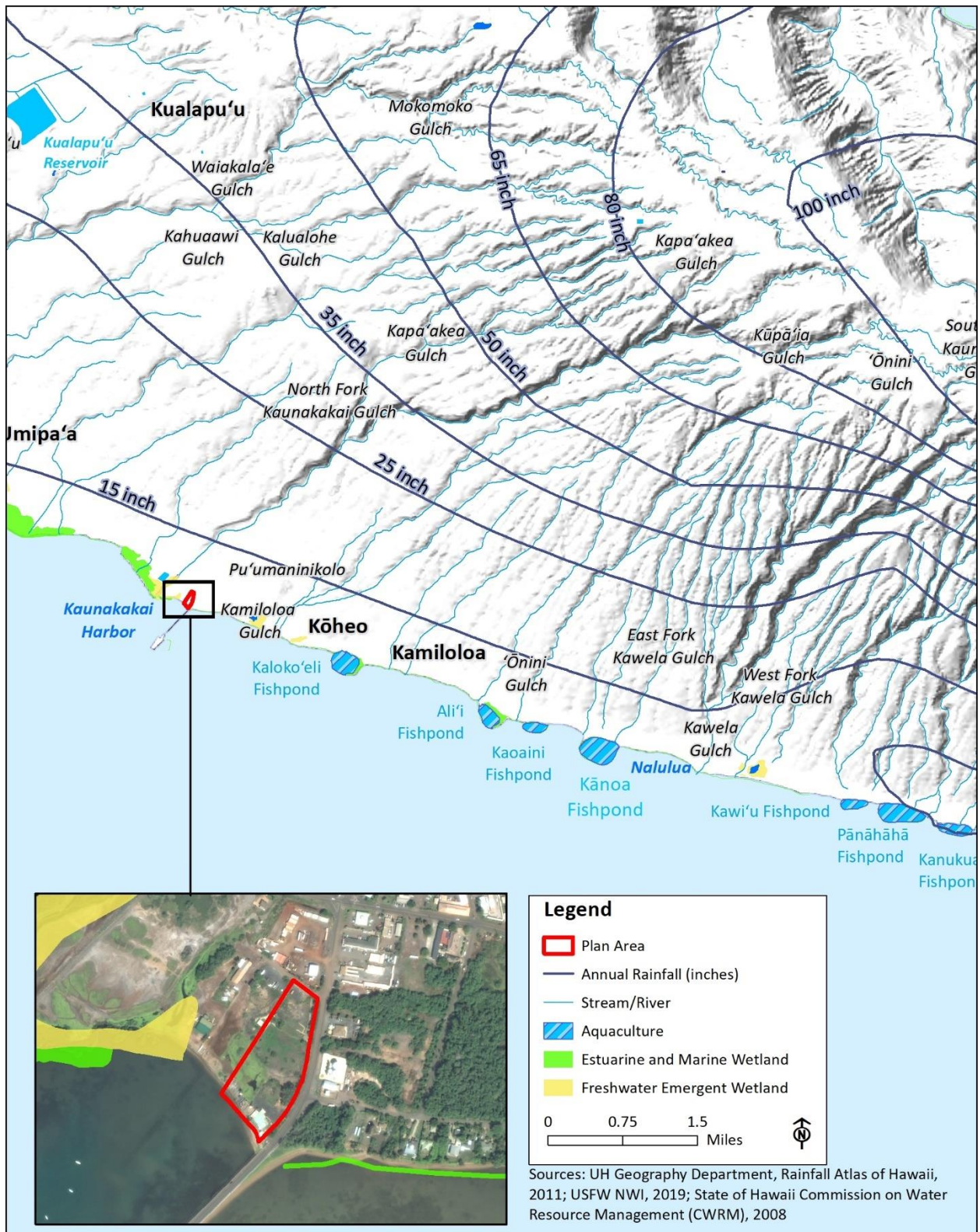


FIGURE 3-27 KAUNAKAKAI WATERSHED



Topography

The topography of the site is generally flat with contours sloping northeast to southwest at approximately 1% (*Figure 3-28*). There are localized low and high point areas within the site, which creates the natural wetland and impounds water. A mound is located adjacent to the wetland. In addition, a relatively flat, constructed earth platform, intended for use for performances, is also located north of the natural wetland. The site has elevations ranging from approximately 5 feet above mean sea level (MSL) near Hio Place to elevations at or below mean sea level ($\pm 0'$ along the shoreline).

FIGURE 3-28 TOPOGRAPHY AND BATHYMETRY (5 FT CONTOUR)



Coastal Geology

An elevated berm separates the sandy foreshore from a small wetland area located in the backshore. The foreshore is broad and gently sloping. Beach sediments are dark brown in color and composed of coarse-grained carbonite sands, cobbles, silt, and organic material. The beach fronting the Plan Area is bounded by the Kaunakakai harbor to the east, and by a delta at the mouth of the Kaunakakai gulch to the west. Thick mangrove (*Rhizophora mangle*) vegetation is present in the delta area.

Very little wave action is present at the site. Larger incoming ocean waves break on a fringing reef about a mile offshore. The offshore environment can be described as a tidal mudflat comprised of marine deposits of unconsolidated silty clay and organic matter. The coastal plain has spread nearly a mile across the reef in historic time, due to accelerated weathering after the introduction of agriculture and livestock. Land use practices including deforestation, overgrazing, and open-ground agriculture have accelerated erosion and runoff of the uplands, which reaches the nearshore with high sediment concentrations, altering the water clarity during the entire year.

Significant coastline progradation has been documented in the vicinity of the Plan Area. This buildup is due to the outlet of Kaunakakai Stream, which runs from the mountains through the Kaunakakai Gulch, exiting into the ocean not far from the Plan Area (*Figure 3-27*). Historic maps show that between 1882 and 1924, the shoreline accretion rate was approximately 8 feet (2.4 m) per year. However, the shoreline showed little change after 1924 (Shun, 1982).

Coastal profiling was conducted on January 26, 2021 using the Emory Technique to determine the shape and slope of the beach. Data was collected along a 90-ft transect at the area shown below (*Figure 3-29*). The transect was started at the edge of the wetland and extended approximately 25 feet offshore. Low tide was at 10:19 am with a height of 2.4 inches MLLW. A profile of the coastal zone is illustrated in *Figure 3-30*.

FIGURE 3-29 LOCATION OF TRANSECT FOR SHORELINE STUDY

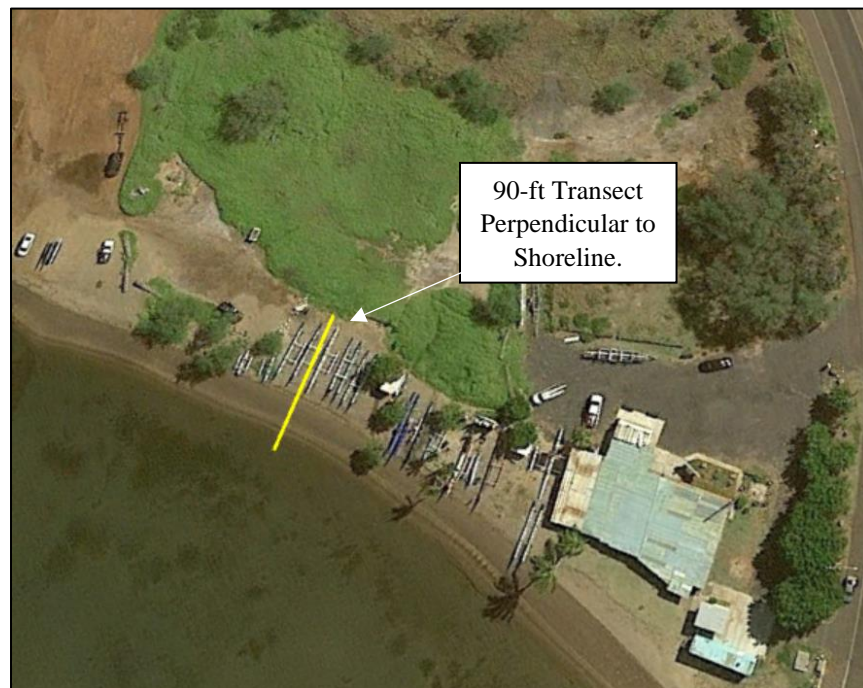
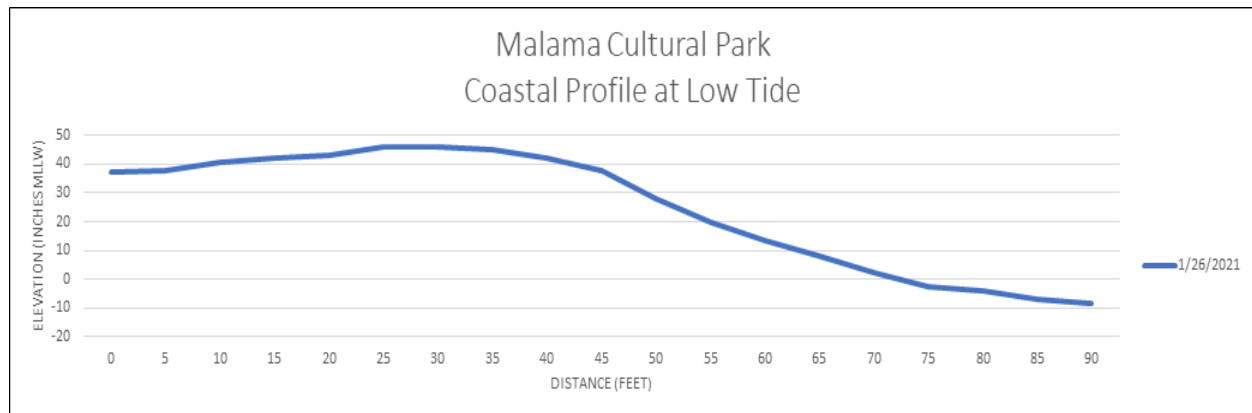


FIGURE 3-30 COASTAL PROFILE



Soil Conditions

Kealia silt loam (KMW) is uniformly distributed throughout the site (*Figure 3-31*). Kealia silt loam is described as having moderate permeability, high hazard for wind erosion, slow to very slow runoff and no more than slight water erosion hazards. Kealia silt loam is poorly drained and has a high content of salt. Ponding occurs in low areas after a heavy rain. When the soil dries, salt crystals accumulate on the surface. This soil is used for wildlife habitat and pasture, but has low grazing value. It is not used for crops, because of poor drainage and high salt content (Foote et al. 1972).

It is important to note that Jaucas sand, 0–15% slopes (JaC), a notable soil substrate type known for its use for traditional Hawaiian burials, is located along the coast, approximately 350 feet east of the Plan Area. A review of historic maps and photos of the area show that the coastline was much farther inland than its present location. The shoreline fronting the Plan Area has experienced accretion resulting from extreme sedimentation rates due to the influx of alluvium down the Kaunakakai Gulch. It is likely that older beach deposits (possibly composed of Jaucas sand) exist buried by alluvium under portions of the park.

FIGURE 3-31 SOILS



Biological Resources

A field survey and report were conducted by G70 to document the biological composition and identify significant plant and wildlife at the Plan Area (*Appendix C*). A botanical survey, wetland delineation, avian-point count survey, and two nearshore surveys of algae/limu and invertebrate communities were completed.

Critical Habitat

Critical Habitat is defined by the Endangered Species Act as specific geographic areas that contain features essential to the conservation of an endangered or threatened species that may require special management and protection. It may also include areas that are not currently occupied by the species, but that will be needed for its recovery and conservation. There is no federally designated Critical Habitat for any species within the Plan Area.

Flora

Plant communities within the Plan Area can be categorized as beach strand, salt marsh, and coastal dry shrub and grassland (*Figure 3-32*). Of the 40 identified plant taxa, approximately 11 (27.5%) may be considered native (either indigenous to Hawai'i or of Polynesian introduction) (*Figure 3-33*). Species sighted included 'uhaloa (*Waltheria indica*), pōhinahina (*Vitex rotundifolia*), 'akulikuli (*Sesuvium portulacastrum*), 'aki'aki (*Sporobolus virginicus*), seaside heliotrope or kipukai (*Heliotropium cuassavicum*), coconut (*Cocos nucifera*), milo (*Thespesia populnea*), and kou (*Cordia subcordata*). The wetland habitat is dominated by pickleweed (*Batis maritima*), with kiawe (*Prosopis pallida*) and Indian fleabane (*Pluchea indica*) growing occasionally along the pickleweed border (*Figure 3-34*). The 9ark's interior contains large patches of bare ground and sparse vegetation which consist primarily of alien species such as grasses from the *Chloris* and *Cenchrus* genera, Bermuda grass (*Cynodon dactylon*) and ground covers such as Indian fleabane and Australian saltbush (*Atriplex semibaccata*) (*Figure 3-35*). Coconut and milo growing near the shoreline were in various states of health, presumably due to shoreline erosion, high salinity, and low nutrient content of the sandy substrate (*Figure 3-36*).

FIGURE 3-32 DOMINANT VEGETATION COVER AND SIGNIFICANT TREES

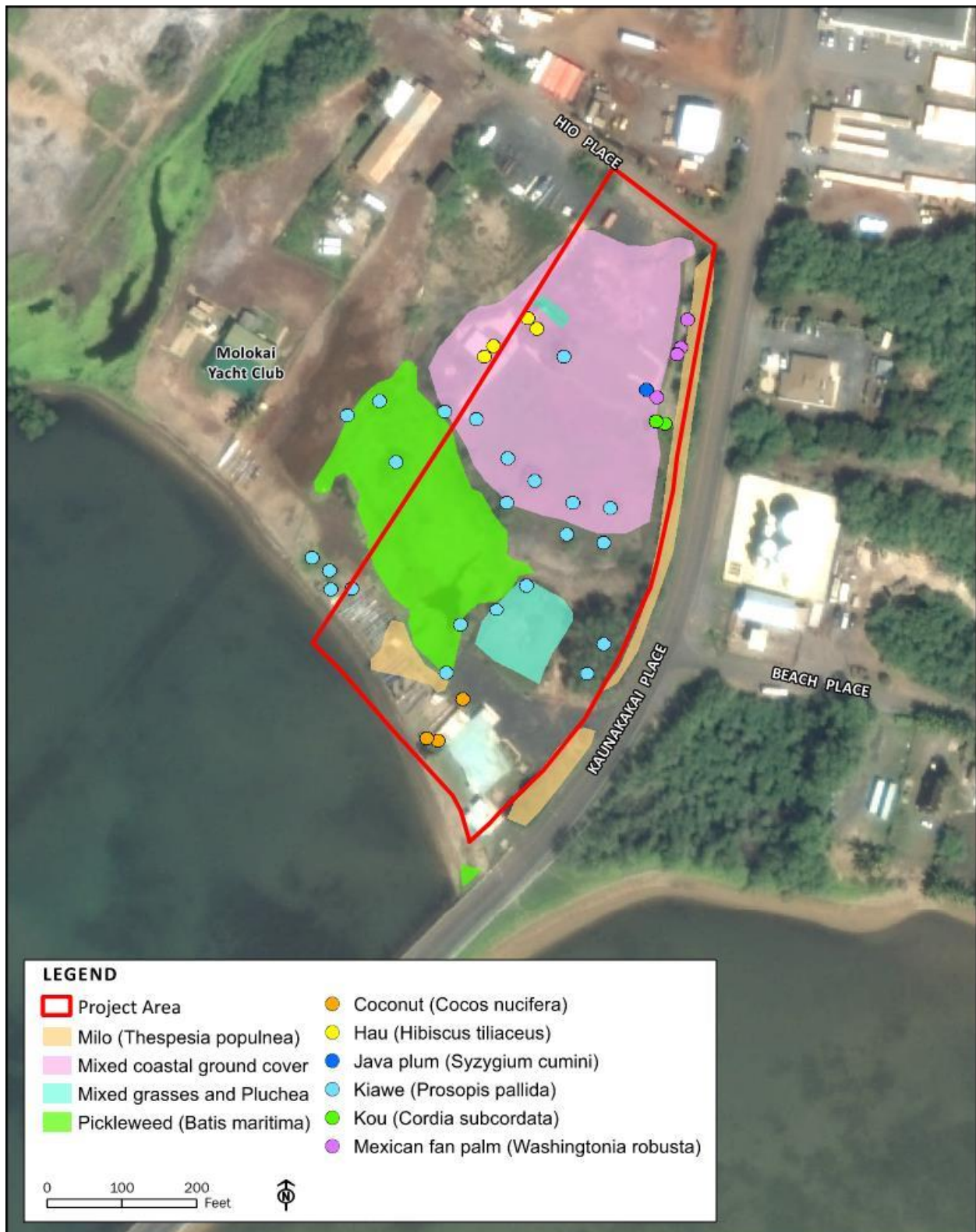


FIGURE 3-33 EXAMPLES OF INDIGENOUS PLANTS OBSERVED: KIPUKAI, ‘UHALOA, AND ‘ĀKULIKULI



FIGURE 3-34 WETLAND ENVIRONMENT DOMINATED PRIMARILY OF PICKLEWEED



FIGURE 3-35 PARK'S INTERIOR CONSISTING PRIMARILY OF ALIEN GRASSES



FIGURE 3-36 PATCHES OF MILO GROWING NEAR THE COAST



Fauna

Avian point-count surveys detected 15 bird taxa from 14 genera. Zebra doves (*Geopelia striata*) and chickens (*Gallus gallus*) were among the most common. Indigenous birds included the migratory shorebird kōlea or Pacific golden plover (*Pluvialis fulva*) and the ae'o or Hawaiian black-necked stilt (*Himantopus mexicanus knudseni*). While not observed, the call of the kioea or bristle-thighed curlew (*Numenius tahitiensis*) was heard. Also observed was an 'auku'u or black-crowned night-heron (*Nycticorax nycticorax hoatit*) and a laughing gull (*Leucophaeus atricilla*). A few dogs (leashed and/or accompanied by owners), and one cat (inside the jailhouse) were observed during the time of these surveys. The presence of cats may influence the observed bird populations within the park.

Coastal Ecology

Nearshore surveys of the limu and invertebrate communities identified a total of 6 limu taxa from 6 distinct genera and 7 invertebrate taxa from 7 genera. Limu biomass was overwhelmingly composed of invasive alien species, however, pieces of limu identified as indigenous species were caught in the morass washing up on the shoreline. Invasive species of limu included gorilla ogo (*Gracilaria salicornia*), hookweed (*Hypnea musciformis*) and prickly seaweed (*Acanthophora spicifera*). Pieces of the indigenous limu pūko'ako'a (*Halimeda opuntia*) was periodically sited, as were pieces of southern padina seaweed (*Padina australis*). A small patch of limu 'ele'ele (*Enteromorpha flexuosa*) was located near the Kaunakakai Pier. Invertebrates encountered included the mantis shrimp (*Gonodactylus falcatus*), 'ōhiki or pallid ghost crab (*Ocypode pallidula*), 'alamihi or rock crabs (*Metopograpsus thukuhar*), and papa'i, also known as blue pincher crabs or mangrove swimming crabs (*Thalamita crenata*). Weli or conspicuous sea cucumber (*Opheodesoma spectabilis*) and loli or black sea cucumber (*Holothuria atra*) were also observed washing up in the clumps of seaweed.

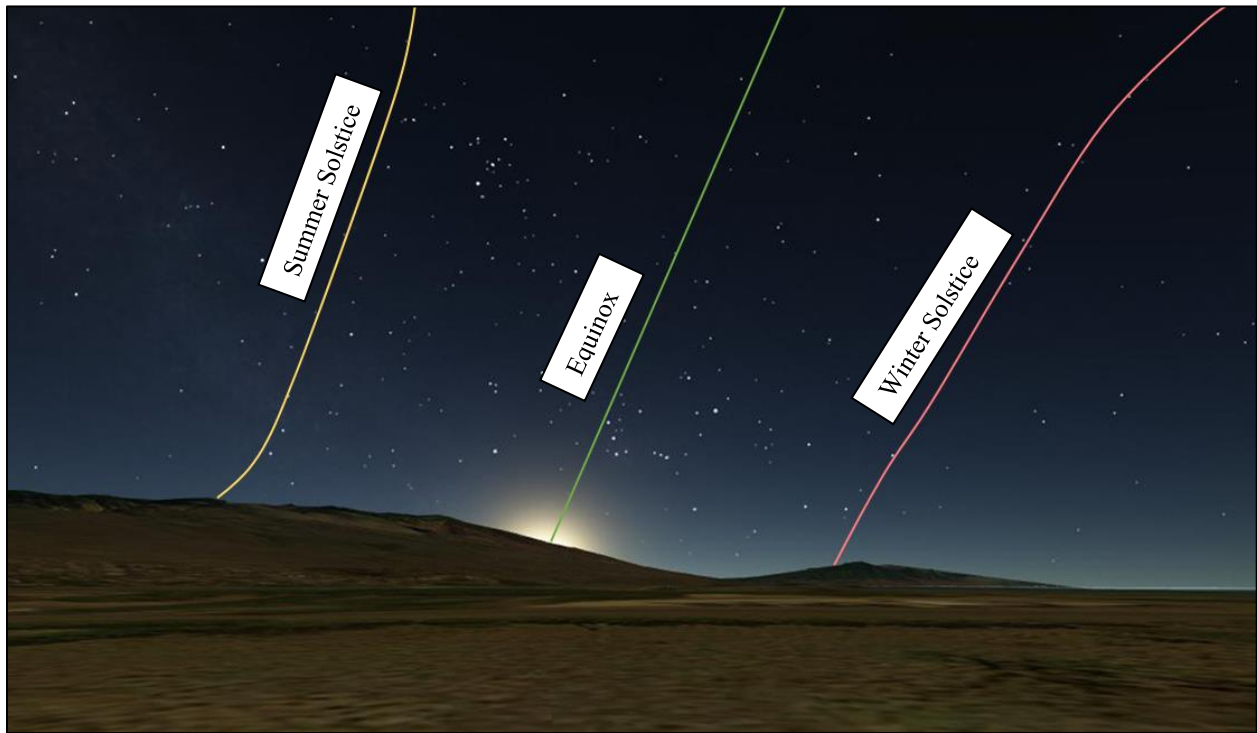
Views

The Plan Area's location along the south Moloka'i coast offers picturesque views of the Pacific Ocean and the islands of Maui and Lānai. The commercial harbor is also visible jutting off the coast. The roadway on the wharf leading out to the harbor is a popular place where locals and visitors come to watch the sunset.

Views in the mauka direction include the warehouse and container yard belonging to New Horizon Enterprises. Further mauka, the impressive slopes of Moloka'i's largest mountain, Kamakou, dominates the skyline above Kaunakakai. Views to the east of the site include Kaunakakai Place, the large storage tanks at Senter Petroleum, and the Moloka'i Veterans Center building. Views to the west of the Plan Area include the Moloka'i Yacht Club building, a vegetated area comprising the Kaunakakai Wetland, and thick groves of mangroves along the coast.

The Plan Area also offers a unique perspective of the sunrise. *Figure 3-37* illustrates the sun path as viewed from the park. The green line represents the sun's path on both the spring and autumn equinox. The yellow line and red line represent the summer and winter solstices, respectively. During the summer solstice, the sun appears to rise just to the right of the Kamakou's peak. On the winter solstice, the sun appears to rise in the distance from the top of Maui's Haleakalā.

FIGURE 3-37 VIEW OF SUNRISE FROM MALAMA CULTURAL PARK



Human Environment

Access, Roadways, and Parking

The Plan Area is bound by two Maui County-owned roads, Kaunakakai Place to the east and Hio Place to the north. Kaunakakai Place is a two-lane, asphalt-paved roadway extending from Kamehameha V Highway (State) to the entrance of Kaunakakai Small Boat Harbor. Hio Place is a two-lane, asphalt-paved roadway extending from Kaunakakai Place until terminating at a dead-end.

Existing vehicle access serving the property is identified on Kaunakakai Place near the entrance of the Kaunakakai Small Boat Harbor and along Hio Place (*Figure 3-38 and 3-39*). This vehicle access point immediately leads to a gravel and dirt parking area. There are no County standard driveway aprons serving the Plan Area.

There are currently two existing dirt or gravel parking areas located within the property limits. One of the parking areas serves the Molokai Canoe Club and is located along Kaunakakai Place. The other parking area straddles both the Plan Area and the adjacent Maui County-owned park lot, and is located along Hio Place (*Figure 3-40*). The Hio Place parking area serves general park users and is used as storage for boats. Large rock bollards have been placed in the DHHL-owned portion of the Hio Place parking area to prevent the abandonment of vehicles and boats. Two paved handicapped stalls are located on the County-owned portion of the parking lot area.

Due to the limited availability of parking, many visitors park along the Kaunakakai Wharf Road leading out to the harbor. Other visitors drive into the county-owned parcels of Malama Cultural Park and park vehicles near the shoreline.

Concrete stairs provide pedestrian access is located off of Kaunakakai Place and leads to the beach area fronting the Plan Area (*Figure 3-41*). There are no bicycle facilities at the Plan Area.

FIGURE 3-38 DRIVEWAY AND GRAVEL PARKING AREA FOR THE MOLOKA‘I CANOE CLUB



FIGURE 3-39 ACCESS TO THE PARK VIA HIO PLACE FROM KAUNAKAKAI PLACE



FIGURE 3-40 GRAVEL PARKING LOT ALONG HIO PLACE



FIGURE 3-41 PEDESTRIAN ACCESS TO THE BEACH FROM KAUNAKAKAI PLACE



Utilities and Infrastructure

Potable Water Systems

Potable water service for the Plan Area is provided by the Maui County Department of Water Supply (Maui DWS) and operates within the Kaunakakai-Kawela water system (*Figure 3-42*). A 12-inch main water line within Kamehameha V Highway feeds the Plan Area. From the 12-inch water main, an 8-inch water main tees off and extends down Kaunakakai Place. At the intersection of Hio Place and Kaunakakai Place, there is an 8-inch by 4-inch tee, and the 8-inch continues down Hio Place and the 4-inch continues down Kaunakakai Place towards the harbor.

The potable water system serving the site is fed from the 4-inch line in Kaunakakai Place and the service is active per correspondence with Maui DWS. According to Maui DWS there is a 5/8-inch water meter (M/N: 95507262) located near the Molokai Canoe Club parking entrance along Kaunakakai Place. The meter location is also being shared with the water structures needed to serve the Kaunakakai Small Boat Harbor such as a 2-inch domestic water meter, a 4-inch reduced backflow preventer, and an 8-inch detector assembly. A site visit confirmed potable water fixtures being used such as hose bibs, outdoor sinks, and showers at the Moloka'i Canoe Club facilities.

Irrigation System

An existing irrigation system is located within the Plan Area at the amphitheater and stage area. The existing system is currently nonoperational and is in need of repair, improvements or replacement.

Fire Water System

There are three existing fire hydrants located along the county right-of-way on Kaunakakai Place and Hio Place (*Figure 3-42*). The fire hydrants along Kaunakakai Place are served by the 4-inch water line, and the fire hydrant along Hio Place is also served by a 8-inch water line. Maui DWS has provided fire hydrant data for the hydrant on Kaunakakai Place nearest to the Kaunakakai Small Boat Harbor with results showing a static pressure around 96 psi. The data provided indicates that fire flow is available for potential developments at the Plan Area.

There is no existing on-site fire water system or fire hydrants.

Wastewater System

A 10-inch sewer line within Kaunakakai Place connects to an 18-inch sewer main within Kamehameha V Highway at a manhole (*Figure 3-42*). The main in the highway flows by gravity before entering a pump station west of Kaunakakai Place and continuing to the west towards the County of Maui wastewater treatment plant serving Kaunakakai. Within Kaunakakai Place is a sewer line that branches off the 10-inch sewer and extends into Hio Place and serves the park facilities adjacent to the Plan Area. As-builts obtained by the County show 8-inch sewer line within Hio Place and extending through the Plan Area up until the connection point at the public restrooms on the adjacent County-owned park property.

Drainage Infrastructure

As-builts for improvements on the County-owned Malama Cultural Park parcels show drainage infrastructure extending onto the Plan Area which includes 12-inch drain inlets and an outlet structure discharging into the wetland (*Figure 3-42*). Surveyors of the site could not verify the location of this system, and further validation will be needed with County agencies about the system shown on the plans.

FIGURE 3-42 UTILITIES MAP



Electrical Infrastructure

Electrical services to the Plan Area are provided by existing overhead electrical lines along Kaunakakai Place and Hio Place. An overhead electrical line and electrical meter is located on the Plan Area serving the Moloka'i Canoe Club facilities. The Plan Area does not have site lighting and is very dark at nighttime.

Additional permanent power connections are located on the constructed earth mound for community performances; however the condition of the power connections was in a state of either being intentionally terminated or vandalized. It appears that the source of the power for this system originated from the County side of Malama Cultural Park since an electrical meter was identified in close proximity to the system and near the property line.

Hazards

Flood

Site visit observations confirmed known drainage and flooding issues from storm surge, high tides, and coastal flooding for areas of Malama Cultural Park. Low points around the park were identified with ponding conditions from both rainfall runoff during the site visit as well as possible ponding conditions due to wave inundation indicated by salt deposits on the ground surface (*Figure 3-43 and Figure 3-44*).

According to FIRM Maps, the Plan Area is primarily located in flood zone AE with a base flood elevation (BFE) of 8' (*Figure 3-45*). Areas in zone AE are areas subject to the inundation by the 1% annual chance flood event from rainfall and upland events. A BFE is the elevation of surface water resulting from a flood that has a 1% chance of equaling or exceeding that level in any given year.

A portion of the site along the coastline is also located in flood zone VE with a base flood zone elevation of 10'. Areas in zone VE are areas subject to the inundation by the 1% annual chance flood event with additional hazards due to storm-induced velocity wave action.

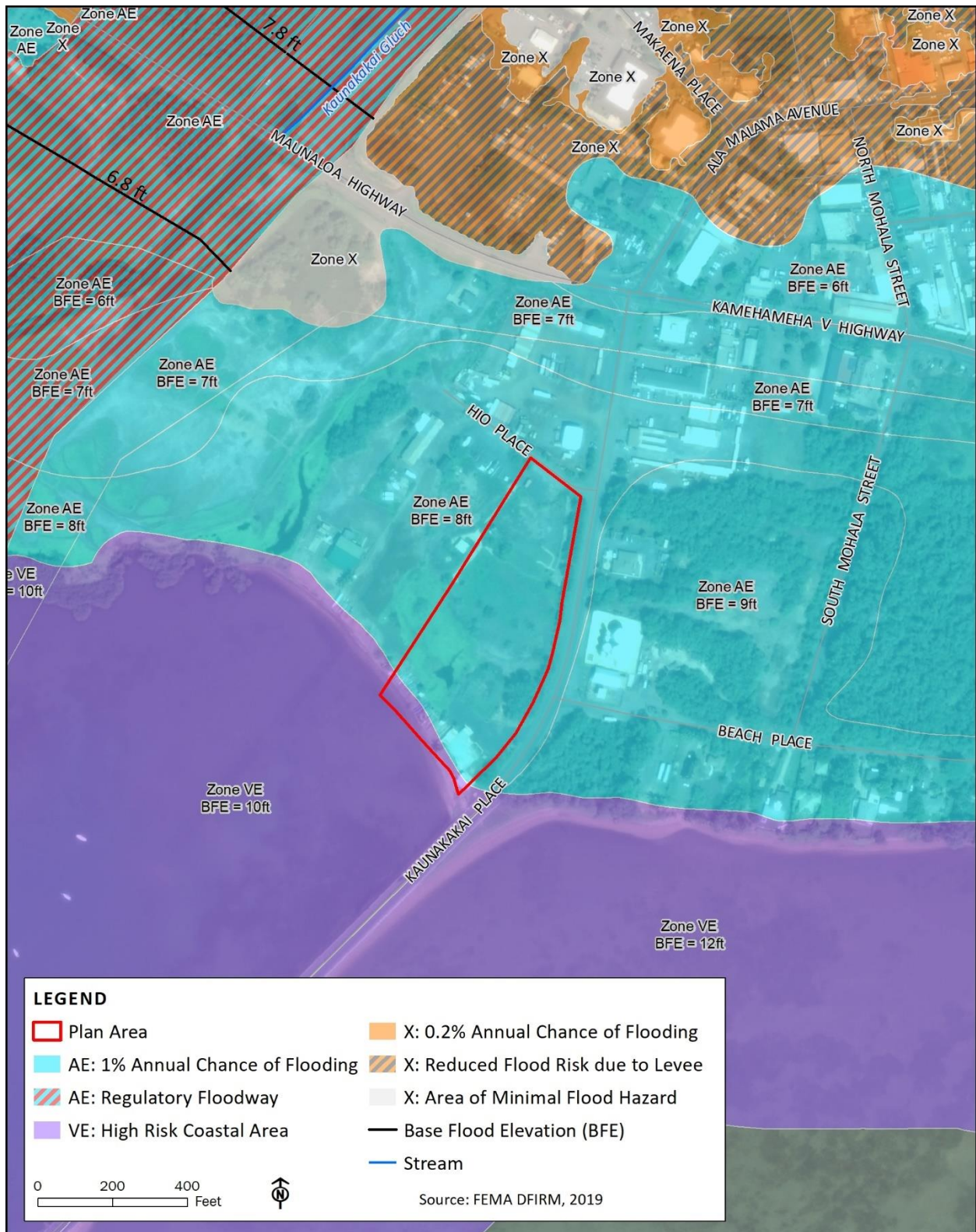
FIGURE 3-43 PONDING OBSERVED ON THE ADJACENT COUNTY PARKING AREA



FIGURE 3-44 EXAMPLE OF SALT DEPOSIT IN WETLAND AREA



FIGURE 3-45 FLOOD, FEMA DFIRM PANEL NUMBER 15000030189F (11/04/2015)



Tsunami

Tsunamis are caused by a sudden movement of the seafloor that generates a series of waves that travel across the ocean until they reach a coast. Tsunamis can cause great loss of life and property damage in coastal areas. Very large tsunamis can cause damage to coastal regions thousands of miles away from the earthquake that caused them.

The entire Plan Area is located within both the Maui County designated Tsunami and Extreme Tsunami Zones (*Figure 3-46*). While the entire Kaunakakai coastal zone is low-lying, the tsunami hazard is greater for the coastlines nearest the Kaunakakai Harbor, because the deep reef pass there allows greater wave energy to reach the shore (USGS, 2002). Tsunami's have impacted the park in recent history. In 1946, deadly tsunami waves struck the south shore of Moloka'i, resulting in damages to the Kala'iakamanu Church on the site. As a result, the church was moved to its present location mauka of Maunaloa Highway.

The nearest emergency evacuation shelter to the site is the Kaunakakai Elementary School, which is also located within the tsunami evacuation zone. Moloka'i High School and Kualapu'u Elementary Schools are two other emergency evacuation shelters that are located outside of the tsunami evacuation zone.

Sea Level Rise

Sea level rise is a primary factor driving historical shoreline changes in Hawai'i. The average annual global sea level rise over the last century was approximately 1.88 millimeters, with studies indicating that this rate may accelerate in the coming decades. University of Hawai'i School of Ocean and Earth Science and Technology (UH SOEST) climate researchers predict that rising sea levels mostly caused by man-made climate change will affect coastal locations around the State of Hawai'i. The National Oceanic and Atmospheric Administration (NOAA) provides an intermediate-high sea level rise scenario for Moloka'i projecting over a three-foot increase by 2070 (NOAA Sea Level Rise Viewer).

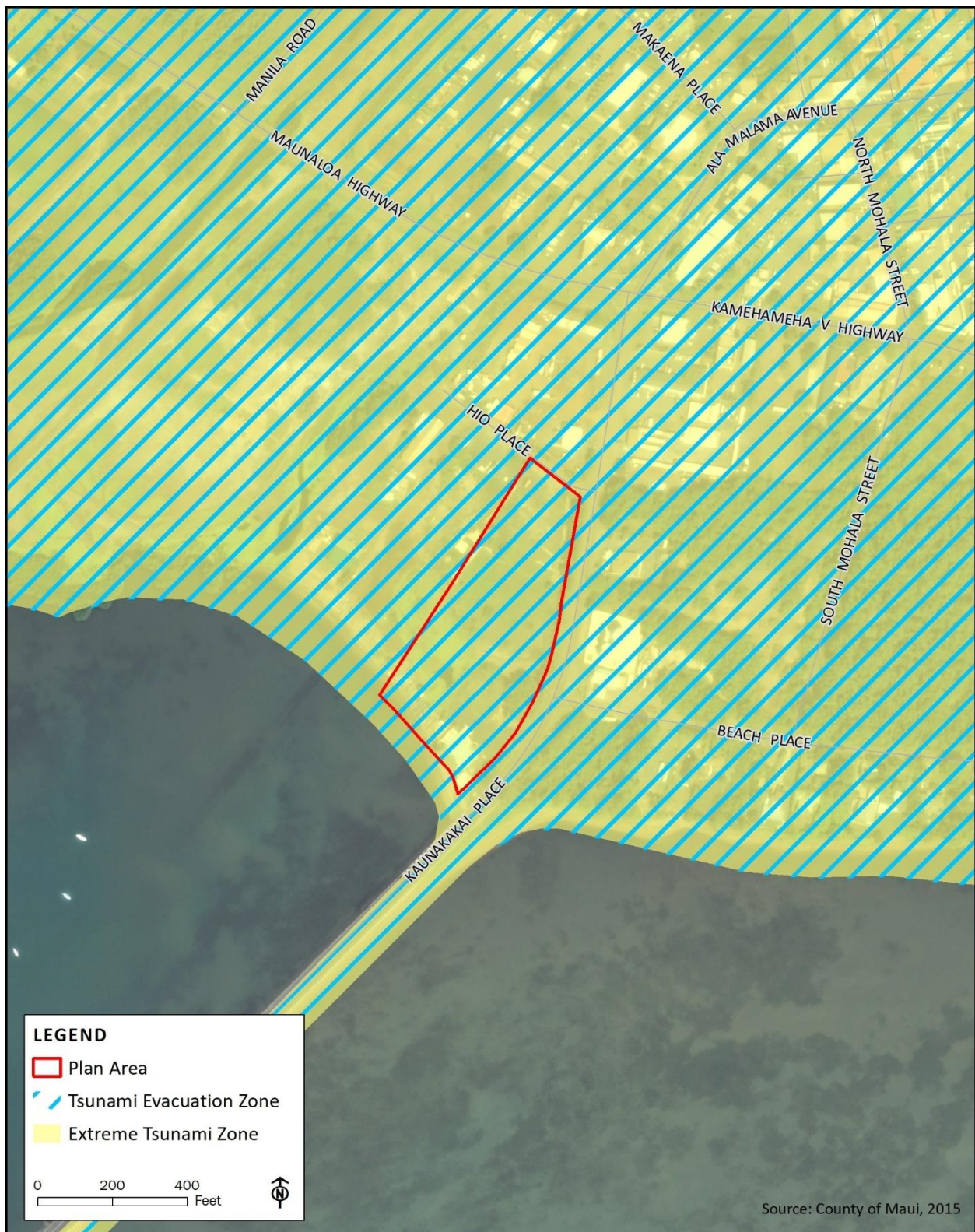
A 3.2-foot sea level rise scenario is depicted in *Figure 3-47*. Modeling indicates that sea level rise could significantly impact the Plan Area. The model shows that a 3.2-foot increase in sea level will cause chronic inundation of nearly the entire Plan Area except for the portions that have been elevated to create the amphitheater. These areas will be submerged by coastal erosion, direct marine flooding from tides and waves, or become new wetlands behind the shoreline from rising water tables and reduced drainage. The County-owned portion of the park already experiences regular flooding in low lying areas. These conditions are expected to worsen in the decades ahead. In addition, fishing and cultural practices taking place along the shore would be impacted as beaches erode.

Properties in the vicinity of the park are also expected to experience impacts of sea level rise. The main harbor on Moloka'i, Kaunakakai Harbor, is used for cargo, recreation, and commercial purposes and would experience chronic flooding as a result of 3.2 feet of sea level rise. Interruption to interisland shipping and travel would impact residents, visitors, and economic activity. DHHL should coordinate with the Harbor to identify potential opportunities for protecting the shoreline and vulnerable infrastructure.

Approximately a quarter mile to the west, the Kaunakakai Wastewater Treatment Plant is also located within the 3.2-foot sea level rise exposure area. When flooded, this facility has the potential to release wastewater or contaminants down the Kaunakakai Gulch and into nearshore waters.

Future stewards of the Plan Area should consider the potential long-term cost savings from implementing sea level rise adaption measures as early as possible (e.g., flood proofing and relocating facilities sooner than later) compared to the cost of maintaining and repairing chronically threatened infrastructure in place over the next 30 to 70 years. Strategic planting of salt tolerant native plants near the beach area could reduce erosion and act as natural shoreline protection. The addition of landscaping may improve water retention and drainage to prevent ponding, runoff, erosion, or beach washout during heavy rainfall events. Elevating low lying areas with fill material may be needed to prevent them from becoming permanently inundated.

FIGURE 3-46 TSUNAMI



Wave Inundation

Waves are generated when wind blows across water. The size of waves depends on the speed of the wind and the length of time and distance over which it blows. During a storm, wind speeds tend to be higher and last longer, creating larger, more powerful waves. When these energy-packed waves crash against the coast, they can cause significant damage to anything in their way.

The wave climate in Hawai‘i is typically characterized by four general wave types. These include northeast tradewind waves, southern swell, North Pacific swell, and Kona wind waves. Tropical storms and hurricanes also generate waves that can approach the islands from virtually any direction. Unlike winds, any and all of these wave conditions may occur at the same time.

Tradewind waves occur throughout the year and are the most persistent April through September when they usually dominate the local wave climate. They result from the strong and steady tradewinds blowing from the northeast over long fetches of open ocean. Tradewind deepwater waves are typically between 3 to 8 feet high with periods of 5 to 10 seconds, depending upon the strength of the tradewinds and how far the fetch extends east of the Hawaiian Islands. The direction of approach, like the tradewinds themselves, varies between north-northeast and east-southeast and is centered on the east-northeast direction. The Plan Area is well sheltered from the direct approach of tradewind waves by the Kaunakakai Wharf.

Southern swell is generated by storms in the southern hemisphere and is most prevalent during the summer months of April through September. Traveling distances of up to 5,000 miles, these waves arrive with relatively low deepwater wave heights of 1 to 4 feet and periods of 14 to 20 seconds. Depending on the positions and tracks of the southern hemisphere storms, southern swells approach between the southeasterly and southwesterly directions. The south shore of Moloka‘i is directly exposed to swell from the southerly direction and these waves represent the greatest source of wave energy reaching the Plan Area.

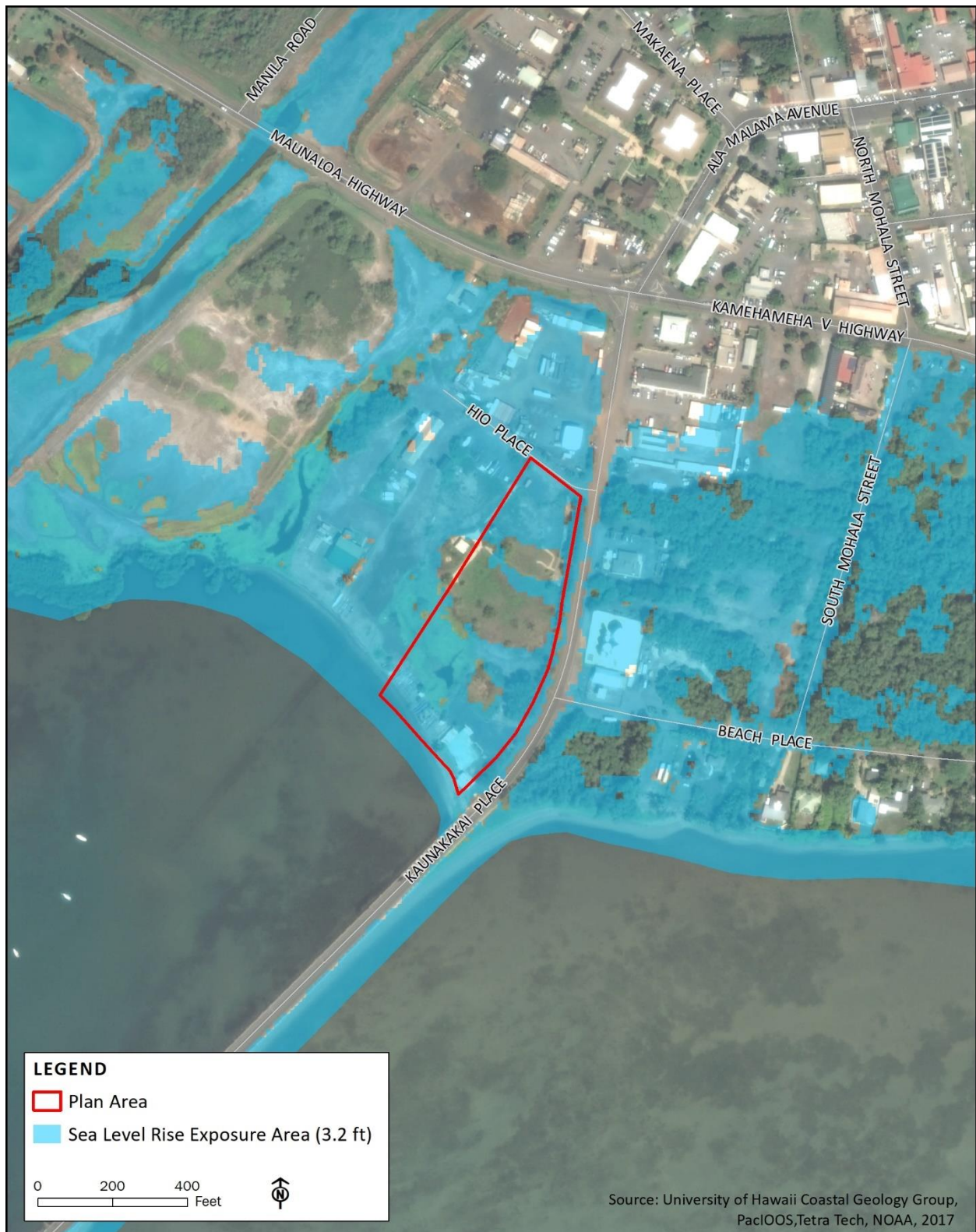
During the winter months in the northern hemisphere, strong storms are frequent in the North Pacific in the mid latitudes and near the Aleutian Islands. These storms generate large North Pacific swells that range in direction from west-northwest to northeast and arrive at the northern Hawaiian shores with little attenuation of wave energy. Deepwater wave heights often reach 15 feet and in extreme cases can reach up to 30 feet. Periods vary between 12 and 20 seconds, depending on the location of the storm. The Plan Area is sheltered by the island itself from swell approach from the north and northwest.

Kona storm waves also directly approach the Plan Area; however, these waves are fairly infrequent, occurring only about 10 percent of the time during a typical year. Kona waves typically range in period from 6 to 10 seconds with heights of 5 to 10 feet, and approach from the southwest. Deepwater wave heights during the severe Kona storm of January 1980 were about 17 feet. These waves have a significant impact on the south and west shores of Moloka‘i.

Coastal Erosion

Coastal erosion is the process by which local sea level rise, strong wave action, and coastal flooding wear down or carry away rocks, soils, and sands along the coast. Erosion threatens the integrity of structures and infrastructure located along the coast. Moreover, beach loss results in a variety of negative economic, social, cultural, and environmental impacts. In the future the effects of climate change, sea level rise, and more frequent extreme weather scenarios could increase coastal erosion and the Plan Area’s exposure to coastal hazards such as flooding, storm surge, and beach loss.

FIGURE 3-47 SEA LEVEL RISE EXPOSURE AREA (3.2 FEET)



Soil Contamination

An Environmental Site Assessment Phase I was conducted by Arcadis U.S., Inc. in 2016 to identify the nature and extent of potential petroleum contamination at the Former Kaunakakai Chevron Bulk Storage Terminal (Senter Petroleum) adjacent to the Plan Area along Kaunakakai Place. The study states that the use of the former fuel storage facility since 1925 may have resulted in petroleum discharge and seepage to the surrounding properties including Malama Cultural Park. The Hawai'i Department of Health (HDOH) and Chevron are working on an agreed methodology to determine the extent of the contamination in the park. HDOH has provided assurance that the park is safe to access for passive activities that do not involve ground disturbing activities.

Any ground disturbing activities may require communication and coordination with DHHL and HDOH and possibly a construction environmental hazard management plan.

Acoustic Environment

The overall noise environment is comparable to a light industrial area. The primary sources of noise near the Plan Area include traffic on Kaunakakai Place, industrial machinery, and noise from foliage movement in the wind. Observed sounds on a non-canoe practice/race day include wind rustling in the trees / rattle of kiawe pods, bird songs, trucks hauling equipment to and from the commercial harbor, rooster crows, slosh of waves at the shoreline, industrial humming sounds emitting from Senter Petroleum, and the beeping sound of forklifts emitting from New Horizon Enterprise yard. Wildlife and park visitors are not exposed to any high-level decibels for an extended period of time.

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Chapter 4: Key Park Issues

Opportunities and Constraints

The existing conditions of the Plan Area, as discussed in *Chapter 3*, have been analyzed to determine potential opportunities and constraints for future park management. The analysis, summarized in *Table 4-1* through *Table 4-4* below, focuses on four primary categories: Physical Conditions, Natural and Cultural Resources, Hazard Threats, and Infrastructure and Public Facilities. *Figure 4-1* illustrates a summary of this analysis in map form.

Physical Conditions

Table 4-1: Physical Conditions		
Unit of Analysis	Existing Conditions	Opportunities or Constraints
Topography and Elevation	Average elevation of 3 ft. Low lying shoreline area. Crescent shaped area previously graded and filled for an amphitheater is the highest elevation.	Vulnerable to wave inundation, erosion, and flooding. Area above 15 ft is safe from 3.2 ft sea level rise exposure area.
Streams and Waterways	Kaunakakai Stream and Wetland lie to the west.	Potential for flood hazard. Kaunakakai levee not certified.
Soil Type and Productivity	Kealia Silt Loam. Poor drainage and high salt content. Ponding occurs in low areas after periods of heavy rain. When soil dries, salt crystals accumulate on ground surface. Brackish water table occurs at depth of 12 to 40 inches, depending on tide.	Not suitable for agriculture. Soils subject to poor drainage. Any excavation should be minimal due to shallow water table and potential petroleum contamination.
Wetlands	Small wetland has recurring ponding issues and invasive pickleweed plant.	Measures should be taken to reduce runoff flowing into wetland, including restoration of the wetland with native plants and supporting existing and expanding future educational/place-based learning opportunities.
Shoreline	Sandy beach area with small dune. Tidal flats offshore.	Erosion hazard with future SLR projections. Consideration of County Shoreline Setback line of 150 ft.
Rainfall	Mean annual rainfall is less than 15 inches at the site.	Climate change expected to bring more heavy rain events in the future.

Natural and Cultural Resources

Table 4-2: Natural and Cultural Resources		
Unit of Analysis	Existing Conditions	Opportunities or Constraints
Threatened and Endangered Species and Habitat	Endangered and threatened shorebirds inhabit the wetland environment.	Habitat restoration and educational opportunities.
Cultural and Historic Sites	Site 50-60-03-1030, Malama Platform, was site of King Kamehameha V's fishing lodge. Site 50-60-03-630, extensive subsurface cultural deposit, underlies some of Plan Area. Historic weigh station. Dilapidated historic jailhouse.	Malama Platform to be protected with a 25' no-development/protection temporary buffer until final preservation plan can be developed. Any excavation must be closely monitored w/SHPD-approved AMP. Restoration and educational opportunities. Jailhouse is unsafe and should be demolished.
Substrate	Jaucas Sand to the east of the Project area. Potential for Jaucas under Plan Area as the park has experienced significant accretion.	Jaucas Sand has the potential for burial sites. Any excavation must be closely monitored with SHPD-approved AMP
Vegetation	The crescent shape mound for the amphitheater was planted with monkey pod trees. These trees have since died. There is a grove of milo and niu planted near the coast and along Kaunakakai Place. Gorilla ogo dominating coastal waters. Mangroves growing adjacent to Plan Area in the Kaunakakai Wetland.	Area under monkey pod trees is where vendors used to set up for events. New landscaping of trees, shrubs, and groundcovers should be salt tolerant.
Existing Cultural Uses	Canoeing, fishing and limu gathering.	These areas should be retained or improved for community use. Jurisdictional agreements between Canoe Clubs needs to be explored. Site was once used for contemporary Makahiki festivals.

