

**Beneficiary Consultation #2: Mā'ili Homestead Community Residential Development Plans**  
**Virtual Meeting**  
**April 7, 2022, 6:30 pm to 8:00 pm**

## Background

Background: The Department of Hawaiian Home Lands (DHHL) is planning the design of approximately 40 acres of DHHL lands in Mā'ili, Wai'anae, O'ahu. The purpose of the project is to provide residential opportunities for DHHL's waitlist beneficiaries.

This summary includes:

- Comments and Questions from meeting attendees
- Project Information and Answers from DHHL/Gray Hong Nojima

Question: Do you foresee any pitfalls to get funding for the project?

Answer: There is a draft Legislative bill for \$600 million to fund development and other purposes. DHHL encourages the public to share their mana'o with their legislator(s). At this time, the proposed Senate/House version does not talk about construction projects. DHHL hopes that a compromise will happen, but we will see what projects emerge on May 5, 2022 (end of the legislative session).

Question: What is the projected range for the home cost?

Answer: Current housing costs in East Kapolei are about \$275,000-\$400,000/home + \$1/per year for a 99-year lease). Package homes, e.g. Honsador, range from \$150,000-\$250,000/home. Other building options include Habitat for Humanity. It is difficult to project the exact cost at this time since the project completion date is expected to be in about 5 or 6 years. DHHL will keep beneficiaries informed. Also, multi-family unit prices would be different and dependent on home ownership or rental status.

Question: Who else will be contributing to roadway and traffic improvements?

Answer: At this time, DHHL is not looking for partnerships with other agencies. There are not a lot of off-site improvements identified. DHHL would utilize legislative appropriation(s) or trust funds.

Question: How much will the project cost?

Answer: It is pending, a very rough estimate for off-site improvements will depend on input from other agencies.

Question: Will there be self-help options?

## **Beneficiary Consultation #2: Mā'ili Homestead Community Residential Development Plans Virtual Meeting**

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- Answer: At this point in the project timeline, different housing options are not decided. It is probable that there may be self-help option(s). The main focus right now is the environmental impacts. There will be more answers to come as the process evolves.
- Question: How does one inquire about a housing voucher?
- Answer: Section 8 vouchers (City program) have been used/are eligible for the rental program. Interested persons should talk to their Section 8 representative to see if it's possible to use the voucher for mortgage payments and which Section 8 restrictions would apply.
- Comment: Will the Legislative proposal for mortgage down payment assistance be a part of this project?
- Answer: It is unlikely that it will be a part of this project. The purpose of the down payment assistance is to allow those on the waitlist to get into units as quickly as possible. It is unlikely that there will be funding from the 2022 legislative proposal when this project is completed, unless legislators deem the legislation successful and put in additional funding.
- Question: What about a rent-to-own option?
- Answer: DHHL will look at multiple options, there are enough lots in the Mā'ili project to accommodate different options. We are still in the environmental/planning stage so options will be decided later in the process.
- Question: I attended a lottery years ago, but haven't heard anything back.
- Answer: DHHL's Homestead Services Division (HSD) can be contacted for follow up. Beneficiaries can ask about their placement on the waitlist and provide current contact information to help ensure that department-issued notices are received. NOTE: The HSD web address was shared in the Chat Room.
- Question: Will there be a homeowners association?
- Answer: Yes, a homestead association will be formed by the lessees. There may not be a formal DCCR homeowner association.
- Comment: Why is the project taking so long, (I want it done) before I die.
- Question: What happens if the beneficiary applicant passes?
- Answer: Applicants can assign a family member to be a successor. The successor should qualify to be a beneficiary, which requires a 50% Hawaiian blood quantum, to take the applicants place on the waitlist.
- Question: Is there anything coming up sooner in the Kapolei area?
- Answer: Yes, another increment of Ka'uluokaha'i (East Kapolei II). Plans are currently under City review/approval. When approved, the department will issue an invitation for bid. The contract is expected to be in by summer, a notice to proceed will be issued and

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construction is expected to take one to one and a half years. There will be approximately 130 lots.

Question: Why aren't there other uses besides homesteading at the site, e.g. pharmacy, clinic?

Answer: The focus is to provide as many homesteading opportunities as possible. The applicant wait list is long and applicants are aging. There are an additional 40 acres that is leased to Kamehameha School for community-type facilities.

Question: Is this project a part of SB3359?

Answer: Yes. (\*Subject to change since Legislature is currently in session).

