

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS  
**HAWAIIAN HOMES COMMISSION MEETING/WORKSHOP AGENDA**

91-5420 Kapolei Parkway, Kapolei, O‘ahu, Hawai‘i, and  
Zoom: Meeting ID: 609 754 2925 PW:giU7Mf (case sensitive)  
Monday, July 17, 2023, at 9:30 a.m., to be continued, if necessary, on  
Tuesday, July 18, 2023, at 9:30 a.m.

Livestream available at [www.dhhl.hawaii.gov/live](http://www.dhhl.hawaii.gov/live)

*Note: Commission Meeting Packets will be available at [dhhl.hawaii.gov](http://dhhl.hawaii.gov) by Wednesday, July 15, 2023.*

**I. ORDER OF BUSINESS**

- A. Roll Call
- B. Approval of Agenda
- C. Approval of Minutes:
  - a. June 16, 2023 Budget Workshop
  - b. June 26 & 27, 2023 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 when 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 Ratification of Loan Approvals (see exhibit)
- D-4 Approval of Homestead Application Transfers / Cancellations (see exhibit)
- D-5 Approval to Certify Applications of Qualified Applicants for the Month of June 2023 (see exhibit)
- D-6 Approval of Assignment of Leasehold Interest (see exhibit)
- D-7 Approval of Amendment of Leasehold Interest (see exhibit)
- D-8 Approval to Issue Non-Exclusive Licenses for Rooftop Photovoltaic Systems for Certain Lessees (see exhibit)
- D-9 Commission Designation of Successor – **WAYNE W. KAUPIKO**, Residential Lease No. 09314, Lot No. 1, Kaniohale, Hawai‘i
- D-10 Approval of Subdivision Transfer of a Portion of Lease and Amendment – **PAUL M. PURDY**, Lease No. 2778, Lot No. 69, Kuhio Village, Hawai‘i
- D-11 Commission Designation of Successor – **COLETTE MACHADO**, Residential Lease No. 9556, Lot No. 37, Ho‘olehua, Molokai
- D-12 Request for Relocation – **RAYMOND K. ROWE**, Lease No. 8987, Lot No. 56B, Keaukaha, Hawai‘i



## B. REGULAR AGENDA

### Office of the Chairman

- C-1 Approval of Lease Award Pi'ilani Mai Ke Kai Subdivision Phase II-Residential Vacant Lots-Anahola, Kaua'i (see exhibit)

### Land Development Division

- E-1 Approval of Finding of No Significant Impact (FONSI): Villages of Leiali'i, Village 1-B Subdivision Project - Final Environmental Assessment; Wahikuli, District of Lahaina, Maui Island; TMK Nos. (2)4-5-021:007 (por.), 010 (por.), 014 (por.), 020, 021 (por.), (2) 4-5-036:109, 110, 112 (por.), and Portion of Honoapi'ilani Highway Right-of-Way

### Land Management Division

- F-1 Approval to Extension of Lease Term Expired or Scheduled to Expire for various General Leases, Kaei Hana I Industrial Subdivision, Waiakea, South Hilo, Hawai'i TMK Nos. (3) 2-2-060:052, 061, 062, 068, 070, 071, and 072
- F-2 Approval to Issue Right of Entry Permit to Ko'olau Foundation, Haiku, He'eia, O'ahu, TMK: (1) 4-6-015:014 (por.)
- F-3 Approval to Issue Second Amendment to Right of Entry Permit No. 701, Hawaiian Telcom, Maku'u, Island of Hawai'i, TMK Nos. (3) 1-5-119:051, (3) 1-5-118:048, (3) 1-5-120:036, and (3) 1-5-121:046
- F-4 Approval to Issue License Easement for Kulana Lot Access Purposes to Clay & Jeannie Yoshida, Georg & Karleen Abalos, and Reid Yoshida, TMK: (4) 4-8-011:022 (por.)
- F-5 Approval to Issue of Right of Entry Permit to Akana Brother's Construction LLC, Mapunapuna, Island of O'ahu, TMK Nos.: (1) 1-1-064:033; and 021
- F-6 Approval to Issuance of a General Lease to Waiohuli Hawaiian Homesteaders Association, Inc., Waiohuli-Keokea, Maui, TMK Nos: (2) 2-2-028:181(por.), and (2) 2-2-002:014 (por.)

### Planning Office

- G-1 Approval of the Re-use of the Existing Building (former military temporary housing) at 91-1071 Yorktown Street, Kalaeloa, moku of 'Ewa, Ahupua'a of Honouliuli, island of O'ahu TMK (1) 9-1-013:024 (por.) Designated "Industrial" as an Acceptable Use Pursuant to the DHHL General Plan Update 2022

## III. ITEMS FOR INFORMATION/DISCUSSION

### A. REGULAR ITEMS

#### Office of the Chairman

- C-2 For Information Only – Report and Recommendations from the Permitted Interaction Group, Appointed Pursuant to HRS § 92-2.5 and HAR § 10-2-16(b)(1), to Study and Recommend Strategies Related to Fairness in Lease Transfers
- C-3 For Information Only – Report and Recommendations from the Permitted Interaction Group, Appointed Pursuant to HRS § 92-2.5 and HAR §10-2-16(b)(1), to Study, Evaluate, and Recommend Strategies Related to Geothermal Exploration, Feasibility, Extraction, and/or Use on Hawaiian Home Lands



C-4 For Information Only – Draft 2023 Annual Performance Report (APR) – Native Hawaiian Housing Block Grant

Homestead Services Division

D-1 HSD Status Reports

A.-Homestead Lease and Application Totals and Monthly Activity Reports

B.-Delinquency Reports

C.-DHHL Guarantees for FHA Construction Loans

Land Development Division

E-2 For Information Only – Act 279 Implementation Encumbrance Report as of June 30, 2023

E-3 For Information Only – Papakolea Projects Update

Planning Office

G-2 For Information Only – Water Policy Plan Implementation Report for FY ‘23 and Draft Water Policy Implementation Plan for FY ‘24

G-3 For Information Only – Status Update on Plan Implementation in the Kona Moku, Island of O‘ahu

#### **IV. ANNOUNCEMENTS AND RECESS**

1. DHHL Community Meeting July 17, 2023- Papakolea, O‘ahu, Stevenson Middle School, 1202 Prospect Street, Honolulu, Hawaii, 96822



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**I. ORDER OF BUSINESS**

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**II. ITEMS FOR INFORMATION/DISCUSSION**

**A. GENERAL AGENDA**

Requests to Address the Commission

- J-1 Gil Campbell – Lease Issue
- J-2 Lydia Kamoku – Successorship Issues
- J-3 Leilehualani Kane – Waiahole Waikane Hawaiian Homestead Association
- J-4 Blossom Feiteira – Various Concerns
- J-5 Kaleo Cullen – Kahikinui
- J-6 Chantal Kelihoomalu - Kapolei Community Development Corporation (KCDC)
- J-7 Adrienne Kia – Waiohuli Lessee

**III. ANNOUNCEMENTS AND ADJOURNMENT**

- A. Next HHC Meeting –August 21 & 22, 2023, Hilton Garden Inn Kuhio Room, 3-5920 Kuhio Highway, Kapa‘a, Kauai, 96746
- B. Next DHHL Community Meeting – August 21, 2023 – King Kaumuali‘i School.
- C. Adjournment



Kali Watson, 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  
Makai Freitas, West Hawai‘i  
Dennis L. Neves, Kaua‘i  
Vacant, 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 12, 2023. 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 12, 2023, or (3) live, oral testimony online by joining the Zoom meeting and relabeling your profile to include the agenda item you wish to testify on. Please keep your computer muted and your camera off until you are called. You will need a computer with internet access, a video camera, and a microphone to participate. Testimony may be limited to three (3) minutes per person.

**Disruption of Interactive Technology** – If audiovisual communication cannot be maintained by all participating Commissioners and a quorum is lost, the meeting will automatically be recessed for 30 minutes. During that time, an attempt to restore audiovisual communication will be made. If such an attempt to restore is unsuccessful within 30 minutes, all Commissioners, members of the public, staff, and other interested individuals shall log on again to the Zoom link on this Notice, whereby audio communication will be established for all participants and the meeting will continue. If reconvening the meeting is not possible because audio and visual communication cannot be re-established, the meeting will be terminated.



**ITEM C-1****APPROVAL OF LEASE AWARD PI'ILANI MAI KE KAI SUBDIVISION PHASE II-RESIDENTIAL  
VACANT LOTS-ANAHOLA, KAUA'I**

<b>NAME</b>	<b>APPL DATE</b>	<b>LOT NO</b>	<b>TAX MAP KEY</b>	<b>LEASE NO</b>
WENDELL L KEAWEMAHI	06/06/1986	44	(4) 4-8-022-133	13021
BENNY W LAGMAY	4/22/1986	16	(4) 4-8-022-105	13022
MADONNA L KALEIOHI	10/29/1990	29	(4) 4-8-022-116	13023
JONA MARIE K.P. AHUNA	08/12/1988	24	(4) 4-8-022-113	13024
ELIZABETH K. PREM	10/14/1988	47	(4) 4-8-022-136	13025
EMERY K KAUANUI	05/21/1976	41	(4) 4-8-022-130	13026
MICHAEL TODD MARTIN	03/17/1986	23	(4) 4-8-022-112	13027

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

<b>LESSEE</b>	<b>LEASE NO.</b>	<b>AREA</b>
BEAUFORD, Shawnise K.	11585	Kanehili, Oahu
CULLEN, Wayne K.	9704	Lualualei, Oahu
HOOPII, Carrie K.	6296	Keaukaha, Hawaii
HULU, Samuel K., Jr.	5881	Kalamaula, Molokai
ISHIKAWA, Melvin S.	8552	Princess Kahanu Estates, Oahu
KAOPUA, Sherman K.	11180	Panaewa, Hawaii
KYLE, Abraham, III	6709	Waianae, Oahu
KYLE, Corinna	6709	Waianae, Oahu
LEE, Herbert A. M.	6357	Kawaihae, Hawaii
LEONG, Calvin	9850	Maluohai, Oahu
LEONG, Keone	12666	Kanehili, Oahu
MCFEELEY, Lillian K.	2926	Nanakuli, Oahu
MEDEIROS, Reid E. K. K.	12426	Kauluokahai, Oahu
MEDINA, Katherine L. M.	12983	Kakaina, Oahu
PANGKEE, Nohea M.	5758	Hoolehua, Molokai
SEGUANCIA, Glenn Q., Jr.	8578	Nanakuli, Oahu
WAHINEKAPU, Charmaine I.	9418	Kaniohale, Hawaii
WAKINEKONA, Kahealani	6195	Puukapu, Hawaii
YIM, Edith W.	2168	Kewalo, Oahu

**ITEM D-3 EXHIBIT****RATIFICATION OF LOAN APPROVALS**

<b>LESSEE</b>	<b>LEASE NO.</b>	<b>AREA</b>
GOMES, Andrew M. K.	3880	Kalamaula, Molokai
GOMES, Corina N. K.	3880	Kalamaula, Molokai
KEAHI, Precious	3880	Kalamaula, Molokai
WOODWARD, James W. M. K.	13013	Waianae, Oahu



**ITEM D-4 EXHIBIT**

**APPROVAL OF HOMESTEAD APPLICATION TRANSFERS / CANCELLATIONS**

<b>APPLICANT</b>	<b>AREA</b>
AHKOI, William M., Jr.	Hawaii IW Pas to Oahu IW Agr
AH MOOK SANG, Henry P.	Molokai IW Agr
AKANA, Henry Jr.	Maui IW Agr
AKANA, Henry Jr.	Maui IW Res
AKANA, Legend K.	Oahu IW Res
AKINA, Gerald Sr.	Hawaii IW Res
CHAI-SIAFUAFU, Germaine L.	Oahu IW Res
CRAWFORD, Abraham E.	Oahu IW Res
DAMAS, Mark S.	Oahu IW Agr to Hawaii IW Agr
DE SILVA, Yukie-Lynn	Kauai IW Agr
DE SILVA, Yukie-Lynn	Kauai IW Res
DUARTE, Mary K.	Oahu IW Res
FERNANDES, Alethea H.	Kauai IW Agr
FERNANDES, Alethea H.	Kauai IW Res
GARCIA, Earlyne K.	Maui IW Agr
HAMMOND, Barbara J.	Kauai IW Agr
HANSON, Henrietta U.	Hawaii IW Agr
HARDWICK, Davelynn K.L.	Molokai IW Res
HEEN, Ernest Jr.	Waimanalo Area / Oahu IW Res
HOLOKAHI, Francis N., Jr.	Kauai IW Agr
JOHN, Michael M., Jr.	Hawaii IW Agr
KAIO, Dennis J.	Oahu IW Agr
KAIO, Dennis J.	Oahu IW Res
KALAMA, Elmonte P.	Molokai IW Res
KALAU LI, Richardson K.	Waimanalo Area / Oahu IW Res
KALAU LI, Richardson K.	Hawaii IW Agr
KALEI, Walter	Waimanalo Area / Oahu IW Res
KALILIKANE, Elenora	Maui IW Agr
KANAEHOLO, Julian K., Jr.	Hawaii IW Agr
KANAEHOLO, Julian K., Jr.	Hawaii IW Res
KANAHELE, Blossom L.	Kauai IW Agr
KANAHELE, Blossom L.	Kauai IW Res
KANAHELE, Miriam Ella	Kauai IW Agr
KANOA, Elizabeth	Waimanalo Area / Oahu IW Res
KAOHELAULI, Loka J.	Kauai IW Agr
KAUPU, Sean Thomas K.	Oahu IW Res
KAWELO, David	Oahu IW Res
KEALOHA, Peter S., Jr.	Hawaii IW Agr
KEALOHA, Peter S., Jr.	Hawaii IW Res
KEALOHA, Ronald K.	Kauai IW Agr
MATTHEWS, Clara K.	Maui IW Res to Oahu IW Res
NAONE, Solomon P., Sr.	Oahu IW Agr to Hawaii IW Agr
NAONE, Solomon P., Sr.	Oahu IW Res to Hawaii IW Res
PAVAO, Donovan R.K.	Maui IW Res to Hawaii IW Res
TEHOTU, Shalane	Oahu IW Res



VENTURA, Kiki L.L.  
WILLIAMS, Frances A.

Hawaii IW Res  
Maui IW Res to Oahu IW Res  
\* IW = Islandwide

**ITEM D-5 EXHIBIT**

APPROVAL TO CERTIFY APPLICATIONS OF QUALIFIED APPLICANTS FOR THE MONTH OF  
February 2023

APPLICANT	AREA
APUNA, Alia N.K.	Kauai IW Pas
APUNA, Alia N.K.	Kauai IW Res
BECKER, Frances M.	Hawaii IW Agr
BECKER, Frances M.	Kauai IW Res
BURROWS, Moses	Hoolehua Area / Molokai IW Pas
IRVINE- PULE, Hokulani	Oahu IW Res
KAHIHIKOLO-THOMPSON, Hoopono L.K.	Hawaii IW Pas
KAHIHIKOLO-THOMPSON, Hoopono L.K.	Hawaii IW Res
KAHIKINA, Bernadine M.	Oahu IW Agr
KAHIKINA, Bernadine M.	Oahu IW Res
KALEIOPU, Miranda K.	Oahu IW Res
KAOLULO, Harmony K.	Oahu IW Agr
KAOLULO, Harmony K.	Oahu IW Res
KAPU, Paul K.	Maui IW Agr
KAPU, Paul K.	Maui IW Res
KAPU, Shaldon K.L.	Maui IW Agr
KAPU, Shaldon K.L.	Maui IW Res
KEKOA, Brandon K.	Oahu IW Agr
KEKOA, Brandon K.	Oahu IW Res
KIESEL, Shawn K.	Maui IW Agr
KIESEL, Shawn K.	Maui IW Res
KUNEWAW, Jason K.	Hawaii IW Agr
KUNEWAW, Jason K.	Hawaii IW Res
LANDERS, Cheryl Ann N.K.	Maui IW Agr
LANDERS, Cheryl Ann N.K.	Maui IW Res
LYMAN, Ekekela Kuuleialoha K.K.	Hawaii IW Agr
LYMAN, Ekekela Kuuleialoha K.K.	Hawaii IW Res
MAKANEOLE, Kale K.	Hawaii IW Pas
MAKANEOLE, Kale K.	Hawaii IW Res
PAHUKOA, Naomi N.K.	Maui IW Agr
PAHUKOA, Naomi N.K.	Maui IW Res
PURDY, William M.K.	Molokai IW Agr
PURDY, William M.K.	Molokai IW Res
STANLEY, Alallen K.F.	Oahu IW Agr
STANLEY, Alallen K.F.	Oahu IW Res
TAYAG, Alicia A.	Oahu IW Agr



TAYAG, Alicia A.  
VEGAS, Edward C.K.  
VEGAS, Edward C.K.  
WAIPA, Harvey

Oahu IW Res  
Maui IW Pas  
Maui IW Res  
Hawaii IW Agr

\* IW = Islandwide

**ITEM D-6 EXHIBIT**

APPROVAL OF ASSIGNMENT OF LEASEHOLD INTEREST

<b>LESSEE</b>	<b>LEASE NO.</b>	<b>AREA</b>
OBREY, Travis Mark P.	7187	Kawaihae, Hawaii
LOANDO, Roy A.	13002	Discovery Harbour, Hawaii

**ITEM D-7 EXHIBIT**

APPROVAL OF AMENDMENT OF LEASEHOLD INTEREST

<b>LESSEE</b>	<b>LEASE NO.</b>	<b>AREA</b>
KAAI, Benjamin	1256	Keaukaha, Hawaii

**ITEM D-8 EXHIBIT**

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

<b>LESSEE</b>	<b>LEASE NO.</b>	<b>AREA</b>
BECK, Paulette L.	12762	Maluohai, Oahu
CAZIMERO, Lionel A.	8197	Waimanalo, Oahu
JOSUE, Pualani N.	2726	Waimanalo, Oahu
KALILIMOKU, Calvin C. E.	3403	Waimanalo, Oahu
KALILIMOKU, Florencia P.	3403	Waimanalo, Oahu
KIM-LUNING, Adam K.	10294	Waiohuli, Maui
MANINI, Jack K.	7052	Puupulehu, Hawaii
NAHOOIKA, Roxanne N.	8165	Paukukalo, Maui
NUUANU, Abraham K.	8255	Nanakuli, Oahu
POKIPALA, Corinne K. S. L.	608	Kewalo, Oahu
SMITH, Davelyn K.	11681	Kanehili, Oahu



**HAWAIIAN HOMES COMMISSION**  
**JULY 17 & 18, 2023**


**C – ITEMS**  
**OFFICE OF THE CHAIRMAN**



STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

July 17, 2023

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Paula Aila, Acting Administrator,   
Contact & Awards Division

FROM: Michelle Hitzeman, HALE Manager /Project Lead  
Moana Freitas, Case Management Specialist  
Contact & Awards Division

SUBJECT: Approval of Lease Award

RECOMMENDED MOTION/ACTION

Approve the awards of Department of Hawaiian Home Lands Residence Lot Leases to the applicants listed below for ninety-nine (99) years, subject to the purchase of the existing improvements on the lot by way of a loan or cash.

DISCUSSION

Pi'ilani Mai Ke Kai Subdivision Phase II – Residential Vacant Lots – Anahola, Kauai

<u>NAME</u>	<u>APPL DATE</u>	<u>LOT NO</u>	<u>TAX MAP KEY</u>	<u>LEASE NO</u>
WENDELL L KEAWEMAHI	06/06/1986	44	(4) 4-8-022-133	13021
BENNY W LAGMAY	04/22/1986	16	(4) 4-8-022-105	13022
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STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS  
JULY 17 & 18, 2023

TO: Chairman and Members, Hawaiian Homes Commission  
FROM: Administrative Rules Officer, Hokulei Lindsey  
SUBJECT: **Item C-2** – For Information Only – Report and Recommendations  
from the Permitted Interaction Group, Appointed Pursuant to HRS  
§ 92-2.5 and HAR § 10-2-16(b)(1), to Study and Recommend  
Strategies Related to Fairness in Lease Transfers.

This submittal will be sent under separate cover.

ITEM NO. C-2



STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 1, 2023

TO: Members, Hawaiian Homes Commission ("HHC").

FROM: Russell K. Kaupu; Property Development Agent, Office of the Chairman,  
Department of Hawaiian Home Lands ("DHHL").

SUBJECT: Report and Recommendations from the Geothermal Permitted Interaction  
Group.

RECOMMENDED MOTION/ACTION

None. This report is for information only. It is recommended, however, that the Geothermal PIG remain active to continue to work with the consultant engaged by DHHL to flesh out this opportunity.

DISCUSSION:

On March 20, 2023, Interim HHC Chairman Ikaika Anderson established a Permitted Interaction Group pursuant to HRS Section 92-2.5 and HAR Section 10-2-16(b)(1) to "Study, Evaluate, and Recommend Strategies Related to Geothermal Exploration, Feasibility, Extraction, and or Use on Hawaiian Home Lands" (informally referred to as the "Geothermal PIG" or the "PIG"). The appointed members of the Geothermal PIG were Oahu Commissioner Russell Kaupu (Chair) and Hawaii Commissioners Michael Kaleikini and Makai Freitas. DHHL staff that have participated in meetings of the Geothermal PIG include Katie Ducatt, Brian Furuto, Kahana Albinio, Andrew Choy and Hokulei Lindsey. It is noted that Russell Kaupu (Chair) submitted a resignation from his HHC office this past June so he could accept a staff position at the Department of Hawaiian Home Lands (as noted above). As such, it is incumbent upon the HHC Chairman to appoint a replacement Commissioner to the PIG, to designate a new Chair for the PIG, and to direct Russell Kaupu to remain active with the PIG as a DHHL staff member.

The Committee has met a total of four times: on April 13, 2023, May 1, 2023, May 18, 2023, and July 6, 2023. Guests who have made presentations to the Geothermal PIG or otherwise participated in discussions include:

- Don Thomas (Geothermal Researcher/Advocate and Professor, UH-Hilo Center for the Study of Active Volcanoes);



- Nicole Lautze (Geothermal Researcher/Advocate and Professor, Director, Hawai'i Groundwater & Geothermal Resources Center; Professor, Hawai'i Institute of Geophysics & Planetology;
- Robbie Cabral (Principal, WAIKA CONSULTING LLC);
- Malama Solomon (Principal, WAIKA CONSULTING LLC); and
- Mililani Trask (Principal, WAIKA CONSULTING LLC).

Professors Thomas and Lautze summarized the findings of a study they conducted for the Hawaii Groundwater and Geothermal Resources Center (HGGRC). Principals Cabral, Solomon and Trask presented information on the geothermal development work they have done in New Zealand and would like to do in Hawaii via their WAIKA CONSULTING LLC entity. The Geothermal PIG members also viewed a Renew & Rebuild Hawaii presentation by Nona Taute, PhD, University of Auckland Engineering, regarding geothermal development in Aotearoa, NZ and the Maori perspective on same.

Early on, the Geothermal PIG agreed upon the following four points/questions to focus discussions and, ultimately, to be addressed in this report:

1. What is the state of the technology and industry for geothermal power generation?
2. Are DHHL lands suitable sites for geothermal power generation (any early signs and what is the process for confirming)?
3. What should DHHL's role be in developing this resource (just make land available, or also capital and political support)?
4. What are some alternative economic models and potential returns on investment?

It was later determined that point #4 is premature – better left to be worked on by the PIG going forward. It was also decided that the PIG should assist Kahana Albinio with getting the consultant contract for the legislatively funded field survey for geothermal exploration in order and executed (which was done – mahalo Commissioner Kaleikini). Without going into technical detail, which is beyond the scope of this report and will ultimately require the assistance of retained consultants to understand, the Geothermal PIG reports its findings on points 1 – 3 above as follows:

**State of Technology and Industry.** The processes by which: (a) preliminary studies are conducted to provide hints (*i.e.*, higher probabilities) of sites where sufficient geothermal resource are present; (b) exploration wells are drilled to confirm site feasibility; and (c) electricity is ultimately generated using a binary, closed loop system are all “mature” technologies that are proven to be reliable. Such technology has successfully been employed in Hawaii at Puna Geothermal Venture since the early 1990s. There is a considerable amount of engineering that goes into a venture such as geothermal power production, but it is not the



proverbial “rocket science”. As is true with select other ventures, success is primarily dependent upon location, location, location.

**Suitability of DHHL Lands for Geothermal.** While studies conducted by the Hawaii Groundwater and Geothermal Resources Center (HGGRC) show active geothermal activity (*i.e.*, heat from the earth) at a number of DHHL properties, the sites with the highest probability of viable electricity generation are in the Humuula (Mauna Kea) and Upper Kawaihae (Kohala Mountain) areas, with Humuula being most roadway accessible. Projects built in Aotearoa, NZ have shown that careful, thoughtful geothermal development can be done in a way that is respectful of native people and culture. Per Mililani Trask, what makes DHHL lands suitable and acceptable for geothermal development – though she actively opposed such development on Hawaii island in the 70s and 80s – is that native people who own the resource are at the table and will receive a fair share of the economic return (Note: the Geothermal PIG was made aware of a March 17, 2014 Hawaii Attorney General’s Opinion that confirms that DHHL is entitled to 100% of royalties from geothermal projects on DHHL lands).

**DHHL’s Role in Developing Geothermal.** It was the consensus of the PIG that DHHL should not try to develop its geothermal resources on its own, but should, instead, work with a private party with both industry knowledge/experience and the ability to finance the venture. Two alternative models to venture with a private party were discussed: (1) Private Public Partnership (PPP), and (2) straight ground lease with a royalty-based concession. In either case, DHHL’s contribution to the venture should primarily be limited to making its land available, lending political support for the project (including identifying and pursuing government funding - both grants and loans), and providing cultural competency, native community relations, and beneficiary consultation.



STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

July 17-18, 2023

To: Chairman and Members, Hawaiian Homes Commission

From: Lehua Kinilau-Cano, NAHASDA Government Relations Program Manager

Subject: For Information Only – Draft 2023 Annual Performance Report (APR) – Native Hawaiian Housing Block Grant

**RECOMMENDATION MOTION/ACTION:**

None; For information only.

**DISCUSSION**

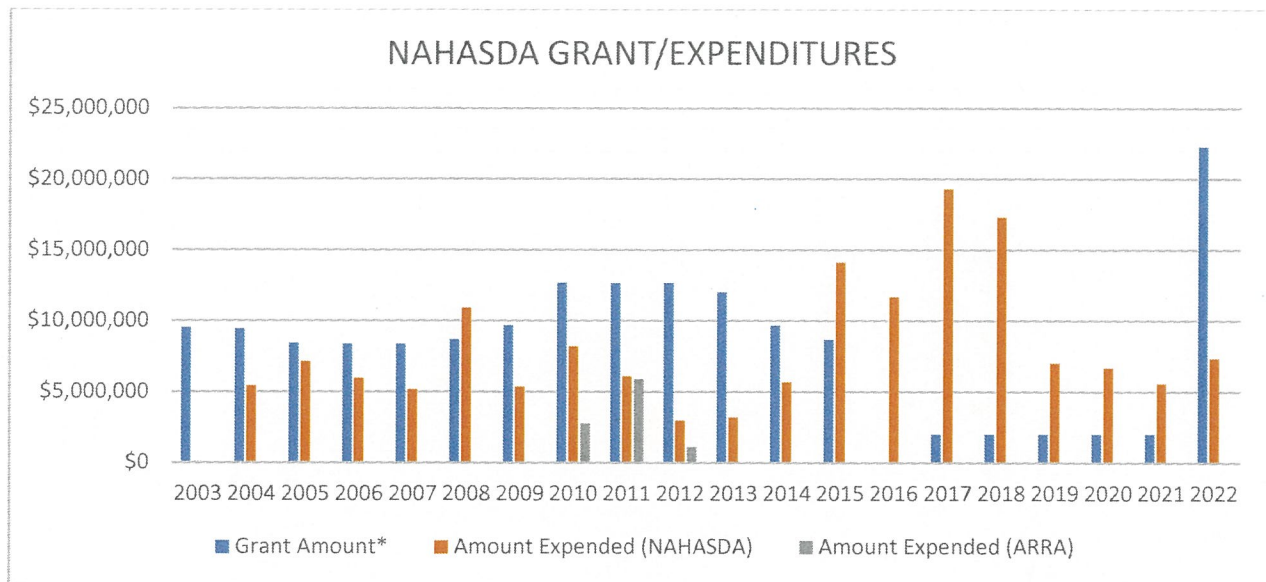
Title VIII of the Native American Housing and Self Determination Act requires the Department of Hawaiian Home Lands, as the sole recipient of Native Hawaiian Housing Block Grant funds, to report annually on activities performed in the past year. The report, disseminated for thirty days of public comment on July 17, 2023 will be finalized and submitted to the U.S. Office of Housing and Urban Development by August 23, 2023.

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

**Fiscal Year 2022 – 2023 Expenditures by AHP Activity:**

AHP 1.	2022 Capital Improvement Projects	\$ 357,096
AHP 2.	Down Payment/Closing Cost Assistance	\$ 0
AHP 3.	Homeowner Financing	\$1,530,473
AHP 4.	Home Assistance Program	\$ 0
AHP 5.	Waimanalo Kupuna Housing Rental Assistance	\$ 560,000
AHP 6-A.	Rental Vouchers	\$ 2,146
AHP 6-B.	Emergency Rental and Utilities Assistance Program	\$1,150,000
AHP 6-C.	DHHL Kupuna Rental Assistance Program	\$ 187,500
AHP 6-D.	DHHL Disability Rental Assistance Program	\$ 0
AHP 7.	Housing Counseling	\$ 34,100
AHP 8.	Homeowner Assistance	\$2,125,000
AHP 9.	Existing Potable Water Infrastructure Improvements	\$ 354,237
AHP 10.	Housing Conversion	\$ 63,039
AHP 11.	Property Acquisition	\$ 70,744
AHP 12.	Crime Prevention	\$ 0
	Planning and Administration	<u>\$ 941,434</u>
	TOTAL	\$7,375,769





Current NAHASDA Balance: \$33,495,514

Encumbered by Contract: \$23,248,838

Available NAHASDA Balance: \$10,246,676

**RECOMMENDED MOTION/ACTION**

None; For information 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

For DHHL's Use: July 1, 2022 thru June 30, 2023 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](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](mailto: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; 22HBGHI0001**

(2) Recipient Fiscal Year: **2023**

(3) Federal Fiscal Year: **2022**

(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: 06/05/2022
(19) NHHBG Annual Grant Amount: \$22,300,000
(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: 04/27/2022
(24) Name of Authorized APR Submitter: Kali Watson
(25) Title of Authorized APR Submitter: Chairman, Hawaiian Homes Commission
(26) Signature of Authorized APR Submitter:
(27) APR Submission Date: August 23, 2023

**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: **2022** through **2026**

### 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.

<b>Goal(s) Number: I.</b>	(2) Assist renters to become homeowners
-------------------------------	---

Select from the goals listed above.

<b>Objective(s) Number: Ia.</b>	(24) Infrastructure to support housing
-------------------------------------	--

Select from the objectives listed above.

<b>Program/Activity Description:</b> Infrastructure Development (Statewide)	To develop lots statewide.
---	----------------------------

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

<b>Goal(s) Number: II.</b>	(10) Other
--------------------------------	------------

Select from the goals listed above.

<b>Objective(s) Number: IIa.</b>	(13) Downpayment/Closing cost assistance
--------------------------------------	--

Select from the objectives listed above.

<b>Program/Activity Description:</b> Downpayment/Closing cost assistance (Statewide)	This activity provides NHHBG-funded down payment assistance or individual development accounts to lessee families for new construction, home purchase, or home repair where NHHBG funds are not the primary loan source.
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Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

<b>Goal(s) Number: III.</b>	(2) Assist renters to become homeowners
---------------------------------	---

Select from the goals listed above.

<b>Objective(s) Number: IIIa.</b>	(14) Lending subsidies for homebuyers
---------------------------------------	---------------------------------------

Select from the objectives listed above.

<b>Program/Activity Description:</b> Homeowner Financing (Statewide)	To provide NHHBG-funded home loans to lessee families for new construction or home purchase.
--	--

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



<b>Goal(s) Number: IV.</b>	(3) Improve quality of substandard units
--------------------------------	--

Select from the goals listed above.

<b>Objective(s) Number: IVa.</b>	(16) Rehabilitation assistance to existing homeowners
--------------------------------------	---

Select from the objectives listed above.

<b>Program/Activity Description:</b> 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; or (3) a demolition/new build loan for properties where cost to repair exceed the appraised or tax assessed value.
--	---

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

<b>Goal(s) Number: V.</b>	(4) Address homelessness
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Select from the goals listed above.

<b>Objective(s) Number: Va.</b>	(17) Tenant based rental assistance
-------------------------------------	-------------------------------------

Select from the objectives listed above.

<b>Program/Activity Description:</b> Waimanalo Kupuna Housing Rental Assistance	The use of NHHBG funds in the project is primarily to supplement tenants rent at the Waimanalo Kupuna Housing so their maximum contribution does not exceed 30% of their gross monthly income. Built in 2002 utilizing Low Income Housing Tax Credits, this subsidy will assist in stabilizing rental increases over the remainder of the project's LIHTC existence.
--	--

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

<b>Goal(s) Number: VI.</b>	(4) Address homelessness
--------------------------------	--------------------------

Select from the goals listed above.

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

<b>Program/Activity Description:</b> 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.



<b>Goal(s) Number: VII.</b>	(10) Other
---------------------------------	------------

Select from the goals listed above.

<b>Objective(s) Number: VIIa.</b>	(18) Other Housing Service
---------------------------------------	----------------------------

Select from the objectives listed above.

<b>Program/Activity Description:</b> 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.
--	---

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

<b>Goal(s) Number: VIII.</b>	(10) Other
----------------------------------	------------

Select from the goals listed above.

<b>Objective(s) Number: VIIIa.</b>	(18) Other Housing Service
--	----------------------------

Select from the objectives listed above.

<b>Program/Activity Description:</b> 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.

<b>Goal(s) Number: IX.</b>	(3) Improve quality of substandard units
--------------------------------	--

Select from the goals listed above.

<b>Objective(s) Number: IXa.</b>	(24) Infrastructure to support housing
--------------------------------------	--

Select from the objectives listed above.

<b>Program/Activity Description:</b> 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.



<b>Goal(s) Number: X.</b>	(4) Address homelessness
-------------------------------	--------------------------

Select from the goals listed above.

<b>Objective(s) Number: Xa.</b>	(8) Conversion of other structures to affordable housing
-------------------------------------	--

Select from the objectives listed above.

<b>Program/Activity Description:</b> Housing Conversion	This activity supports the conversion of existing land and structures to affordable housing.
--	--

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

<b>Goal(s) Number: XI.</b>	(5) Create new affordable rental units
--------------------------------	--

Select from the goals listed above.

<b>Objective(s) Number: XIa.</b>	(3) Acquisition of rental housing
--------------------------------------	-----------------------------------

Select from the objectives listed above.

<b>Program/Activity Description:</b> Property Acquisition (Oahu – Priority)	This activity will support the purchase of existing structure(s) for rental housing.
---	--

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

<b>Goal(s) Number: XII.</b>	(9) Reduction in crime reports
---------------------------------	--------------------------------

Select from the goals listed above.

<b>Objective(s) Number: XIIa.</b>	(21) Crime Prevention and Safety
---------------------------------------	----------------------------------

Select from the objectives listed above.

<b>Program/Activity Description:</b> 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.
--	--

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 9,209 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:

9,209	Lessees residing on the DHHL lands — as of January 31, 2022 <sup>1</sup>
23,464	Unduplicated waitlist as of January 31, 2022 <sup>2</sup>
21,399	Estimated Potential Applicants based on SMS 2019 respondents <sup>3</sup>
<b>54,072</b>	<b>Total native Hawaiian individuals/households</b>

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.”