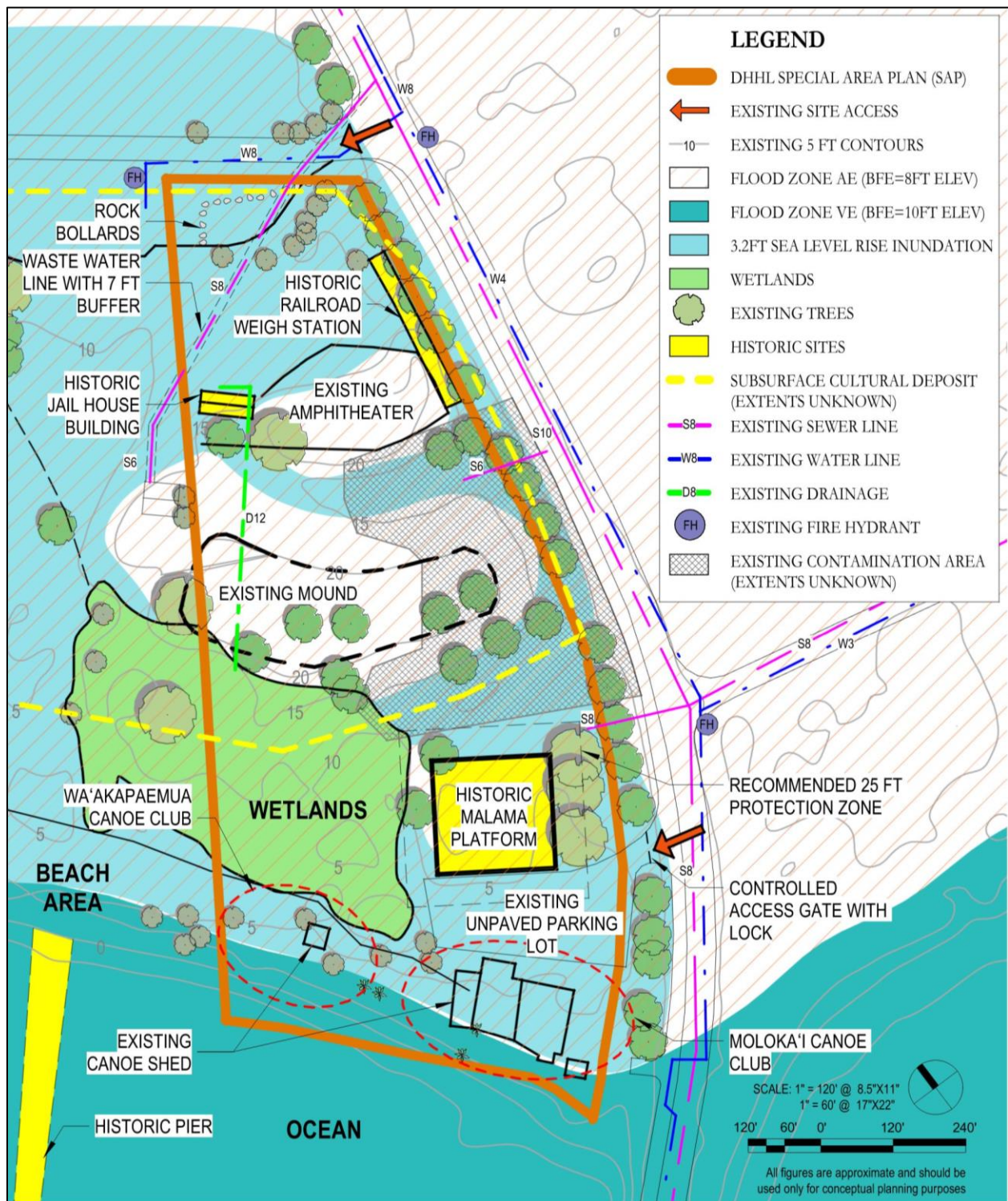
Hazard Threats

Table 4-3: Hazard Threats		
Unit of Analysis	Existing Conditions	Opportunities or Constraints
Flood	Flood Hazard Area AE. FBE 8', VE at shoreline	Flood mitigations need to be explored to protect park assets.
Drainage	Poor drainage. Ponding occurs in low areas after periods of heavy rain.	Mitigations should be explored to increase drainage and protect park assets.
Hazardous Materials	Contamination from Chevron. Potential for wastewater treatment plant to contaminate coastal waters.	Soils will need to be tested and mitigated to prevent future contamination. Soil and bio-remediation should be explored.
Tsunami and Storm Surge	Project Site is within the Tsunami Evacuation Zone	Access improvements. Early warning systems. Shoreline mitigation to protect park assets.
Sea Level Rise	Large portion of park will be inundated with a 3.2 ft rise in SLR.	Portion of park elevated above 15ft will be safe from SLR.

Infrastructure and Public Facilities

Table 4-4: Infrastructure and Public Facilities		
Unit of Analysis	Existing Conditions	Opportunities or Constraints
Water	Water meter located along Kaunakakai Place. Broken irrigation system.	May need MOU with county to manage water meters.
Wastewater	Existing 18" sewer line runs along Kaunakakai Place, which connects to 18" sewer line on Mauna Loa Hwy that runs to Kaunakakai WWTP. 8" sewer line connects to existing restroom on the County park side.	There are no restroom facilities on DHHL side of the park. Evaluate considerations of expanded park use and options for bathroom facilities.
Underground Utilities	Irrigation, phone and electric lines installed in the 1990's. Current conditions unknown.	As-built plans exist, but actual installation may be different. Need to further assess in the preparation of an on-site infrastructure and landscaping plan
Roadway Access	Regional access is via Mauna Loa Hwy / Kamehameha V Hwy. Site access via Kaunakakai Pl along the east and Hio Pl to the north. Two parking areas: 1) Canoe Club parking along Kaunakakai Pl, 2) Public parking along Hio Pl.	Parking along Hio Place is used primarily as boat storage. Need to identify jurisdictional agreements that exist within the park, and what comes with that in responsibilities, i.e. care and maintenance of roads, parking, etc.
Bike Routes	No bike facilities at the park.	Improve bicycle access.

FIGURE 4-1 OPPORTUNITIES AND CONSTRAINTS ANALYSIS



Management Issues and Challenges

The Malama Cultural Park faces an unusual number of challenges due to its size, shoreline location, environmental attributes, and limited resources allocated to maintain and improve the park. This section discusses the seven primary management issues facing the park that have been identified through site analysis and beneficiary input.

Park Governance

The existing Plan Area lacks a comprehensive management approach to maintain the park and its resources. The lack of a single entity responsible for the management of the Plan Area as a whole complicates the development of policy and programs to address the desires of various existing and future user groups. This also impedes the implementation of timely responses to challenges like sea level rise and coastal erosion.

As the landowner, DHHL currently provides minimal maintenance support in the form of groundskeeping and trash collection, as DHHL's priority is to provide homesteading opportunities to address the waitlist. As such, limited budget resources are allocated to the ongoing and long-term stewardship of the Plan Area.

A vast majority of the existing park maintenance has been volunteer based, primarily from community members and the existing canoe clubs. There are no formal agreements at present between DHHL and community volunteers. In the absence of a park management plan, there is a general sense of confusion regarding the process to make needed improvements and mālama the park's cultural and natural resources. In addition, without a formal disposition to operate in the park, existing volunteer groups have faced challenges in raising funds.

Without a system in place to manage the Plan Area, many of the park's resources and utilities have become neglected and fallen into a state of disrepair. The degrading nature of the park has been a cause for concern by the community, and has hampered the highest and best of use of the park.

Cultural Resource Management

The term, wahi kūpuna, is a modern term coined in the 1990s as a way to reassert a Native Hawaiian perspective and the associated responsibilities to the care and protections of ancestral spaces and places. Wahi kūpuna refers to a physical site, area, or landscape that is significant to Native Hawaiians, past and present and also hold special prominence given the relationship and interconnection of people to place. Malama Cultural Park is a wahi kūpuna given its historical and cultural significance over generations. Malama Cultural Park is important as a repository of ancestral knowledge and therein a source of mana for its people.

Malama Cultural Park amplifies the existence of an intergenerational relationship with certain inalienable ancestral responsibilities that at the heart lies a sense of Native Hawaiian identity and well-being for this community. In this context, cultural resource management is more than the immediate care and response to the protection of tangible sites and features but also to a continuity of this place as ancestrally relevant over time and generations. The fundamental principal to protect this place where Native Hawaiian practices can thrive in perpetuity must be considered as paramount for this 'āina.

Accordingly, a cultural resource management strategy for the Plan Area should include the adequate documentation and inventory of oratorical traditions and identifiable physical cultural resources; a conditions and threats assessment with a prioritization of threat mitigation to the resource; opportunities towards proper restoration of the resource coupled with place-based stewardship training so that the linkages between past, present, and future of this wahi kūpuna can be maintained. At present, known cultural resources within the Plan Area are threatened by exposure to erosion, flooding, invasive species, and vandalism. Without a long-term commitment of collaborative management, these resources are at risk of deterioration and neglect.

Natural Resource Management

A healthy native ecosystem thrives with the integrity of its defining natural resources in a state of balance. Resource integrity can be defined by three defining elements:

- 1) Land cover. In simple terms, this is the dominant physical characteristics of a given area inclusive of coverage by forest or coastal lands, wetlands, impervious surfaces, water types and combination therein of native, non-native, or mixed vegetation. Native land cover would be for areas that a native canopy exceeds 50% cover by area. Non-native land cover or highly-transformed land cover are those areas where a non-native canopy exceeds 75% cover by area or where changes in land have severely transformed native habitat. Malama Cultural Park could be characterized as a marginal/transitional land cover where the native canopy is between 25% to 50% by area.
- 2) Biodiversity. The variety of native life forms that abide in a given ecosystem is indicative of an ecosystem's abundance and health. Biodiversity can shift over time due to natural or man-made impacts to the landscape. Malama Cultural Park appears to have shifted historically from a predominant native system to a more marginalized or transitional system, where its native species are perhaps below historic levels. The wetland and coastal area still maintain some "richness" of this biodiversity but without meaningful intervention could become impaired over time where native species are no longer present.
- 3) Recruitment. While land cover and biodiversity provide indicators as to an ecosystem's current state, the concept of recruitment is a measurable indicator for the propensity of future growth and regeneration. The cycles of reproduction and the genetic adaptation helps to ensure the long-term persistence of native species within an ecosystem. Successful recruitment is predicated upon the specific characteristics of species reproductive biology. However, the ability for a species to thrive and reproduce can and is often restrained or improved by external natural or manmade inputs. At present, the extent of native species within Malama Cultural Park thrives partially due in part to each identifiable native species having adapted to the changes that have occurred over time but also maintained by ongoing efforts of clean-ups and removal of invasive species. However, it is unclear in this scope of study if specific species will have the ability to maintain a baseline towards long-term survival without specific intervention.

Traditional Hawaiian beliefs hold that *kanaka* and *‘āina* exist in a reciprocal relationship that is amplified by a well-known Hawaiian proverb that stipulates *I ola ‘oe, I ola mākou nei* - if the land is healthy and thriving in abundance, so are we as humans that abide in its environment. The Plan Area's wetland, dunes, soils, and vegetation are at risk of degradation. This is caused in part by external influences of exposure to invasive species, chronic inundation from upland-based flooding which has results in extensive erosion, unmanaged localized pedestrian and vehicular access, litter, and contamination by off-site sources. Protecting the dunes and wetland is especially important to maintain the ecological integrity of the sensitive environment at Malama Cultural Park.

Waste Management

Litter is present throughout the Plan Area. Presently, there are no waste receptacles located in the park and litter is collected and disposed of primarily on a volunteer basis. Trash and food scraps can attract non-native predators to an area such as mongoose, rats, feral cats, and pigs. Despite the efforts of DHHL to try and maintain the quality of the area, the current management of on-site trash becomes dependent upon informal care by park users which can have the potential to further degrade the overall health and appearance of the park, deterring visitors and contributing to its disuse.

Facility Maintenance and Security

Many of the previously developed facilities and utilities have been neglected without a set maintenance schedule or damaged by vandalism. The comfort station on the County portion of the park is now inoperable, leaving the Malama Cultural Park without functioning bathrooms. The existing irrigation and power systems on the Plan Area's amphitheater and stage are also no longer operable. As the Plan Area relies on volunteer support, there is no regular maintenance schedule or designated group or individual to provide needed repairs.

Many community members have expressed a concern for safety and security in the park. Factors contributing to this concern include insufficient lighting at night, the severely deteriorated and unstable jailhouse, unpermitted camping, and unsanctioned graffiti. In recent years, the Malama Cultural Park has garnered a reputation for criminal activity.

Fewer visitors and a lack of activity in the park has caused some areas to remain underutilized or empty for extended periods of time. These low traffic areas have attracted individuals experiencing homelessness who seek a place to be left undisturbed. Consultation with various park users has revealed a concern with a growing population of homelessness in Malama Cultural Park.

Parking and Access

The Plan Area has no public parking or bicycle facilities. Without sufficient parking, the Plan Area cannot accommodate the types of activities and large events that the community desires.

The gravel lot along Hio Place, designated for parking in the 1995 Master Plan, has since been barricaded with large boulders to prevent the parking and abandonment of boats. Today, visitors will typically either park along the Kaunakakai Wharf Road or enter through the County-owned parcels and park vehicles near the shoreline. Unrestricted vehicular access has resulted in erosional scars and the leakage of oil into the beach sand.

Sea Level Rise

Within the Plan Area, the park itself and its resources are susceptible to sea level rise effects. Sea level rise will incrementally increase coastal flooding and erosion, thus posing major risks for low lying structures, infrastructure, and properties. The Plan Area's shoreline is vulnerable to erosion and wave damage due to sea level rise, storm surge, tsunami and more frequent and intense storms. The shoreline fronting the Plan Area, one of the only safe, permitted canoe landing points along Moloka'i's south shore, is vulnerable to future sand loss. Expected increases in rainfall combined with a possible higher groundwater level due to sea level rise will increase flooding and drainage problems. Cultural resources in low-lying areas, like the Malama Platform or cultural features in the subsurface, could be inundated, damaged, or washed away. Sea level rise will also increase shoreline hazards to people and existing facilities and infrastructure. All future consideration of park improvements will need to accommodate the long-term effects of sea level rise into planning, development, and maintenance.

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Chapter 5: Management Plan Goals and Strategies

Management Goals and Desired Outcomes

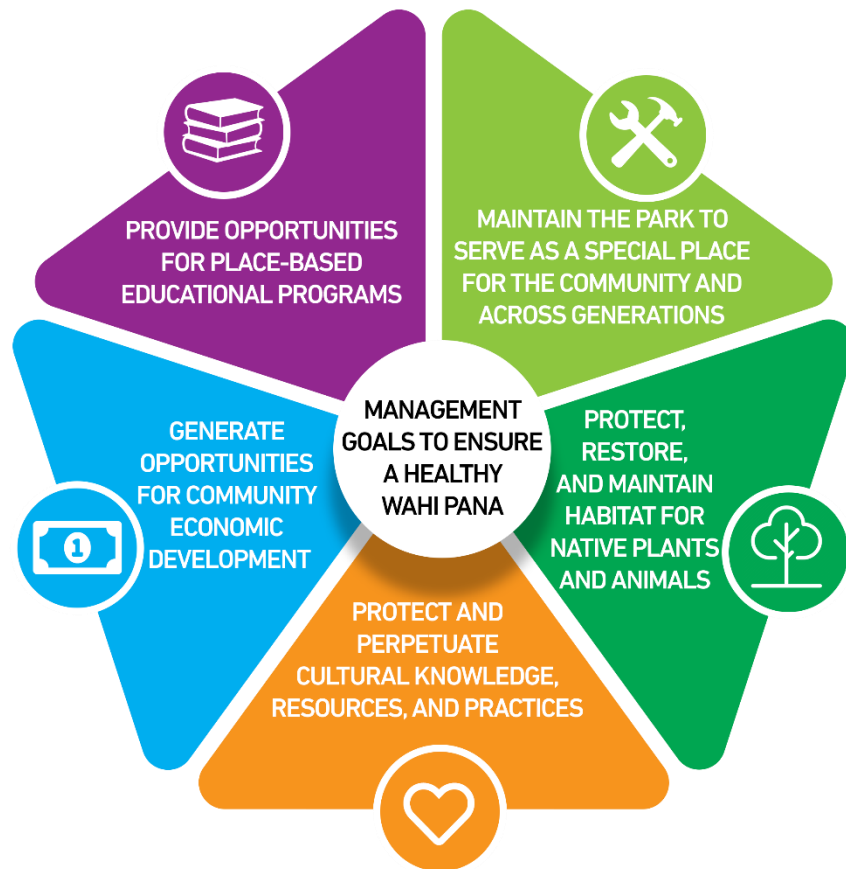
In recognition of the role of Malama Cultural Park as a valuable wahi pana of Moloka‘i that must be protected and managed for the benefit of current and future generations, the goals and desired outcomes of this SAP are to:

- **Maintain the park to serve as a special place for the community and across generations so that the park will be a safe environment for all to use and enjoy and the sense of place that is uniquely Kaunakakai will be maintained.**
- **Protect, restore, and maintain habitat for native plants and animals so that native plants and animals are protected and can exist with human activities.**
- **Protect and perpetuate cultural knowledge, resources, and practices so that cultural practices and knowledge are perpetuated, and natural and cultural resources are cared for.**
- **Generate opportunities for community economic development so that the demand for recreational and community economic development areas are balanced with the need to protect the natural environment from overuse.**
- **Provide opportunities for place-based educational programs to build community capacity to manage resources and develop the next generation of park stewards.**

The SAP does not call for significant development of the park. Rather, beneficiaries preferred for the park to retain its open and natural characteristics. Beneficiaries also recognize that the future improvements recommended in this plan would be funded by and implemented by themselves or other community partners. A Community-Oriented Management Model is envisioned in which qualified volunteer groups accept and share the stewardship responsibilities for the park. This model involves stakeholders in all aspects of decision making, management, and funding.

The exact location and future design of any proposed improvement will be subject to further study and review as specific ideas are carried forward by key partners during the plan’s implementation.






FIGURE 5-1 SPECIAL AREA PLAN MANAGEMENT GOALS



Management Strategies

There are four tiers to consider in the types of interaction that can occur with natural and cultural resources. A baseline is the idea of existence value – which simply means that having an awareness that natural and cultural resources exists and are healthy lends to an appreciation of a place’s value. A second tier is an engaging action of “learning and experience” which can be implemented through site visits and fields trips that provide beneficiaries with an opportunity to experience an ecosystem. A third tier considers the utilization of natural resources for purposes of cultural or subsistence use practices and/or specific educational purposes to garner further understanding of a place. Stewardship is the fourth and highest tier in which beneficiaries are provided a means to exercise their core values and beliefs while advancing their own intellectual, intuitive, emotional, spiritual, social, and physical development. A true connection between person and place that over time transfers from generation to generation. Malama Cultural Park has opportunities to engage in all four tiers of beneficiary interaction with the implementation of the management strategies summarized in Table 5-1 and discussed in the following sections. These strategies are designed to align with the five SAP management goals.

Table 5-1: Summary of Management Goals and Strategies

	<p>Goal 1: Maintain the park to serve as a special place for the community and across generations</p>	<p>Strategy 1A: Manage vehicular access, activities, and uses</p> <p>Strategy 1B: Demolition of the jailhouse</p> <p>Strategy 1C: Consider providing bathrooms in the Community Focused Zone</p> <p>Strategy 1D: Develop kūpuna area and memorial garden</p>
	<p>Goal 2: Protect, restore, and maintain habitat for native plants and animals</p>	<p>Strategy 2A: Reduce trash and maintain waste receptacles</p> <p>Strategy 2B: Invasive species removal and control</p> <p>Strategy 2C: Restoration and recovery of coastal plant communities</p> <p>Strategy 2D: Enhance vegetated sand berm along the edge of the shoreline</p> <p>Strategy 2E: Mitigate exposure to soil contamination</p>
	<p>Goal 3: Protect and perpetuate cultural knowledge, resources, and practices</p>	<p>Strategy 3A: Develop an overall mitigation plan for cultural resources</p> <p>Strategy 3B: Support development of a new canoe and equipment storage pavilion</p>
	<p>Goal 4: Generate opportunities for community economic development</p>	<p>Strategy 4A: Establish a community farmers' market area</p> <p>Strategy 4B: Develop a new covered pavilion or visitor center</p>
	<p>Goal 5: Provide opportunities for place-based educational programs</p>	<p>Strategy 5A: Educate and engage the public</p> <p>Strategy 5B: Establish a monitoring program</p>

Strategy 1A: Manage Vehicular Access, Activities, and Uses

Given the limited parking availability at the Plan Area, rules must be established and enforced to avoid any vehicular use beyond authorized parking areas, particularly on or near the coastal areas. Vehicular access for the general public should only be permitted in the designated parking area in the mauka lot to prevent inadvertently

contaminating beach sands, accelerating erosion, causing degradation of habitat for native species, or damage to the overall ecosystem.

Threats to resources can be mitigated through the management of permitted activities and uses. Signage to inform the public regarding vehicular access, permitted activities and uses is needed at the primary entry points into the Plan Area. At present, temporary rock barriers have been constructed at the mauka parking lot to prevent vehicular access onto the park lawn. After the parking area has been expanded, it is important that these rock barriers remain to prevent the encroachment into the Community Area.

In addition, successful stewardship of the Plan Area will require the presence of dedicated personnel to deter actions that may damage resources, report illegal activities, and serve in an educational capacity. On-site presence and enforcement of rules are critical elements of future management for the protection of resources and visitor safety.

Strategy 1B: Demolition of the Jailhouse

The jailhouse structure is a threat to the health and safety of park visitors. The dilapidated structure is not only at risk of collapse, but loose materials could become airborne with intense winds, becoming dangerous projectiles. The structure may also be a host to harmful invasive species like feral cats and termites. The jailhouse should be demolished and completely removed from the Plan Area.

As the jailhouse is over 50 years old, it qualifies as a historic structure and is subject to SHPD to review under HRS Chapter 6E-8 review. Before demolition may commence, DHHL must consult with SHPD to complete the historic preservation process promulgated in HRS Chapter 6E-8. An Archaeological Inventory Survey (AIS) and /or Archaeological Monitoring Plan (AMP) may be required if any excavation activities are required to mitigate impacts to the subsurface cultural layer.

Demolition waste generated by the project may include metal, plastic, concrete, and excavated soil. Park managers will be responsible for proper disposal of all waste and debris generated by demolition and will be subject to applicable rules and regulations governing waste management.

Hazardous waste is waste that meets criteria established in the Resource Conservation and Recovery Act (RCRA) or specified by the United States Environmental Protection Agency (EPA) in 40 CFR 261 or which has been designated as hazardous by a RCRA authorized state program. An Asbestos and Lead Paint Survey should be conducted to identify the presence of hazardous waste.

Hazardous materials on the site will require proper handling, removal, and disposal in accordance with Federal and State regulations. At least ten (10) working days before starting disturbance at the project site, a "Notification of Demolition and Renovation" must be sent to the Hawai'i Department of Health (HDOH). The Moloka'i-Naiwa Landfill & Recycling Center must be consulted as to their requirements and procedures for the disposal of hazardous materials at their facility. The landfill must be notified prior to the disposal of hazardous materials so they can be appropriately segregated or handled in a manner to prevent landfill employees from being exposed during their operations. Metal debris will be recycled when possible to decrease the amount of waste taken to the landfill and to minimize the likelihood of the Toxicity Characteristic Leaching Procedure samples exceeding leaching criteria.

Strategy 1C: Consider Providing Bathrooms In the Community Area Zone

Adequate sanitary facilities are crucial to maintain a safe and clean environment, especially if public use is anticipated to increase in the future. Certain areas have been reported to be littered with toilet paper and used as a bathroom because existing bathroom facilities are no longer operable and closed to public use.

It is recommended that future park managers consider placing bathrooms in the area in place of the demolished jailhouse. This location is preferred due to its distance from sensitive habitats and significant cultural sites. This site is also ideal due to its proximity to the existing buried wastewater line.

The ultimate scale and design of the new bathroom facility must be vetted and approved by DHHL. The facility could be designed as a new comfort station structure that taps into the existing wastewater line. For a lower footprint and reduced cost, a concrete slab could be installed for placing locating portable toilets. Portable toilets may be provided and maintained through a private vendor.

Park managers may choose to implement the bathrooms in phases- using portable toilets in the near-term and scaling up to a full-sized comfort station at a later time when funding become available.

Outstanding issues related to security, permitted access, and hours of operation would need to be negotiated between DHHL and the future park manager.

Increased amenities may attract more visitors to the Plan Area and will require on-going maintenance. Accessibility by maintenance vehicles must also be taken into consideration. A gravel loading area and driveway may be necessary to provide access.

Strategy 1D: Develop a Kūpuna Area

The word kūpuna infers a respect to our ancestors and our elders but also means to be a starting point of one's own growth and understanding. Malama Cultural Park is a wahi kūpuna in which the SAP aims to support the invocation of kūpuna through the perpetuation of specific cultural practices, the restoration of cultural and natural resources, and to the extent feasible, allow for the creation of spaces that honor the legacy of all those who have come before.

The 1995 Master Plan for Malama Cultural Park envisioned a peaceful area designated within the park for kūpuna to gather and socialize. During beneficiary consultation, participants identified the kūpuna area as the top action from the 1995 Master Plan that they wished to see carried forward in the SAP. The kūpuna area should be located near an accessible walkway and may include shade trees, seating, and landscaping. It is recommended that seating be placed in a conversational arrangement to encourage social interactions.

This designated area would also be appropriate for serving as a “place for reflection” to honor and perpetuate the memory of loved ones who have passed before. A memorial garden concept may be incorporated into this area as a means to pay tribute to loved ones while providing a quiet place for reflection and remembrance. Families who wish to use this space for special events or honorary plantings should coordinate with the future park managers for approval.

Strategy 2A: Reduce Trash and Maintain Waste Receptacles Throughout the Plan Area

Trash is present throughout the site, and marine debris is prevalent along the coast. Waste receptacles should be provided throughout the Plan Area. The waste receptacles need to be secured, covered, and maintained regularly so they do not attract non-native predators that may pose harm to native species. The need for additional receptacles should be assessed periodically if public use is anticipated to increase in the future. Additional receptacles may also be needed for special events in the park when large crowds are expected.

Beach clean-ups should also be conducted when necessary. Trash and marine debris removal will beautify the shoreline and improve the overall health of the park.

Strategy 2B: Invasive Species Removal and Control

The Plan Area is currently dominated by alien vegetation, including both known invasive and potentially invasive species. Invasive species such as buffelgrass and Indian fleabane should be removed to the extent possible to prevent further spread. Other alien vegetation may be removed and/or controlled to provide open space for native plant species to be planted and for any natural regeneration that may occur. Effective control methods may vary depending on the

species and may include a combination of manual and chemical options. Care should be taken to avoid impacting the patches of kipukai that exist throughout the site when performing any methods of control.

Though the wetland area is not designated as Critical Habitat, its restoration could be beneficial for indigenous birds such as the kioea and the endangered ae‘o, whose recovery plan points to habitat loss and degradation as key factors in population decline.

Pickleweed growth should be controlled to reduce the density of coverage and create desirable nesting area. Pickleweed may be cleared through mechanical or manual methods, or through the application of chemicals. The kioea breeds in Alaska during the summer months before migrating to Hawai‘i for the winter, however some small populations may remain in the islands to nest. Control work should be performed outside of the peak ae‘o nesting season (approximately May-July) and the area should be scouted for nesting sites prior to initiation.

Control of the mature invasive red mangrove forest to the west of the Park is also recommended. This should be done using mechanical control methods. The use of herbicides is not suggested for the health of the marine environment. Mechanical control involves cutting down the trees and topping them below the low tide water line to prevent regrowth.

‘Auku‘u are known to roost and nest in large mangrove trees nearly year round with a breeding season typically lasting from August through December. Though it is not a protected species, the state should be contacted prior to conducting any actions that may damage nests or eggs. Mangrove control should be undertaken outside of the nesting season and the area should be checked for the presence of nests and eggs or hatchlings before work takes place.

The ongoing removal of mangrove propagules will be necessary to keep a population from establishing along the beach front of the Park. The infestation of invasive algae/limu in the nearshore environment is part of a much broader problem affecting dozens of miles of Moloka‘i’s southern shoreline. Continuous, large-scale coordination is required to effectually reduce the biomass of these invasive species. The Plan Area could serve as a base for coordinating this offshore work along the south coast.

Previous efforts by the DLNR Aquatic Invasive Species team to remove and monitor for invasive limu along Moloka‘i’s south shore suggest that removal should take place every 3-4 months and continue regularly to prevent regrowth and successfully reduce the population over time. A combination of mechanical (i.e., super sucker) and manual (hand-removal) control methods is recommended as being most effective.

The super sucker device sucks up the algae and pumps it onto a barge for sorting to ensure the exclusion of fish and other animals that might become trapped in the process. The sorted algae remaining on the barge is then brought to shore for disposal. Disposal options include composting or combining it with cut mangrove to create biochar. Brief dialogues with some of the MCC members encountered during the surveys indicate that the heaps of invasive limu washed up on the beach fronting the hālau wa‘a are collected for composting during community limu huki events.

Research has also suggested that collector urchins will feed on gorilla ogo and may be effectively used as a biocontrol. The DLNR-AIS team should be consulted for further information on this approach.

Lastly, predator control is a critical component of creating a safe environment for native birds. Feral animals should be removed and excluded from the Plan Area to the extent possible. Dogs accompanying visitors of the park should be kept on leashes.

Strategy 2C: Restoration and Recovery of Coastal Plant Communities

Hawaiian coastal plant communities should be protected to preserve the diversity and species richness of these areas. These plant communities are comprised of species uniquely adapted to survive the harsh environmental conditions and natural disturbances associated with coastal areas and are capable of regenerating after periodic trauma.

Native coastal plant communities are most often subject to fragmentation, with populations being effectively cut off from each other through extensive land disturbance activities. This disturbance, coupled with the spread of alien and invasive species, has cascading effects for coastal ecosystems. Native plants are prevented from reproducing causing a decline in their populations, altering the composition of the plant community, and degrading important habitat for other native species.

As discussed in the previous section, the first step to successful restoration and recovery of these communities is the reduction or elimination of threats and stressors such as invasive species. The goal of these restoration efforts is a native plant community that is self-maintaining.

To reestablish a native coastal plant community, endemic and indigenous plant species, both common and rare, should be planted in place of the removed alien vegetation. Plants chosen for restoration should be based on knowledge of those that are adapted to the coastal conditions of the Kaunakakai region and any available information on native flora that previously existed in the Plan Area.

Park landscaping can be used as an opportunity to reintroduce rare indigenous and culturally significant plants that may have become extirpated from the area. Non-invasive, naturalized species that are suited for harsh coastal conditions (i.e., exposure to wind, salt and heat) can also be incorporated, if appropriate. Planting of species known to be toxic to animals and/or people, or those with invasive qualities, should be avoided.

Studies have recently been published on the properties of certain native plants to remove and/or stabilize toxic substances (phytoremediation), in this case, from petroleum-contaminated soils. Among those plants shown to have promise are naio (*Myoporum sandwicense*), milo, and kou. These plants grow well in coastal conditions (kou and milo already grow at the Park) and would be suitable for planting in the park due to the surrounding industrial operations and potential for contamination exposure.

Table 5-2 lists candidate species of indigenous plants for restoration at Malama Cultural Park. These species are known to tolerate the local conditions and are compatible with a park environment. This is a partial list and should not be considered exhaustive.

Vegetation restoration should be done in consultation with local community groups, cultural practitioners, local community organizations, and other stakeholders to ensure that proposed plant removal and outplanting do not negatively affect the integrity of the overall ecosystem, cultural sites and/or habitat for threatened and endangered species.

The community should be actively engaged in restoration efforts in order to promote a greater sense of respect for the place. For example, partnering with local school groups to engage students in restoration work would provide an educational opportunity to students while encouraging a greater sense of respect and appreciation for the park 'āina.

Table 5-2: Candidate Species of Indigenous Plants for Restoration at Malama Cultural Park	
Species	Scientific Name
Trees	
hala	<i>Pandanus tectorius</i>
hau*	<i>Hibiscus tiliaceus</i>
kamani	<i>Calophyllum inophyllum</i>
kou*	<i>Cordia subcordata</i>
loulou	<i>Pritchardia spp.</i>
papalakepau	<i>Pisonia umbellifera</i>
naio	<i>Myoporum sandwicense</i>
Shrubs	
'ākia*	<i>Wikstromia uva-ursi</i>
koki'o ke'oke'o	<i>Hibiscus immaculatus</i>
ma'o hau hele	<i>Hibiscus calyphyllus</i>
naupaka kahakai*	<i>Scaevola taccada</i>
pōhinahina*	<i>Vitex rotundifolia</i>
'uhaloa*	<i>Waltheria indica</i>
Groundcovers & Vines	
'akulikuli	<i>Sesuvium portulacastrum</i>
'aki'aki	<i>Sporobolus virginicus</i>
'ākia*	<i>Wikstromia uva-ursi</i>
'ilima papa	<i>Sida fallax</i>
kipukai*	<i>Helitropium cuassavicum</i>
maiapilo	<i>Capparis sandwichiana</i>
'ohai	<i>Sesbania tomentosa</i>
nehe	<i>Lipochaeta integrifolia</i>
pā 'ūohi'iaka	<i>Jacquemontia sandwicense</i>
pohuehue	<i>Ipomea pes-caprae</i>

*Found at the Project site

Strategy 2D: Enhance Vegetated Sand Berm along the Edge of the Shoreline

The beach berm is the flat area of the beach landward of the beach slope as shown in *Figure 5-2*. The Plan Area could benefit from an enhanced vegetated sand berm along the edge of the shoreline. Berm enhancements raise the elevation of the berm and supports the beaches function as a natural dissipator of wave energy. Implementation of a berm enhancement also serves to reduce backshore flooding. In addition to providing flood protection, an increase berm elevation would help to maintain a larger dry beach area as water levels rise. Berm enhancement involves adding sand to nourish the beach and increase the berm elevation.

FIGURE 5-2 BEACH BERM LOCATION AT MALAMA CULTURAL PARK



There are multiple options to raise the berm height of the beach, including placement of sand, or placement of sand on top of a solid core such as a geotextile mattress or a rock-filled high-density polyethylene (HDPE) mattress. Placing a buried core in the berm helps to hold the sand in place while providing a solid backstop in extreme erosion events.

As part of the processes of identifying a sand source, it is recommended that the new sand match the characteristics of the existing sand on the beach. A considerable amount of sand has accumulated on the eastern side of the Kaunakakai Wharf. This man-made structure impedes lateral movement of sediment along the shoreline between causing it to accumulate on the Wharf's updrift side. In addition, sand and sediment has been deposited by altered current patterns along the eastern side of the wharf where it meets the revetment that protects the small boat harbor. Both areas could provide sand for restoring the shoreline.

Future park managers should work in collaboration with the Hawai'i DOT, Harbors Division, and the DLNR, Division of Boating and Ocean Recreation, to explore the beneficial reuse of the accumulated sand. A sieve analysis is recommended to ensure the sand used for restoration is of the right grain size, coarseness, density, color, and is free of fines and silt so it is compatible with the environment where it would be placed. It is important to use the right coarseness of sand, so the sand grains stick to the beach and are not easily washed away by normal currents and wind. The sand must lack fine silt or clay that could cause turbidity and pollute marine waters. The color of the sand should also be compatible with the area in which the sand is being used or placed. It is important to use sand that is comparable to the native sand in the vicinity of the restoration, both from an ecological and aesthetic

perspective. However, the sand that has accumulated in this area was originally from updrift and east of the wharf, implying that it is from a native source and is therefore appropriate restoration activities.

Strategic plantings of native shrubs and groundcovers along the enhanced berm will help stabilize the coastline and mitigate future coastal erosion. Pedestrian and recreational use should be directed to marked pathways so that fragile, shallow dune plants and their roots would not die from being trampled by foot traffic or crushed by canoes.

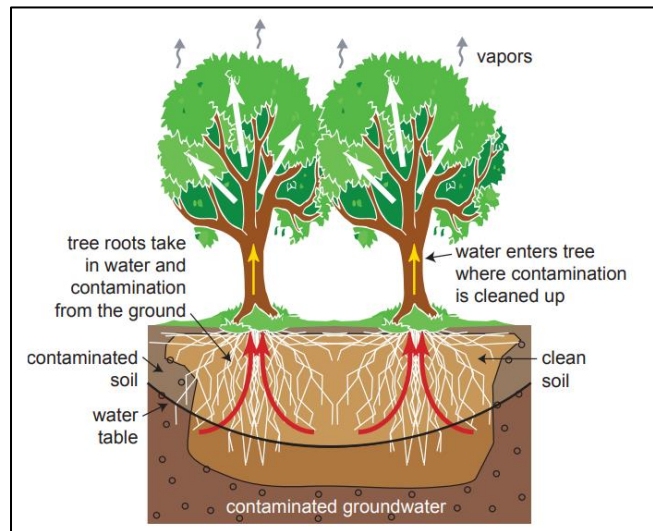
Strategy 2E: Mitigate Exposure to Soil Contamination

Exposure to petroleum contaminated soils poses a threat to human health. Before the commencement of any ground disturbing activities, future park managers should first consult with DHHL and the HDOH to determine if a Construction Environmental Hazard Management Plan (C-EHMP) is necessary. A C-EHMP documents the presence of a contaminated environmental medium (e.g., soil, soil vapor, sediment, surface water, and/or groundwater) on a site and describes how the contamination must be managed during planned construction activities. C-EHMPs are typically for handling contamination during surface or subsurface construction activities that could expose construction workers, nearby people, or ecological receptors.

Phytoremediation, when properly managed, is an environmentally sound and cost-effective method of treating soils containing organic chemicals. Phytoremediation is the process of using plants to clean up contaminated environments. Plants also help prevent wind, rain, and groundwater flow from carrying contaminants away from the site to surrounding areas or deeper underground (Environmental Protection Agency, 2021). Certain plants are able to remove or break down harmful chemicals from the ground when their roots take in water and nutrients from the contaminated soil, sediment, or groundwater (*Figure 5-3*). Plants can help clean up contaminants as deep as their roots can reach using natural processes to:

- Store the contaminants in the roots, stems, or leaves.
- Convert them to less harmful chemicals within the plant or, more commonly, the root zone.
- Convert them to vapors, which are released into the air.
- Sorb (stick) contaminants onto their roots where very small organisms called “microbes” (such as bacteria) that live in the soil break down the sorbed contaminants to less harmful chemicals.

FIGURE 5-3 PHYTOREMEDIATION PROCESS



Source: A Citizen's Guide to Phytoremediation (Environmental Protection Agency, 2021)

Phytoremediation takes advantage of natural plant processes and requires less equipment and labor than other remediation methods since plants do most of the work. Also, the site can be cleaned up without digging up and hauling soil or pumping groundwater, which saves energy. Trees and smaller plants used in phytoremediation help control soil erosion, make a site more attractive, reduce noise, and improve surrounding air quality. The use of native plants is encouraged since they are better adapted to the area's conditions and less likely to attract nuisance animals or pests. Phytoremediation may take several years to clean up a site. Plants may have to be replaced if they are damaged by extreme weather, pests, or animals.

Strategy 3A: Develop an Overall Mitigation Plan for Cultural Resources

Archaeological studies conducted for this property indicate the presence of a rich cultural landscape. At present, no AIS has been conducted for the Plan Area. The LRFI of the property prepared by Keala Pono Archaeological Consulting, LLC, 2021 provides the most current archaeological information of sites at the Plan Area and could be used as the basis to develop an AIS in compliance with HAR Chapter 13-275. The AIS would serve as a regulatory guidance document upon approval from SHPD and would provide significance evaluations and treatment recommendations for all sites within the area. Considering the large area of the Plan Area, a phased approach to the AIS is recommended.

Additional testing at the Malama Platform should be conducted as a priority. Future park managers should consider retaining a qualified professional archaeologist to perform subsurface excavation of the platform site. Park managers are encouraged to consider coordinating with the archaeologist to develop an archaeological field school to engage with and involve interested beneficiaries and community members in the process of collecting and synthesizing archaeological data.

Any activities near this Malama Platform Zone area should consider the cultural sensitivity of this area due to the probable location of the Mahinahina Heiau and the potential to encounter iwi kūpuna. A Preservation Plan developed in accordance with HAR Chapter 13-277 should be developed to identify threats to the platform, prescribe a vegetation and debris removal program, and develop short-term and long-term preservation measures.

As the Plan Area contains a known subsurface cultural deposit, any improvements that include ground disturbing activities must consult with SHPD prior to commencement. Archaeological Monitoring is advised to mitigate potential impacts to buried cultural features. If historic properties are encountered during construction, work should

immediately stop in the general vicinity and the appropriate DHHL representative and SHPD should be contacted immediately and the applicable rules under HRS 6E and its associated administrative rules should be administered. If the discovery involves the find of human remains, all work should immediately cease in the general vicinity and the appropriate DHHL representative, SHPD, and the Moloka'i Police Department should be contacted. A reasonable effort to protect the burial should be made in the interim period. Since DHHL lands are defined as tribal lands under the Native American Graves Protection and Repatriation Act (NAGPRA) of 1990, if iwi kūpuna, funerary objects, sacred objects, or objects of cultural patrimony are encountered, they are to be cared for as an inadvertent discovery pursuant to procedures provided under 43 Code of Federal Regulations Section 10.4.

Strategy 3B: Support Development of a New Canoe and Equipment Storage Pavilion

Consultation with the Wa'akapaemua Canoe Club revealed that additional facilities are required to safely store and protect canoes and paddling equipment from the natural elements and vandalism. The SAP recommends that a new open covered canoe and equipment storage pavilion be developed at the site of the existing Wa'akapaemua Canoe Club facility. It is recommended that the new structure's design emulate a traditional Hawaiian halau wa'a that reminds visitors of the past while supporting contemporary activities linked to the past and using traditional and modern materials that are practical to meet the building criteria.

Construction of the pavilion should not artificially fix the shoreline. Best Management Practices (BMPs) should be implemented as part of the construction phase of the project, in order to prevent erosion and runoff into nearshore waters or adjacent wetland. It is recommended that the pavilion be elevated above the base flood elevation, and its design should incorporate breakaway construction and other measures to withstand coastal storm events and to avoid impeding the natural flow of coastal flood waters.

DHHL must review and authorize the design of the pavilion before construction may commence.

Strategy 4A: Establish a Community Farmers' Market Area

The Community Focused Zone, within the mauka portion of the Plan Area, may be utilized as a community farmers' market area. Agricultural products, value added goods, prepared meals, and arts and crafts could be sold locally within the designated area of the park.

Farmers' markets reconnect communities to their food system. They create an opportunity where farmers can simultaneously sell fresh, local food and serve as food educators, revitalizing the way consumers shop and eat. They are also places where farmers and neighbors meet to socialize and exchange ideas around cooking, nutrition, culture and agriculture.

The farmers' market should be managed by a qualified non-profit organization and have a Board of Directors to provide overall direction and policy. It is recommended that the Board be composed of producers, consumers, community leaders, agribusiness managers, and other individuals who can lend support and skills to managing the market. Among its responsibilities, the Board of Directors should:

- Establish policy concerning hours, days, and months of market operation;
- Determine who may sell at the market;
- Set fees for selling in the market;
- Select employees or volunteers;
- Specify the responsibilities of the manager plus the extent of the manager's authority;
- Make provision for careful accounting of resources and funds; and
- Assure that annual reports to DHHL are prepared and submitted.

Strategy 4B: Construct a New Covered Pavilion or Visitor Center

Beneficiaries expressed a desire for a gathering place within the park for hosting meetings, educational programs, cultural events, and other community activities. The SAP recommends that a portion in the mauka area of the park be used for a new covered pavilion or visitor center. This new structure would provide a nexus for gathering and serve as the gateway to Malama Cultural Park. The northeast corner of the Plan Area encompassing the historic weigh station would be an ideal location for this new structure due to its visibility from the primary access route along Kaunakakai Place, and proximity to the Hio Place parking lot.

The new covered pavilion could utilize the adaptive reuse of the historic weigh station for the foundation for the new structure. Adaptive reuse refers to the repurposing of an existing structure for a new use. Adaptive reuse can breathe new life into historic structures by converting them into something useful for the community. Adaptive reuse can also lower construction costs by reusing materials and forgoing demolition expenses. Prior to the commencement of any construction, park managers should first consult with SHPD go through the proper steps of HRS 6E-42 inclusive of appropriate inventory, evaluation of significance, and mitigation.

It is recommended that the new structure's design incorporate traditional Hawaiian and modern materials that are practical to meet the building criteria. It is also recommended that the new structure provide lighting for hosting night time events. An imu pit may also be constructed near the facility for preparing meals.

Outstanding issues related to security, permitted access, and hours of operation would need to be negotiated between DHHL and the future park manager.

Strategy 5A: Educate and Engage the Public

Educate the public about the cultural sites and natural resources present within the Plan Area, through on-site and off-site materials and programs. Future park managers should collaborate with local experts, teachers, and organizations to develop and implement an education and outreach program that highlights the important aspects of the Malama Cultural Park. The community should be actively engaged in restoration and preservation efforts in order to promote a greater sense of respect for the wahi kūpuna.

Long-term monitoring programs are recommended for all restoration areas for the purpose of tracking ecosystem health, observing trends, and adapting management decisions accordingly. Maintenance actions should respond to the needs of the restored areas while outreach and education in the community helps to promote awareness and encourages Park visitors to engage in the restoration process.

Educational outreach could include: installing interpretive educational signs to raise public awareness about the park's cultural sites and natural resources; conducting a series of talk story events (e.g., discussion on specific resources at the park; kūpuna share their experiences and knowledge of the area); partnering with local schools; and providing volunteer opportunities restore and maintain the park.

Signs should be posted in areas to inform the public about the cultural significance of the area, caution the public about disturbing cultural sites and important habitat areas for native species, and cite penalties for violations of laws, where applicable. The community, particularly beneficiaries and cultural and lineal descendants, should be encouraged to participate in creating and posting signs to promote local ownership over stewardship of cultural sites.

Strategy 5B: Establish a Monitoring Program

Natural Resource Monitoring

Monitoring programs can help detect changes at restored sites and, when paired with active maintenance, can prevent invasive species from regaining a foothold. Regular vegetation monitoring in active restoration areas is recommended. Establishing photopoints at specific sites within a restoration area is an easy way to track and assess changes that take place in the plant community over time. Other metrics such as species richness (number of species present in a given area) and estimates of relative abundance (number of plants of each species) can be included in surveys to observe changes in community composition and character.

The health of individual plants that may have been reintroduced to the site as part of a restoration project can be monitored by measuring plant growth (i.e., height) and observing general changes to its condition (i.e., yellowing of leaves, wilting, damage, etc.). For wetland areas where reduction in pickleweed cover is the primary goal, photopoint monitoring is also a valuable tool to determine how quickly regrowth occurs and used to adjust the level of maintenance as necessary.

Point count surveys may be useful monitoring tools for tracking the health of populations of native waterbirds like the kioea and ae‘o in the Park area. These surveys may also serve as indicators of the health of the Park’s ecosystems as the return of native bird populations is a marker of a healthy habitat.

The point count method utilizes the same stations each time a survey takes place. Bird species are identified and counted from each of these stations for a specified period of time. Surveys should be conducted during the early to mid-morning hours when birds are most active. Any observed waterbird nesting sites in the wetland area should also be recorded.

The DLNR Department of Forestry and Wildlife coordinates biannual waterbird surveys statewide. Resources such as survey protocols, data sheets, and photographic ID guides may be available through this program.

Coastal Monitoring

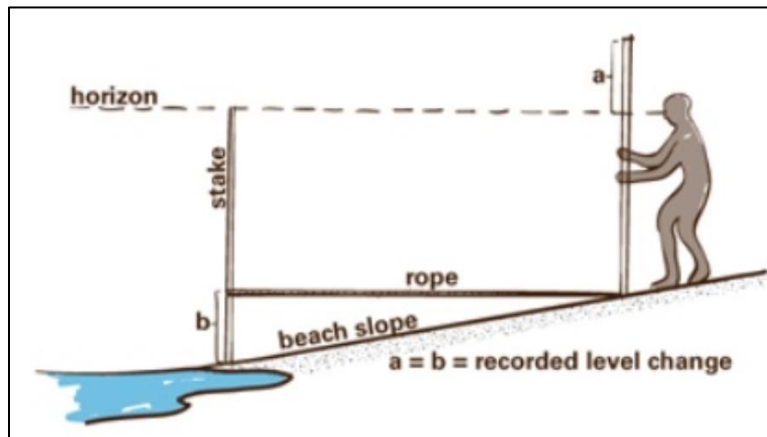
The Emory Method is an inexpensive and relatively easy way to measure the morphology and volume of sand on a beach. For these reasons, the Emory Method is a desirable technique for citizen science-based monitoring of the coastline and for empowering communities to play an active role in the management of their coastal resources.

The Emory Method requires two wooden rods, each about 5 ft long. Notches are cut at 1-ft intervals along each rod, with smaller notches at 1/10th ft intervals throughout. A small wooden pad about 4 inches squared can be attached to the bottom end of each rod to prevent the rod from sinking into loose sand. A 5-ft piece of twine is measured and fastened to each rod to ensure a consistent distance between measurements. Two or three operators are required to make measurements (one holding each rod and one to record the measurements).

Once the transects locations are determined, surveyors may begin collecting the data. In use, the rods are held vertically 5 ft apart (the length of the twine) in the direction perpendicular to the coast. The observer holding the landward rod, aligns their eye with the top of the seaward rod and the horizon. The observer then reads and records the distance down from the top of their own rod of the point which is intersected by this line of sight, interpolating to hundredths of a foot. Assuming the line of sight to be level, the distance from the top of the rod is a measure of difference in elevation between the two points. The difference in elevation is recorded as either minus or plus according to whether the leading rod is lower or higher than the following one. Refer to the diagram in *Figure 5-4* for a visualization of the Emory Method measurements.

To continue the profile, one of the rods is moved to a point 5 ft on the opposite side of the other rod and a second measurement is made. This technique can be repeated along an entire transect from behind the berm to the beach toe. The differences in elevation can be plotted against horizontal distance in order to obtain a profile across the whole width of the beach.

FIGURE 5-4 DIAGRAM OF THE EMORY METHOD FOR COASTAL MONITORING



Routine measurements can be useful for visualizing changes in the beach shape and volume over time. For example, the morphology of the beach during the calmer ocean conditions of summer can be compared to the rougher conditions of the winter swell. Long-term monitoring of the shoreline will reveal trends in overall erosion or accretion of the beach. Monitoring can also identify specific locations on the beach where erosion may be occurring at a faster rate. Longitudinal observations of shoreline data are useful for identifying locations where interventions may be required as well as for evaluating the success of implemented mitigations.

Community work days may be organized for gathering transect data and plotting profiles on a routine basis. Community groups could join and collaborate, strengthening partnerships, raising awareness of the issues and hazards of coastal erosion, and building capacity to sustain long-term protective and restoration initiatives.

Park Management Zones

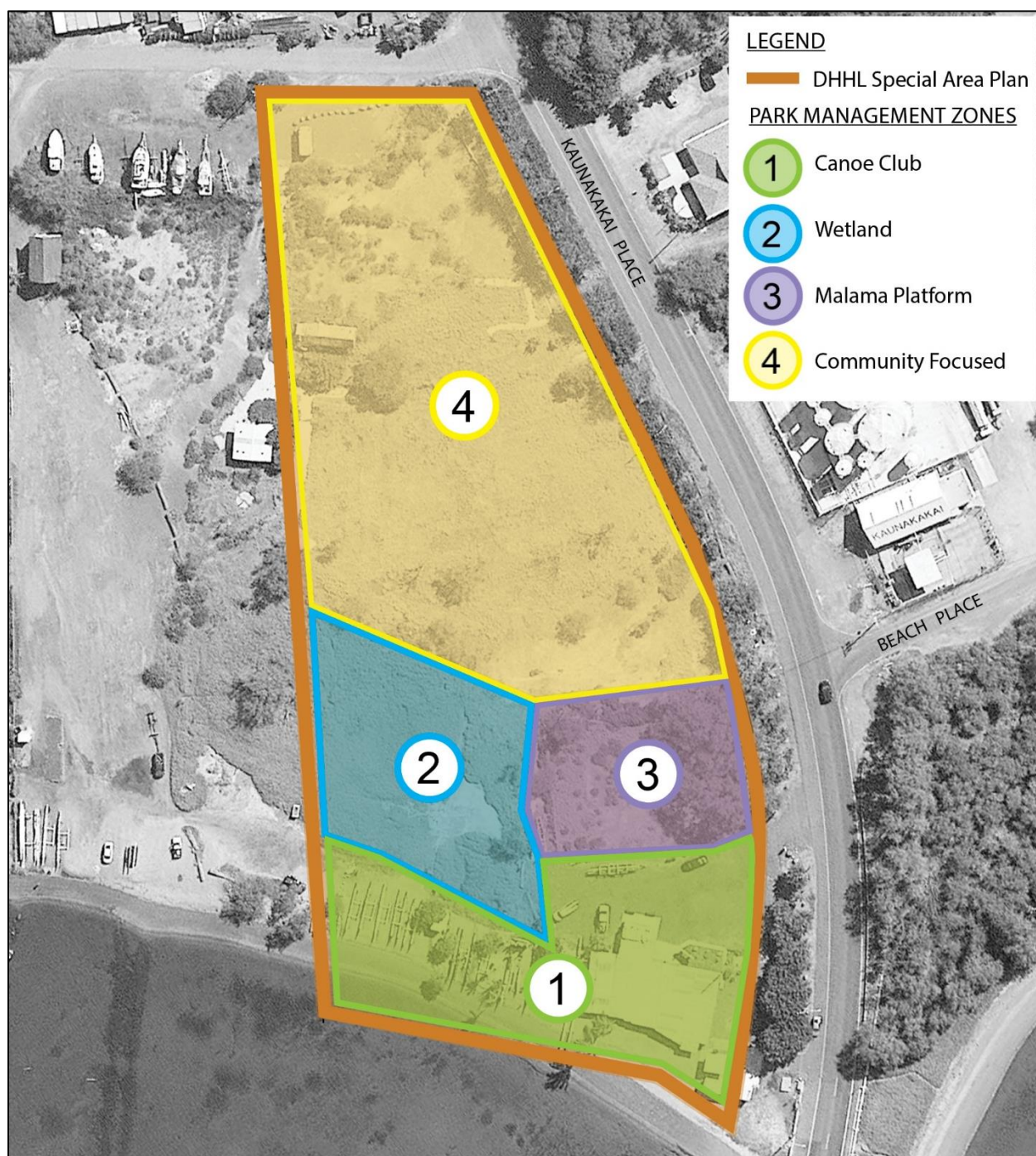
Based upon the Opportunities and Constraints analysis presented in *Chapter 4*, four Park Management Zones emerged as unique areas with distinctive resources, uses, challenges, and community priorities (*Figure 5-2*). These four zones include:

1. Canoe Club
2. Wetland
3. Malama Platform
4. Community Focused Area

This SAP discusses the types of activities and uses that are appropriate for each specific Planning Management Zone throughout the Plan Area. This plan also describes the needs and management requirements for each zone, and identifies locations where select improvements may be made in a phased approach over time.