Question: My husband is 50% Hawaiian. Will his children, who are 25% Hawaiian, be eligible as successors?

Answer: The Hawaiian Homes Commission Act requires an applicant successor to be 50% Hawaiian. A lease successor must be at least 25% Hawaiian. There's a difference between the applicant successor and the lease successor.

Question: Are there traffic/road plans for Ulu Ke Kukui corner to Kaukama Street? Will there be a cost share between Kamehameha Schools, Sea County or any other developers since there will be multiple users?

Answer: It is pending DOT/DTS feedback. Presently, the traffic report did not find that a road extension is necessary at this time. However, the project is still in the early planning stage. This can be revisited as the project progresses. Cost sharing is typical for new developments, e.g. if/when Kamehameha schools conducts future development, and not for existing developments.

Question: Will DHHL provide homeowner workshops?

Answer: DHHL's HALE program has provided opportunities in the past. The department website has additional information for future opportunities. NOTE: HALE web address was shared in the Chat Room.

Question: Will there be any agricultural lands opening in the area?

Answer: If the department can acquire Waianae lands for that purpose, e.g. Lualualei ammunition depot may be moving to Westloch, then agricultural lands could be offered.

Question: Is this a residential project?

Answer: Yes, a residential project. It is likely that there could be a turnkey portion, vacant lot (owner-builder) portion and/or other types of residential offerings once we understand what the environmental impacts will be for the project.

Question: Is the plan to rent these units through realty agencies? There have been Craigslist listings offering 2 bedroom units at \$1300 and the rentals are for anyone, not just Hawaiians.

## **Beneficiary Consultation #2: Mā'ili Homestead Community Residential Development Plans Virtual Meeting**

**April 7, 2022, 6:30 pm to 8:00 pm**

- Answer: Please notify/forward rental notices to the DHHL if there are Craigslist advertisements for Hawaiian homeland rentals being made available to the general public. That would be a violation of the beneficiaries' lease. DHHL lessees can only rent to people with 50% Hawaiian blood and must receive Hawaiian Homes Commission approval.
- Question: Are the homes going to be built at ground level or on stilts?
- Answer: It is too early in the process for that determination. We are currently studying the environmental impacts and infrastructure to support the project.
- Comment: Future presentations should show a zoomed-out regional map to include Kaukama and St. Johns Roads.
- Question: Are there thoughts to not call this a homestead? Is it being called residential to distinguish from pastoral and ag leases?
- Answer: Yes, it is being called a residential project to distinguish it from pastoral or ag leases.
- Question: HALE website says that enrollment is closed since July 2021 – when will the workshops be offered again?
- Answer: DHHL will follow up with HALE program. Feel free to share your contact information privately in the Chat Room so that the HALE program can directly contact interested persons.
- Question: There's a rumor that they want to pay off people on the waitlist.
- Answer: The Legislative proposal to provide funds for mortgage downpayment is to purchase a home anywhere in Hawaii. In return, the beneficiary would remove their name from the waitlist.
- Comment: Put the date/year on presentation timeline.
- Question: Are the 2-bedroom Craigslist advertisements for short-term rentals at Ulu Ke Kukui until DHHL takes over construction?
- Answer: There's a distinction between the Ulu Ke Kukui general lease to a developer that is supposed to redeveloping the property versus a regular residential homestead lease.
- Question: Parking is always a problem in any development. How will this project address that issue?
- Answer: Parking will be provided in the multi-family area that will have 2-3 story buildings. There will be garage and on-street parking for the single family homes. Parking will be further analyzed during the design phase. East Kapolei homes are set back 20 feet to allow 1 or 2 cars on the lot, as well as garage plus on-street parking. The 5,000 square foot lots help to provide adequate parking in the house design.
- Question: Who is likely to get a homestead offer?
- Answer: The department goes in order of the waitlist by seniority (earliest date).

**Beneficiary Consultation #2: Mā'ili Homestead Community Residential Development Plans**  
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Comment: Consider 3-car garages.

Question: Consider master bedroom on 1<sup>st</sup> floor.

Comment: Design decisions are to come – it will probably be several years before we reach the design stage of the project.

Question: How large will the lots be?

Answer: Single family lots are expected to be about 5,000 square feet. Multi-family buildings/unit sizes are not decided at this time.

Question: Can my stepchild be my successor?

Answer: Yes, if the stepchild has 50% Hawaiian blood quantum.

Question: Is there a dollar amount for the proposed legislation in down payment assistance?

Answer: The current House version notes up to \$100,000.

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