5,157	Lessees residing on the DHHL Lands – 9,209 x 56%
11,967	Applicants – 23,464 x 51%
12,197	Potential Applicants – 21,399 x 57% (SMS 2019 Study)
<b>29,321</b>	<b>Total native Hawaiian households eligible for NAHASDA</b>

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:

11,967	Applicants – 23,464 x 51%
12,197	Potential Applicants – 21,399 x 57% (SMS 2019 Study)
24,164	x \$350,000 = <b>\$8,457,400,000.00 sufficient funding for NAHASDA</b>

#### *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, 2/22/22 Commission submittal. Includes lessees residing on residential, agricultural and pastoral lots, one lessee per lease, one house per lease/lot, as applicable. 776 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 Kalaniana'ole 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.



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 over \$8 billion in need and as the average 59-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.

**(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. DHHL also initially utilized NAHASDA funds to provide emergency rental and homeowner assistance and has since received other federal funds for this purpose. The planned rental voucher program will build upon the initial temporary relocation and emergency assistance by expanding to kupuna (elders) and subsequently disabled native Hawaiians who have been on the waiting list the longest in an effort to provide financial assistance for those 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 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 develop site selection criteria to screen land and existing structure(s) to identify possible lands and existing structure(s) for residential units.

Infrastructure to support housing on land currently under DHHL's jurisdiction or future land or units acquired is a separate program activity. In addition to existing developments, these areas will likely be expanded to cover lands recently transferred to DHHL in Ewa, Oahu. Water is just as critical to homestead development as land. 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%



## 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-133<sup>1</sup> 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.

<sup>1</sup>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.



<b>1.1 Program Name and Unique Identifier:</b> 2022 Capital Improvement Projects (AHP I)
<b>1.2 Program Description</b> <i>(This should be the description of the planned program.):</i>  This activity develops lots for residential use on Trust Lands statewide.
<b>1.3 Eligible Activity Number</b> <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>  (24) Infrastructure to Support Housing [810(b)(1)]
<b>1.4 Intended Outcome Number</b> <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>  (2) Assist renters to become homeowners
<b>Describe Other Intended Outcome</b> <i>(Only if you selected "Other" above.):</i>
<b>1.5 Actual Outcome Number</b> <i>(In the APR identify the actual outcome from the Outcome list.):</i>  (2) Assist renters to become homeowners
<b>Describe Other Actual Outcome</b> <i>(Only if you selected "Other" above.):</i>
<b>1.6 Who Will Be Assisted</b> <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>  Undivided interest lessees and applicants meeting the 80% AMI income guidelines will receive vacant or improved lots for new home construction.
<b>1.7 Types and Level of Assistance</b> <i>(Describe the types and the level of assistance that will be provided to each household, as applicable.):</i>  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 is expected to slightly increase because in addition to the existing contract for engineering services in East Kapolei IIC, Oahu, planning is expected to begin for the lands transferred to DHHL in Ewa, Oahu. Other proposed developments may also require infrastructure funding.
<b>1.8 APR:</b> <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>  A contract was awarded for a 127-lot single-family residential subdivision in East Kapolei IIC, Oahu and construction is expected to begin this year. Development of a master plan and preparation of an environmental assessment is underway for the 80 acres of land in Ewa Beach, Oahu. The first beneficiary consultation and community meeting were held in December 2022 and January 2023 respectively. A beneficiary survey and a second round of meetings are scheduled for later this year with the final master plan and environmental assessment expected before the end of the 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: <b>Units; Households; Improved Lots; Acres</b>	Planned Number of <b>Outputs</b> to be completed in Fiscal Year Under this Program	APR: Actual Number of <b>Outputs</b> Completed in Fiscal Year
Improved Lots	0	<b>0</b>

**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><b>1.1 Program Name and Unique Identifier:</b> Down Payment/Closing Cost Assistance (AHP II)</p>
<p><b>1.2 Program Description</b> <i>(This should be the description of the planned program.):</i></p> <p>This activity will initially require a review of down payment assistance previously provided by DHHL as well as other entities currently administering similar programs with other federal funds and eventually deploy this program by providing NHHBG funds to various financial institutions and/or through a service provider for down payment/closing cost assistance or to provide matching funds through an individual development account to eligible NAHASDA families for new construction, home purchase, or home repair.</p>
<p><b>1.3 Eligible Activity Number</b> <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>(13) Down Payment/Closing Cost Assistance [810(b)(1)]</p>
<p><b>1.4 Intended Outcome Number</b> <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><b>Describe Other Intended Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.5 Actual Outcome Number</b> <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><b>Describe Other Actual Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.6 Who Will Be Assisted</b> <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>Lessees, undivided interest lessees, applicants, or successors/transferees meeting the 80% AMI income guidelines will have the opportunity to qualify for assistance.</p>
<p><b>1.7 Types and Level of Assistance</b> <i>(Describe the types and the level of assistance that will be provided to each household, as applicable.):</i></p> <p>Down payment/closing cost assistance or matching funds through an individual development account with a 5:1 match for every dollar saved up to 5% of the construction cost or home purchase depending on the lender/loan program requirements or up to 20% of the cost of home repair will be made available to eligible NAHASDA families. For the USDA program, down payment/closing cost assistance up to 20% of the cost of construction or home purchase will be available to eligible NAHASDA families.</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)):

Guidance from HUD received in June 2022 explained that NHHBG funds used for down payment/closing cost assistance for a purchase or construction loan funded by other sources (e.g., 184A, USDA, etc.) would require prevailing wages be paid to architects, engineers, draftsmen and Davis-Bacon wages be paid to all laborers and mechanics employed, which would likely increase the cost of construction. In light of this guidance, DHHL is considering the use of other funds, not NHHBG funds, for down payment/closing cost assistance at this time. Construction of turn-key development projects in the future could result in the use of NHHBG funds for down payment/closing cost assistance since those projects are expected to be built in accordance with applicable labor requirements. Technical assistance with DHHL staff is currently in process in order to have down payment/closing cost assistance for future homestead awards.

**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: <b>Units; Households; Improved Lots; Acres</b>	Planned Number of <b>Outputs</b> to be completed in Fiscal Year Under this Program	APR: Actual Number of <b>Outputs</b> Completed in Fiscal Year
Units	0	0

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

Guidance from HUD received in June 2022 described above and technical assistance currently underway are expected to result in down payment/closing cost assistance for homestead awards in 2024.

**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.

DHHL removed this program activity from its Housing Plan in light of the guidance received from HUD and will consider how to incorporate this activity in the future once technical assistance is complete.

**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 Financing (AHP III)

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

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.

**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.):*

(14) Lending Subsidies for Homebuyers (Loan) [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.):*

**Molokai: 2 families**

**Maui: 4 families**

**Hawaii: 5 families**

**Oahu: 10 families**

**Kauai: 7 families**

**Lanai: 2 families**

**1.7 Types and Level of Assistance** *(Describe the types and the level of assistance that will be provided to each household, as applicable.):* Financing for home loans statewide utilizing NHHBG funds up to the appraised value for projects in areas listed in 1.6.

**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)):*

Four homes – 1 in Kakaina, Oahu, 2 in Kanehili, Oahu, and 1 in Waiohuli, Maui were completed in this fiscal year and built in partnership with Habitat for Humanity. The funding for these homes were from prior fiscal years. One additional home in Waiohuli, Maui that was projected to be completed in this fiscal year is near completion and will be included in next year's report.



Homeowner financing was provided in this fiscal year for 4 homes in Waiohuli, Maui and cost increases required additional funding for 2 lessees – 1 in Waiohuli, Maui and 1 in Kawaihae, Hawaii.

Construction is underway for 5 lessees – 3 in Kawaihae on Hawaii Island and 2 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: <b>Units; Households; Improved Lots; Acres</b>	Planned Number of <b>Outputs</b> to be completed in Fiscal Year Under this Program	APR: Actual Number of <b>Outputs</b> Completed in Fiscal Year
Units	5	4

#### 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 and increase costs.

#### 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><b>1.1 Program Name and Unique Identifier:</b> Home Assistance Program (HAP) (AHP IV)</p>
<p><b>1.2 Program Description</b> <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 &amp; construction), energy retrofit, building code compliance, and home repair.</p>
<p><b>1.3 Eligible Activity Number</b> <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><b>1.4 Intended Outcome Number</b> <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><b>Describe Other Intended Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.5 Actual Outcome Number</b> <i>(In the APR identify the actual outcome from the Outcome list.):</i></p> <p>(3) Improve quality of substandard units</p>
<p><b>Describe Other Actual Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.6 Who Will Be Assisted</b> <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><b>1.7 Types and Level of Assistance</b> <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><b>1.8 APR:</b> <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>Three homes – 1 in Papakolea, Oahu, 1 in Nanakuli, Oahu, and 1 in Hoolehua, Molokai were completed in this fiscal year and one was built in partnership with Habitat for Humanity. The funding for these homes were from prior fiscal years.</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: <b>Units; Households; Improved Lots; Acres</b>	Planned Number of <b>Outputs</b> to be completed in Fiscal Year Under this Program	APR: Actual Number of <b>Outputs</b> Completed in Fiscal Year
Units	2	3

**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><b>1.1 Program Name and Unique Identifier:</b> Waimanalo Kupuna Housing Rental Assistance (AHP V)</p>
<p><b>1.2 Program Description</b> <i>(This should be the description of the planned program.):</i></p> <p>This activity provides funds primarily to supplement tenants rent at the Waimanalo Kupuna Housing so their maximum contribution does not exceed 30% of their gross monthly income.</p>
<p><b>1.3 Eligible Activity Number</b> <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><b>1.4 Intended Outcome Number</b> <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><b>Describe Other Intended Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.5 Actual Outcome Number</b> <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><b>Describe Other Actual Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.6 Who Will Be Assisted</b> <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>NAHASDA eligible elders whose income is at or below 80% AMI and who are tenants of this rental housing project, with up to 85 units, on Trust Lands in Waimanalo.</p>
<p><b>1.7 Types and Level of Assistance</b> <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 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.</p>
<p><b>1.8 APR:</b> <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 new subsidy agreement for the Waimanalo Kupuna Housing Project increased the annual subsidy from \$250,000 to \$830,000 to offset increased rental, water, and sewer costs for each unit occupied by a Native Hawaiian Kupuna whose income is at or below eighty percent (80%) of the area median income. Staff of the management company participated in training and began preparing tenants for the upcoming increase in rent during this fiscal year. Despite the increase in rent, Kupuna will pay not more than 30 % of their adjusted gross income toward rent. Rents remained about the same in this fiscal year with the subsidy averaging over \$18,000/month for rents ranging from \$75/month to \$837/month for 78 Kupuna and the remaining funds covered other operating expenses including water and sewer costs in order to maintain 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: <b>Units; Households; Improved Lots; Acres</b>	Planned Number of <b>Outputs</b> to be completed in Fiscal Year Under this Program	APR: Actual Number of <b>Outputs</b> Completed in Fiscal Year
Households	70	78

**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><b>1.1 Program Name and Unique Identifier:</b> Rental Vouchers (AHP VI-A)</p>
<p><b>1.2 Program Description</b> <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><b>1.3 Eligible Activity Number</b> <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><b>1.4 Intended Outcome Number</b> <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><b>Describe Other Intended Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.5 Actual Outcome Number</b> <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><b>Describe Other Actual Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.6 Who Will Be Assisted</b> <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><b>1.7 Types and Level of Assistance</b> <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 or repair primary residence.</p>
<p><b>1.8 APR:</b> <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 one family occurred this fiscal year, which continued from the prior fiscal year and was completed early in the fiscal year. The additional families that were assisted through the Home Assistance Program (HAP) received rental assistance in the prior fiscal year or were able to reside in their home while the repairs were being done or the new home was under construction.</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: <b>Units; Households; Improved Lots; Acres</b>	Planned Number of <b>Outputs</b> to be completed in Fiscal Year Under this Program	APR: Actual Number of <b>Outputs</b> Completed in Fiscal Year
Households	2	1

**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><b>1.1 Program Name and Unique Identifier:</b> Emergency Rental and Utilities Assistance Program (AHP VI-B)</p>
<p><b>1.2 Program Description</b> <i>(This should be the description of the planned program.):</i></p> <p>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.</p>
<p><b>1.3 Eligible Activity Number</b> <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><b>1.4 Intended Outcome Number</b> <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><b>Describe Other Intended Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.5 Actual Outcome Number</b> <i>(In the APR identify the actual outcome from the Outcome list.):</i></p> <p>(5) Address homelessness</p>
<p><b>Describe Other Actual Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.6 Who Will Be Assisted</b> <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 families eligible to reside on the Hawaiian Home Lands whose income is at or below 80% AMI.</p>
<p><b>1.7 Types and Level of Assistance</b> <i>(Describe the types and the level of assistance that will be provided to each household, as applicable.):</i></p> <p>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 island or zip code area.</p>
<p><b>1.8 APR:</b> <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>DHHL exhausted all other funding sources providing emergency rental and utilities assistance in response to COVID and only has NHHBG funds remaining to assist eligible households. DHHL entered into a contract with CNHA that is scheduled to terminate no later than December 29, 2023. CNHA reported assisting 136 families in this fiscal year, 76 of which were reported in the prior fiscal year but continued receiving assistance 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: <b>Units; Households; Improved Lots; Acres</b>	Planned Number of <b>Outputs</b> to be completed in Fiscal Year Under this Program	APR: Actual Number of <b>Outputs</b> Completed in Fiscal Year
Households	50	<b>136</b>

**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><b>1.1 Program Name and Unique Identifier:</b> DHHL Kupuna Rental Assistance Program (AHP VI-C)</p>
<p><b>1.2 Program Description</b> <i>(This should be the description of the planned program.):</i></p> <p>This activity involves the set-up of the DHHL Kupuna Rental Assistance Program, procurement of a service provider, and ultimately utilization of NHHBG funds for rental housing vouchers (rent/security deposit) for kupuna (elders) who are sixty-two years of age or older and head of household starting with those who have been on DHHL's waiting list the longest to ensure housing stability.</p>
<p><b>1.3 Eligible Activity Number</b> <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><b>1.4 Intended Outcome Number</b> <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><b>Describe Other Intended Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.5 Actual Outcome Number</b> <i>(In the APR identify the actual outcome from the Outcome list.):</i></p> <p>(5) Address homelessness</p>
<p><b>Describe Other Actual Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.6 Who Will Be Assisted</b> <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 kupuna (elders) who are sixty-two years of age or older and head of household starting with those who have been on DHHL's waiting list the longest that are eligible to reside on the Hawaiian Home Lands whose income is at or below 80% AMI.</p>
<p><b>1.7 Types and Level of Assistance</b> <i>(Describe the types and the level of assistance that will be provided to each household, as applicable.):</i></p> <p>DHHL will contract with a service provider to provide rental assistance that will be reviewed on an annual basis subject to availability of funds. The monthly rental assistance will be the difference between no more than 30% of the household's monthly adjusted income which will be paid by the kupuna (elder) of an eligible household and the Fair Market Rent within the zip code area.</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)):

DHHL entered into a contract with CNHA and although the DHHL Kupuna Rental Subsidy program was originally scheduled to launch in January 2023, the program actually launched in April 2023. CNHA fully approved 25 households as of June 30, 2023 with an additional 78 applications being considered.

**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: <b>Units; Households; Improved Lots; Acres</b>	Planned Number of <b>Outputs</b> to be completed in Fiscal Year Under this Program	APR: Actual Number of <b>Outputs</b> Completed in Fiscal Year
Households	40	25

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

DHHL continued to administer funds from multiple sources for COVID rental relief programs in this fiscal year. Rather than launch this program in the midst of completing reporting requirements for these other programs, delaying the launch of the DHHL Kupuna Rental Subsidy program allowed time to complete reporting requirements for the COVID rental relief programs.

**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><b>1.1 Program Name and Unique Identifier:</b> DHHL Disability Rental Assistance Program (AHP VI-D)</p>
<p><b>1.2 Program Description</b> <i>(This should be the description of the planned program.):</i></p> <p>This activity involves the set-up of the DHHL Disability Rental Assistance Program aimed at utilizing NHHBG funds for rental housing vouchers (rent/security deposit) for persons with a disability who are at least eighteen years of age, but not yet sixty-two and head of household starting with those who have been on DHHL's waiting list the longest to ensure housing stability.</p>
<p><b>1.3 Eligible Activity Number</b> <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><b>1.4 Intended Outcome Number</b> <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><b>Describe Other Intended Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.5 Actual Outcome Number</b> <i>(In the APR identify the actual outcome from the Outcome list.):</i></p> <p>(5) Address homelessness</p>
<p><b>Describe Other Actual Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.6 Who Will Be Assisted</b> <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 persons with a disability who are at least eighteen years of age, but not yet sixty-two and head of household starting with those who have been on DHHL's waiting list the longest that are eligible to reside on the Hawaiian Home Lands whose income is at or below 80% AMI.</p>
<p><b>1.7 Types and Level of Assistance</b> <i>(Describe the types and the level of assistance that will be provided to each household, as applicable.):</i></p> <p>DHHL will set up the DHHL Disability Rental Assistance Program aimed at providing rental assistance that will be reviewed on an annual basis subject to availability of funds. The monthly rental assistance will be the difference between no more than 30% of the household's monthly adjusted income which will be paid by the person with a disability of an eligible household and the Fair Market Rent within the zip code area.</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 research and preparation for the DHHL Kupuna Rental Subsidy program ultimately resulted in surfacing a number of issues for the Disability Rental Assistance program. Given these challenges, resources will be focused on the DHHL Kupuna Rental Subsidy program instead of the Disability Rental Assistance program.

**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: <b>Units; Households; Improved Lots; Acres</b>	Planned Number of <b>Outputs</b> to be completed in Fiscal Year Under this Program	APR: Actual Number of <b>Outputs</b> Completed in Fiscal Year
Households	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.

DHHL removed this program activity from its Housing Plan in light of the issues that surfaced that would make this program difficult to implement.

**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><b>1.1 Program Name and Unique Identifier:</b> Housing Counseling (AHP VII)</p>
<p><b>1.2 Program Description</b> <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><b>1.3 Eligible Activity Number</b> <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><b>1.4 Intended Outcome Number</b> <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><b>Describe Other Intended Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.5 Actual Outcome Number</b> <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><b>Describe Other Actual Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.6 Who Will Be Assisted</b> <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><b>1.7 Types and Level of Assistance</b> <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 from a HUD-certified Housing Counselor. 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 the availability 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)):

DHHL continued its contract with Hawaiian Community Assets (HCA). Housing counseling was provided to 81 clients in this fiscal year and education for pre-purchase only was provided to 11 clients. In addition, HCA followed-up with 10 clients in this fiscal year who received housing counseling in the prior 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: <b>Units; Households; Improved Lots; Acres</b>	Planned Number of <b>Outputs</b> to be completed in Fiscal Year Under this Program	APR: Actual Number of <b>Outputs</b> Completed in Fiscal Year
Households	100	<b>102</b>

**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 VIII)

**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 lease cancellation.

**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 lease cancellation on a home subject to availability of funds. The maximum monthly assistance for an eligible household to receive will be the maximum 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 continued its 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. 234 lessees were assisted with NHHBG funds during this fiscal year, 133 of which were reported in the prior fiscal year but continued receiving assistance in 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: <b>Units; Households; Improved Lots; Acres</b>	Planned Number of <b>Outputs</b> to be completed in Fiscal Year Under this Program	APR: Actual Number of <b>Outputs</b> Completed in Fiscal Year
Households	20	<b>234</b>

**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.

DHHL intends to continue to provide funds for homeowner assistance to promote housing stability and/or to prevent lease cancellation to mitigate financial hardships beyond just those associated with the Coronavirus pandemic.

**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:** Existing Potable Water Infrastructure Improvements (AHP IX)

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

This activity will utilize NHHBG funding for engineering, construction, and construction management services for the Anahola Farm Lots Water System and 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.

**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.):*

(24) Infrastructure to Support Housing [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.):*

(4) Improve quality of existing infrastructure

**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.):*

(4) Improve quality of existing infrastructure

**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.):*

New and existing lessees in homestead areas with approved USDA DHHL applications would be assisted with potable water infrastructure improvements.

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

Improved potable water service delivery and/or new potable water service delivery for lessees in homestead areas with an approved DHHL USDA water application.

**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 completed Anahola Water System improvements including the installation of new waterlines, pressure regulator stations, smart meters, lateral connections, and a new 500,000-gallon concrete water tank serving approximately 45 farm lots and 30 residential lots with potable water. The system also acts as a backup for the County of Kauai's area water system. Likewise, if DHHL's well is inoperable, Anahola Farm and residential lessees are backed up through this same interconnection. Additional improvements and upgrades to an existing pump station facility will improve the system's overall efficiency and storage.



Improvements to the Hoolehua Water System that are still underway are aimed at improving reliability and functionality of water delivery, addressing water pressure issues and fire protection deficiencies, and improving water system safety and security while reducing energy costs.

**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: <b>Units; Households; Improved Lots; Acres</b>	Planned Number of <b>Outputs</b> to be completed in Fiscal Year Under this Program	APR: Actual Number of <b>Outputs</b> 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><b>1.1 Program Name and Unique Identifier:</b> Housing Conversion (AHP X)</p>
<p><b>1.2 Program Description</b> <i>(This should be the description of the planned program.):</i></p> <p>This activity involves the selection of a developer and preliminary work to convert existing structures to affordable housing.</p>
<p><b>1.3 Eligible Activity Number</b> <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><b>1.4 Intended Outcome Number</b> <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><b>Describe Other Intended Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.5 Actual Outcome Number</b> <i>(In the APR identify the actual outcome from the Outcome list.):</i></p> <p>(5) Address homelessness</p>
<p><b>Describe Other Actual Outcome</b> <i>(Only if you selected "Other" above.):</i></p>
<p><b>1.6 Who Will Be Assisted</b> <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>Undivided interest lessees and applicants at or below the 80% AMI income guidelines who are homeless would be assisted through transitional housing.</p>
<p><b>1.7 Types and Level of Assistance</b> <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 preliminary work to rehabilitate an existing building for transitional housing.</p>
<p><b>1.8 APR:</b> <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 contractor was selected to renovate the existing approximately 11,000 square-foot multi-family residential building and associated infrastructure to serve homeless native Hawaiian beneficiaries currently on DHHL's Wait List. While the exact renovation work will be determined during the design phase, it will include renovation of 18 studio units with 16 units for transitional housing, 1 unit dedicated as a communal area, and 1 unit dedicated as an office/service support center. In addition to the rehabilitation of the existing building, the project will include repair/rehabilitation of existing parking lot, the integration of a photovoltaic option, and removal of above ground storage tank and ancillary equipment.</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: <b>Units; Households; Improved Lots; Acres</b>	Planned Number of <b>Outputs</b> to be completed in Fiscal Year Under this Program	APR: Actual Number of <b>Outputs</b> 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 XI)

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

This activity provides funds for the development of site selection criteria to screen land and existing structure(s) while meeting HUD environmental thresholds. Through GIS analysis, and other real estate assessment tools, this site selection criteria will be used to research and identify possible available lands and existing structure(s) for residential units. Existing structure(s) for rental housing will then be acquired upon completion of the environmental review process.

**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.):*

(3) Acquisition of Rental Housing [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.):*

(7) Create new affordable rental units

**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.):*

(7) Create new affordable rental units

**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 an existing structure(s) is acquired and 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.):*

Existing structure(s) will be purchased to provide 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 report summarizing locations reviewed and analyzed for both potential land purchase and development opportunities on Oahu, Hawaii, Kauai, and Maui islands has been prepared. A majority of the analyzed locations were on the island of Oahu and the locations that were shortlisted are located in the Ewa District. While this review and analysis was in process, DHHL issued an RFP for land acquisition. The owner of one of the locations that was shortlisted submitted a proposal that was accepted by DHHL. The environmental review process is underway for acquisition of a nearly 16-acre parcel in Ewa Beach, Oahu to construct 142 units – 70 single family units and 72 multi-family units. Once the environmental review is complete in late summer 2023, the purchase of the land is expected followed by development.



### 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: <b>Units; Households; Improved Lots; Acres</b>	Planned Number of <b>Outputs</b> to be completed in Fiscal Year Under this Program	APR: Actual Number of <b>Outputs</b> Completed in Fiscal Year
Units	35	0

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

DHHL projected to identify and purchase possible available lands and existing structure(s) for residential units in the current fiscal year. While the land was identified and the process for selection completed, the environmental review is still ongoing and the purchase is expected upon completion in late summer 2023.

**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 XII)

**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 again 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 despite the establishment of a Department of Law Enforcement in Act 278 (2022) consolidating criminal law enforcement and investigation functions of the State including the deployment of adequate resources and coordination with county police departments to protect the health and safety of homestead communities on Hawaiian home lands. In addition, the Hawaiian Homes Commission in the DHHL General Plan Update 2022 identified as a priority obtaining funding to hire staff and establish an enforcement and compliance division to better manage possible unauthorized criminal, administrative, and civil matters on Hawaiian Home Lands. Although legislation was introduced in 2023, the proposal didn't pass, but can be considered next 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: <b>Units; Households; Improved Lots; Acres</b>	Planned Number of <b>Outputs</b> to be completed in Fiscal Year Under this Program	APR: Actual Number of <b>Outputs</b> 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.

DHHL removed this program activity from its Housing Plan since the intent is to focus on establishing a compliance and enforcement program through enactment of state legislation and will consider how to incorporate this activity in the future.

**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 NHHF 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 12<sup>th</sup> 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, 1<sup>st</sup> Tribal Lending, Bank of Hawai'i, Homebridge Financial Services, Inc., HomeStreet Bank, RoundPoint Mortgage Servicing Corporation, and Cardinal Financial Company are approved lenders for the Section 184A loan program.

DHHL has been utilizing the FHA 247 loan program since 1987. Over \$515 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) — 18 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) – 8 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.

Planning Office (PO) – 7 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) – 45 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) – 6 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) – 13 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, Planning Program Manager

Cedric Duarte, Info Community & Relations Officer



Lehua Kinilau-Cano, Legislative Analyst  
Cynthia Rezendes, NAHASDA Program Specialist  
Malia Cox, NAHASDA Compliance Specialist  
Aloha Kaikaina, NAHASDA Mortgage Loan Assistant  
Nadine Pomroy, Clerk (NAHASDA)  
Oriana Leao, Kāko‘o to Deputy Tyler Gomes  
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	22,300,000	36,300,000	17,935,000	18,365,000	13,936,246	22,300,000	36,236,246	2,740,732	33,495,514	23,248,838
2. NHHBG Program Income	0	140,000	140,000	140,000	0		4,422,263	4,422,263			
LEVERAGED FUNDS											
3. Other Federal Funds	0	25,000	25,000	25,000	0		212,774	212,774	212,774		
4. LIHTC											
5. Non-Federal Funds											
TOTAL	14,000,000	22,465,000	36,465,000	18,100,000	18,365,000	13,936,246	26,935,037	40,871,283	7,375,769	33,495,514	23,248,838

### 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)(iii)) (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)
2022 CIP	AHP I	250,000		250,000		357,096.44	357,096.44
Down Payment Asst.	AHP II	100,000		100,000			
Homeowner Financing	AHP III	1,335,000	165,000	1,500,000	745,048.78	785,423.83	1,530,472.61
HAP	AHP IV	600,000		600,000			
Waimanalo Kupuna Housing Rental Asst	AHP V	250,000		250,000		560,000.00	560,000.00
Rental Vouchers	AHP VI-A	50,000		50,000		2,145.89	2,145.89
Emergency Rental	AHP VI-B	1,500,000		1,500,000		1,150,000.00	1,150,000.00
Kupuna Rental	AHP VI-C	1,000,000		1,000,000	74,632.22	112,867.78	187,500.00
Disability Rental	AHP VI-D	0		0			
Housing Counseling	AHP VII	500,000		500,000		34,100.00	34,100.00
Homeowner Assistance	AHP VIII	600,000		600,000	1,060,497.37	1,064,502.63	2,125,000.00
Water Infrastructure Improvements	AHP IX	250,000		250,000		354,236.95	354,236.95
Housing Conversion	AHP X	1,000,000		1,000,000		63,038.93	63,038.93
Property Acquisition	AHP XI	10,000,000		10,000,000		70,743.95	70,743.95
Crime Prevention	AHP XII	100,000		100,000			
Planning and Administration Loan Repayment – describe in 3 and 4 below.		400,000		400,000	860,553.52	80,880.54	941,434.06
<b>TOTAL</b>		17,935,000	165,000	18,100,000	2,740,731.89	4,635,036.94	7,375,768.83

**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 \$140,000 in program income. 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)).*

Slightly over \$4.4 million in program income was realized this fiscal year, nearly \$3 million of which is repayment of NHHBG Funds for developer financing in East Kapolei IIB. Over \$200,000 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.



**Native Hawaiian Housing Block Grant (NHHBG)**

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Exempt from OMB Approval. 5 CFR 1320.3 (c) (4)  
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**(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. Following are a few highlights or accomplishments from various self-monitoring audit areas. (1) Organization and Administration of Programs – The findings and conclusions of self-monitoring reiterated the need to improve DHHL’s filing, tracking, and transmission system by building on existing systems starting with standardized naming systems for files. DHHL currently has many different systems and platforms that can be integrated via Salesforce with the objective of modernizing and improving operational efficiencies, creating ease of use, and providing a higher level of customer experience for beneficiaries and the public. Several DHHL employees, including NAHASDA staff are participating in Salesforce training. With the appointment of new leadership at DHHL and hiring of additional staff, HUD provided an overview of Native Hawaiian Housing Programs to the Hawaiian Homes Commission as well as to DHHL staff in May 2023. (2) Eligibility, Admissions, and Occupancy – Admissions and Occupancy training was held in December 2022 for NAHASDA, CNHA, and Waimanalo Kupuna Housing staff primarily in preparation for the launch of the DHHL Kupuna Rental Subsidy program. NAHASDA staff responsible for determining income eligibility repeated several virtual training sessions held subsequently in 2023 to reinforce NAHASDA program requirements. DHHL’s monitoring of service providers evidence that the necessary documents have been collected for the programs being administered. (3) Financial Management and Internal Controls and Audit Reports – DHHL staff provide financial reporting on a monthly basis to track expenditure of funds which is shared with NAHASDA staff. The highest level of federal funding was received in this fiscal year and has already been appropriated for next fiscal year, so the current focus is expenditure of these funds in a timely manner. (4) Procurement and Contract Administration – DHHL continues to comply with State and Federal procurement requirements. During this fiscal year, NAHASDA staff reviewed and updated the special conditions in accordance with 2 CFR Part 200. (5) Labor Standards and Construction Management – DHHL’s Labor Compliance Specialist continues to serve as the primary person for labor standards and construction management. Nevertheless, a NAHASDA Construction Specialist started earlier this year, so Section 3 and Davis-Bacon Labor Standards Training is planned for July 2023. (6) Inspection and Maintenance of Physical Assets – DHHL’s contract with a vendor to conduct home inspections of NAHASDA funded units Statewide is still in place. In addition, DHHL hosted and NAHASDA and CNHA staff attended National Standards for the Physical Inspection of Real Estate (NSPIRE) training session in January 2023. (7) Environmental Compliance – Recommendations from self-monitoring in this area focused more on training for reviewers who are new employees at DHHL and the creation of a self-evaluation checklist beyond the NAHASDA Self-Monitoring Guidebook. (8) Planning and Reporting – Planned activities and actual accomplishments were reviewed as part of self-monitoring. The 2023 Housing Planning Study currently underway should provide updated information on the needs of DHHL beneficiaries. Coordination with State and County staff has continued beyond 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)
<b>NAHASDA-Assisted Units:</b> Running inventory as of Fiscal Year Beginning (July 1) a 12-month total.			
a.	New Construction Completed	4	599
b.	Rehab/Repair Completed	3	107
c.	Rental Assistance (if applicable)	104	
d.	Other		
<b>Total</b>		<b>111</b>	<b>706</b>

(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 comments will be received from July 17, 2023.



## 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 <b>Permanent</b> Jobs Supported	36
(2) Number of <b>Temporary</b> Jobs Supported	25

(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<sup>1</sup> 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.

<sup>1</sup>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.*):



# 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

**(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.**







**(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

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



**HAWAIIAN HOMES COMMISSION**  
**JULY 17 & 18, 2023**

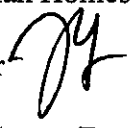
**D – ITEMS**

**HOMESTEAD SERVICES DIVISION**



STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

July 17, 2023

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 17, 2023

SUBJECT: Homestead Lease and Application Totals and Monthly Activity Reports

LEASE ACTIVITY REPORT

Month through June 30, 2023

	As of 5/31/23	Add	Cancel	As of 6/30/23
Residential	8,479	7	1	8,485
Agricultural	1,091	0	0	1,091
Pastoral	413	0	0	413
<b>Total</b>	<b>9,983</b>	<b>7</b>	<b>1</b>	<b>9,989</b>

The cumulative number of Converted Undivided Interest Lessees represents an increase of 547 families moving into homes. Their Undivided Interest lease was converted to a regular homestead lease.