The following sections will discuss the management strategies and actions for each Park Management Zone (*Figure 5-5 through 5-9*). The accumulation of these strategies and actions is presented in the Conceptual Special Area Plan presented in *Figure 5-10*.

FIGURE 5-5 PARK MANAGEMENT ZONES



1 Canoe Club Zone

The Canoe Area zone is defined as the coastal edge of the property along the southern boundary of the Plan Area (Figure 5-6). This zone encompasses the sandy beach, dunes, and the existing canoe facilities.

Existing Conditions:

The Canoe Club Zone is an approximately .90-acre sandy beach area where the Wa‘akapaemua and Moloka‘i Canoe Clubs presently operate. The canoe clubs maintain the existing canoe facilities and grounds. Gorilla ogo often accumulates on the beach sand. A small staircase provides pedestrian beach access from Kaunakakai Place.

Purpose of Zone:

The purpose of the Canoe Club Zone is to allow for activities that will perpetuate the importance of Hawaiian canoe culture for future generations.

Management Issues:

Trash, trespassing, security, invasive species, and erosion.

Threats:

Coastal erosion, storm surge, oil contamination from parked vehicles, litter, and vandalism.

Pending Threats:

3.2 feet of sea level rise by 2050.

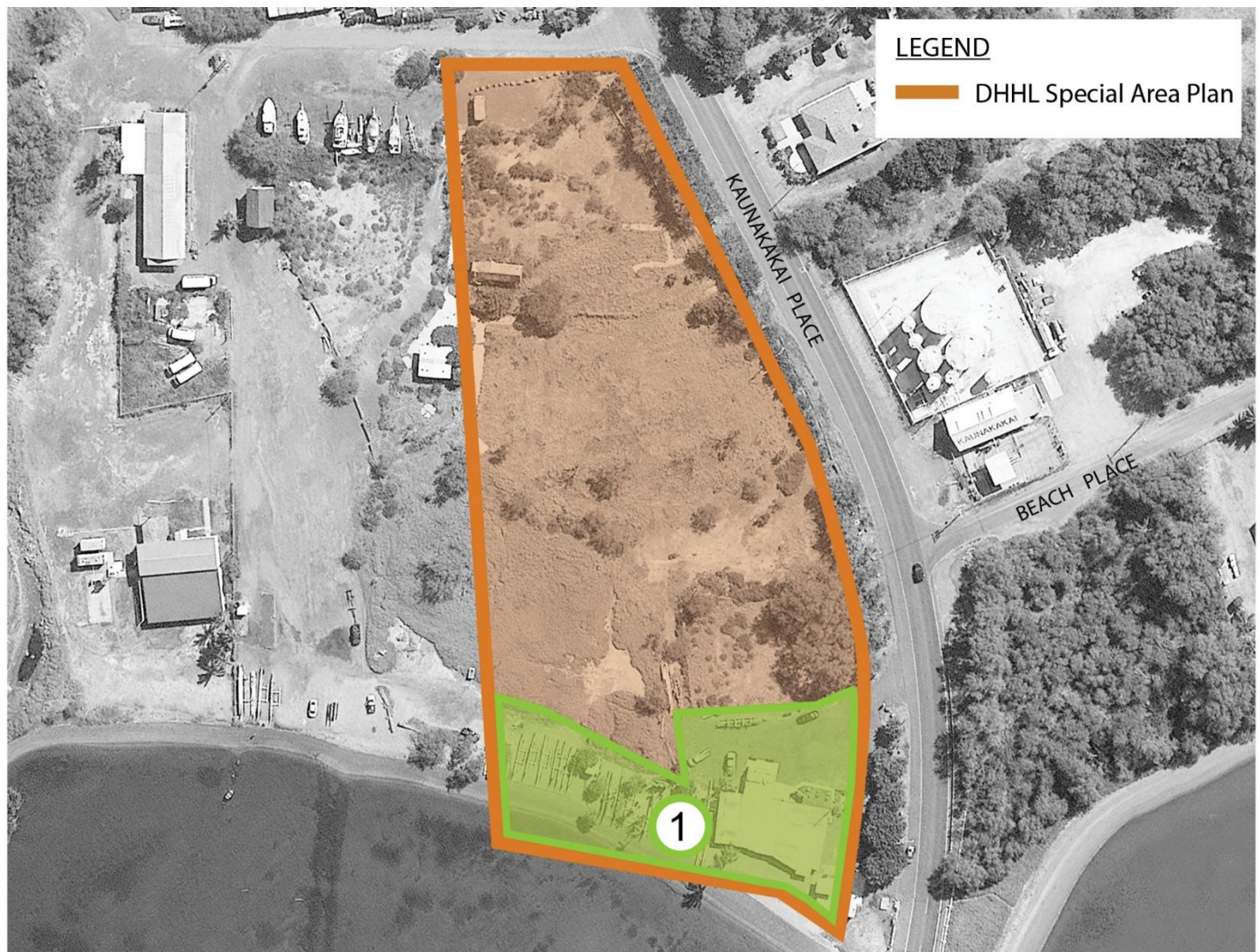
DHHL Management Action:

Form an agreement with a qualified non-profit organization that have experience and familiarity to promote the cultural importance of Hawaiian canoe culture.

Future Actions for DHHL Community Partners and Allowed Uses:

- Utilize shoreline area for canoe club activities.
- Provide maintenance and care of the shoreline environment and canoe facilities.
- Provide educational activities.
- Plant appropriate coastal trees, shrubs, and groundcovers.
- Construct a new open covered canoe and equipment storage pavilion for canoe club use.
- Implement a vegetated berm enhancement along the shoreline.
- Reconfigure the canoe club parking area so as not to encroach upon the Malama Platform's 25 ft. protection buffer.
- Prohibit the driving or parking of motorized vehicles on the beach.
- Minimal maintenance activities shall include: weed whacking around canoe facilities, removal of invasive species, planting native plants, maintaining trash receptacles, collection of litter, and erosion mitigation.
- Illegal activity must be reported to the police department and DHHL.
- Future managers must obtain liability insurance and submit annual reports to DHHL.

FIGURE 5-6 CANOE CLUB ZONE



GOAL 1

Strategy 1A
Manage vehicular access, activities, and uses



GOAL 2

Strategy 2A
Reduce trash and maintain waste receptacles

Strategy 2B
Invasive species removal and control

Strategy 2C
Restoration and recovery of coastal plant communities

Strategy 2D
Enhance vegetated sand berm along the edge of the shoreline



GOAL 3

Strategy 3A
Develop and overall mitigation plan for cultural resources

Strategy 3B
Support development of a new canoe and equipment storage pavillion



GOAL 4

No direct strategy but supports other area actions



GOAL 5

Strategy 5A
Educate and engage the public

Strategy 5B
Establish a monitoring plan

2 Wetland Zone

The Wetland zone is defined as the area delineated as a wetland environment within Plan Area (*Figure 5-7*).

Existing Conditions:

The wetland environment is an approximately .65-acre area populated primarily by pickleweed. Salt deposits form in low lying areas.

Purpose of Zone:

Provide stewardship of natural resources for ecological conservation and restoration.

Management Issues:

Invasive species, trash, and managed access.

Threats:

Invasive pickleweed, litter, contamination, and trampling of plants by human activity.

Pending Threats:

3.2 feet of sea level rise by 2050. Coastal erosion.

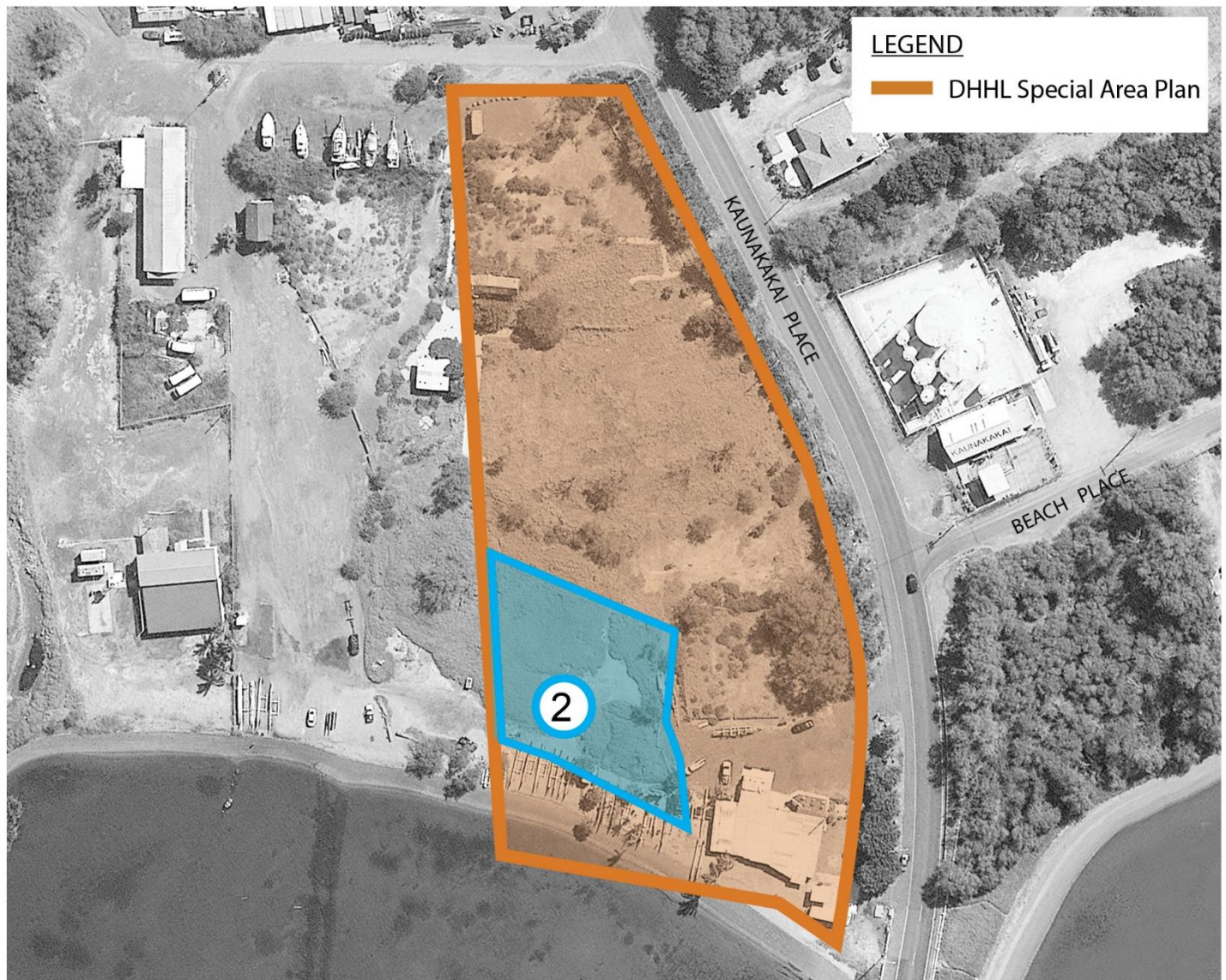
DHHL Management Action:

Form an agreement with a qualified non-profit cultural-based community organization that has demonstrated experience in the care of wetland ecosystems for its long-term stewardship.

Future Actions for DHHL Community Partners and Allowable Uses:

- Restore the wetland by removing invasive pickleweed and revegetating with appropriate native wetland plants.
- Revegetation efforts should prioritize native plants and ideally species native to Kaunakakai to the greatest degree possible.
- Install a wood plank border designating the wetland area as a protected area.
- Construct an elevated walkway to allow pedestrian access to the shoreline from the mauka portion of the park.
- Utilize wetland for ‘āina based education.
- Illegal activity must be reported to the police department and DHHL.
- Future managers must obtain liability insurance and submit annual reports to DHHL.

FIGURE 5-7 WETLAND ZONE



GOAL 1

Strategy 1A
Manage vehicular access, activities, and uses



GOAL 2

Strategy 2A
Reduce trash and maintain waste receptacles

Strategy 2B
Invasive species removal and control

Strategy 2C
Restoration and recovery of coastal plant communities



GOAL 3

Strategy 3A
Develop an overall mitigation plan for cultural resources



GOAL 4

No direct strategy but supports other area actions



GOAL 5

Strategy 5A
Educate and engage the public

Strategy 5B
Establish a monitoring plan

3 Malama Platform Zone

The Malama Platform Zone coincides with the extent of the historic platform site and its 25 ft protective buffer (*Figure 5-8*).

Existing Conditions:

The approximately .65-acre zone is the site of the historic Malama Platform. The platform is overgrown with invasive plants and grasses, particularly along the platform walls, but is otherwise in good condition.

Purpose of Zone:

The purpose of this zone is for the ancestral stewardship of cultural resources for future generations with regulatory compliance of state historic preservation laws and applicable federal law such as NAGPRA.

Management Issues:

Landscaping and irrigation of the ground surrounding the platform. Invasive species control and removal. Trash. Controlled access.

Threats:

Kiawe trees and invasive species growing on and around platform threatening structural integrity. Litter and vandalism.

Pending Threats:

3.2 feet of sea level rise by 2050. Risk of deterioration and neglect without long-term stewardship commitments.

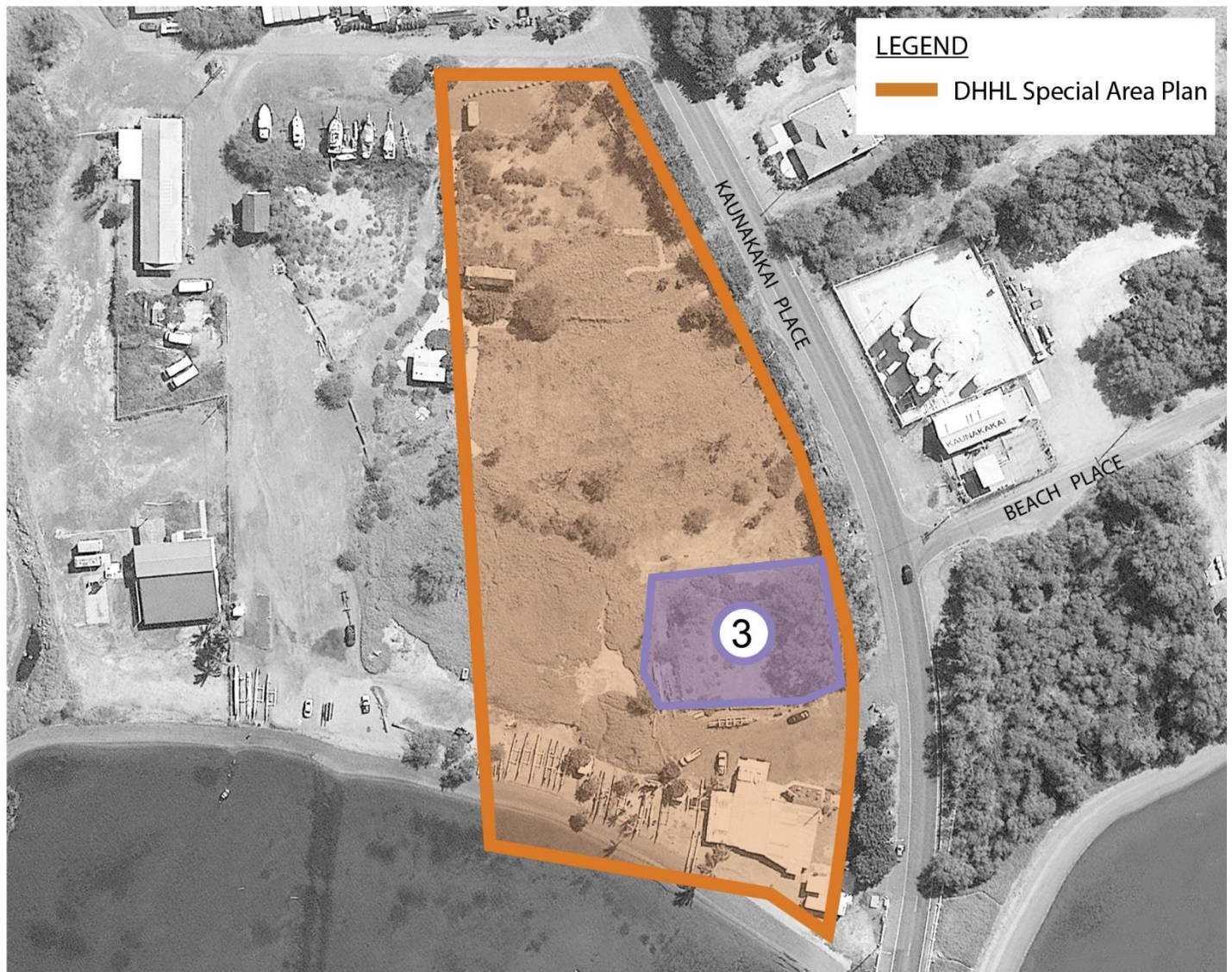
DHHL Management Action:

Form an agreement with a qualified non-profit cultural-based community organization for the long-term stewardship of the wahi pana.

Future Actions for DHHL Community Partners and Allowable Uses:

- Use the site for ‘āina based / wahi pana-based educational programs.
- Conduct further site investigation and complementary restoration for passive purposes.
- Maintain a 25-foot protective buffer around the platform.
- Install signage and interpretive events to teach about the significance of the platform site.
- Future partners must go through the proper steps of HRS 6E-42 inclusive of appropriate inventory, evaluation of significance, and mitigation inclusive of preservation plan and monitoring.
- Maintenance activities shall include weed whacking around the platform, collection of litter, removal of invasive species, and erosion mitigation.
- Illegal activity must be reported to the police department and DHHL.
- Future managers must obtain liability insurance and submit annual reports to DHHL.

FIGURE 5-8 MALAMA PLATFORM ZONE



GOAL 1

Strategy 1A

Manage vehicular access, activities, and uses



GOAL 2

Strategy 2A

Reduce trash and maintain waste receptacles

Strategy 2B

Invasive species removal and control

Strategy 2C

Restoration and recovery of coastal plant communities



GOAL 3

Strategy 3A

Develop and overall mitigation plan for cultural resources



GOAL 4

No direct strategy but supports other area actions



GOAL 5

Strategy 5A

Educate and engage the public

4 Community Focused Zone

The Community Focused Zone is defined as the mauka portion of the Plan Area encompassing the amphitheater/stage and historic weigh station (*Figure 5-9*).

Existing Conditions:

The approximately 2.35-acre zone is primarily open green space with a stage and amphitheater. Historic sites present include a dilapidated jailhouse, weigh station, and a subsurface cultural layer. An existing irrigation and electrical system are no longer in use. A memorial dedicated to the life of Herman Rego "Ekolu" Coelho III is located near the eastern edge of the park.

Purpose of Zone:

The purpose of this zone is to utilize and maintain the area for community building and economic development.

Management Issues:

Landscaping and irrigation, invasive species control and removal, trash, security, and historic preservation compliance for jailhouse, weigh station, and cultural layer.

Threats:

Structural integrity of the jailhouse poses a human health and safety risk. Litter and vandalism. Illegal camping. Potential soil contamination. Coastal flooding.

Pending Threats:

3.2 feet of sea level rise by 2050.

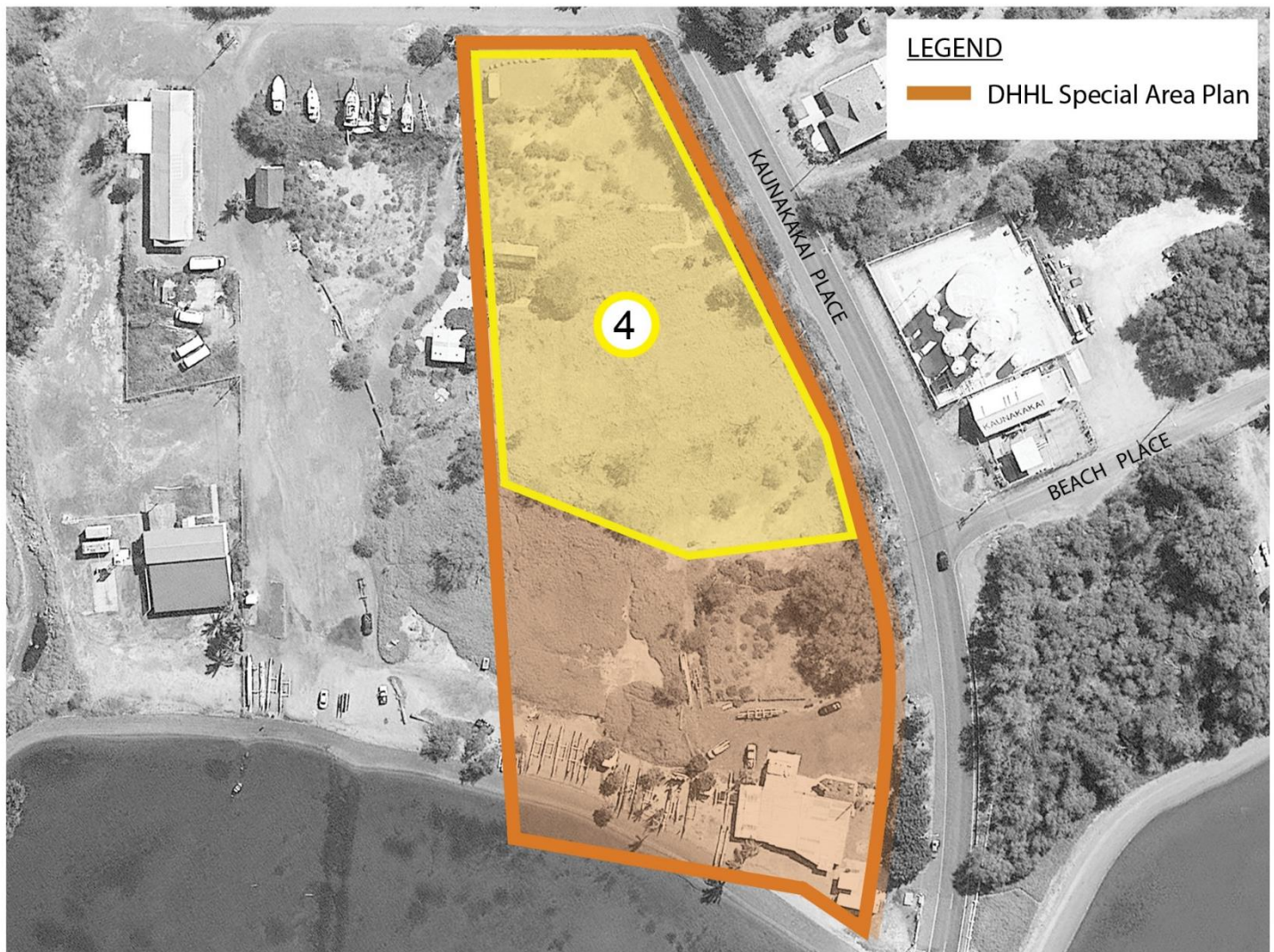
DHHL Management Action:

Form an agreement with a qualified non-profit community organization(s) for the long-term use and stewardship of the Community Focused Zone.

Future Actions for DHHL Community Partners and Allowable Uses:

- Utilize the existing amphitheater and stage as a performance space for live events.
- Utilize the mauka lawn for community-based economic activities like a farmers' market or craft fair.
- Provide welcome signage and display park hours and rules.
- Construct a new network of walking paths to provide adequate pedestrian access throughout this area.
- Develop a kūpuna area and memorial garden.
- Demolish and remove the dilapidated jailhouse.
- Develop new bathroom and park maintenance equipment shed in place of the jailhouse.
- Construct a new covered pavilion or visitor center.
- Construct an imu pit.
- Provide picnic tables and park benches near walking paths.
- Plant native and salt tolerant landscaping to green the park and create shade.
- Improve the electrical and irrigation system to a working condition.
- Provide light poles along new walking paths in this area.
- Expand and improve the existing Hio Place parking area.
- Provide bicycle facilities.
- Mitigate exposure to soil contamination during ground disturbing activities.
- Maintenance activities shall include: watering of the lawn and landscaping, weed whacking, tree trimming, removal of invasive species, maintaining trash receptacles, collection of litter, cleaning of bathroom and pavilion areas, and maintenance and repairs of facilities and utility systems.
- Illegal activity must be reported to the police department and DHHL.
- Future managers must obtain liability insurance and submit annual reports to DHHL.

FIGURE 5-9 COMMUNITY FOCUSED ZONE



GOAL 1

- Strategy 1A**
Manage vehicular access, activities, and uses
- Strategy 1B**
Demolition of the jailhouse
- Strategy 1C**
Consider providing bathrooms in the Community Development Zone
- Strategy 1D**
Develop a kupa area



GOAL 2

- Strategy 2A**
Reduce trash and maintain waste receptacles
- Strategy 2B**
Invasive species removal and control
- Strategy 2C**
Restoration and recovery of coastal plant communities
- Strategy 2E**
Mitigate exposure to soil contamination



GOAL 3

- Strategy 3A**
Develop and overall mitigation plan for cultural resources



GOAL 4

- Strategy 4A**
Establish a community farmers market area
- Strategy 4B**
Adaptive reuse of existing historic weigh station platform for covered pavilion or visitor center



GOAL 5

- Strategy 5A**
Educate and engage the public
- Strategy 5B**
Establish a monitoring plan

FIGURE 5-10 CONCEPTUAL SPECIAL AREA PLAN



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Chapter 6: Implementation Plan

Implementation of the management strategies identified in *Chapter 5* will require partnership with DHHL, beneficiaries, community organizations, cultural practitioners, lineal descendants, researchers, educators, elected officials, and governmental agencies to carry out many of the actions outlined. A collaborative effort is critical to successfully execute the strategies described in this SAP. The following sections describe the desired management model for the Plan Area, potential management structures, and the process by which DHHL may issue land dispositions to appropriate community partners.

Management Model: Community-Based Stewardship

Through the SAP's consultation process, it became evident that the community held a strong desire to play a larger role in the management kuleana for the Plan Area and its resources. Beneficiaries expressed a hope that community organizations could have the opportunity to help operate and manage the SAP Area through formalized partnership agreements with DHHL.

The HHCA, 1920, as amended, Section 204(a)(2) and Section 207(c)(1)(a), authorizes DHHL to issue dispositions of its lands for non-homesteading purposes. DHHL recognizes that a community-led model of park management can serve to create social, economic, and environmental benefits. Community control of the Plan Area, and genuine involvement in the governance and decision making for it, can boost a sense of belonging and connection to the park 'āina. Self-management of the park and its various natural and cultural resources can offer beneficiaries the opportunity to gain new skills in natural or cultural resource management, community organizing, and social enterprise. The park's environment would also benefit by having management activities administered by individuals with specific local place-based knowledge and expertise in grassroots organizing.

As such, the SAP is intended to be implemented by community partners selected by DHHL. At this time, the specific community partners have not yet been identified. Upon the official adoption of this SAP by the HHC, DHHL may begin the solicitation process to identify and award dispositions to future management partners.

Park Management Structure

Park Advisory Council

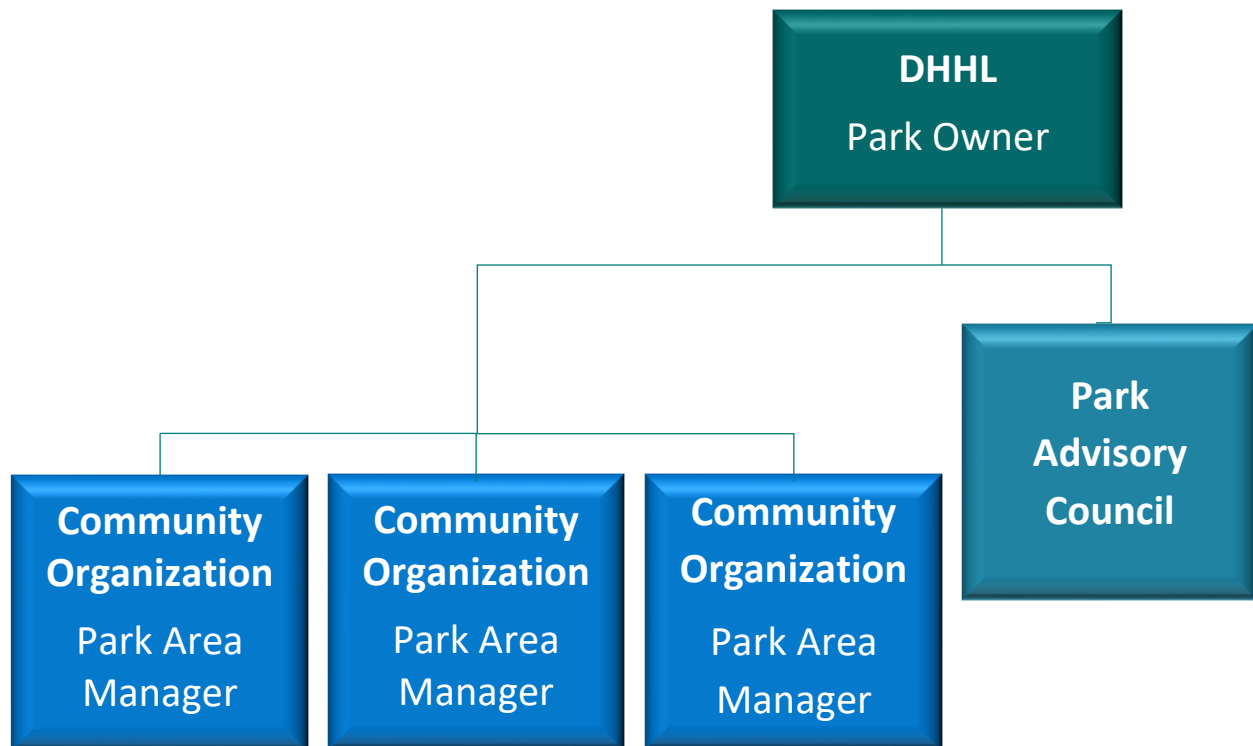
To support DHHL in the management of its park lands, Park Advisory Councils (PAC) are established in each area where DHHL operates a District Office. Per HAR §10-4-33, the purpose of the PAC is to advise the department on rules, practices, and activities on and affecting its parks. Each PAC will consist of five members appointed by the DHHL chairman and confirmed by the HHC. Members must be native Hawaiian, at least eighteen years of age and a resident of the area served by the district office in which the council is established. At present, a PAC has not yet been established for the Moloka'i District.

Multiple Entity Approach

During consultation, beneficiaries acknowledged that the SAP Area is too large, with too complex of issues, for a single organization to solely manage. Beneficiaries preferred a management structure involving multiple managing entities with delineated areas and defined responsibilities (*Figure 6-1*). Under this strategy, a community

organization may submit an unsolicited application for non-homesteading use of a clearly defined area within the park. Awarded organization would be responsible for all the management activities required within the specified disposition area. Those required activities would include all the strategies defined within the disposition area's correlating Park Management Zones (*Figure 5-5 through Figure 5-9*).

FIGURE 6-1 MULTIPLE ENTITY APPROACH



The specific disposition areas are not defined in this SAP. The exact boundaries of the disposition areas will be negotiated at a future time during the disposition procurement process. A disposition area may encompass multiple Park Management Zones. In this case, the awarded community organization must implement the management strategies for all the zones located within its delineated disposition area.

An advantage of this approach is that the SAP Area would be divided into smaller areas that would be more manageable for a single organization. Another advantage is that the smaller disposition areas could be managed by organizations having specialized knowledge and experience in stewarding the area's unique resources.

A challenge associated with this approach is that it will require a coordinated effort between the multiple community-led organizations. The multiple organizations must work together to plan park-wide events, resolve disputes, respond to hazards, and make payments for shared utilities. Each organization will also be required to maintain communication with DHHL, submit annual reports, and obtain liability insurance.

Umbrella Approach

Another viable management structure is an umbrella approach. An umbrella approach is similar to the multiple entities approach, with the addition of another single entity (the umbrella organization) that coordinates the care and management for the entire SAP Area. The umbrella organization would be granted the primary management role with the responsibility for overseeing the multiple community organizations (park area stewards) that have

delineated areas and defined responsibilities (*Figure 6-2*). Community organizations interested in the use of a particular area within the park would coordinate directly with the umbrella organization to negotiate the terms of the use. Use agreements must also be approved by DHHL before issuance.

FIGURE 6-2 UMBRELLA APPROACH



An advantage of the umbrella approach is that DHHL would only need to coordinate directly with the umbrella organization as the principal point-of-contact. The umbrella organization would be responsible for submitting annual reports to DHHL, coordinating park-wide events, paying utility bills, and obtaining liability insurance. The umbrella organization would also play a role in resolving disputes between community organizations and enforcing the park rules. With the umbrella organization taking on the overall managerial tasks, the other community organizations would be alleviated of those responsibilities and could focus efforts on specific resource management, cultural and educational programming, or community development activities.

It may not be feasible to implement the umbrella approach immediately. DHHL may decide to implement a phased approach, whereby the multiple entity approach is implemented in the near term, and then transition to an umbrella approach at a future time.

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Chapter 7: References

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STATE OF HAWAI'I
DEPARTMENT OF HAWAIIAN HOME LANDS

July 18-19, 2022

To: Chairman and Members, Hawaiian Homes Commission

From: Andrew H. Choy, Planning Program Manager *AC*

Subject: Declare a Finding of No Significant Impact for
the Kēōkea Homestead Farm Lots Association
Community Center Final Environmental Assessment,
TMK (2)-2-2-032:067 & 068, Kēōkea Ahupua'a,
Makawao, Maui

Recommended Action

That the Hawaiian Homes Commission (HHC) issue a Finding of No Significant Impact (FONSI) declaration based on the Final Environmental Assessment (FEA) for the Kēōkea Homestead Farm Lots Association Community Center Final Environmental Assessment TMK (2)-2-2-032:067 & 068, Kēōkea Ahupua'a, Makawao, Maui

Discussion

An informational briefing regarding the draft Environmental Assessment (DEA) for the Kēōkea Homestead Farm Lots Association's (KHFLA) Community Center was presented to the HHC in April 2022 (Exhibit A). The focus of this submission is to review the KHFLA Community Center FEA. Primarily, we will review changes made to the DEA as a result of comments received on the DEA during the 30-day public comment period that occurred between April 23, 2022 and May 23, 2022.

Background

In May of 2019, DHHL conducted a beneficiary consultation meeting on the potential issuance of long-term dispositions on four separate homestead associations' four unique community development projects. One of the projects covered in that meeting was the Kēōkea Homestead Farm Lots Association (KHFLA) Master Plan for a community project on

a parcel of DHHL land in which KHFLA currently has a month-to-month Right-of-Entry (ROE) permit for two parcels consisting of 69-acres. Prior to the COVID-19 pandemic, KHFLA has been operating a community farmers' market on a portion of the 69-acres.

Following the May 2019 beneficiary consultation meeting, the HHC provided DHHL with funding to assist KHFLA further to develop a master plan and environmental assessment for the association's desired community facilities. With assistance of planning consultant PBR Hawai'i & Associates Inc., KHFLA and DHHL have been working on its master plan and environmental assessment since August 2020. As part of the planning process and also due to the COVID-19 pandemic, the planning team conducted outreach to the homestead community via survey questionnaires. KHFLA incorporated responses from the survey results into its plans.

KHFLA Community Center Master Plan Summary

In summary, the master plan developed by the Kēōkea Homestead Farm Lots Association (KHFLA) would include:

- A cultural education center;
- Native food and medicinal plant gardens;
- Child and senior care complex;
- Multipurpose community center complex;
- Amphitheatre;
- Local small business and food venue; and
- Native forest restoration efforts.

A graphic illustration of the preferred master plan including acreage amounts for each of the above components is included in Section 2.3 of the FEA (Exhibit B) as well as a brief description of each of the components' concepts.

Summary of Substantive Comments Received During 30-Day Public Comment Period

Various government agencies at the federal, state, and county level and individual stakeholders commented on the DEA. A summary of the comments received during the DEA 30-day public comment period are provided in Table 1 along with a summary of responses and edits made to the FEA. A

complete record of comments received and responses are appended to the FEA (Exhibit B).

		Summary	FEA Section	FEA Changes
Agencies/Organizations/Individuals	Date Received			
STATE				
Department of Accounting and General Services	5/9/2022	No comments	None	None
Department of Defense	5/17/2022	No additional comments to those expressed during the pre-Assessment consultation process	3.5	Added sentence: <i>"The DOD provided similar comments during the Draft EA public comment period."</i>
Department of Education	5/19/2022	No additional comments to those expressed during the pre-Assessment consultation process	4.9.1	Added sentence: <i>"The Department of Education did not have any additional comments during the Draft EA public review period."</i>
DLNR – Engineering Division	4/28/2022	No additional comments to those expressed during the pre-Assessment consultation process	3.5	Added sentence: <i>"The DLNR Engineering Division did not have any additional comments during the Draft EA public review period."</i>
DLNR – Land Division	5/20/2022	Draft EA distributed to DLNR Agencies	None	None
FEDERAL (No Federal Agencies Commented)				
COUNTY				
Department of Environmental Management – Solid Waste Division	5/10/2022	No comments	4.7.4	Added sentence: <i>"During the Draft EA public comment period, the County of Maui, Department of</i>

Agencies/Organizations/Individuals	Date Received	Summary	FEA Section	FEA Changes
				<i>Environmental Management, Solid Waste Division wrote that it had no comments on the Kēōkea Community Center."</i>
Department of Housing and Human Concerns	4/26/2022	The Project is not subject to Chapter 2.96, Maui County Code and does not require a residential workforce housing agreement.	5.3.1	Added sentence: "As noted by the County Department of Housing and Human Concerns in their comment letter dated April 26, 2022, the Project is not subject to Chapter 2.96, Maui County Code and does not require a residential workforce housing agreement."
Department of Parks and Recreation	5/16/2022	Similar to pre-assessment consultation comments: Kēōkea Park, which is a community park, is located to the northeast vicinity of the subject project. The Department would request that vehicular and bicycle traffic and access, pedestrian access along street sidewalks with crosswalks as well as sufficient onsite parking for the cultural and community center complex be considered	4.9.3, Table 5-1, Table 5-4	Added the following sentence to Section 4.9.3, Table 5-1 and Table 5-4: "The Department provided very similar comments during the Draft EA public review period."

Agencies/Organizations/Individuals	Date Received	Summary	FEA Section	FEA Changes
		when preparing the Environmental Assessment.		
Department of Transportation	5/16/2022	No comments	4.3	Added sentence: <i>“During the Draft EA public comment period, the Maui County Department of Transportation wrote that it had no comment at this time.”</i>
Private Organizations and Individuals				
Richard “Dick” Mayer/Kula Community Association	5/21/022	Concerns regarding public outreach, and cost of project.	2.4	Revised project cost to \$41,222,000 in 2021 dollars.
Richard “Dick” Mayer/Kula Community Association (continued)	5/21/022	Concerns regarding water (sources, demand, transmission, and distribution). Provided Upper Kula Agricultural Water line Map	4.7.1	Substantial re-write of Section 4.7.1

Finding of No Significant Impact

Based upon the analysis completed in the FEA, staff anticipates a finding of no significant impact for the Kēōkea Homestead Farm Lots Association Master Plan. This determination is based upon the 13 criteria of significance that approving agencies must consider as specified in HAR 11-200-12.

(1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;

Discussion: The proposed Project is not anticipated to involve any construction activity that may lead to a loss or destruction of any sensitive natural or cultural resource. The Project area has been the subject of flora/fauna, archaeological and cultural studies, and the Master Plan has been developed to avoid key archaeological / cultural sites.

(2) Curtails the range of beneficial uses of the environment;

Discussion: The Proposed Project expands the beneficial use of the Project area by providing community and cultural facilities meant to provide greater services to, and strengthen the Kēōkea community.

(3) Conflicts with the State's long term environmental policies or goals and guidelines as expressed in Chapter 344, HRS; and any revisions thereof and amendments thereto, court decisions, or executive orders;

Discussion: The proposed Project is not in conflict with the long-term environmental policies, goals, and guidelines of the State of Hawai'i. As presented earlier in the DEA, the Project's potential adverse impacts are associated only with the short-term construction-related activities, and such impacts can be mitigated through adherence to standard construction mitigation practices.

(4) Substantially affects the economic or social welfare of the community or State;

Discussion: The proposed Project is not expected to have a substantial adverse effect on the economic welfare, social

welfare or cultural practices of the Kēōkea community. Through its planning efforts, KHFLA members expressed support for community uses, including a multipurpose / meeting / entertainment complex, a local small business and food venue, a cultural education center, Keiki and Kupuna daycare, Native food and Medicinal Plant gardens, and a native forest. These various aspects of the master plan are likely to have a positive effect on the economic welfare, social welfare, and cultural practices of the residents of the KHFLA.

(5) Substantially affects public health;

Discussion: There is a potential for effects to noise and air quality levels during the construction phase of the Project; however, these potential effects will be short-term and are not expected to substantially affect public health. Wastewater disposal will occur in compliance with State Department of Health standards, through individual septic systems approved by the Department of Health.

(6) Involves substantial secondary impacts, such as population changes or effects on public facilities;

Discussion: The proposed facilities of the Master Plan involve day use only (and no new residents will be introduced through the implementation of the proposed Project). The proposed Project also includes elements that supplement the lack of availability of public facilities that are available to area residents.

(7) Involves a substantial degradation of environmental quality;

Discussion: Construction activities associated with the proposed Project are anticipated to result in negligible short-term effects to noise and air-quality in the immediate vicinity. With the incorporation of the recommended mitigation measures during the construction period, the Project will not result in a substantial degradation of environmental quality. No long-term negative effect is expected from Project implementation.

(8) Is individually limited but cumulatively has considerable effect on the environment, or involves a commitment for larger actions;

Discussion: The master plan for the proposed Project minimizes cumulative adverse effects to the environment. The Project with its buildings, walkways, and parking area will increase the amount of impervious surfaces. To the extent practicable, the Project will be designed to maintain post-development peak runoff rate and average volume at levels that are similar to pre-development levels. Any net increase of runoff from such impermeable surfaces as roads, driveways, parking lots, and rooftops will be addressed by using drywells, and/or one or more Low bio-retention and rain gardens, infiltration trenches, and rain harvesting from rooftops. The aforementioned best management practices (BMPs) are intended to accomplish the following: (1) decrease the erosive potential of increased runoff volumes and velocities associated with development-induced changes in hydrology; (2) remove suspended solids and associated pollutants entrained in runoff that result from activities occurring during and after development; and (3) retain hydrological conditions to closely resemble those of the pre-disturbance condition.

(9) Substantially affects a rare, threatened or endangered species or its habitat;

Discussion: The Project is not anticipated to have substantial adverse effect to rare, threatened, or endangered species. Opportunities for a beneficial effect on botanical resources are created by the portion of the proposed Project that includes the establishment of a native forest area, and incorporation of native species in landscaping. Mitigation measures to avoid adverse effects to seabirds, Hawaiian hoary bat, and Blackburn's Sphinx Moth are included in this EA.

10) Detrimentially affects air or water quality or ambient noise levels;

Discussion: Construction activities for development of the Project have the potential for adversely affecting noise and air and water quality levels. However, these effects will be of a short-term duration and are mitigatable. All construction activities will comply with applicable regulations and will implement appropriate mitigation measures as necessary. After construction, the development is not expected to have a long-term adverse effect on

ambient noise levels or water and air quality. There will be an increase in impervious surfaces over the Project area's former undeveloped use; however, any increase in runoff will be accommodated by proposed low-impact drainage improvements and will not detrimentally affect water quality.

(11) Affects or is likely to suffer damage by being located in an environmentally sensitive area, such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters;

Discussion: The development will not affect any environmentally sensitive areas (as listed above).

(12) Substantially affects scenic vistas and view planes identified in County or State plans or studies;

Discussion: The Project area is not specifically listed as a scenic vista or view plan. No adverse effect is expected, as Kula Highway /'Ulupalakua Road is at higher elevation than the Project site.

(13) Requires substantial energy consumption.

Discussion: The Project will increase energy consumption over the current use. However, energy consumption of the proposed uses is not considered to be "substantial".

Next-Steps

The following is a list of next-steps for the completion of the master-plan and EA contract as well as estimated timeline for master plan Phase 1 completion.

July 2022:	HHC Approve FEA and FONSI
2022-2023:	KHFLA General Lease Discussions with DHHL; HHC approval of General Lease
2023:	Pursue Funding/Grants and Development partnerships
2024 and beyond:	Finalize partnership agreements and sublease agreements; obtain permits and commence construction

Recommendation

That the HHC approve the recommended motion as stated above.

EXHIBIT A

STATE OF HAWAII'I DEPARTMENT OF HAWAIIAN HOME LANDS

April 18-19, 2022

To: Chairman and Members, Hawaiian Homes Commission

From: Andrew H. Choy, Planning Program Manager

Subject: (For Information Only) Anticipated Finding of No Significant Impact for the Kēōkea Homestead Farm Lots Association Master Plan Draft Environmental Assessment, TMK (2)-2-2-032:067 & 068, Kēōkea Ahupua'a, Makawao, Maui

Recommended Action

For Information Only. No action required.

Discussion

The purpose of this informational briefing is to update the HHC on the status of the DEA for the Kēōkea Homestead Farm Lots Association's Master Plan and provide the HHC an opportunity to provide comments on the DEA prior to publication in the Environmental Review Program's Environmental Notice Bulletin in April 2022.

Background

In May of 2019, DHHL conducted a beneficiary consultation meeting on the potential issuance of long-term dispositions on four separate homestead associations' four unique community development projects. One of the projects covered in that meeting was the Kēōkea Homestead Farm Lots Association (KHFLA) Master Plan for a community project on a parcel of DHHL land in which KHFLA currently has a month-to-month Right-of-Entry (ROE) permit for two parcels consisting of 69-acres. Prior to the COVID-19 pandemic, KHFLA has been operating a community farmers' market on a portion of the 69-acres.

Following the May 2019 beneficiary consultation meeting, the HHC provided DHHL with funding to assist KHFLA

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further to develop a master plan and environmental assessment for the association's desired community facilities. With assistance of planning consultant PBR Hawai'i & Associates Inc., KHFLA and DHHL have been working on its master plan and environmental assessment since August 2020. As part of the planning process and also due to the COVID-19 pandemic, the planning team conducted outreach to the homestead community via survey questionnaires. KHFLA incorporated responses from the survey results into its plans.

KHFLA Master Plan Summary

In summary, the master plan developed by the Kēōkea Homestead Farm Lots Association (KHFLA) would include:

- A cultural education center;
- Native food and medicinal plant gardens;
- Child and senior care complex;
- Multipurpose community center complex;
- Amphitheatre;
- Local small business and food venue; and
- Native forest restoration efforts.

A graphic illustration of the preferred master plan including acreage amounts for each of the above components is included in Section 2.3 of the DEA (Exhibit A) as well as a brief description of each of the components' concepts.

DEA Summary

The DEA (Exhibit A) assesses the potential environmental impact of KHFLA's Master Plan. The following discussion summarizes the analysis of the DEA assessment of the project's impact to various resources.

Natural Resources

A botanical survey encompassing the project area was undertaken prior to the current environmental assessment. The botanical survey found that the project site was primarily dominated by introduced or alien plant species. Plant species observed during the previous survey and a 2020 PBR Hawai'i site visit includes Tinaroo (glycine vines), Bocconia, Silky Oak, Christmas Berry, Fireweed and

EXHIBIT A

false ilima, and Jacaranda were observed. No endangered or threatened flora and fauna were observed during the survey. The project site is not within any U.S. Fish and Wildlife Service designated critical habitat areas.

During pre-consultation with the State Department of Land and Natural Resources (DLNR), DLNR staff provided information on the Hawaiian Hoary Bat, the impact of outdoor lighting on seabirds; the Blackburn's Sphinx moth, and Nene goose and suggested mitigation measures should these species be encountered within the project area. Those mitigation measures will be considered during project implementation.

Historic and Cultural Resources

An Archaeological Literature Review and Field Inspection (LRFI) was prepared as part of this planning process. The field inspection was conducted only in locations where KHFLA proposes to construct facilities, infrastructure, or alter the ground surface. The LRFI study had following findings:

1. Four previously identified preservation sites within the 69-acre project site are not located in the areas that KHFLA proposes to construct facilities, infrastructure, or alter the ground surface.
2. One newly identified significant historic property was identified in the proposed area of construction during the field inspection - this is known as the "incinerator site" associated with the historic Kula Hospital.
3. Three previously identified sites in the proposed development area, which are not preservation sites and have been previously determined to be "no further work" sites by the SHPD have either been totally incorporated into the modern landscape of the farmers' market or are more or less unrecognizable given the passage of time.
4. A modern rock wall along parts of Kula Highway and Ka'amana Street is not a historic property.

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The "incinerator site" is likely eligible for the Hawai'i Register of Historic Places under criterion "d" for its informational value to the history of the 20th century in Kual and Kēōkea, and possibly criterion "a" based on its association with the development of the nearby Kula Sanitorium (Hospital). KHFLA and DHHL will work with SHPD on data recovery and/or documentation of the site in accordance with SHPD archaeological standards.

For inadvertent finds during construction, the construction documents will include a provision that should remains such as artifacts, burials, concentrations of shell or charcoal or artifacts be encountered during construction activities, work will cease immediately in the immediate vicinity of the find and the find will be protected. The construction contractor will immediately contact SHPD, which will assess the significance of the find and recommend appropriate mitigation measures if necessary.

Infrastructure -- Traffic

The addition of project traffic to the intersections immediately adjacent to the site is not expected to result in any operational issues given the available capacity and limited extent and length of existing congestion. No intersection is anticipated to reach an undesirable Level of Service (LOS) rating of D or E. While some of the intersections near the project area is projected to have a lower LOS than currently experienced, some of the impact can be attributed to regional population growth and that is expected to occur over the next 20 years.

Infrastructure - Water & Wastewater

The project site is located within the Kamaole Aquifer system, part of the Central sector, with a sustainable yield of 11 million gallons per day (MGD) and a reported pumpage of 2.85 MGD. There is no existing water infrastructure servicing the site. There is an existing 8-inch, high pressure waterline within Ka'amana Street to the north of the site, the source of which an 0.25 million gallon, concrete reservoir, that was constructed as part of the DHHL Kēōkea-Waiohuli Homestead Development Phase I project, based on available record drawings.

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The Maui County Council passed Ordinance 5313 in December of 2021 which exempts DHHL development from the Maui County Code Chapter 14.12 Water Availability Requirement. KHFLA and DHHL will coordinate with the County DWS to verify their requirements for the proposed uses and provide County water service to the property.

The project will require the installation of a septic tank and treatment bed systems for each parcel to provide individual onsite wastewater treatment. The proposed septic tank system for parcel 067 should be designed to handle 8,700 GPD and 3,060 GPD for parcel 068. These volumes represent the approximate wastewater demand at full development and operation and are estimated using information provided in the master plan.

Drainage

The Project with its buildings, walkways, and parking area will increase the area of impervious surfaces. Under the proposed design, the existing flow pattern and size of the drainage areas will remain the same. To retain the difference, two retention basins will be developed (one in each parcel) within the project area and each retention basin will accommodate flow volumes up to a 50-year storm event.

DHHL Planning System Consistency

The 2004 DHHL Maui Island Plan land use designation of the project area is for general agriculture. The proposed uses of the Project area are more consistent with the Community Use land use designation. At the completion of the final environmental assessment, it is recommended that the HHC amend the Maui Island Plan designation for this parcel to Community Use.

Based upon the analysis completed in the DEA, staff anticipates a finding of no significant impact for the Kēōkea Homestead Farm Lots Association Master Plan. This determination is based upon the 13 criteria of significance that approving agencies must consider as specified in HAR 11-200-12.