	As of 5/31/23	Converted	Rescinded/ Surrendered/ Cancelled	As of 6/30/23
Undivided	766	1	0	765

Balance as of 6/30/2023

Awarded	1,434
Relocated to UNDV	7
Rescinded	119
Surrendered	6
Cancelled	4
Converted	547
Balance to Convert	765



**Lease Report For the Month Ending June 30, 2023**

	RESIDENCE				AGRICULTURE				PASTURE				TOTAL LEASES			
	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL
<b>OAHU</b>																
Kakaina	33	3	0	36	0	0	0	0	0	0	0	0	33	3	0	36
Kalawahine	90	0	0	90	0	0	0	0	0	0	0	0	90	0	0	90
Kanehili	399	0	0	399	0	0	0	0	0	0	0	0	399	0	0	399
Kapolei	176	0	1	175	0	0	0	0	0	0	0	0	176	0	1	175
Kauluokahai	149	1	0	150	0	0	0	0	0	0	0	0	149	1	0	150
Kaupea	323	0	0	323	0	0	0	0	0	0	0	0	323	0	0	323
Kaupuni	19	0	0	19	0	0	0	0	0	0	0	0	19	0	0	19
Kewalo	248	0	0	248	0	0	0	0	0	0	0	0	248	0	0	248
Kumuhau	51	0	0	51	0	0	0	0	0	0	0	0	51	0	0	51
Lualualei	148	0	0	148	30	0	0	30	0	0	0	0	178	0	0	178
Malu'ohai	225	0	0	225	0	0	0	0	0	0	0	0	225	0	0	225
Nanakuli	1,043	0	0	1,043	0	0	0	0	0	0	0	0	1,043	0	0	1,043
Papakolea	64	0	0	64	0	0	0	0	0	0	0	0	64	0	0	64
Princess Kahanu Estates	269	0	0	269	0	0	0	0	0	0	0	0	269	0	0	269
Walahole	0	0	0	0	17	0	0	17	0	0	0	0	17	0	0	17
Waianae	420	0	0	420	12	0	0	12	0	0	0	0	432	0	0	432
Waimanalo	714	0	0	714	2	0	0	2	0	0	0	0	716	0	0	716
<b>TOTAL</b>	<b>4,371</b>	<b>4</b>	<b>1</b>	<b>4,374</b>	<b>61</b>	<b>0</b>	<b>0</b>	<b>61</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,432</b>	<b>4</b>	<b>1</b>	<b>4,435</b>
<b>MAUI</b>																
Hikina	31	0	0	31	0	0	0	0	0	0	0	0	31	0	0	31
Kahikunui	0	0	0	0	0	0	0	0	75	0	0	75	75	0	0	75
Keokea	0	0	0	0	64	0	0	64	0	0	0	0	64	0	0	64
Lelalii	103	0	0	103	0	0	0	0	0	0	0	0	103	0	0	103
Paukukalo	178	0	0	178	0	0	0	0	0	0	0	0	178	0	0	178
Waiehu 1	39	0	0	39	0	0	0	0	0	0	0	0	39	0	0	39
Waiehu 2	109	0	0	109	0	0	0	0	0	0	0	0	109	0	0	109
Waiehu 3	113	0	0	113	0	0	0	0	0	0	0	0	113	0	0	113
Waiehu 4	98	0	0	98	0	0	0	0	0	0	0	0	98	0	0	98
Walohuli	590	0	0	590	0	0	0	0	0	0	0	0	590	0	0	590
<b>TOTAL</b>	<b>1,261</b>	<b>0</b>	<b>0</b>	<b>1,261</b>	<b>64</b>	<b>0</b>	<b>0</b>	<b>64</b>	<b>75</b>	<b>0</b>	<b>0</b>	<b>75</b>	<b>1,400</b>	<b>0</b>	<b>0</b>	<b>1,400</b>
<b>EAST HAWAII</b>																
Discovery Harbour	2	0	0	2	0	0	0	0	0	0	0	0	2	0	0	2
Kamoa	0	0	0	0	0	0	0	0	25	0	0	25	25	0	0	25
Kaunama	43	0	0	43	0	0	0	0	0	0	0	0	43	0	0	43
Keaukaha	471	0	0	471	0	0	0	0	0	0	0	0	471	0	0	471
Kuristown	3	0	0	3	0	0	0	0	0	0	0	0	3	0	0	3
Makuu	0	0	0	0	120	0	0	120	0	0	0	0	120	0	0	120
Panaewa	13	0	0	13	260	0	0	260	0	0	0	0	273	0	0	273
Piihonua	17	0	0	17	0	0	0	0	0	0	0	0	17	0	0	17
Puueo	0	0	0	0	12	0	0	12	0	0	0	0	12	0	0	12
University Heights	4	0	0	4	0	0	0	0	0	0	0	0	4	0	0	4
Walakea	285	0	0	285	0	0	0	0	0	0	0	0	285	0	0	285
<b>TOTAL</b>	<b>838</b>	<b>0</b>	<b>0</b>	<b>838</b>	<b>392</b>	<b>0</b>	<b>0</b>	<b>392</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>25</b>	<b>1,255</b>	<b>0</b>	<b>0</b>	<b>1,255</b>
<b>WEST HAWAII</b>																
Honokala	0	0	0	0	0	0	0	0	24	0	0	24	24	0	0	24
Humuula	0	0	0	0	0	0	0	0	5	0	0	5	5	0	0	5
Kamoku	0	0	0	0	0	0	0	0	16	0	0	16	16	0	0	16
Kanihale	223	1	0	224	0	0	0	0	0	0	0	0	223	1	0	224
Kawaihae	192	0	0	192	0	0	0	0	1	0	0	1	193	0	0	193
Lalopua	277	0	0	277	0	0	0	0	0	0	0	0	277	0	0	277
Lalamilo	30	0	0	30	0	0	0	0	0	0	0	0	30	0	0	30
Nienie	0	0	0	0	0	0	0	0	21	0	0	21	21	0	0	21
Puukapu/Waimea/Kuhio VII	118	0	0	118	110	0	0	110	218	0	0	218	446	0	0	446
Puupulehu	33	0	0	33	0	0	0	0	0	0	0	0	33	0	0	33
<b>TOTAL</b>	<b>873</b>	<b>1</b>	<b>0</b>	<b>874</b>	<b>110</b>	<b>0</b>	<b>0</b>	<b>110</b>	<b>285</b>	<b>0</b>	<b>0</b>	<b>285</b>	<b>1,268</b>	<b>1</b>	<b>0</b>	<b>1,269</b>
<b>KAUAI</b>																
Anahola	534	2	0	536	46	0	0	46	0	0	0	0	580	2	0	582
Hanapepe	47	0	0	47	0	0	0	0	0	0	0	0	47	0	0	47
Kekaha	117	0	0	117	0	0	0	0	0	0	0	0	117	0	0	117
Puu Opaie	0	0	0	0	0	0	0	0	1	0	0	1	1	0	0	1
<b>TOTAL</b>	<b>698</b>	<b>2</b>	<b>0</b>	<b>700</b>	<b>46</b>	<b>0</b>	<b>0</b>	<b>46</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>745</b>	<b>2</b>	<b>0</b>	<b>747</b>
<b>MOLOKAI</b>																
Hooilehua	153	0	0	153	345	0	0	345	21	0	0	21	519	0	0	519
Kalamaula	167	0	0	167	70	0	0	70	3	0	0	3	240	0	0	240
Kapaakea	47	0	0	47	0	0	0	0	3	0	0	3	50	0	0	50
Moomomi	0	0	0	0	3	0	0	3	0	0	0	0	3	0	0	3
One Alii	27	0	0	27	0	0	0	0	0	0	0	0	27	0	0	27
<b>TOTAL</b>	<b>394</b>	<b>0</b>	<b>0</b>	<b>394</b>	<b>418</b>	<b>0</b>	<b>0</b>	<b>418</b>	<b>27</b>	<b>0</b>	<b>0</b>	<b>27</b>	<b>839</b>	<b>0</b>	<b>0</b>	<b>839</b>
<b>LANAI</b>																
Lanai	44	0	0	44	0	0	0	0	0	0	0	0	44	0	0	44
<b>TOTAL</b>	<b>44</b>	<b>0</b>	<b>0</b>	<b>44</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>44</b>	<b>0</b>	<b>0</b>	<b>44</b>
<b>STATEWIDE TOTAL</b>	<b>8,479</b>	<b>7</b>	<b>1</b>	<b>8,485</b>	<b>1,091</b>	<b>0</b>	<b>0</b>	<b>1,091</b>	<b>413</b>	<b>0</b>	<b>0</b>	<b>413</b>	<b>9,983</b>	<b>7</b>	<b>1</b>	<b>9,989</b>



	06/01/23 Totals	Adds	Deletes	07/01/23 Totals
<b>OAHU</b>				
113 NANAKULI (RES)	155	0	0	155
123 PAKOLEA/KEWALO (RES)	64	0	0	64
133 WAIMANALO (RES)	529	0	3	526
143 WAIANAE (RES)	135	0	0	135
191 OAHU ISLAND-WIDE (AG)	4,103	8	1	4,110
193 OAHU ISLAND-WIDE (RES)	10,539	19	6	10,552
	=====	=====	=====	=====
TOTAL FOR OAHU	15,525	27	10	15,542
<b>MAUI</b>				
213 PAUKUKALO (RES)	50	0	0	50
221 KULA (AG)	4	0	0	4
222 KULA (PAS)	5	0	0	5
291 MAUI ISLAND-WIDE (AG)	4,783	4	2	4,785
292 MAUI ISLAND-WIDE (PAS)	643	2	1	644
293 MAUI ISLAND-WIDE (RES)	3,888	6	4	3,890
	=====	=====	=====	=====
TOTAL FOR MAUI	9,373	12	7	9,378
<b>HAWAII</b>				
313 KEAUKAHAWAIAKEA (RES)	67	0	0	67
321 PANAEWA (AG)	16	0	0	16
333 KAWAIHAE (RES)	16	0	0	16
341 WAIMEA (AG)	11	0	0	11
342 WAIMEA (PAS)	46	0	0	46
343 WAIMEA (RES)	44	0	0	44
391 HAWAII ISLAND-WIDE (AG)	7,371	7	4	7,374
392 HAWAII ISLAND-WIDE (PAS)	1,980	1	0	1,981
393 HAWAII ISLAND-WIDE (RES)	5,900	7	2	5,905
	=====	=====	=====	=====
TOTAL FOR HAWAII	15,451	15	6	15,460
<b>KAUAI</b>				
511 ANAHOLA (AG)	3	0	0	3
512 ANAHOLA (PAS)	20	0	0	20
513 ANAHOLA (RES)	41	0	1	40
523 KEKAHA (RES)	8	0	0	8
532 PUU OPAE (PAS)	7	0	0	7
591 KAUAI ISLAND-WIDE (AG)	2,316	4	1	2,319
592 KAUAI ISLAND-WIDE (PAS)	310	1	0	311
593 KAUAI ISLAND-WIDE (RES)	1,691	5	1	1,695
	=====	=====	=====	=====
TOTAL FOR KAUAI	4,396	10	3	4,403
<b>MOLOKAI</b>				
613 KALAMAULA (RES)	3	0	0	3
621 HOOLEHUA (AG)	17	0	0	17
622 HOOLEHUA (PAS)	1	0	0	1
623 HOOLEHUA (RES)	7	0	0	7
633 KAPAAKEA (RES)	6	0	0	6
643 ONE ALII (RES)	1	0	0	1
691 MOLOKAI ISLAND-WIDE (AG)	1,121	0	0	1,121
692 MOLOKAI ISLAND-WIDE (PAS)	200	1	0	201
693 MOLOKAI ISLAND-WIDE (RES)	800	1	0	801
	=====	=====	=====	=====
TOTAL FOR MOLOKAI	2,156	2	0	2,158
<b>LANAI</b>				
713 LANAI (RES)	71	0	1	70
	=====	=====	=====	=====
TOTAL FOR LANAI	71	0	1	70
<b>GRAND TOTAL</b>				
	=====	=====	=====	=====
	46,972	66	27	47,011
	=====	=====	=====	=====



DELINQUENCY REPORT - STATEWIDE

July 17, 2023  
(\$Thousands)

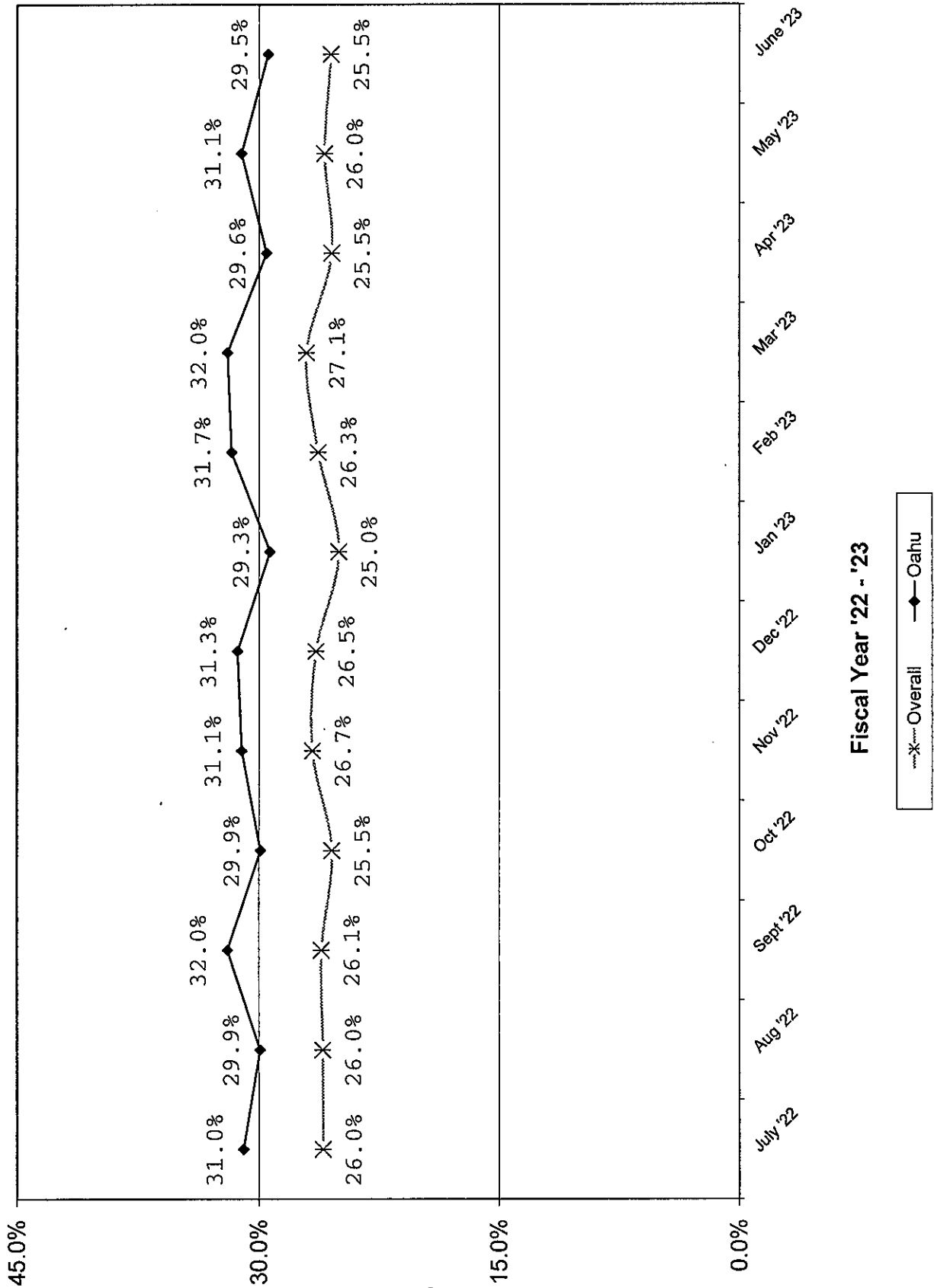
DIRECT LOANS OAHU	Total Outstanding (000s)		Total Delinquency (000s)		30 Days (low) (000s)				60 Days (Medium) (000s)				90 Days (High) (000s)				180 Days (Severe) (000s)		% of Totals 6/30/2023	
	No.	Amt.	No.	Amt.	No.	Amt.	No.	Amt.	No.	Amt.	No.	Amt.	No.	Amt.	No.	Amt.	No.	\$		
	371	36,285	115	10,686	17	1,414	6	310	23	2,110	69	6,853	31.0%	29.5%						
EAST HAWAII	194	11,769	58	3,933	6	239	4	190	9	538	39	2,966	29.9%	33.4%						
WEST HAWAII	77	8,164	13	1,315	5	448	2	157	2	353	4	358	16.9%	16.1%						
MOLOKAI	78	6,971	16	777	3	150	2	60	1	17	10	551	20.5%	11.1%						
KAUAI	90	6,952	8	433	3	87	0	0	0	0	5	346	8.9%	6.2%						
MAUI	111	15,381	35	4,698	6	512	9	1,259	6	662	14	2,264	31.5%	30.5%						
TOTAL DIRECT	921	85,522	245	21,842	40	2,850	23	1,975	41	3,680	141	13,337	26.6%	25.5%						
	100.0%	100.0%	26.6%	25.5%	4.3%	3.3%	2.5%	2.3%	4.5%	4.3%	15.3%	15.6%								
Advances (including RPT)	245	5,766	245	5,766	0	0	0	0	245	5,766			100%	100%						
DHHL LOANS & Advances	1,166	91,287	490	27,607	40	2,850	23	1,975	286	9,446	141	13,337	42.0%	30.2%						
LOAN GUARANTEES as of June 30, 2022																				
SBA	2	67	0	0	0	0	0	0	0	0			0.0%	0.0%						
USDA-RD	274	35,831	43	6,613	0	0	0	0	43	6,613			15.7%	18.5%						
Habitat for Humanity	32	893	16	429	0	0	0	0	16	429			50.0%	48.0%						
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	10	204	10	204	0	0	0	0	10	204			100.0%	100.0%						
FHA Interim	6	1,366	0	0	0	0	0	0	0	0			0.0%	0.0%						
OHA	1	6	1	6	0	0	0	0	1	6			100.0%	100.0%						
TOTAL GUARANTEE	331	38,448	71	7,259	0	0	0	0	71	7,259			21.5%	18.9%						
PMI Loans	120	16,394	1	82	1	82	0	0	0	0			0.8%	0.5%						
HUD REASSIGNED for Recovery	120	12,885	96	11,179	0	0	2	15	6	608	88	10,556	80.0%	86.8%						
FHA Insured Loans	2,952	538,950	208	32,898	0	0	0	0	208	32,898			7.0%	6.1%						
TOTAL INS. LOANS	3,192	568,229	305	44,159	1	82	2	15	214	33,506	88	10,556	9.6%	7.8%						
OVERALL TOTALS(EXC Adv/RP)	4,444	692,198	621	73,260	41	2,932	25	1,990	326	44,445	229	23,893	14.0%	10.6%						
ADJUSTED TOTALS	4,689	697,964	866	79,025	41	2,932	25	1,990	571	50,211	229	23,893		11.3%						

Note: HUD 184A loan program has 515 loans, with a total outstanding principal balance of \$112,252,547 as of June 30, 2022. 15 Loans, totaling \$3,590,830 are delinquent.

The deferred interest for 465 loans comes out to \$2,029,291.36 as of 6/30/2023.

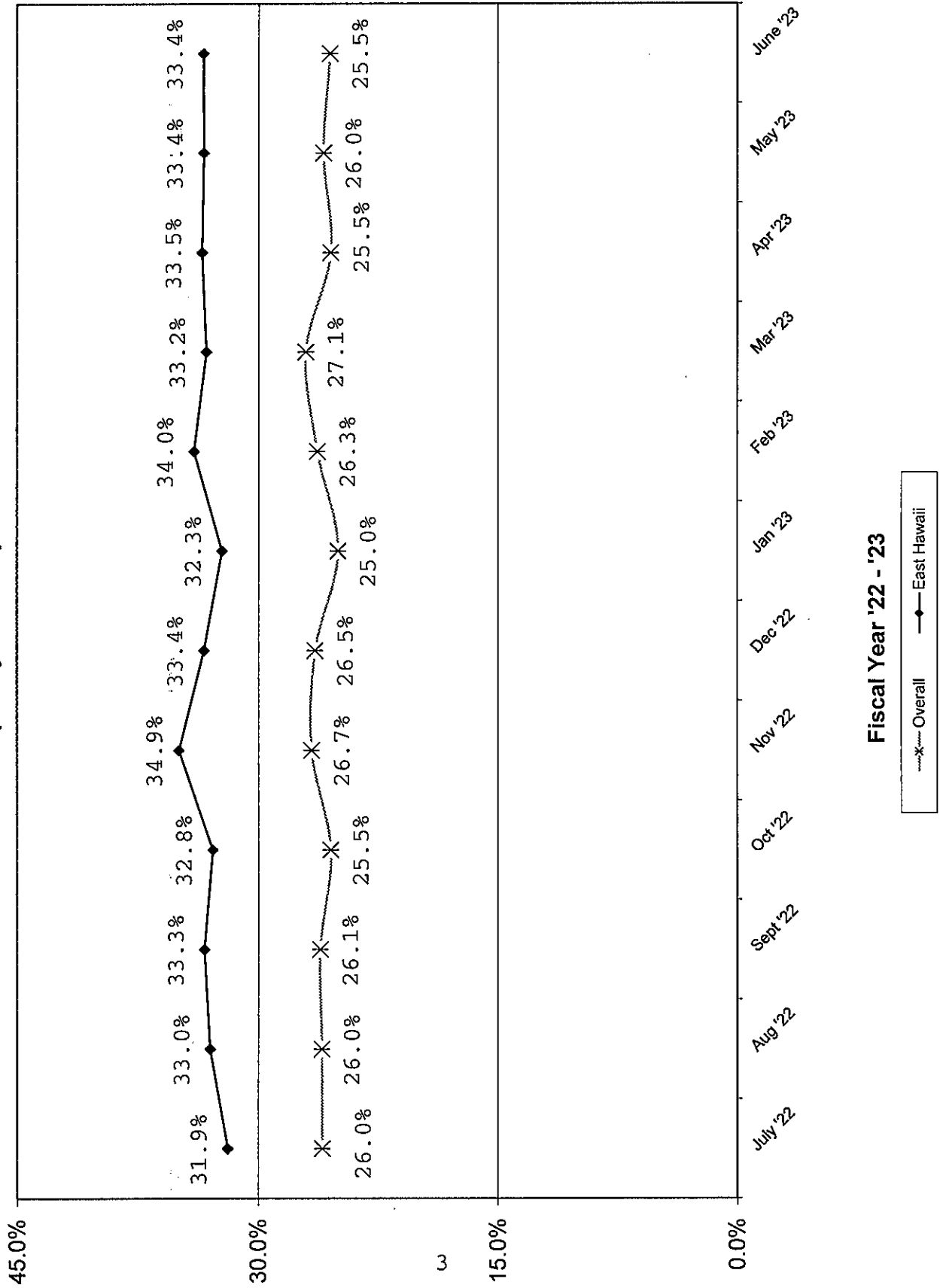


**OAHU**  
**Direct Loans**  
**Delinquency Ratio Report**





**EAST HAWAII**  
**Direct Loans**  
**Delinquency Ratio Report**

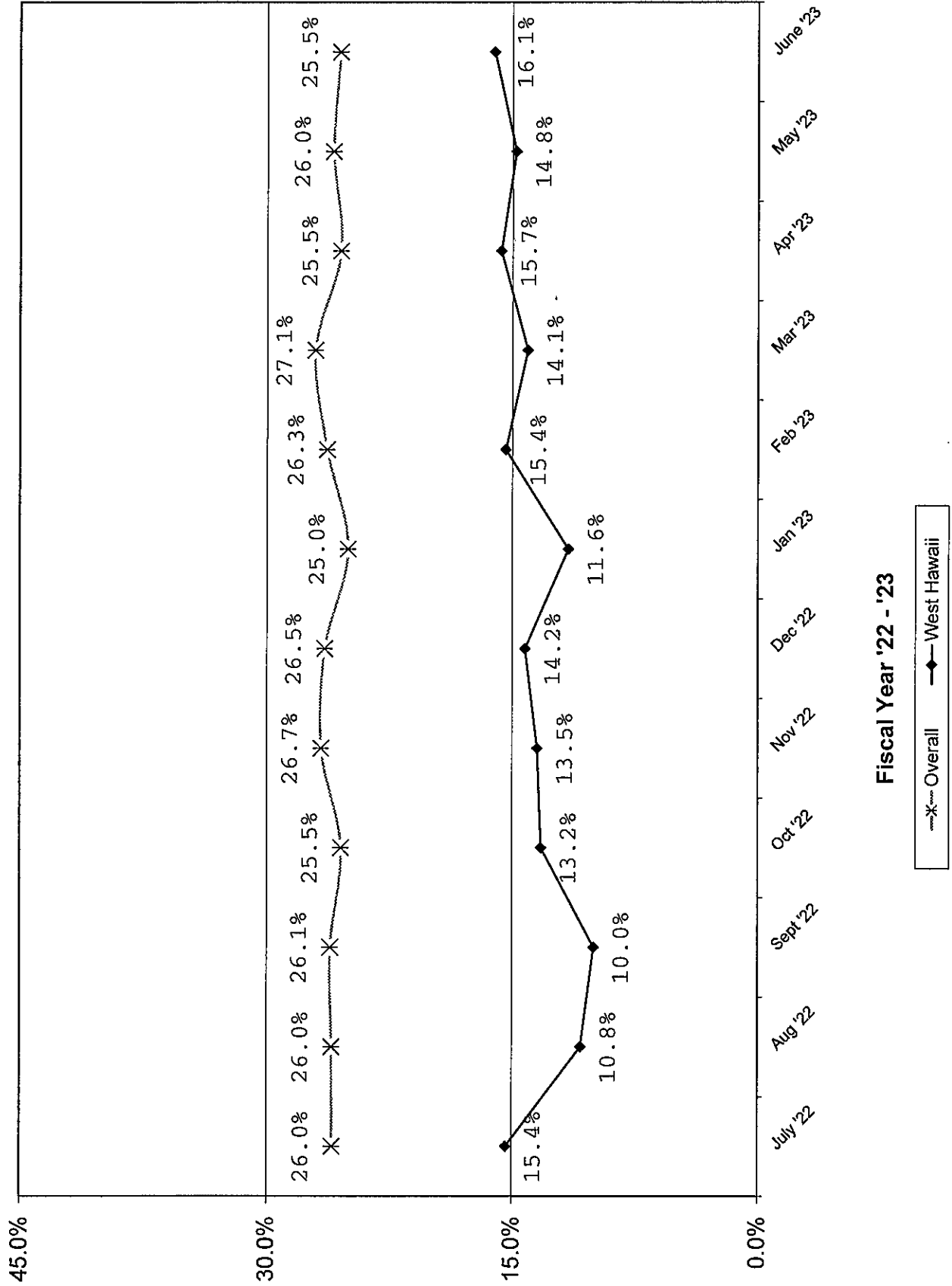


**Fiscal Year '22 - '23**

-----x----- Overall      —◆— East Hawaii



**WEST HAWAII**  
**Direct Loans**  
**Delinquency Ratio Report**

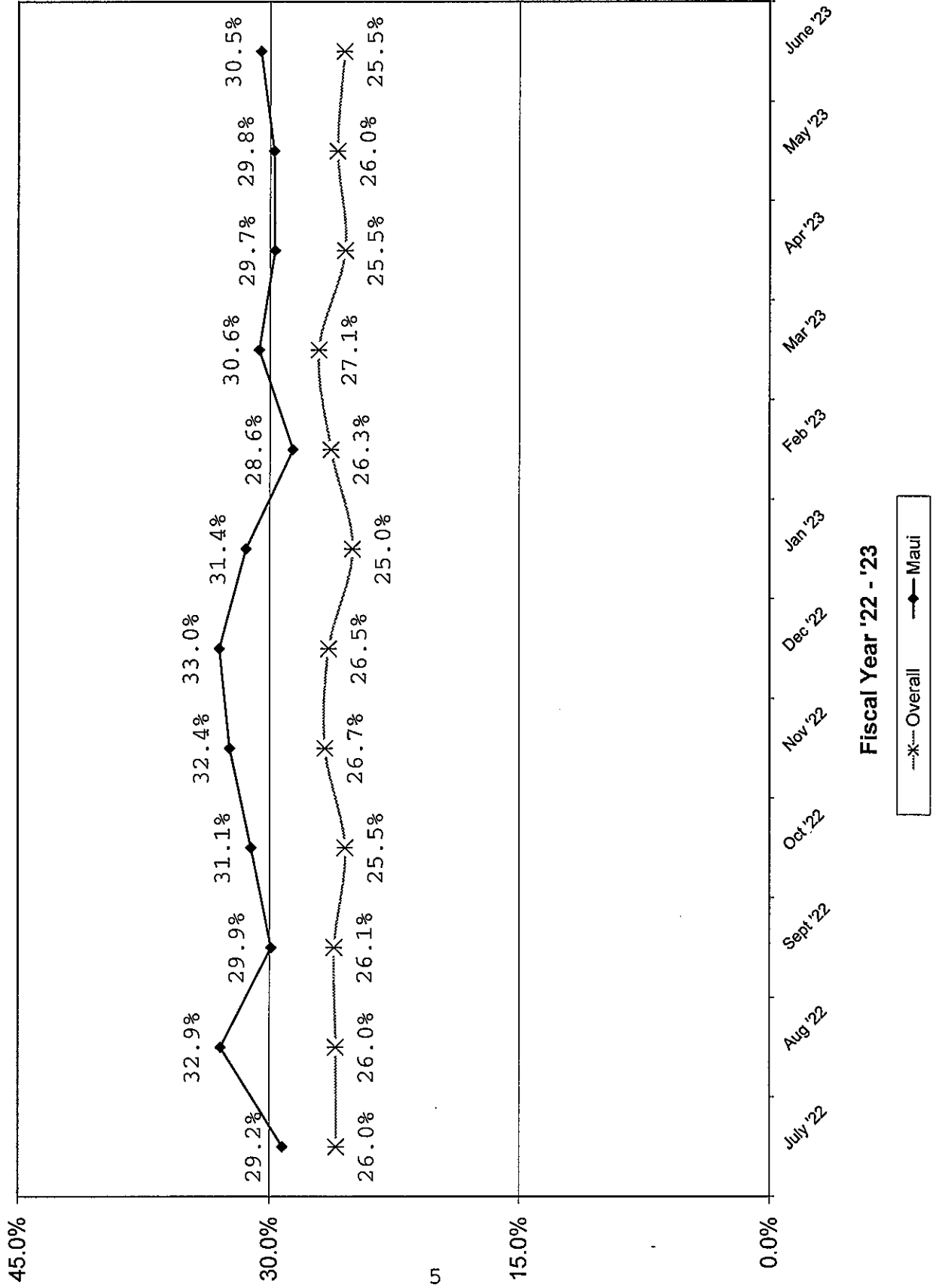


Fiscal Year '22 - '23

---x--- Overall    ---◆--- West Hawaii

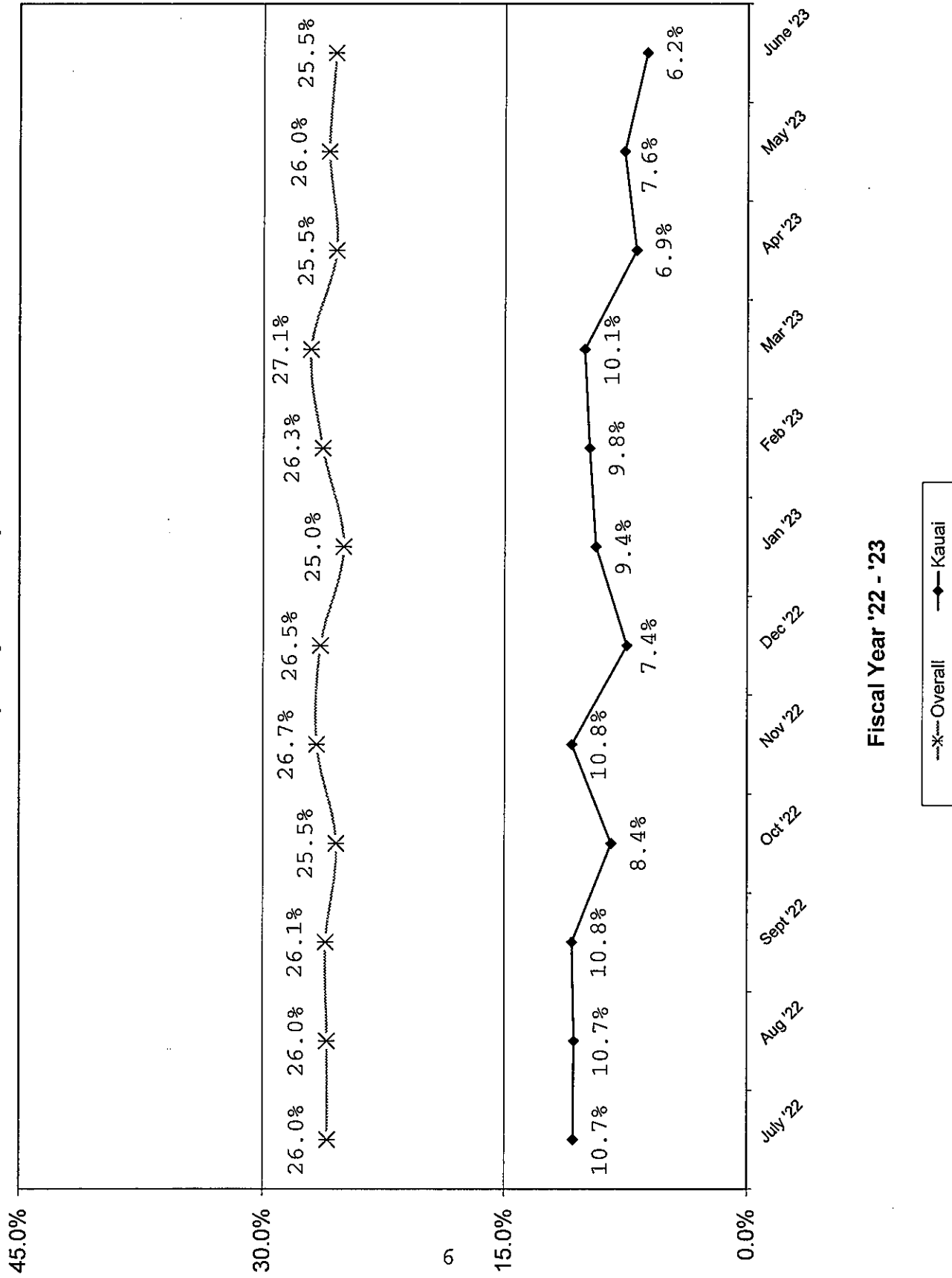


**MAUI**  
**Direct Loans**  
**Delinquency Ratio Report**





**KAUAI**  
**Direct Loans**  
**Delinquency Ratio Report**

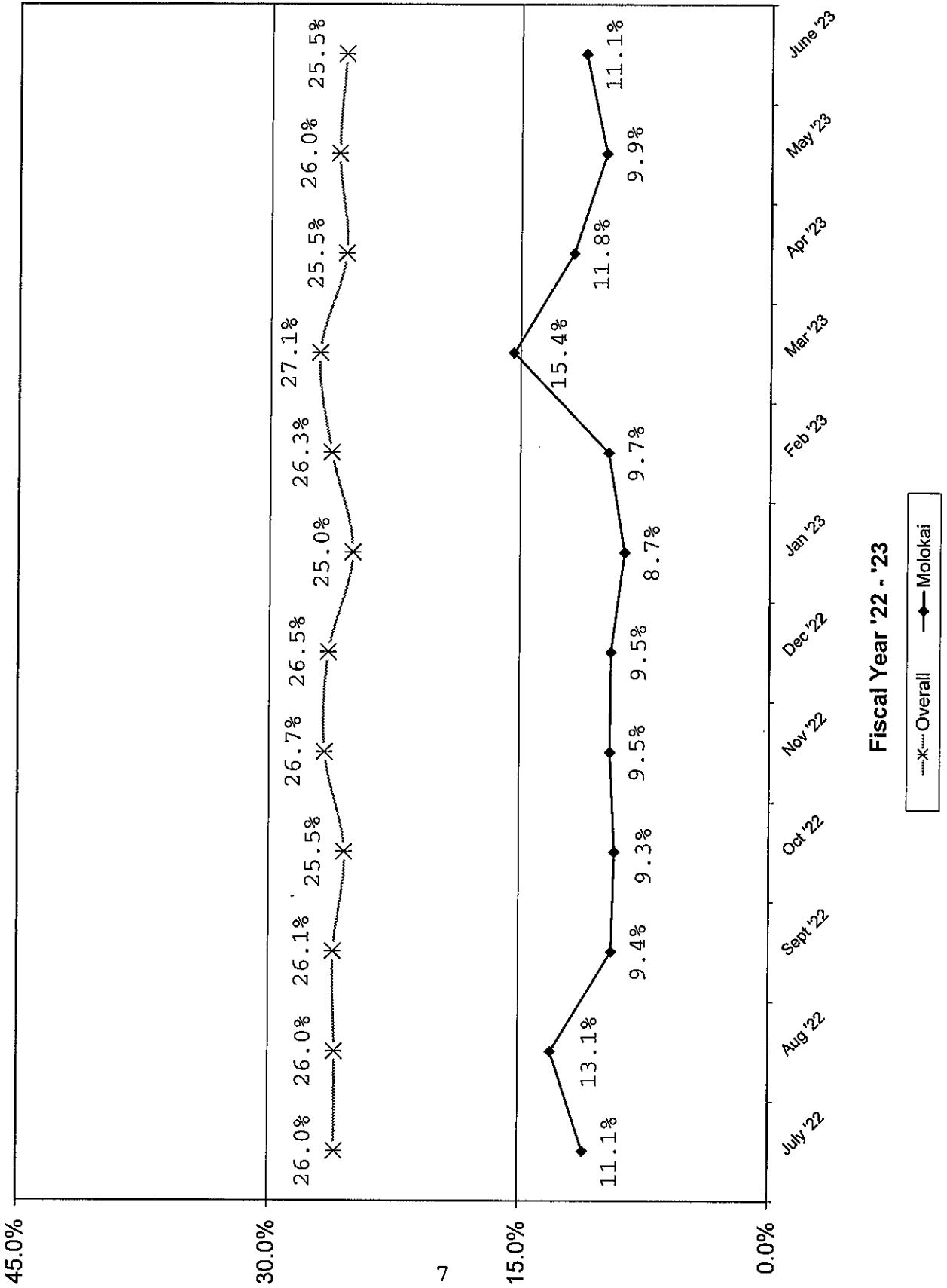


**Fiscal Year '22 - '23**

---x--- Overall    ---◆--- Kauai



**MOLOKAI**  
**Direct Loans**  
**Delinquency Ratio Report**





July 17, 2023

SUBJECT:      **DHHL Guarantees for FHA Construction Loans**

DISCUSSION: The Department issues guarantees to FHA lenders during the construction period of a home, as FHA does not insure the loan until the home is completed. The loan term for these loans do not exceed fifteen (15) months from the date of loan signing. The following FHA Interim Construction loans were issued guarantees:

\*Note:      FHA loans are insured by the U.S. Department of Housing and Urban Development (HUD) and do not impact the State's guaranty ceiling.

<u>LEASE NO.</u>	<u>AREA</u>	<u>LESSEE</u>	<u>Loan Amount</u>	<u>Date Approved</u>
12973	Kauluokahai	Akamine, Jewel K.	\$385,250	6/1/23

	<u>No.</u>	<u>Balance</u>
FY Ending 6/30/23	5	\$ 1,681,571
Previous Months	0	\$ -0-
This Month	<u>1</u>	<u>385,250</u>
FY '23-'24 to date	1	\$ 385,250

ITEM NO. D-1  
EXHIBIT C



STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 17, 2023

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>			
Waianae Lease No. 6709 TMK: 1-8-5-031:039	KYLE, Corinna & KYLE, Abraham, III (Purchase) FHA	Luminate Home Loans	\$ 325,000
Lualualei Lease No. 9704 TMK: 1-8-6-023:040	CULLEN, Wayne K. (Rate/Term Refi) VA	Department of Veterans Affairs	\$ 80,000
Nanakuli Lease No. 8578 TMK: 1-8-9-012:025	SEGUANCIA, Glenn Q. Jr. (Cash Out Refi) FHA	V. I. P. Mortgage Inc.	\$ 352,540



OAHU

Princess Kahanu Estates Lease No. 8552 TMK: 1-8-7-042:146	ISHIKAWA, Melvin S. (Cash Out Refi) FHA	V. I. P. Mortgage Inc.	\$ 362,540
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Maluohai Lease No. 9850 TMK: 1-9-1-120:001	LEONG, Calvin (Rate/Term Refi) VA	Department of Veterans Affairs	\$ 272,029
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Kakaina Lease No. 12983 TMK: 1-4-1-041:009	MEDINA, Katherine L. M. (Cash Out Refi) FHA	SecurityNati onal Mortga- ge Co.	\$ 535,000
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Kewalo Lease No. 2168 TMK: 1-2-4-042:027	YIM, Edith W. (Cash Out Refi) FHA	V. I. P. Mortgage Inc.	\$ 187,447
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Nanakuli Lease No. 2926 TMK: 1-8-9-009:067	MCFEELEY, Lillian K. (Cash Out Refi) FHA	HighTechLen- ding Inc.	\$ 350,325
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Kauluokahai Lease No. 12426 TMK: 1-9-1-017:088	MEDEIROS, Reid E. K. K. (Cash Out Refi) FHA	Bank of Hawaii	\$ 550,000
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Kanehili Lease No. 11585 TMK: 1-9-1-153:062	BEAUFORD, Shawnise K. (Purchase)FHA	SecurityNati onal Mortga- ge Co.	\$ 321,780
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Kanehili Lease No. 12666 TMK: 1-9-1-151:011	LEONG, Keone (Cash Out Refi) FHA	Bank of Hawaii	\$ 450,000
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MOLOKAI

Kalamaula Lease No. 5881 TMK: 2-5-2-008:094	HULU, Samuel K. Jr. (Rate/Term Refi) VA	Department of Veterans Affairs	\$ 156,120
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ITEM NO. D-2



MOLOKAI

Hoolehua	PANGKEE,	Guild	\$ 359,667
Lease No. 5758	Nohea M.	Mortgage	
TMK: 2-5-2-017:032	(Purchase) FHA		

HAWAII

Panaewa	KAOPUA,	Department	\$ 115,000
Lease No. 11180	Sherman K.	of Veterans	
TMK: 3-2-2-064:028	(Rate/Term Refi) VA	Affairs	

Puukapu	WAKINEKONA,	V. I. P.	\$ 342,540
Lease No. 6195	Kahealani (Cash Out	Mortgage	
TMK: 3-6-4-033:002	Refi) FHA	Inc.	

Keaukaha	HOOPII,	V. I. P.	\$ 255,350
Lease No. 6296	Carrie K. (Cash Out	Mortgage	
TMK: 3-2-1-021:105	Refi) FHA	Inc.	

Kawaihae	LEE,	V. I. P.	\$ 332,160
Lease No. 6357	Herbert A. M. (Cash	Mortgage	
TMK: 3-6-1-005:005	Out Refi) FHA	Inc.	

Kaniohale	WAHINEKAPU,	V. I. P.	\$ 170,130
Lease No. 9418	Charmaine I. (Cash	Mortgage	
TMK: 3-7-4-023:105	Out Refi) FHA	Inc.	



<u>RECAP</u>	<u>NO.</u>	<u>FHA</u> <u>AMOUNT</u>	<u>NO.</u>	<u>VA</u> <u>AMOUNT</u>
FY Ending 6/30/23	167	\$ 58,188,156	9	\$ 2,325,526
Prior Months	0	\$ 0	0	\$ 0
This Month	14	4,894,479	4	623,149
Total FY '23-'24	14	\$ 4,894,479	4	\$ 623,149

	<u>HUD 184A</u> <u>AMOUNT</u>	<u>USDA-RD</u> <u>AMOUNT</u>
FY Ending 6/30/23	23 \$ 8,018,714	3 \$ 1,081,858
Prior Months	0 \$ 0	0 \$ 0
This Month	0 0	0 0
Total FY '23-'24	0 \$ 0	0 \$ 0


ITEM NO. D-2




STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

July 17, 2023

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, HSD Administrator   
Homestead Services Division

FROM: Dean Oshiro, Loan Services Branch Manager 

SUBJECT: **Ratification of Loan Approvals**

RECOMMENDED MOTION/ACTION

To ratify the approval of the following loan previously approved by the Chairman, pursuant to section 10-2-17, Ratification of Chairman's action, of the Department of Hawaiian Home Lands Administrative Rules.

<u>LESSEE</u>	<u>LEASE NO. &amp; AREA</u>	<u>LOAN TERMS</u>
Woodward, James W.M.K.	13013, Waianae	NTE \$182,000 @ 4% interest per annum, NTE \$869 monthly, repayable over 30 years.

Loan Purpose: Purchase existing improvements in conjunction with a new lease award.

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Gomes, Corina N.K.	3880, Kalamaula	NTE \$54,300 @ 4%
Gomes, Andrew M.K.		interest per annum, NTE
Keahi, Precious		\$260 monthly, repayable over 30 years.

Loan Purpose: Refinance existing advance No. 17996 to reduce the interest rate. Original loan amount of \$65,973 @ 5.5% per annum, \$354 monthly, repayable over 30 years. A contested case hearing was held on May 21, 2013 for this account.

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<u>REFINANCE</u>	<u>NO.</u>	<u>LOAN AMOUNT</u>
FY Ending 6/30/23	14	\$ 1,732,825
Prior Months	0	-0-
This Month	<u>1</u>	<u>54,300</u>
Total FY '23-'24	1	\$ 54,300

<u>REPAIR</u>	<u>NO.</u>	<u>LOAN AMOUNT</u>
FY Ending 6/30/23	0	\$ -0-
Prior Months	0	-0-
This Month	<u>0</u>	<u>-0-</u>
Total FY '23-'24	0	\$ -0-

<u>HOME CONSTRUCTION</u>	<u>NO.</u>	<u>LOAN AMOUNT</u>
FY Ending 6/30/23	3	\$ 1,028,750
Prior Months	0	-0-
This Month	<u>0</u>	<u>-0-</u>
Total FY '23-'24	0	\$ -0-

<u>FARM</u>	<u>NO.</u>	<u>LOAN AMOUNT</u>
FY Ending 6/30/23	0	\$ -0-
Prior Months	0	-0-
This Month	<u>0</u>	<u>-0-</u>
Total FY '23-'24	0	\$ -0-

<u>TRANSFER WITH LOAN</u>	<u>NO.</u>	<u>LOAN AMOUNT</u>
FY Ending 6/30/23	1	\$ 143,000
Prior Months	0	-0-
This Month	<u>0</u>	<u>-0-</u>
Total FY '23-'24	0	\$ -0-

<u>AWARD</u>	<u>NO.</u>	<u>LOAN AMOUNT</u>
FY Ending 6/30/23	3	\$ 524,500
Prior Months	0	-0-
This Month	<u>1</u>	<u>182,000</u>
Total FY '23-'24	1	\$ 182,000

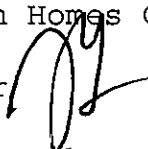

<u>OTHER</u>	<u>NO.</u>	<u>LOAN AMOUNT</u>
FY Ending 6/30/23	0	\$ -0-
Prior Months	0	-0-
This Month	<u>0</u>	<u>-0-</u>
Total FY '23-'24	0	\$ -0-



STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 17, 2023

TO: Chairman and Members, Hawaiian Homes Commission  
THROUGH: Juan Garcia, HSD Administrator   
FROM: Nicole F. Bell, Application Branch Supervisor   
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

OAHU ISLANDWIDE AGRICULTURAL LEASE LIST

DAMAS, Mark S.	05/17/2001	HAWAII	AGR	04/06/2023
NAONE, Solomon P., Sr.	04/01/2013	HAWAII	AGR	04/04/2023

OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

NAONE, Solomon P., Sr.	04/01/2013	HAWAII	RES	04/04/2023
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MAUI ISLANDWIDE RESIDENTIAL LEASE LIST

MATTHEWS, Clara K.	05/16/2014	OAHU	RES	03/10/2023
PAVAO, Donovan R.K.	07/30/2018	HAWAII	RES	03/31/2023
WILLIAMS, Frances A.	06/07/2019	OAHU	RES	03/10/2023

HAWAII ISLANDWIDE PASTORAL LEASE LIST



AHKOI, William M., Jr.                      06/08/1994                      OAHU                      AGR                      04/04/2023

2. Deceased Applicants

WAIMANALO AREA / OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

HEEN, Ernest Jr.	PN 2022	08/21/1964
KALAU LI, Richardson K.	PN 2022	05/28/1974
KALEI, Walter	PN 2022	05/15/1972
KANOA, Elizabeth	PN 2022	03/22/1972

OAHU ISLANDWIDE AGRICULTURAL LEASE LIST

KAIO, Dennis J.	PN 2022	04/06/1992
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OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

AKANA, Legnd K.	PN 2022	06/30/2020
CHAI-SIAFUAFU, Germaine L.	PN 2022	01/05/1984
CRAWFORD, Abraham E.	PN 2022	12/03/1993
DUARTE, Mary K.	PN 2022	02/03/1983
KAIO, Dennis J.	PN 2022	04/06/1992
KAWELO, David	PN 2022	10/08/1996

MAUI ISLANDWIDE AGRICULTURAL LEASE LIST

AKANA, Henry Jr.	PN 2022	08/04/2014
GARCIA, Earlyne K.	PN 2022	05/16/1986
KALILIKANE, Elenora	PN 2022	01/23/1986

MAUI ISLANDWIDE RESIDENTIAL LEASE LIST

AKANA, Henry Jr.	PN 2022	10/04/2013
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HAWAII ISLANDWIDE AGRICULTURAL LEASE LIST

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HANSON, Henrietta U.	PN 2022	07/10/1990
JOHN, Michael M., Jr.	PN 2022	04/30/1996
KALAU LI, Richardson K.	PN 2022	06/02/1986
KANAEHOLO, Julian K., Jr.	PN 2022	09/26/1991
KEALOHA, Peter S., Jr.	PN 2022	02/25/1988

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HAWAII ISLANDWIDE RESIDENTIAL LEASE LIST

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AKINA, Gerald Sr.	PN 2022	07/19/1979
KANAEHOLO, Julian K., Jr.	PN 2022	09/26/1991
KEALOHA, Peter S., Jr.	PN 2022	02/25/1988

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KAUAI ISLANDWIDE AGRICULTURAL LEASE LIST

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DE SILVA, Yukie-Lynn	PN 2022	09/15/2014
FERNANDES, Alethea H.	PN 2022	04/26/2010
HAMMOND, Barbara J.	PN 2022	08/02/1988
HOLOKAHI, Francis N., Jr.	PN 2022	11/27/1984
KANAHELE, Blossom L.	PN 2022	12/30/1992
KANAHELE, Miriam Ella	PN 2022	09/04/1987
KAOHELAULII, Loka J.	PN 2022	05/17/1989
KEALOHA, Ronald K.	PN 2022	10/16/1989

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KAUAI ISLANDWIDE RESIDENTIAL LEASE LIST

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DE SILVA, Yukie-Lynn	PN 2022	09/15/2014
FERNANDES, Alethea H.	PN 2022	04/26/2010
KANAHELE, Blossom L.	PN 2022	12/30/1992



MOLOKAI ISLANDWIDE AGRICULTURAL LEASE LIST

AH MOOK SANG, Henry P.	PN 2022	05/29/1990
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MOLOKAI ISLANDWIDE RESIDENTIAL LEASE LIST

HARDWICK, Davelynn K.L.	PN 2022	07/28/1986
KALAMA, Elmonte P.	PN 2022	03/24/1992

3. Awards of Leases

OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

KAUPU, Sean Thomas K.	Assigned Residential Lease #12827, Lot 83 in Ka'uluokaha'i, Oahu dated 12/21/2018. Remove application dated 05/31/2000.
-----------------------	--

TEHOTU, Shalane	Assigned Residential Lease #9811, Lot 13835 in Maluohai, Oahu dated 10/01/2019. Remove application dated 02/20/2014.
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HAWAII ISLANDWIDE RESIDENTIAL LEASE LIST

VENTURA, Kiki L.L.	Assigned Residential Lease #6813, Lot 415-A in Keaukaha, Hawaii dated 07/24/2019. Remove application dated 05/14/1996.
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4. Native Hawaiian Qualification

NONE FOR SUBMITTAL

5. Voluntary Cancellation

NONE FOR SUBMITTAL



6. Successorship

NONE FOR SUBMITTAL

7. Additional Acreage

NONE FOR SUBMITTAL

8. HHC Adjustments

NONE FOR SUBMITTAL

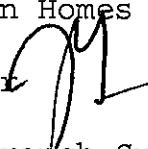
Last Month's Transaction Total	24
Last Month's Cumulative FY 2022-2023 Transaction Total	253
Transfers from Island to Island	7
Deceased	37
Cancellations:	
Awards of Leases	3
NHQ	0
Voluntary Cancellations	0
Successorship	0
Additional Acreage	0
HHC Adjustments	0
This Month's Transaction Total	47
This Month's Cumulative FY 2022-2023 Transaction Total	300




STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

July 17, 2023

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, HSD Administrator 

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

SUBJECT: **Approval to Certify Applications of Qualified Applicants for  
the month of June 2023**

RECOMMENDED MOTION/ACTION

To approve the certification of applications of qualified applicants for the month of April 2023. 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 'ohana process.

OAHU ISLANDWIDE AGRICULTURAL LEASE LIST

KEKOA, Brandon K.	04/14/2023
STANLEY, Alallen K.F.	04/18/2023
KAHIKINA, Bernadine M.	04/18/2023
TAYAG, Alicia A.	04/18/2023



KAOLULO, Harmony K.

04/20/2023

OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

---

KEKOA, Brandon K.

04/14/2023

IRVINE-PULE, Hokulani

04/17/2023

STANLEY, Alallen K.F.

04/18/2023

KAHIKINA, Bernadine M.

04/18/2023

TAYAG, Alicia A.

04/18/2023

KAOLULO, Harmony K.

04/20/2023

KALEIOPU, Miranda K.

04/24/2023

MAUI ISLANDWIDE AGRICULTURAL LEASE LIST

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KAPU, Shaldon K.L.

03/03/2023

KAPU, Paul K.

03/03/2023

PAHUKOA, Naomi N.K.

03/31/2023

KIESEL, Shawn K.

04/03/2023

LANDERS, Cheryl Ann N.K.

04/03/2023

MAUI ISLANDWIDE PASTORAL LEASE LIST

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VEGAS, Edward C.K.

04/03/2023

MAUI ISLANDWIDE RESIDENTIAL LEASE LIST

---

KAPU, Shaldon K.L.

03/03/2023

KAPU, Paul K.

03/03/2023

PAHUKOA, Naomi N.K.

03/31/2023

VEGAS, Edward C.K.

04/03/2023



KIESEL, Shawn K.	04/03/2023
LANDERS, Cheryl Ann N.K.	04/03/2023

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HAWAII ISLANDWIDE AGRICULTURAL LEASE LIST

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KUNEWA, Jason K.	03/10/2023
LYMAN, Ekekela Kuuleialoha K.L.	04/20/2023
WAIPA, Harvey	05/16/2023
BECKER, Frances M.	06/05/2023

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HAWAII ISLANDWIDE PASTORAL LEASE LIST

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MAKANEOLE, Kale K.	04/19/2023
KAHIHIKOLO-THOMPSON, Hoopono L.K.	04/19/2023

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HAWAII ISLANDWIDE RESIDENTIAL LEASE LIST

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KUNEWA, Jason K.	03/10/2023
MAKANEOLE, Kale K.	04/19/2023
KAHIHIKOLO-THOMPSON, Hoopono L.K.	04/19/2023
LYMAN, Ekekela Kuuleialoha K.K.	04/20/2023

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KAUAI ISLANDWIDE PASTORAL LEASE LIST

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APUNA, Alia N.K.	05/08/2023
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KAUAI ISLANDWIDE RESIDENTIAL LEASE LIST

---

APUNA, Alia N.K.	05/08/2023
BECKER, Frances M.	06/05/2023

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HOOLEHUA AREA / MOLOKAI ISLANDWIDE PASTORAL LEASE LIST

---



BURROWS, Moses

12/27/1955

MOLOKAI ISLANDWIDE AGRICULTURAL LEASE LIST

PURDY, William M.K.

04/19/2023

MOLOKAI ISLANDWIDE RESIDENTIAL LEASE LIST

PURDY, William M.K.

04/19/2023

Previous Cumulative Total for Current FY	799
Current Month's Total	40
<b>Fiscal Year Total: July 2022-June 2023</b>	<b>839</b>





STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 17, 2023

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

Two (2) assignments of lease.

1. Lessee Name: Travis Mark P. Obrey  
Res. Lease No. 7187, Lot No. 171  
Lease Date: 10/1/1999  
Area: Kawaihae, Hawaii  
Property Sold & Amount: No, N/A  
Improvements: 3 bedroom, 2 bath dwelling

Transferee Name: Maryann M. Obrey  
Relationship: None  
Loan Assumption: No  
Applicant: Yes, Hawaii IW Res., 1/11/2010

Reason for Transfer: "Divorce."



2. Lessee Name: Roy A. Loando  
Res. Lease No. 13002, Lot No. 610  
Lease Date: To be determined  
Area: Discovery Harbour, Hawaii  
Property Sold & Amount: No, N/A  
Improvements: None

Transferee Name: Jason Loando  
Relationship: Son  
Loan Assumption: No  
Applicant: No

Reason for Transfer: "Giving lease to relative."

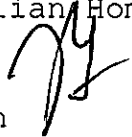
Assignments for the Month of July '23	2
Previous FY '23 - '24 balance	<u>0</u>
FY '23 - '24 total to date	2
 Assignments for FY '22 - '23	 179




STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

July 17, 2023

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

One (1) amendments of lease.

1. Lessee: Benjamin Kaai  
Res. Lease No.: 1256  
Lot No., Area, Island: 217, Keaukaha, Hawaii  
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.  
(Request for Extension of Lease Term)

Amendments for the Month of July '23	1
Previous FY '23 - '23 balance	<u>0</u>
FY '23 - '24 total to date	1
 Amendments for FY '22 - '23	 88

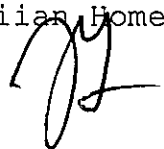



STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 17, 2023

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

Ten (10) non-exclusive licenses.

1. Lessee: Paulette L. Beck  
Res. Lease No.: 12762  
Lot No., Area, Island: 13775, Maluohai, Oahu  
Permittee: Sunrun Installation Services, Inc.
2. Lessee: Lionel A. Cazimero  
Res. Lease No.: 8197  
Lot No., Area, Island: 28, Waimanalo, Oahu  
Permittee: Sunrun Installation Services, Inc.



3. Lessee: Pualani N. Josue  
Res. Lease No.: 2726  
Lot No., Area, Island: 81, Waimanalo, Oahu  
Permittee: Sunrun Installation Services, Inc.
4. Lessee: Calvin C. E. Kalilimoku &  
Florencia P. Kalilimoku  
Res. Lease No.: 3403  
Lot No., Area, Island: 20, Waimanalo, Oahu  
Permittee: Sunrun Installation Services, Inc.
5. Lessee: Adam K. Kim-Luning  
Res. Lease No.: 10294  
Lot No., Area, Island: 215, Waiohuli, Maui  
Permittee: Sunrun Installation Services, Inc.
6. Lessee: Jack K. Manini  
Res. Lease No.: 7052  
Lot No., Area, Island: 25, Puupulehu, Hawaii  
Permittee: Sunrun Installation Services, Inc.
7. Lessee: Roxanne N. Nahooikaika  
Res. Lease No.: 8165  
Lot No., Area, Island: 15, Paukukalo, Maui  
Permittee: Sunrun Installation Services, Inc.
8. Lessee: Abraham K. Nuuanu  
Res. Lease No.: 8255  
Lot No., Area, Island: 28, Nanakuli, Oahu  
Permittee: Sunrun Installation Services, Inc.
9. Lessee: Corinne K. S. L. Pokipala  
Res. Lease No.: 608  
Lot No., Area, Island: 11, Kewalo, Oahu  
Permittee: Sunrun Installation Services, Inc.



10. Lessee: Davelyn K. Smith  
Res. Lease No.: 11681  
Lot No., Area, Island: 18675, Kanehili, Oahu  
Permittee: Sunrun Installation Services, Inc.

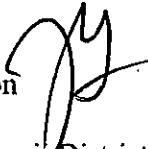
Non-Exclusive License for the Month of July '23	10
Previous FY '23 - '24 balance	<u>0</u>
FY '23 - '24 total to date	10
Non-Exclusive License for FY '22 - '23	102




STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

July 17, 2023

TO: Chairman and Members, Hawaiian Homes Commission

THRU: Juan Garcia, Administrator   
Homestead Services Division

FROM: James W. DuPont, West Hawaii District Office Supervisor, Homestead   
Services Division

SUBJECT: **Commission Designation of Successor –  
WAYNE W. KAUPIKO, Residential Lease No. 09314, Lot No. 1, Kaniohale,  
Hawai'i**

RECOMMENDED MOTION/ACTION

1. To approve the designation of Jacqueline C. L. Kaupiko (Jacqueline), as successor, to Residential Lease No. 09314, Lot No. 1, Kaniohale, Kailua-Kona, Hawaii, for the remaining term of the Lease;
2. To approve and accept that Jacqueline, is not less than the required 25% Hawaiian ancestry and therefore is a qualified successor pursuant to Section 209 of the Hawaiian Homes Commission Act of 1920, as amended;
3. To stipulate that Jacqueline's right and interest in the Lease does not vest until Jacqueline has signed that: (i) Transfer Through Successorship of Lease; (ii) Lease Addendum; and such necessary and appropriate instruments; and that if Jacqueline does not sign all such documents on or before **January 31, 2024** (the Deadline) that the Commission's selection of Jacqueline as a successor is automatically revoked;
4. To authorize the Department to extend the Deadline up to 30 days for good cause;
5. To declare that if Jacqueline's selection as a successor is revoked; then under Section 209 (a) of the Hawaiian Homes Commission Act, as amended, "the lease shall resume its status as unleased Hawaiian home lands the department is authorized to lease the land to a native Hawaiian as provided by the Act."

DISCUSSION

Wayne W. Kaupiko (Decedent) was awarded the Lease commencing on August 1, 1999.



On May 21, 2019, the Decedent passed away without having filed a valid designation of successor with the Department.

On December 7, 2022, the Department received the Decedent's death certificate.

In compliance with Administrative Rule 10-3-63, the Department published legal ads in the Honolulu Star Advertiser, Hawaii Tribune Herald, West Hawaii Today, Maui News, and The Garden Island newspapers on December 6, 13, 20, and 27, 2001, to notify all interested, eligible and qualified heirs of the Decedent, to submit their successorship claim to the Lease.

On December 21, 2021, the Department received a successorship claim from the Decedent's wife, Jacqueline C.L. Kaupiko. Jacqueline was determined to be at least 25% Hawaiian ancestry and was thus eligible for successorship to the Lease. (EXHIBIT A)

Pursuant to Section 209 of the Hawaiian Homes Commission Act of 1920, as amended (Act), where a lessee passed away and failed to specify a successor or successors as approved by the department, the Commission is authorized to terminate the Lease or continue the Lease by designating a successor. Section 209 states in part that the department may select from only the following qualified relatives of the decedent:

1. Husband or wife; or
2. If there is no husband or wife, then the children; or
3. If there is no husband, wife, or child, then the grandchildren; or
4. If there is no husband, wife, child, or grandchild, then the brothers or sisters; or
5. If there is no husband, wife, child, grandchild, brother, or sister, then from the following relatives of the lessee who are native Hawaiian: father and mother, widows or widowers of the children, widows or widowers of the brothers and sisters, or nieces and nephews.

Improvements to the homestead lot consist of a 2-bedroom, 1- bath, single family dwelling, which was constructed in 1998.

There is an outstanding mortgage with Mr. Cooper, in the amount of \$43,181.72, which Jacqueline will assume. Lease rent, real property taxes, and association dues are paid current.

The Department requests approval of its recommendation.



**RESPONSE TO PUBLIC NOTICE - REQUEST TO SUCCEED TO LEASE**

I, Kaupiko Jacqueline being qualified /blood relative of  
(Last name, First name)  
Kaupiko Wayne, deceased lessee, who died without naming a qualified  
(Last name, First name)  
successor to his or her lease, hereby submit this written request to succeed to the leasehold interests, pursuant  
to Section 10-3-63, Notice to Successors.

I understand that a lessee may name a qualified successor to his or her leasehold interests upon death.  
However, upon the death of a lessee who dies without designating a successor, the Hawaiian Homes  
Commission is authorized to either cancel the lease or continue the lease by designating a qualified successor,  
pursuant to Section 209 of the Hawaiian Homes Commission Act and Section 10-3-63 of the Administrative  
Rules.

I further understand that request for succession to the leasehold interests must be made to the department  
within four (4) months from the first day of publication notice or be forever barred from succeeding to the lease  
in question.

DATE OF DEATH: May 21, 2019  
(Death Certificate Attached)

MY RELATIONSHIP TO DECEASED: Wife  
(My Birth Certificate Attached)

**REQUESTER'S INFORMATION**

Address: [REDACTED]  
Street, Apt. No., City, State, Zip Code

Social Security No.: [REDACTED] Phone No. [REDACTED]

**MY CURRENT HOMESTEAD STATUS WITH DHHL IS:**

☐ APPLICANT ☐ LESSEE ☐ APPLICANT & LESSEE

**#1 HOMESTEAD:** ☐ APPLICATION ☐ LEASE, LEASE NO: \_\_\_\_\_

TYPE: Residential / Agricultural / Pastoral

ISLAND: Hawaii / Kauai / Maui / Molokai / Oahu

AREA: \_\_\_\_\_

**#2 HOMESTEAD:** ☐ APPLICATION ☐ LEASE, LEASE NO: \_\_\_\_\_

TYPE: Residential / Agricultural / Pastoral

ISLAND: Hawaii / Kauai / Maui / Molokai / Oahu

AREA: \_\_\_\_\_

RECEIVED  
HAWAIIAN HOMES  
WEST HAWAII OFFICE

21 DEC 21 P4:12

REQUESTER SIGN: Jacqueline Kaupiko 12-20-2021  
Signature Date

WITNESSED BY: Rachel Rodriguez 12/20/21  
Signature Date

**ITEM NO. D-9  
EXHIBIT A**



STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 17, 2023

TO: Chairman and Members, Hawaiian Homes Commission  
Hawaiian Homes Commission

THROUGH: Juan Garcia, Administrator  
Homestead Services Division

FROM: James W. Du Pont, West Hawaii District Supervisor  
Homestead Services Division

SUBJECT: Approval of Subdivision Transfer of a Portion of Lease and Amendment –  
**PAUL M. PURDY**, Lease No. 2778, Lot No. 69, Kuhio Village, Hawaii

RECOMMENDED MOTION/ACTION

1. To authorize approval for the request of Paul M. Purdy (Paul) to subdivide Department of Hawaiian Home Lands (DHHL) Residential Lease No. 2778, Lot No. 69, Kuhio Village, Hawaii. The homestead lot consists of 43,908 square feet and is further identified as TMK: (3) 6-4-007:069 which will be subdivided into two (2) separate lots of 21,954 square feet each. The Department requests the approval for subdivision subject to the following conditions:
  - a. To approve the amendment of Lease No. 2778, to reflect the subdivision of Lot No. 69 into two (2) lots; to update the property description of original Lot No. 69; and to amend the lease title and lessor name; to incorporate the currently used terms, covenants, and conditions in the lease and to extend the terms to an aggregate term of 199 years.
  - b. To approve the designation of Residential Lease No. 2778 demising the newly created lot.
  - c. To approve the transfer of the newly created lot, under Lease No. 2778-B to daughter, Jah'nae Ayoso-Purdy. Jah'nae has the financial means to build a home and comply with the one-year requirement to reside on property.
  - d. The above are subject to the completion of the survey work done by a licensed surveyor, including but not limited to the surveying and staking of boundary corners of the lots, submitting the required number of final subdivision maps to the County, preparing and submitting the legal description of the lots to the Department of Hawaiian Home Lands (Department), applying to the County for subdivision approval, obtaining the tax map keys for the Lots, and final

ITEM NO. D-10



subdivision approval by the County of Hawaii and to record the subdivisions with the State of Hawaii Bureau of Conveyances.

- e. Lessee and transferee shall be subject to Hawaii Administrative Rules §10-3-38 Subdivision and transfer of a portion of residential lot leasehold. "The department shall not be required to finance the construction of the house on the transferred portion. The department shall not be required to pay for any costs incurred in the processing and obtaining of the subdivision."

### DISCUSSION

Paul received Residence Lease No. 2778, Lot No. 69, located in Kuhio Village, by way of the Transfer Through Successorship and Amendment to Lease No. 1211, dated May 31, 2002.

Paul is requesting the approval to subdivide his lot into two (2) lots and to transfer the newly created lot to his daughter, Jah'nae Ayoso-Purdy.

Once the lot is subdivided, Paul will then retain lot 69-A for himself with Jah'nae receiving Lot 69-B. Jah'nae's Hawaiian blood quantum is deemed to be at least 25%; therefore, she is qualified to receive a transfer of the newly created lot from her father, Paul M. Purdy.

Attached is "Exhibit A" which illustrates the proposed two lot subdivision. The existing home is located on the front portion of Lot No. 69-A.

Improvements include a 3-bedroom, 1-1/2 bath dwelling with a garage and two storage sheds.

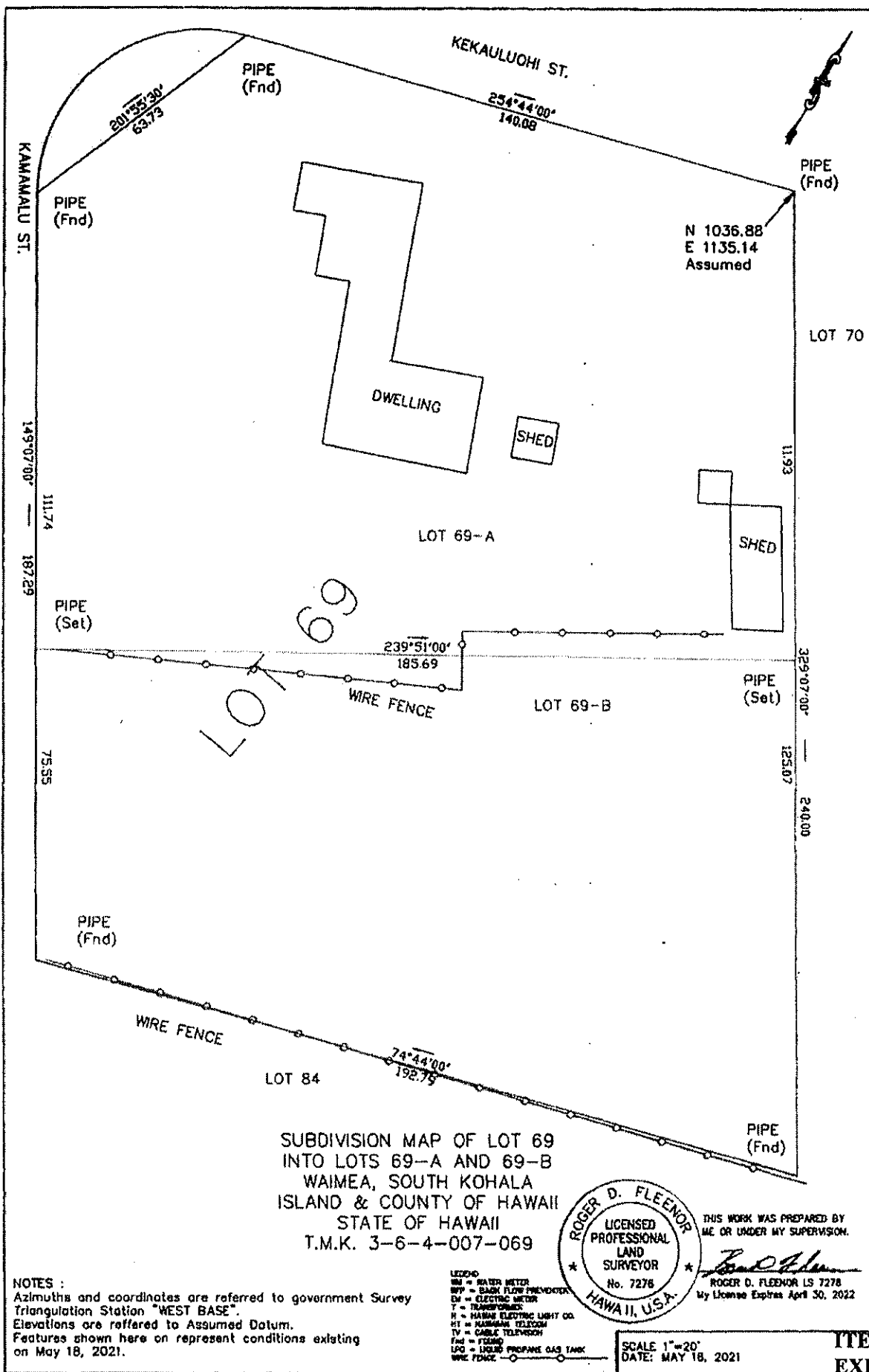
There is no mortgage attached to this lease. The lease rent and real property tax is current.

The Department recommends the approval of its recommendation.



DEPT OF  
HAWAIIAN HOME LANDS  
WEST HAWAII OFFICE

23 JUN 30 P1.04



ITEM NO. D-10  
EXHIBIT A



STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

July 17, 2023

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Juan Garcia, Administrator  
Homestead Services Division

FROM: David Bush, Acting Molokai District Supervisor  
Homestead Services Division

SUBJECT: **Commission Designation of Successor  
Colette Machado, Residential Lease No.9556,  
Lot No. 37, Hoolehua, Molokai**

RECOMMENDED MOTION/ACTION

1. To approve the designation of Myron R. Akutagawa (Myron), as successor, to Residential Lease No. 9556, Lot No. 37, Hoolehua, Molokai for the remaining term of the Lease;

2. To approve and accept that Myron, is no less than the required 25% Hawaiian ancestry and therefore is a qualified successor pursuant to Section 209 of the Hawaiian Homes Commission Act of 1920, as amended;

3. To stipulate that Myron's rights and interest in the Lease does not vest until Myron has signed that: (i) Transfer Through Successorship of Lease; (ii) Lease Addendum; and such necessary and appropriate instruments; and that if Myron does not sign all such documents on or before **September 30, 2023** (the Deadline) that the Commission's selection of Myron as a successor is automatically revoked;

4. To authorize the Department to extend the Deadline up to 30 days for good cause;

5. To declare that if Myron's selection as a successor is revoked; then under Section 209 (a) of the Hawaiian Homes Commission Act, as amended, "the lease shall resume its status as unleased Hawaiian home lands the department is authorized to lease the land to a native Hawaiian as provided by the Act."