EXHIBIT A

(1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;

Discussion: The proposed Project is not anticipated to involve any construction activity that may lead to a loss or destruction of any sensitive natural or cultural resource. The Project area has been the subject of flora/fauna, archaeological and cultural studies, and the Master Plan has been developed to avoid key archaeological / cultural sites.

(2) Curtails the range of beneficial uses of the environment;

Discussion: The Proposed Project expands the beneficial use of the Project area by providing community and cultural facilities meant to provide greater services to, and strengthen the Kēōkea community.

(3) Conflicts with the State's long term environmental policies or goals and guidelines as expressed in Chapter 344, HRS; and any revisions thereof and amendments thereto, court decisions, or executive orders;

Discussion: The proposed Project is not in conflict with the long-term environmental policies, goals, and guidelines of the State of Hawai'i. As presented earlier in the DEA, the Project's potential adverse impacts are associated only with the short-term construction-related activities, and such impacts can be mitigated through adherence to standard construction mitigation practices.

(4) Substantially affects the economic or social welfare of the community or State;

Discussion: The proposed Project is not expected to have a substantial adverse effect on the economic welfare, social welfare or cultural practices of the Kēōkea community. Through its planning efforts, KHFLA members expressed support for community uses, including a multipurpose / meeting / entertainment complex, a local small business and food venue, a cultural education center, Keiki and Kupuna daycare, Native food and Medicinal Plant gardens, and a native forest. These various aspects of the master plan are likely to have a positive effect on the economic

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welfare, social welfare, and cultural practices of the residents of the KHFLA.

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(5) Substantially affects public health;

Discussion: There is a potential for effects to noise and air quality levels during the construction phase of the Project; however, these potential effects will be short-term and are not expected to substantially affect public health. Wastewater disposal will occur in compliance with State Department of Health standards, through individual septic systems approved by the Department of Health.

(6) Involves substantial secondary impacts, such as population changes or effects on public facilities;

Discussion: The proposed facilities of the Master Plan involve day use only (and no new residents will be introduced through the implementation of the proposed Project). The proposed Project also includes elements that supplement the lack of availability of public facilities that are available to area residents.

(7) Involves a substantial degradation of environmental quality;

Discussion: Construction activities associated with the proposed Project are anticipated to result in negligible short-term effects to noise and air-quality in the immediate vicinity. With the incorporation of the recommended mitigation measures during the construction period, the Project will not result in a substantial degradation of environmental quality. No long-term negative effect is expected from Project implementation.

(8) Is individually limited but cumulatively has considerable effect on the environment, or involves a commitment for larger actions;

Discussion: The master plan for the proposed Project minimizes cumulative adverse effects to the environment. The Project with its buildings, walkways, and parking area will increase the amount of impervious surfaces. To the extent practicable, the Project will be designed to maintain post-development peak runoff rate and average volume at levels that are similar to pre-development levels. Any net increase of runoff from such impermeable surfaces as roads, driveways, parking lots, and rooftops

EXHIBIT A

will be addressed by using drywells, and/or one or more Low bio-retention and rain gardens, infiltration trenches, and rain harvesting from rooftops. The aforementioned best management practices (BMPs) are intended to accomplish the following: (1) decrease the erosive potential of increased runoff volumes and velocities associated with development-induced changes in hydrology; (2) remove suspended solids and associated pollutants entrained in runoff that result from activities occurring during and after development; and (3) retain hydrological conditions to closely resemble those of the pre-disturbance condition.

(9) Substantially affects a rare, threatened or endangered species or its habitat;

Discussion: The Project is not anticipated to have substantial adverse effect to rare, threatened, or endangered species. Opportunities for a beneficial effect on botanical resources are created by the portion of the proposed Project that includes the establishment of a native forest area, and incorporation of native species in landscaping. Mitigation measures to avoid adverse effects to seabirds, Hawaiian hoary bat, and Blackburn's Sphynx Moth are included in this EA.

10) Detrimentially affects air or water quality or ambient noise levels;

Discussion: Construction activities for development of the Project have the potential for adversely affecting noise and air and water quality levels. However, these effects will be of a short-term duration and are mitigatable. All construction activities will comply with applicable regulations and will implement appropriate mitigation measures as necessary. After construction, the development is not expected to have a long-term adverse effect on ambient noise levels or water and air quality. There will be an increase in impervious surfaces over the Project area's former undeveloped use; however, any increase in runoff will be accommodated by proposed low-impact drainage improvements and will not detrimentally affect water quality.

(11) Affects or is likely to suffer damage by being located in an environmentally sensitive area, such as a flood plain, tsunami zone, beach, erosion-prone area,

EXHIBIT A

geologically hazardous land, estuary, fresh water, or coastal waters;

Discussion: The development will not affect any environmentally sensitive areas (as listed above).

(12) Substantially affects scenic vistas and view planes identified in County or State plans or studies;

Discussion: The Project area is not specifically listed as a scenic vista or view plan. No adverse effect is expected, as Kula Highway / 'Ulupalakua Road is at higher elevation than the Project site.

(13) Requires substantial energy consumption.

Discussion: The Project will increase energy consumption over the current use. However, energy consumption of the proposed uses is not considered to be "substantial".

Next-Steps

The following is a list of next-steps for the completion of the master-plan and EA contract as well as estimated timeline for master plan Phase 1 completion.

- April 2022: DEA published Environmental Notice
- April-May 2022: 30-day public comment period
- May-June 2022: Revise DEA per public comments received
- July 2022: HHC Approve FEA and FONSI
- 2022-2023: General Lease Discussions with DHHL
- 2023: Pursue Funding/Grants and Development partnerships
- 2024 and beyond: Finalize partnership agreements and sublease agreements; obtain permits and commence construction

Recommendation

For information only. No action required.

Item G-2 PLO Keokea Homestead Farm Lots Association EXHIBIT B FEA.pdf

Please see exhibit on main page

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 18-19, 2022

To: Chairman and Members, Hawaiian Homes Commission
From: Andrew H. Choy, Planning Program Manager *AC*
Subject: For Information Only – Beneficiary Consultation
Meetings Regarding the DHHL General Plan Update

Recommended Action

For information only. No action required.

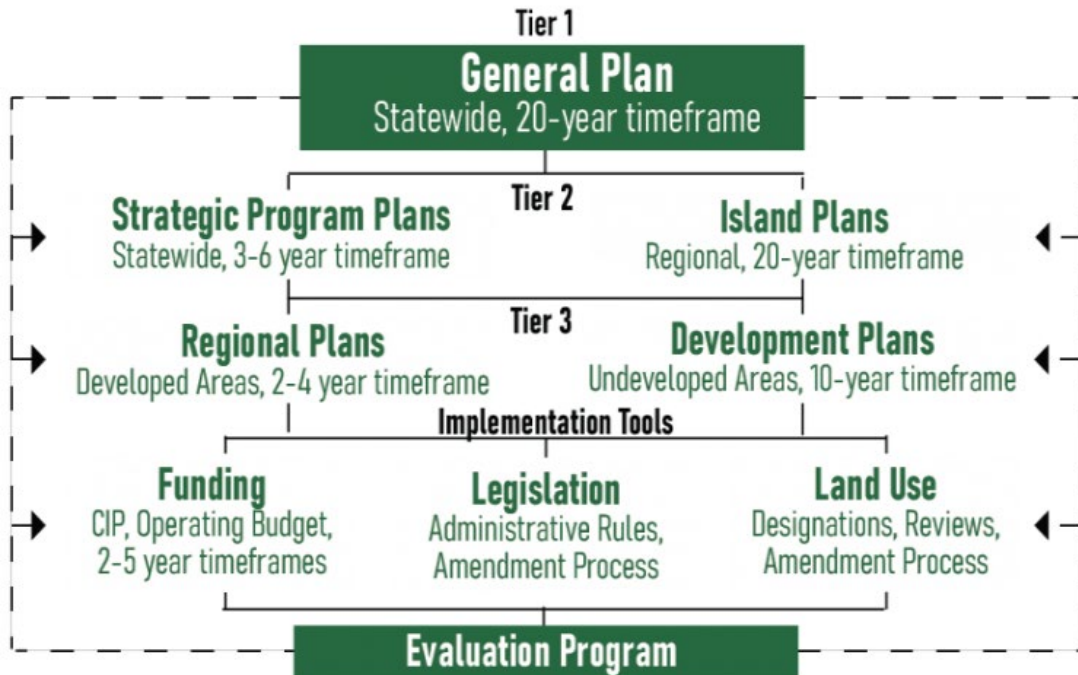
Purpose

The purpose of this informational submittal is to update the Commission on the status of the DHHL General Plan Update process, present the beneficiary review draft of the DHHL General Plan Update (Exhibit A), and inform the members of the comment period and next round of statewide beneficiary consultation. The beneficiary review period for the draft Plan is now open and comments are due by September 22, 2022. Comments may be submitted online at <https://dhhlgeneralplan.konveio.com/beneficiary-review-draft> or in-person at the 8 open house events scheduled between August 4, 2022 and August 22, 2022.

Background

Hawaii Administrative Rules (HAR) 10-4-51 establishes the DHHL Planning System (Figure 1). These rules took effect in August 2018. The purpose of the DHHL Planning System is to further the objectives of the Hawaiian Homes Commission Act (HHCA) by systematically coordinating the management of Hawaiian Home Lands and programs in a manner that is comprehensive, consistent, and collaborative. The Planning System establishes a three-tier hierarchy of plans. Tier 1 is the top tier consisting of the DHHL General Plan. Tier 2 and Tier 3 are the lower tiers that are guided by the General Plan and have more specific geographic and/or programmatic focusses.

Figure 1 DHHL Planning System



Tier 1 of the Planning System contains the General Plan, which identifies long-term goals, articulates a vision, and organizes priorities for DHHL and the Hawaiian Homes Commission. The General Plan sets the foundation for all the programs, policies, and plans of the Department which are then implemented through available funding, federal and state legislation, and DHHL Development Plans.

Per HAR 10-4-55, the General Plan at a minimum shall:

1. Establish a uniform system of Land Use Designations that all Island Plans shall use;
2. Establish the relationship between land use designations and the applicable types of land dispositions;
3. Establish criteria to identify suitable lands for homesteading;
4. Establish criteria to determine available lands not required for homesteading within the planning period;
5. Establish criteria to identify lands for revenue generation;

6. Establish criteria to identify lands for community use and policies to govern how the community could manage such lands for community building;
7. Establish level of service standards for infrastructure and community facilities, or specify a program plan or methodology to develop such standards; and
8. Specify indicators to measure progress and evaluate effectiveness in meeting policy goals.

GENERAL PLAN UPDATE SCHEDULE

The HHC adopted the first DHHL General Plan in 2002 (Exhibit B). Per HAR 10-4, the DHHL General Plan must be updated at least once every 20 years. Additionally, the existing 2002 DHHL General Plan does not meet the new requirements of HAR 10-4 enacted in August 2018. As such, DHHL initiated the process to update its General Plan in the fall of 2020. The update process began in September 2020, with anticipated conclusion in Fall of 2022. The time of performance for the initial contract was twenty (20) months. A contract amendment was executed in September 2021 extending the time of performance twelve (12) months to May 31, 2023. Key components of the project scope and updates to the project schedule are summarized herein.

BACKGROUND RESEARCH

Background research, interviews, and a series of policy topic white papers were completed as part of the General Plan update process to document key developments and explore policy issues that have emerged or evolved since the 2002 General Plan:

- A background research memo was completed in December 2020 that synthesized the findings of research related to HHCA, DHHL and the General Plan. The memo documents key events and developments shaping its history, evaluates the performance of goals and objectives in the 2002 General Plan and summarizes findings around key issues, gaps, and considerations that should be addressed in the General Plan Update. The Memo is included as an Appendix to the draft Plan.
- As part of the background research, the project team conducted interviews with two former Department chairs as well as current and former staff. These interviews

informed the project team's understanding of historical and current policy developments and helped to assess lessons learned since the last DHHL General Plan.

- The project team prepared four white papers focusing on topic areas that had emerged or evolved since the 2002 General Plan and where further research and analysis was needed to inform General Plan policy development. The white papers also addressed General Plan criteria specified under HAR §10-4-55. White Papers were completed for the following topics:
 - o Climate Change
 - o Land Use
 - o Infrastructure
 - o Monitoring and Evaluation

The White Papers are included as Appendices to the draft Plan.

INVESTIGATIVE COMMITTEE

An investigative committee of the Hawaiian Homes Commission was appointed on August 18, 2020. The members of the permitted interaction group include Randy K. Awo, Russell K. Kaapu, Zachary Z. Helm, and William Aila, Jr., Chair. Initially, the group's work was expected to be completed over a series of five meetings spread out over the course of a 20-month planning process. The initial assumption of five meetings was based on conducting five full-day in-person meetings. However, due to COVID-19 gathering restrictions, the committee meeting format and frequency was changed to more frequent and shorter virtual meetings (approximately two hours per meeting). To date, the investigative committee has met seven times in November 2020, December 2020, January 2021, July 2021, March 2022, and twice in April 2022. During the committee meetings, members advised the Planning Office and project team on plan development, including background research, identification of policy issues, development of vision and policy updates, and stakeholder engagement. The Committee also reviewed and provided feedback on administrative drafts of the Plan as well as white papers and draft goals, policies, and metrics.

BENEFICIARY CONSULTATION

Two rounds of beneficiary consultation were originally scoped for the process. The first round was completed in March and April 2021 as described below. The second round was planned to coincide with the release of the draft plan, however the high level of interest and participation in the first round of meetings evidenced the need for additional beneficiary consultation to inform the development of specific policy recommendations for the General Plan. Additional funding was added to the contract in September 2021 to provide for a third round of beneficiary consultation to accomplish this, and the second round, focusing on policy development, was completed from November 2021 through February 2022.

Traditionally, beneficiary consultation meetings on statewide initiatives such as the General Plan have been conducted via in-person meetings held on each island. However, due to COVID-19 restrictions, the first two rounds of beneficiary consultation were conducted virtually via Zoom. In addition, DHHL hosted a virtual "open-house" that provided an overview of the information presented during the beneficiary meetings and opportunities for beneficiaries to provide feedback on General Plan topics. The virtual open-house was hosted on the project website, which is linked to from DHHL website.

Input received from the beneficiary consultation conducted to date informed the development of the draft General Plan vision, goals, policies, and land use designations, as described below. Summaries of beneficiary input received during each consultation meeting are included on the DHHL website at <https://dhhl.hawaii.gov/po/general-plan-2022/>.

The outcomes from the first two rounds of consultation as well as the approach and schedule for the third and final round of beneficiary consultation are summarized below.

ROUND 1 BENEFICIARY CONSULTATION RESULTS

The first round of beneficiary consultation meetings was conducted two parts as summarized in the table below:

Topics Covered	Dates
PART 1: General Plan Overview & Update Process; Assessment of DHHL progress in meeting 2002 General Plan goals and policies; and Vision for the Hawaiian Home Lands in 2040.	March 3, 2021 March 8, 2021 March 9, 2021
PART 2: Draft Vision statement; Overview of existing DHHL Land Use Designations; and Potential future types of Land Use Designations on Hawaiian Home Lands.	April 1, 2021 April 5, 2021 April 7, 2021

The first round of six beneficiary consultation meetings had 299 attendees. The meeting utilized Mentimeter live polling to capture additional feedback and information; the 165 attendees who participated in the live polling identified themselves as 72 people on the waitlist, 65 lessees, 6 people with undivided interest not yet converted, and 22 who identified their beneficiary status as "other."

The online open house had 248 unique users visit the website and a total of 3,652 page views during the open period between March 3, 2021 and April 29, 2022.

The part one meetings provided beneficiary input related to a shared vision for 2040. The input was synthesized into four vision elements that became the basis for the draft vision statement. The four vision elements are: Self-Sufficiency, Healthy & Sustaining Beneficiaries; Connecting Beneficiaries to the Land; and Sufficient Funding & Resources.

In addition to the Draft Vision, Draft Guiding Principles were also developed. These principles are broad themes that articulate the key values that the plan should uphold and advance, which will be referenced throughout

the General Plan to show how goals and policies support them. The Draft Vision and Guiding Principles was subsequently reviewed and refined by the HHC Investigative Committee and are included in Chapter 3 of the draft Plan.

Part two of the Round 1 Beneficiary Consultation focused on gathering input on desired land uses and how Hawaiian Home Lands can benefit beneficiaries. The process built on the visioning discussion in the part 1 meetings to begin identifying land uses that support the range of needs and benefits for the Trust and/or beneficiaries.

ROUND 2 BENEFICIARY CONSULTATION

The second round of beneficiary consultation meetings was conducted as four parts, focusing on eight specific policy topics to be addressed in the General Plan. Each part included two virtual meetings covering the same information for a total of eight meetings (see Table 2 below). Two policy topic areas were covered in each part.

Table 2 – Round 2 Beneficiary Consultation Schedule/Topics

Topics Covered	Dates
Land Use & Water Resources Infrastructure	November 3, 2021 November 4, 2021
Housing Food Production	December 6, 2021 December 7, 2021
Healthy Communities Natural & Cultural Resource Management	January 19, 2022 January 20, 2022
Revenue Generation Economic Development	February 16, 2022 February 17, 2022

The second round of beneficiary consultation meetings had a total of 387 attendees. The meetings again used Mentimeter live polling to capture additional feedback and information. The 154 attendees who participated in the live polling identified themselves as 54 people on the waitlist, 79 lessees, 7 people with undivided interest not

yet converted, and 14 who identified their beneficiary status as "other."

The online open house had 341 unique users visit the website and a total of 1,993 page views during the open period between November 3, 2021 and February 28, 2022.

The beneficiary input received in round 2 policy topic meetings is referred to and summarized in each general plan policy chapter, including relevant quotes and summarized issues and opportunities identified through beneficiary consultation.

Investigative Committee members also provided in-depth review and input on the General Plan goals, policies, and metrics that came out of the round 2 beneficiary consultation. The input helped to identify which 2002 goals and objectives to carry forward, revise, or remove from the updated General Plan. New goals and policies were also vetted and refined by the Investigative Committee following round 2 beneficiary consultation.

ROUND 3 BENEFCIARY CONSULTATION

Round 3 beneficiary consultation will take place statewide in August 2022, coinciding with the release of the draft Plan for beneficiary review. There are two ways for beneficiaries to provide comments on the draft Plan: 1) In-person at an open house event (see schedule in the table below); or 2) online at <https://dhhlgeneralplan.konveio.com/beneficiary-review-draft>

Comments are due by September 21, 2022.

Island - Location	Date, Time	Venue
O'ahu - Kapolei	Thu., 8/4/22 6-8 PM	DHHL - Hale Pono'i (Kapolei)
Lāna'i - Lāna'i City	Sat., 8/6/22 11 AM-1 PM	Lāna'i El./HS
East Hawai'i - Hilo	Mon., 8/8/22 6-8 PM	Keaukaha El.
West Hawai'i - Waimea	Tue., 8/9/22 6-8 PM	DHHL - Kūhiō Hall (Waimea)

Moloka'i - Kaunakakai	Sat., 8/13/22 11 AM-1 PM	DHHL - Kūlana 'Ōiwi (Kaunakakai)
Kaua'i - Līhu'e	Wed., 8/17/22 6:30-8:30 PM	King Kaumuali'i El.
Maui - Waiohuli	Thu., 8/18/22 6-8 PM	Waiohuli Homestead Assoc. Community Center
O'ahu - Papakōlea	Mon., 8/22/22 6-8 PM	Papakōlea Community Park

An online open house will also be hosted on the project website and linked to on the DHHL website. The online open house will include the draft Plan for comment. It will be available through September 22, 2022 for beneficiary review and input at the following URL: <https://dhhlgeneralplan.konveio.com/beneficiary-review-draft>

DRAFT GENERAL PLAN UPDATE

Due in part to the updated HAR 10-4-55 criteria outlining what is required in the General Plan, this General Plan update includes several components that were not present in earlier General Plans. These include an updated land use framework for use across all DHHL plans, that establishes land use designations, identifies allowable land uses and land dispositions for each designation, and articulates criteria for applying land use designations and providing appropriate levels of infrastructure.

This General Plan is also the first to include a Vision statement, representing where the Department, beneficiaries, and the Trust would like to be in 2040, and Guiding Principles, representing the values that need to be embraced to achieve the vision. The General Plan update also includes measurable metrics for each policy and a new section on implementation and monitoring with reporting guidelines to track progress toward the vision, goals, and policies to enhance accountability and transparency. Finally, this General Plan is the first to consider the impacts of climate change. It includes a discussion of climate change considerations for each policy topic.

The General Plan Update includes 11 chapters, beginning with three introductory and background sections:

1. General Plan Overview
2. The Hawaiian Homes Commission Act at 100 years
3. Vision and Guiding Principles

These are followed by seven chapters providing policy direction along with specific goals, policies, and metrics for the Department in the following topic areas:

4. Land Use and Water Resources: How DHHL determines appropriate uses for trust lands and water resources.
5. Infrastructure: How DHHL provides infrastructure to homestead developments, including level of service recommendations for different land use designations and contexts.
6. Housing: How DHHL addresses the housing needs of its beneficiaries.
7. Food Production: How DHHL manages its lands to support food production through homestead leases and other means.
8. Healthy Communities: How DHHL fosters beneficiary communities that are self-sufficient, healthy, resilient, and grounded in cultural knowledge and traditions.
9. Natural and Cultural Resource Management: How DHHL stewards and manages lands that are undeveloped or have ecological and cultural resources.
10. Revenue Generation and Economic Development: How DHHL generates revenue to support the continued advancement of native Hawaiians and provides economic opportunities for beneficiaries on Trust lands.

Climate change considerations are also addressed in each policy topic chapter.

Implementation, monitoring, and evaluation of the Plan is covered in Chapter 11. Some of the goals and policies have been carried forward from the 2002 General Plan, and others have been modified or replaced to represent current conditions and priorities of the Trust and its beneficiaries.

The components of the General Plan policy framework include:

- Vision: Describes the desired outcome in 20 years.

- Guiding Principles: Broad themes that articulate key values that the Department should uphold and advance in implementing the Vision.
- Goals: General descriptions of desired outcomes for each policy topic.
- Policies: Specific guidelines or actions called for to achieve the Goals.
- Metrics: How progress on the Vision, Goals and Policies will be measured.

In short, all goals and policies flow from the Vision. They are intended to be carried out in accordance with the Guiding Principles, with progress measured and reported using metrics.

Recommended Action

For information only. No action required.



DHHL GENERAL PLAN

Department of Hawaiian Home Lands
General Plan Update

JULY 2022

Beneficiary Review Draft

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Acknowledgements

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Mahalo to the many Beneficiaries, organizations, and guests who joined Beneficiary Consultation Meetings Rounds 1 & 2. Participants that provided their full names on Zoom are listed below. Many other organizations and individuals joined via telephone and other means, and we mahalo and acknowledge their contributions.

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Kākou





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Acronyms

AD- “Anno Domini”, referring to all time after the birth of Jesus

ALISH- Agricultural Lands of Importance to the State of Hawai‘i

AMI- Area Median Income

CERT- Community Emergency Response Team

CIP – Capital Improvement Project

CTAHR- University of Hawai‘i College of Tropical Agriculture and Human Resources

CWRM- State Commission on Water Resource Management

DCCR- Declaration of Covenants Conditions and Restrictions or “Master Plan”

DHHL- Department of Hawaiian Home Lands

DOI – Federal Department of the Interior

FEMA- Federal Emergency Management Agency

FHA- Federal Housing Administration

HAR- Hawai‘i Administrative Rules

HHC- Hawaiian Homes Commission

HHCA- Hawaiian Homes Commission Act of 1921, also referred to as “The Act”

HSD- DHHL Homestead Services Division

KIUC- Kaua‘i Island Utility Cooperative

LDD- DHHL Land Development Division

LID- Low Impact Development

LMD- DHHL Land Management Division

LOS- Level of Service

LSB- Land Study Bureau

LUD- Land Use Designation

MOU- Memorandum of Understanding

MW- Megawatts

NAHASDA- Native American Housing Assistance and Self Determination Act of 1996

NHDPP- Native Hawaiian Development Program Plan

NHHBG- Native Hawaiian Housing Block Grant

NHRF- Native Hawaiian Rehabilitation Fund

NRCS – Natural Resources Conservation Service

PPRC- Pacific Policy Research Center

SDU- Supplemental Dwelling Units, also referred to as an “‘Ohana Unit” or Accessory Dwelling Unit

SLH- Session Law of Hawai‘i

SLR-XA- Sea Level Rise Exposure Area

SLUD- State Land Use Designation

S.M.A.R.T.- Specific, Measurable, Achievable, Relevant, Time-Based

WAI- Wastewater Alternatives and Innovations

WCHC- Wai‘anae Coast Comprehensive Health Center

Words & Phrases in ‘Ōlelo Hawai‘i

The following list provides Hawaiian words and phrases, and their corresponding definitions, used throughout this document. The translations are taken and adapted as necessary from Ulukau, the Hawaiian Electronic Library, available online at <http://wehewehe.org/>.

Ahupua‘a means land division usually extending from the uplands to the sea.

‘Āina means land, earth.

‘Āina Momona means healthy and productive land and people.

‘Auamo Kuleana means to hold responsibility, carry a burden.

‘Auwai means ditch, canal.

‘Eā means self-determination.

Hālau wa‘a means a place where the canoe is stored.

Hale ‘āina means the eating house for woman.

Hale ali‘i means a Chief’s house, royal residence.

Hale kū‘ai means trading house, store, shop.

Hale mua means an eating house for men.

Hale noa means an area where family mingled and slept.

Hula means to dance; to move to rhythmic song.

‘Ike Kūpuna means traditional ecological knowledge.

‘Ili or ‘Ili ‘āina means strip of land.

Imu means underground oven.

Iwi Kūpuna means ancestral bones.

Kahawai means stream.

Kai means sea, sea water, area near the sea

Kānaka means a native of Hawai‘i.

Kānaka maoli means full-blooded Hawaiian person.

Ke Akua Mana means spirituality, the sacredness of mana.

Keiki means child, offspring, descendant.

Kuleana means right, privilege, concern, responsibility.

Kūpuna means elder.

Limu means seaweed.

Lo‘i means an irrigated terrace, especially for taro, but also for rice; paddy.

Makai means toward the ocean.

Mālama ‘Āina means to care for the land.

Mālama means to take care of, tend.

Mana‘o means a thought or belief.

Mauka means inland or toward the upland.

Moku means a traditional land division representing a district or section typically encompassing several ahupua‘a.

‘Ohana means family, relative, kin group.

‘Ōiwi means cultural identity and native intelligence.

‘Ōlelo Hawai‘i means Hawaiian language.

‘Ōlelo means language or speech.

‘Ōpala means trash, rubbish.

‘Ōpio means youth, juvenile, youngster.

Pa‘akai means salt.

Pali means cliff.

Piko means navel, navel string, umbilical cord.

Pilina means mutually sustaining relationships.

‘Ulu means breadfruit.

Wahi pana means legendary place.

Wai means water.

Waiwai means ancestral abundance, collective wealth.

Wao Kahakai means coastal zone.

Wao Kānaka means an area where people may live or occasionally frequent.

Wao Nahele means an inland forest region.

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1. GENERAL PLAN OVERVIEW

1.1 INTRODUCTION

The General Plan sets the Vision and establishes Goals and Policies to guide the discussions and decision-making of the Hawaiian Homes Commission and to guide the Department of Hawaiian Home Lands (DHHL) plans, programs, and Policies for the next 20 years. The planning horizon for this Plan is the year 2040.

The role and content of the DHHL General Plan is defined in the Hawai‘i Administrative Rules (HAR) Section 10-4-2. DHHL’s first General Plan was adopted in 1976 and contained land use-oriented Policies in accordance with HAR §10-4-2 at the time, which specified that “the department shall develop and maintain a general plan providing for the development and use of land needed for the purposes of the act.” HAR §10-4-2 has since been amended.

Twenty-six years later in 2002, the Hawaiian Homes Commission (HHC) adopted a three-tiered planning system for DHHL, making way for DHHL’s first comprehensive planning effort, the 2002 General Plan. The 2002 plan established Policy goals and objectives for a wider range of areas in which DHHL functions, covering all Hawaiian Home Lands Trust assets, operations, and programs.

In 2018, HAR §10-4, Management of Hawaiian Home Lands, was amended to require that the DHHL General Plan establish statewide Policies to guide land management and programs and meet the following eight criteria:

1. Establish a uniform system of land use designations that all island plans shall use;
2. Establish the relationship between land use designations and the applicable types of land dispositions;
3. Establish criteria to identify suitable lands for homesteading;
4. Establish criteria to determine available lands not required for homesteading within the planning period;
5. Establish criteria to identify lands for revenue generation;
6. Establish criteria to identify lands for community use and Policies to govern how the community could manage such lands for community building;
7. Establish level of service standards for infrastructure and community facilities, or specify a program plan or methodology to develop such standards; and
8. Specify indicators to measure progress and evaluate effectiveness in meeting Policy goals.

Due in large part to these recently updated HAR criteria, this General Plan update is much longer and includes several components that were not present in earlier General Plans. These include an updated land use framework with standardized land use designations to be applied across all DHHL lands and incorporated in all DHHL plans, identification of allowable land uses and land dispositions for each designation, and establishment of criteria for applying land use designations and providing appropriate levels of infrastructure. This General Plan also includes a more extensive Policy framework, as described further in the next section.



“After extensive investigation and survey on the part of various organizations organized to rehabilitate the Hawaiian race, it was found that the only method in which to rehabilitate the race was to place them back upon the soil.

**-Prince Jonah Kūhiō
Kalanianaʻole**

1.2 GENERAL PLAN ORGANIZATION & POLICY FRAMEWORK

Following this introductory chapter, the General Plan presents a Vision and Guiding Principles for the next 20 years (Chapter 2), and provides Policy direction along with specific Goals, Policies, and Metrics for seven topic areas:

- ▶ Land Use and Water Resources – Chapter 3
- ▶ Infrastructure – Chapter 4
- ▶ Housing – Chapter 5
- ▶ Food Production – Chapter 6
- ▶ Healthy Communities – Chapter 7
- ▶ Natural and Cultural Resource Management – Chapter 8
- ▶ Revenue Generation and Economic Development – Chapter 9

Implementation, monitoring, and evaluation of the Plan is covered in Chapter 11. Some of the Goals and Policies have been carried forward from the 2002 General Plan, and others have been modified or replaced to represent current conditions and priorities of the Trust and its beneficiaries.

The Policy framework for the General Plan guides DHHL and the Hawaiian Homes Commission in decision-making and implementation of land management and programs. It was developed through consultation with hundreds of beneficiaries as well as Department staff and other stakeholders. The aim of this collaborative process was to articulate shared values, needs, and desires for the future of the Trust and to provide a supportive system for accountability and implementation by the Department, Hawaiian Homes Commission, and beneficiaries.

The framework provides a roadmap for implementation of the General Plan Policies, anchored under a broad Vision that represents the desired destination in 20 years. Policies articulate the steps or guidelines needed to get to the Vision, while Guiding Principles and Goals serve as guideposts to ensure that progress is guided by appropriate values and actions. Metrics provide a means for monitoring and evaluation of progress, allowing for course corrections and accountability. Each component of the General Plan Policy framework are defined below and shown in **Error! Reference source not found.:**

- ▶ **Vision:** Statement describing the desired outcome in 20 years.
- ▶ **Guiding Principles:** Broad themes that articulate key values that the Department should uphold and advance in implementing the Vision.
- ▶ **Goals:** General descriptions of desired outcomes for each Policy topic.
- ▶ **Policies:** Specific guidelines or actions called for to achieve the Goals.
- ▶ **Metrics:** How progress on the Vision, Goals and Policies will be measured.

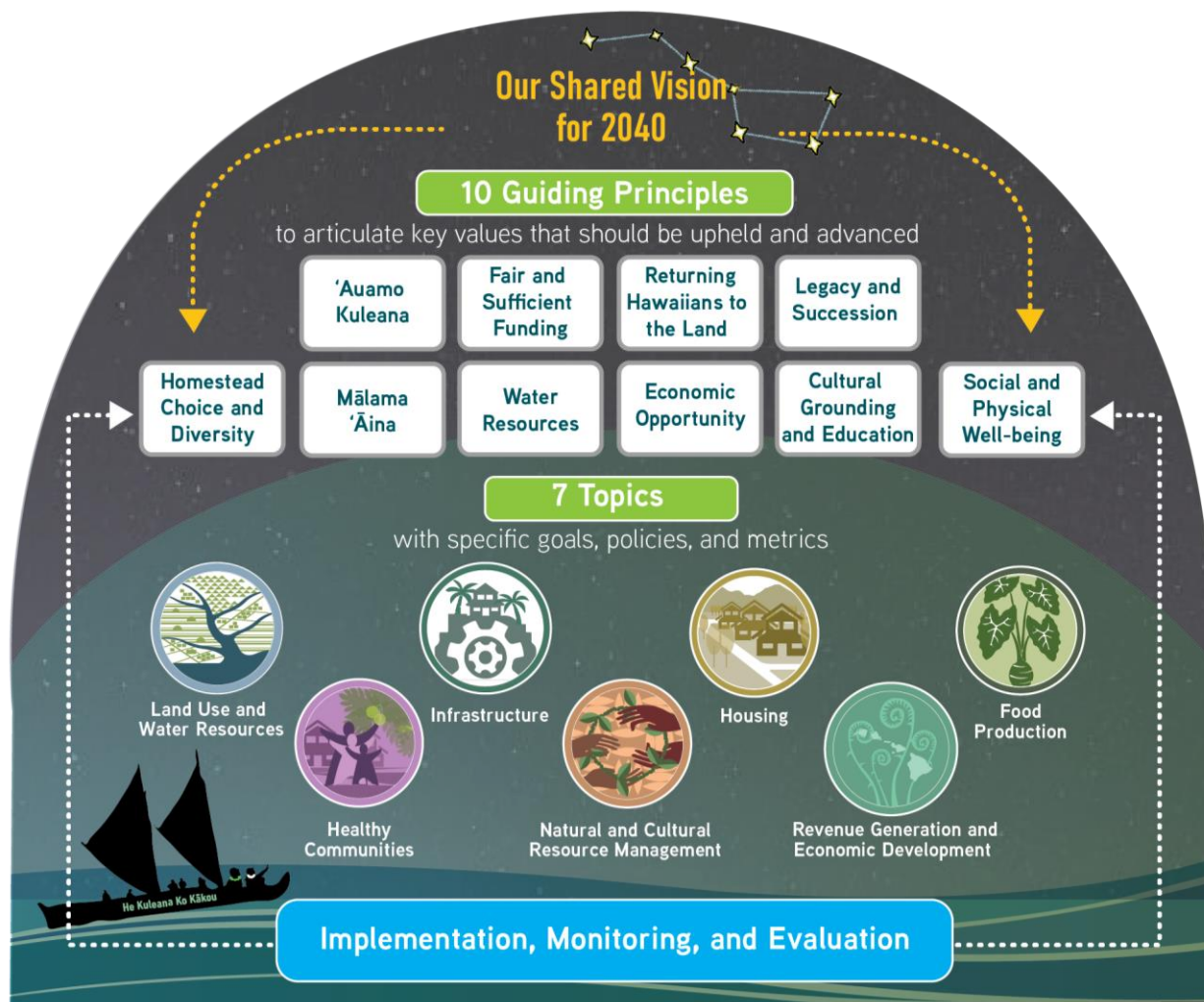


FIGURE 1: GENERAL PLAN POLICY FRAMEWORK

1.3 GENERAL PLAN ROLE IN DHHL PLANNING SYSTEM

DHHL's planning system includes three tiers (see **Error! Reference source not found.**). The first tier (Tier 1) is the General Plan, which identifies statewide Goals and Policies to guide land management and programs. Tier 2 includes Strategic Program Plans, which focus on statewide programs and Policies, as well as Island Plans with longer-term, island-specific land use goals based on the General Plan. Tier 3 includes Regional Plans and Area Development Plans, which identify and address issues and opportunities relative to existing homestead communities and future development in that region.

This General Plan is meant to be actively consulted and referenced by DHHL staff, Hawaiian Homes Commissioners, and beneficiaries within all tiers of the planning process. The land use framework established by the General Plan is intended to bring DHHL plans into greater alignment through providing consistent land use designations, criteria, and dispositions to be used across all DHHL lands. The General Plan Goals and Policies articulate direction to be used in determining land uses, administering programs, and overseeing the management of Hawaiian home lands. The General Plan Vision and Guiding Principles provide additional layers of guidance and accountability to help the Department maintain a steady course toward fulfilling the Trust's mission. If referenced and used consistently by the Department, Hawaiian Homes Commission, and beneficiaries, the General Plan will greatly enhance the robustness and transparency of DHHL's planning system.

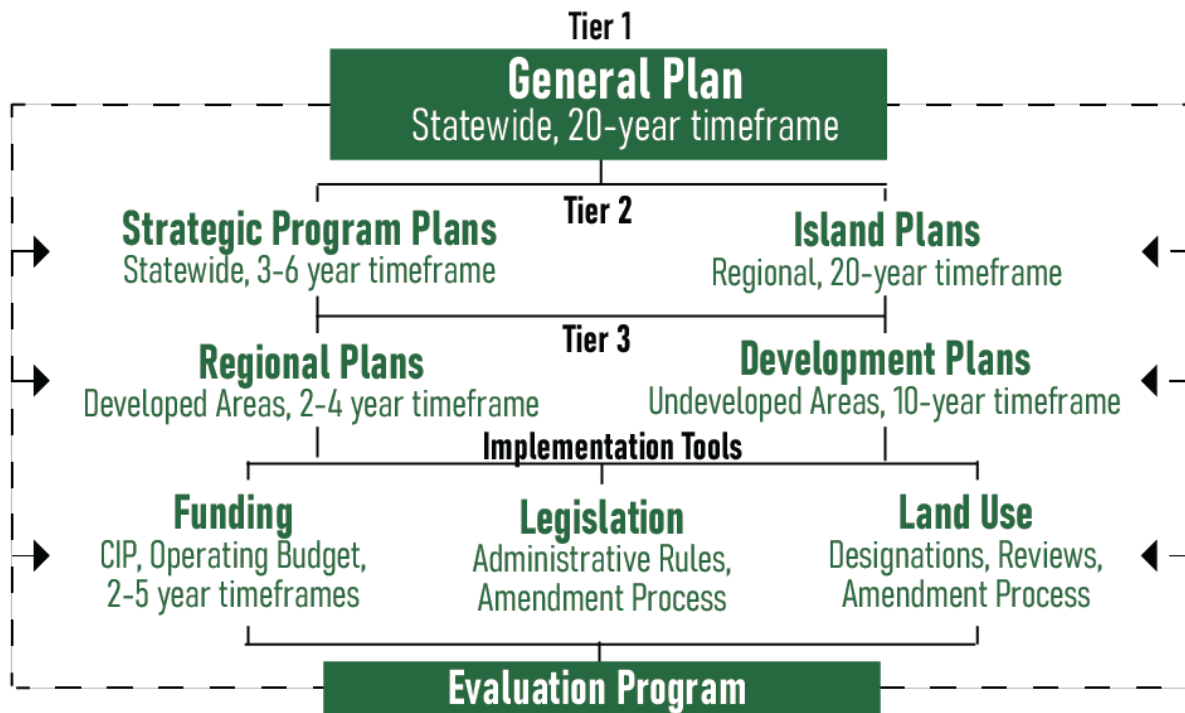


FIGURE 2: DHHL PLANNING SYSTEM

1.4 DHHL LEGAL AUTHORITY & KULEANA

1.4.1 Hawaiian Homes Commission Act

The legal basis for the establishment of the Department of Hawaiian Home Lands is the Hawaiian Homes Commission Act of 1920, as amended (HHCA or “the Act”). Passed by Congress and signed into law by President Warren Harding on July 9, 1921 (Chapter 42, 42 Stat. 108), the passage of the HHCA marked the culmination of efforts by Prince Jonah Kūhiō Kalanianaʻole that encouraged the U.S. government to adopt a Policy of ‘āina hoʻopulapula, or restoration of native Hawaiians through reconnection to the land. These efforts arose in response to the widespread displacement of Hawaiian people from their lands following European contact, the overthrow of the Hawaiian monarchy, and the ensuing annexation and occupation of former crown lands by the United States government.

The HHCA places approximately 200,000 acres of former crown lands (designated as “available lands” in the Act and eventually assuming the status of “Hawaiian home lands”) into the Hawaiian Home Lands Trust (the Trust) under the jurisdiction and control of the Hawaiian Homes Commission (HHC). Beneficiaries of the Trust are defined as individuals having at least 50 percent Hawaiian blood for the purposes of the HHCA (native Hawaiians).

In 1959, Congress enacted the Hawaiʻi Admission Act, 73 Stat. 4 (Admission Act), to admit the Territory of Hawaiʻi into the United States as a state. In compliance with the Admission Act, and as a compact between the State and the United States relating to the management and disposition of the Hawaiian home lands,



Image: The members of the first Hawaiian Homes Commission were (L-R), Rudolf M. Duncan, Rev. Akaiko Akana, Prince Kūhiō, George P. Cooke, and Gov. W.R. Farrington (source: DHHL)

the State adopted the HHCA, as amended, as a law of the State through Article XII of its Constitution. While the Admission Act effectively vested the State with administrative authority over the Hawaiian Home Lands Trust, in section 223 of the HHCA, Congress reserved to itself the right to alter, amend, or repeal the HHCA. In 1960, the State Legislature created the Department of Hawaiian Home Lands (DHHL) to manage Hawaiian home lands and administer the provisions of the HHCA.

State legislation passed after the adoption of the HHCA sought to further define the purposes of the Act and identify responsibilities for implementation. During the 1978 Constitutional Convention for the State of Hawai'i, delegates concerned with DHHL depending on revenues from general leasing of Hawaiian home lands to cover operating costs proposed an amendment to guarantee sufficient funding from the State for four purposes. Article XII, Section 1 lists these purposes as:

1. Development of home, agriculture, farm and ranch lots;
2. Home, agriculture, aquaculture, farm and ranch loans;
3. Rehabilitation projects to include, but not limited to, educational, economic, political, social and cultural processes by which the general welfare and conditions of native Hawaiians are thereby improved;
4. The administrative and operating budget of the department of Hawaiian home lands; in furtherance of (1), (2), (3) and (4) herein, by appropriating the same in the manner provided by law.

While these four purposes were adopted by the State Legislature and have been invoked in legal proceedings, they have not been approved by Congress or incorporated into the HHCA.

1.4.2 DHHL Mission, Organization, & Responsibilities

The primary responsibilities of DHHL are to implement the HHCA and the programs, Policies, and direction established by the HHC on behalf of the native Hawaiian beneficiaries of the Trust. DHHL's mission, as described in the 2002 DHHL General Plan is: "To manage the Hawaiian Home Lands Trust effectively and to develop and deliver lands to native Hawaiians. We will partner with others towards developing self-sufficient and healthy communities."

DHHL is headed by the Hawaiian Homes Commission (HHC), with nine members appointed by the Governor with the advice and consent of the State Senate. The Chairman of the HHC also serves as administrator of DHHL. DHHL is organized into three divisions: Land Management (LMD), Land Development (LDD) and Homestead Services (HSD), along with four offices that report to the Chair: Administrative Services, Fiscal, Planning, and Information and Community Relations.

DHHL fulfills its mission to deliver lands to native Hawaiians in several ways. Beneficiaries may receive 99-year homestead leases at \$1 per year for residential, agricultural, or pastoral purposes. These leases may be extended for an aggregate term not to exceed 199 years (Act 305, Session Laws of Hawai'i 1990; section 208, HHCA). Beneficiaries may receive financial assistance through direct loans, insured loans, or loan guarantees for home purchase, construction, home replacement, or repair on Hawaiian home lands.

In addition to administering the homesteading program, DHHL fulfills its mission to manage the Hawaiian Home Lands Trust effectively through leasing Trust lands not in homestead use and issuing revocable permits, licenses, and rights-of-entry. The income from these enterprises is used to supplement DHHL's programs, including continued homestead development.

1.4.3 DHHL Beneficiaries & Beneficiary Consultation Policy

DHHL beneficiaries are defined as individuals with 50% or more Hawaiian blood and their successors. This includes existing lessees (8,476 residential, 1,091 agricultural, and 413 pastoral); applicants on the wait list for a homestead award; and native Hawaiians who have not applied for a homestead award. As of April 2022, DHHL's application waiting list totaled approximately 28,000 applicants waiting for a homestead award.

In 2009, the HHC adopted a Beneficiary Consultation Policy to ensure that appropriate beneficiary consultation processes and activities are incorporated into DHHL's planning and decision-making. The Beneficiary Consultation Policy recognizes the importance of meaningful consultation with beneficiaries to help promote civic engagement and build trust and partnerships with government. The Policy also promotes timely and effective beneficiary consultation to ensure that beneficiary concerns and comments are considered and incorporated into DHHL plans and decisions.

Beneficiary consultation was further established within the HAR §10-4-60 (2018), which states that "the type of the consultation shall be appropriate to the potential impact of the decision or action" (HAR §10-4-60a, 2018). Consultation is comprised of three types: comprehensive, which is statewide consultation and is required for the General Plan update; place-based, which focuses on beneficiaries associated with a specific geographic area; and ad hoc, which consists of the formation of an advisory body to provide input to the Department on a specific issue or project. The beneficiary consultation process for the General Plan is detailed in section 1.5 below.

1.5 GENERAL PLAN UPDATE PROCESS

The General Plan update process began in 2020 and included three broad project tasks:

1. Research and Analysis of Policy Issues: Research events and Policy developments since the 2002 General Plan; assess progress on the 2002 Plan goals and Policies; research new and emerging issues to be addressed in the update.
2. Stakeholder Engagement: Communicate & collaborate with beneficiaries, an investigative committee, DHHL staff, and other key stakeholders in the development of the Plan update.
3. Plan Development: Develop a General Plan that articulates a shared Vision, Goals, and Policies for the Trust and fulfills HAR §10-4 criteria.

The General Plan update process and schedule is summarized in **FIGURE** below. Activities associated with the three tasks in the General Plan update process are described in the following sections.

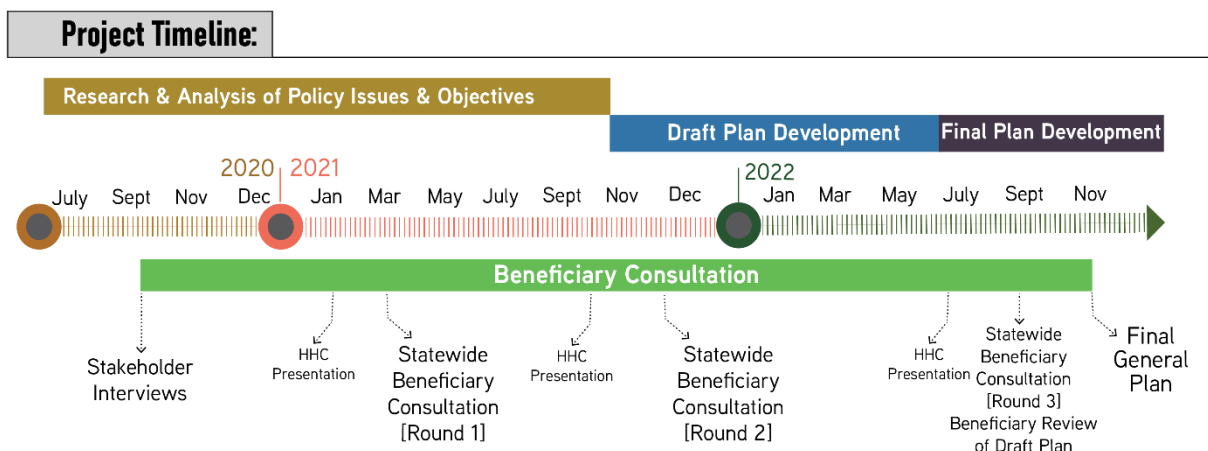


FIGURE 3: DHHL GENERAL PLAN UPDATE SCHEDULE

1.5.1 Research & Analysis of Policy Issues

Background research, interviews, and a series of Policy topic white papers were completed as part of the General Plan update process to document key developments and explore Policy issues that have emerged or evolved since the 2002 General Plan.

1.5.1.1 Background Research Memo

A background research memo was completed in December 2020 by SSFM International that synthesized the findings of research related to the HHCA, DHHL and the General Plan. The background research memo describes DHHL’s foundational Policy and function; provides an overview of the DHHL planning system; documents key events and developments shaping its 100-year history; evaluates the performance of key goals and objectives in the 2002 General Plan; identifies key issues, gaps, and considerations that should be addressed in the General Plan update; and cites information sources utilized in background research. The Memo is included as Appendix J.

1.5.1.2 Stakeholder Interviews

As part of the background research for the DHHL General Plan update, the project team conducted interviews with two former Hawaiian Homes Commission Chairs as well as current and former staff. These interviews were intended to inform the project team’s understanding of historical and current Policy developments, gather relevant data, and assess lessons learned since the 2002 DHHL General Plan.

1.5.1.3 White Papers

The project team prepared four white papers focusing on topic areas that had emerged or evolved since the 2002 General Plan and where further research and analysis was needed to inform General Plan Policy development. The white papers also addressed General Plan criteria specified under HAR §10-4-55. White papers were completed for the following topics:

- ▶ Climate Change
- ▶ Land Use
- ▶ Infrastructure

- ▶ Monitoring and Evaluation
- ▶ The white papers are included as Appendices E-H and are available to download on the DHHL website.

1.5.2 Beneficiary Consultation

This task was intended to implement an inclusive, innovative, and comprehensive process for engaging beneficiaries in the development of the Plan. It included creating a website and project materials, sharing information on Policy issues and plan components, and gathering input in a variety of ways. A combination of digital and in-person methods were used to invite participation and input, including a series of beneficiary consultation meetings, online open houses, formation of an investigative committee, and presentations to the HHC. These are described further below.

1.5.2.1 Project Website & Online Open House

A project webpage was hosted on dhh.hawaii.gov, which included information on the General Plan update, meeting announcements, video recordings of the virtual meetings, and links to the virtual open house and project website. The website will continue to be available following the publication of the Plan at <https://dhh.hawaii.gov/po/general-plan-2022/>.

In addition, an interactive online open house was developed using the Konveio platform (<https://dhhgeneralplan.konveio.com/>). The website included interactive documents (for users to view, download, and comment on), recorded presentations, polls, discussion forums, and comment forms to gather input from beneficiaries. The online open house was updated to coincide with each round of beneficiary consultation.

1.5.2.2 Beneficiary Consultation Meetings

In accordance with HAR §10-4-60, comprehensive beneficiary consultation was conducted at several stages in the General Plan update process. For each round of beneficiary consultation, notice was provided by mail and on the Department website to existing homesteaders, waiting list applicants, and other native Hawaiians who have registered with the Department. The notice described the purpose of each meeting and the date, time, and information on how to join. Traditionally, beneficiary consultation meetings on statewide initiatives such as the General Plan have been conducted via in-person meetings held on each island. However, due to gathering restrictions related to the COVID-19 pandemic, the first two rounds of consultation were held virtually as Zoom meetings.

Each round of meetings was accompanied by an online open house with an overview of the information presented during the beneficiary meetings, recordings of virtual meetings, and opportunities for beneficiaries to provide feedback on General Plan topics through online polls and comment forms. The third round of beneficiary consultation meetings will be held as in-person open houses on each island to review and collect input on the draft General Plan, coupled with a virtual open house where beneficiaries can view and submit comments on the draft Plan. The meeting and open house summaries for each round of beneficiary consultation are included as Appendices C and D.