## DISCUSSION

Colette Machado (Decedent) was awarded the Lease commencing on February 1, 2001.

On May 23, 2022, the Decedent passed away without having filed a valid designation of successor with the Department.

On September 21, 2022, the Department received the Decedent's death certificate.

In compliance with Administrative Rule 10-3-63, the Department published legal ads in the Honolulu Star Advertiser, Hawaii Tribune Herald, West Hawaii Today, Maui News, and The Garden Island newspapers on December 7, 14, 21, and 28, 2022, to notify all interested, eligible and qualified heirs of the Decedent, to submit their successorship claim to the Lease.

On December 8, 2022, the Department received a successorship claim from the Decedent's spouse, Myron R. Akutagawa. Myron was determined to be at least 25% Hawaiian ancestry and was thus eligible for successorship to the Lease.

Pursuant to Section 209 of the Hawaiian Homes Commission Act of 1920, as amended (Act), where a lessee passed away and failed to specify a successor or successors as approved by the department, the Commission is authorized to terminate the Lease or to continue the Lease by designating a successor. Section 209 states in part that the department may select from only the following qualified relatives of the decedent:

1. Husband or wife; or
2. If there is no husband or wife, then the children;  
or
3. If there is no husband, wife, or child, then the grandchildren; or
4. If there is no husband, wife, child, or grandchild, then the brothers or sisters; or
5. If there is no husband, wife, child, grandchild, brother, or sister, then from the following



relatives of the lessee who are native Hawaiian: father and mother, widows or widowers of the children, widows or widowers of the brothers and sisters, or nieces and nephews.

Improvements to the homestead lot consist of a 4-bedroom and 2-bath house. County of Maui real property tax assessment value of the home at \$307,000. As of June 2023, the outstanding FHA loan serviced by PennyMac has an outstanding balance in the amount of approximately \$77,775.

Myron is aware of the outstanding debt and has agreed to accept the obligations should he be designated as successor and will be residing in the home.

The Lease rent account reports a credit balance of \$76. The water utility charges to the Department and County of Maui real property taxes are current.

The Department requests approval of its recommendation.



STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 17, 2023

TO: Chairman and Members, Hawaiian Homes Commission  
Hawaiian Homes Commission

THROUGH: Juan Garcia, Administrator, Homestead Services Division *JG*  
James W. DuPont, Acting District Operations Manager

FROM: Olinda L. Fisher, East Hawaii District Supervisor *LFisher*  
Homestead Services Division

SUBJECT: Request for Relocation – **RAYMOND K. ROWE**, Lease No. 8987, Lot No. 56B, Keaukaha, Hawaii

RECOMMENDED MOTION/ACTION

To approve the request for relocation to another available residential lot on the island of Hawaii for Raymond K. Rowe, Lease No. 8987, Lot No. 56B, Keaukaha, Hawai'i.

AUTHORITY/LEGAL REFERENCE

HAR § 10-3-23(3)

DISCUSSION

Raymond K. Rowe was awarded Residential Lease No. 8987 to Lot No. 56B, in Keaukaha, Hawai'i on September 19, 1999. There is a 3-bedroom, 2.5-bath improvement on the homestead lot with an existing mortgage balance of balance of \$51,915.48. The Lease rent is delinquent in the amount of \$14.00 and real property tax is delinquent in the amount of \$736.76.

On May 8, 2023, Mr. Rowe requested to be relocated to another residential lot due to health and safety concerns.

HSD recommends approval of the action stated because the circumstances of the present lessee indicate sufficient need for relocation.

ITEM NO. D-12



**HAWAIIAN HOMES COMMISSION**  
**JULY 17 & 18, 2023**

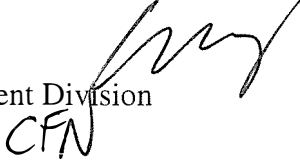
**E – ITEMS**  
**LAND DEVELOPMENT DIVISION**



STATE OF HAWAI'I  
DEPARTMENT OF HAWAIIAN HOME LANDS

July 17-18, 2023

To: Chairman and Members, Hawaiian Homes Commission

From: Stewart Matsunaga, Acting Administrator, Land Development Division  
Neil Nugent, Engineer V, Design and Construction Branch 

Subject: Approval of a Finding of No Significant Impact (FONSI) determination based on the Final Environmental Assessment (EA) for the Villages of Leiali'i, Village 1-B Subdivision Project; Wahikuli, District of Lahaina, Maui Island; TMK Nos. (2)4-5-021:007 (por.), 010(por.), 014(por.), 020, 021(por.), (2)4-5-036:109, 110, 112(por.), and Honoapi'ilani Highway Right-of-Way(por.)

RECOMMENDED MOTION/ACTION:

That the Hawaiian Homes Commission (HHC) approve a Finding of No Significant Impact (FONSI) determination based on the Final Environmental Assessment (EA) for the Villages of Leiali'i, Village 1-B Subdivision Project.

BACKGROUND:

The Department of Hawaiian Home Lands (DHHL) proposes to construct the Villages of Leiali'i, Village 1-B subdivision and related improvements in Lahaina, Maui, Hawai'i. The proposed Village 1-B (Village 1-B) subdivision is anticipated to be built on land identified by Tax Map Key (TMK) (2)4-5-021:020, an approximately 51-acre area of land owned by the DHHL located north of Leiali'i Parkway and the existing DHHL Villages of Leiali'i, Village 1-A (Village 1-A) subdivision. See **Exhibit 1**. Both Village 1-A and Village 1-B were acquired by DHHL from the Housing Finance and Development Corporation (HFDC) (predecessor to the current Hawai'i Housing Finance and Development Corporation (HHFDC)) in the early 2000's. It is noted that HHFDC still owns the lands mauka of Village 1-A and Village 1-B, which has been planned for a separate master planned community, also referred to as the Villages of Leiali'i.

As a matter of information, HHFDC has offered approximately 400 acres of land within the HHFDC owned portion of the Villages of Leiali'i. While the HHFDC offer is gratis, DHHL staff is currently reviewing the conditions of acquisition, which may have long term cost impacts to the Trust. HHFDC has also provided DHHL with \$10,000,000 for water improvements in Honokowai which will assist in servicing DHHL's Villages of Leiali'i 1-B parcel.

The State Legislature has also appropriated \$9,000,000 for the construction of highway and roadway improvements within State-owned Honoapi'ilani Highway and County of Maui-owned Leiali'i Parkway, respectively.

The Hawaiian Homes Commission in its Act 279 Strategic Plan, submitted to the State Legislature in 2022, approved allocating \$15,000,000 for Villages of Leiali'i offsite Water in



Fiscal Year (FY) 2023 and \$68,000,000 for Villages of Leiali'i onsite subdivision improvements \$68,000,000 in FY 2024.

The Anticipated Finding of No Significant Impacts (AFONSI) and Draft EA prepared for the project was published in the December 23, 2022 edition of The Environmental Notice. Comments from the Draft EA publication have been addressed and are contained within the Final EA.

#### PROJECT DESCRIPTION:

Village 1-B, as currently proposed, consists of a mix of single-family homes and multi-family units. Access to the subdivision will be provided from Leiali'i Parkway. The new housing units will be made available to DHHL native Hawaiian beneficiaries currently on the waitlist for a residential lease on Maui. The proposed project will be developed in two (2) increments. Increment 1 will consist of 86 single-family units. Increment 2 will consist of single-family lots, multi-family units, or a combination of both. At this time, the final unit count and product mix for Increment 2 has not been determined. It is anticipated that the final unit count and product mix will be developed following consultation with DHHL beneficiaries on their preferences. However, it is noted that Increment 2 will not exceed 164 units, for a total of 250 lots or units for the entire project. **See Exhibit B.** Parking for single-family homes will be provided in attached garages, while parking for any multi-family units to be developed will be in paved parking areas.

In order to develop the proposed subdivision, the following offsite improvements are required, and will also be developed as part of the proposed action:

- Development of two (2) new offsite retention basins mauka of Village 1-B, on lands owned by HHFDC.
- Adjustment of the outlet drainage pipes in the existing retention basin mauka of Village 1-A, on lands owned by HHFDC, and enlargement of the basin.
- Grading and development of drainage interceptor ditches mauka of Village 1-B, on lands owned by HHFDC.
- Roadway improvements to Leiali'i Parkway and Honoapi'ilani Highway.
- Roadway repairs to existing portions of Leiali'i Parkway.

The drainage improvements discussed above will be located on TMK (2)4-5-021:021, owned by HHFDC. Refer to **Exhibit A.** The proposed improvements along Leiali'i Parkway include widening of Leiali'i Parkway from two (2) lanes to four (4) lanes, restriping, removal and replacement of the existing trees in the median and north shoulder above the Lahaina Civic Center, relocation of the traffic signals at the intersection with Honoapi'ilani Highway, which may involve the relocation of existing traffic signals within Wahikuli Wayside Park (TMK (2)4-5-021:007(por.)), and any needed repairs and improvements as required for future licensure of the roadway to the County of Maui. Restriping along Honoapi'ilani Highway is also being proposed. In addition, due to the widening of Leiali'i Parkway, reconfiguration of the access driveway to the Lahaina Post Office will also be required. It is noted that Leiali'i Parkway is encompassed by four (4) TMKs, identified as (2)4-5-036:109 and 110, owned by the DHHL, and (2)4-5-036:112 and (2)4-5-021:010, which are owned by the State. Honoapi'ilani Highway is a State of Hawai'i, Department of Transportation (HDOT) owned highway. Refer to **Exhibit B.**



Potable water source for Villages of Leiali'i 1-B will be addressed in the Draft EA for the Honokowai Water System Masterplan. Land Development Division anticipates publishing the DEA in later calendar 2023. As a matter of information, DHHL has 200,000 gallons per day of available source capacity from the County of Maui Department of Water Supply (DWS) in exchange for License Easements for access and water improvements situated on Hawaiian home lands. DHHL is required to construct water improvements to the satisfaction of the DWS.

Offsite potable water storage needed for Villages of Leiali'i 1-B Increment 1 (86 lots below 130 foot elevation) is currently adequate; construction of subdivision improvements may proceed following subdivision approval, construction plan approval and procurement of contractor and/or developer. However, offsite potable water storage for Villages of Leiali'i 1-B Increment 2 ( 86 lots to 164 multi-family units above 130 food elevation) requires further water pressure testing and operations analysis by the County of Maui Department of Water Supply. Offsite water improvements are addressed not within the subject FEA, but within the HHFDC Villages of Leiali'i Masterplan (1990) and Re-Masterplan (2012).

#### FINAL ENVIRONMENTAL ASSESSMENT SUMMARY:

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

The following sections highlight key environmental impact considerations and mitigation measures from the Final EA analysis:

- Surrounding Land Uses

The subject property is located within the Urban Growth Boundary of the Maui Island Plan and is in close proximity to existing residential, commercial, and public/quasi-public land uses. The project is compatible with adjacent uses and is not anticipated to have a significant adverse impact on surrounding land uses.

- Climate

Replacement of vegetative surfaces with hardscapes such as roadways and housing units may cause a slight increase in ambient air temperatures. To address what is referred to as “heat island” effect, landscape design, and a planting plan will be employed to provide shading. As such, the proposed project is not anticipated to have a significant adverse effect on climate.

- Topography and Soil Characteristics

According to the U.S. Department of Agriculture Soil Conservation Service (1972), soils underlying the project site belong to the Waiakoa-Keahua Molokai association. The Waiakoa-Keahua-Molokai association is characterized by nearly level to moderately steep, well drained soils located on uplands, consisting mostly of weathered material from basic



igneous rock, while the upper profile is influenced by volcanic ash. The project site will be graded to collect runoff in retention basins and drainage systems within the project site. Efforts will be made to maintain a balance between excavation and embankment (cut and fill) quantities to reduce the import and/or export of earthwork materials. In addition, the grading of the onsite and offsite work will be phased with the site development. The initial phase of work will include grading related to the offsite detention basins mauka of the subdivision area. Material from excavation of the detention basins will be used as fill material for grading work within Increment 1. Increment 2 construction will occur subsequent to the completion of Increment 1.

- Agricultural Lands

The project area was previously in commercial agricultural cultivation for sugar cane from around the late 19th Century to mid-20th Century. Although the project area has historically been utilized for agricultural cultivation, it has not been actively cultivated for many years. The project area is adjacent to existing urban development and has been identified for future urban use by the Maui Island Plan and West Maui Community Plan. On the island of Maui, approximately 70,714 acres of the total land area of the island are within the ALISH “Prime” Designation, this represents approximately 15 percent of the island. As such, the use of 51 acres, or 0.07 percent of the “Prime” designated agricultural land on Maui is not considered a substantial adverse impact in the context of the overall Prime designated lands on Maui. Significant adverse impacts to agricultural productivity in the region are not anticipated as a result of the proposed action.

- Streams and Wetlands

According to the United States Department of the Interior, Fish and Wildlife Service, National Wetland Inventory Map, there is an unnamed gulch that runs through portions of the proposed retention basins. A Waters of the U.S. Assessment was prepared for the gulch, which reported that the gulch is characterized as an ephemeral intermittent stream that only runs briefly 2 to 3 times a year following major rainfall events. Most of the land where the channel runs was formerly part of a large sugar cane plantation, but is now fallow. The assessment found the gulch to be an ephemeral aquatic resource that has no nexus with the Pacific Ocean Traditional Navigable Water. Development of the project and the related offsite improvements will not impact the historical alignment of the unnamed gulch. As such, it is not anticipated that the proposed improvements would adversely impact this feature. The U.S. Army Corps of Engineers (USACE) has confirmed that a Department of the Army permit is not required for this project.

- Flood and Tsunami Hazards

The Flood Insurance Rate Map (FIRM) for this area of the island designates the Village 1-B subdivision as being within Zone X (unshaded) and such, is not subject to the Flood Hazard District Ordinance, Chapter 19.62 of the Maui County Code. Lands along Honoapi‘ilani Highway are designated as Flood Zone VE and Flood Zone A. Zone X (unshaded) indicates an area of minimal flooding and has no restrictions placed on development. Flood Zone VE represents an area subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action while Flood Zone A designates areas subject to inundation by the 1-percent-annual-



chance flood event where no Base Flood elevation has been determined. The proposed dwelling units will be located in Flood Zone X.

A majority of the Village 1-B subdivision is located in the Safe Zone in regards to a tsunami threat. A small portion of the site along the makai boundary is located within the Extreme Tsunami Evacuation Zone and portions of the roadway and drainage improvements are located within the Tsunami Evacuation Zone. Though a portion of the Village 1-B subdivision is located within the Extreme Tsunami Evacuation Zone, no homes are proposed in this portion of the site. Work within Flood Zone VE and Flood Zone A, as well as the Tsunami Evacuation Zone and Extreme Tsunami Evacuation Zone, will be limited to non-habitable, offsite roadway and drainage improvements. No adverse impacts related to the flood and tsunami hazard zones are anticipated during the implementation of the project.

- Sea Level Rise

A 3.2-foot rise in sea level is projected for the Hawaiian Islands by the mid to latter half of the 21st Century based on the findings of the Hawaii Sea Level Rise Vulnerability and Adoption Report that was prepared in 2017 by the Hawaii Climate Change Mitigation and Adoption Commission. The sea level rise mapping tool developed as part of this report utilizes three (3) different models to predict how climate change will affect coastal lands throughout Hawai‘i. The Village 1-B subdivision is located outside of the 3.2-foot sea level rise exposure area. Portions of the offsite improvements are located within the 3.2-foot sea level rise exposure area, however, these improvements are minimal in scope and nonhabitable in nature.

- Flora and Fauna

The Biological Resources Survey Report prepared for the project summarized that the vegetation within the area of the project primarily consists of non-native species that are of no special interest or concern. No federally Endangered or Threatened plant species were found in the project area, nor were any found that are candidates for such status. No special plant habitats were found here. The survey found that the area is dominated by two (2) species that were abundant: buffelgrass (*Cenchrus ciliaris*) and koa haole (*Leucaena leucocephala*), which together made up more than 95 percent of the total biomass. Two (2) indigenous native species were found: the koali kuahulu and the ‘uhaloa. Both of these native species are common and not of conservation concern. Although no rare, threatened or endangered species were seen during the survey, the U.S. Fish and Wildlife Service and the State of Hawai‘i Department of Land and Natural Resources, Department of Forestry and Wildlife was consulted and the project will implement the following mitigation measures:

- While not seen during the survey, the biological resources survey report, recommended mitigation measures to protect endangered or threatened native species that may occur in the project area including the nēnē goose (*Branta sandvicensis*), the ‘ōpe‘ape‘a or Hawaiian hoary bat, and native seabirds including the ‘ua‘u or Hawaiian darkrumped petrel (*Pterodroma sandwichensis*) and the ‘a‘o or Newell’s shearwater (*Puffinus newelli*).



- The endemic and endangered nēnē goose was not seen in the project area. It is known to frequent the margins of reservoirs and ditches where they feed and rest. There is none of this habitat in or around the project area. However, should they show up, they will not be approached, fed or disturbed until they leave on their own accord. If nests are found, the U.S. Fish and Wildlife Service (USFWS) will be contacted for guidance. Should nēnē be observed during the breeding season from September through April, the area will be surveyed for the presence of nests. The ‘ōpe‘ape‘a was not detected during the survey, however, USFWS will be consulted on how to proceed with project activities so that these bats will not be adversely affected.
- Removing plants less than one (1) meter in height or during the dry time of the year will be avoided, as practicable, and any removed plants will be checked thoroughly for the presence of Blackburn’s sphinx moth (*Manduca blackburni*) eggs and larvae
- The DOFAW noted the potential of attracting vulnerable birds to areas that may host nonnative predators such as cats, rodents, and mongooses. To minimize the risk to vulnerable seabirds, project contractors will be instructed to minimize predator presence and remove cats, place bait stations for rodents and mongoose, and provide covered trash receptacles, as feasible. In addition, the DHHL will advise the Villages of Leiali‘i Homestead Association that pet cats should be kept indoors.
- Thorough cleaning of equipment, materials and personnel will be employed to mitigate potential introduction of invasive species.
- The USFWS noted that the threatened green sea turtle (*Chelonia mydas*) may be present in or near the project area. Other mitigation measures such as shielded lighting and avoiding nighttime work during sea turtle nesting and hatching season from mid-April through September will be implemented as applicable. Should sea turtles be observed during construction, all mechanical or construction work activity will cease within 100 feet until the turtle voluntarily leaves the area.
- Should the State endangered Hawaiian Monk Seal be observed within 100 meters of the project area, all nearby construction operations will cease until the seal has departed on its own accord.
- The DOFAW noted the potential of attracting vulnerable birds to areas that may host nonnative predators such as cats, rodents, and mongooses. To minimize the risk to vulnerable seabirds, project contractors will be instructed to minimize predator presence and remove cats, place bait stations for rodents and mongoose, and provide covered trash receptacles, as feasible. In addition, the DHHL will advise the Villages of Leiali‘i Homestead Association that pet cats should be kept indoors.



- Air Quality, Greenhouse Gas Emissions and Noise

Emissions and noise from construction equipment and other vehicles involved in construction activities may temporarily affect the ambient air quality and noise within the immediate vicinity. These effects, however, can be mitigated by proper maintenance of construction equipment and vehicles. Equipment mufflers or other noise attenuating equipment may also be utilized. A program of BMPs will be implemented during construction to mitigate potential for dust related impacts, including but not limited to, utilizing dust barriers, water wagons and/or sprinklers to control dust, and watering graded areas upon the completion of daily construction activities. The proposed action will involve short-term consumption of fuel for construction equipment, vehicles, and machinery during the construction period. This usage is not anticipated to be substantial or excessive within the context of the action's benefits over the lifetime of the project.

After the project is completed, use of the proposed facilities may result in increased motor vehicle traffic to the project area. The project is anticipated to generate 139 (179) new vehicle trips during the morning (evening) peak hours of traffic, respectively. Statewide, vehicle-related fuel consumption for commercial, industrial, and residential sectors is a less significant contributor to total GHG emissions than emissions attributable to electricity consumption (Hawaii Department of Health, 2021), and this contribution is anticipated to continue to decrease due to ongoing reduction in vehicle emission standards as well as increased utilization of hybrid and electric vehicles.

- Hazardous Materials

Due to the previous agricultural activity in the area, a Phase 2 Environmental Site Assessment (ESA) was conducted involving multi-increment (MI) soil sampling from a total of 51 decision units (DU) in the project area in accordance with the State of Hawaii Department of Health (DOH) Technical Guidance Manual (TGM). The soil samples were then tested for Total Petroleum Hydrocarbons (TPH), organochlorine pesticides and total arsenic analysis. Results of the testing indicated that a majority of the soil samples had contaminants below the DOH environmental action level (EAL) and is unlikely to result in adverse health effects. All soil samples were within acceptable concentrations of contaminants with the exception of DU16 which contained concentrations of TPH Residual Range Organics (RRO) higher than the applicable EAL. Based on the results of the soil sampling, the DOH has been notified of the findings of the investigation. In addition, the following recommendations will be followed:

- Remove impacted soils from the shallow interval of DU16, dispose of them at an acceptable landfill, conduct confirmation sampling to demonstrate that RRO no longer remains at this DU at concentrations greater than the EALs, and work with DOH to obtain a no further action (NFA) determination, OR
- Work with DOH to develop an environmental hazard evaluation and environmental hazard management plan to manage impacted soils onsite and obtain an NFA determination with institutional controls.



The contaminated soils underlying DU16 will be removed or an environmental hazard management plan will be prepared prior to construction to ensure the project contains acceptable levels of contaminants that are unlikely to result in adverse health effects.

- Scenic and Open Space Resources

The proposed action involves the construction of up to 250 single-family and multi-family homes. These homes will be compatible with the surrounding character of the Lahaina area, especially the neighboring DHHL Villages of Leiali'i Village 1-A development and the future Villages of Leiali'i Development by HHFDC. The homes and multi-family buildings will not exceed two (2) stories in height. Furthermore, landscaping is incorporated into the project plans to reduce impacts from the development on open space and scenic resources.

- Archaeological and Historic Resources

Community consultation and background research conducted as part of the CIA identified the following cultural practices within the greater Wahikuli ahupua'a:

1. Agricultural practices
2. Plant gathering
3. Fishing
4. *Limu* gathering
5. Burial practices

No ongoing cultural practices were identified within the project site during community consultation. However, the project is located in the general vicinity of ongoing cultural practices, as noted above.

Four (4) impacts to ongoing cultural practices were identified within the project vicinity during community consultation for this CIA. Consultation identified a number of concerns related to the environment and the broader community:

1. Impacts to ocean and marine resources from sedimentation from construction activities
2. Impacts to ocean and marine resources from sewage
3. Impacts to beach access from increased density and traffic
4. Impacts to freshwater resources

The CIA proposed mitigation measures and considerations to promote and preserve cultural beliefs, practices, and resources of Native Hawaiians and other ethnic groups. The CIA recommendations and responses, where appropriate, are provided:

*1. Edwin "Ekolu" Lindsey III expressed concern that sedimentation from construction activities could impact the ocean and marine resources. He also mentioned that sewage may potentially have "negative impacts to the ocean and resources." He asked, "Do we have the capacity?"*



To mitigate pollution from construction activity, temporary BMPs, such as silts fences, storm drain inlet protection, sediment traps, berms, and soil stabilization will be utilized to prevent sediment and runoff from flowing to the ocean or nearby waters. Permanent drainage improvements will include catch basins, drain inlets, manholes, drainlines, and detention basins to control runoff from the project in the future. In order to treat and manage future wastewater flows from the project, new gravity sewerlines will be constructed to connect to the existing sewer manholes in Leiali'i Parkway. DHHL is coordinating with the County Department of Environmental Management to secure wastewater service to the Village 1-B subdivision.

2. *Mr. Lindsey stated that the proposed project will result in "increased density" and "increased traffic," and stated that he is worried about the impact the increase in traffic will have on "all the kids and beach access".*

A Traffic Impact Analysis Report (TIAR) was conducted for the proposed project to identify impacts on traffic conditions from the project and potential mitigation measures. Beach and shoreline will be maintained throughout construction implementation of the project.

3. *Mr. Lindsey also expressed his concern regarding "water resources." He asked, "Is there enough?" pointing out that, "We are struggling to have stream flow, let alone more drinking water."*

As previously mentioned, the CWRM designated the Lahaina Aquifer Sector Area (ASA) as a Surface and Ground Water Management Area. DHHL has continued coordination with the DWS and CWRM to ensure the project's proposed potable water usage is within the sustainable yield limits. Separately, CWRM is in the process of amending the interim instream flow standards (IFS) for the Honokōwai surface water hydrologic in order to restore stream flow.

4. *Mr. Lindsey stated that "Mitigation projects will be necessary" to address the potential impacts that the increase in population density and traffic will have on beach access.*

Leiali'i Parkway, intersecting with Honoapi'ilani Highway provides access to Wahikuli Beach Park. DHHL proposes improvements along Leiali'i Parkway which include widening of Leiali'i Parkway from two (2) lanes to four (4) lanes, restriping and relocation of the traffic signals at the intersection with Honoapi'ilani Highway to help mitigate impacts from increases in traffic.

5. *CSH recommends that, as part of the project's environmental review process, that any potential effect of increased traffic and population density on beach access imposed by the proposed project be reviewed and, if appropriate, mitigated.*

The proposed project will be reviewed to ensure that the project does not restrict or inhibit access to the beach. Proposed roadway improvements are described in the "Roadways" Section of this report.



6. *Project construction workers and all other personnel involved in the construction and related activities of the project should be informed of the possibility of inadvertent cultural finds, including human remains. In the event that any potential historic properties are identified during construction activities, all activities will cease and the SHPD will be notified pursuant to HAR §13-280-3. In the event that iwi kūpuna (ancestral remains) are identified, all earth moving activities in the area will stop, the area will be cordoned off, and the SHPD and Police Department will be notified pursuant to HAR §13-300-40. In addition, in the event of an inadvertent discovery of human remains, the completion of a burial treatment plan, in compliance with HAR §13-300 and HRS §6E-43, is recommended.*

7. *In the event that iwi kūpuna and/or cultural finds are encountered during construction, project proponents should consult with cultural and lineal descendants of the area to develop a reinternment plan and cultural preservation plan for proper cultural protocol, curation, and long-term maintenance.*

Archaeological investigations were undertaken and documentation, including an HRS, Chapter 6E consultation package was prepared and submitted to the State Historic Preservation Division (SHPD). SHPD determined that an archaeological inventory survey (AIS) is required for the project. The AIS was conducted and submitted to the SHPD by Cultural Surveys Hawai‘i in June 2022. The AIS documented three (3) historic properties within the project area including State Inventory of Historic Places (SIHP) No. 50-50-03-08886, an asphalt-paved road and former plantation railroad corridor, SIHP No. 50-50-03-08887 is a portion of the existing Lahaina, Kaanapali & Pacific (LK&P) railroad that was established as a tourist attraction in 1969. SIHP No. 50-50-03-08888 is an asphalt-paved road that was used for historic commercial agricultural operations and formerly labeled as “Main Industrial Road”. The AIS stated the identified historic properties would be impacted by project-related ground disturbance and recommended an “*effect, with agreed upon mitigation commitments*”. No further work was recommended for SIHP Nos. -08886, -08887, and -08888. The AIS sufficiently documented the three (3) sites and as such, no further historic preservation work was recommended. However, the AIS recommended that archaeological monitoring be completed during all ground altering activities. An Archaeological Monitoring Plan (AMP) was prepared and accepted by the SHPD. Archaeological monitoring will be undertaken for all construction-related ground altering activities in accordance with the AMP. Following all monitoring activities, an Archaeological Monitoring Report will be prepared and submitted to SHPD.



- Socioeconomic Environment

The Villages of Leiali'i Village 1-B project will provide new housing units to meet the housing shortage on Maui. Up to 250 homes will be made available for DHHL native Hawaiian beneficiaries. The Villages of Leali'i project will provide short-term construction related employment and services. From a long-term perspective, the project will provide much-needed affordable housing in close proximity to employment locations in West Maui. The proposed housing will serve native Hawaiians seeking a primary residence and will not be for transient populations. Affordable housing reduces the portion of incomes residents must pay for rent, providing them with more disposable income. Significant adverse economic impacts are not anticipated.

- Public Services

The proposed project is adjacent to an urbanized area in Lahaina that is within existing service areas for fire protection, police and medical services. The proposed project will meet requirements of the Fire Code, as established in Chapter 16.04C of the Maui County Code. Also, in accordance with fire protection requirements of the Fire Code, fire hydrants will be designed and installed in conjunction with the project. Coordination with the Maui Police Department and Department of Fire and Public Safety will ensure that proposed improvements at the Leiali'i Parkway and Honoapi'ilani Highway intersection, as well as a potential increase in traffic through the area for residents residing in the Village 1-B subdivision, do not affect the ability of emergency service vehicles to enter and exit the district stations within the Lahaina Civic Center.

The project site is located within the West Maui Impact Fee District, which was designated pursuant to Chapter 302A-1604, Hawai'i Revised Statutes (HRS). DHHL will work with the State of Hawai'i Department of Education (DOE) on an Educational Contribution Agreement for the Village 1-B project.

- Recreational Facilities

Coordination with the Department of Parks and Recreation will ensure that the proposed improvements along the Leiali'i Parkway and Honoapi'ilani Highway intersection, as well as a potential increase in traffic through the area for residents residing in the Village 1-B subdivision, do not significantly impact public access to the Lahaina Civic Center, or the Wahikuli Wayside Park, located at the intersection of Leiali'i Parkway and Honoapi'ilani Highway. In addition, DHHL will provide pedestrian connectivity from Village 1-B to the Lahaina Civic Center, which will increase access and encourage alternative modes of transportation to nearby recreational opportunities.

It is noted that the project area is within the West Maui Greenway Plan area. The West Maui Greenway Plan was developed by the Maui Metropolitan Planning Organization and published in September 2022. The West Maui Greenway is a planned 25-mile multi-use trail through West Maui which would connect Ukumehame to Lipoa Point. Development of the Greenway is dependent on securing funding for the environmental review, design and construction. The West Maui Greenway's Segment 3 mauka alignment cuts through the middle of Village 1-B. DHHL has assessed the feasibility of the preferred alignment and notes that if incorporated, the preferred mauka alignment of the Greenway would result



in a reduction of lots, thus not allowing the DHHL to optimally fulfill its mission of providing housing opportunities to its beneficiaries. It is noted that the project does not preclude the development of Alternative A of the West Maui Greenway Segment 3.

- Roadway and Airports Infrastructure

The Traffic Impact Analysis Report (TIAR) prepared for the project selected the year 2030 to reflect the project completion year. The Base Year 2030 scenario represents the traffic conditions within the study area without implementation of the project. The TIAR accounted for development of future phases of the Lahaina Bypass Road (LBR), which is a major bypass road parallel and mauka to Honoapiʻilani Highway that is expected to be completed in five (5) total phases to address regional traffic congestion within Lahaina. So far, three (3) of the five (5) phases have been constructed. The Base Year 2030 scenario assumes that the LBR is extended further north from its current terminus at Keawe Street to Kakaʻalaneo Drive, with a midway LBR connection to Honoapiʻilani Highway via a Kāʻanapali Connector Road at some point south of Kāʻanapali Parkway.

Upon completion of the project, all study intersections are forecast to operate with similar LOS as Base Year 2030 traffic conditions, with or without completion of the LBR extension. Without the LBR extension, various movements will continue to operate over-capacity similar to the Base Year 2030 Without LBR 1C scenario. With the LBR 1C, all study intersections will improve from the Base Year 2030 Without LBR 1C scenario and all previously identified overcapacity conditions will improve and operate below capacity due to traffic volume reductions on Honoapiʻilani Highway. All through movements will operate adequately or below capacity. Regionally, along Honoapiʻilani Highway, traffic generated by the project will increase by approximately 20 to 75 vehicles per direction per peak hour, which translates to a 1.3 percent increase in traffic in the Kāʻanapali region and 2.2 percent increase in traffic in Lahaina Town when compared to the Base Year 2030. Due to generally low traffic increases as a result of the project the majority of movement vehicular delays generally increased minimally by 1 to 6 seconds. The following roadway improvements were recommended by the TIAR:

Honoapiʻilani Highway/Leialiʻi Parkway

- Lengthen the southbound left-turn lane to provide a minimum 300-foot storage length (exclusive of taper and deceleration length).

In addition to the above, as part of the project, the DHHL is also proposing to widen Leialiʻi Parkway with the following modifications. It is noted that these improvements are not based on project traffic increases as discussed within the TIAR and are not a requirement of previous land use conditions or agency agreements. However, these improvements are being made in planning for eventual licensure of Leialiʻi Parkway to the County of Maui:

- Maintain two (2) westbound lanes along Leialiʻi Parkway but restripe to delineate separate lanes from Honoapiʻilani Highway to Kaʻaahi Street.



- Widen eastbound lanes along Leiali‘i Parkway to provide one (1) exclusive left-turn lane into Ka‘aahi Street and one (1) through lane continuing further up Leiali‘i Parkway from Honoapi‘ilani Highway to Ka‘aahi Street.
- Provide a new crosswalk across Ka‘aahi Street on the north leg of its intersection with Leiali‘i Parkway.
- Upgrade the northeast and southeast curb ramps at the Honoapi‘ilani Highway/Leiali‘i Parkway intersection and lengthen the marked crosswalk across Leiali‘i Parkway to accommodate the widening.

DHHL will meet with the State of Hawai‘i Department of Transportation for the acceptance of the TIAR. In addition, due to the project’s proximity to the Kapalua Airport, applicable permits from the Federal Aviation Administration (FAA) will be obtained.

- Water System

The proposed project’s water source will draw from the Honokōwai aquifer system in the Lahaina Aquifer Sector Area (ASA). The lots in Increment 1 below elevation 130 feet amsl will be supplied by the existing Lahaina water system, which is provided water from the 1.5- MG Wahikuli Reservoir that is supplied by groundwater wells and treated surface water. Currently, the primary source of water is treated water from the Mahinahina Surface Water Treatment Facility (M-WTF) in Honokōwai. However, the DWS is developing two (2) wells above the M-WTF, collectively called the West Maui Source Development project, which will be able to contribute water to DWS’s water system. Since there is no existing reservoir in the UPZ that would be able to service the Increment 2 lots above elevation 130 feet, a new offsite storage reservoir is required and will be developed as part of a separate regional water system improvements project in Lahaina. The proposed project’s water source will draw from the Honokōwai Aquifer System in the Lahaina Aquifer Sector Area (ASA). According to the County of Maui Water Use Development Plan (WUDP), the Honokōwai Aquifer System has a sustainable yield of six (6) mgd and there is approximately 3.053 mgd pumped from the Honokōwai Aquifer System. Reservations have been made for the DHHL’s potable and non-potable water needs in West Maui as a public trust purpose.

Water for Increment 2 of the project will be provided by DHHL’s Honokōwai Water System Improvements Project, which is a separate and distinct regional infrastructure effort that will also provide water to other West Maui developments, such as the DHHL’s Honokōwai Lands and HHFDC’s Villages of Leiali‘i project. The Honokōwai Water System Improvements Project is the subject of separate Chapter 343, HRS environmental review process.

In addition to the DWS water system, the HHFDC owns the Wahikuli Irrigation Well which supplies non-potable water and services to Leiali‘i Parkway. The capacity of the well for irrigation use is 120,000 gpd. Village 1-B will require approximately 74,600 gpd of non-potable water for irrigation and the Leiali‘i Parkway widening will require an additional 250 gpd for irrigation of planters and the median. The total non-potable water



demand would be 74,850 gpd and would be within the anticipated maximum irrigation use of 120,000 gpd from the Wahikuli Irrigation Well.

- Drainage System

The project drainage improvements will include catch basins, drain inlets, manholes, drainlines, and detention basins. Runoff will be collected by catch basins or drain inlets along the roadways and then be conveyed via underground piping to one (1) of four (4) proposed onsite detention basins. In addition to onsite detention basins, two (2) new offsite detention basins will be installed to manage the runoff from areas mauka of the project. An existing offsite detention basin will also be expanded and will utilize the same existing outlet drainlines, proposed basins and will instead flow down the road to an existing offsite vegetated swale for water quality treatment.

The proposed stormwater management system will reduce peak flows and provide water quality treatment to meet the County of Maui stormwater quality standards. The project will incorporate detention basins as a BMP for stormwater treatment. The basins will retain the required Water Quality Design Volume (WQDV), allowing suspended particles to settle and water to infiltrate. An appropriate maintenance plan will be developed during the design phase of the project and will include requirements for removal of accumulated sediments and debris, maintaining vegetation, and inspection.

It is noted that a portion of the proposed Village 1-B subdivision and the area of the roadway improvements are located within the Special Management Area (SMA) for the island of Maui. The DHHL has determined that it is not subject to county zoning and SMA permitting requirements pursuant to the Hawai'i Homes Commission Act, 1920. This determination was submitted to the County of Maui, Department of Planning via letter, dated August 29, 2022. The Planning Department concurred with DHHL's determination via Draft EA comment letter, dated January 18, 2023. It is noted that a portion of the offsite roadway improvements within the SMA and shoreline setback area being proposed as part of the proposed project will be located on lands not owned by DHHL. As such, DHHL will comply with SMA and shoreline setback permitting requirements for the proposed roadway improvements occurring on lands owned by the State of Hawai'i and HHFDC.

## DHHL PLANNING SYSTEM CONSISTENCY:

### **1. General Plan**

The updated DHHL General Plan was adopted by the Hawaiian Homes Commission (HHC) in November 2022. The General Plan sets the vision and establishes goals and policies to guide the discussions and decision-making of the HHC. The General Plan guides DHHL plans, programs, and policies through year 2040, 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 proposed project is in consonance with the following guiding principles, goals and policies of the DHHL General Plan.

#### Guiding Principles

- *'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.*

- *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 suitable for development of homesteads. Explore and expand opportunities for beneficiaries to restore their relationship with and use Trust lands and resources.*
- *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.*

## **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.*
- *Protect life and property from the effects of natural hazards and climate change on Hawaiian home lands.*

### **Policies**

- *Provide space for and designate a balanced mixture of appropriate land uses, economic opportunities, and community services in a Native Hawaiian-friendly environment.*
- *Prioritize the development of homestead communities in areas with suitable development conditions that are close to jobs, transportation, infrastructure, and services.*
- *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.*
- *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.*



## **INFRASTRUCTURE GOALS, POLICIES**

### **Goal:**

- *Provide and maintain infrastructure for homestead communities within resource limitations*

### **Policy:**

- *Design infrastructure to County standards and license systems to the Counties whenever possible for development within Residential, Commercial, and Industrial areas.*

## **HOUSING**

### **Goal:**

- *Increase the number of housing opportunities awarded each year.*
- *Provide a mix of housing opportunities that reflect the needs and desires of native Hawaiian beneficiaries.*

### **Policies:**

- *Prioritize housing for beneficiaries before considering other uses of Trust lands.*
- *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, multifamily, kupuna housing, rental, etc.) and financing.*
- *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.*

## **2. Maui Island Plan**

Because the lands on which the proposed subdivision will be developed were acquired by the DHHL following adoption of the MIP, they are not yet designated by the MIP for a specific use. Acquiring these lands is consistent with the DHHL MIP goal to secure additional lands to meet the beneficiary demand for residential homesteads. The proposed project is in consonance with the Maui Island Plan's policies related to increasing the delivery of residential homesteads to beneficiaries each year.



### 3. Villages of Leiali‘i-Honokōwai Regional Plan

The Villages of Leiali‘i and Honokōwai Regional Plan identified the Village 1-B area as a future homestead area for up to 253 lots with a minimum lot size of 5,000 square feet to be accessed by Leiali‘i Parkway. The Villages of Leiali‘i and Honokōwai Regional Plan also identified improvements to the Leiali‘i Parkway and Honoapi‘ilani Highway intersection as a priority project in order to serve future residents of Village 1-B, but also the mauka Villages of Leiali‘i lands to be developed by the HHFDC. In this regard, the proposed project is in alignment with the goals and project identified in the Villages of Leiali‘i and Honokōwai Regional Plan.

#### FINDING OF NO SIGNIFICANT IMPACT:

The “Significance Criteria”, Hawai‘i Administrative Rules (HAR), Title 11, Chapter 200.1-13, Environmental Impact Statement Rules, were reviewed and analyzed to determine whether the proposed project will have significant impacts to the environment.

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

The proposed project commits approximately 51 acres of vacant land long envisioned for residential development for implementation of the project. There are no threatened or endangered species or critical habitats in the project area. Consultation has been initiated with the SHPD pursuant to Chapter 6E, HRS. An AIS was prepared and submitted to the SHPD in June 2022. Three (3) historic sites were documented in the AIS and no further historic preservation work was recommended for the sites. However, as recommended by the AIS, an AMP will be prepared and implemented in association with ground altering activities at the site. The CIA found that there are no ongoing traditional cultural practices within the project site. Mitigation measures in the form of BMPs will be implemented to prevent sedimentation and pollution to nearby freshwater and marine resources and access to the beach and marine resources will be maintained. Furthermore, should any potential historic properties be identified during construction activities, all activities will cease and the SHPD will be notified pursuant to Section 13-280-3, HAR.

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

The proposed action will be implemented adjacent to existing residential developments of a similar nature, and the commitment of land resources required for the proposed action will not curtail the range of beneficial uses of the environment. The subdivision site, although designated for agricultural use by Maui County Zoning and partially designated as “Prime” agricultural lands by the Agricultural Lands of Importance to the State of Hawai‘i (ALISH), has not been in agricultural production for some time. On the island of Maui, approximately 70,714 acres of the total land area of the island are within the ALISH “Prime” Designation, this represents approximately 15 percent of the island. As such, the use of 51 acres, or 0.07 percent, of the “Prime” designated lands on Maui for residential housing is not considered a substantial adverse impact in the context of the overall Prime designated lands on Maui. The proposed use of the site for development of a new subdivision is compatible with surrounding 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. An EA is being carried out to ensure the proposed project will not have significant adverse impacts on the environmental resources. While this project may cause adverse construction-related impacts, based on the analysis conducted in this EA, the adverse impacts are not anticipated to be significant.

Where mitigation measures are required due to potential impacts attributed to the project, DHHL will implement those applicable measures to further reduce 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 short and long term. As previously discussed, positive economic and social impacts are anticipated as a result of the project, including construction-related jobs, real property assessment revenues, and contribution of water, wastewater, and educational assessment fees. Mitigation in the form of construction BMPs will be implemented to prevent impacts to traditional cultural practices identified within the Wahikuli ahupua'a, such as marine and freshwater fishing. In addition, access to the beach and marine resources will be maintained. As previously discussed, an AIS was prepared for the project and submitted to the SHPD, and archaeological monitoring will be undertaken in accordance with a SHPD-approved AMP. In addition, the project will provide single-family and multi-family residential leases to native Hawaiian beneficiaries on DHHL's residential waitlist. Therefore, implementation of the proposed action will be beneficial to the overall social welfare of native Hawaiian beneficiaries on Maui.

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

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. It is noted that the Phase 1 ESA) prepared for the project did note the presence of recognized environmental conditions resulting from the former agricultural use, a previous fueling station, and previously demolished structures and, therefore, recommended that soil sampling be conducted. As such, a Phase 2 ESA involving soil sampling and testing was conducted revealing a majority of the project area contained acceptable levels of contaminants not likely to cause adverse health impacts. One area sampled contained higher levels of TPH contaminants. The contaminated soil will be properly removed and disposed of or properly managed in coordination with the DOH to prevent adverse health impacts from the contaminants.



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

The proposed project will provide needed additional residential lots in Lahaina, Maui for DHHL beneficiaries. While some residents of this new community may come from off island, most are expected to relocate from other areas on Maui. As such, the project is not anticipated to involve substantial secondary impacts due to population change.

Secondary impacts on public facilities are not anticipated. The DHHL will provide the necessary onsite and offsite infrastructure to support the proposed project. No substantial changes or effects on public facilities are expected with project implementation.

While DHHL does not need to comply with State or County land use plans and regulations for the development of the subdivision, it is noted that this development is in line with County long-range development and population growth projections.

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.

Any 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 is limited to the development of the proposed residential subdivision and related offsite improvements. The project is not a necessary precedent for a larger project; or a commitment to some larger project. The Hawai'i Housing Finance and Development Corporation (HHFDC) has proposed a master plan development mauka and south of Village 1-B. While HHFDC's Villages of Leiali'i project is a separate and distinct action from the Village 1-B project, the proposed HHFDC development has been considered in the context of impact analysis conducted for this EA. For example, the TIAR included the traffic counts from proposed development within the HHFDC Villages of Leiali'i project in its Base Year 2030 traffic counts while regional planning for water source includes demands from the project. As previously noted, HHFDC and DHHL are in discussions regarding a potential transfer of HHFDC's Villages of Leiali'i lands. The transfer agreement has not been finalized. Should the agreement be executed, DHHL would assess the previously prepared plans for the Villages of Leiali'i and prepare a revised plan to be in line with DHHL's mission. Because future DHHL development of the Villages of Leiali'i is entirely speculative at this time and DHHL's development program for the lands is unknown, additional analysis of the cumulative impacts cannot be conducted at this time. Nevertheless, potential



cumulative impacts of the HHFDC Villages of Leiali'i project and the Village 1-B project have been analyzed.

The proposed project will stand on its own and is not a trigger for any other development. The cumulative impacts of the proposed project, together with other reasonably foreseeable actions, will include increased population and infrastructural demands, but this will not have a considerable effect on the environment. The DHHL will provide the necessary infrastructure to serve the proposed project. Drainage, wastewater, water, and roadway improvements will be designed to meet applicable local, State, and Federal regulations. The engineering and traffic reports prepared for the proposed project have assessed potential impacts and designed infrastructure systems in the context of future planned regional growth. It is noted that Increment 1 of the proposed subdivision will be able to be serviced by the existing County of Maui, Department of Water Supply system. However, water for Increment 2 of the subdivision will be provided by planned water source and distribution system improvements currently being pursued by the DHHL. These improvements will also provide service to HHFDC's planned development at the Villages of Leiali'i as the improvements are planned to be integrated into the DWS' system for eventual dedication to the County. These improvements are the subject of a separate HRS, Chapter 343 EA being prepared by DHHL. However, these improvements are considered a separate and distinct project from both the DHHL's and HHFDC's overall Villages of Leiali'i developments as they constitute a larger, regional infrastructure improvement project. Given the foregoing, the proposed project is not anticipated to cumulatively have considerable effect upon the environment, nor does it involve a commitment or larger actions.

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

A Flora and Fauna Survey report was prepared to ensure that any sensitive terrestrial flora/fauna biological resources within the project site would be identified and provided adequate protection. No rare, threatened, or endangered species of flora, fauna, avifauna, or important habitats were identified on the affected properties. The project site is located adjacent to existing residential developments 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. Dust control measures, such as regular watering and sprinkling, and installation of dust screens 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 equipment and vehicle maintenance, will be used during construction activities. Construction noise impacts will be mitigated through compliance with the provisions of the 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 the Chapter 46 rules.

From the long-term perspective, the proposed project is not anticipated to significantly impact ambient air or noise quality in the region.

As such, 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 proposed subdivision is located in Flood X (unshaded). This designation denotes an area of low flood risk and minimal flooding with no development restrictions. Portions of Honoapiʻilani Highway roadway improvements are located in Flood Zone VE and Flood Zone A. However, these improvements are limited to roadway restriping and relocation of existing traffic signals. The majority of the project site is located outside of the Tsunami Evacuation Zone; however, a small portion is located within the Extreme Tsunami Evacuation Zone, however no new homes are proposed in this area. In addition, the proposed homes are not located within the 3.2-foot 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 project involves the development of low-rise single-family and multi-family homes. In the context of the surrounding land uses, which includes the Lahaina Civic Center, Lahaina Post Office, Village 1-A, and HHFDC lands proposed for development, the proposed action is not anticipated to have a significant adverse impact upon the scenic and open space resources of the area.

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

The proposed project will involve the commitment of fuel for construction equipment, vehicles, and machinery during construction and maintenance activities. Coordination with Hawaiian Electric Company, Ltd. (HECO) will be undertaken during the electrical plans preparation phase of work to ensure all operational parameters are addressed for the proposed project. The project will incorporate energy saving, sustainable features, including the use of solar water heating systems on all homes.

In the context of the GHG Reporting Program (25,000 metric tons of CO<sub>2</sub> EQ), the relative effects GHG emissions is not considered significant for this proposed project.



In summary, the project site is situated adjacent to existing residential uses of a similar nature, and in close proximity to recreational resources, services and commercial areas in Lahaina. This project will be developed in an area with existing infrastructure systems, and concurrently with required infrastructure system and drainage improvements. The proposed project is not anticipated to have a significant adverse impact on the surrounding physical, cultural and socioeconomic environments. Based on the foregoing analysis, it is anticipated that the proposed action qualifies for a Finding of No Significant Impact (FONSI) determination.

FINAL EA PUBLICATION:

EVENT	DATE
Informational Briefing on Final EA to HHC	July 17-18, 2023
Publication of Final EA	August 8, 2023

RECOMMENDATION:

DHHL staff respectfully requests issuance of a FONSI determination based on the Final EA presented herein, as recommended.

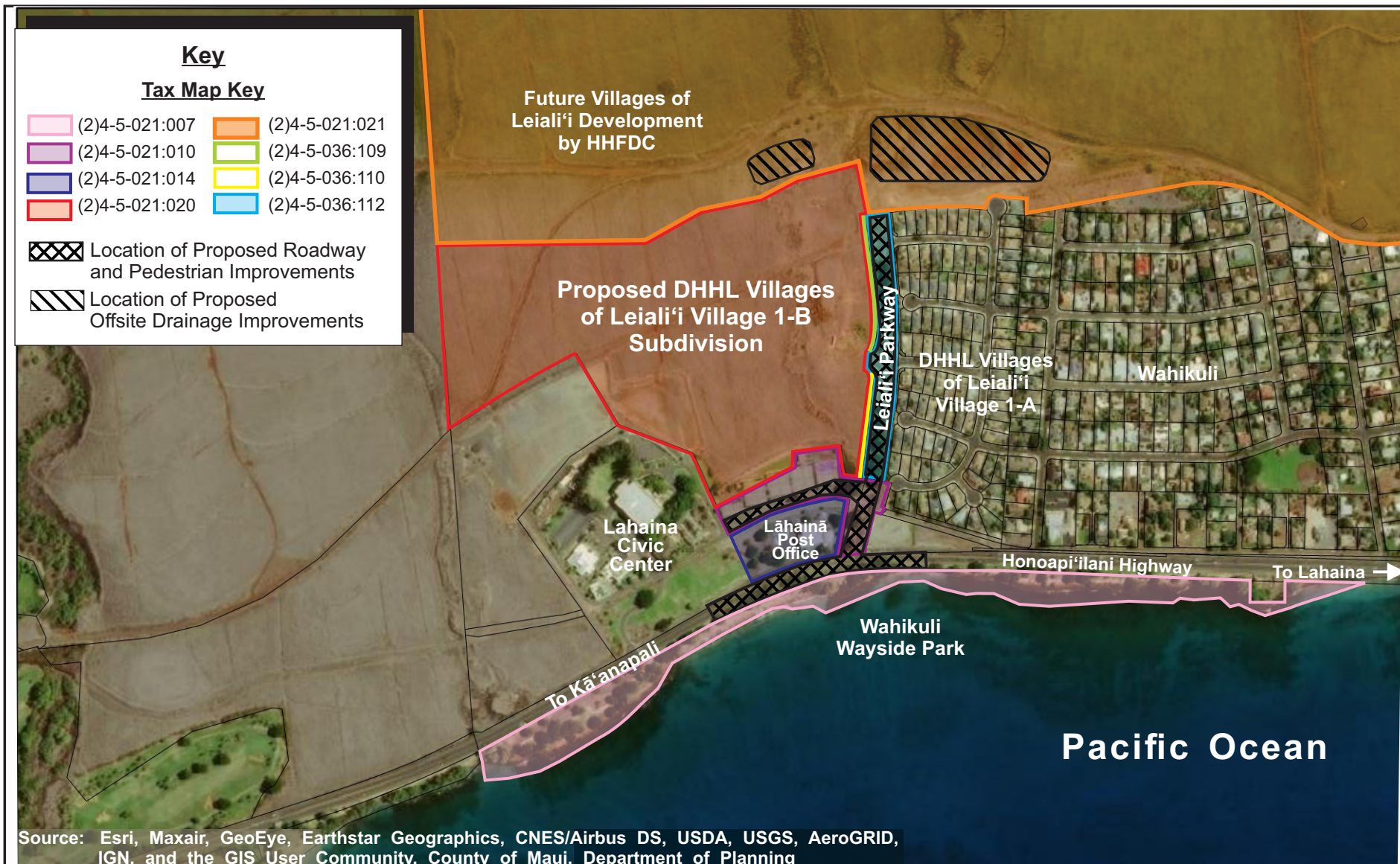
LIST OF EXHIBITS:

- Exhibit A.** Project Location Map  
**Exhibit B.** Conceptual Subdivision Site Plan

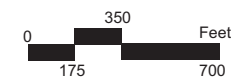


**EXHIBIT A.**  
**Property Location Map**





## DHHL Villages of Leialii Village 1-B Property Location Map



Prepared for: State of Hawai'i, Department of Hawaiian Home Lands



ATA/2371 DHHL Vill of Leialii Ph 1B PERMITTING/Application/Figures/Revised Retention Basin Figures/Rev-Location Map

ITEM NO. E-1  
EXHIBIT "A"



**EXHIBIT B.**  
**Conceptual Subdivision**  
**Site Plan**



Future Villages of  
Leiali'i Development  
by HHFDC

Increment 2  
Single Family or Multi-Family Units  
(Up to 164 Units)

Increment 1  
86 Single-Family Lots

DHHL Villages of Leiali'i Phase 1-B

DHHL Villages of  
Leiali'i Phase 1-A

Leiali'i Parkway

Lāhainā  
Civic  
Center

Lāhainā  
Civic  
Center

Source: Austin, Tsutsumi & Associates, Inc.

## DHHL Villages of Leiali'i Phase 1-B Conceptual Subdivision Site Plan

NOT TO SCALE



Prepared for: State of Hawai'i, Department of Hawaiian Home Lands

 MUNEKIYO HIRAGA

ATA/2371 DHHL Vill of Leiali Ph 1B PERMITTING/Application/Figures/Site\_Plan

ITEM NO. E-1  
EXHIBIT "B"





HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

# Villages of Leiali'i, Village 1-B Subdivision Project Finding of No Significant Impact (FONSI) Final Environmental Assessment (FEA)

TMK Nos. (2)4-5-021:007 (por.), 010(por.), 014(por.), 020, 021(por.), (2)4-5-036:109, 110, 112(por.),  
and Honoapi'ilani Highway Right-of-Way(por.)

Wahikuli, District of Lahaina, Maui, Hawai'i

Item No. E-1

July 17, 2023





# PURPOSE OF PRESENTATION

**1**

Request HHC to approve a Finding of No Significant Impact (FONSI) Determination

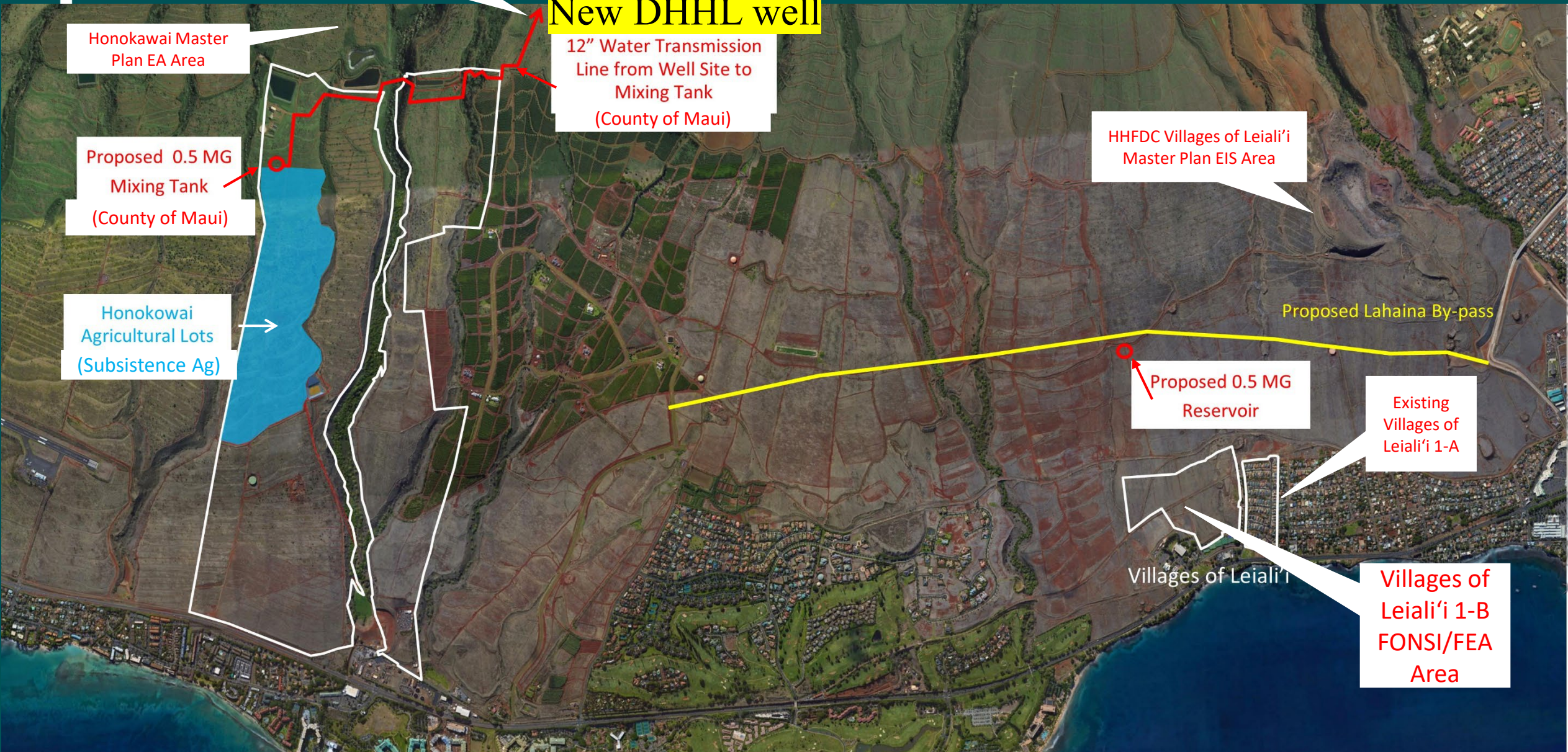
**2**

After approval of FONSI and Presentation to HHC submit the FEA for the Villages of Leiali'i, Village 1-B Subdivision Project for final comment and challenges, if any.





# PROJECT LOCATION







# OVERALL PROJECT LOCATION



DHHL Villages of Leialii Village 1-B  
Property Location Map



Prepared for: State of Hawai'i, Department of Hawaiian Home Lands



Total Infrastructure  
Budget Estimate:

Offsite improvements:  
Act 279 FY23 :\$15M

Onsite improvements:  
Act 279 FY24: \$68M

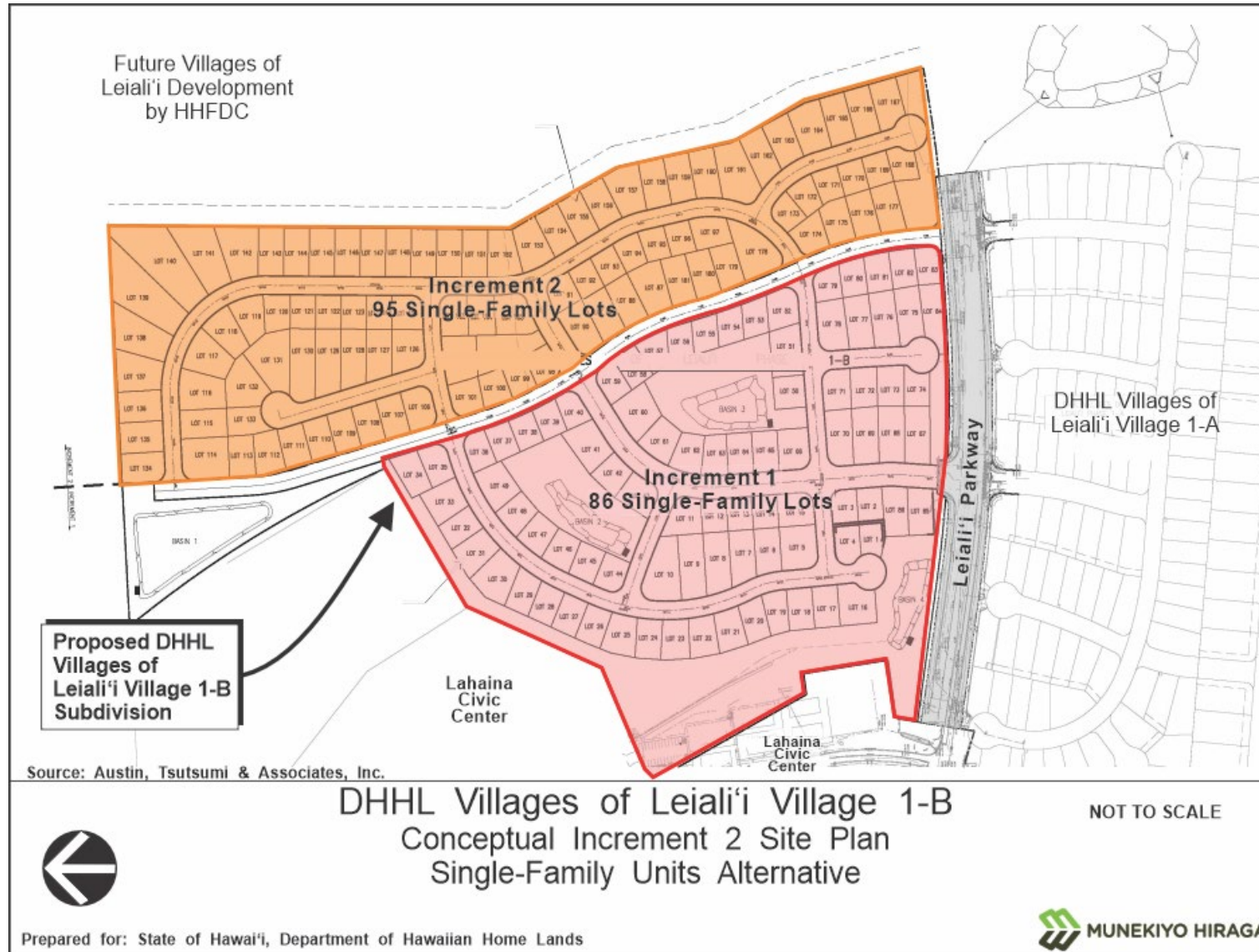
Highway and  
Parkway  
Improvements: Leg  
CIP: \$9M



# SINGLE-FAMILY LOT DEVELOPMENT

## Increment 2:

- 96 Single Family Lots
- 7,500 sq ft ave.
- Above 130' contour
- Requires new high level water tank



## Increment 1:

- 86 Single Family Lots
- 7,500 sq ft. ave.
- Below 130' contour

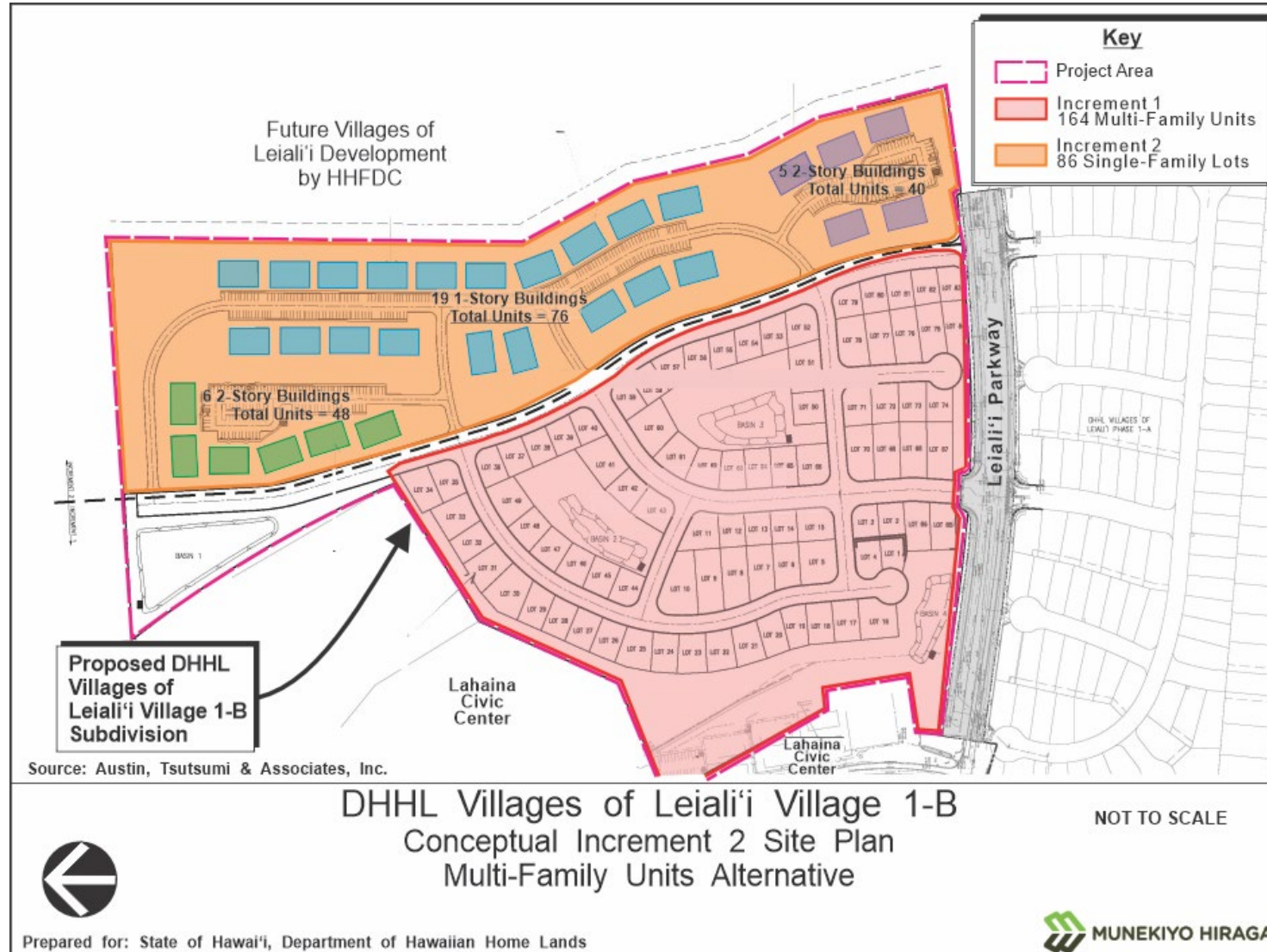




# INCREMENT 2 MULTI-FAMILY OPTION

## Increment 2:

- 164 Multi-Family Units
- Above 130' contour
- Requires new high level water tank







# PROJECT DESCRIPTION

## Offsite improvements

- Two (2) new offsite retention basins mauka of Village 1-B, on lands owned by Hawai'i Housing Finance and Development Corporation (HHFDC)
- Adjustment of the outlet drainage pipes in the existing retention basin mauka of Village 1-A, on lands owned by HHFDC, and enlargement of the basin
- Grading and development of drainage interceptor ditches mauka of Village 1-B, on lands owned by HHFDC
- Roadway improvements to Leiali'i Parkway and Honoapi'ilani Highway
- Roadway repairs to existing portions of Leiali'i Parkway
- Phase 1-B Increment 2 requires new high level water tank and improvements to Lahaina Civic Center Booster Pump facility. (HHFDC Re-Masterplan EIS, 2012)





# EA SUMMARY CONCLUSIONS

- Draft EA was published in the December 23, 2022, edition of the Environmental Review Program's (ERP) Environmental Notice Bulletin. (Comments and responses contained in FEA)
- Proposed subdivision and land use is not anticipated to have a significant impact on the surrounding environment
- Project will implement necessary mitigation measures (Ex. Best Management Practices, archaeological monitoring)
- Project supports providing homestead opportunities for beneficiaries and water use are consistent with the goals of the DHHL General Plan, Maui Island Plan, and Water Policy Plan





# NEXT STEPS FOR THE PROJECT

- Approve FONSI determination for the Village 1-B Subdivision Project from HHC and submit Final EA to State Environmental Review Program for publication on August 8, 2023.
- Implement funding allocated from HHC to fund the Village 1-B Increment 1 Project infrastructure through Act 279 and other appropriations from HHFDC and State Legislature, as appropriate.
- Complete design and construction of the Village 1-B Increment 1 Project
- Procure developer/contractor for home construction





# ESTIMATED TIMELINE

<b>SUMMER 2023</b>	<b>EA Complete (assuming no challenge)</b> <b>Continue detailed Engineering Design</b>
<b>FALL 2024</b>	<b>Procurement of site contractor and developer</b>
<b>SPRING 2025</b>	<b>Begin Subdivision Sitework Construction</b>
<b>WINTER 2025</b>	<b>Begin Home Construction</b>
<b>SUMMER 2026</b>	<b>First Home Occupancy</b>

**TIMELINE SUBJECT TO CHANGE**





# MAHALO



DEPARTMENT OF HAWAIIAN HOME LANDS


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



STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

July 17-18, 2023

To: Chairman and Members, Hawaiian Homes Commission

From: Stewart Matsunaga, Acting Administrator, Land Development Division 

Subject: For Information Only  
Encumbrance Report as of June 30, 2023  
Act 279, Session Laws of Hawaii 2022

RECOMMENDED MOTION/ACTION

None; For Information Only

BACKGROUND

Act 279 enacted in Regular Session of 2022 of the 31<sup>st</sup> Legislature appropriated \$600,000,000 in general funds to provide a multi-pronged approach to reducing the DHHL waitlist. The \$600,000,000 will address the needs of those on the waitlist and those beneficiaries still waiting. (Excerpt from “Strategic Plan to Implement Act 279, Session Laws of Hawaii 2022 dated November 2022)

On August 16, 2022, after many deliberations through the Permitted Interaction Group (PIG) , the Hawaiian Homes Commission (HHC) approved the Strategic Approach to Implement Act 279 - August 2022. After further refinement with DHHL and the PIG, on November 22, 2022 the HHC approved the Strategic Plan to Implement Act 279, Session Laws of Hawaii (SLH) 2022.

Pursuant to Section 4(c), Act 279, DHHL shall submit a strategic plan, including findings, recommendations, and any proposed legislation, to the Legislature, no later than December 10, 2022. On December 6, 2022 copies of the Strategic Plan to Implement Act 279, SLH 2022 was transmitted to the Senate President and members of the Senate and President of the House and members of the House of Representatives, pursuant to Section 4(c), Act 279.

DISCUSSION ON FY 2023 IMPLEMENTATION

Section 6, Act 279, SLH 2022 states:

There is appropriated out of the general revenues of the State of Hawaii the sum of \$600,000,000 or so much there of as may be necessary for the fiscal year 2021-2022 for the purposes of this Act; provided that any moneys not encumbered for specific purposes shall lapse to the general fund on June 30, 2025.

In order to comply with the Legislative deadline to encumber \$600,000,000 by June 30, 2025, HHC approved Agenda Item C-5, an implementation budget for Act 279, SLH 2022 on August



15, 2022, shown on Exhibit “A”, column labelled as “Act 279 Budget Approved by HHC 8/15/22”. In its approval of the Act 279 Implementation Budget, the HHC authorized the Chairman to shift funding of expenditures between cost elements and funds as warranted, but not to exceed the total budget.