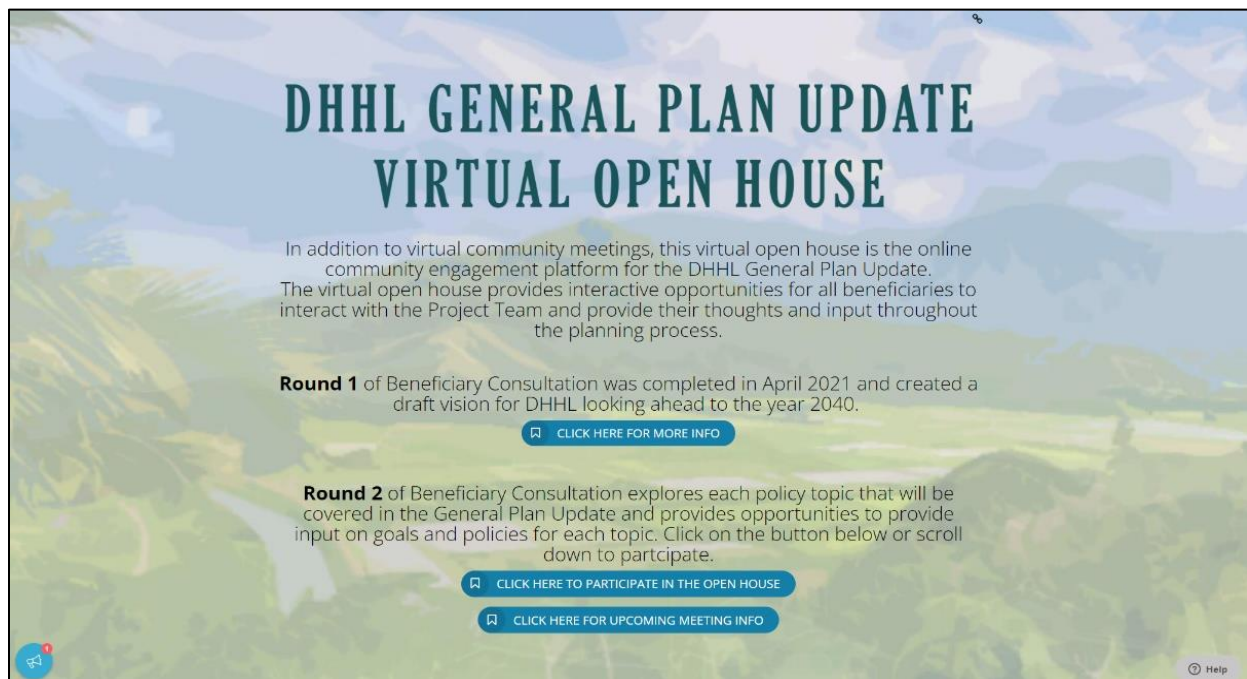


FIGURE 4: SCREENSHOT OF MENTIMETER RESPONSES DURING ROUND 1 VIRTUAL MEETING

1.5.2.2.1 Round 1 Beneficiary Consultation

The first round of beneficiary consultation meetings was conducted in two parts. Each part consisted of three meetings covering the same material, held during different dates and times (TABLE 1).

TABLE 1: ROUND 1 BENEFICIARY CONSULTATION

	Topics Covered	Dates
PART 1:	General Plan Overview & Update Process	March 3, 2021
	Assessment of DHHL progress in meeting 2002 General Plan goals and Policies	March 8, 2021
	Vision for the Hawaiian Home Lands Trust in 2040	March 9, 2021
PART 2:	Draft Vision statement for beneficiary review and feedback	April 1, 2021
	Overview of existing DHHL Land Use Designations	April 5, 2021
	Potential future types of Land Use Designations on Hawaiian home lands	April 7, 2021

The first round of six beneficiary consultation meetings had 299 attendees. The meeting utilized Mentimeter live polling to capture additional feedback and information (Figure 4); the 165 attendees who participated in the live polling identified themselves as 72 people on the waitlist, 65 lessees, 6 people with undivided interest not yet converted, and 22 who identified their beneficiary status as “other.”

The online open house had 248 unique users visit the website and a total of 3,652 page views during the open period between March 3, 2021 and April 29, 2022.

The second round of eight beneficiary consultation meetings had a total of 387 attendees. The meetings again used Mentimeter live polling to capture additional feedback and information. The 154 attendees who participated in the live polling identified themselves as 54 people on the waitlist, 79 lessees, 7 people with undivided interest not yet converted, and 14 who identified their beneficiary status as “other.” The online open house (Figure 5) had 341 unique users visit the website and a total of 1,993 page views during the open period between November 3, 2021 and February 28, 2022.

1.5.2.2.3 Round 3 Beneficiary Consultation

A third round of beneficiary consultation will coincide with the release of the draft General Plan in August 2022. This final round of consultation will consist of an online open house and eight in-person meetings: two on O‘ahu, two on Hawai‘i Island, and one each on Maui, Kaua‘i, Moloka‘i, and Lāna‘i. These meetings will present the draft General Plan for beneficiary input.

1.5.2.3 Hawaiian Homes Commission Investigative Committee

An investigative committee of the Hawaiian Homes Commission was appointed as a permitted interaction group for the General Plan update on August 18, 2020. The members of the Investigative Committee included Commissioners Randy K. Awo, Russell K. Kaupu, and Zachary Z. Helm; William J. Aila, Jr., Chairman; along with members of the current DHHL staff and administration. The investigative committee convened eight times during the draft Plan preparation and advised the Planning Office and project team on plan development, including background research, identification of Policy issues, development of vision and Policy updates, and stakeholder engagement. The Committee also reviewed and provided feedback on administrative drafts of the Plan as well as white papers and draft Goals, Policies, and Metrics.

1.5.2.4 Hawaiian Homes Commission Presentations

Presentations were made to the HHC at several points during the General Plan update process. The first was in February 2021, to announce the project and provide an overview of the plan development process. The second was in October 2021, to provide an overview of beneficiary consultation results and an update on the plan process. The third was in July 2022, to release the Draft Plan and announce the final round of beneficiary consultation. The Plan will be presented to the Commission a fourth time for adoption following the beneficiary review period and integration of comments.



2. VISION & GUIDING PRINCIPLES

2.1 VISION FOR 2040

The General Plan Vision describes where the Hawaiian Home Lands Trust and its beneficiaries would like to be twenty years from now, in the year 2040. The Vision is the guiding star of the Plan, and all Goals, Policies, and Metrics flow from it. The Vision was developed and refined through extensive consultation with beneficiaries, DHHL staff, the Hawaiian Homes Commission Investigative Committee, and administration to identify the words and ideas that capture shared aspirations and ideals for the future of the Trust. The resulting Vision for 2040 is below.

By 2040, the Hawaiian Home Lands Trust and its beneficiaries will be thriving, self-sufficient, and connected to one another and the ‘āina.

TRUST LANDS...will nurture and sustain beneficiary communities through an array of uses and activities on homestead and non-homestead lands.

BENEFICIARY COMMUNITIES...will be self-sufficient, healthy, prosperous, and grounded in cultural knowledge and traditions. Values of mālama ‘āina will be passed on from kūpuna to ‘ōpio to nourish the land and future generations.

BENEFICIARIES...will be thriving on the land and engaged in activities that support the rehabilitation and self-determination of all Hawaiians. Education, resources, and technical support will be available to promote greater economic opportunity, choice, and control.

DHHL...will be sufficiently funded by the State Legislature to support the continued advancement of native Hawaiians. Beneficiaries, DHHL, and the Hawaiian Homes Commission will communicate transparently with aloha as they collaborate toward achieving a shared Vision. Beneficiary voices will remain vital to advocate for funding and resources and guide decision-making by DHHL and HHC.

ALL OF HAWAI‘I...will support the continued implementation of the Hawaiian Homes Commission Act and the rehabilitation of native Hawaiians as provided by Article XII Section 2 of the State Constitution.



2.2 GUIDING PRINCIPLES

Guiding principles were also developed based on beneficiary consultation and input. The Guiding Principles are broad themes that articulate the key values important to beneficiaries, DHHL, and the Hawaiian Home Lands Trust. The Plan Goals and Policies should uphold and advance the Guiding Principles, all of which are considered equally important and are not listed in order of priority:

‘Auamo Kuleana



Acknowledge the shared kuleana of the Department, beneficiaries, State, federal and county agencies, Hawaiian serving organizations, and all of Hawai‘i toward fulfilling the mission of the Hawaiian Home Lands Trust. Foster trust, communication, and transparency among all parties to work toward the Vision.

Fair and Sufficient Funding



Secure sufficient funding to ensure the financial well-being of the Trust and its beneficiaries. Advocate for the State Legislature, government agencies, and other partners to support the Department to access funding and implement projects in accordance with the State Constitution. Explore alternative revenue streams for the Department to achieve the Trust mission and Vision.

Returning Hawaiians to the Land



Actively facilitate returning native Hawaiians to their lands to support self-sufficiency and self-determination. Maintain a primary focus on using and acquiring lands suited to developing homesteads, while exploring other opportunities for beneficiaries to connect with and use Trust lands and resources.

Legacy and Succession



Cultivate opportunities and spaces on Trust lands to share and pass down ancestral wisdom and practices. Enable beneficiaries to pass their lands and legacy on to future generations by creating policies and rules that guide the Department in implementing practices that are consistent, clear, and fair in determining beneficiary qualifications for succession.

Homestead Choice and Diversity



Offer a variety of homesteading opportunities to meet diverse beneficiary needs and desires. Explore creative models and innovative ideas for getting Hawaiians onto the land and cultivating healthy, thriving beneficiary communities.

Water Resources



Protect and steward water resources on Trust lands. Enhance access to water to support homesteading and other uses that support beneficiary well-being and self-sufficiency.

Cultural Grounding and Education



Support the teaching and practice of cultural traditions including 'ōlelo Hawai'i, traditional agriculture, hula, healing practices, and sustainable management of the 'āina. Preserve and perpetuate cultural resources and wahi pana on Trust lands.

Mālama 'Āina



Cultivate reciprocity and shared kuleana to mālama 'āina and kai through providing access to Trust lands for the practice of Hawaiian knowledge, skills, and values. Manage and steward Trust lands to sustain health, resilience, and abundance for future generations by obtaining dedicated staff within the Department for natural resource management.

Economic Opportunity

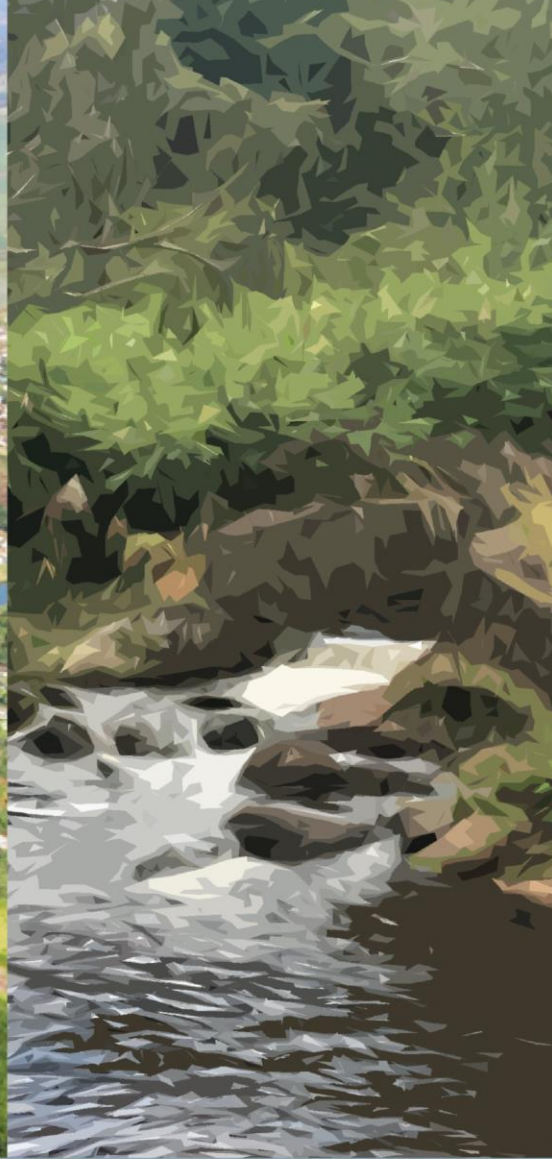


Provide for the Trust, beneficiaries, and beneficiary organizations to prosper and grow through economic opportunity on Hawaiian home lands. Support community based economic development and reinvestment through planning, capacity-building, and support services.

Social and Physical Well-being



Create safe and healthy communities for keiki, adults, and kūpuna to thrive. Foster relationships between the Department, law enforcement, and community partners that support the social, physical and mental health of beneficiaries by creating an enforcement and compliance division within DHHL.



3. LAND USE & WATER RESOURCES



THIS CHAPTER ADDRESSES HOW DHHL DETERMINES APPROPRIATE USES FOR TRUST LANDS AND WATER RESOURCES.

HAR 10-4-55 Criteria Addressed:

- (1) Establish a uniform system of land use designations that all island plans shall use;
- (2) Establish the relationship between land use designations and the applicable types of land dispositions;
- (3) Establish criteria to identify suitable lands for homesteading;
- (4) Establish criteria to determine available lands not required for homesteading within the planning period;
- (8) Specify indicators to measure progress and evaluate effectiveness in meeting policy goals.

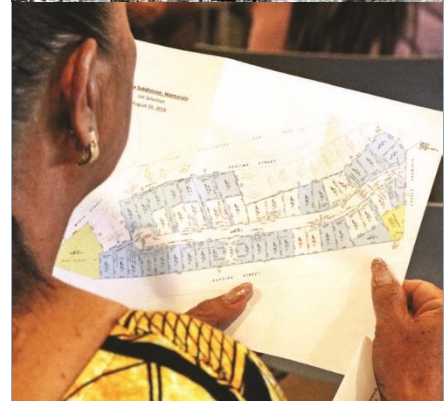
3.1 BACKGROUND AND CONTEXT

Land use planning is intended to ensure that that Hawaiian home lands are efficiently utilized for appropriate activities that benefit beneficiaries and the Trust. This may include a range of uses such as residential development, agriculture, and preservation of open space and natural habitat. The process of land use planning is used to identify the location and amount of land necessary to implement various economic, social, and environmental policies, plans, projects, and programs. Land use designations are assigned based on these factors and implemented to guide development of land into the future.

3.1.1 Native Hawaiian Views of Land Use and Water

In Hawai'i, land use planning began as early as 1,000 AD and continued throughout the time of the ruling chiefs. On each of the islands, the paramount chiefs divided the island into moku (districts), which were further divided into ahupua'a (watershed management units) established by the original 'ohana (extended families) of farmers and fishers who cultivated and cared for the land and resources within each ahupua'a.

- ▶ Each ahupua'a was divided into 'ili or 'ili 'āina (strips of land), assigned to the 'ohana to live on and cultivate, which were passed down through generations. Throughout this time, land in Hawai'i was not privately owned, and the chiefly class provided stewardship over the land. While ruling chiefs changed through war, marriage, and succession, the tenure of the 'ohana on the land remained stable. This generational connection created a strong sense of identity tied to a certain place and knowledge of its resources, as well as a sense of responsibility toward the overall health of the ecosystem.
- ▶ Water resources were central to the ahupua'a system, which represented a holistic watershed approach to understanding and managing resources from mauka to makai. Today, the land use system in Hawai'i is not organized around water, which often crosses property lines and jurisdictions, complicating water access, use, and management.



Images from top-bottom:

- Vacant Residential lots with infrastructure, Pi'ilani Mai Ke Kai,
- Anahola, Kaua'i (source: DHHL);
- Kanehili Residential subdivision, Kapolei, O'ahu (source: DHHL);
- Kōke'e Ditch Water, Kaua'i (source: SSFM);
- Beneficiary reading a site selection map (source: DHHL)

3.1.2 Land Use on Hawaiian Home Lands

The Hawaiian Homes Commission Act does not include language directing the application of land use designations on Trust Lands, however, the purposes of HHCA discussed in section 1.4.1 provide guideposts for how Hawaiian home lands should be managed and used.

Utilization of Trust lands can be broken down into two main categories – homesteading and non-homesteading uses. This is an important distinction because it acknowledges that not all Trust lands are able to be developed into homestead lots and differentiates between land uses on which 99-year leases are offered and those where other land dispositions can be utilized.

Homesteading uses are the primary means by which DHHL promotes the well-being and economic self-sufficiency of its beneficiaries, and thus are the priority use for the Department. Homestead uses are assigned to lands that are developable and suitable for homesteading.

Non-homesteading uses are applied to lands that are deemed not currently suitable for homesteading, lands that are supportive to homestead communities, or where the Trust can achieve greater benefit through revenue generation to fund projects or programs that benefit beneficiaries. DHHL is authorized to lease land and issue revocable permits, licenses, and rights-of-entry for these lands.

Land use designations are the means by which different land uses and criteria are established through the Island Planning process. Each Island Plan includes 10 land use designations and defines the setting, intent, and purpose, lot size, and minimum infrastructure required under each. The land use designations include Residential, Subsistence Agriculture, Supplemental Agriculture, and Pastoral as homestead uses; and General Agriculture, Special District, Community Use, Commercial, and Industrial as non-homestead uses. While the menu of land use designations used are consistent across Island Plans, the definitions and criteria used to apply the land use designations are not. Pursuant to the updated HAR §10-4 requirements, the General Plan update provides a uniform system of land use designations and criteria to be used statewide in Island Plans going forward. This updated land use framework is described in section 3.3.

3.1.3 Water Rights on Hawaiian Home Lands

3.1.3.1 DHHL Water Policy Plan

The Water Policy Plan was approved by the HHC in 2014 and is the first Policy on managing the water kuleana of DHHL since the passage of the Hawaiian Homes Commission Act. The Water Policy Plan’s mission is “to ensure the availability of adequate, quality water to fully support self-sufficiency and self-determination in the administration of the HHCA, and the preservation of Hawaiian values, traditions, and culture.” To achieve this, the Water Policy Plan establishes four priority goals:

1. Affirmatively communicate with beneficiaries regarding water decisions, performance, and water rights on a regional and annual basis.
2. Aggressively, proactively, consistently, and comprehensively advocate for the kuleana of the beneficiaries, DHHL, and HHC to water before all relevant agencies and entities.
3. Develop and manage a Water Assets Inventory (WAI).
4. Support watershed protection and restoration on DHHL lands and source areas for DHHL water.

The Water Policy also includes 19 additional goals for DHHL and the HHC to pursue based on availability of resources. These additional goals are organized under the plan’s five mission activities, which are to:

1. Understand our Trust water assets
2. Plan for our water needs



3. Aggressively understand, exercise, and assert our kuleana as stewards of water
4. Develop and protect water sources
5. Manage water systems

3.1.3.2 Managing Water Systems

DHHL can develop, manage, and own water systems and deliver water to homesteaders and others. Under HHCA §221, DHHL is barred from selling any wholly owned system. Under HHCA §220, DHHL may also derive revenue from the delivery of water to non-homesteaders. On Molokaʻi, HHC and homesteaders have a preference right to two-thirds of the water developed by the Molokaʻi Irrigation System, which is currently managed by the State Department of Agriculture.

3.1.3.3 Water Planning and Advocacy

Under HHCA §221 and Hawaiʻi Revised Statutes §174C-49, the State Commission on Water Resource Management (CWRM) shall “reserve” water for future DHHL needs when issuing water licenses, based on DHHL projections. DHHL last provided its current and future water needs projections to CWRM for approval in 2017. DHHL has Public Trust status within the State.

Under Article XI, Section 1 of the Hawaiʻi State Constitution, the State is mandated to conserve and protect Hawaiʻi’s natural beauty and all natural resources and promote the development and use of these resources in a manner consistent with their conservation. Public Trust uses of water include the domestic needs of the general public, traditional and customary Hawaiian uses, maintaining wildlife and scenic beauty, and the rights of DHHL. Public Trust uses are supposed to have priority over private commercial uses of water. From those private or commercial uses, DHHL is also entitled to 30 percent of revenue generated from water licenses issued by the State.

3.2 BENEFICIARY MANA‘O

DHHL held beneficiary meetings related to land use and water resources on November 4 and 5, 2021. Notes from those meetings can be found in Appendix D and meeting video can be found online at: <https://dhhl.hawaii.gov/po/general-plan-2022/>. The following is a summary of beneficiary input related to land use and water resources issues and opportunities.

3.2.1 Issues Identified by Beneficiaries

The primary issue voiced during the beneficiary consultation meetings was the waiting list. Beneficiaries would like to see land use decisions and water resource managed in ways that allow more opportunities for beneficiaries to be awarded homestead leases. Secondary to leases, beneficiaries desire opportunities to use and access Hawaiian home lands that are not used for homesteading.



Beneficiary Voices

“What strategies can we use in DHHL to hold the whole State accountable to Hawaiians on the homestead list? How can we rally and strategize ways to get Hawaiians on the land with water, permits, and funding? This is where the focus of our energy needs to be – holding everyone accountable for Hawaiians.

-Beneficiary, November 2021

“Community spaces should all have areas for commercial development or mercantile licenses – can’t have healthy thriving community without an economic arm that goes with it. There needs to be a place in the General Plan to make sure land use designations clearly identify these types of activities.”

-Beneficiary, November 2021

“First and foremost, our Kānaka needs to get on our ‘āina. This must be the priority before planning and implementing these other uses for our Hawaiian home lands.

-Beneficiary, November 2021

Comments relating to existing and proposed new land uses included suggestions to remove the “General Agriculture” designation and replace it with a land use designation that better describes its intent. Currently, lands designated General Agriculture are undeveloped lands that are not slated for immediate development but need an interim use designation until higher and better uses are identified. A better articulated land use designation may open these lands for use by beneficiaries or DHHL that provide more immediate benefits. One beneficiary noted that many homestead communities are close to these kinds of lands and beneficiaries would like the opportunity to mālama such areas.

Water access came up as an issue in a number of the beneficiary consultation meetings. Some beneficiaries voiced concern over relying on County water systems for water and would like to see DHHL continue to grow its advocacy efforts to leverage Trust water rights to bring more water resources to areas that are suitable for homesteads but lack water.

Lastly, a number of beneficiaries expressed the desire for more commercial and business opportunities specifically for beneficiaries on Hawaiian home lands.

Some of these comments referenced the “mercantile clause” in Sec. 207(c)(1)(B) of the HHCA, which allows the Department to grant license to lots for “theaters, garages, service stations, markets, stores, and other mercantile establishments (all of which shall be owned by native Hawaiians or by organizations formed and controlled by native Hawaiians).” Uses of Hawaiian home lands for commercial purposes by beneficiaries is discussed further in the Revenue Generation and Economic Development chapter.

3.2.2 Policy Solutions Identified by Beneficiaries

A few comments articulated ways in which access to non-homestead lands for stewardship ties into the rehabilitative purpose of the HHCA. It was suggested that if DHHL provides more apartment type housing, those beneficiaries may lose out on opportunities to connect with ‘āina, and that more access to Hawaiian home lands not in homestead use for programs and stewardship may help remedy this.

A new land use designation for DHHL Kuleana homestead lots was suggested during beneficiary consultation. DHHL Kuleana lots are undeveloped (raw) parcels with minimal road access where individual homesteaders are responsible for developing water, wastewater, solid waste disposal, energy and telephone/communications services, as their resources and abilities allow. This land use designation is discussed further below as well as in the Housing Policy section.

Clearly identifying land uses where iwi kūpuna and cemeteries can be planned and protected was also requested during consultation.

Lastly, some beneficiaries showed interest in alternative housing opportunities that prioritize giving people an affordable place to live on Hawaiian home lands. For homestead uses, some suggestions included allowing less permanent/transitional homes such as modular, container or mobile homes, especially in areas where infrastructure is not readily available. Housing opportunities that would not provide 99-year homestead leases were also suggested, such as accessory dwelling units, affordable multi-family rental buildings, and kūpuna housing.



3.3 DHHL LAND USE FRAMEWORK

This land use framework was developed for the General Plan to address the HAR requirement of establishing a uniform system of land use designations for use across the DHHL system. The framework is also intended to promote alignment of future land use decisions with the General Plan Vision, Goals, and Policies. The land use framework was informed in large part from input received during beneficiary consultation. These land use designations are intended to be applied to new homestead communities and utilized in future Island Plan updates, in which existing homestead communities may revisit land use designations and determine if and how to update them.

3.3.1 Homestead Uses

The core homestead uses as defined in the HHCA and Article XII of the State Constitution remain intact. The core uses are: home, agriculture, aquaculture, and pastoral. Aquaculture leases have not been awarded by DHHL but are considered an allowable use under some of the proposed land use designations.

TABLE 3: HOMESTEAD LAND USE DESIGNATIONS

Land Use Designation	Setting, Intent, and Purpose
Residential	Residential lot subdivisions built to County standards in areas close to existing infrastructure. Subdistricts may be established for multi-generational and single family housing types.
Subsistence Agriculture	Small lot agriculture in areas close to existing infrastructure. Lifestyle areas intended to allow for home consumption of agricultural products.
Supplemental Agriculture	Large lot agriculture intended to provide opportunities for agricultural production for supplemental income and home use. Agricultural plan required.
Pastoral	Large lot agriculture specifically for pastoral uses. Ranch plan and fencing required.
DHHL Kuleana (*NEW*)	Raw (without infrastructure) lots intended for “off-grid” subsistence lifestyles to allow for more choices as to how lessees wish to develop their lots. Must participate in maintenance of the right-of-way to the Kuleana Homestead tract.

3.3.2 Non-Homestead Uses

The non-homestead land use designations carry forward the Conservation, Special District, Community Use, Commercial, and Industrial land use designations that are included in the existing Island Plans. In addition to the existing designations, the update includes a new Stewardship land use designation to replace the existing General Agriculture designation, a new Community Agriculture designation recognizing that there may be more specific needs and criteria for identifying lands used for shared community agriculture or gardens, and a Renewable Energy designation to identify lands best suited for renewable energy generation.

With the removal of General Agriculture, some lands currently designated as General Agriculture may be re-designated as Stewardship, and others may be placed in another category as determined appropriate during the Island Planning process.



Image: Ka'ala Farm in Wai'anae, O'ahu is a Cultural Learning Center located on DHHL Lands designated Special District (source: Ka'ala Farm)

TABLE 4: NON-HOMESTEAD LAND USE DESIGNATIONS

Land Use Designation	Setting, Intent, and Purpose
Stewardship (*NEW)	Land not currently used for homesteading. Allow uses that maintain or enhance the value and condition of the land to the benefit of beneficiaries and the Trust. May serve as an interim use until opportunities for higher and better uses become available.
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. <i>Subdistricts include: hazard areas, open spaces/greenways, cultural resources.</i>
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.
Community Agriculture (*NEW*)	Common areas used for the cultivation of fruits, vegetables, plants, flowers, or herbs by multiple users. The land must be served by a water supply sufficient to support the cultivation practices used on the site.
Renewable Energy (*NEW*)	Lands suitable for siting projects for the generation and transmission of renewable energy.
Commercial	Lands suitable for a concentration of commercial activities.
Industrial	Lands suitable for processing, construction, manufacturing, transportation, wholesale, warehousing, and other industrial activities.



The Land Use white paper developed for the General Plan update (Appendix E) includes guidance and criteria for implementing each land use designation. Appendix A includes a Master Use Table describing the types of uses that are envisioned within each land use designation. Appendix B includes a table showing how the proposed land use designations align with the components of the General Plan Vision and how each can provide specific benefits to the Trust and its beneficiaries.

3.3.3 Land Suitability Criteria

Applying land use designations to specific places requires an understanding of existing physical, environmental, and regulatory conditions. Understanding physical and environmental conditions is best done through a suitability analysis, which examines a series of factors that are pertinent to making land use decisions. For DHHL, land use decisions must also balance the economic and social needs and desires of different kinds of beneficiaries with the near- and long-term sustainability of the Trust.

Within the DHHL planning system, land suitability analyses are typically included early in the Island Planning process and set forth the physical constraints prior to identifying and applying land use designations. As a first step, existing land use designations and encumbrances should be analyzed to record how encumbered land is currently being used and the length of time such an encumbrance exists. Parcels with leases lasting beyond the 20 years are not considered available for new uses within the planning horizon.

After determining which lands are available, the following conditions should be examined:

- ▶ **Location and Proximity to Jobs & Services** – Location was the top factor cited by beneficiaries in choosing to accept a homestead in the results of the 2020 beneficiary survey. Location in relation to services such as schools, health care, and other services can also influence health and quality of life for beneficiaries. Location can be important to beneficiaries for other reasons, including ancestral ties to place, proximity to family, and access to natural and cultural resources. For this reason, location in relation to significant places, jobs, and services should be a criterion in siting future homestead communities, in addition to other physical factors.
- ▶ **Availability of Water Resources** – Availability of water resources affects cost and feasibility of development on DHHL lands. The HHCA grants DHHL the right to priority use of water, the right to demand use of water deriving from government lands, and the right to use surplus water from private lands, and DHHL has made efforts to better exercise these rights moving forward. However, the cost to access water and provide it to homestead communities remains a significant challenge. This is partly due to the nature of how DHHL acquired its lands, with the most productive agricultural lands being excluded.
- ▶ **Climate Change and Hazards** – Sea level rise and climate change related hazards are increasing, and modeling is available that shows areas of potential impact statewide. In addition to location specific hazards such as flooding and sea level rise, increasing temperatures will affect large areas of the State, particularly those in leeward areas, with increases in the frequency and severity of heat waves, drought, rainfall, and wildfires. Not previously addressed in the Island Plans, consideration of projected climate related impacts will be important moving forward as exposure to risk factors and increased vulnerability of landholdings to climate hazards present additional constraints to land use, especially considering projected climate change over the life of a 99-year beneficiary homestead lease.
- ▶ **Slope** – A slope analysis typically uses U.S. Geological Survey topography maps to determine the change in elevation over a set distance. Generally, development on parcels with slopes greater than 20 percent is constrained by access limitations, erosion potential and stability. Developing on steeper slopes also increases cost due to the engineering and earth-moving required.

- ▶ Streams, Waterways and Wetlands – Streams and watersheds have influenced settlement patterns throughout history because water availability and quality and protection from flooding are important considerations when determining land uses. The historical uses related to water resources can help inform land use decisions today. Land suitability analyses at the Island Plan level should identify these resources and areas that may be vulnerable to flooding, as well as water resources that require protection to maintain water quality and drainage.
- ▶ Soil – Soil type and productivity is an important consideration for land use. Not all soils are suitable for agriculture and not all soils are suitable for homes, roads or other development.
- ▶ Rainfall – Rainfall is the source of all fresh water in Hawai‘i. Without water, land is of little or no use. Areas with adequate rainfall allow water infrastructure to be replaced with or supplemented by rainwater catchment.
- ▶ Critical Habitats – Areas designated as critical habitats can present significant constraints to development, especially in rural areas, which make up most of DHHL’s landholdings. The presence of federally protected rare and/or endangered species should be considered as a factor in siting of homestead communities and application of land use designations that foster continued protection and ensure that allowable uses do not impact sensitive species.
- ▶ Archaeological Sites – Archaeological sites and areas with associated cultural practices require additional protection. Cultural knowledge regarding traditional place names, mo‘olelo, and wahi pana may hold important information about the natural resources, setting and importance of a place. Such archaeological and cultural knowledge should factor into the siting and design of future homestead communities.
- ▶ FEMA 100-year Flood Plain – The use of Native Hawaiian Housing Block Grant funds precludes development of residences within Federal Emergency Management Agency (FEMA)-designated 100-year floodplains. It should be noted that current FEMA floodplains do not take into account future impacts of climate change and sea level rise, so while they remain an important planning tool, land use planning should also incorporate the best available science on future climate change impacts into the siting and design of homestead communities. This is discussed further below.
- ▶ Infrastructure Proximity and Capacity – Proximity to existing infrastructure such as roads, electrical, telecommunications, sewer, and water supply and treatment systems is an important consideration in analyzing potential land uses, as is the capacity of the existing infrastructure systems to accommodate additional development.
- ▶ State and County Land Use – Although DHHL is not subject to State and County land use regulation, oftentimes areas within the conservation or preservation zones are not suitable for homesteading uses. Surrounding land uses not on DHHL lands are also important to consider. For instance, placing a residential use next to or downwind from a landfill, sewer treatment plant or other heavy industrial uses is not desirable. Aligning homestead communities with land use patterns envisioned in State and County land use plans when feasible can support integration and compatibility of homestead communities with the surrounding area. It may also support DHHL’s ability to collaborate with the Counties on infrastructure and other needs.

3.3.4 Implementing Land Use Designations

The General Plan land use designations, coupled with their associated criteria and the Master Use Table in Appendix A provide the toolbox for the application of land uses to specific tracts of DHHL land. This land use framework will provide more consistency to the implementation of the land use planning process



described in HAR §10-4-51. The application of land uses will occur as part of the second tier of the DHHL Planning System as the Island Plans are updated. The graphic in **Error! Reference source not found.** summarizes the recommended approach to determine and apply land use designations to DHHL lands through the Island Planning process. Land suitability criteria for each land use designation and implementation steps are discussed further in sections 4 and 5 of the Land Use white paper (see Appendix

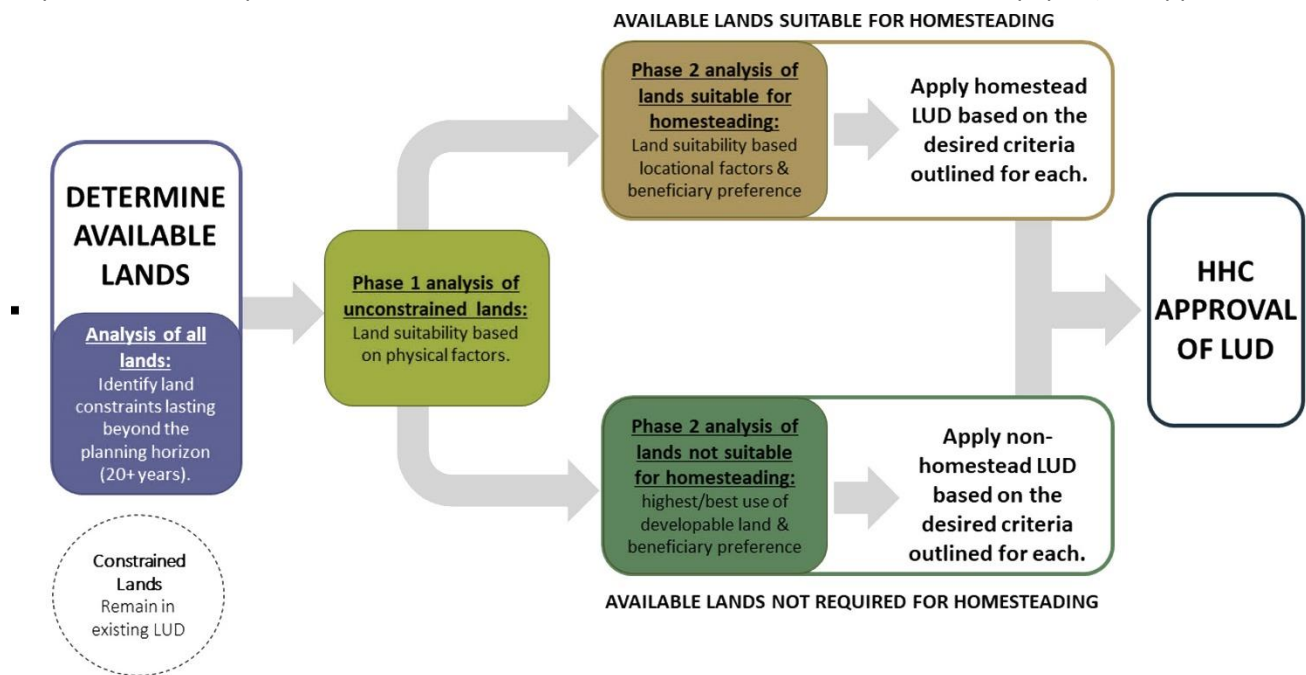


FIGURE 6: PROCESS FOR APPLYING LAND USE DESIGNATIONS IN ISLAND PLANS E).

3.4 CLIMATE CHANGE CONSIDERATIONS

Climate change is a cross-cutting issue that is already impacting and will continue to affect DHHL's land assets and beneficiaries' way of life. Land use decisions are an important tool for protecting communities and resources and can also provide opportunities to implement mitigation and adaptation measures. The land suitability phase should identify areas that are subject to current and future hazards and apply appropriate land use designations such as the Special District Coastal Hazard designation. The design phase should also ensure that any uses or development within vulnerable areas are designed to be resilient to anticipated hazards and incorporate mitigation measures to minimize risk to life and property. These measures will require that DHHL dedicate staff and resources to stay up to date on the best available climate science. Integration of traditional ecological knowledge and input from beneficiaries and other stakeholders observing climate change induced impacts to their communities is also critical.

3.5 LAND USE PLANNING GOALS, POLICIES, & METRICS FOR 2040

This section aims to address the range of homesteading and non-homestead land uses and activities on Hawaiian home lands. Land use decisions play an important role in providing homesteads and other benefits to beneficiaries and the Trust. The Goals and Policies included below build on the 2002 General Plan goals and objectives, adding additional Goals and Policies that incorporate the mana'o of

beneficiaries, staff, and commissioners who participated in the beneficiary consultation and other phases of the General Plan update process.

The land use Policies support efforts to increase beneficiary participation in the planning and utilization of Hawaiian home lands through improved communication, providing a range of land use designations and land use opportunities, supporting the acquisition of additional lands, and incorporating Native Hawaiian mana’o and cultural knowledge into land use planning.

The Policies also introduce measures to protect beneficiaries and Trust assets from the effects of natural hazards and climate change. This includes assessing the vulnerability of populations and places, developing a climate mitigation and adaptation program, incorporating climate change projections into land use planning and development plans, designating evacuation routes and shelters, securing funding, and maintaining safety measures that protect communities.

Lastly, the land use Policies address beneficiary mana’o related to accessing and stewarding Trust lands not required for homesteading. This includes identifying and establishing a process to access such areas, establishing a process to facilitate responsible land management partnerships, obtaining funding for staff and resources dedicated to safety and enforcement, and exploring sustainable revenue generating opportunities on non-homestead lands.

TABLE 5: LAND USE PLANNING GOALS, POLICIES, & METRICS

Goal LU-1		
Utilize Hawaiian home lands for uses most appropriate to meet the needs and desires of the beneficiary population.		
Policy		Metrics
LU-1A	Increase beneficiary participation in the planning, development, and use of Hawaiian home lands and improve communications between DHHL and the beneficiary community.	# of beneficiaries participating in a planning process
LU-1B	Provide space for and designate a balanced mixture of appropriate land uses, economic opportunities, and community services in a Native Hawaiian-friendly environment.	# acres/percentage of land under each land use designation
LU-1C	Consider opportunities to acquire or exchange for lands best suited for purposes of the Hawaiian Homes Commission Act.	# transactions completed or in progress
LU-1D	Incorporate Native Hawaiian mana’o, traditional place names, historical uses, and cultural knowledge in land use planning to identify appropriate uses in appropriate places.	# beneficiaries participating in a planning process
		Traditional place names used in homestead master plans
		Land use designations reflecting historical uses of land
		Oral histories and interviews conducted in homestead development planning



Goal LU-2

Encourage a balanced pattern of contiguous growth into urban and rural centers.

Policy		Metrics
LU-2A	Prioritize the development of homestead communities in areas with suitable development conditions that are close to jobs, transportation, infrastructure, and services.	% of lots in development close to urban/rural centers
LU-2B	Consider adjacent land uses and existing County long-range plans in land use planning.	% of Island Plans containing adjacent land use information

Goal LU-3

Protect life and property from the effects of natural hazards and climate change on Hawaiian home lands.

Policy		Metrics
LU-3A	Assess vulnerability of populations, resources, and infrastructure across Hawaiian home lands to climate change and natural hazards and conduct climate resilience and adaptation planning in high vulnerability areas.	Completion of vulnerability assessment
		# of climate adaptation plans prepared
		# of structures and assets on HHL that are vulnerable to hazards and climate change
LU-3B	Develop a Climate Change Mitigation and Adaptation Program Plan for DHHL.	Completion of Program Plan
LU-3C	Incorporate climate change projections and hazard zones into land use development plans by identifying areas vulnerable to climate change and other hazards and applying the Special District Natural Hazards land use designation.	Incorporation of Special District Natural Hazards land use designation into development plans
LU-3D	Designate evacuation routes, shelters and refuge areas for homestead communities and ensure they are marked and advertised in Regional Plans or Special Area Plans.	# homestead communities with designated evacuation routes, shelters, refuges

Goal LU-3

Protect life and property from the effects of natural hazards and climate change on Hawaiian home lands.

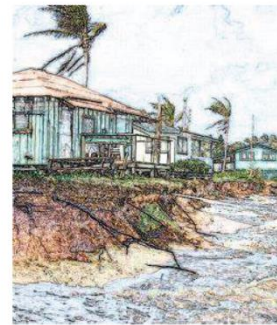
Policy		Metrics
LU-3E	Secure funding for the protection or relocation of vulnerable homes, infrastructure, and resources on Hawaiian home lands.	Funding requests and grant applications by DHHL and homestead associations
		Funding received or allocated to address climate change
		Structures protected or relocated
LU-3F	Maintain fire breaks adjacent to residential homestead communities in high wildfire risk areas through participation in Fire Wise programs and partnerships with DLNR, Fire Departments, and private landowners.	Firebreaks created and maintained in high fire risk areas
		# communities participating in Fire Wise programs
		# partnerships for wildfire management
LU-3G	Promote pastoral uses in fire prone areas for wildfire management.	#/% of fire risk areas with pastoral uses

ANTICIPATED CLIMATE CHANGE AND NATURAL HAZARD IMPACTS TO DHHL LANDHOLDINGS

In the Climate Change Impacts & Adaptation Planning white paper included as Appendix G, the total “hazard acreage” for all DHHL land assets was assessed. Based on the findings of the white paper, an estimated 111,067.89 acres, or 54% of all DHHL landholdings, are considered ‘hazard acreage’. This includes DHHL landholdings which are located in one or more of the following areas:

- ▶ Tsunami Evacuation Zones
- ▶ FEMA Special Flood Hazard Areas
- ▶ 3.2-foot Sea Level Rise Exposure Area (SLR-XA)
- ▶ Areas expected to be lost due to coastal erosion with 3.2-feet of sea level rise
- ▶ Leeward areas of the Hawaiian Islands, representing vulnerability to decreasing water supply, heat, and drought
- ▶ Fire Risk Areas
- ▶ Lava Hazard Zones 1 and 2

Coastal Resilience for DHHL Communities



A resource for the Department of Hawaiian Home Lands and its beneficiaries

Information to help officials and residents assess coastal hazards, enhance beneficiaries' disaster-readiness, improve management of the resource, and clarify jurisdictional issues. Prepared by the Department of Urban and Regional Planning's Spring 2015 Practicum Team, University of Hawai'i at Mānoa

May 2015
Honolulu, Hawai'i



In 2015, graduate students at the University of Hawai'i at Mānoa, Department of Urban and Regional Planning collaborated with DHHL to produce a Practicum Report on planning with homestead communities for coastal resilience. The report is intended to serve as a tool to improve the management of coastal resources within DHHL's jurisdiction and aid its beneficiaries in mitigating coastal hazards and enhancing their disaster readiness and resilience.



Goal LU-4

Responsibly steward and manage Hawaiian home lands not planned for development within the 20-year plan horizon in a manner that is environmentally sound and that does not jeopardize their future uses.

Policy		Metrics
LU-4A	Identify areas that are not planned for development but that may be used for other purposes within the Island Plan horizon using the Stewardship, Conservation, and Special District land use designations.	# acres/areas designated Stewardship
LU-4B	Establish a standardized process for allowing access to undeveloped Trust lands for activities such as clean-up, restoration, subsistence activities, cultural practices, education, and other uses that provide benefits to beneficiaries and/or the Trust.	Development of standardized process
		# and type of beneficiary activities on HHL
LU-4C	Establish a standardized process for partnering with organizations to facilitate access to and responsible management of undeveloped Hawaiian home lands.	Development of standardized process
		# of partners
		# of land dispositions for management of lands in Stewardship designated areas
LU-4D	Obtain funding for hiring qualified staff to develop and communicate protocol and kuleana for accessing undeveloped Hawaiian home lands.	Development of protocols and kuleana
		# staff positions funded by the Legislature for rule making
LU-4E	Obtain funding to hire staff and establish a branch for enforcement of unauthorized activities and uses on Hawaiian home lands.	Funding requested/provided
		Establishment of enforcement branch
		# of staff positions funded by the Legislature for enforcement
LU-4F	Explore sustainable commercial activities for revenue generation in undeveloped areas that are compatible with responsible management and conservation objectives.	# of land dispositions for commercial activities on undeveloped lands (e.g., forestry, tours, educational activities, etc.)

3.6 WATER RESOURCES GOALS, POLICIES, & METRICS FOR 2040

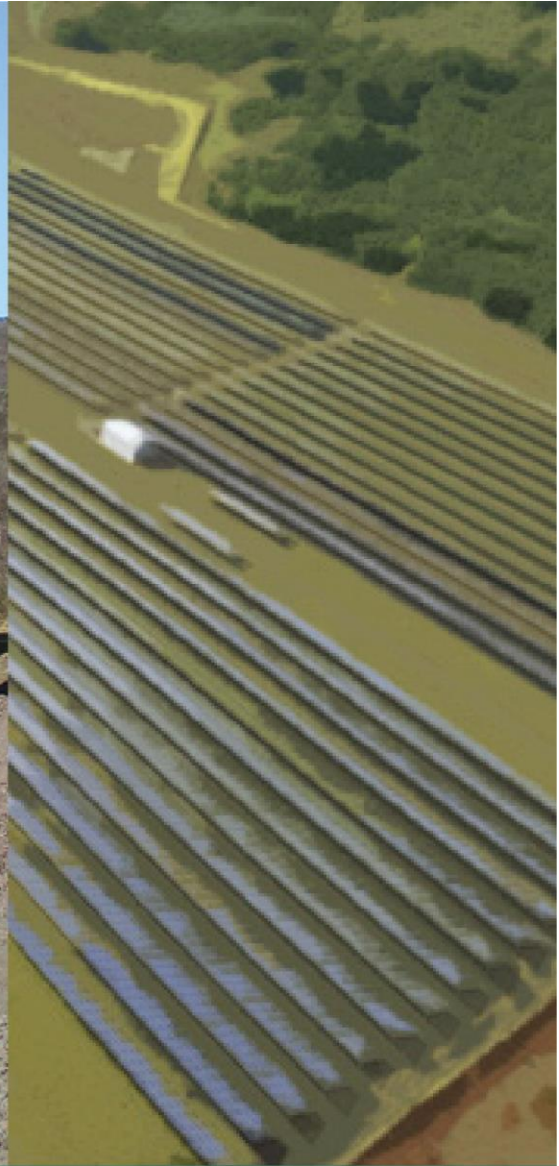
The water resources Goals and Policies aim to support the implementation of the HHC Water Policy Plan and strengthen the overall direction of DHHL's water resource over the next 20 years, with added consideration for climate change and water conservation measures.

TABLE 6: WATER RESOURCES GOALS, POLICIES, & METRICS

Goal WR-1		
Implement water planning and management strategies that meet current needs and protect water resources for the future.		
Policy		Metrics
WR-1A	Implement the goals and policies from the DHHL Water Policy Plan.	Annual progress report on implementation status submitted to HHC
WR-1B	Incorporate watershed protection, water conservation, and recharge considerations in the use of groundwater and other water resources.	# Island Plans considering watershed protection, water conservation and recharge considerations in the application of land use designations
		Development plans incorporating watershed protection, water conservation and recharge
WR-1C	Incorporate climate change projections and water conservation measures in water resource planning and management strategies.	Water resource management strategies accounting for climate change
WR-1D	Implement water conservation and efficiency measures, such as water catchment, greywater reuse, and xeriscaping for Residential and Agricultural homesteads.	# homestead communities incorporating water conservation and efficiency measures



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4. INFRASTRUCTURE



THIS CHAPTER GUIDES DHHL IN PROVIDING & MAINTAINING INFRASTRUCTURE FOR HOMESTEAD DEVELOPMENTS AND DETERMINING LEVEL OF SERVICE CRITERIA FOR DIFFERENT LAND USES.

HAR 10-4-55 Criteria Addressed:

(7) Establish Level of Service Standards for infrastructure and community facilities or specify a program plan or methodology to develop those standards;

(8) Specify indicators to measure progress and evaluate effectiveness in meeting policy goals.

4.1 BACKGROUND AND CONTEXT

DHHL lands contain a range of infrastructure and facilities that service homestead communities. New communities require the development of infrastructure to connect to services, while existing homestead communities require regular maintenance and repair. Infrastructure that has been developed and maintained by DHHL includes but is not limited to:

- ▶ Potable and non-potable water systems – production, storage, and transmission
- ▶ Stormwater drainage and detention systems
- ▶ Sanitary sewer systems
- ▶ Roads

In addition to infrastructure and services developed by DHHL, Trust lands may also be leased or licensed for use by other public service providers to locate and operate facilities such as schools, County fire and police departments, or public utilities like water, electricity, broadband and telecommunications.

4.1.1 Existing Issues and Constraints

With the range of infrastructure on DHHL lands, DHHL must balance resources and priorities to service the escalating operating and maintenance needs of aging homestead communities while also building new homes for beneficiaries. Such a task demands a budget that far exceeds the annual allocation, and as a result the Department must make challenging decisions on how to allocate its limited resources between infrastructure improvements and providing homesteads to those on the wait list.

Given the high cost of managing and maintaining infrastructure, DHHL prefers to develop infrastructure to County standards and then convey it to the Counties to maintain through a license agreement. However, there have been several instances where DHHL has been unable to license infrastructure to the Counties for a variety of reasons. As a result, DHHL has several homestead communities where it is responsible for maintaining roadways, sewer, and water systems.



Images from top-bottom:

- New infrastructure, Villages of La'i 'Opuā, Kealahou, Hawai'i Island (source: Laura Ruminski/West Hawaii Today);
- Ho'olehua water tank improvements, Ho'olehua, Moloka'i (source: DHHL);
- Moloka'i Water Reservoir tanks, Moloka'i (source: DHHL);
- Aerial of Kapolei Residential lot development, Kapolei, O'ahu (source: DHHL)

The first DHHL-owned and managed water system was developed on Molokaʻi. Another in Anahola was added in the 1980s, and today the Department operates four systems, including three potable and one non-potable. Management, operation, and maintenance of these systems are overseen by DHHL staff and contracted water managers. All are small systems, which are still expensive to maintain, and the fees collected from users do not cover the costs of providing the water. There are also concerns about liability, given the importance of safe and reliable potable water systems to public health.

Climate change also poses significant challenges for infrastructure on Hawaiian home lands moving forward. Coastal developments, roadways, and utility corridors face impacts from increasing sea level rise and coastal erosion. Homestead developments are also required to comply with the State mandate to upgrade cesspools to new systems that are better for the environment by 2050. Furthermore, with increasing storms and heavy rainfall events due to climate change, damage from flooding is expected to increase unless development and infrastructure systems are moved out of floodplains or designed to withstand heavier flows. Droughts, extreme heat, and wildfires are also expected to increase and should be incorporated into infrastructure planning and design. Designing infrastructure and other development to be more resilient to these impacts may have implications for up-front cost and feasibility, although over the long term, investments in mitigation have been shown to pay for themselves many times over. Some existing infrastructure may need to be relocated away from vulnerable areas as well.

4.1.2 Current DHHL Initiatives

When developing Trust lands, DHHL prefers to build infrastructure to meet County standards, which allows for the County within which the subject infrastructure is located to later assume ownership and maintenance of the infrastructure through dedication.

In non-homestead areas, DHHL does not typically assume responsibility for infrastructure to support non-homesteading uses. These include commercial and industrial areas designated for generating revenue for the Trust through general lease rent as well as community use areas. For these developments, pursuant to HHCA §220.5, development agreements may specify off-site and on-site improvements that the private developer must install in order to meet County standards.

At times, it has been a challenge to get certain Counties to accept conveyance of sewer and road infrastructure in DHHL homesteads. On Oʻahu, the City and County of Honolulu (City) would not take over maintenance of sewer systems on DHHL lands until 2014, when Act 227 mandated the City to operate and maintain DHHL sewer lines so long as they met City standards or were repaired by DHHL. In 2022, the State Legislature passed Senate Bill 879, which requires Counties to provide for the maintenance of infrastructure for any housing development by DHHL within sixty days, under certain conditions. At the time of this draft, the bill has not yet been signed by the Governor.

Other Counties have been more receptive to infrastructure conveyance. Currently, Maui County is working with the Department to transfer a sewer pump station that services two subdivisions. The Department was also able to establish a Memorandum of Understanding (MOU) with Hawaiʻi County regarding infrastructure standards. The MOU clarifies expectations and will greatly streamline future coordination. In general, improved coordination and agreements with County and State infrastructure agencies are needed to establish shared understanding around the transfer of infrastructure to the Counties and articulate DHHL's needs and the Counties' kuleana to Hawaiian home lands.

As noted above, DHHL currently owns and maintains four water systems serving existing homestead communities. These systems were unable to be transferred to the Counties for various reasons. DHHL is exploring the establishment of a water branch to better coordinate and oversee their management, however due to the costs and resources involved, the Department's policy is to convey future water systems to the Counties for management and maintenance.



Funding has always been the largest barrier to DHHL developing homesteads and given the remote location of many DHHL landholdings, there are some instances where building infrastructure to County standards has been infeasible or cost-prohibitive for the Department.

Outside urban areas, the cost of providing infrastructure goes up due to distance from existing systems and the generally lower number of units serviced. As such, DHHL has looked at alternatives to develop homestead communities to less than County standards in order to more quickly deliver lands to lessees. Some examples are provided below. Further exploration with input from beneficiaries and the Counties is needed to determine what standards are most appropriate for rural areas that cannot easily meet County standards.

EXAMPLES OF ALTERNATIVE INFRASTRUCTURE ON HAWAIIAN HOME LANDS

- ▶ **Kuleana:** Kahikinui, Maui DHHL Kuleana area is off the grid and not built to county standards. Lessees had the responsibility to maintain roadways but have not done so. DHHL is now working on incremental improvements, but it is still not to county standards.
- ▶ **Pastoral:** The Pu'ukapu pastoral lot subdivision in the Waimea Nui region of Hawai'i Island was developed in the 1990's under the acceleration program, initially creating 184 pastoral lots without immediate improvements such as roads, water, sewer, and electricity.
- ▶ **Subsistence Ag Program:** Lessees are not required to provide a farm plan, only have be able to use the parcel within 3 years. In these cases, less than county standard infrastructure is allowed with some design contingencies dependent on the location and conditions. For example, Honomū, Hawai'i Island was designed to meet county standards for maintenance purposes with the original intent to provide a dirt and gravel road. It doesn't have potable water system, but it will have electrical service. Due to high rainfall, it has been a challenge to maintain.



Image: Kaua'i Island Utilities Cooperative Solar Project on land leased from DHHL in Anahola, Kaua'i (source: DHHL)

4.2 BENEFICIARY MANA‘O

DHHL held beneficiary meetings related to infrastructure on November 4 and 5, 2021. Meeting notes from those meetings can be found in Appendix D and the meeting video can be found online at: <https://dhhl.hawaii.gov/po/general-plan-2022/>. The following is a summary of beneficiary input related to infrastructure issues and opportunities.

4.2.1 Issues Identified by Beneficiaries

Overall, applicants on the DHHL waitlist showed a preference for communities built to County standards. DHHL’s 2020 applicant survey revealed that applications for DHHL land awards are growing in volume and applicants are primarily interested in turnkey homes on residential lots. Applicants indicated a secondary preference for lots with infrastructure improvements such as lots with water, road access, electricity, and sewer, but no house.

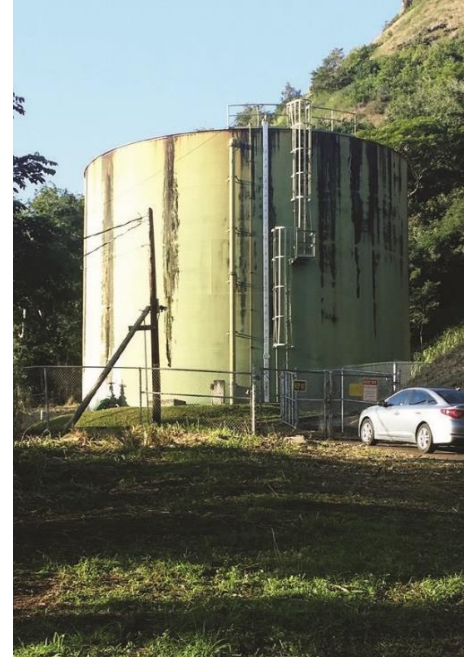
Concerns around the maintenance of existing homestead communities were voiced during beneficiary consultation. This concern is echoed in DHHL’s 2020 lessee survey, which revealed over half of all lessees reported their need for some type of home repair, 17.7% indicating the need for major repairs; these numbers have consistently risen over the last three surveys as homes have aged. For common infrastructure like roads, water and wastewater systems, beneficiaries asked for clarity regarding the roles of DHHL and the Counties in providing, maintaining, and improving infrastructure on Hawaiian home lands.

Lastly, the cost of cesspool conversion was a major concern. Lessees with existing cesspools will be required to upgrade to septic systems or connect to a sewer system. Given the rural location of many homestead communities, connecting to a municipal sewer system is not an option, and the cost burden of upgrading will fall on the lessees, many of whom are elderly and on fixed incomes or unable to afford the expense of a new septic system.

4.2.2 Policy Solutions Identified by Beneficiaries

Alternative energy and off-grid infrastructure solutions were supported throughout beneficiary consultation. A few comments specifically suggested support for rooftop solar in order for lessees to become more sustainable and qualify for existing tax credits. Beneficiaries also referenced agricultural areas that use water catchment systems to irrigate lands, but pointed out that the rainfall needs to be adequate to support catchment and that lessees need to understand and commit to providing and maintaining their own infrastructure.

With growing support for providing raw land without infrastructure through DHHL Kuleana homestead lots, beneficiaries expressed a desire for alternative infrastructure solutions that could also generate income and provide economic benefits to DHHL Kuleana homestead associations charged with developing and maintaining shared infrastructure. Community solar projects and community managed water tanks and systems were suggested as opportunities to explore.



Beneficiary Voices

“Rooftop solar for beneficiaries at their house provide 100% return on their investment after three years - suggest that every homestead have the technology to run solar panels.”

-Beneficiary, November 2021

“Mālama your ahupua‘a. Belief is that if there is a reason behind the purpose, those things need to be encouraged because it is part of us.”

-Beneficiary, November 2021

“Because infrastructure costs are so high and we must battle for legislative funding, we should consider giving beneficiaries raw land. Most Hawaiians can live off the land. Think there should be a balance of homesteads with and without infrastructure”

-Beneficiary, December 2021



Beneficiaries also expressed support for establishing a water branch to manage DHHL’s existing water systems, with the understanding that available funding and staffing needs are important criteria to consider.

4.3 LEVEL OF SERVICE CRITERIA FOR INFRASTRUCTURE

HAR §10-4-55(1)-(7) requires that DHHL’s General Plan “[e]stablish Level of Service Standards for infrastructure and community facilities or specify a program plan or methodology to develop those standards.” Level of service (LOS) standards describe the required performance criteria for different types of infrastructure in different contexts. They are based on factors including regulatory requirements, public safety considerations, costs, environmental impacts, and community desires and preferences.

In the context of Hawaiian home lands, LOS standards can be useful in establishing shared expectations between the Department and beneficiaries about the infrastructure and services to be provided to homestead communities. It can also help simplify budgeting for the Department to have LOS standards defined for each type of DHHL land use. LOS standards for Hawaiian home lands must balance the need to provide infrastructure with the availability of resources, the costs of development and maintenance, and the desires of beneficiaries. Given that DHHL continues to be under-resourced to meet the needs of both existing lessees as well as waitlisted beneficiaries, these needs can sometimes be in competition. While providing adequate infrastructure helps ensure that homestead communities are healthy and successful, allocating resources to developing a higher standard of infrastructure may mean that fewer homesteads can be built. Similarly, the availability of resources such as water can play a large role in determining the affordability of homesteads, as development of new water sources and distribution systems are costly, even when licensed to the County.

There was no model for LOS standards at the time of the passage of the Hawaiian Homes Commission Act (HHCA) in 1921, and there is also no clear definition of LOS standards in Hawai’i State law or policy. Therefore, to address the HAR requirements for the General Plan, the project team conducted research on current regulations, best practices, and other considerations to inform the Department’s development of recommended LOS standards for Hawaiian home lands. The following sections summarize key findings, and the full white paper is included as Appendix F.

4.3.1 Best Practices and Current Regulations

Level of service standards must minimally acknowledge and incorporate compliance with any relevant statutory and regulatory requirements. Since each resource and asset may be regulated by different federal, State, and County-level requirements, a generally applicable LOS criteria should be: “comply with all applicable laws and regulations.”

Secondly, LOS standards should specify that design and construction of new infrastructure assets should comply with relevant County environmental, design, and construction requirements where they exist and where the infrastructure asset has been or is planned to be transferred to the County. Where transfer of an infrastructure asset to the County is not feasible or preferable, a LOS standard can instead: 1) designate alternative standards such as alignment with relevant County land use plans and other planning policy expressions; 2) define standards based on beneficiary needs, expectations, and capacity; or 3) delineate considerations related to community, geographic, land use, environmental, and resource concerns. Further study and consultation with stakeholders including beneficiaries and the Counties is needed to develop detailed alternative LOS standards for infrastructure that will not be transferred to the Counties but may still be subject to County subdivision requirements or other kinds of permits.

Thirdly, among the most important criteria for infrastructure LOS standards are beneficiary needs, expectations, and desires. These may be established through beneficiary surveys and consultation during planning processes for individual homestead developments. Quantifiable standards that express beneficiaries' expectations for each component of service delivery provide guidance for LOS targets.

These standards may incorporate measures of resource quality, quantity, safety, and access that are above those standards employed in relevant legal requirements and County planning. They may additionally include specific indicators for beneficiary satisfaction, customer service responsiveness, and, especially, affordability.

An additional criterion for infrastructure that aligns with the General Plan Vision and Guiding Principles is sustainability. Infrastructure solutions that incorporate environmental benefits such as water conservation and reuse, groundwater recharge, energy efficiency, and greener, more nature-based solutions are preferred over more resource-intensive solutions.

4.3.2 Recommended LOS Standards by Land Use Designation

TABLE 7 below identifies the LOS recommendations for each DHHL land use designations along with suggested design contingencies for instances where the recommended level of service is not feasible or conditions dictate the need for alternative services.

TABLE 7: RECOMMENDED LEVEL OF SERVICE STANDARDS BY LAND USE DESIGNATION

Land Use Designation	Recommended Level of Service	Design Contingencies
Residential	<u>Water</u> : Built to County standards in areas close to existing infrastructure	<u>Water</u> : Catchment may supplement
	<u>Wastewater</u> : Same as above	<u>Wastewater</u> : Individual systems if no sewer (min. lot size applies)
	<u>Stormwater</u> : Same as above	<u>Stormwater</u> : None
	<u>Roads</u> : Same as above	<u>Roads</u> : May be built to rural standards (no curb/gutter/sidewalk) if agreed to by County
	<u>Electricity</u> : Same as above	<u>Electricity</u> : Renewable energy may supplement
	<u>Telecom./Broadband</u> : Same as above	<u>Telecom./Broadband</u> : None
Subsistence Agriculture	<u>Water</u> : Built to County standards in areas close to existing infrastructure (non-potable for irrigation)	<u>Water</u> : Catchment may supplement for irrigation
	<u>Wastewater</u> : Built to County standards	<u>Wastewater</u> : Individual systems if no sewer (min. lot size applies); incinerating or composting toilets
	<u>Stormwater</u> : Same as above	<u>Stormwater</u> : None
	<u>Roads</u> : Same as above	<u>Roads</u> : May be built to rural standards (no curb/gutter/sidewalk) if agreed by County;
	<u>Electricity</u> : Same as above	<u>Electricity</u> : Renewable energy may supplement
	<u>Telecom./Broadband</u> : Same as above	<u>Telecom./Broadband</u> : None



Land Use Designation	Recommended Level of Service	Design Contingencies
Supplemental Agriculture	<u>Water:</u> Non-potable for irrigation <u>Wastewater:</u> None <u>Stormwater:</u> None <u>Roads:</u> Unpaved roads <u>Electricity:</u> None <u>Telecom./Broadband:</u> None	<u>Water:</u> Catchment may supplement for irrigation with adequate rainfall <u>Wastewater:</u> <u>Stormwater:</u> None <u>Roads:</u> None <u>Electricity:</u> None <u>Telecom./Broadband:</u> None
Pastoral	<u>Water:</u> Non-potable for irrigation <u>Wastewater:</u> None <u>Stormwater:</u> None <u>Roads:</u> Unpaved road access <u>Electricity:</u> None <u>Telecom./Broadband:</u> None	<u>Water:</u> Not required if adequate rainfall <u>Wastewater:</u> Incinerating or composting toilets <u>Stormwater:</u> None <u>Roads:</u> None <u>Electricity:</u> None <u>Telecom./Broadband:</u> None
DHHL Kuleana Homestead	<u>Water:</u> None <u>Wastewater:</u> None <u>Stormwater:</u> None <u>Roads:</u> Unpaved road access built to Natural Resources Conservation Service (NRCS) rural road standards <u>Electricity:</u> None <u>Telecom./Broadband:</u> None	None. Homesteaders may install off-grid and/or alternative infrastructure that meets health and safety regulations.
Stewardship	<u>Water:</u> None <u>Wastewater:</u> None <u>Stormwater:</u> None <u>Roads:</u> None <u>Electricity:</u> None <u>Telecom./Broadband:</u> None	<u>Water:</u> Catchment <u>Wastewater:</u> Incinerating or composting toilets <u>Stormwater:</u> None <u>Roads:</u> Unpaved roads <u>Electricity:</u> None <u>Telecom./Broadband:</u> None

Land Use Designation	Recommended Level of Service	Design Contingencies
Conservation	<u>Water:</u> None <u>Wastewater:</u> None <u>Stormwater:</u> None <u>Roads:</u> None <u>Electricity:</u> None <u>Telecom./Broadband:</u> None	<u>Water:</u> None <u>Wastewater:</u> toilets <u>Stormwater:</u> None <u>Roads:</u> Unpaved roads built to NRCS rural road standards <u>Electricity:</u> None <u>Telecom./Broadband:</u> None
Special District	<u>Water:</u> None <u>Wastewater:</u> None <u>Stormwater:</u> None <u>Roads:</u> None <u>Electricity:</u> None <u>Telecom./Broadband:</u> None	<u>Water:</u> Catchment <u>Wastewater:</u> Incinerating or composting toilets <u>Stormwater:</u> None <u>Roads:</u> Unpaved roads built to NRCS rural road standards <u>Electricity:</u> None <u>Telecom./Broadband:</u> None Off-grid facilities may be provided as needed to support approved activities
Community Use	<u>Water:</u> Built to County standards in areas close to existing infrastructure <u>Wastewater:</u> Same as above <u>Stormwater:</u> Same as above <u>Roads:</u> Same as above <u>Electricity:</u> Same as above <u>Telecom./Broadband:</u> Same as above	<u>Water:</u> Catchment may supplement <u>Wastewater:</u> Individual systems if no sewer (min. lot size applies) <u>Stormwater:</u> None <u>Roads:</u> may be built to rural standards (no curb/gutter/sidewalk) if agreed to by County <u>Electricity:</u> Renewable energy may supplement <u>Telecom./Broadband:</u> None
Community Agriculture	<u>Water:</u> Non-potable for irrigation <u>Wastewater:</u> Incinerating or composting toilets <u>Stormwater:</u> None <u>Roads:</u> Unpaved roads built to NRCS rural road standards <u>Electricity:</u> None <u>Telecom./Broadband:</u> None	<u>Water:</u> Catchment <u>Wastewater:</u> None <u>Stormwater:</u> None <u>Roads:</u> None <u>Electricity:</u> None <u>Telecom./Broadband:</u> None



Land Use Designation	Recommended Level of Service	Design Contingencies
Commercial	<u>Water:</u> Built to County standards in areas close to existing infrastructure <u>Wastewater:</u> Same as above <u>Stormwater:</u> Same as above <u>Roads:</u> Same as above <u>Electricity:</u> Same as above <u>Telecom./Broadband:</u> Same as above	<u>Water:</u> Catchment may supplement for landscaping <u>Wastewater:</u> None <u>Stormwater:</u> None <u>Roads:</u> None <u>Electricity:</u> Renewable energy may supplement <u>Telecom./Broadband:</u> None
Industrial	<u>Water:</u> Built to County standards in areas close to existing infrastructure <u>Wastewater:</u> Same as above <u>Stormwater:</u> Same as above <u>Roads:</u> Same as above <u>Electricity:</u> Same as above <u>Telecom./Broadband:</u> Same as above	<u>Water:</u> Catchment may supplement <u>Wastewater:</u> Off-grid toilets may be provided for base yards/ warehouses <u>Stormwater:</u> None <u>Roads:</u> May be built to NRCS rural road standards (no curb/gutter/sidewalk) if agreed by County <u>Electricity:</u> Renewable energy may supplement <u>Telecom./Broadband:</u> None
Renewable Energy	<u>Water:</u> Built to County standards for utility-scale renewable energy projects <u>Wastewater:</u> Same as above <u>Stormwater:</u> Same as above <u>Roads:</u> Same as above <u>Electricity:</u> Same as above <u>Telecom./Broadband:</u> Same as above	None

4.4 CLIMATE CHANGE CONSIDERATIONS

Climate change is a challenge for both existing infrastructure and planning of future infrastructure. As DHHL looks to maintain and upgrade infrastructure, climate change impacts should be considered. Vulnerability assessments can identify and prioritize areas most at risk and inform decision making and capital improvement project (CIP) spending. Areas with vulnerable infrastructure will require climate adaptation planning and implementation. With increased wildfire risk, prolonged drought, and more extreme rain events and flooding, future homestead developments should integrate wildfire mitigation as well as Low Impact Development (LID) and green infrastructure technologies to mitigate flooding.

Implementing cost-effective and sustainable alternative infrastructure solutions on individual homesteads and at the community scale will help build resilience. Some of these solutions provide multiple benefits. For example, renewable energy can support self-sufficiency, reduce energy costs, and offset carbon emissions. Nature-based solutions for shoreline protection and stormwater management can support water quality, shoreline recreation, subsistence and cultural activities, agriculture, and aquifer recharge.

4.5 INFRASTRUCTURE GOALS, POLICIES, & METRICS FOR 2040

The General Plan Goals and Policies in this section address the range of infrastructure and facilities on Hawaiian home lands. Infrastructure did not have a dedicated section in the 2002 General Plan; instead, the topic was addressed in relation to land use planning and agricultural and pastoral leases. The Goals and Policies in this section expand upon the 2002 General Plan to more clearly articulate DHHL's role in providing and maintaining infrastructure and look ahead to the infrastructure needs and opportunities for innovation in the future.

TABLE 8: INFRASTRUCTURE GOALS, POLICIES, & METRICS

Goal IN-1		
Provide and maintain infrastructure for homestead communities within resource limitations.		
Policy		Metrics
IN-1A	Design infrastructure to County standards and transfer systems to the Counties whenever possible for development within Residential, Commercial, and Industrial areas.	# of infrastructure systems transferred to Counties in Residential, Commercial, and Industrial areas
IN-1B	Establish agreements with the Counties around infrastructure standards and conveyance and licensing processes on Trust lands.	# of agreements in place with Counties for infrastructure standards and conveyances and licenses
IN-1C	Allocate adequate funding for operations and maintenance of DHHL-owned infrastructure.	Funding requested, obtained, and allocated toward DHHL-owned infrastructure
IN-1D	Establish and maintain a water branch to manage DHHL's existing water systems.	Establishment of water branch
		% of water branch positions filled
IN-1E	Prepare an asset management plan that includes an inventory and evaluation of existing DHHL owned and maintained infrastructure on Hawaiian home lands.	Completion of asset management plan



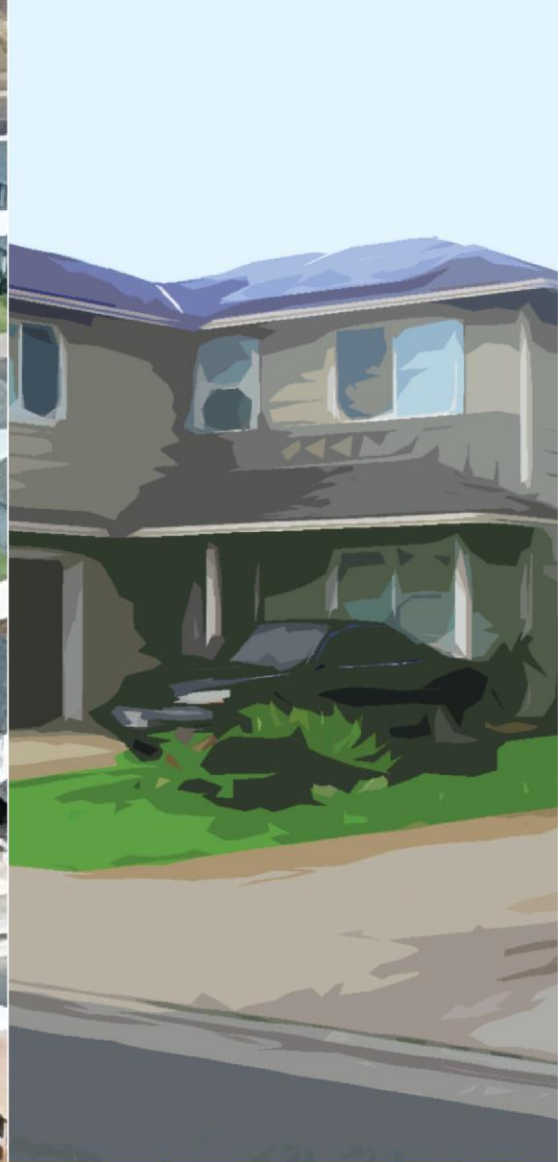
Repairs and improvements to DHHL's Moloka'i water system in Ho'olehua, Moloka'i were completed in 2016. The water system - owned, operated, and maintained by DHHL - serves a quarter of the island, including homesteads, the high school, fire department, and airport. (source: G70 design)



Goal IN-2

Promote innovative, cost-effective, and sustainable ways to meet infrastructure needs.

Policy		Metrics
IN-2A	Develop alternative infrastructure options and level of service criteria with input from beneficiaries and County agencies for rural homestead areas such as Subsistence Agriculture and DHHL Kuleana Homestead jurisdictions.	Completion of LOS standards and criteria
IN-2B	Conduct research and development on emerging and experimental technologies for sustainable and off-grid infrastructure.	\$ of funding secured or allocated for research & development of new technologies
		# pilot projects for new technologies
		Development of new technologies
IN-2C	Promote energy self-sufficiency, climate change mitigation, and sustainability by implementing DHHL's Energy Policy.	Status of Energy Policy implementation
		# homesteads served by renewable energy
IN-2D	Identify areas on Hawaiian home lands that are appropriate for large scale renewable energy using the Renewable Energy land use designation and pursue renewable energy projects for these areas.	# acres/areas designated for Renewable Energy in Island Plans and Regional Plans
		# large scale renewable projects on HHL
		MW generated by renewable energy projects
IN-2E	Explore and pilot models for communal management of infrastructure systems.	# communally managed systems on HHL
		# pilot projects for communal infrastructure management
IN-2F	Explore funding mechanisms and opportunities to convert cesspools on Hawaiian home lands in accordance with Act 125 SLH 2017 and prohibit new cesspools.	Amount of funds secured
		# of cesspools converted
		100% of cesspools converted by 2050



5. HOUSING



THIS CHAPTER GUIDES DHHL IN ADDRESSING THE HOUSING NEEDS OF BENEFICIARIES.

HAR 10-4-55 Criteria Addressed:

- (3) Establish criteria to identify suitable lands for homesteading;
- (8) Specify indicators to measure progress and evaluate effectiveness in meeting policy goals.

5.1 BACKGROUND AND CONTEXT

Housing opportunities on Hawaiian home lands are a primary benefit provided to native Hawaiians through DHHL's homesteading program. The core homestead uses as defined in the Hawaiian Homes Commission Act and Article XII of the State Constitution are: residential, agriculture, aquaculture, and pastoral. Aquaculture leases have not been awarded by DHHL, but lots leased for residential, agricultural, and pastoral use all allow for housing to be built and occupied.

5.1.1 Native Hawaiian Housing and Hawaiian Home Lands

Prior to western contact, Hawaiian villages consisted of many different types of hale (dwellings), providing spaces for different purposes. For instance, there were hale ali'i (chief's house), hale mua (men's eating house), hale 'aina (women's eating house), hale noa (where the family mingled and slept), hale ku'ai (trading house), and halau wa'a, which stored the canoe.

After the passing of the Hawaiian Homes Commission Act of 1920, the first homesteads were opened on the island of Moloka'i with 22 agricultural and pastoral leases and 20 residential leases. These early homes were built by beneficiaries as single-family homes with the plantation architectural style that remains common today.

Surveys have shown that developer-built, turnkey, single-family homes are the preferred homestead option for most beneficiaries on the waitlist. However, recent HAR amendments have opened more opportunities for a wider range of housing products and options on Hawaiian home lands to serve beneficiaries waiting for a homestead lease.

5.1.2 Current DHHL Housing Opportunities

5.1.2.1 Turnkey Single-Family Homes

Developing turnkey single-family subdivisions has been a priority for DHHL over the last 20 years. While desirable, turnkey home development is the most costly of lot award offerings, limiting the number of eligible beneficiaries. As of 2021, the cost of these homes ranges anywhere between \$200,000-\$400,000, which is out of reach for many beneficiaries. These are typically financed through a mortgage and purchased from the developer.



Images from top-to-bottom:

- Early homestead property on Moloka'i (source: Hawai'i News Now);

- Turnkey Home, Kanehili Subdivision, Kapolei, O'ahu (source: DHHL);

- Owner-built home on vacant residential lot award, Pi'ilani Mai Ke Kai Subdivision, Anahola, Kaua'i (source: DHHL);

- Rural lot (source: DHHL)

5.1.2.2 Rent-with-Option-to-Purchase

This program targets beneficiaries who may have had difficulty qualifying for turnkey developments. It differs from a rent-to-own product, where rent will not contribute to the purchase of the home. Instead, the tenant's Area Median Income (AMI) level at the initial qualification to occupy the units will be the same AMI level used in determining the sale price at the end of the 15 years. The first pilot Rent-with-Option-to-Purchase product was offered in the Kapolei Ho'olimalima Project, which resulted in 61 new beneficiary homeowners in 2017. In 2020, DHHL broke ground on a second Rent-with-Option-to-Purchase project within the Villages of La'i 'Ōpua in Kealakehe, Hawai'i Island.

5.1.2.3 Vacant Lot Awards

DHHL has increased vacant lot offerings in recent years, responding to beneficiary interest and demand. These awards offer beneficiaries flexibility to build a home that meets their needs and can range from a large multi-generational dwelling to a tiny home. For these lots, DHHL incurs the off-site and on-site infrastructure costs, while the lessee is responsible for the cost of the vertical home construction, which can be done by the owner or through a self-help program. DHHL has partnerships in place with Habitat for Humanity for self-help programs that can provide resources and manpower to help beneficiaries build a home on these lots. To qualify for financing, homes must be built to County building code standards.

5.1.2.4 Housing on Agricultural and Pastoral Lots

Subsistence Agriculture, Supplemental Agriculture and Pastoral awards all provide the option for lessees to build a dwelling on their lot. Subsistence Agriculture lots are homesteads where beneficiaries can farm the land to grow food for private consumption of their families or supplement their income with small-scale economic agricultural activity and provide the option to build a dwelling. Supplemental Agriculture lots are larger plots intended for lessees to farm commercially – dwellings are allowed, subject to DHHL and HHC approval. Similarly, Pastoral lots require ranching and fencing plans and allow dwellings, subject to approval.

5.1.2.5 Undivided Interest of DHHL Leases

In the early 2000's, two lawsuits (both of which were later dismissed) prompted discussions between beneficiaries and the Department on how to ensure that beneficiaries would be able to designate a successor for their award, even if they did not receive the lease themselves. The outcome was the undivided interest lease program, which provided for DHHL to award undivided interest leases to individuals for parcels to be subdivided and improved at a later time. Between 2005 and 2006, 1,434 undivided interest leases were awarded with the goal that the house lots would be ready for occupancy within ten years or less. In ten years, 53 percent of the lots awarded had been improved. Undivided interest beneficiaries petitioned HHC to prioritize undivided interest leases in future award offerings, which has resulted in undivided interest leases being offered first right of refusal to "relocate" to other new developments. As of the 2018 Annual Report, 420 of the 1,434 individuals that received undivided interest leases have received their lots, with 902 yet to convert.



5.1.3 New and Emerging Housing Opportunities

5.1.3.1 *Multi-family, Rental and Kūpuna Housing*

In 2019, Governor Ige signed new Administrative Rules allowing rentals on Hawaiian home lands. These rules open additional opportunities to provide relief to beneficiaries who are currently waiting for a homestead offering or are unable to afford other types of homestead offerings. These could take the form of multi-family rentals, kūpuna housing, transitional or other supportive housing.

5.1.3.2 *Subsistence Agriculture*

After many years without offering any new agricultural homestead leases, DHHL has ramped up efforts to increase agricultural homestead awards over the last five years with a focus on subsistence agriculture lots. An amendment to the HAR governing subsistence lots was adopted in 2017 which provided for smaller lot sizes and rules allowing for additional dwellings on such lots, subject to DHHL and HCC approval.

The smaller subsistence agriculture lots provide both housing and farming opportunities to those on the agriculture waitlist with no mortgage required to accept the award. These lots may also be developed with less infrastructure than residential developments, offering cost savings to the Department as well as time savings with fewer qualification requirements to review.

5.1.3.3 *DHHL Kuleana Homesteads*

A new DHHL Kuleana Homestead land use designation is proposed to identify lands suitable for Kuleana homestead lots, which have different criteria for siting and infrastructure requirements than other types of homesteads. Beneficiaries have increasingly shared with DHHL the desire for homesteads that are affordable and enable traditional lifestyles through alternative ways of living on the land. First offered in Kahikinui on Maui in the 1990's, DHHL Kuleana homestead lots provide more immediate access to the land and allow beneficiaries desiring a more "off-grid" subsistence lifestyle the opportunity to settle and build their own homes. Subsistence activities could include small-scale agriculture, animal husbandry, or aquaculture. Under the existing Kuleana Program rules, the lessees must be active in the kuleana homestead associations and share responsibility for maintaining roadway access.

5.1.3.4 *Supplemental Dwelling Units*

DHHL has an existing proposal to create a 5-year pilot program allowing supplemental dwelling units (SDU), also called "'ohana units" or "accessory dwelling units" on residential leased Hawaiian home lands. The proposed rule would allow the lessee to build one supplemental unit that meets the applicable County requirements and standards for building a second dwelling unit. Under the pilot, the lessee would be able to rent the SDU to a native Hawaiian beneficiary (as defined by the HHCA) or 'ohana who qualify under §209(a) of the HHCA. Alternatively, the lessee may live in the SDU while renting the primary dwelling to a beneficiary or qualified 'ohana. Short-term rentals would be prohibited.

5.2 BENEFICIARY MANA‘O

DHHL held beneficiary meetings related to housing on December 6 and 7, 2021. Meeting notes from those meetings can be found Appendix D and the meeting video can be found online at: <https://dhhl.hawaii.gov/po/general-plan-2022/>. The following is a summary of beneficiary input related to housing issues and opportunities.

5.2.1 Issues Identified by Beneficiaries

Funding was identified as a primary issue that beneficiaries understand is crucial in order for DHHL to providing housing opportunities to people on the waitlist. Affordability and a need for alternative housing opportunities were priorities as well, including the ability for beneficiaries to build homes for themselves and other lessees. Beneficiaries identified barriers such as difficulty qualifying for home loans and not being able to afford the developer built housing types offered.

The limited amount of Trust land that is suitable for housing development, particularly on O‘ahu, led to suggestions for purchasing or swapping land, or providing beneficiaries with financial assistance to purchase homes elsewhere. Beneficiaries also noted the need to turn over vacant and abandoned homestead lots in existing communities.

Lastly, succession opportunities for lessees and beneficiaries on the waitlist was a major concern. The current blood quantum requirements limit the ability of some beneficiaries to pass on a homestead to the next generation, and many beneficiaries as well as Native Hawaiians view this limitation as problematic and divisive. During beneficiary consultation, there were many anecdotes of people who had died on the waitlist or expected to, without the ability to leave a homestead for their families. Act 80 passed through the State Legislature in 2017 in an attempt to lower the blood quantum for successorship. However, to amend the HHCA will require federal approvals from Congress and the Department of the Interior (DOI).

5.2.2 Policy Solutions Identified by Beneficiaries

Some beneficiaries expressed interest in alternative housing opportunities that could offer more affordable options on Hawaiian home lands. Some suggestions included allowing modular, container or mobile homes, especially in areas where infrastructure is not readily available. Housing opportunities that would not provide 99-year homestead leases were also suggested, such as affordable multi-family rental buildings and kūpuna housing.

Another alternative to single-family residential subdivision development was the creation of a new land use designation for Kuleana homestead lots. Though the only existing Kuleana homestead community in Kahikinui has endured its share of challenges, there is renewed interest in the concept of using Kuleana homestead lots as an opportunity to accelerate lease awards and offer affordable homesteading opportunities for those interested in off-grid living and traditional ways of being on the land. Administrative Rules are already in place for Kuleana lots and DHHL has taken steps toward improving education and resources for interested beneficiaries.



Beneficiary Voices

“The sooner Hawaiians aren’t paying rent to pay someone else’s mortgage we can start saving money and grow our generational wealth that was stolen from us in 1893.”

-Beneficiary, December 2021

“Kuleana to the land needs to be appropriate to the vision for all the kanaka, each one is unique. For example: kupuna may not benefit from having large acres of land but may prefer smaller apartments with community/food security gardens.”

-Beneficiary, April 2021

“Alternative home options such as manufactured/modular homes, “islander homes”, or container homes should be used in areas where infrastructure isn’t available and can be means for incremental/ transitional housing that won’t lock people into long mortgages.”

-Beneficiary, April 2021



5.3 LAND USE DESIGNATIONS RELATED TO HOUSING

A range of housing opportunities are possible on DHHL lands, as listed in the table below.

TABLE 9: LAND USE DESIGNATIONS PROVIDING HOUSING OPPORTUNITIES

Land Use Designation	Types of Housing Allowed	Applicable Land Disposition
Residential	Single family, Multi-family, Supplemental dwelling unit	Homestead Lease
Subsistence Agriculture	Single-family, Supplemental dwelling unit, Mobile/trailer dwelling	Homestead Lease
Supplemental Agriculture	Single-family, mobile/trailer dwelling	Homestead Lease
Pastoral	Single-family, Supplemental dwelling unit, Mobile/trailer dwelling	Homestead Lease
DHHL Kuleana Homestead	Single-family, mobile/trailer dwelling	Homestead Lease



Image: DHHL Kuleana Homestead lot, Kahikinui, Maui (source: DHHL)

5.4 CLIMATE CHANGE CONSIDERATIONS

As DHHL continues to develop housing opportunities on Hawaiian home lands, climate change impacts should be considered. For residential developments, low-lying coastal areas may be vulnerable to sea level rise and other coastal hazards such as increasing frequencies of hurricanes and storm surge, as well as tsunami hazards. The leeward side of islands are already experiencing increasing heat and drought, making housing in these communities more vulnerable to wildfires, and impacting water resources for agricultural, pastoral and DHHL Kuleana homes. As noted in the Policies for Land Use and Water Resources, these factors should be considered in the planning and development of homestead communities going forward.

5.5 HOUSING GOALS, POLICIES, & METRICS FOR 2040

This section aims to address the range of housing needs and emerging opportunities for DHHL and its beneficiaries. The Goals and Policies build on those included in the 2002 General Plan and introduce some new priorities based on input received through the update process and changes in the political and social environment affecting DHHL's approach to providing housing opportunities to native Hawaiians.

The General Plan Policies support expanding housing opportunities to address the waitlist. This includes increasing the number of awards and kinds of housing opportunities offered to beneficiaries to address the growing waitlist of applicants, and exploring opportunities that better meet the range of housing types and settings preferred. Policies also support devoting resources to products that make housing more affordable and attainable to beneficiaries at different price-ranges.

The housing Policies also address the long-term stability of homestead communities, families, and individual beneficiaries on Hawaiian home lands. As the Hawaiian Homes Commission Act passes its 100th year, the long-term maintenance of existing homestead communities should be balanced with growing new communities. This includes the ability of beneficiaries to pass on leases and their beneficiary status more easily to successors.



TABLE 10: HOUSING GOALS, POLICIES, & METRICS

GOAL HS-1		
Increase the number of housing opportunities awarded each year.		
Policy		Metrics
HS-1A	Maintain a housing development pipeline in proportion to the number of applicants on the residential waiting list for each island.	# of units in development pipeline on each island in proportion to # on waiting list
HS-1B	Prioritize housing for beneficiaries before considering other uses of Trust lands.	% of designated Residential lands developed for housing
		% of land designated Residential or Subsistence Agriculture
HS-1C	Explore opportunities to expand undivided interest offerings to address the waitlist and allow for successorship.	# of new undivided interest awards
		# of undivided interest awards converted to leases
HS-1D	Explore alternative strategies to address the waitlist and expand housing opportunities for beneficiaries such as down payment contributions and mortgage assistance.	# of beneficiaries on waitlist
		# of beneficiaries removed from waitlist that received housing award/assistance (i.e., down payment)

GOAL HS-2		
Provide a mix of housing opportunities that reflect the needs and desires of native Hawaiian beneficiaries.		
Policy		Metrics
HS-2A	Provide a variety of residential types that match beneficiary needs in terms of housing products (owner-builder, turnkey, self-help, etc.), types of housing units (single family, multi-family, kupuna housing, rental, etc.) and financing.	# of housing units by product type
		# of housing units by housing type
		Housing unit #/types matching beneficiary needs and preferences (expressed in surveys)
HS-2B	Support programs that enable beneficiaries to build homes (e.g., self-help, owner-builder, and other alternatives).	# of programs offered
		# of beneficiaries participating

GOAL HS-2

Provide a mix of housing opportunities that reflect the needs and desires of native Hawaiian beneficiaries.

Policy		Metrics
HS-2C	Provide DHHL Kuleana Homestead opportunities in areas where development of residential homesteads and infrastructure is infeasible.	# of DHHL Kuleana Homestead leases awarded
HS-2D	Conduct research and development into alternative housing and prefabricated housing options that are affordable and sustainable.	Funds secured or allocated for research and development
		Pilot testing of alternative housing
		Deployment of alternative housing on HHL

GOAL HS-3

Provide residential homesteads, financing assistance, and other housing opportunities, especially to those most in need.

Policy		Metrics
HS-3A	Devote time and resources to serve applicants with income below 80% of the median family income level.	Funding and resources allocated #/% of homestead lease awards to applicants with income below 80% AMI
HS-3B	Devote time and resources to serve applicants who do not qualify for NAHASDA funding but cannot afford fee-simple housing.	Funding and resources secured or allocated #/% of homestead lease awards to applicants in this category
HS-3C	Facilitate education in home ownership, financing, maintenance, and long-term financial resource management.	# of programs/classes offered; # of beneficiaries participating

NATIVE AMERICAN HOUSING ASSISTANCE AND SELF DETERMINATION ACT OF 1996 (NAHASDA)

In 2000, the Native American Housing Assistance and Self Determination Act of 1996 (NAHASDA) was amended adding Native Hawaiians eligible to reside on Hawaiian home lands as an eligible group and resulting in programs like the Native Hawaiian Housing Block Grant (NHHBG), and the Section 184A Native Hawaiian Housing Loan Guarantee.

Since 2002, the NHHBG has accounted for over \$142 million in award funding. HUD provides grants to the DHHL under the NHHBG program to carry out affordable housing activities for Native Hawaiian families who are eligible to reside on Hawaiian home lands.



GOAL HS-4

Develop integrated residential communities that are reflective of the diverse socio-economic profiles of the native Hawaiian community.

Policy		Metrics
HS-4A	Ensure the availability of a range of housing types and affordability to accommodate persons and families of all income levels and in locations that are convenient to employment and public and private facilities.	Residential homestead costs
		Residential homestead affordability by income level
		#/% of homestead lease awards by demographics (household income, etc.)

GOAL HS-5

Ensure existing homestead neighborhoods are maintained as safe, healthy, and attractive communities for future generations.

Policy		Metrics
HS-5A	Work with homestead associations to identify opportunities to revitalize existing neighborhoods.	# homestead associations participating
HS-5B	Balance resources to maintain and repair aging infrastructure in existing neighborhoods with meeting targets for new homesteads.	#/% of budgeted funds and resources used for repair and maintenance
HS-5C	Incorporate energy efficient building materials and passive design into homesteads to lower energy costs, increase comfort, and reduce carbon emissions.	# homestead communities with energy efficiency measures



6. FOOD PRODUCTION



THIS CHAPTER GUIDES DHHL IN PROMOTING FOOD PRODUCTION ON ITS LANDS THROUGH HOMESTEAD LEASES AND OTHER MEANS.

HAR 10-4-55 Criteria Addressed:

- (3) Establish criteria to identify suitable lands for homesteading;
- (8) Specify indicators to measure progress and evaluate effectiveness in meeting policy goals.

6.1 BACKGROUND AND CONTEXT

The connection to ‘āina and ability to cultivate it and bring forth life is central to Prince Kūhiō’s vision for the rehabilitation of Hawaiians. The first homestead pilot program focused on agriculture production as evidence that the Hawaiian Homesteads work. Today, agricultural homestead lots have the longest waitlists on all islands except for O‘ahu, however very few have ever been awarded.

6.1.1 Native Hawaiian Concepts and Views of Food Production

In the Hawaiian ahupua‘a system, food production was the metric for healthy land, water, and people. Food was cultivated and harvested throughout the ahupua‘a.

The Wao Nahele or mauka zone is where firewood, timber, birds, and agroforestry occurs. The Wao Kānaka or agricultural zone represents the central area between the mauka and makai resources. Traditionally, this agricultural area included sweet potato or dry land taro in the upland, and lo‘i taro served by ‘auwai (ditches) in the lowland areas of the kahawai (streams). Tree crops such as ‘ulu (breadfruit) were cultivated in this zone. The Wao Kahakai or coastal zone produces fish and shellfish, limu, and pa‘akai (salt).

6.1.2 Existing Issues and Opportunities for Food Production

Since the 2002 General Plan, the agricultural applicant list grew substantially, but no new agricultural or pastoral developments were completed as the Hawaiian Homes Commission and Department focused on developing residential housing opportunities. With the amount of time that has passed, the average age of beneficiaries on the agricultural waitlist is now over 60 years.

Overall, few existing agricultural homestead leases have been productive on a commercial scale. In 2020, DHHL circulated a survey of agricultural applicants and lessees for its Agricultural Program Plan. Of the respondents who are currently lessees, slightly more than half are living on their agricultural lots. However, less than half of all agricultural lessees who responded are gardening or farming on their lots, citing capital/money as the main barrier, with education, training, and water as other factors.

The majority of agricultural applicants who responded (80%) indicated that they intend to farm and live (i.e., build a home) on their agricultural lot when awarded. The agricultural activities that applicants anticipated for their lots, once awarded, were mostly subsistence and gardening activities, while 11% of waitlist respondents anticipated using their agriculture lot for commercial farming.



Images from top-bottom:

- Chairman William Aila, Jr. and DHHL staff visiting Pu‘u Opae, Kaua‘i (source: DHHL);

- Agricultural lot, Kaua‘i (source: DHHL);

- Cattle, Moloka‘i (source: Moloka‘i Livestock Cooperative);

- WOW Farm Greenhouse, Waimea, Hawai‘i Island (source: DHHL)

Water availability and the high cost to build and maintain water systems is another issue affecting food production and the Department's ability to develop agricultural homesteads. This issue is addressed further in the Land Use and Water Resources and Infrastructure sections.

6.1.3 Current DHHL Food Production Initiatives

In recent years, the Department has increased efforts to provide new agriculture homestead leases. In 2018, new administrative rules for Subsistence Agriculture homestead lots opened opportunities to implement the existing DHHL Subsistence Agriculture land use designation. Subsistence Agriculture homesteads provide opportunities for beneficiaries to live on and farm their lots at a smaller scale (generally 3 acres or less). Given the needs and barriers identified by agricultural lessees, the Department is currently prioritizing offering Subsistence Agriculture homesteads over larger lot agriculture leases. Several new subsistence agriculture projects across Hawai'i have moved ahead and are now in planning and development. Supplemental Agriculture and other types of agricultural leases will continue to be awarded as successful agricultural lessees expand their farming operations and require additional land.

DHHL has also partnered with the University of Hawai'i College of Tropical Agriculture and Human Resources (CTAHR) Extension program to support beneficiaries on Hawai'i Island and Moloka'i. The objective of the program is to grow the number of successful homesteaders in agricultural enterprises by increasing their knowledge and training in commercial and subsistence agricultural production, best management practices, marketing, and financial and business skills.

DHHL is developing an Agriculture Program Plan to increase beneficiary capacity in farming. Programs will range from training in beginning farming to more advanced programs for commercial agriculture (see text box). The plan also recommends staffing pursuant to §219 of the HHCA, which authorizes the Department "to employ agricultural and aquaculture experts at compensation and in such numbers as it deems necessary."



Image: Agricultural lot, Anahola, Kaua'i (source: SSFM International)

DHHL AGRICULTURE PROGRAM PLAN: EDUCATION AND TRAINING

Recommendations for three education and training topics are included in the Agricultural Program Plan:

1. Site Planning - understand how to plan the plot of land before any agriculture-specific training can be applied and practiced.
2. Basic Carpentry and Trades Training - build skills to construct simple structures on their plots.
3. Basic Agricultural Training - learn how to best prepare the soil and land as well as basic gardening skills.



6.2 BENEFICIARY MANA‘O

DHHL held beneficiary meetings related to food production on December 6 and 7, 2021. Meeting notes from those meetings can be found in Appendix D and the meeting video can be found online at: <https://dhhl.hawaii.gov/po/general-plan-2022/>. The following is a summary of beneficiary input related to food production issues and opportunities.

6.2.1 Issues Identified by Beneficiaries

During beneficiary consultation, some shared their disappointment in the Department’s decision to focus primarily on residential development over the last 30 years. However, many also voiced their support for the current direction of renewing the agricultural program. Similarly, there were questions about why pastoral homestead lots have not been awarded recently.

Some beneficiaries voiced opposition to the idea of leasing DHHL agricultural lands for non-homestead commercial farming. There was also some opposition to siting renewable energy projects on lands designated for agriculture.

Lastly, water came up as a key issue for food production, especially considering future climate impacts and potential for drought and extreme heat.

6.2.2 Policy Solutions Identified by Beneficiaries

Overall, beneficiaries voiced support for the emphasis on Subsistence Agriculture awards, highlighting that ability to support and care for ‘ohana through the land connects to Prince Kūhiō’s vision for rehabilitation of Hawaiian people.

The theme of self-sufficiency was especially strong in relation to food production. Beneficiaries see agricultural activities and food production as a means for perpetuating cultural practices and ‘ōlelo Hawai‘i. Opportunities to train the next generation to cultivate the ‘āina and feed the community in culturally relevant ways were lifted up as important. There was broad support for a new Community Agriculture land use designation to provide areas for community gardens, shared processing facilities, and other uses that support community food production and self-sufficiency.

In addition to food production, some beneficiaries voiced support for cultivating other crops that could provide economic benefits and necessary resources to the local economy. Some suggestions were that DHHL should consider supporting cultivation of hemp as well as alternative types of building materials that could help lower the cost of home construction.

6.3 LAND USE DESIGNATIONS RELATED TO FOOD PRODUCTION

As noted above, Homestead land use designations that incorporate food production include Subsistence Agriculture, Supplemental Agriculture, and Pastoral. Non-homestead DHHL land use designations for food production include Community Agriculture, which is a new designation to identify areas within homestead communities for communal food production, processing, and harvesting. Stewardship lands (formerly General Agriculture lands) can also support a variety of large- and small-scale food production. Some types of food



Beneficiary Voices

“When we look at healthy communities and healthy food production and sustainability, can we look at providing each community land space for community gardens to be sustained by the community?” Beneficiary, December 2021

“We should promote teaching our keiki how to plant, how to cultivate, how to share, to bring back values of old, and to limit fast foods, eating preservatives.”

-Beneficiary, December 2021

“There are talented practitioners and beneficiaries that can lead the way in resource management, agriculture practices, pastoral uses, and shoreline management, but there aren’t any mechanisms in place for them to be able to access the land to do these things.”

-Beneficiary, April 2021

production may also be compatible with lands designated Special District and Conservation, such as fishponds, lo'i, gathering, and harvesting of feral ungulates.

TABLE 11: LAND USE DESIGNATIONS Providing FOOD PRODUCTION OPPORTUNITIES

Land Use Designation	Allowable Uses	Applicable Land Disposition
Subsistence Agriculture	Small-scale agriculture, aquaculture, dwelling	Homestead Lease
Supplemental Agriculture	Large-scale agriculture, aquaculture, dwelling	Homestead Lease
Pastoral	Ranching, dwelling	Homestead Lease
Community Agriculture	Small-scale agriculture, community gardens	General Lease (non-profit), License, Right of Entry
Stewardship	Large-scale agriculture, small-scale agriculture, community gardens	General Lease, License, Right of Entry
Special District	Small-scale agriculture, aquaculture, community gardens, gathering	License, Right of Entry
Conservation	Gathering, harvesting of feral ungulates	Right of Entry

6.4 CLIMATE CHANGE CONSIDERATIONS

Food production helps homestead communities build self-sufficiency and increase resilience to impacts from climate change, natural hazards, and other kinds of disruptions. Local and traditional food production supports traditional Hawaiian lifestyles and cultural practices, while also reducing greenhouse gas emissions linked with transporting imported food. Furthermore, local food production decreases Hawai'i's dependence on imports, thus making the islands more resilient to natural disasters, supply chain disruptions, and other emergencies. Also, some traditional food production strategies, such as taro farming and fishponds, can provide flood mitigation benefits. The Hawai'i 2050 Sustainability Plan identified the goal of doubling local food production by 2030 and the Aloha+ Challenge expanded this goal to 20-30% of food consumed in the State being grown locally. With a reinvigorated commitment to supporting food production on Hawaiian home lands, DHHL has an opportunity to not only contribute to the self-sufficiency of the its beneficiaries, but to Hawai'i as a whole.

That being said, expanding opportunities for food production must consider a changing climate and potential impacts on air temperatures, rainfall, and water supply. These factors should be considered in the planning and development of agricultural areas on Hawaiian home lands.

6.5 FOOD PRODUCTION GOALS, POLICIES, & METRICS FOR 2040

The Goals and Policies in this section address how DHHL manages its lands to support food production through homestead uses and other means. The Policies update and build on the Agricultural and Pastoral Uses section in the 2002 General Plan, shifting the emphasis toward subsistence agriculture, incorporating and supporting components of the Agricultural Program Plan, and promoting a diversity of food production on Hawaiian home lands.



TABLE 12: FOOD PRODUCTION GOALS, POLICIES, & METRICS

Goal FP-1		
Provide agriculture and pastoral homestead lots for subsistence and supplemental purposes.		
Policy		Metrics
FP-1A	Increase the number of subsistence agricultural leases awarded.	# Subsistence agriculture awards
FP-1B	Increase the number of pastoral leases awarded.	# Pastoral awards
FP-1C	Align agricultural homestead offerings with beneficiary needs and preferences.	# Subsistence Ag and Supplemental Ag awards
		Alignment of agricultural awards offered with beneficiary preferences (expressed in surveys)

Goal FP-2		
Assist existing and future lessees in acquiring technical, marketing, and financial assistance to increase productivity, economic efficiency, and markets for their products.		
Policy		Metrics
FP-2A	Finalize and implement the DHHL Agricultural Program Plan.	Finalization and implementation of Agricultural Program Plan
FP-2B	Provide programs to support beneficiaries in site planning, basic carpentry and trades, and basic agricultural business training.	# of programs/classes offered; # of beneficiaries participating
FP-2C	Support programs that combine food production with education and traditional cultural practices.	# of programs/classes offered; # of beneficiaries participating

Goal FP-3		
Provide agriculture and pastoral commercial leasing opportunities for beneficiaries.		
Policy		Metrics
FP-3A	Prioritize awarding additional acreage leases to beneficiaries for commercial farming or ranching operations that have shown success at a smaller scale.	# of beneficiaries with additional acreage leases for agricultural and pastoral uses

Goal FP-4

Conserve the most productive agriculture lands for agricultural use.

Policy		Metrics
FP-4A	Consult soil types and rating systems such as ALISH, LSB, and the Hawai'i soil atlas in the siting and design of homestead communities and prioritize these lands for land uses that support food production during DHHL Island Plan updates.	#/% of productive agricultural land designated Subsistence Agriculture, Community Agriculture, or Supplemental Agriculture
		# acres/% of productive agricultural land being farmed

Goal FP-5

Promote a diversity of food production on Hawaiian home lands.

Policy		Metrics
FP-5A	Support research and development of sustainable food production technologies on Trust lands.	Completion of research and development
		Pilot projects for sustainable food production
		Deployment of new technologies
FP-5B	Designate areas on Hawaiian home lands for communal growing and processing of food through the Community Agriculture land use designation.	# acres/areas designated Community Agriculture
FP-5C	Explore the use of non-homesteading lands including Stewardship, Special District, and Conservation lands for sustainable food production, gathering, and harvesting of feral ungulates.	# of acres in Stewardship, Special District, and Conservation lands available used for food production, gathering
		# of feral ungulates harvested and delivered to beneficiaries
FP-5D	Align with State food sustainability goals for local food production.	Amount/type of food produced
		Amount/% of food sold locally



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7. HEALTHY COMMUNITIES



THIS CHAPTER ADDRESSES HOW DHHL FOSTERS BENEFICIARY COMMUNITIES THAT ARE SELF-SUFFICIENT, HEALTHY, RESILIENT, AND GROUNDED IN CULTURAL KNOWLEDGE AND TRADITIONS.

HAR 10-4-55 Criteria Addressed:

(6) Establish criteria to identify lands for community use and policies to govern how the community could manage such lands for community building

(8) Specify indicators to measure progress and evaluate effectiveness in meeting policy goals.

7.1 BACKGROUND AND CONTEXT

Healthy communities Goals and Policies are included in the General Plan to guide and communicate DHHL's role in supporting beneficiary communities and families to be self-sufficient, healthy, resilient, and culturally grounded through the use of Trust lands.

7.1.1 Models of Health and Well-Being

The American Planning Association defines healthy communities as places where all individuals have access to healthy built, social, economic, and natural environments that give them the opportunity to live to their fullest potential. In Hawai'i there are also many practitioners who are practicing and sharing Hawaiian models of health and well-being. These models highlight the importance of relationships, connections to the 'āina, and spiritual and cultural identity.