On November 7, 2022, Governor David Ige approved the release of \$172,750,000 for the implementation of the FY 2023 projects.

On December 29, 2022, William Aila, Chairman approved Budget Amendment No. 1, shifting funds between Maui subdivisions, shown on Exhibit “A”, column labelled as Amendment #1 approved to 12/31/22”.

On June 26, 2023, the HHC approved Budget Amendment #2, shown on Exhibit “A”, column labelled as Budget Amendment #2 June 26, 2023.

Exhibit “A” also provides the procurement, contract and encumbrance status of FY 2023 subdivisions and projects, as of June 30, 2023, column labelled as “Encumbered as of 6/30/23, the final day of the fiscal year. While certain projects and subdivisions are in progress and more likely to be encumbered in Fiscal Year 2024, other projects have moved up in schedule, including development projects approved and accepted by DHHL, in response to a Request for Proposals for land acquisition and development issued in November 2022. As a result of accelerating the execution of Developer Agreements, it became evident that an additional allotment of \$21,000,000 was required to encumber contracts by June 30, 2023.

On June 23, Governor Josh Green, M.D., approved the release of \$21,000,000, whereby allowing for the encumbrance of two Developer Agreements for new homestead development on the Island of Maui.

On June 26, 2023, the Land Development Division suggested reconvening the Act 279 Permitted Interactive Group (PIG). Subsequently, the Chair has stated the intention to continue pursuing all twenty (20) Act 279 approved projects, previously approved by the HHC. Therefore, until changes are made to the implementation of Act 279 approved projects, reconvening the PIG is no longer suggested. LDD will continue to inform the HHC of the progress to implement Act 279 projects.

House Resolution 10 (HR 10) establishes a Legislative working group to oversee the DHHL’s execution of Act 279 funds. See Exhibit “B”. DHHL has provided informal updates starting in January 2023 on at least a monthly basis. On July 5, 2023, DHHL provided an Act 279 update to the HR10 committee chaired by State Representative Troy Hashimoto and several members of the HR 10 committee. The subject Resolution provides for preparation of a report and findings to the Legislature, no later than 20 days prior to the commencement of the Regular Session 2024.

#### RECOMMENDED MOTION/ACTION:

None; For Information Only.



**DEPARTMENT OF HAWAIIAN HOME LANDS**  
**Act 279 IMPLEMENTATION FY 2023**  
**PROJECT STATUS AS OF June 30, 2023**

Island	FY23 Subdivision/Project	Lots	Phase	Act 279 Budget approved by HHC 8/15/22	Amend #1 approved to 12/31/22	Amend #2 6/26/23	Encumbrance in process	ENCUMBERED as of June 30, 2023	EXPENDITURE	Status	Lead Staff
Hawaii	Laiopua Village 2 (Includes N. Kona Water Development <b>KS Well 2 and 2A</b> )	200	Land	\$ 4,000,000	\$ 4,000,000	\$ -	\$ -			Continuing negotiations with Kamehameha Schools and County of Hawaii Department of Water Supply. Conducting survey and appraisal of proposed site.	Andrew
Hawaii	North Kona Water Development <b>GIANULIAS SITE</b>		Land							Letter of intent from Owners for \$9,260,000. Potential use of Leg CIP, Act 88, not Act 279 General Funds.	Andrew
Lanai	Lanai Residence Lots Offsite Infrastructure	75	Design	\$ 2,000,000	\$ 2,000,000					Consultant selected; negotiating scope of work and fees. Coordination with Pulama Lanai on offsite infrastructure capacity. Contract being formulated. Encumber in FY24.	Robert
Maui	Pu'unani Homestead Subdivision	161	Construct ion	\$ 17,500,000	\$ 17,500,000	\$ 17,500,000		\$ 17,171,944	\$ 1,101,984.00	Construction Contract Awarded to Maui Kupono Builders; \$17,171,944; construction commencement estimated Spring 2023. Construction contract executed. Development agreement includes developer construction of 137 turnkey homes and 24 improved vacant lots. Groundbreaking ceremony on May 24, 2023.	Robert
Maui	Pu'unani Homestead Subdivision (Offsite Water Tank)		Design/ Construct ion	\$ -		\$ 5,509,000		\$ 5,509,000		Part of Pu'unani Homestead Subdivision offsite storage tank requirement. Developer continuing to work with County on construction plan approval. Target Summer 2023 for construction bidding.	Robert
Maui	Leialii 1B Offsite Water		Construct ion	\$ 15,000,000	13,533,000	\$ -				Final EA and FONSI approval planned for July 2023. DHHL proposes to prepare RFP/RFQ to wrap around Leialii Offsite water, highway improvements and Leialii 1B subdivision.	Neil
Maui	Honokowai Subsistence Ag Ph. 1	50	Design		\$ 1,467,000	\$ 1,470,000		\$ 1,470,000		Design contract encumbered \$1,470,000. Coordination with County of Maui and Pulelehua private developer for installation of R-1 waterline for irrigation purposes. Survey and design in process.	Neil
Oahu	Kaupea, Phase 2		Land	\$ 8,250,000	\$ 8,250,000	\$ 8,250,000		\$ 8,250,000	\$ 8,250,000	Transfer Agreement Executed; funds transfered to HHFDC.\$8.25M Encumbered December 2022; funds transferred shortly thereafter. Acquistion completed.	Darrell



**DEPARTMENT OF HAWAIIAN HOME LANDS**

**Act 279 IMPLEMENTATION FY 2023**

**PROJECT STATUS AS OF June 30, 2023**

Island	FY23 Subdivision/Project	Lots	Phase	Act 279 Budget approved by HHC 8/15/22	Amend #1 approved to 12/31/22	Amend #2 6/26/23	Encumbrance in process	ENCUMBERED as of June 30, 2023	EXPENDITURE	Status	Lead Staff
	Kaupea, Phase 2	60	Dev Agree			0				Development Agreement RFP. Approximate budget is \$15,000,000. Three (3) Proposals received on 4/28/23. RFP review in process. Addendum to include LIHTC.	Darrell
Oahu	East Kapolei II Backbone Infrastructure		Design	\$ 3,000,000	\$ 3,000,000	\$ 33,080		\$ 33,080	\$ 33,080	Design funds encumbered with HHL Trust Fund. Subdivision map/Construction plans in progress. Requisition for sewer fees for backbone--3 lots. Chair directs RFQ incorporating backbone infrastructure, East Kapolei II D, IIE, and IIF; prep for Summer 2023 issuance.	Darrell
Oahu	East Kapolei IIA	300	Dev Agree	\$ 14,000,000	\$ 14,000,000	\$ -				RFP/RFQ scheduled for Fall 2023 for multifamily rental development. Shift funding to FY24. HHC Budget Amendment planned for June 2023.	Darrell
Oahu	East Kapolei IIE	142	Dev Agree	\$ 21,000,000	\$ 21,000,000	\$ -				RFQ scheduled for Summer 2023. Shift funding to FY24. HHC Budget Amendment planned for June 2023. Chair directs RFQ incorporating backbone infrastructure, East Kapolei II D, IIE, and IIF.	Darrell
Kauai	Hanapepe Residence Lots, Phase 2	82	Construct ion	\$ 23,000,000	\$ 23,000,000	\$ 18,800,126		\$ 17,800,126		Construction contract awarded to Hawaiian Dredging. Follow up with County of Kauai for title sheet approvals. Plan for groundbreaking in Summer 2023.	Neil
Statewide	Land/Project Acquisition		Professio nal Services	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000		\$1,500,000	\$26,000	Bowers + Kubota Consulting providing project management support, including feasibility studies, survey and appraisal for Act 279 projects.	Darrell/ Stewart
	Land/Project Acquisition		Dev Agree	\$ 33,500,000	\$ 33,500,000					RFP let in November 2022; 7 Offers submitted.	Darrell
Oahu	Proposal "A" Ewa Villages (Haseko)	142								Proposal Acceptable Acquisition: \$17,646,772 Source: NAHASDA Development: \$20,239,443 Source: Act 279 Proposal Accepted; acquisition and development agreement in process.	RFP Team



**DEPARTMENT OF HAWAIIAN HOME LANDS**  
**Act 279 IMPLEMENTATION FY 2023**  
**PROJECT STATUS AS OF June 30, 2023**

Island	FY23 Subdivision/Project	Lots	Phase	Act 279 Budget approved by HHC 8/15/22	Amend #1 approved to 12/31/22	Amend #2 6/26/23	Encumbrance in process	ENCUMBERED as of June 30, 2023	EXPENDITURE	Status	Lead Staff
Maui	Proposal "B" Wailuku (DDC2 LLC)	207				\$ 43,445,272		\$45,038,800		Proposal Acceptable Acquisition: \$5,200,000 Development: \$38,245,272 Total Acq + Dev = \$43,445,272 Proposal Accepted; Development Agreement in execution stage. Encumber by June 30, 2023. <b>\$1,593,000 added for GET.</b>	RFP Team
Hawaii	Proposal "C" Kaumana (Avalon Development)	168				\$ 2,000,000		\$ 2,000,000	\$ 2,000,000	Proposal Acceptable for Acquisition Only Acquisition: \$2,000,000 Source: Act 279 Development: \$ 40,836,000 Not acceptable Sale closed 3/31/23. Currently land bank; Honolu is priority area.	RFP Team
Maui	Proposal "D" Waiehu (DDC3 LLC)	366				\$ 95,129,572		\$95,129,572		Proposal Acceptable Acquisition: \$12,240,000 Source: Act 279 Development: \$82,889,572 Source: Act 279 Proposal Accepted; draft Development Agreement in review. Potentially encumber by June 30, 2023. Request for Allotment of \$21M to B&F and Gov on 6/13/23.	RFP Team
Statewide	Project Financing/Partnership s		Dev Agree	\$ 30,000,000	\$ 30,000,000					RFQ in Summer 2023. Propose budget amendment to shift funding to FY24.	Darrell
	Total	1953		\$ 172,750,000	\$ 172,750,000	\$ 193,637,050	\$ -	\$ 193,902,522.00	\$ 11,411,064.00	<b>11/17/22 \$172.75M ALLOTMENT released by Governor. 1/26/23 \$172.75M ALLOTMENT ADJUSTMENTS FOR 2ND AND 3RD Q APPROVED. 6/27/23 \$21,000,000 G funds released by Gov/B&amp;F</b>	

ADDITIONAL  
ALLOTMENT  
REQUIRED,  
SUBJECT TO  
CONTRACT  
NEGOTIATIONS

ENCUMBRANCE  
IN PROCESS

ENCUMBERED

\$52.85M limit on  
expenditure per  
MOE



## HOUSE RESOLUTION

ESTABLISHING A LEGISLATIVE WORKING GROUP TO OVERSEE THE  
DEPARTMENT OF HAWAIIAN HOME LANDS' EXECUTION OF FUNDS  
APPROPRIATED PURSUANT TO ACT 279, SESSION LAWS OF HAWAII  
2022, TO ADDRESS THE BENEFICIARY WAITING LIST.

1 WHEREAS, one of the primary responsibilities of the  
2 Department of Hawaiian Home Lands is to administer the  
3 Department's homesteading program and provide its native  
4 Hawaiian beneficiaries with 99-year homestead leases for  
5 residential, agricultural, or pastoral purposes; and  
6

7 WHEREAS, the Department of Hawaiian Home Lands' homestead  
8 waitlist currently has more than twenty-eight thousand  
9 individuals, with many beneficiaries languishing on the waitlist  
10 for decades; and  
11

12 WHEREAS, Act 279, Session Laws of Hawaii 2022 (Act 279),  
13 appropriated a historic \$600,000,000 to the Department of  
14 Hawaiian Home Lands to address the needs of native Hawaiians on  
15 the Department's waitlist; and  
16

17 WHEREAS, Act 279 required the Department of Hawaiian Home  
18 Lands to submit a strategic plan, including findings,  
19 recommendations, and any proposed legislation, to the  
20 Legislature by December 10, 2022; and  
21

22 WHEREAS, the Department of Hawaiian Home Lands has until  
23 June 30, 2025, to encumber all funds for specific purposes; now,  
24 therefore,  
25

26 BE IT RESOLVED by the House of Representatives of the  
27 Thirty-second Legislature of the State of Hawaii, Regular  
28 Session of 2023, that a legislative working group be established





1 to oversee the Department of Hawaiian Home Lands' execution of  
2 the funds appropriated pursuant to Act 279, Session Laws of  
3 Hawaii 2022, to address the beneficiary waitlist; and  
4

5 BE IT FURTHER RESOLVED that the working group consist of  
6 the following members designated as follows:  
7

- 8 (1) The Honorable Troy N. Hashimoto, Representative from  
9 the Tenth District, who shall serve as Chair;  
10
- 11 (2) The Honorable David A. Tarnas, Representative from the  
12 Eighth District;  
13
- 14 (3) The Honorable Daniel Holt, Representative from the  
15 Twenty-Eighth District;  
16
- 17 (4) The Honorable Scott Y. Nishimoto, Representative from  
18 the Twenty-Third;  
19
- 20 (5) The Honorable Mahina Poepoe, Representative from the  
21 Thirteenth District; and  
22
- 23 (6) The Honorable Gene Ward, Representative from the  
24 Eighteenth District; and  
25

26 BE IT FURTHER RESOLVED that the working group submit a  
27 report of its findings and recommendations to the House of  
28 Representatives no later than twenty days prior to the  
29 commencement of the Regular Session of 2024; and  
30

31 BE IT FURTHER RESOLVED that the report include an analysis  
32 of topics, including:  
33

- 34 (1) The leveraging or maximization of the \$600,000,000  
35 appropriated;  
36
- 37 (2) Alternative financing mechanisms for beneficiaries and  
38 developers; and  
39
- 40 (3) Alternative housing development options, other than  
41 homestead lot development; and





BE IT FURTHER RESOLVED that certified copies of this Resolution be transmitted to the Chairperson of the Hawaiian Homes Commission.

OFFERED BY:

PCM & GMM

Linda Lebrun

M. A. Allen

Dan Carnas

S. A. Allen

W. A. Allen

Ann Pernas

B. A. Allen

John A. Allen

John A. Allen

John A. Allen

PCM & GMM

Madeline K. Nukunui

PCM

PCM

PCM

PCM

Elle Lebrun

W. A. Allen

John A. Allen





John M. [unclear]  
[unclear]

John [unclear]  
Al [unclear]

Wig

[unclear]

Mark [unclear]

[unclear]

Mike A. [unclear]

Greg [unclear]

[unclear]

NHB

Mark [unclear]

Jim [unclear]

[unclear]

[unclear]

[unclear]

[unclear]





H.R. NO. 10

Ch. Tolp  
SE

JAN 30 2023

2023-0513 HR HMSO-2







HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

# **Papakolea and Isenberg Project Updates**

**Item E-3  
For Information Only  
July 17-18, 2023**





# 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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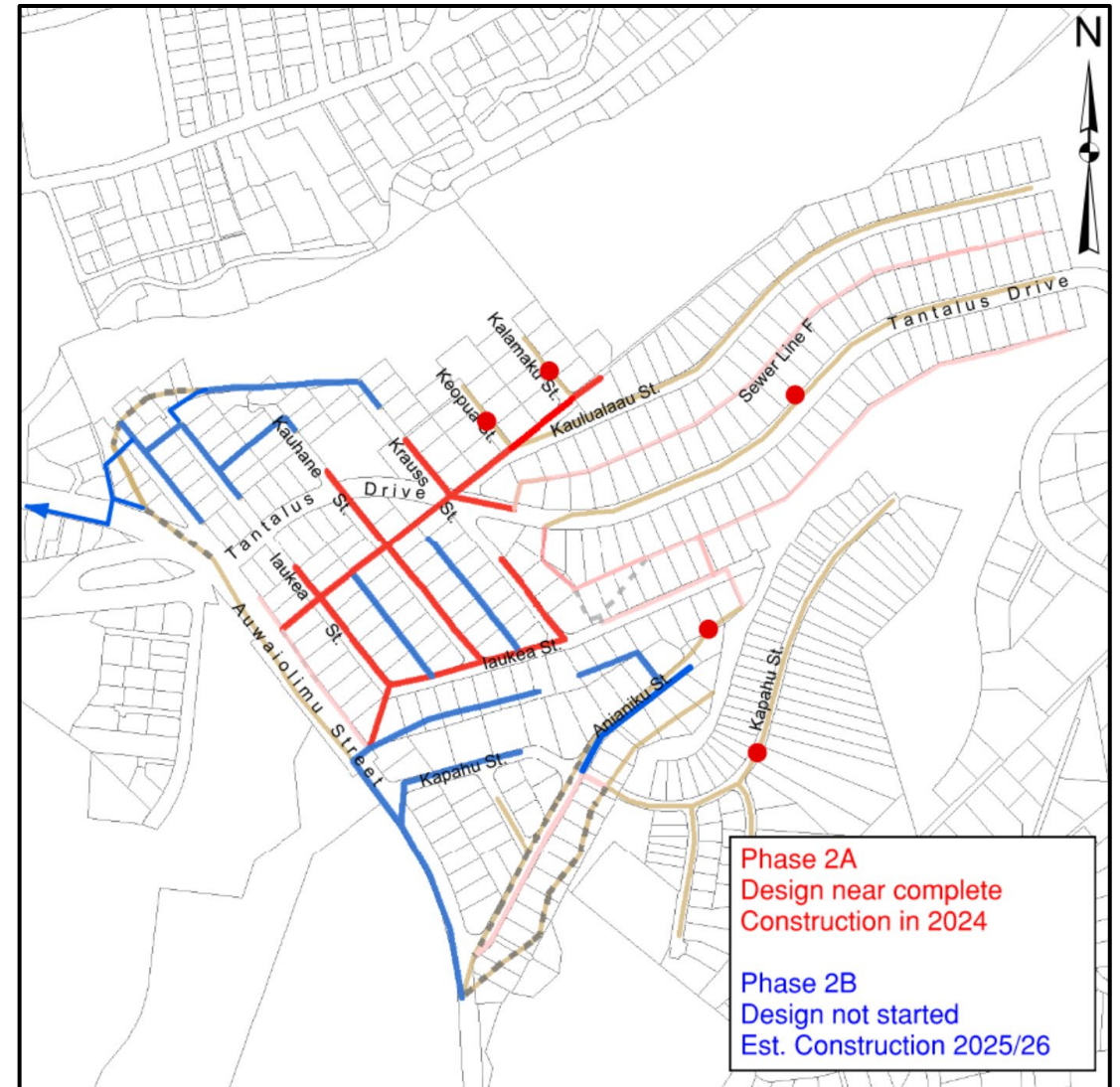
DEPARTMENT OF HAWAIIAN HOME LANDS - LAND DEVELOPMENT DIVISION



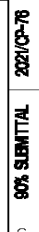


# Papakolea Sewer Improvements Phase 2A

- **Initiate engineering designs in 2019**
- **Estimated Start of Construction 2024, subject to funding**
- **3,500+ Linear feet, 8-in pipe sewer manholes & laterals**
- **Method:**
  - **Pipe Bursting and**
  - **Open Trench**
- **Cost: Approx. \$5 million**



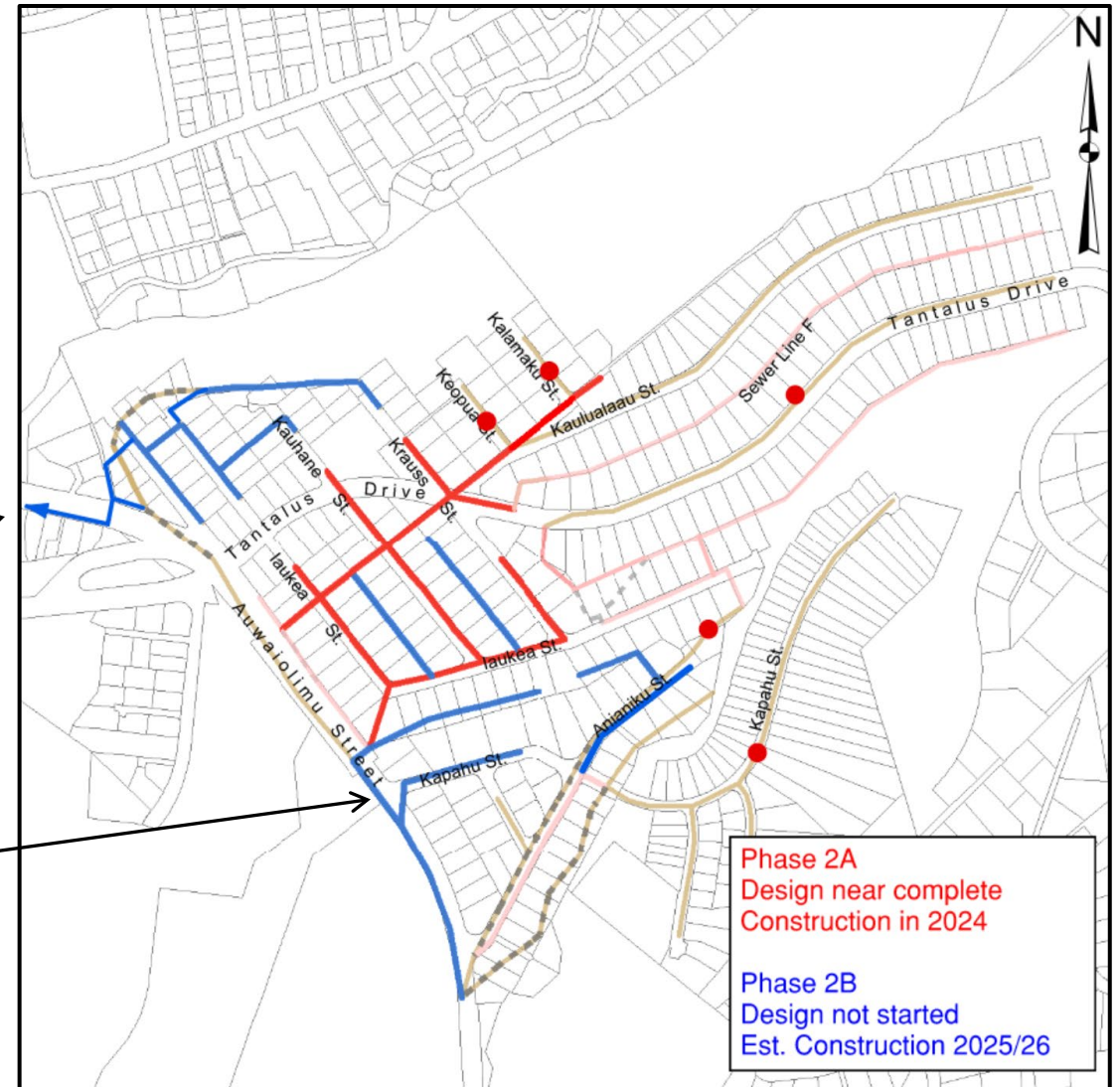








- **Initiate engineering designs in 2023**
- **Est. Start of Construction 2025/26, subject to funding and coordination with City projects**
- **6,500+ Linear feet, 8-in pipe  
sewer manholes & laterals**
- **Reroute flows from homes west of Tanatalus Dr. Requires new sewer line along Auwaiolimu, and downstream upgrades in City's System**
- **Upsize ex sewer line along Auwaiolimu from 8" to 12". Requires coordination with City's downstream improvements.**
- **Cost: Approx. \$50 million**







# **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.**





HAWAIIAN HOME LANDS

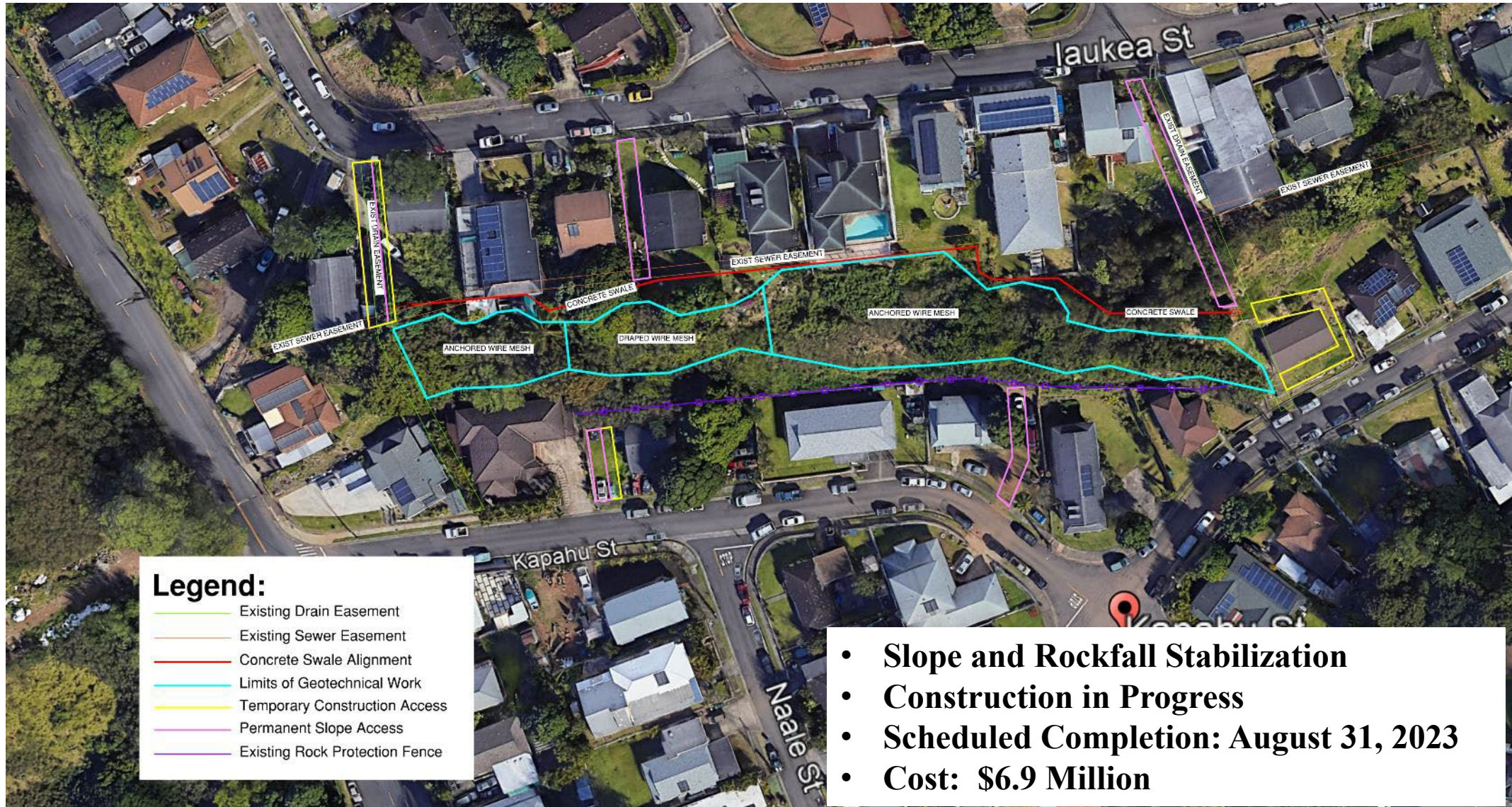
HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

# **Kapahu Street Rockfall Improvements**





# Papakolea Kapahu St Slope Improvements



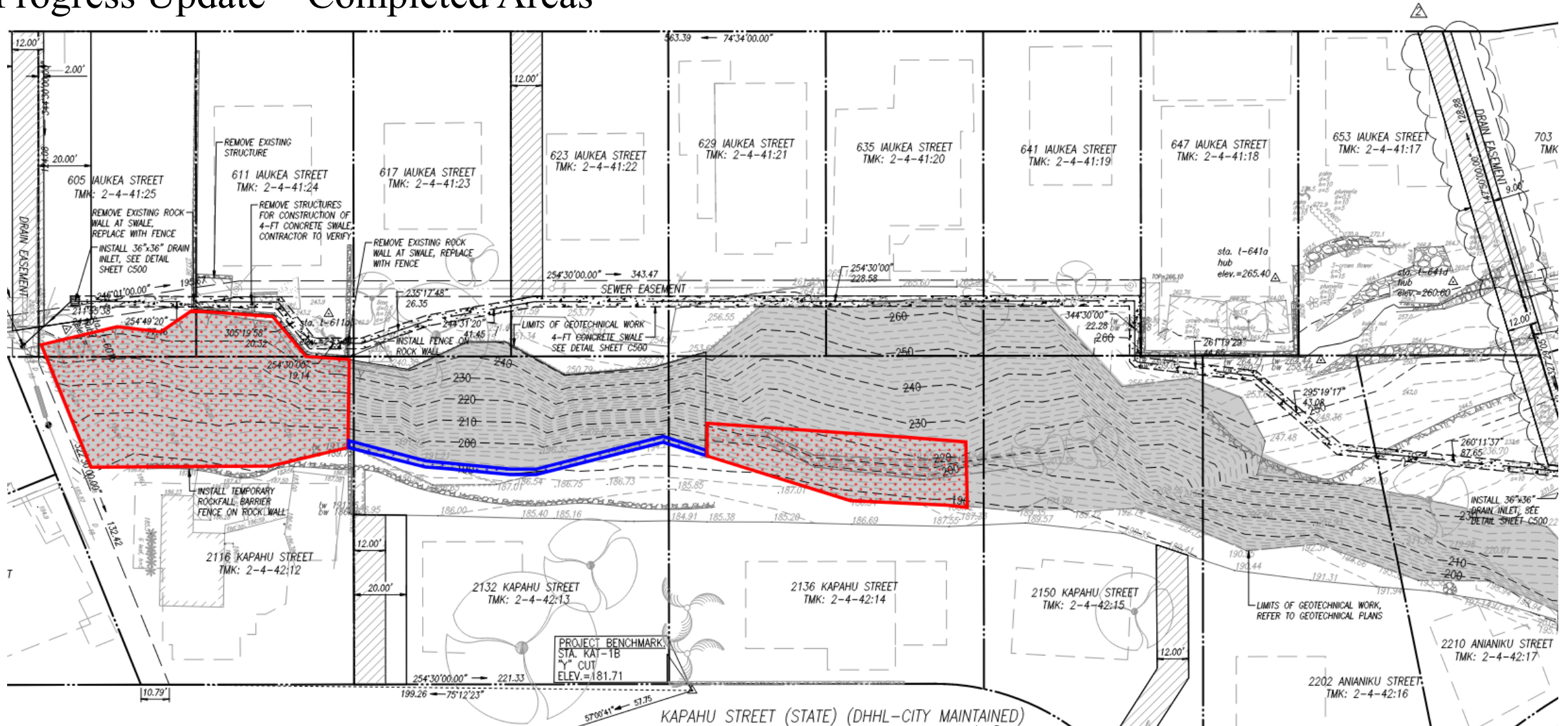




# Kapahu St. Rockfall Improvements

## Progress Update – Completed Areas

IAUKEA STREET (STATE) (DHHL-CITY MAINTAINED)







# Kapahu St. Rockfall Improvements

Bottom of Slope, Before/After slope scaling







# Kapahu St. Rockfall Improvements

Makai Section, Before/After slope scaling







# Kapahu St. Rockfall Improvements

## Slope Scaling Work







# Kapahu St. Rockfall Improvements

## Installation of Wire Mesh







# Kapahu St. Rockfall Improvements

## Installation of Drainage Swale?







# 2312 & 2316 Kapahu Street (Kema/ Nagasako)



- **Structure Stabilization**
- **Anticipated Construction Start: August 2023**
- **Cost: \$1.395 Million**





# 2312 & 2316 Kapahu Street (Kema/ Nagasako)

Front view of the house



Back view of the house







# 2312 & 2316 Kapahu Street (Kema/ Nagasako)

Shifting structural post



Cracks in the interior walls







HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

# **Kauhane Street Slope Stabilization**



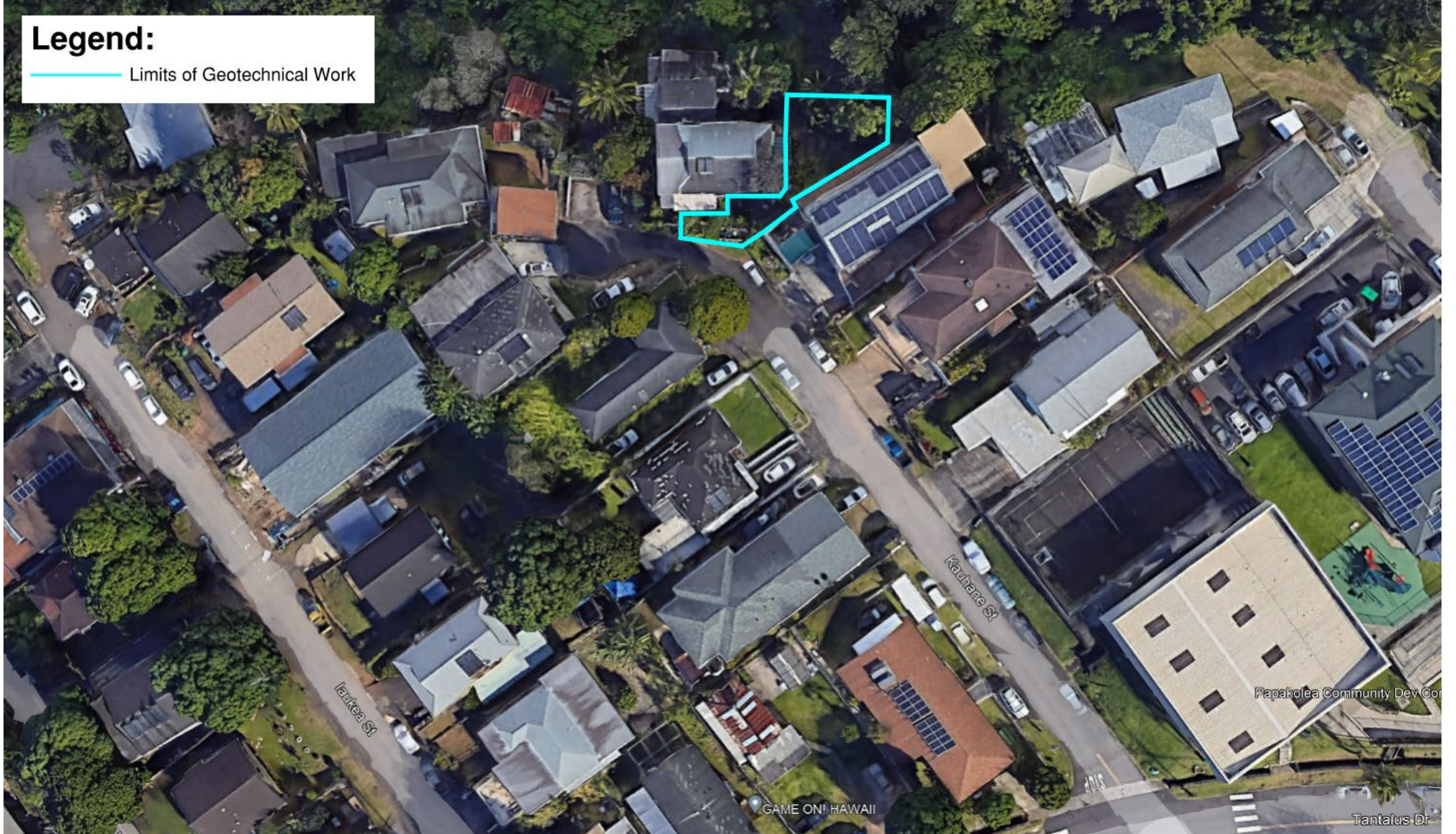


# Kauhane St. Slope Stabilization

## Site Plan

### Legend:

— Limits of Geotechnical Work







# Kauhane St. Slope Stabilization

## Existing Slope Condition







# Kauhane St. Slope Stabilization

## Installation of Shotcrete slope protection







# Kauhane St. Slope Stabilization

Construction Complete March 29, 2023







• Retaining Wall Stabilization  
 • Construction in Progress  
 • 2403 Kaululaau Street Construction

- 

# 2147 Tantalus Drive





# 2403 Kaululaau Street

## Before/After - Retaining Wall







# 2403 Kaululaau Street

## Before/After - Sidewalk







# 2147 Tantalus Drive



- **Retaining Wall Stabilization**
- **Anticipated Construction Start: Pending permit**
- **Time of Performance: 30 Calendar Days**







# 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, 271-unit high rise on the site's western edge
- 4-story, 278-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: Act 248, SLH 2022 included \$41.5 million to HHFDC to provide financing for the project
- November 2022: HHFDC awards other financing
- Late Q1 2023: Construction begins
- Late Q1 2025: Construction complete
- 3 – 6 months prior to end of construction: Offer of rental units to beneficiaries





**HAWAIIAN HOMES COMMISSION  
JULY 17 & 18, 2023**

**F – ITEMS  
LAND MANAGEMENT DIVISION**



STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

July 17-18, 2023

To: Chairman and Members, Hawaiian Homes Commission

From: Peter “Kahana” Albinio, Jr., Acting Administrator  
Land Management Division ~~✓A~~

Subject: Approval to Extension of Lease Term Expired or Scheduled to Expire for various General Leases, Kaei Hana I Industrial Subdivision, Waiakea, South Hilo, Hawaii  
TMK Nos. (3) 2-2-060:052, 061, 062, 068, 070, 071, 072

RECOMMENDED MOTION.ACTION

That the Hawaiian Homes Commission grant its approval to the following:

1. A one-year extension to the expired general leases (General Lease Nos. 126, 129 & 132), and if need to for expiring general leases (General Lease Nos. 140, 142, 141 and 146), as authorized under Chapter 171-40, titled Expired lease; holdover, as amended, to allow the lessees to continue to hold the land upon such rent, terms and conditions as the Hawaiian Homes Commission may prescribe; and
2. To negotiate and complete agreement for up to an additional nine (9) years for a total ten (10) year extension to lease term and modification of the ground lease rent, as authorized under Chapter 171-36 (b), Hawaii Revised Statutes, as amended, so that the aggregate of the original 55 year term and the extended 10 year term span a total of 65 years, for each of the respective General Leases identified below, located within the Kaei Hana I Industrial Subdivision in Waiakea, South Hilo, Island of Hawaii (See Exhibits “A”):

<b>Tax Map Key No.</b>	<b>GL No.</b>	<b>General Lessee</b>	<b>Current Annual Lease Rent</b>	<b>Land Area</b>	<b>Proposed Extended Term &amp; Date</b>
(3)2-2-060-071	126	Big Island Toyota, Inc.	\$26,325.00	40,500 sq.ft.	10 yrs; 1/1/2023-12/31/2033
(3)2-2-047:061	129	Kenneth L. Antonio	\$16,575.00	35,284 sq.ft.	10 yrs; 3/2/2023-3/1/2033
(3)2-2-060:072	132	Big Island Toyota, Inc.	\$37,920.00	48,561 sq.ft.	10 yrs; 5/1/2023-4/30/2033
(3)2-2-060:062 & 063	140	A&A Hawaii, Inc.	\$32,500.00	32,322 sq.ft.	10 yrs; 1/15/2024-1/14/2034
(3)2-2-060:068 & 069	142	Tony Hawaii Hilo LLC	\$51,600.00	39,980 sq.ft.	10 yrs; 6/15/2024-6/14/2034
(3)2-2-060:070	141	Big Island Car Wash, Inc.	\$25,938.00	21,408 sq.ft.	10 yrs; 6/15/2024-6/14/2034



(3)2-2-060:052 & 053	146	WKL Enterprises, LLC	\$34,200.00	40,500 sq.ft.	10 yrs; 6/16/2024- 6/15/2034
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The approval is subject to the following:

1. Upon approval of the extension of the subject general leases, Land Management Division (LMD) shall hire one or more independent appraisers in the manner provided for in the general lease to determine the lease rent for the respective 10-year extension, subject to the review and approval of the Chairman, Hawaiian Homes Commission.
2. Notwithstanding anything to the contrary set forth in the subject general leases as amended, the lease rents for the 10-year extended period shall not be less than the rents in place immediately preceding the effective date of the extension of the respective lease term.
3. Each General Lessee shall continue to pay the monthly rent currently due under their General Lease until the new lease rent is determined by an independent appraiser as set forth in Paragraph 1 above.
4. If the rental for the extended period has not been determined prior to the expiration of the preceding rental period, the General Lessee shall make up the deficiency, if any within sixty (60) days after the new rental has been so determined.
5. A one-time lease extension fee shall be assessed by the department to each General Lessee. The extension fee shall be 20% of the new annual lease rent as established by appraisal and shall be due and payable within sixty (60) days after the new rental has been so determined.
6. There is a \$75.00 documentation fee due after approval is granted by the Hawaiian Homes Commission.
7. The determination of fair market ground lease rent for the extended term shall not be subject to any arbitration procedure.
8. The General Lessee must be in full compliance of the terms and conditions of the subject lease at the time of execution of the extension.
9. The Amendment document for the extension of the lease term of each of the subject General Lease shall be subject to the review and approval of the Department of the Attorney General.
10. The Chairman of the Hawaiian Homes Commission is authorized to set forth any additional terms and conditions which shall ensure and promote the purposes of the demised premises.