Queen Lili'uokalani Trust's Kūkulu Kumuhana Native Hawaiian Well-Being Framework has six components:

- ▶ Ea - self-determination
- ▶ 'Āina Momona - healthy and productive land and people
- ▶ Pilina - mutually sustaining relationships
- ▶ Waiwai - ancestral abundance, collective wealth
- ▶ 'Ōiwi - cultural identity and Native intelligence
- ▶ Ke Akua Mana - spirituality and the sacredness of mana

The Piliinaha Indigenous Framework for Health, developed by Kōkua Kalihi Valley, addresses four vital connections that people seek in order to feel whole and healthy in their lives:

- ▶ Connection to place
- ▶ Connection to community
- ▶ Connection to self
- ▶ Connection to past and future



Images from top-bottom:

- Hula Halau (source: DHHL);

- Play structure, Kānehili Community Park, Kapolei (source: SHADE Institute);

- Maku'u Farmer's Market (source: Viet Doan);

- Pre-school students at Kamehameha Schools Community Learning Center, Mā'ili (source: Kamehameha Schools)

These examples align with the intention behind the Hawaiian home lands Program, which is grounded in Prince Kūhiō's idea of reconnecting Hawaiians with the land as a foundational mechanism for rehabilitation and self-determination.

Recently, health and well-being on community level is also being framed in terms of resilience. The City and County of Honolulu's Ola O'ahu Resilience Strategy defines resilience as "[t]he ability to survive, adapt and thrive regardless of what shocks or stresses come our way." There are also definitions that bring in indigenous perspectives, for example a definition from a publication on indigenous resilience in Australia suggests that resilience relies on individuals, communities and the environment adapting together.

Bringing these models together with the American Planning Association's definition of healthy communities, on Hawaiian home lands healthy communities are places that strengthen connections to others, promote physical and mental resilience, strengthen cultural identity, protect and mālama 'āina, and encourage participation.

7.1.2 Current DHHL initiatives

The primary way that DHHL can support healthy communities is by providing land for community-supporting uses. This is typically done through application of the Community Use land use designation to Hawaiian home lands as part of the Island Planning process. Design and land use decisions made while planning new homestead communities and other uses of Trust lands also may create the kinds of spaces to support the well-being of beneficiaries. Some existing uses that support healthy communities include:



Wai'anae Coast Comprehensive Health Center
(source: WCHC)



Nānākuli Homestead Cemetery
(source: DHHL)



Ho'olehua Fire Station
(source: DHHL)



Papakōlea Community Park and Center
(source: DHHL)



childcare and educational facilities, healthcare and wellness services, public safety services, cemeteries, parks, community centers, paths and greenways, and areas for community economic development such as farmer’s markets. A new Community Agriculture land use designation is established in this General Plan for agriculture-oriented community uses such as community gardens.

Healthy communities may also be supported through homestead associations and nonprofit beneficiary organizations. The HAR criteria for this section require the General Plan to identify policies governing how the community could manage Community Use lands for community building. There are many homestead associations that have organized to provide community services and programs to build stronger, healthier communities. These range from health care and social services, to food drives, to educational programs and social activities.

In 2001, Act 302 was adopted by the State Legislature. The goal of Act 302 is to support democratically-elected homestead self-governance organizations to govern and manage selected homestead assets and lessee matters. Though signed by the Governor, the language of Act 302 has not yet been adopted by the U.S. Congress as part of the Hawaiian Homes Commission Act. Nonetheless, the General Plan Goals and Policies encourage and support self-governance by homestead associations, which is consistent with the intent of Act 302.

7.2 BENEFICIARY MANA‘O

DHHL held beneficiary meetings related to healthy communities on February 19 and 20, 2022. Meeting notes from those meetings are in Appendix D and the meeting video can be found online at: <https://dhhl.hawaii.gov/po/general-plan-2022/>. The following is a summary of beneficiary input related to issues and opportunities for healthy communities.

7.2.1 Issues Identified by Beneficiaries

Self-governance and homestead association access to resources and funding opportunities is a key concern for beneficiaries. There was particular concern for ensuring that associations on all islands have equal access and opportunity for grants and funding.

Issues around understanding and complying with DHHL requirements related to land requests, grants, and other necessary due diligence for beneficiary led projects also came up. Some beneficiaries shared that there is sometimes a sense of fear that access to or use of land may be taken away by the Department when these conditions are not consistently communicated or enforced.

Lastly, the issue of blood quantum requirements necessary to pass on a homestead lease came up in relation to healthy communities. Some beneficiaries shared that being Hawaiian is about kuleana to take care of the ‘āina and steward that connection, rather than a measure of blood quantum. Some voiced that the current definition of “beneficiary” can disconnect those who cannot inherit their family homestead from their sense of place and home.



Beneficiary Voices

“One thing that I think is important for healthy Hawaiian communities is the language, revitalization of ‘Ōlelo Hawai‘i and being able to hear ‘Ōlelo Hawai‘i in Hawaiian home areas.

-Beneficiary, February 2022

“As it stands right now, the 25% requirement to inherit a homestead doesn’t align with our world view as Hawaiians and to what it means to be Hawaiian. Until that is addressed, our health of communities will be tarnished because we don’t have a sense of place and home.”

-Beneficiary, February 2022

“Alternative home options such as manufactured/modular homes, “islander homes”, or container homes should be used in areas where infrastructure isn’t available and can be means for incremental/ transitional housing that won’t lock people into long mortgages.”

-Beneficiary, April 2021

7.2.2 Policy Solutions Identified by Beneficiaries

Improving communication between associations, lessees and DHHL was highlighted as an important aspect of healthy communities. Websites and other forms of communication that are regularly updated and monitored by leadership, and regular meetings, can help communities move forward with projects that align with their community vision. It was also suggested that regular meetings and communication between beneficiaries to gather and share mana’o on issues in the community can help strengthen requests for land and funding.

Identifying and reserving suitable land for Community Use in every community was suggested to support self-governance of homestead communities. Early involvement with beneficiary organizations to identify opportunities to generate income or negotiate community benefits packages tied to other projects on DHHL land may help financially support and sustain self-governance associations and organizations.

Lastly, beneficiaries would like DHHL to emphasize partnering with other Native Hawaiian services and organizations rather than duplicate existing programs or stretch beyond DHHL’s mission of delivering land and housing opportunities to beneficiaries. Strengthening existing relationships and developing new partnerships can help to bring the necessary support services to Hawaiian home lands and provide benefits to all involved.

7.3 LAND USE DESIGNATIONS RELATED TO HEALTHY COMMUNITIES

Community-serving uses on Hawaiian home lands are primarily supported by the Community Use and Community Agriculture land use designations shown in the Table below. However, nearly all the DHHL land use designations have the potential to contribute to healthy communities, particularly if they are used to provide resources or services to beneficiaries such as food, energy, education, volunteer opportunities, health care, recreation, and community gatherings.

TABLE 13: LAND USE DESIGNATIONS PROVIDING SPACE FOR HEALTHY COMMUNITIES

Land Use Designation	Allowable Uses	Applicable Land Disposition
Community Use	Parks, community centers, public facilities, cultural activities, community-based economic development	General Lease (Nonprofit), License, Right of Entry
Community Agriculture	Small-scale agriculture, community gardens	General Lease (Nonprofit), License, Right of Entry

7.4 CLIMATE CHANGE CONSIDERATIONS

As noted previously, a growing component of healthy communities is resilience. With climate change and natural hazards already impacting communities across Hawai’i, building community resilience and strengthening the connections that support healthy communities are more important than ever. To prepare and build resilience, homestead associations and beneficiary organizations can develop disaster preparedness plans, obtain training and certifications, assemble emergency supplies, and organize community response.



Land use and community design decisions also play a role in adapting to climate change and its impacts. Community spaces can serve as shelters or response centers in case of emergencies and can also be designed to mitigate climate impacts by including drainage and water retention for heavy rainfall and flooding, fire breaks for wildfire, and tree canopies for heat absorption.

7.5 HEALTHY COMMUNITIES GOALS, POLICIES, & METRICS FOR 2040

The Goals and Policies in this section aim to address how DHHL can support beneficiary communities to be self-sufficient, healthy, prosperous, and grounded in cultural knowledge and traditions. The Goals and Policies build on those in the 2002 General Plan, which focused on self-governance and self-sufficiency through partnerships and increasing beneficiary participation. The Goals and Policies in this General Plan update continue to promote self-governance by beneficiary organizations by including clearer direction in terms of the Department’s role and expectations. The Policies also expand on healthy communities by incorporating concepts of resilience, while addressing beneficiary desires for partnerships with service providers, guidance on community serving land uses, and incorporation of community planning principles that support health, well-being and resilience of individuals, families, and communities.

TABLE 14: HEALTHY COMMUNITIES GOALS, POLICIES, & METRICS

Goal HC-1		
Promote self-governance of homestead communities by beneficiaries and beneficiary organizations.		
Policy		Metrics
HC-1A	Explore options to formalize relationships between homestead associations and the Department of Hawaiian Home Lands.	Completion of research/study
		# of associations with formal partnership agreements with DHHL
HC-1B	Provide Departmental guidance, capacity building, and technical assistance to support self-governance by beneficiary organizations.	Development of guidance
		# of programs/classes offered
		# of organizations participating
HC-1C	Implement reporting requirements for recipients of DHHL grants to track use of awarded funds.	# of staff in grant program to review reports
		#/% of recipients meeting reporting requirements

Goal HC-2

Establish livable, sustainable, resilient, and healthy communities on Hawaiian home lands that provide space for or access to the amenities that serve the daily needs of its residents.

Policy		Metrics
HC-2A	Partner with homestead communities, non-profits, government agencies, and ali'i trusts to provide needed services to communities.	# of partnerships and land dispositions related to delivery of services
HC-2B	Conduct a feasibility study related to establishing a law enforcement and compliance division within DHHL that would have full police powers, investigative capabilities, and adequate staff to serve all islands.	Completion of feasibility study \$ funding for staff positions in enforcement and compliance
HC-2C	Explore the use of non-homesteading lands for community-serving uses such as parks, gathering spaces, paths and trails, schools, cemeteries, pasture management, and community agriculture in current and future homestead developments. Gather beneficiary input on desired community uses during the development planning process.	# of staff positions funded for enforcement and compliance division
		# of planned homestead communities with space for community serving uses
HC-2D	Incorporate community planning principles to design homestead communities that are welcoming, safe, and foster a sense of place and community.	Island Plans referencing national and local healthy communities guidelines
HC-2E	Encourage homestead associations to build the resilience and emergency preparedness of their communities through preparing disaster preparedness plans, obtaining training and certifications, assembling emergency supplies, and other measures.	#/% of homestead communities with disaster preparedness plans
		# of homestead communities with training and certifications such as CERT (Community Emergency Response Team), Fire wise, etc.
HC-2F	Incorporate green infrastructure and low impact development principles in future homestead communities to manage stormwater in a way that promotes green, open spaces within homestead communities to the extent possible.	Homestead development plans incorporating LID/green infrastructure
HC-2G	Incorporate complete streets, Safe Routes to School, and other features to increase the safety and attractiveness of walking, biking, and transit in future homestead communities when possible.	Homestead development plans incorporating sidewalks, bike lanes, paths, transit stops, and other multimodal safety features.
HC-2H	Incorporate trees with canopy cover into homestead communities to increase comfort, offset urban heat island effect, and mitigate climate change impacts.	# homestead communities incorporating tree canopy cover



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8. NATURAL & CULTURAL RESOURCE MANAGEMENT



THIS CHAPTER ADDRESSES HOW DHHL STEWARDS AND MANAGES LANDS THAT ARE UNDEVELOPED OR HAVE ECOLOGICAL AND CULTURAL RESOURCES.

HAR 10-4-55 CRITERIA ADDRESSED:

- (4) Establish criteria to identify lands not required for homesteading within the planning period;
- (8) Specify indicators to measure progress and evaluate effectiveness in meeting policy goals.

8.1 BACKGROUND AND CONTEXT

The more than 200,000 acres within the Hawaiian Home Lands Trust inventory include diverse landscapes and ecosystems with a wealth of natural, historic, and cultural resources, from mauka forests and pali to streams and wetlands down to makai coastal areas. Areas that harbor sensitive resources or are otherwise unsuitable for development typically are designated as Conservation or Special District land uses. While these lands are not developable for homesteads and require special management, they have the potential to provide benefits to beneficiaries and the Trust.

In addition, there are large areas of land that are not planned for development in the near future but have the potential to provide benefits to beneficiaries and their 'ohana in the interim through responsible stewardship and management. Some of these lands were previously designated as General Agriculture. This General Plan update replaces that land use designation with the Stewardship land use designation to better indicate the Department's intention for use and management of these areas.

Natural and cultural resource Goals and Policies in the General Plan update guide how DHHL uses its limited resources to manage and mālama some of these areas, especially those that have sensitive natural resources and cultural or historic features.

8.1.1 Native Hawaiian Concepts and Views of Natural & Cultural Resource Management

Natural and cultural resource management was central to Native Hawaiians' ability to live and thrive in Hawai'i, the most isolated archipelago on earth. 'Ike kūpuna, traditional knowledge and practices passed down through generations, maintained ancestral connections to place over time, ensuring that the health of 'āina, wai, and the entire ecosystem were sustained for future generations. This way of knowing is often called "traditional ecological knowledge" and is practiced by native and indigenous communities around the world.

Traditional ecological knowledge or 'ike kūpuna expresses the understanding that indigenous practices and experiences developed and passed on over many generations hold wisdom and innovation that allowed kānaka maoli to adapt and live in harmony with the natural world for thousands of years, and is an important aspect of indigenous identity.



Images from top-bottom:

- Mauna Kea, Hawai'i Island (source: DHHL);
- Mālama Cultural Park, Moloka'i (source: DHHL);
- Ka Lae, Hawai'i Island (source: DHHL);
- Anahola Beach Park (source: SSFM)

Many of the areas in DHHL's land inventory, particularly those designated Conservation and Special District, were not traditionally inhabited or contain features that make them undevelopable today. Though these areas may not be usable for homesteads, many have a history of being accessed to gather forest-plant resources, birds, food, and other resources. Many landscapes also provided cultural and spiritual places of worship, places to bury family members and piko, and may contain other sacred places. Providing access to these areas allows practices and the related knowledge and connections to specific places to be sustained. However, with the proliferation of invasive grasses, shrubs, trees and animals, areas that are left unmanaged can present significant barriers to beneficiaries looking to access natural and cultural resources and practice traditional gathering rights. Crime, vandalism, and dumping have also created safety and environmental issues that prevent beneficiary use and enjoyment of natural areas.

8.1.2 Current DHHL Initiatives

DHHL does not have dedicated staff for natural resource management on Hawaiian home lands. Staff within the Land Management Division are responsible for management of all lands not currently homesteaded or in development, including natural and cultural resource areas. The lack of financial resources and staffing creates significant challenges in managing natural and cultural resources on Conservation, Special District, and other non-homesteading lands within the Trust. DHHL has prepared management plans for areas including Mauna Kea and South Point, and has furthered their implementation through partnerships with environmental and cultural organizations.

8.2 BENEFICIARY MANA'O

DHHL held beneficiary meetings related to natural & cultural resource management on February 19 and 20, 2022. Meeting notes from those meetings can be found in Appendix D and the meeting video can be found online at: <https://dhhl.hawaii.gov/po/general-plan-2022/>. The following is a summary of beneficiary input related to issues and opportunities for natural and cultural resource management.

8.2.1 Issues Identified by Beneficiaries

During beneficiary consultation it was shared that many natural and undeveloped areas in DHHL's land inventory need better management and enforcement. Trespassing, vandalism, illegal dumping, and other illegal activities were highlighted as issues that arise when such areas are not being maintained, used, or monitored. With these activities taking place on Hawaiian home lands, some pointed to the environmental and public safety issues, especially in unmanaged areas close to homestead communities, and called for better enforcement.

Beneficiaries also had questions about how to work with DHHL to access natural and cultural resource areas and facilitate partnerships to better manage the land and wildlife. Ungulate and invasive species management were specific issues that came up with this topic.

Lastly, during consultation it was acknowledged that DHHL lands encompass a wide range of landscapes, resources, and settings that differ greatly from island to island. The 'ike kūpuna of each of each island and each community and broad goals and policies might not align with what people or organizations who know the 'āina and know the place understand should or should not be taking place on the land. It was stressed that this local mana'o should be incorporated into the management of resources on Hawaiian home lands.



8.2.2 Policy Solutions Identified by Beneficiaries

Beneficiary groups and organizations are already active in stewarding Hawaiian home lands, and many have the interest and ability to clean up and steward natural and cultural resource areas in their communities. Numerous beneficiaries pointed this out, and while recognizing that DHHL has limited staff and resources, suggested that training, education and resources be dedicated to beneficiaries who can be hired to lead management work in their communities. Beneficiaries agreed that clarification around the process for resource management is needed. This includes working with the community to establish expectations or rules governing what activities should take place on lands not currently available for homesteading. Using the existing homestead developing planning process and making the information gathered available to beneficiaries was also suggested. The information used to plan can also help educate those moving into the community about the natural and cultural resources identified in environmental assessments, archaeological surveys, and other technical studies.

In some areas like Kahikinui, beneficiaries have been involved in management of the forest, resource, and animal management since the Kuleana Homestead area was created. One beneficiary pointed to the relationships with other State agencies such as Department of Land and Natural Resources Division of Forestry and Wildlife as important partnerships to develop. These partnerships allow beneficiaries more say in how areas above DHHL lands are managed, which has downstream impacts on the land and water.

Lastly, some beneficiaries voiced support for exploring more activities and uses of Conservation, Special District, and Stewardship lands that align with values of mālama ‘āina, stewardship, and education. These activities may also provide opportunities to add value to the Trust and health of DHHL lands through revenue generation, native habitat restoration, improved watershed management, and access for beneficiaries.



Beneficiary Voices

“If you see ‘ōpala on the street, you pick it up. Today’s teenagers they don’t know that lesson – they know how for throw it down, they don’t know how for pick it up. We have kuleana within our homesteads to make sure we teach our children to mālama our land, our resources, including the wai. I would say we all share in this kuleana.”

-Beneficiary, January 2022

“We have deer, pigs and cows, you’ve got to allow our beneficiaries the right to hunt as part of our culture and resource management. Need to put in safety and rules for Policy consideration to allow this type of activity.”

-Beneficiary, January 2022

“Mentioned that DHHL doesn’t have a lot of resources, but many Hawaiians do not have a lot of resources as well. Why can’t Hawaiians get paid to do a lot of this work?”

-Beneficiary, January 2022

8.3 LAND USE DESIGNATIONS RELATED TO NATURAL & CULTURAL RESOURCES

The land use designations in the Table below are meant for areas that require special consideration for management and stewardship of natural and cultural resources.

TABLE 1.5: LAND USE DESIGNATIONS FOR NATURAL AND CULTURAL RESOURCE MANAGEMENT

Land Use Designation	Allowable Uses	Applicable Land Disposition
Stewardship	Agriculture, ranching, aquaculture, cultural practices, gathering of traditional resources, game management, watershed protection, restoration, forestry	General Lease, License, Right Entry
Special District	Cemeteries/iwi kūpuna, cultural practices, gathering of traditional resources, game management, watershed protection, restoration, forestry	License, Right of Entry
Conservation	Cultural practices, gathering of traditional resources, game management, watershed protection, restoration, forestry	License, Right of Entry

8.4 CLIMATE CHANGE CONSIDERATIONS

Climate change, particularly sea level rise and coastal hazards, will disproportionately impact native Hawaiian and Pacific Islander communities, who have strong ties to mauka and makai areas for recreational, cultural, and subsistence activities. DHHL landholdings in low-lying coastal areas, shorelines with increasing high wave run-up and king tides, tsunami inundation areas, and Special Flood Hazard Areas will be most impacted by climate change-induced sea level rise and flooding. All of DHHL's existing and future landholdings may be impacted by increasing air temperatures and changes in rainfall. While the future rainfall trends are uncertain, it is generally projected that landholdings on the leeward sides of the islands will experience a drastic decrease in rainfall and groundwater recharge. Prolonged droughts also intensify the risk of wildfire, especially in undeveloped areas where unmanaged lands create fuel, allowing fires to spread.

Stewardship, Conservation and Special District land use designations can serve as tools for identifying and managing areas prone to climate change-induced hazards. Applying these land use designations to non-homestead lands could limit the amount of future development located in hazardous coastal areas, thus preventing future property damage and threats to public safety, while maintaining and enhancing natural buffers and systems that offer protection.

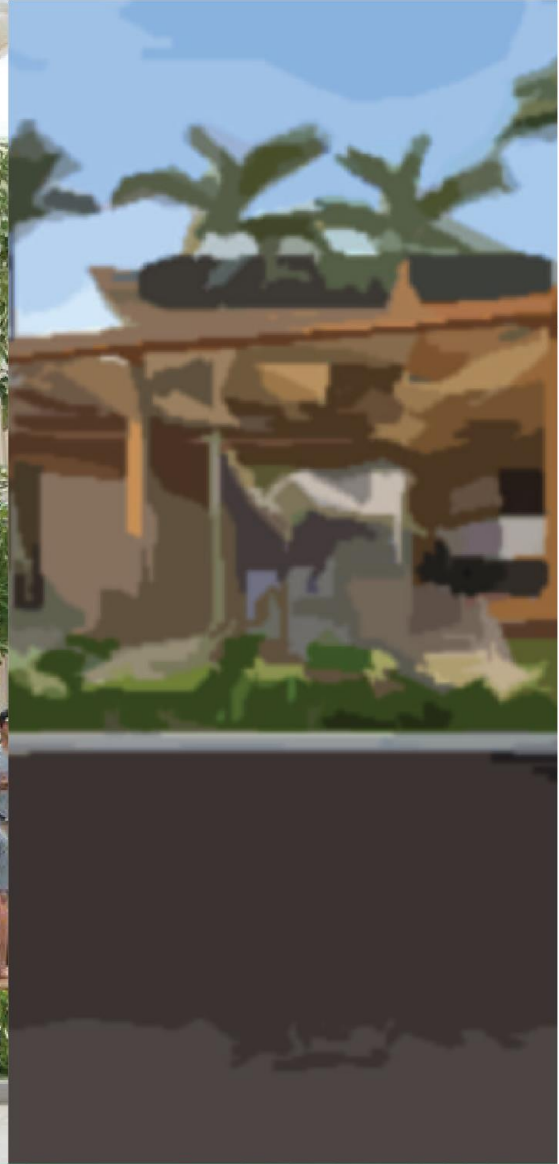


8.5 NATURAL & CULTURAL RESOURCES GOALS, POLICIES, & METRICS FOR 2040

The Goal and Policies in this section address management needs and opportunities related to the range of natural and cultural resources and landscapes in DHHL's land inventory. The Goal is carried forward from the 2002 General Plan and sets a broad yet comprehensive direction for the Department moving forward. The Policies build on the 2002 objectives, adding further guidance in response to the input received. This includes a Policy aimed to obtain funding for dedicated resource management staff, specifying land use designations applicable to natural and cultural resource management, reiterating the need and purpose of accessing lands for subsistence, cultural, and religious purposes, and adding policy guidance that encourages the pursuit of partnerships.

TABLE 16: NATURAL & CULTURAL RESOURCES GOAL, POLICIES, & METRICS

Goal RM-1		
Be responsible, long-term stewards of the Trust's lands and the natural, historic and community resources located on these lands.		
Policy		Metrics
RM-1A	Obtain funding for dedicated and qualified staff within DHHL for natural and cultural resource management.	# of qualified staff hired/funded for natural resource management
		# of staff positions requested in annual sufficient sums budget
RM-1B	Identify, preserve, and protect significant natural, historic and cultural resources on Hawaiian home lands, using the Special District or Conservation land use designations to identify areas with resources requiring protection or management.	# of cultural sites identified and protected
		# of historic structures and features identified and protected
		Inventories completed of archaeological and historic resources
		Cultural resource inventories completed
RM-1C	Allow Native Hawaiian use of natural resources on Hawaiian home lands for traditional subsistence, cultural, and religious purposes in undeveloped areas.	#/% of Special Area Management Plans allowing beneficiary access
RM-1D	Pursue partnerships that support resource protection and conservation on Trust lands.	# of partnerships/dispositions for resource protection and conservation



9. REVENUE GENERATION & ECONOMIC DEVELOPMENT



THIS CHAPTER ADDRESSES HOW DHHL GENERATES REVENUE AND PROVIDES ECONOMIC OPPORTUNITIES FOR BENEFICIARIES ON TRUST LANDS.

HAR 10-4-55 CRITERIA ADDRESSED:

- (5) Establish criteria to identify lands for revenue generation;
- (6) Establish criteria to identify lands for community use and policies to govern how the community could manage such lands for community building;
- (8) Specify indicators to measure progress and evaluate effectiveness in meeting policy goals.

9.1 BACKGROUND AND CONTEXT

Since the adoption of the Hawaiian Homes Commission Act over 100 years ago, rehabilitation of Hawaiians has been a core purpose of the Act. DHHL's rehabilitation programs and projects aimed at supporting the conditions and well-being of native Hawaiians have taken numerous forms and served various goals over the years including education, economic development, political empowerment, social services, and cultural practices. In order to support this purpose, DHHL must consider how to secure and provide financial support and other resources to enhance the economic self-sufficiency and community development needs of beneficiaries, while ensuring the long-term sustainability of the Trust and continued advancement of native Hawaiians.

The background research conducted for the General Plan update (see Appendix J) found that the most significant factor affecting the ability of DHHL to implement the 2002 General Plan goals and objectives and fulfill the Trust's mission was a lack of sufficient funds allocated to DHHL by the Legislature. Over the years, the lack of funding provided to DHHL has led to several lawsuits by beneficiaries against the State of Hawai'i for failing to adequately fund DHHL, impacting the Department's ability to serve its beneficiaries in a timely manner. The lack of consistent State funding has also required the Hawaiian Homes Commission and DHHL to look at generating revenue off of Hawaiian home lands to offset the lack of funding for the Department. This chapter looks at revenue generation Policies for the Hawaiian Home Lands Trust as well as economic development Policies for beneficiary communities.

9.1.1 Native Hawaiian Concepts and Views of Wealth

In 'Ōlelo Hawai'i, wealth is tied to water, wai. Water is embedded in the Hawaiian word that connotes wealth, waiwai. Traditionally, if you had a healthy and sufficient supply of water, you were considered wealthy. Through this measure of prosperity, wealth also signifies:

- ▶ Self-sufficiency: access to water ensures the ability to produce food through agriculture and aquaculture;
- ▶ Sustainability: maintaining water flow from mauka to makai ensures abundant life across the ahupua'a; and



Images from top-bottom:

- Covid Farmers Relief Project, Moloka'i (source: Moloka'i Homestead Farmers Alliance);
- Ka Makana Ali'i Shopping Center, Kapolei (source: DHHL);
- KIUC solar project, Anahola (source: DHHL)
- DHHL Industrial properties, Honolulu (source: DHHL)

- ▶ Kuleana: it is everyone’s responsibility to malama i ka wai or “take care of the water” because it affects the livelihood of the entire ahupua’a and the life sustained within it.

Through a modern lens, waiwai can be interpreted as an outcome of community-based economic development, which focuses on providing a process by which communities can initiate and generate their own solutions to their common economic problems in a way that is vision and values based, builds local capacity, and builds assets, while also keeping resources within the community. Like the health and well-being frameworks shared in the Healthy Communities chapter, economic well-being is about cultivating and strengthening connections that support the self-sufficiency, sustainability, and shared kuleana of individuals and communities.

9.1.2 Economic Development and Revenue Generation on Hawaiian Home Lands

Lands to be used for economic development and revenue are identified during the Island Planning process through the application of land use designations such as Commercial, Industrial, Renewable Energy, and Community Use. For the purpose of General Plan Policies, economic development and revenue generation are defined separately to articulate the intent and purpose of the different economic activities occurring on Hawaiian home lands.

GENERAL LEASING REVENUE

In recent years, DHHL has increased efforts to negotiate higher lease rent on small amounts of land being leased for commercial and industrial uses. For example, Ka Makana Ali’i regional shopping center opened in Kapolei in 2016 and garners \$4.71 million in annual rent for the Trust. In Fiscal Year 2020, DHHL generated a total of \$15.7M in revenue from general leases statewide.



Image: Ka Makana Ali’i Shopping Center, Kapolei, O’ahu (source: DHHL)



9.1.2.1 Revenue Generating Lands

Revenue generating lands are those where the Trust can achieve greater benefit through generating income to fund homestead development elsewhere. These land dispositions hold the primary purpose of earning income for the Trust. The revenue collected can be reinvested to fund DHHL programs and services for its beneficiaries. In addition to revenue generated through available lands, DHHL also earns revenue through the Hawaiian Home Lands Trust Fund investment portfolio. The revenue income that is generated from the Trust assets has historically been necessary due to inconsistent and insufficient funding provided by the Legislature.

9.1.2.2 Lands for Economic Development

Lands designated for economic development may be used to generate income for homestead associations to be used for community reinvestment or to connect homestead communities to other resources that support economic well-being. DHHL has provided land dispositions to agencies and nonprofits that provide social and financial services to beneficiaries, such as Alu Like, Kamehameha Schools, and the Office of Hawaiian Affairs. The Kapolei Community Development Corporation (KCDC) is an example of a non-profit managed initiative to generate revenue for community reinvestment and provide economic opportunity for beneficiaries (see text box). DHHL is also authorized to grant licenses for easements for utilities and railroads as well as for public purposes such as churches, hospitals, public

COMMUNITY COMMERCIAL DEVELOPMENT

The Kapolei Community Development Corporation (KCDC), a 501(c)(3) nonprofit organization serving the homesteads in Malu'ōhai, Kaupē'a, Kānehili and Kauluokaha'i in the Kapolei Region of O'ahu, is currently in the process of developing the Ho'omaka Marketplace, a community commercial development. KCDC has a license agreement for a five-acre parcel at the corner of Kualaka'i Parkway and Kapolei Parkway in Kapolei. The development is expected to have anchor tenants including Long's Drugs, Chick-fil-A and Hele gas station, as well as other retail and space for community use. The revenue generated from tenants will be used to fund the future build out of the community's Heritage Center, which includes plans for a new hālau and an administrative building that will provide more classrooms and a gallery dedicated to celebrating Prince Jonah Kūhiō Kalaniana'ole. The project has been included as a priority project in the last two Kapolei Regional Plans and broke ground in June 2022.



Image: Rendering of the KCDC Ho'omaka Marketplace, Kapolei, O'ahu (source: KCDC)

schools, and post offices on Trust lands under §207 of the HHCA. The same section also authorizes granting licenses for theaters, garages, service stations, markets, store, and other mercantile establishments owned by native Hawaiians or organizations formed and controlled by native Hawaiians. Though mercantile licenses for lessees are still allowed, HHC rescinded the preference policy for commercial leases and licenses to beneficiaries in 2002. The General Plan Policies and land use framework provide additional beneficiary commercial opportunities on Trust lands by allowing certain commercial uses of homestead lands and encouraging the inclusion of beneficiary businesses on commercially leased lands.

9.1.3 DHHL Community Based Economic Development Initiatives

In addition to providing lands, DHHL engages in economic development through efforts such as issuing community grants to homestead associations, negotiating community benefits packages for beneficiaries, offering home ownership and financial literacy programs, and partnerships with programs offering education and technical support to beneficiary businesses.

These activities are guided by DHHL's Native Hawaiian Development Program Plan (NHDPP), which aims to improve the general welfare and conditions of native Hawaiians through education, economic, political, social, cultural, and other programs. DHHL prepares the NHDPP for approval by the HHC every two years and the plan guides the Department in providing services covering individual and community development for all beneficiaries served by the Hawaiian Homes Lands Trust.

The NHDPP establishes implementation objectives for community development through Hawaiian Home Lands Trust Grants to beneficiary organizations and technical assistance and training to beneficiary organizations and organization leaders. The NHDPP grants are available to 501(c)(3) nonprofit organizations or nonprofit organizations using a fiscal sponsor with a federal 501(c)(3) tax exemption. The program is funded by the Native Hawaiian Rehabilitation Fund (NHRF) which was created by the 1978 Constitutional Convention to finance activities intended to exclusively benefit native Hawaiians. Grants may support priority projects identified by homestead communities through the DHHL Regional Planning process or other projects and initiatives for building the organizational capacity of homestead associations. DHHL can also administer State Grants-In-Aid to beneficiary organizations.

DHHL's HALE Program was established in 2012 by the Department of Hawaiian Home Lands and aids lessees and Waiting List applicants with financial literacy education and support services including:

- ▶ Homebuyer Education
- ▶ Owner Builder Process
- ▶ Vacant Lot Construction
- ▶ Home Maintenance
- ▶ Financial Planning 101
- ▶ Lease Cancellation Prevention
- ▶ Medicare/Medicaid
- ▶ Affordable Care Act



Beneficiary Voices

"Any economic development opportunities in or near homestead communities needs to be community based economic development that supports the community that it is functioning in."

-Beneficiary February 2022

"My uncle gave me three kuleana: [1] advocate for those on the waitlist, [2] advocate for those that have homes, [3] protect the Trust. As stakeholders our voices need to be heard and now is a good time for everyone to get involved at the legislature."

-Beneficiary, February 2022

"There are two economic systems: cash economy and subsistence economy. Subsistence economy is dependent on the reef along our shores. Need to make sure we have management plans for these resources that we use for our subsistence economy, which also includes hunting. DHHL needs Policy and management plan for hunting on Hawaiian home lands."

-Beneficiary, February 2022



NHDPP – KŪLIA I KA NU‘U PROGRAM

From 2008-2013, DHHL implemented Kūlia i ka Nu‘u to increase the capacity of homestead associations to carry out programs and services addressing community needs and priorities. The program’s intent was to provide a comprehensive range of support to organizations appropriate to the unique context, nonprofit “life cycle” stage, and the types of existing and proposed programs, projects, and activities of the homestead associations. The program had five goals:

1. To support democratically elected homestead associations which are responsive to and represent the interests of their constituents
2. To strengthen the organizational capacity (leadership, governance, management, financial, administrative) of homestead associations to manage resources and assets
3. To enhance effectiveness of homestead association programs and services
4. To increase association and community sustainability
5. To increase strategic partnerships, resources, and funding

At the conclusion of the program, DHHL had made over \$3.8M in grant investments to 19 organizations and provided over 9,578 acres to 24 homestead organizations for community based economic development projects. DHHL leveraged federal, State, and private funding sources and grantees were able to leverage their own resources to move their projects forward.

9.2 BENEFICIARY MANA‘O

DHHL held beneficiary meetings related to revenue generation and economic development on February 16 and 17, 2022. Meeting notes from those meetings can be found in Appendix D and the meeting video can be found online at: <https://dhhl.hawaii.gov/po/general-plan-2022/>. The following is a summary of beneficiary input related to revenue generation and economic development issues and opportunities.

9.2.1 Issues Identified by Beneficiaries

During beneficiary consultation it was shared that economic development opportunities are an important part of building beneficiary self-sufficiency.

Some beneficiaries expressed concern over past practices of the Department in designating and leasing lands, including that leasing land to federal, State, and private users takes away opportunities for beneficiary organizations to manage and utilize lands for economic and community development activities that align with Hawaiian values. It was also pointed out that some conflicts exist between the land use designations set in the Island Plans and existing uses by projects, and that not all existing beneficiary communities have adequate lands set aside to provide economic development opportunities.

The need for revenue generation was acknowledged by beneficiaries and most agreed on the critical importance of consistent funding. One issue pointed out is that when the Department generates more revenue itself, the Legislature may provide less funding under their fiduciary obligation.

9.2.2 Policy Solutions Identified by Beneficiaries

Many shared that they see the role of the Department as providing opportunities for economic development through land use designations, dispositions to beneficiary organizations and individuals, and access to land for subsistence and cultural practices. It was recognized that DHHL has limited resources and can partner with other organizations and ali'i trusts that provided non-land based support services. It was also observed that economic development opportunities vary from island to island and should consider the community context. These opportunities should consider natural and cultural resources and the benefits of subsistence practices, healthy ecosystems, fisheries, and other food sources for the economic well-being of communities and families.

Many beneficiaries voiced support for more mercantile opportunities for beneficiary-owned businesses on Hawaiian home lands. Some noted that there are already many successful home-based businesses run by beneficiaries, and it was suggested that training and small business development should be attached to any licenses or other opportunities to operate small businesses on Hawaiian home lands in order to set beneficiaries up for success.

Some beneficiaries would also like to see more commercial opportunities for beneficiaries on DHHL's more valuable lands. It was suggested that processes that engage beneficiary groups should provide opportunities for beneficiary businesses to operate on these lands for economic development and community reinvestment.

The importance of beneficiary advocacy to the Legislature was clearly voiced during beneficiary consultation. Numerous meeting participants urged others to get involved in advocating for and testifying in support of budget requests and funding for DHHL. One beneficiary articulated this by saying that the budget is not only for the Department, but for all beneficiaries and that securing funding now will allow beneficiaries to become more self-sufficient in the future.

Lastly, while beneficiaries generally understand the need to generate revenue from the Trust assets and how that provides programmatic benefits to beneficiaries, some would like to see more direct community reinvestment. Greater transparency was also requested with a suggestion that the Department provide an update every 4-5 years on funding, progress on policies, and priorities moving forward.



9.3 LAND USE DESIGNATIONS RELATED TO REVENUE GENERATION & ECONOMIC DEVELOPMENT

The four land use designations that primarily support revenue generation and economic development are identified in the table below.

TABLE 17: LAND USE DESIGNATIONS FOR REVENUE GENERATION & ECONOMIC DEVELOPMENT

Land Use Designation	Allowable Uses	Applicable Land Disposition
Community Use	Schools/childcare, churches, cultural arts spaces, cemeteries/iwi kūpuna, renewable energy, agricultural crop processing, food & beverage, retail, personal services, office space, financial institutions, grocery/convenience stores, Utilities (water, telecommunication, wastewater, broadband)	General Lease, License (Non-Profit)
Commercial	Schools/childcare, churches, cultural arts spaces, food & beverage, retail, personal services, office space, financial institutions, grocery/convenience stores, multi-family/apartment rental dwellings*, Utilities (water, telecommunication, wastewater, broadband)	General Lease, License
Industrial	Large-scale agriculture, aquaculture, renewable energy, agricultural crop processing, animal product processing, retail, personal services, office space, financial institutions, grocery/ convenience stores, fuel/hazardous material storage, baseyard/equipment storage, wholesaling, manufacturing, waste disposal/processing, auto-repair, Utilities (water, telecommunication, wastewater, broadband)	General Lease, License
Renewable Energy	Renewable Energy (large scale), Utilities (water, telecommunication, wastewater, broadband)	General Lease, License

* Requires Hawaiian Homes Commission approval on a project-by-project basis

9.4 CLIMATE CHANGE CONSIDERATIONS

As noted in the Policies for Land Use and Water Resources and discussed in the Housing section, climate change-induced hazards should be considered in the planning and development of revenue generating and economic development lands going forward. The land use designation and siting process for these uses should consider possible impacts that may affect infrastructure, access, or long-term viability of projects. While Commercial, Industrial, and Community Use land use designations carry similar infrastructure and siting requirements, Renewable Energy areas may provide revenue generating opportunities in areas that other uses may not. Community based economic development projects and other beneficiary-led development should also consider aspects of community resilience and capacity

building to better respond to natural hazards and emergencies. Whenever practicable, DHHL should give preference to businesses, industries, and technologies that directly or indirectly support the reduction of greenhouse gases and the economic transition away from dependence on fossil fuels.

9.5 REVENUE GENERATION & ECONOMIC DEVELOPMENT GOALS, POLICIES, & METRICS FOR 2040

This section aims to address how DHHL secures and provides financial support and other resources to enhance the economic self-sufficiency and community development needs of beneficiaries, while ensuring the long-term sustainability of the Trust and continued advancement of native Hawaiians. The Goals are carried forward from the 2002 General Plan and articulate the general direction the Department is headed in terms of revenue generation for the Trust and providing economic opportunities for beneficiaries. The Policies build on the 2002 objectives, revising some to better align with current DHHL practices related to its planning system and existing policies. A number of new Policies were added under both Goals in order to provide further guidance and respond to input received relating to the provision of more mercantile opportunities, capacity building and support, and community reinvestment. The update also includes new Policies that provide guidance for aligning revenue generating activities with the General Plan Vision and Guiding Principles, mitigating impacts, and measuring and monitoring the success of the Department's investments.

TABLE 18: ECONOMIC DEVELOPMENT & REVENUE GENERATION GOALS, POLICIES, & METRICS

Goal ED-1		
Provide economic opportunities for beneficiaries on Hawaiian home lands.		
Policy		Metrics
ED-1A	Partner with organizations that support Native Hawaiian entrepreneurs and community based economic development through business education, training, financing, planning, and leasing.	# of partnerships/land dispositions for community based economic development and entrepreneur support programs
ED-1B	Support partnerships with skilled trades education and training programs on Hawaiian home lands.	# of land dispositions related to education and trade schools
		# of beneficiaries involved in skilled trades education and training programs
ED-1C	Allow limited types of low-intensity commercial activities on Residential and Agricultural homesteads per the Island Plans and continue to offer the option of Mercantile leases for qualifying activities.	# of Mercantile leases awarded
		# of home-based businesses on homesteads
ED-1D	Encourage commercial lessees to sublease to beneficiary-owned businesses.	# of commercial lessees subleasing to beneficiary owned businesses



Goal ED-1

Provide economic opportunities for beneficiaries on Hawaiian home lands.

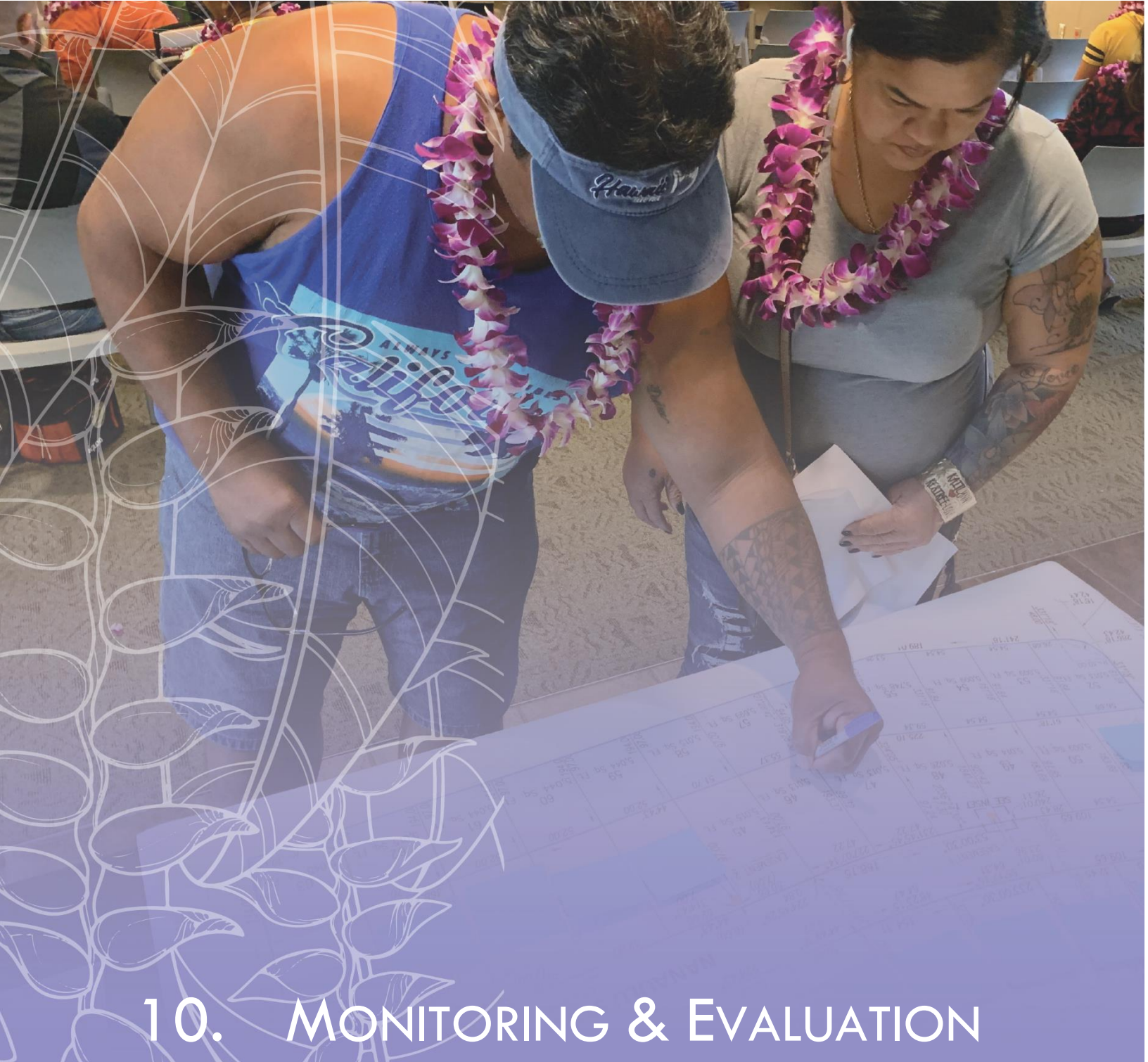
Policy		Metrics
ED-1E	Encourage inclusion of community benefits packages in Development Agreements.	#/% of commercial development agreements that include community benefits packages
ED-1F	Explore partnerships to utilize Hawaiian home lands to provide economic opportunities for beneficiaries.	# of partnerships in place for beneficiary economic opportunities
ED-1G	Implement the Native Hawaiian Development Program Plan (NHDPP) to build capacity and opportunity within homestead communities.	Implementation of the NHDPP
ED-1H	Pursue and facilitate more partnerships to leverage DHHL NHDPP grants.	# of partnerships for economic development
ED-1I	Explore opportunities to reinvest funds into homestead communities by hiring beneficiary businesses for maintenance and management of Trust assets.	# of beneficiary businesses hired

Goal ED-2

Generate significant revenue to provide greater financial support towards fulfilling the Trust's mission.

Policy		Metrics
ED-2A	Designate areas for revenue generating Commercial and Industrial uses through the Island Planning process with beneficiary input.	Beneficiary consultation during Island Planning
		#/% of acres designated Commercial and Industrial
ED-2B	Acquire land that expands opportunities for revenue generation.	# of acres acquired for revenue generation
ED-2C	Prioritize revenue generating activities that align with the General Plan Vision and Guiding Principles and the health of people and 'āina.	#/% of revenue generating dispositions that support the General Plan Vision
ED-2D	Maintain a professionally managed investment portfolio with a well-balanced mix of assets.	Portfolio diversity and performance
ED-2E	Ensure that impacts from industrial uses are adequately mitigated.	#/% of industrial leases with conditions for mitigation of environmental and community impacts
ED-2F	Ensure that DHHL's revenue generating assets are performing at or better than market levels.	Revenue generated compared to market rates
ED-2G	Ensure that revenue generating uses are consistent with the underlying land use designations and planning documents.	Acres/% of land under Industrial/Commercial LUD with land dispositions
		#/acres of revenue generating uses outside of Industrial/Commercial LUD areas

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10. MONITORING & EVALUATION

THIS CHAPTER GUIDES HOW DHHL MONITORS AND EVALUATES PROGRESS TOWARD THE GENERAL PLAN VISION, GOALS, AND POLICIES.

HAR 10-4-55 Criteria Addressed:

(8) Specify indicators to measure progress and evaluate effectiveness in meeting policy goals.

10.1 BACKGROUND AND CONTEXT

Monitoring and evaluation are important best practices for successful long-term planning. As a 20-year plan, DHHL's General Plan will be implemented incrementally as priorities, needs, and resources allow. The General Plan period also spans multiple administrations, which will bring changes to appointed positions including the DHHL Chairman and the Hawaiian Homes Commissioners. Through this timeframe, progress must be tracked, evaluated, and transparently communicated in order to ensure that the Department is acting in alignment with achieving the Vision, Goals, and Policies. This will lead to more accountable implementation of the General Plan across changing administrations and appointments, and throughout the 20-year planning horizon.

Historically, the waitlist has served as the primary metric for determining the success of the Department in fulfilling the Trust's mission. While addressing the waitlist is critical, providing homesteads is not the only initiative that is undertaken by the Department in order to further native Hawaiian rehabilitation. This General Plan update acknowledges this by incorporating measurable Metrics for each Policy and including this monitoring and evaluation component to provide guidance for tracking and reporting progress.

10.1.1 DHHL Reporting Requirements

Historically, DHHL's only record of Hawaiian Homes Commission (HHC) activities has been the annual report pursuant to §222 of the HHCA, which requires DHHL to report annually to the State Legislature on the sublease transactions occurring in the fiscal year prior to the regular session. Along with the information required under HHCA §222, the annual reports typically include updates from each DHHL division and office along with updates on new and existing programs and financial statements.

In addition to the HAR §10-4-55 criteria noted at the beginning of this section, with the adoption of the updated Planning System Administrative Rules in 2018, more specific requirements regarding evaluation of the General Plan were articulated under §10-4-59:

"§10-4-59 Evaluation. The purpose of an evaluation system is to improve the planning system and implementation effectiveness. The chairman shall present an evaluation report to the commission, which may be combined with the report required under section 222 of the act. The general plan shall specify evaluation indicators, and the department shall collect and analyze pertinent data in the evaluation report. The chairman may include other measures of performance and effectiveness. The evaluation report shall include recommendations for improvements as applicable. The chairman shall bring to the attention of the commission development plans that are completed or outdated, and a majority vote of the commission shall void or update such plans."

10.1.2 Best Practices for Implementation, Monitoring, & Evaluation

Implementation is the set of actions that carry out the Policies of the General Plan over time. As noted in HAR §10-4-59, monitoring and evaluation play a key role in the overall implementation of plans. As such, monitoring and evaluation is typically addressed under the umbrella of plan implementation and includes establishing measurable Metrics for the implementation of General Plan Goals and Policies.

A white paper on monitoring and evaluation was written for this General Plan update and is included as Appendix H. Additionally, the Pacific Policy Research Center (PPRC) completed an Evaluation Plan for DHHL that includes seven best practices to guide DHHL's application of a monitoring and evaluation program:

- ▶ **Align Outcomes to Research Questions:** Select metrics that measure or illustrate the desired change that would result from implementing a goal and/or policy.
- ▶ **Develop S.M.A.R.T. Outcomes:** Policies and associated metrics should be Specific, Measurable, Achievable, Relevant, and Time-based.
- ▶ **Integrate Participatory Research Methods into the Evaluation:** Include input and contributions from beneficiary and community stakeholders.
- ▶ **Sharing Responsibility for Impacts in the Community:** Work with other native Hawaiian serving organizations to develop collaborative strategies for tracking and measuring change in homestead and beneficiary communities.
- ▶ **Aligning Implementation and Evaluation:** Connect evaluation measures to the implementation schedule.
- ▶ **Establishing a Data Collection Schedule:** Establish baseline measures and schedule for periodic data collection on the selected metrics, including who is responsible.
- ▶ **Collecting Community Data and Metrics:** Develop tools to collect and aggregate community level data, specific to DHHL beneficiaries (e.g., beneficiary/lessee surveys, DHHL application and program data, beneficiary organizations reporting).

The American Planning Association also summarizes three ways in which identifying metrics for monitoring and evaluation enables better policy design and implementation:

- ▶ **Metrics enable clearer priorities:** Over the course of long-range plans, political, social, economic, or environmental context may change, thus regular monitoring is important to analyze conditions and help prioritize and adjust strategies to implement appropriate policies and actions.
- ▶ **Metrics help to communicate progress toward goals:** As noted in the best practices, this requires “setting a baseline” or taking an initial measurement to establish a starting point against which subsequent measurements can be compared, allowing progress to be tracked over time.
- ▶ **Metrics help to develop partnerships and collaborations:** Partnering with other agencies and nongovernmental partners can help advance the efforts around different policy topics across many fields and types of stakeholders. With more collaboration and sharing of information comes greater transparency and builds a sense of shared responsibility in advancing goals.

10.1.3 Key Needs for DHHL

While the updated HAR requirements for more intentional and regimented monitoring and evaluation of the General Plan implementation represents an important step for DHHL, there are some other considerations that will impact the Department's success.

10.1.3.1 Funding

Generally, DHHL will need to receive sufficient levels of funding in order to achieve the Goals and Policies set forth the General Plan update. Additionally, obtaining sufficient funding and dedicated resources for staff and/or consultants to implement and monitor goal and policy progress will remain an ongoing need. A theme expressed throughout beneficiary consultation and reflected through some Policies is the need

for additional staff to enable DHHL to better perform certain duties including enforcement of lease requirements to address vacant lots and violations, natural and cultural resource management, and water system management. Funding can also be used to support improved data collection, information management, and digitization of data and workflows.

10.1.3.2 Consultant Support

There are some studies and data collection needs that may require external expertise. For example, when determining the highest and best use of land for revenue generation or other purposes, a market analysis may be necessary, which would require an external consultant. An external consultant may also be necessary to gather and measure data for certain metrics such as the performance of revenue generating assets and the investment portfolio.

10.1.3.3 Partnership Opportunities

As noted in the best practices, involving beneficiaries and community stakeholders, and establishing data sharing partnerships with other beneficiary serving organizations will be likely be necessary to develop a fully comprehensive monitoring and evaluation process that includes metrics that align with the General Plan Goals and Policies. Data reporting agreements and requirements may be included in lease or license agreements if partner organizations are utilizing DHHL lands.

10.2 MONITORING & EVALUATION FRAMEWORK

Per HAR requirements, the DHHL General Plan update is required to specify indicators to measure progress and evaluate effectiveness in meeting Policies and Goals in the Plan. This is fulfilled by the Metrics that are specified for each of the General Plan Policies in the Policy chapters. The Goals, Policies, and Metrics are also compiled in Appendix I.

To guide the process of tracking and reporting results, the Monitoring and Evaluation white paper in Appendix H recommends that DHHL establish and implement a monitoring and evaluation framework. The following steps should be included in such a framework:

10.2.1 Identify Metrics and Data Sources That Align with General Plan Goals and Policies

Measures should incorporate S.M.A.R.T. outcome principles. Internal data currently being collected and tracked by DHHL should be prioritized before identifying potential external data sources and partnerships. Available data should be inventoried, and data collection methods assessed at this stage to ensure the data will remain available in a consistent and useful format going forward.

10.2.2 Identify Roles and Responsibilities for Collecting, Monitoring, and Organizing Data

Leverage existing roles and processes such as annual reports, federal reporting requirements and chairperson strategic planning. Consider collaborative strategies for sharing responsibility across partner agencies and organizations as noted below.

10.2.3 Secure Agreements to Access and Track External Data

Consider working with Native Hawaiian serving and other organizations currently leasing DHHL lands. Establish reporting standards for service organizations and other entities leasing DHHL lands that lend to data tracking and metrics.

10.2.4 Establish an Implementation and Evaluation Schedule

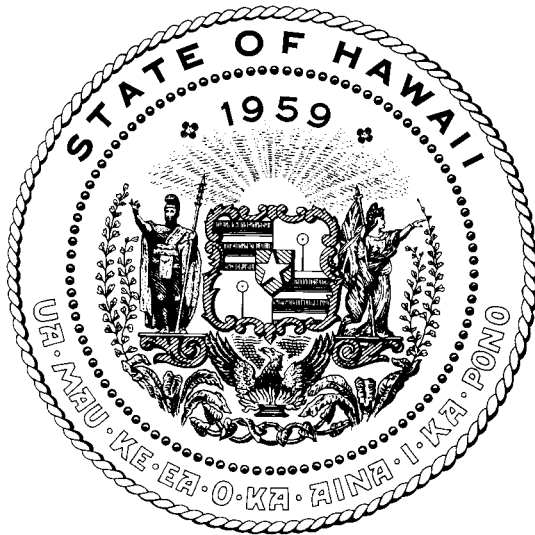
Establish baseline measurements for each outcome. Consider DHHL priorities and determine reasonable and realistic timelines for consistent measurements. Some outcomes will take longer to manifest in the community than others, which should be taken into account when developing a data collection schedule. Additionally, available resource and budget may dictate what is possible. Establishing a frequency table for data collection based on these considerations will support maintaining a realistic and sustainable schedule.

10.2.5 Establish a Reporting and Dissemination Process

A reporting and dissemination strategy should be established as part of the monitoring and evaluation framework in order to set expectations for stakeholders and build transparency and accountability on the part of DHHL. A variety of reporting formats can be considered, including written reports, summary reports, highlights for newsletters, policy/practice briefs, conferences, presentations (e.g., to Commission or community groups), peer-reviewed articles, data dashboards, social media posts, online videos/blogs/vlogs, emails, and brochures (mailed, electronic).



*Beneficiary consultation meeting for the DHHL Hanapēpē Homestead Community Master Plan
(source: DHHL)*



Department of Hawaiian Home Lands

General Plan

Approved by the Hawaiian Homes Commission
February 26, 2002

GENERAL PLAN

MISSION STATEMENT

Our mission is to manage the Hawaiian Home Lands trust effectively and to develop and deliver lands to native Hawaiians. We will partner with others towards developing self-sufficient and healthy communities.

GOALS AND OBJECTIVES

Land Use Planning

Goals:

- Utilize Hawaiian Home Lands for uses most appropriate to meet the needs and desires of the beneficiary population.
- Encourage a balanced pattern of contiguous growth into urban and rural growth centers.
- Develop livable, sustainable communities that provide space for or access to the amenities that serve the daily needs of its residents.

Objectives:

- Provide space for and designate a mixture of appropriate land uses, economic opportunities and community services in a native Hawaiian-friendly environment.
- Direct urban growth to priority development areas based on infrastructure availability, feasible site conditions, beneficiary preferences and job opportunities.
- Develop improved relationships with the Counties to ensure reliable and adequate delivery of services to homesteaders.
- Consider opportunities to acquire or exchange for lands best suited for purposes of the Hawaiian Homes Commission Act.

Residential Uses

Goals:

- Substantially increase the number of residential homesteads awarded each year.
- Provide a mix of housing opportunities that reflect the needs and desires of native Hawaiian beneficiaries.

- Provide residential homesteads, financing, and other housing opportunities, especially to those most in need.
- Develop integrated residential communities that are reflective of the diverse socio-economic profiles of the native Hawaiian community.
- Ensure existing homestead neighborhoods are maintained as healthy and attractive communities for future generations.
- Increase the potential for beneficiaries to qualify for residential housing financing.

Objectives:

- Devote a significant share of time and resources to serve applicants with income below 80% of the median family income level.
- Provide a variety of residential types to meet the needs of beneficiaries in terms of construction procedures (owner-builder, turnkey, self-help), types of housing units (single-family, multi-family, kupuna housing, rental, etc.) and financing.
- Ensure the availability of housing with a range of types and affordability to accommodate persons and families of all income levels and in locations that are convenient to employment and quality public and private facilities.
- Deliver an average of 500 new residential housing opportunities per year in proportion to the number of applicants on the residential waiting list for each island.
- Facilitate education in home ownership, financing, maintenance and long-term financial resource management.
- Work with homestead associations to identify opportunities to revitalize existing neighborhoods.

Agricultural and Pastoral Uses

Goals:

- Increase the number of agricultural and pastoral leases awarded each year.
- Provide infrastructure, technical assistance and financial support commensurate with the intended uses of agricultural and pastoral lots.
- Provide agriculture and pastoral commercial leasing opportunities for beneficiaries.
- Conserve the most productive agriculture lands for intensive agriculture and pastoral use.

Objectives:

- Assist existing and future lessees in acquiring technical, marketing and financial assistance to increase productivity, economic efficiency and markets for their products.
- Provide agriculture and pastoral homestead lots for subsistence and supplemental purposes.
- Provide general lease agriculture and pastoral lots of adequate size for commercial farming or ranching business purposes by native Hawaiians.
- Establish minimum infrastructure requirements for agricultural and pastoral leases.

Water Resources

Goals:

- Provide access to quality water in the most cost-effective and efficient manner.
- Ensure the availability of sufficient water to carry out Hawaiian Home Lands' mission.
- Aggressively exercise and protect Hawaiian home land water rights.

Objectives:

- Establish water partnership arrangements.
- Identify and establish a clear understanding of existing water resources available to the Hawaiian Home Lands Trust.
- Implement State water use plans, rules and permits to ensure access to water resources for current and future uses on Hawaiian home lands.

Land and Resource Management

Goals:

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

Objectives:

- Preserve and protect significant natural, historic and community resources on Trust lands.
- Manage interim land dispositions in a manner that is environmentally sound and does not jeopardize their future uses.

- Allow native Hawaiian use of natural resources on Trust lands for traditional and cultural purposes.
- Enforce governmental health and safety standards and protect life and property from the effects of natural hazards and disaster on Hawaiian home lands.

Economic Development

Goals:

- Generate significant revenue to provide greater financial support towards fulfilling the Trust's mission.
- Provide economic opportunities for beneficiaries within areas designated for their use.

Objectives:

- Generate \$30 million in land revenues annually (adjusted for inflation) by 2014.
- Use no more than 1.0% of Hawaiian home lands for Commercial and Industrial Uses by 2014.
- Assist native Hawaiian entrepreneurs by supporting opportunities for business education, training, financing, planning and leasing.
- Acquire land that expands opportunities for revenue generation.
- Create a professionally-managed investment portfolio with a well-balanced mix of assets.

Building Healthy Communities

Goals:

- Empower the homestead associations to manage and govern their communities.
- Establish self-sufficient and healthy communities on Trust lands.


Objectives:

- Build partnerships with public and private agencies to ensure reliable and adequate delivery of services to homesteaders.
- Establish and implement a planning system that increases beneficiary participation in the development and use of Hawaiian home lands and improves communications between DHHL and the beneficiary community.

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STATE OF HAWAII DEPARTMENT OF HAWAIIAN HOME LANDS

October 18-19, 2021

To: Chairman and Members, Hawaiian Homes Commission
From: Andrew H. Choy, Acting Planning Program Manager 
Subject: For Information Only – Beneficiary Consultation
Meetings Regarding the DHHL General Plan Update

Recommended Action

For information only. No action required.

Purpose

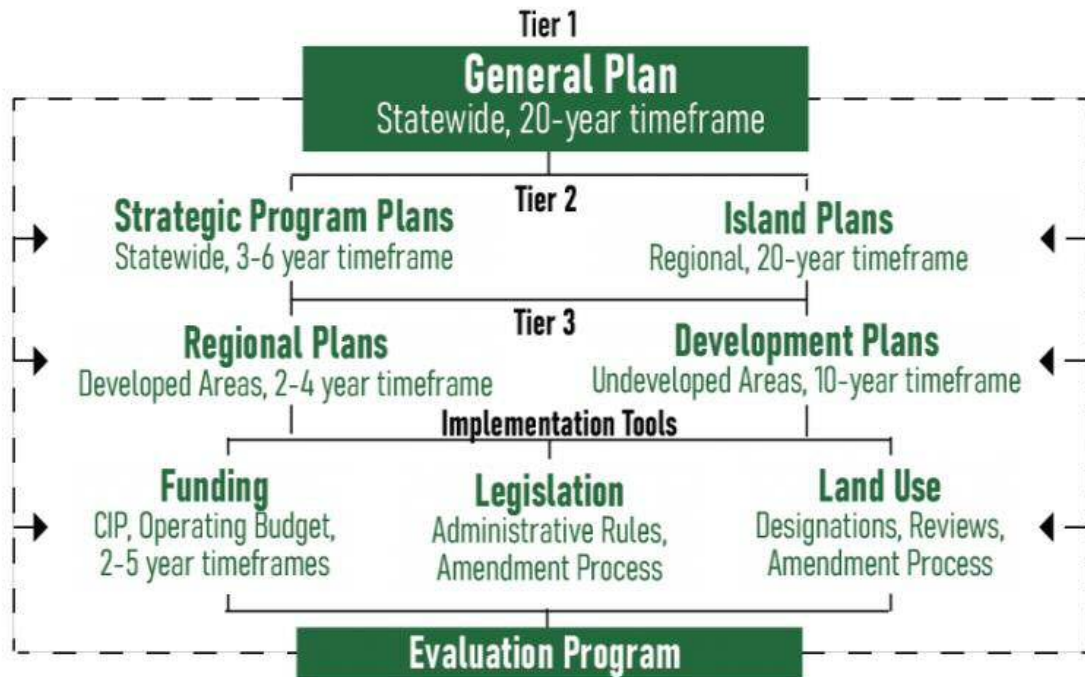
The purpose of this informational submittal is to update the Commission on the status of the DHHL General Plan Update process, share results from the first round of beneficiary consultation, summarize input from the General Plan Investigative Committee, and inform the members of the next round of beneficiary consultation meetings, which will take place between November 2021 and February 2022. The HHC was last briefed on the General Plan Update process at its February 2021 Regular meeting (Exhibit A).

Background

Hawaii Administrative Rules (HAR) 10-4-51 establishes the DHHL Planning System. These rules took effect in August 2018. The purpose of the DHHL Planning System is to further the objectives of the Hawaiian Homes Commission Act (HHCA) by systematically coordinating the management of Hawaiian Home Lands and programs in a manner that is comprehensive, consistent, and collaborative. The Planning System establishes a three-tier hierarchy of plans. Tier 1 is the top tier consisting of the DHHL General Plan. Tier 2 and Tier 3 are the lower tiers that are guided by the General Plan and have more specific geographic and/or programmatic focusses.

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Figure 1 DHHL Planning System



Tier 1 of the Planning System contains the General Plan, which identifies long-term goals, articulates vision, and organizes priorities for DHHL and the Hawaiian Homes Commission. The General Plan sets the foundation for all the programs, policies, and plans of the Department which are then implemented by available funding, federal and state legislation, and DHHL Island Plan Land Use Designations.

Per HAR 10-4-55, the General Plan at a minimum shall:

1. Establish a uniform system of **Land Use Designations** that all **Island Plans** shall use;
2. Establish the relationship between land use designations and the applicable types of land dispositions;
3. Establish criteria to identify suitable lands for homesteading;
4. Establish criteria to determine available lands not required for homesteading within the planning period;
5. Establish criteria to identify lands for revenue generation;

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6. Establish criteria to identify lands for community use and policies to govern how the community could manage such lands for community building;
7. Establish level of service standards for infrastructure and community facilities, or specify a program plan or methodology to develop such standards; and
8. Specify indicators to measure progress and evaluate effectiveness in meeting policy goals.

LAND USE DESIGNATIONS

DHHL Island Plans articulate the HHC's policy of how DHHL lands should be utilized on an island. Table 1 below gives an overview of the existing Land Use Designations in the DHHL Oahu Island Plan and corresponding definition of the designation. It should be noted that the definition of Land Use Designations vary slightly across the different DHHL Island Plans. Through this General Plan Update, staff hopes to bring more uniform consistency to Land Use Designation definitions across all DHHL Island Plans.

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Table 1 – Land Use Designation Definitions in the Oahu Island Plan

Land Use Designation	Definition
Homestead Uses	
Residential	Residential lot subdivisions built to County standards in areas close to existing infrastructure. Residential waiting list.
Subsistence Agriculture	Small lot agriculture. Lifestyle areas intended to allow for home consumption of agricultural products. Agriculture waiting list.
Supplemental Agriculture	Large lot agriculture. Intended to provide opportunities for agricultural production for supplemental income and home use. Agriculture waiting list
Pastoral	Large lot specifically for pastoral uses. Ranch plan and fencing required. Pastoral waiting list.
Non-Homesteading Uses	
General Agriculture	Intensive or extensive farming or ranching allowed. May serve as interim use until opportunities for higher and better uses become available.
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.
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.
Conservation	Environmentally sensitive areas. Lands with watersheds, endangered species, critical habitats, historic and cultural sites, other environmental factors. Very limited uses.
Commercial	Lands suitable for retail, business, and commercial activities.
Industrial	Lands suitable for processing, construction, manufacturing, transportation, wholesale, warehousing, and other industrial activities.

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The DHHL General Plan Update process provides an opportunity to re-examine this list of Land Use Designation categories and suggest meaningful amendments. This is an important opportunity as DHHL Island Plan Land Use Designations are the mechanism in which the HHC sets major policy direction on each island by directing DHHL on how it should utilize trust lands. While DHHL can utilize its lands for various purposes and land uses, moving forward through this update process each Land Use Designation definition should articulate how a Land Use Designation will benefit current beneficiaries and/or sustain the DHHL Trust for the benefit of future generations of beneficiaries yet to come.

GENERAL PLAN UPDATE PROCESS AND SCHEDULE

The HHC adopted the first DHHL General Plan in 2002. Per HAR 10-4, the DHHL General Plan must be updated at least once every 20-years. Additionally, the existing 2002 DHHL General Plan does not meet the new requirements of HAR 10-4 (enacted August 2018). As such, DHHL initiated the process to update its General Plan in the fall of 2020. The update process is anticipated to take a period of approximately 20 months inclusive of beneficiary consultation beginning in September 2020 with anticipated conclusion in Fall of 2022. Updates to the project schedule are summarized herein.

An investigative committee of the Hawaiian Homes Commission was appointed on August 18, 2020 (Exhibit D). The members of the permitted interaction group include Randy K. Awo, Russell K. Kaapu, Zachary Z. Helm, and William Aila, Jr., Chair. Initially, the group's work was expected to be completed over a series of five meetings spread out over the course of a 20-month planning process. The initial assumption of five meetings was based on conducting five full-day meetings. However, the committee will meet more often for shorter two-hour durations per meeting. To date, the investigative committee has met four times in November 2020, December 2020, January 2021, and July 2021. During the committee meetings, members provided feedback and input on the following topics:

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- Review and provide feedback on the overall framework and process for the General Plan update;
- Review and provide feedback on assumptions of a vision statement;
- Review and provide feedback on major historical watershed events in DHHL's history that have had major implications on HHC and DHHL policy;
- Review and provide feedback on a "report card" evaluation assessment of DHHL's progress towards achieving the 2002 DHHL General Plan goals and policies. The assessment was conducted by DHHL consultant SSFM International;
- Review and provide feedback on beneficiary consultation process and meeting content;
- Review and provide feedback on draft vision statement and guiding principles;
- Review and provide feedback on General Plan Update outline; and
- Review and provide feedback on the draft Land Use Designations and Framework.

BENEFICIARY CONSULTATION

Two rounds of beneficiary consultation were originally scoped for the process. The first Round was completed in March and April 2021 as described below. The second round was planned to coincide with the release of the draft plan. The interest and participation in the first round of meetings evidenced the need for additional beneficiary consultation to inform the development of specific policy recommendations for the General Plan. The approach and schedule for remaining beneficiary consultation is discussed below.

Round 1 Beneficiary Consultation Results

Traditionally, beneficiary consultation meetings on statewide initiatives such as the General Plan have been conducted via in-person meetings held on each island. However, due to COVID-19 restrictions, initial beneficiary consultation meetings were conducted virtually via Zoom. In addition, DHHL hosted a virtual "open-house" that

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provided an overview of the information presented during the beneficiary meetings and opportunities for beneficiaries to provide feedback on General Plan topics. The virtual "open-house" was hosted on the project website, which is linked to from DHHL website.

The first round of beneficiary consultation meetings were conducted two parts. Part 1 was hosted in Zoom meetings on March 3rd, 8th, and 9th and covered the following topics:

- Team and project introduction;
- Overview of the General Plan & Update Process;
- Present "report card" evaluation assessment of DHHL progress to meet 2002 General Plan goals and policies and collect beneficiary feedback on the evaluation;
- Collect beneficiary feedback on desired vision for the DHHL trust in 2040.

Part 2 beneficiary consultation web meetings were hosted on Zoom on April 1st, 5th, and 7th. The April meetings covered the following topics with beneficiaries:

- Re-cap feedback from the March meetings on Vision for 2040;
- Present a draft Vision statement for beneficiary review and feedback;
- Provide informational overview of DHHL Land Use Designations;
- Collect beneficiary feedback on potential types of Land Use Designations they would like to see on Hawaiian Home Lands in the future.

The first round of six beneficiary consultation meetings were attended by a total of 299 people. The meeting utilized Mentimeter live polling to capture additional feedback and information; the 165 attendees who participated in the live polling identified themselves as 72 people on the waitlist, 65 lessees, 6 people with undivided interest not yet converted, and 22 who identified their beneficiary status as "other".

The part one meetings provided beneficiary input

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related to a shared vision for 2040. The input was synthesized into four vision elements that became the basis for the draft vision statement. The four vision elements are: Self-Sufficiency, Healthy & Sustaining Beneficiaries; Connecting Beneficiaries to the Land; and Sufficient Funding & Resources.

In addition to the Draft Vision, Draft Guiding Principles were also developed. These principles are broad themes that articulate the key values that the plan should uphold and advance, which will be referenced throughout the General Plan to show how goals and policies support them. The Draft Vision and Guiding Principles are attached as Exhibit B.

Part two of the Round 1 Beneficiary Consultation focused on gathering input from beneficiaries on desired land uses and how Hawaiian Home Lands can benefit beneficiaries. The process built from the visioning discussion from part 1 meetings to begin identifying land uses that support the range of needs and benefits for the Trust and/or beneficiaries.

Input from the HHC Investigative Committee articulated that uses of Hawaiian Home Lands must first support the purposes of the Hawaiian Homes Commission Act as outline in Title 1A, Section 101 of the Act and under Article XII, Section 1 of the Hawai'i State Constitution. Based on this and input gathered through beneficiary consultation, the project team identified four goals that land use designations also seek to advance:

1. A Sustainable Trust
2. Healthy land & water
3. Strong Communities
4. Empowered Beneficiaries

Investigative Committee members also requested that the General Plan make clear that the HHC holds the authority to direct implementation of land use designations. A member also highlighted the challenge that the land use framework to come out of the General Plan Update must strike a balance between the Trust's

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obligation to provide leases and benefits to those currently on the waitlist and use land and resources to support existing lessees and homestead communities.

Round 2 Beneficiary Consultation

Four sets of beneficiary consultation meetings are scheduled for November 2021, December 2021, January 2022, and February 2022 as the second round of beneficiary consultation for the General Plan update. Each set includes two virtual meetings. Two General Plan topic areas will be covered per meeting.

Table 2 - Round 2 Beneficiary Consultation Schedule/Topics

Topics Covered	Timing
Land Use & Water Resources Infrastructure	November 2021 (2 meetings)
Housing Food Production	December 2021 (2 meetings)
Healthy Communities Natural & Cultural Resource Management	January 2022 (2 meetings)
Revenue Generation Economic Development	February 2022 (2 meetings)

Round 3 Beneficiary Consultation

Round 3 beneficiary consultation is anticipated to take place in summer of 2022, and to coincide with the release of the draft Plan for beneficiary review. It is anticipated that these meetings will take place in person and will include seven meetings (two on Hawai'i Island, one each on O'ahu, Maui, Kaua'i, Moloka'i, and Lāna'i).

Recommended Action

For information only. No action required.

ITEM G-3 EXHIBIT C JULY 2022

STATE OF HAWAII DEPARTMENT OF HAWAIIAN HOME LANDS

February 16-17, 2021

To: Chairman and Members, Hawaiian Homes Commission
From: Andrew H. Choy, Acting Planning Program Manager *AC*
Subject: For Information Only – Beneficiary Consultation
Meetings Regarding the DHHL General Plan Update

Recommended Action

For information only. No action required.

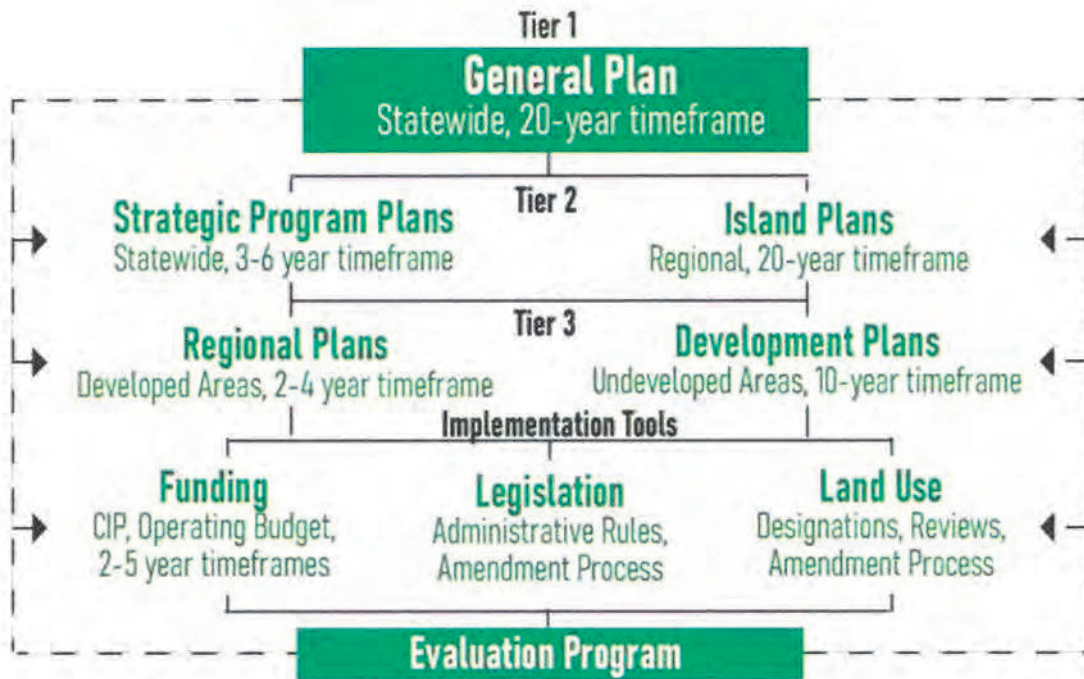
Purpose

The purpose of this informational submittal is to update the Commission on the status of the DHHL General Plan Update process and inform the members of upcoming beneficiary consultation meetings in March and April of 2021.

Background

Hawaii Administrative Rules (HAR) 10-4-51 establishes the DHHL Planning System (Exhibit A). These rules took effect in August 2018. The purpose of the DHHL Planning System is to further the objectives of the Hawaiian Homes Commission Act (HHCA) by systematically coordinating the management of Hawaiian Home Lands and programs in a manner that is comprehensive, consistent, and collaborative. The Planning System establishes a three-tier hierarchy of plans. Tier 1 is the top tier consisting of the DHHL General Plan. Tier 2 and Tier 3 are the lower tiers that are guided by the General Plan and have more specific geographic and/or programmatic focusses.

Figure 1 DHHL Planning System



Tier 1 of the Planning System contains the General Plan, which identifies long-term goals, articulates vision, and organizes priorities for DHHL and the Hawaiian Homes Commission. The General Plan sets the foundation for all the programs, policies, and plans of the Department which are then implemented by available funding, federal and state legislation, and DHHL Island Plan Land Use Designations.

Per HAR 10-4-55, the General Plan at a minimum shall:

1. Establish a uniform system of Land Use Designations that all Island Plans shall use;
2. Establish the relationship between land use designations and the applicable types of land dispositions;
3. Establish criteria to identify suitable lands for homesteading;
4. Establish criteria to determine available lands not required for homesteading within the planning period;
5. Establish criteria to identify lands for revenue generation;

ITEM G-3 EXHIBIT C JULY 2022

6. Establish criteria to identify lands for community use and policies to govern how the community could manage such lands for community building;
7. Establish level of service standards for infrastructure and community facilities, or specify a program plan or methodology to develop such standards; and
8. Specify indicators to measure progress and evaluate effectiveness in meeting policy goals.

LAND USE DESIGNATIONS

DHHL Island Plans articulate the HHC's policy of how DHHL lands should be utilized on an island. Table 1 below gives an overview of the existing Land Use Designations in the DHHL Oahu Island Plan and corresponding definition of the designation. It should be noted that the definition of Land Use Designations vary slightly across the different DHHL Island Plans. Through this General Plan Update, staff hopes to bring more uniform consistency to Land Use Designation definitions across all DHHL Island Plans.

ITEM G-3 EXHIBIT C JULY 2022

Table 1 - Land Use Designation Definitions in the Oahu Island Plan

Land Use Designation	Definition
Homestead Uses	
Residential	Residential lot subdivisions built to County standards in areas close to existing infrastructure. Residential waiting list.
Subsistence Agriculture	Small lot agriculture. Lifestyle areas intended to allow for home consumption of agricultural products. Agriculture waiting list.
Supplemental Agriculture	Large lot agriculture. Intended to provide opportunities for agricultural production for supplemental income and home use. Agriculture waiting list
Pastoral	Large lot specifically for pastoral uses. Ranch plan and fencing required. Pastoral waiting list.
Non-Homesteading Uses	
General Agriculture	Intensive or extensive farming or ranching allowed. May serve as interim use until opportunities for higher and better uses become available.
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.
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.
Conservation	Environmentally sensitive areas. Lands with watersheds, endangered species, critical habitats, historic and cultural sites, other environmental factors. Very limited uses.
Commercial	Lands suitable for retail, business, and commercial activities.
Industrial	Lands suitable for processing, construction, manufacturing, transportation, wholesale, warehousing, and other industrial activities.

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The DHHL General Plan Update process provides an opportunity to re-examine this list of Land Use Designation categories and suggest meaningful amendments. This is an important opportunity as DHHL Island Plan Land Use Designations are the mechanism in which the HHC sets major policy direction on each island by directing DHHL on how it should utilize trust lands. While DHHL can utilize its lands for various purposes and land uses, moving forward through this update process each Land Use Designation definition should articulate how a Land Use Designation will benefit current beneficiaries and/or sustain the DHHL Trust for the benefit of future generations of beneficiaries yet to come.

GENERAL PLAN UPDATE PROCESS AND SCHEDULE

The HHC adopted the first DHHL General Plan in 2002. (Exhibit B) Per HAR 10-4, the DHHL General Plan must be updated at least once every 20-years. Additionally, the existing 2002 DHHL General Plan does not meet the new requirements of HAR 10-4 (enacted August 2018). As such, DHHL has initiated the process to update its General Plan in the fall of 2020. The update process is anticipated to take a period of approximately 20 months inclusive of beneficiary consultation beginning in September 2020 with anticipated conclusion in summer of 2022 (Exhibit C).

An investigative committee of the Hawaiian Homes Commission was appointed on August 18, 2020 (Exhibit D). The members of the permitted interaction group include Randy K. Awo, Russell K. Kaapu, Zachary Z. Helm, and William Aila, Jr., Chair. Initially, the group's work was expected to be completed over a series of five meetings spread out over the course of a 20-month planning process. The initial assumption of five meetings was based on conducting five full-day meetings. However, the committee will meet more often for shorter two-hour durations per meeting. To date, the investigative committee has met three times in November 2020, December 2020, and January 2021. During the committee meetings, members provided feedback and input on the following topics:

- Review and provide feedback on the overall framework

- and process for the General Plan update;
- Review and provide feedback on assumptions of a vision statement;
- Review and provide feedback on major historical watershed events in DHHL's history that have had major implications on HHC and DHHL policy;
- Review and provide feedback on a "report card" evaluation assessment of DHHL's progress towards achieving the 2002 DHHL General Plan goals and policies. The assessment was conducted by DHHL consultant SSFM International;
- Review and provide feedback on beneficiary consultation process and meeting content.

Beneficiary Consultation

Traditionally, beneficiary consultation meetings on statewide initiatives such as the General Plan have been conducted via in-person meetings held on each island. However, due to COVID-19 restrictions, initial beneficiary consultation meetings will be conducted virtually via Zoom. In addition, DHHL will be hosting a virtual "open-house" that will allow beneficiaries to provide feedback on General Plan topics should they be unable to participate in virtual meetings. The virtual "open-house" will be hosted on the DHHL website.

The first round of beneficiary consultation meetings is scheduled for March 3rd, 8th, and 9th. The first-round of meetings will cover the following topics with beneficiaries:

- Introduce the project to beneficiaries;
- Provide an overview of the General Plan & Update Process;
- Present "report card" evaluation assessment of DHHL progress to meet 2002 General Plan goals and policies and collect beneficiary feedback on the evaluation;
- Collect beneficiary feedback on desired vision for the DHHL trust in 2040.

A subsequent second round of beneficiary consultation meetings is tentatively scheduled for April 1st, 5th, and

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7th. The April meetings will cover the following topics with beneficiaries:

- Re-cap feedback from the March meeting on Vision and provide a draft Vision statement for beneficiary review and feedback;
- Provide informational overview of DHHL Land Use Designations;
- Collect beneficiary feedback on potential types of Land Use Designations they would like to see in the future.

Subsequent beneficiary consultation meetings will be scheduled later in 2021. Meeting format and schedule is to be determined based on COVID-19 conditions.

Recommended Action

For information only. No action required.

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 18 - 19, 2022

TO: Chairman and Members, Hawaiian Homes Commission
Through: Andrew H. Choy, Planning Program Manager *AC*
FROM: Gigi O. Cairel, Grants Specialist *G. Cairel*
Subject: \$10 million Grant Solicitations

RECOMMENDATION/ACTION

None; For information only.

DISCUSSION

The Hawaii State Legislature appropriated a one-time only \$10 million in State General Funds to the Department of Hawaiian Home Lands (DHHL) for "services to existing homesteads." This is a separate and distinct allocation from the \$600 million that the Legislature appropriated to the department. The legislative intent for the \$600 million is to reduce the number of applicants on the DHHL waiting list.

The Hawaiian Homes Commission (HHC) at its regularly scheduled meeting on June 20 - 21, 2022, approved the department's agency budget for Fiscal Year 2023 (FY). The approval included allocating \$7.5 million from the \$10 million in State General Funds (as described above) to the DHHL Native Hawaiian Development Program Plan (NHDPP). These funds will be used as a funding source for the DHHL Community Development Grants program to provide "services to existing homesteads."

Additionally, the HHC approved a \$1 million allocation from the Native Hawaiian Rehabilitation Fund (NHRF) as a funding source for the DHHL Community Development Grants program. This brings the total DHHL Grants budget for FY 23 to \$8.5 million.

The department's goals for the FY 23 Grants Program are as follows:

- Support improvements to existing community facilities located on Hawaiian Home Lands
- Support existing programs and services to lessees
- Support homestead community capacity building in areas such as leadership development, succession planning, strategic planning, project planning and management, fund development/grantwriting, community outreach, programs and services
- Support all other projects including
 - New and emerging programs and services for beneficiaries
 - Planning, design, construction of new community facilities located on Hawaiian Home Lands
 - "Priority Projects" identified as a Priority Project in a DHHL Regional Plan
- Leverage the \$8.5 million budget with other funds, including federal, state, county and private sources.

The implementing action to deploy the funds is through the DHHL Community Grants program, using the State Procurement method called, "Competitive Sealed Proposals" (also called "Request for Proposals" or RFP). The department anticipates issuing multiple RFPs, due to the nature of the funds being used and funding conditions.

Please refer to the RFPs , when they become available, for details on applicant eligibility, project eligibility, application criteria, submission requirements, etc.

The following projects are not eligible for the FY 2023 DHHL Grants Program because these services are currently provided by other DHHL vendors.

- Housing counseling to address barriers in order to achieve housing goals through homeownership or rental housing counseling
- Homeownership assistance program to assist with mortgage payments, utilities, property taxes, etc.
- Emergency rental assistance

Decision-making Process

Grant applications are first reviewed for completeness, compliance with any open/existing DHHL grant, and compliance in the online Hawaii Compliance Express (HCE) system. Any current

grantee with a delinquent grant report(s) are ineligible from applying for a new DHHL grant.

Grant applications are then reviewed by a DHHL Grants Review Committee and may be comprised of department staff and qualified individuals from across the state or any combination thereof. Committee recommendations are compiled then submitted to the Hawaiian Homes Commission for consideration and final decision-making.

Authority

Per Hawaii Administrative Rules (HAR) 10-6.1, the DHHL Native Hawaiian Development Program Plan (NHDPP) shall be funded by the Native Hawaiian Rehabilitation Fund (NHRF), federal, state, county and private sources.

RECOMMENDATION/ACTION

None; For information only.

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 18, 2022

To: Chairman and Members, Hawaiian Homes Commission
Thru: Andrew H. Choy, Planning Program Manager *AC*
From: Pearlyn L. Fukuba, Planner *plf*
Subject: For Information Only - Status Update on Plan
Implementation in the Kona Moku, Island of O'ahu

Recommended Action

For information only. No action required.

Background

By request of the Chairman, the Planning Office provides the Hawaiian Homes Commission (HHC) with a status report on prior policies and/or plans that affect lands and homestead communities where the HHC conducts its monthly community meeting. For July 2022, the Planning Office is providing an update on implementation of various plans and programs for the Kona Moku planning region.

Discussion

EXISTING PLANS & IMPLEMENTATION STATUS

O'ahu Island Plan Policies Related to the Kona Moku

The purpose of each DHHL Island Plan is to:

- (1) Provide a comprehensive resource for planning and land management purposes;
- (2) Establish land use designations (LUD) for all land holdings to promote orderly land use development and efficient development of infrastructure systems; and
- (3) Identify island-wide needs, opportunities, and priorities.

The O'ahu Island Plan (OIP) was adopted by the HHC in 2014. The Island Plan delineated four planning districts, or moku, for the island of O'ahu: Wai'anae, 'Ewa, Kona, and Ko'olaupoko.

Within the Kona moku, the OIP identifies the following land use designations and acreage amounts for lands within the ahupua'a and/or homestead areas of Moanalua, Kapālama, Papakōlea, Kewalo, Kalāwahine Streamside, and Mō'ili'ili, summarized in Table 1 below. See Exhibit A, DHHL Landholdings, and Exhibit B, Honolulu Ahupua'a Land Use Designations.

Table 1: Kona Moku LUD Summary

Land Use Designation (LUD)	Moanalua (acres)	Kapālama (acres)	Papakōlea, Kewalo & Kalāwahine (acres)	Mō'ili'ili (acres)	Percent of LUD on O'ahu
Special District	--	--	15	--	6%
Conservation	--	--	70	--	3%
General Ag	--	--		--	
Residential	--	--	90	--	5%
Pastoral	--	--	--	--	
Subsistence Ag	--	--	--	--	
Supplemental Ag	--	--	--	--	
Industrial	15	2			3%
Community Use	--	--	2	--	1%
Commercial	--	3		2	5%
TOTALS	15	5	177	2	23% 199 acres

O'ahu Island Plan Implementation Status

Since the OIP was adopted in July 2014, no land use amendments or updates to the Papakōlea region have been proposed or are being considered. The plan acknowledges that from the standpoint of proximity to employment, this is an ideal location for homestead residents employed within the Primary Urban Core of Honolulu. However, the following are constraints to additional residential homestead development of these lands, including infill strategies such as secondary dwelling units:

- steep slopes -- potential for rock falls and instability
- aging water and sewer lines

- drainage and flooding issues
- lack of off-street parking

Fifteen (15) acres within the Moanalua ahupua'a and five (5) acres within the Kapālama ahupua'a are used strictly for revenue generation at this time. Both areas were examined for potential transit-oriented redevelopment opportunities.

The Moanalua and Kapālama properties had existing low rise light industrial and commercial uses when they were added to the inventory, and are designated as such in the OIP. Both areas now fall within Honolulu City and County Transit-Oriented Development (TOD) planning areas for transit stations along the HART rail transit line and DHHL worked with consultants to examine opportunities and identify conceptual plans for the Moanalua Kai (Shafter Flats) and Kapālama properties. Geotechnical studies determined the capacity of the lands to accommodate proposed redevelopment, which then had to be revised to reflect potential impacts from sea level rise.

The final report recommendations include:

- lower density redevelopment
- an "as is" scenario for parts of the area
- thorough consideration of early termination or restructuring of the existing uncovered leases
- consideration of the environmental and site condition data that were uncovered

The 2-acre Mō'ili'i site, the former Bowl-O-Drome building and parking lot, is being redeveloped as the Department's first high-rise affordable rental project and will provide beneficiaries an opportunity to live within Honolulu's urban core. Upon completion, the 210-foot, 23-story high rise is expected to have 270 living units, management offices, laundry and mailroom, community facilities, retail space and a parking structure.

Papakōlea Regional Plan and Priority Projects

The Papakōlea Regional Plan was prepared in 2009 as part of DHHL's Regional Plan update process for the lands within the Honolulu Ahupua'a. In June 2019, DHHL initiated the process to update the regional plan and the updated plan was adopted by the HHC in July 2020.

The planning process engaged the Papakōlea, Kewalo, and Kalāwahine Streamside lessees and their 'ohana in identification of vision, values, issues and needs, development of a list of priority projects, and preparation of a draft and final Regional Plan Update. The beneficiaries identified the following Priority Projects:

- Native Hawaiian Education and Culture Community Center/Hawaiian Homestead Kūpuna Supportive Living Center (combines two Priority Projects)
- Build a New Community Center
- Care Home for Kūpuna
- Traffic Safety Program

Papakōlea Regional Plan Implementation Status

Table 2, below, describes each Priority Project and the current status:

Table 2 Papakōlea Regional Plan Implementation Status

Priority Project	Description	Current Status
1/2. Native Hawaiian Education and Culture Community Center/ Hawaiian Homestead Kūpuna Supportive Living Center (combines two Priority Projects)	This project will provide a place for social, educational and cultural enrichment for 'ohana, serving beneficiaries from infant to kūpuna. Partnerships with other Native Hawaiian organizations and community programs will help to provide quality services, including Hawaiian Language classes, classrooms and offices for Native Hawaiian practitioners and businesses, playground and open space, full kitchen, garden and aquaculture area, farm space for native plants/medicinal plants/fruit trees, cultural walking path and parking.	<p>In 2021, the Papakōlea Community Development Corporation (PCDC) contracted G70 to facilitate the design and planning to build the Learning Center. During 2021 and 2022, community meetings and charettes were held to review past work, form a vision for the property and collect feedback on draft renderings.</p> <p>PCDC continues to work with Keala Pono – Archaeological Consultant for environmental work. Fundraising continues to complete additional plans, including the Environmental Assessment.</p> <p>In 2021, PCDC also contracted Group 70 to facilitate the design and visioning for a kupuna supportive living center. Work on this project has halted because new needs and</p>

Priority Project	Description	Current Status
		potential partners have emerged. PCDC plans to return to community to gather updated input on the needs of kūpuna in the homesteads.
3. Build a New Community Center	The community has outgrown the current facilities located at 2150 Tantalus Drive. Major renovations are needed to address the 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. 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 to meet the current and future needs of this homestead.	While working to build a new community center and basketball complex, PCDC secured funds to replace the playground, install turf on the lawn area and make improvements to the basketball courts. PCDC is fundraising for replacement of the Basketball Court Complex (\$10 million). \$250,000 was raised to replace the playground and resurface the courts. Playground equipment was ordered in April 2022 and delivery/installation is expected in August 2022.
4. Care Home for Kūpuna	The community envisions a care home for kūpuna to provide care services to families that need assistance. The project would provide services such as 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 needs of their kūpuna would have a safety and qualified place within their community.	Not implemented. A champion for this project will need to be identified.
5. Traffic Safety Program	The Papakōlea region is located along the steep hillsides of Pūowaina and the base of the Ko'olau mountains. The streets are winding roadways that switch back-and-forth throughout the homesteads. The majority of the two-land roads do not have sidewalks and have limited crosswalks. The lack of off-street parking results in crowded roadways with parked vehicles, including abandoned vehicles.	In Spring 2021, a traffic study was conducted by the City and County of Honolulu and the report is forthcoming. A community meeting will be scheduled to gather input and feedback, and finalize the traffic safety improvements for Tantalus Drive.

Recommendation

None; for information only.

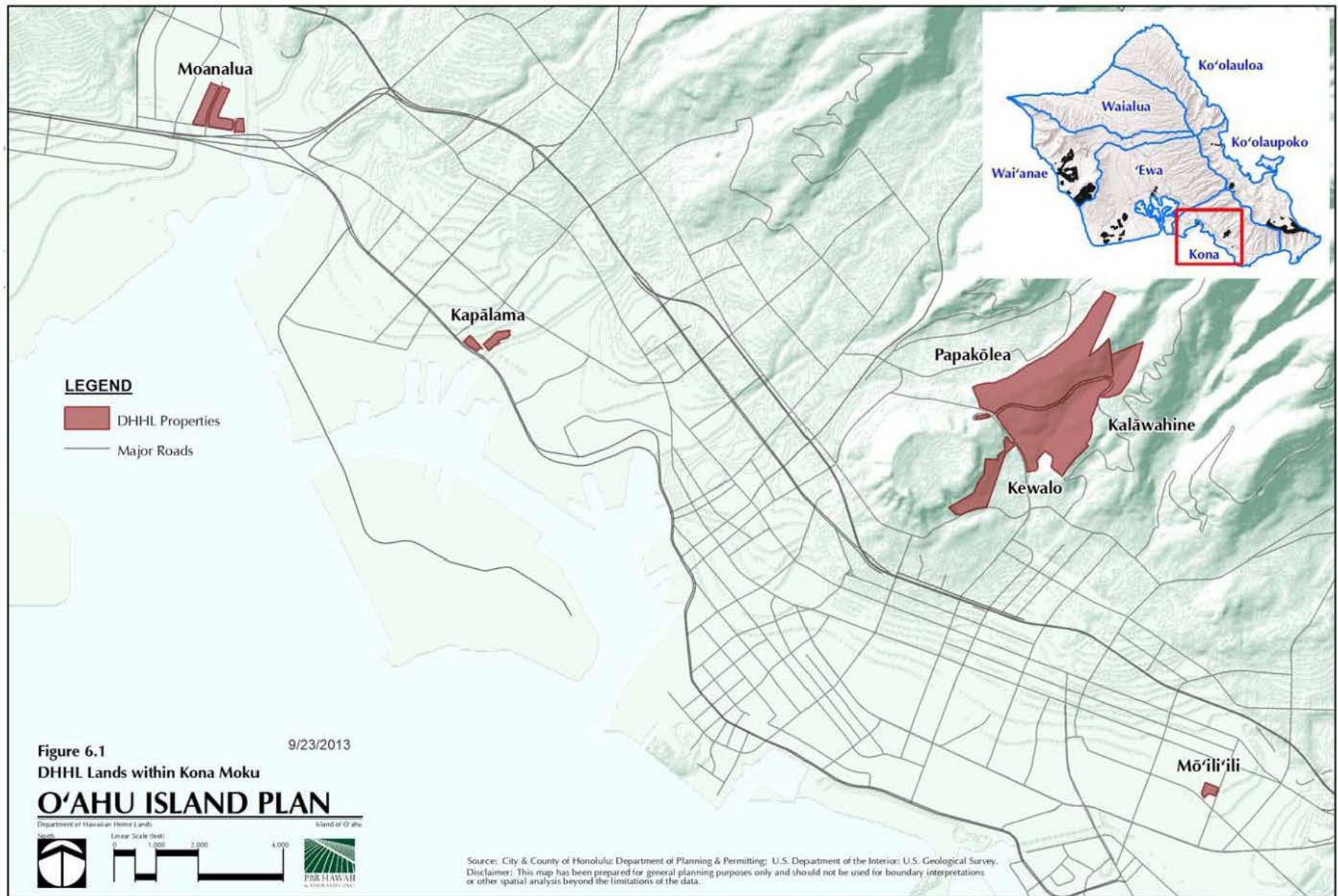


Figure 6-1 DHHL landholdings within Kona Moku

**HAWAIIAN HOMES COMMISSION
JULY 18 & 19, 2022
FACE-TO-FACE &
INTERACTIVE CONFERENCE
TECHNOLOGY**

**J – ITEMS
REQUESTS TO ADDRESS THE
COMMISSION**

Hawaiian Homes Commission
General Agenda
July 19, 2022

- J-1 Harold Vidinha – Kekaha Hawaiian Homestead Association
- J-2 Vernetta Lee – Lease Cancellation
- J-3 Jimmie L. Swann Jr. – Successorship
- J-4 Kona Jugoz and Dawne Keli holokai – Traffic Calming PKEA
- J-5 Blossom Feiteira – Various Concerns

From: [harold vidinha](#)
To: [Burrows-Nuuuanu, Leatrice W](#)
Subject: [EXTERNAL] DHHL in person meetings
Date: Thursday, June 16, 2022 6:05:26 AM

Aloha Lea my I am president of Kekaha Hawaiian Homestead Association (KHHA) and would like to speak at the upcoming meeting in July. I will be speaking on behalf of the Homesteaders in Hanapepe, Kauai about the land behind their homes. Also about a piece of land in Kekaha which I have submitted a request to lest on behalf of KHHA. I don't know where or when the meeting for July will be but am willing to fly to wherever it will be providing it does not interfere with what is already on my schedule. I would also like to be placed on the list to speak at the August meeting on Kauai to follow up on the issues discussed in July. Please send the dates and times for these meetings. Mahalo Nui Loa.

Aloha and God Bless

Burrows-Nuuanu, Leatrice W

From: DHHL.ContactCenter
Sent: Wednesday, June 22, 2022 7:29 AM
To: Burrows-Nuuanu, Leatrice W
Subject: FW: [EXTERNAL] J agenda

Follow Up Flag: Flag for follow up
Flag Status: Flagged

From: Vernie Lee
Sent: Tuesday, June 21, 2022 8:36 PM
To: DHHL.ContactCenter <dhhl.contactcenter@hawaii.gov>
Subject: [EXTERNAL] J agenda

Hi I would like to make a request to be put on J Agenda in regards to my late Husband Walter Lee. July 18, 2022 is the date I'm requesting. Thank Tou, Vernette Lee

[Sent from Yahoo Mail for iPhone](#)

From: dhhl.icro1@hawaii.gov
Sent: Monday, June 27, 2022 8:00 PM
To: Burrows-Nuuanu, Leatrice W
Subject: New submission from Submit J-Agenda Testimony

Name

Selena Swann

Email

selena.swann@hawaiianair.com

Message

To whom it may concern,

I'm submitting this testimony on behalf of Jimmie Leon Swann Jr. and Ohana. Prior to Danette Rayford's passing on January 13, 2007 she submitted paperwork on May 27, 2006 updating her Designation Of Successor. Danette was prompted to revise her Successors due to her stage IV lung cancer diagnosis. This revision added Jimmie L Swann Jr and Gayle Sale along with Robert Swann as Successors. She also signed paperwork revoking any previous designators filed with and approved by the DHHL. Danette submitted the revised Designation Of Successorship as she was aware of the differences her two sons had and how Robert could be biased in regards to his brother Jimmie and Ohana. Gayle Sale was added as an unbiased mediator between the two sons and to assure the land would remain within the Ohana. After the passing of my mother-in-law Danette Rayford, Robert Swann became the lessee for the property of 89-436 Keaulana Avenue Waianae, 96792 on March 21, 2011. Upon the passing of Robert Swann, we were only then made aware that the new Designation Of Successor that Danette Rayford submitted back in 2006 was still pending documents (birth certificates) for Jimmie L Swann Jr and Gayle Sale. We were recently made aware that a letter from Teri Loo was sent to Danette Rayford dated June 22, 2006 requesting the designation paperwork along with the requested birth certificate documentation. During this time frame, Danette was confined to home hospice due to her terminal cancer diagnosis. To the best of our knowledge, Danette never received this letter, or if she did, she was not in any condition to act upon it. We are able to provide the required birth certificates which were required in 2006 for Jimmie Swann Jr.

After Robert Swann's passing, our family submitted a letter to DHHL contesting our rights to our Ohana land. During this time our Ohana has paid the back land taxes, and has been making efforts to clean up the property and other unpaid bills Robert Swann had neglected during his time as the Lessee. All of these efforts were made strictly only by Jimmie Swann Jr, Morrisha Arrington-Alvarez and Marvilyn Holi-Arrington. We were made aware that Kaimana Swann-Merritt was awarded the lease as successor to Robert Swann. Kaimana sent a certified written letter on May 13, 2022 stating everyone residing at said address was being evicted within 45 days.

I/we know that a certified birth certificate is a legal document and it states Robert Swann as Kaimana Swann-Merritt's father. However, this document does not prove blood relation. Robert Swann is not Kaimana's biological father. Our Ohana scheduled and paid for a DNA test for Jimmie and Kaimana to show proof that Robert is not Kaimana's biological father, which Kaimana did not show for his appointment to collect his sample. I/we know stated by the laws and DHHL, in order to be a successor/lessee, an individual is required to provide proof of blood quantum. We are humbly asking for your consideration in reviewing/granting the late Danette Rayford's request submitted on May 27, 2006 for Designation of Successor. Our home (land/property) has been in our Ohana for nearly a century. It has been home to multiple generations of our Ohana. It saddens our hearts that this could be stripped from our Ohana because of a self serving individual who has no blood relation to the matriarch of our Ohana, Danette Rayford. Kaimana's eviction notice to the remaining family members residing at the property is evidence his intentions are solely self-serving.

Mahalo for your assistance. Your consideration to help our Ohana rectify this situation will be greatly appreciated. If you need any additional information prior to the J-Agenda testimony, I can be reached at my email address above or cell phone 808-216-4269.

Sincerely,

Selena K. Swann
Jimmie L. Swann Jr

From: dhl.icro1@hawaii.gov
To: [Burrows-Nuuanu, Leatrice W](#)
Subject: New submission from Submit J-Agenda Testimony
Date: Friday, July 01, 2022 6:17:53 AM

Name

Kona Jugoz

Email**Message**

My name is Don Kona Jugoz, Our community has been requesting traffic calming since 2016. We heard that the funding has been approved but to date nothing has been done to make our roads safe. If there are accidents on Farrington Highway drivers speed through our community trying to divert traffic by accessing Hakimo, and Paakea roads to Waianae or Honolulu. mopeds and ATVs also use our community roads as an access to the beach. It seems as though someone has to lose their lives in order to get traffic calming installed, as we've seen in Nanakuli, and Zablau.

From: dhl.icro1@hawaii.gov
To: [Burrows-Nuuanu, Leatrice W](#)
Subject: New submission from Submit J-Agenda Testimony
Date: Tuesday, July 05, 2022 11:34:25 AM

Name

Blossom Feiteira

Email

[_____](#)

Message

REV:

Request placement on Item J of the Hawaiian Homes Commisison Agenda for July 19, 2022.
Please remove previous request, as I have the wrong date.

Mahalo,
Blossom Feiteira