11. Except as otherwise modified herein, all other terms and conditions of the subject General Leases shall continue and remain in full force and effect.

## DISCUSSION

Kaei Hana I Industrial Subdivision with 89 lots was developed by the Department of Hawaiian Home Lands (DHHL) in the 1960s. Most of the lots are half-acre lots. DHHL started issuing industrial general leases from 1966 and most of the 55-year leases have expired in 2021 or will expire soon.

The seven (7) general lessees listed above have indicated a desire to extend their respective lease terms and have all agreed to the conditions for the extension as proposed by the department. The Lessee must be in full compliance of the lease agreement, meaning current in rent, the insurance certificates are up to date and the property is well maintained. The Lessee must also be in compliance with the stipulation provided in Chapter 171-36(b) in which the demised premises have been used substantially for the purpose for which they were originally leased; the aggregate of the initial term and the extension granted will not be for more than sixty-five years; and the rental for the extension period will be determined as the fair market rental at the time of the extension.

DHHL currently has several vacant and surrendered lots within the subdivision and LMD will be working on offering these lots for long term industrial leases. Instead of taking back the expired leases, LMD recommends allowing extension for these existing general leases in good standing to avoid flooding the market with too many available lands at one time as well as continue to have a steady stream of revenue for the Trust.

## AUTHORIZATION

Act 114, enacted into law by the 1994 Hawaii Legislature, amends Section 171-36, Hawaii Revised Statutes, relating to Lease restriction; generally. Section 171-36(b)(c), Hawaii Revised Statutes, as amended, allows for extension to a lease term.

Section 204(a)(2) of the Hawaiian Homes Commission Act, 1920, as amended, reads in part “In the Management of any retained available lands not required for leasing under Section 207(a), the Department may dispose of such lands to the public, including native Hawaiians, on the same term, conditions, restrictions and uses applicable to the disposition of public lands as provided in Chapter 171, Hawaii Revised Statutes, provided that the Department may not sell or dispose of such land in fee simple...”

Section 171-36(b), Hawaii Revised Statutes, as amended, states in part that “...The [commission], from time to time, upon the issuance or during the term of any intensive agricultural, aquaculture, commercial, mariculture, special livestock, pasture, or industrial lease, may: (1) modify or eliminate any of the restrictions specified in subsection (a); (2) Extend or modify the fixed rental period of the lease; provided the aggregate of the initial term and any extension granted shall not exceed sixty-five years; or (3) Extend the term of the lease...provided that the approval of any extension shall be subject to the following: (1) The demised premises



have been used substantially for the purpose for which they were originally leased; (2) The aggregate of the initial term and any extension granted shall not be for more than sixty-five years; (3) In the event of a reopening, the rental for any ensuing period shall be the fair market rental at the time of the reopening; ... (7) The rules of the [commission], setting forth any additional terms and conditions, which shall ensure and promote the purposes of the demised lands.”

Section 10-4-1 of the Department Administrative Rules, as amended, states in part that “...The department may lease, license or otherwise deal with any available lands as may not be immediately needed for the purposes of the Act as provided by Section 204(a)(2) of the act and Chapter 171, HRS, upon such terms and conditions as to it may deem fair reasonable.”

### RECOMMENDATIONS

Land Management Division respectfully requests approval of the motion as stated.










STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 17-18, 2023

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 of Right of Entry Permit to Ko'olau Foundation, Haiku, Heeia,  
Oahu, TMK: (1) 4-6-015:014 (por.)

APPLICANT:

Koolau Foundation "PERMITTEE"

RECOMMENDED MOTION/ACTION:

That the Hawaiian Homes Commission (HHC) grant its approval to issue a Right of Entry (ROE) permit to the Ko'olau Foundation for approximately 65.0 acres (more or less) of Hawaiian home lands TMK: (1) 4-6-015:014 (portion) for the purpose of conducting due diligence studies including but not limited to project master plan, business plan, and related Chapter 343, HRS compliance requirements and Chapter 6E, HRS compliance requirements.

1. Authorize the issuance of a Right of Entry permit to PERMITTEE covering the subject area under the terms and conditions cited below, which are by this reference incorporated herein and further subject to the following:
  - A. The standard terms and conditions of the most current right of entry permit form, as may be amended from time to time;
  - B. The term of the Right of Entry shall be month to month for up to thirty-six (36) months, commencing upon execution, with the option for two additional twelve (12) month extensions at the sole discretion of PERMITTOR;
  - C. The fee for the term of this ROE shall be gratis;
  - D. PERMITTEE shall submit a Master Plan. Master plan shall include but not be limited to:



- i. Narrative description that clearly articulates permittee's project goals for the project area and detailed description of each proposed programmatic element and land use by the permittee.
  - ii. Narratively and graphically describe characteristics of the project area including topography, portions of the project area susceptible to natural disaster events, location of known sensitive or unique natural and cultural resources, water resources, access points for vehicle and pedestrian ingress and egress, identification of level of infrastructure improvements required and location of improvements.
  - iii. Site plan drawing at scale of the project area depicting conceptual size and location of proposed improvements and programmatic use of the project area.
- E. PERMITTEE shall submit a Project Business Plan. The Project Business Plan shall include a description of expense and income budget (start-up/initial costs, operating budget, reserve fund, fundraising campaign). Business plan shall identify rough order of magnitude (ROM) cost for all capital improvements proposed by permittee to the premises including off-site infrastructure. Business plan shall include ROM cost for operation and maintenance expenses. Business plan shall include ROM for programmatic expenses including but not limited to staff salary and compensation. Business plan shall identify potential revenue sources and reasonably justified estimated revenue projections from each of these sources.
- F. PERMITTEE shall consult with and work closely with PERMITTOR on completing HRS Chapter 343 and HRS Chapter 6E compliance documentations and studies. If HRS Chapter 343 Environmental Assessment study or Environmental Impact Study is required, approval of these studies is subject to the approval of the Hawaiian Homes Commission. Chapter 6E compliance is subject to the approval/concurrence of the Department of Land Natural Resources State Historic Preservation Division.
- G. As part of the PERMITTOR's regular review of PERMITTEE activities, and in exchange for gratis base rent, lessee shall submit a bi-annual progress report to the PERMITTOR every six months starting from the ROE permit commencement date. The bi-annual progress reports shall document the LESSEE's activities of the previous period and shall include but not be limited to the following:
  - i. Timeline and schedule to complete due diligence studies as described in Sections D thru G of this agreement. Timeline and schedule should identify major milestones in the completion of due diligence studies.
  - ii. Description of major activities related to the project timeline and schedule that were conducted and/or completed in the six-month period.
  - iii. Progress report shall also include description of circumstances that may affect the permittee's timeline and schedule for completion of due diligence studies.
  - iv. Progress report shall identify any professional service provider or third-party assisting the permittee in the completion of due diligence studies.
- H. The documentation and processing fee shall be waived;



- I. Such other terms and conditions as may be prescribed by the Hawaiian Homes Commission to best serve the interest of the Hawaiian Home Lands Trusts;
2. Declare that, after considering the potential effects of the proposed disposition as provided by Chapter 343, HRS, and Chapter 11-200, HAR this project will probably have minimal or no significant effect on the environment.

#### LOCATION:

Portions of Hawaiian home lands situated in Haiku, Heeia, Island of Oahu, identified as a portion of TMK: (1) 4-6-015:014 and further shown in Exhibit “A” (yellow shaded areas)

#### AREA:

65.0 Acres (more or less)

#### BACKGROUND/DISCUSSION

The Ko’olau Foundation’s mission is to preserve Hawaiian culture by advocating for the preservation, protection and recognition of Hawaiian cultural and historic places and value, mo’olelo and practices. The vision of the Ko’olau Foundation is to ensure that the preservation of Hawaiian places of antiquity – and their history – endure for generations to come.

The Ko’olau Foundation submitted a land use request to DHHL on June 10, 2021 for approximately 65 acres consisting of a portion of TMK: (1) 4-6-015:014 for the purpose of establishing a Haiku Valley Cultural Preserve to preserve and perpetuate Hawaiian culture and practices through cultural and environmental education programs with the ahupua’a as a living, learning environment (see Exhibit “B”). The proposed plan includes renovations to existing structures for use as a museum, cultural center, and a healing center.

A beneficiary consultation meeting was held on April 25, 2023 to collect beneficiary input and feedback on Koolau Foundation’s land use request. A beneficiary consultation report was submitted to and accepted by the Hawaiian Homes Commission (HHC) in June 2023, see Exhibit “C”.

HHC approval of the requested motion will allow the Ko’olau Foundation to conduct due diligence related to developing its proposed project, the Haiku Valley Cultural Preserve.

#### CONSISTENCY WITH DHHL PLANS, POLICIES AND PROGRAMS

The recommended disposition is consistent with the following plans, policies, and programs:

- 1) DHHL General Plan (2002) 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.

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

2) Oahu Island Plan, July 2014

- Land Use Designation: Special District, July 2014, Figure 7-5, Haiku Ahupua'a

#### 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 June 30, 2015, the Right of Entry permit request is exempt from the preparation of an environmental assessment pursuant to Exemption Class #5, "Basic data collection, research, experimental management, and resource evaluation activities which do not result in serious or major disturbances to an environmental resource."

#### AUTHORITY




Hawaii Revised Statutes, Section 171-55 Permits.

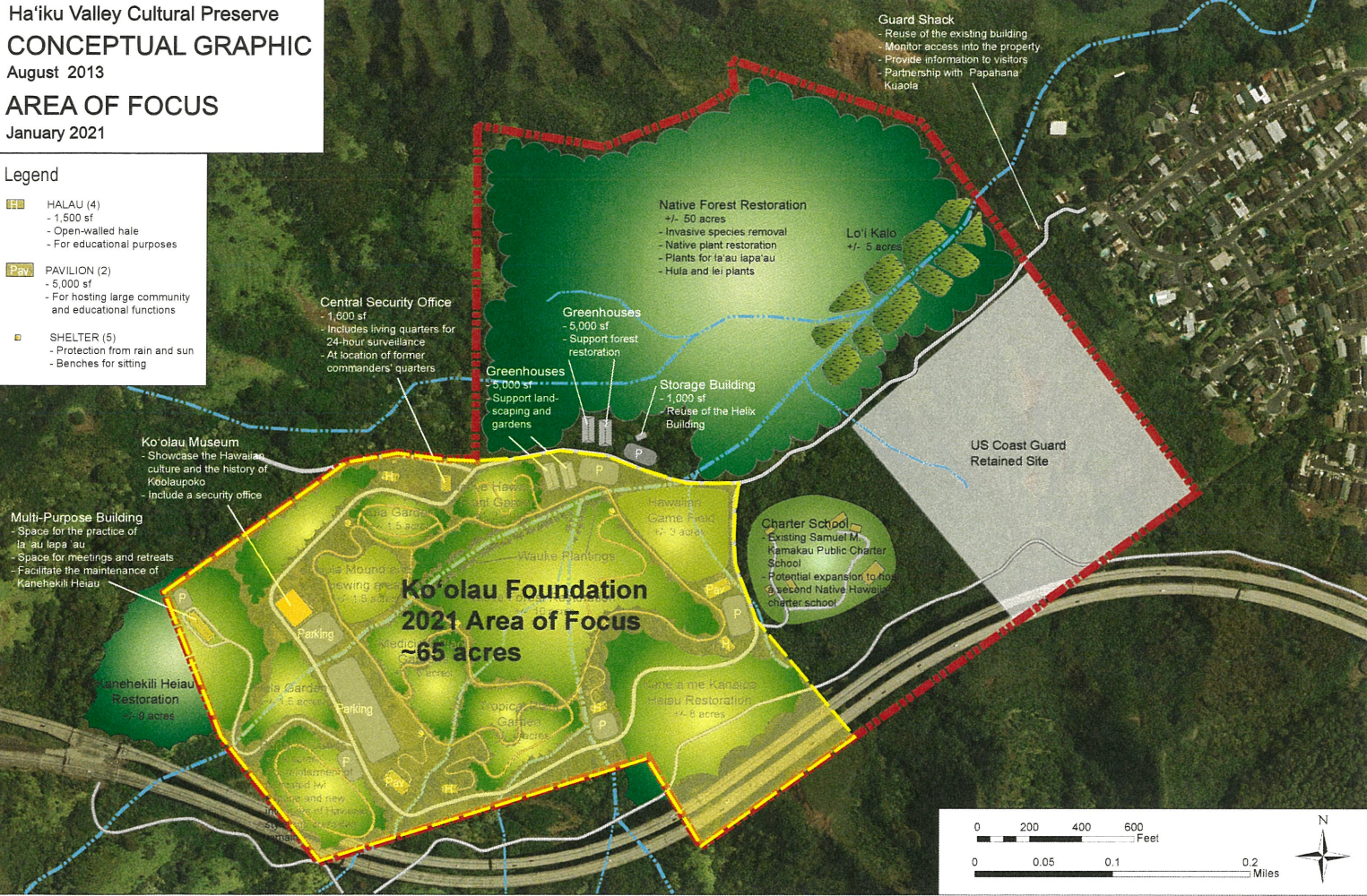
#### RECOMMENDATION

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



Ha'iku Valley Cultural Preserve  
**CONCEPTUAL GRAPHIC**  
 August 2013  
**AREA OF FOCUS**  
 January 2021

- Legend**
-  HALAU (4)
    - 1,500 sf
    - Open-walled hale
    - For educational purposes
  -  PAVILION (2)
    - 5,000 sf
    - For hosting large community and educational functions
  -  SHELTER (5)
    - Protection from rain and sun
    - Benches for sitting







STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS  
P.O. BOX 1879  
HONOLULU, HAWAII 96819

Department of Hawaiian Home Lands  
**NON-PROFIT ORGANIZATION APPLICATION FOR  
LONG-TERM USE OF DHHL LANDS**

**PRE-APPLICATION FORM**

*This form should be used by non-profit organizations who are interested in securing a long-term license agreement for the use of DHHL lands to better serve native Hawaiian beneficiaries, their families, and the homestead community. Please review the Pre-Application Guidelines and Instructions document before you fill out this form because it provides detailed instructions and it explains all the steps involved in securing a long-term license agreement.*

**APPLICANT INFORMATION**

Name of Organization: Ko'olau Foundation  
Date of Incorporation: 05/04/2005 IRS Tax-Exempt #: 71-0984455

1. Please identify one individual who will be the point of contact for this application:  
Contact Name: Mahealani Cypher Title: Secretary/Board Member  
Email Address: malamapono744@aol.com Phone: (808) 226-4195
2. What is the mission/vision of your organization?  
*[Please provide your typed responses on a separate page]*
3. Please describe the history of your organization.  
*[Please provide your typed responses on a separate page]*
4. How has your organization previously served beneficiaries of the Hawaiian Homes Commission Act?  
*[Please provide your typed responses on a separate page]*
5. Describe past experiences, projects, or programs in the last five years that illustrate consistency with your organization's mission/vision statement.  
*[Please provide your typed responses on a separate page]*
6. Please provide references (name and contact information) and/or Letters of Support for this application for non-homestead use of Hawaiian Home Lands.  
*[Please provide your typed responses on a separate page]*
7. If you are developing your project in partnership with another organization(s), please describe the roles and responsibilities of each organization during project development, implementation, and long-term management.  
*[Please provide your typed responses on a separate page]*

RECEIVED  
LAND MANAGEMENT  
DIVISION  
01 JUN 10 PM 2:06

**ITEM NO. F-2  
EXHIBIT "B"**



### PROJECT INFORMATION

8. Describe the project. What are your project goals and objectives? What kinds of activities, programs, and/or services will you provide? Describe the need for your project and how it will benefit the DHHL trust, homestead lessees, and/or waitlist applicants.  
*[Please provide your typed responses on a separate page]*
9. Please share your current thinking about the following project elements:
- The planning process and your efforts to include beneficiaries.
  - Beneficiary involvement throughout the duration of the project.
  - Design and construction costs for major improvements (if any).
  - Long-term management and operation of project facilities and the requested land area.
  - Long-term maintenance and repairs.
- [Please provide your typed responses on a separate page]*
10. Is the proposed project a Regional Plan Priority Project? YES ☐ NO ☐
11. How do you intend to secure funding and other needed resources for the project?  
*[Please provide your typed responses on a separate page]*

### PROJECT LOCATION

12. Identify the parcel(s) of land your organization is requesting.  
Tax Map Key Number(s): 4-6-015:014 Acres: 68  
Homestead Area: \_\_\_\_\_ Regional Plan Area: \_\_\_\_\_  
Island Plan Land Use Designation: *check all that apply below*  
Community Use ☐ General Agriculture ☐ Conservation ☒ Special District ☐ Other ☐
13. Please attach a map that marks the boundaries of the area of land you are requesting. Please also identify on a separate map the conceptual layout and siting of proposed uses.
14. What are the existing uses in the surrounding area? Please describe how your proposed use is consistent with the existing surrounding uses.  
*[Please provide your typed responses on a separate page]*
15. Why do you want to implement your project at this site? Describe the characteristics of the site and surrounding area that make it an ideal location for your project.  
*[Please provide your typed responses on a separate page]*

### TIMEFRAME

16. What is the general timeframe for implementing the project (estimated years)? Please identify major benchmarks and phases.  
*[Please provide your typed responses on a separate page]*

I hereby acknowledge that I have read this application and certify that the information provided in our responses are correct. I understand that this form is being submitted electronically and my typed name on the signature line will qualify as my signature for purposes of the above certification.

Signature: Mahealani Cypher  
Printed Name: Mahealani Cypher  
Organization: Koolau Foundation

Date: 06/07/2021  
Title: Sec'y/Board Member



## Responses to DHHL Lease Pre-Application Form for Ko'olau Foundation

1. Mahealani Cypher, Board Member (point of contact person)  
[malama pono744@aol.com](mailto:malama pono744@aol.com) – IRS# 71-0984455
2. Mission/vision of your organization:  
The mission of the Ko'olau Foundation is to preserve Hawaiian culture by advocating for the preservation, protection and recognition of Hawaiian cultural and historic places and values, mo'olelo and practices. The vision of the Ko'olau Foundation is to ensure that the preservation of Hawaiian places of antiquity – and their history – endure for generations to come.
3. History of the organization:  
The Ko'olau Foundation was established during the 1990s but official registered with the State of Hawai'i on May 4, 2005. Its first board of directors consisted primarily of members of the previous Stop H-3 Association, which changed its name to Ko'olau Foundation and its mission to historic preservation in 1998 after H-3 was constructed. Since that time, its membership has evolved into Native Hawaiian cultural leaders, community leaders, educators and others who share strong support for the preservation of Hawaiian culture, heritage and places of antiquity. Its current board includes eight members of Native Hawaiian ancestry, a retired civil engineer and a current community college provost. A Ko'olau Foundation appeal to the Hawai'i State legislature to establish the cultural preserve was approved by the legislature in 2007 but vetoed by then Gov. Lingle. A second measure was approved in the legislature but failed in the final days due to a funding emergency with which the state was confronted, restricting all new funding to health and safety issues. The cultural preserve proposal was approved by the general assembly of the Association of Hawaiian Civic Clubs, and has also been approved by the Kahalu'u and Kane'ohe Neighborhood Boards. (see more information in #15)
4. How has the organization previously served beneficiaries of the Hawaiian Homes Commission Act?  
The Ko'olau Foundation has supported the beneficiaries of the HHCA for many years by supporting legislation for the DHHL's budget before the State Legislature, and by providing assistance, as needed, with hosting access to Haiku Valley for various activities authorized by DHHL. In addition, the Ko'olau Foundation's continued presence as a volunteer group caretaker for Kanehekili Heiau in Haiku Valley assures the DHHL that such presence deters intruders from creating worse problems in the valley. In addition, KF's cultural awareness efforts, by educating volunteers who malama the heiau, educates the community about the value of this DHHL property.
5. Describe past experiences, projects or programs in the last five years that illustrate consistency with organization's mission/vision statement:
  - Continuing cultural service work days held at Kanehekili Heiau at least once per month



- Education of others regarding the history of the property, valley, historic and cultural resources in the valley
  - Five-week workshop to educate students in the medical fields to recognize common plants in the neighborhood that can be used for medicinal purposes, including native and non-native species
  - Advocacy at federal, state and county levels for the preservation of Hawaiian historic and cultural resources
  - Advocacy for establishment of a cultural preserve in Haiku valley, which has been supported by the Association of Hawaiian Civic Clubs
  - Pursuit of funding from the state legislature to repair/rehabilitate the valley's loop road, to improve access to the cultural areas
  - Pursuit of help from the State Department of Transportation to address impacts of H-3 freeway upon two major heiau sites in the valley, and the cultural landscape of the valley
  - Participation in OHA's Halawa-Luluku Interpretive Development Plan working group to advocate for mitigation of adverse impacts of H-3 upon Haiku Valley's cultural resources and landscape
  - Development of a conceptual plan (funded by OHA) for a cultural preserve in Haiku valley
  - Consultation with private architectural/engineering firm and contractors to estimate costs for repair of two buildings and loop road; prior consultation with another contractor to estimate cost for rendering the transmitter building safe for restoration.
6. **References (name and contact information) and/or Letters of Support for this application for non-homestead use of Hawaiian Home Lands:**  
 Royal Order of Kamehameha – Sir Edward L. Akana, Ali'i Noeau, 441 Hi'ilani St., Honolulu, HI 96813
- Ko'olaupoko Hawaiian Civic Club – Leialoha Kaluhiwa, President, Ph. (808) 286-7955; email [rockykaluhiwa1122@gmail.com](mailto:rockykaluhiwa1122@gmail.com)
- Aha Moku Advisory Committee – Leimana Damate, Executive Secretary, Ph. (808) 640-1214; email [leimana.k.damate@hawaii.gov](mailto:leimana.k.damate@hawaii.gov)
- O'ahu Council, Association of Hawaiian Civic Clubs – Benton Pang, ph. (808) 349-3636; email [kakuhihewa.president@gmail.com](mailto:kakuhihewa.president@gmail.com)
- William Claude & Ma'ema'e Jones 'Ohana – Leilani Jones-Tollefsen, Ph. (808) 348-5957; email [jonesjen@hawaii.rr.com](mailto:jonesjen@hawaii.rr.com)
- Kahalu'u Neighborhood Board No. 29 – Amy Luersen, Ph. (808) 220-4483; email [aluersen@yahoo.com](mailto:aluersen@yahoo.com)



Kane`ohe Neighborhood Board No. 30 – Mo Radke, Ph. (808) 386-3500; email [moradke@gmail.com](mailto:moradke@gmail.com)

He`eia NERRS – Kawika Winter, Ph. (808) 346-5708; email [kawikaw@hawaii.edu](mailto:kawikaw@hawaii.edu)

Paepae o He`eia – Hi`ilei Kawelo, Ph. (808) 277-76333; email: [hiilei@paepaeoheeia.org](mailto:hiilei@paepaeoheeia.org)

Kako`o `Oiwi – Kanekoa Kukea-Schultz, Ph. (808) 741-3403; email: [kanekoaks@gmail.com](mailto:kanekoaks@gmail.com)

Hawai`i Institute of Marine Biology – Judy Lemus, Ph. (808) 236-7422; email: [jlemus@hawaii.edu](mailto:jlemus@hawaii.edu)

(please see attached letters of support)

7. **Is there a partnership with another organization? Please describe roles and responsibilities of each organization during project development, implementation and long-term management:**

It is the goal of the Ko`olau Foundation to assist in establishing an `Aha to oversee activities in the valley, with membership to be comprised of landowners in the valley, lessees, ourselves and other stakeholders, such as the neighboring Haiku Village and Papahana Kuaola organizations. The details for such an `Aha would need to be worked out among the participant members. In the meantime, the Ko`olau Foundation enjoys informal partnerships with the Ko`olaupoko Hawaiian Civic Club, the He`eia NERRS, and Kako`o `Oiwi in providing cultural consultation efforts.

8. **Describe the project. Goals & objectives? Activities, programs, and/or services to be provided? Need for the project and how it will benefit the DHHL trust, homestead lessees, and/or waitlist applicants.**

The major goals of the Ko`olau Foundation in establishing the Haiku Valley Cultural Preserve include:

1. Establishment of a cultural preserve on 68 acres of land in Haiku valley owned by DHHL.
2. Conversion of the OMEGA Station transmitter building into the Ko`olau Museum and Cultural Center.
3. Development of a cultural and environmental education program with the ahupua`a as a living, learning environment.
4. The area has the potential to provide traditional Hawaiian medicine to the Ko`olau Region, which includes lessees of Hawaiian Homelands in Waimanalo and Waiahole, beneficiaries on the DHHL waitlist, and Native Hawaiians in our community by providing an accessible place to gather or learn the use of Hawaiian medicinal plant products.



Among the activities, programs and/or services to be provided:

- Preservation of wahi kapu, i.e., Kanehekili Heiau (aka Kahekili Heiau) and Kane a me Kanaloa Heiau
- Renovation and conversion of the OMEGA station's transmitter building into a museum and cultural center
- Development – and collaboration/invitation to other education/cultural groups – of cultural and environmental education programs within the parcel
- Restore facility infrastructure (sewage, electricity, water) to the two buildings to be renovated
- Renovation of the mauka maintenance building (at Kanehekili heiau) to house a healing center for kahuna la'au lapa'au to provide workshops and training on the use of Hawaiian medicinal plants for healing; and replacing alien species with Hawaiian medicinal plants on the heiau.
- Providing planting areas for halau hula for growing greens they would need for their performances
- Develop a performance center, in the amphitheater makai of the transmitter building, to include an earth stage and surrounding area to be grassed (and planted with native plants and trees), clearing alien vegetation to allow view of Kane'ohē Bay and Mokapu.
- Restore a native forest by replacing the alien bamboo and other invasive species with native trees and plants wherever possible on the parcel.
- Establish a section for Native Hawaiian burials between the two heiau.

Need for the project and how it will benefit DHHL:

Na kupuna of Haiku valley call to us to help restore the mana of this important place of antiquity. Several heiau and burials of our kupuna kahiko mark this area as having great value to our Hawaiian people and our communities. The Ko'olau Foundation, which includes DHHL beneficiaries and others who are descendants of beneficiaries, firmly believes that the cultural strengths of this proposal and use of this parcel of Hawaiian Homes land require that it be acknowledged and respected for its mana and importance in our island history. Preserving at least a portion of this property by establishing this cultural preserve not only directly benefits any waitlist or active DHHL lessee, but it also benefits future generations of Native Hawaiian children who may not be able to live on Hawaiian Home Lands but who may visit the valley to learn Hawaiian history, cultural practices and values. In addition, allowing this preserve to be established strengthens the MANA of the Department of Hawaiian Home Lands, which has struggled so much in the past and faces many more challenges in the future to provide housing for all our people.

9. Please share organization's current thinking about the following project elements:
  - a. The planning process and your efforts to include beneficiaries: The Ko'olau Foundation has been working on plans for a cultural preserve in Haiku Valley for at least 20 years, even before it was formally registered in 2005. Its conceptual plan was funded by the Office of Hawaiian Affairs and completed in 2011. As mentioned



**13. Please attach a map that marks the boundaries of the area of land you are requesting. Please also identify on a separate map the conceptual layout and siting of proposed uses: see attached map of area requested; also, conceptual plan which may be adjusted for the reduced area requested.**

**14. What are the existing uses in the surrounding area? Please describe how your proposed use is consistent with the existing surrounding uses:**

The existing uses of the surrounding area, and whether Ko'olau Foundation's proposal is consistent with those uses, are as follows:

- The entire segment of the 68-acre parcel we are requesting is in a state conservation and preservation area, and most of this area is currently forested by primarily alien bamboo and non-native species of vegetation, however some native species remain in the valley. Mauka of the parcel is na pali Ko'olau, and immediately makai of the parcel is Ke Kula Samuel Kamakau Charter School. Both north and south sides of the parcel are in vegetation, except for the existence of two thoroughfares: the valley loop road, which abuts the parcel, and Interstate H-3 freeway, which winds mauka of the parcel. There is also a DOT access road mauka of the property for H3 maintenance.
- The educational value of programs the Ko'olau Foundation hopes to pursue in the valley would be compatible with the educational programs offered by the Charter School. The potential for outdoor learning – in the halau-style structures proposed within the parcel requested – would be amenable to learning by using the valley's natural resources as a teaching tool.
- It is not anticipated that there would be any conflict between the use of the parcel as a cultural preserve and the H-3 freeway above. No access would be provided to or from the highway.
- A secondary issue, however, is the presence of the Haiku Stairs, which is a historic structure built during WWII and the subject of much debate over whether it should be removed. Access through the parcel to the Stairs may be possible; however, the City has not yet determined the future of the structure, so this is not considered a significant issue at this time. If access through the parcel to the Stairs becomes a question in the future, such access would require the Foundation to require a fee for parking or other purposes (see "group tours" in #11 above).

**15. Why do you want to implement your project at this site? Describe the characteristics of the site and surrounding area that make it an ideal location for your project:**

Past history until today: The Ko'olau Foundation became interested in establishing a cultural preserve in Haiku valley over 25 years ago, when it was evident that the property would be adversely affected by construction of the H-3 freeway. Some of our kupuna board members were directly affected by the relocation of their families from the valley prior to construction of the U.S. Coast Guard OMEGA station in the early 1940s, and greatly valued the cultural aspects of the valley. In addition, they were concerned about family burials in the valley, some of which were relocated during construction of the



station, and others that were preserved at Kane a me Kanaloa heiau. In addition, the communities of Kane`ohe and He`eia (of which Haiku Valley is an `ili) were greatly concerned about the future of Haiku valley once the Coast Guard decommissioned the station for the highway's construction. These kupuna and others were called to action to seek a way to preserve the valuable cultural assets of Haiku valley and had hoped to establish the cultural preserve when the Coast Guard closure was imminent.

When the U.S. government turned the land over to the Department of Hawaiian Home Lands, representatives of the Ko`olau Foundation met with then DHHL Director Kali Watson (and subsequently directors Micah Kane and William Aila). Watson was amenable to working out an arrangement for establishment of the Preserve. Unfortunately, his term with DHHL ended and the matter was put on hold.

Subsequent DHHL directors have been more interested in exchanging the property in Haiku valley for other lands that could be developed into homesteads, but this approach was unsuccessful.

The current DHHL administration has hoped to develop homesteads in Haiku valley, however, that initiative has been confronted with a variety of challenges. Developing housing in the valley was proposed by the Coast Guard years ago, and was shelved because it was determined "infeasible" due to costs and environmental challenges.

Characteristics that make it ideal for a cultural preserve: local knowledge of the area's history by families who were relocated from the valley; forested area which can be restored as a native forest; enough acreage for construction of several outdoor classrooms in "halau" style, where school groups, classes, cultural organizations and others can make use of the valley's environment for teaching and other purposes; easy access from the urban area of He`eia/Kane`ohe; the existence of the large transmitter building, built to withstand 200-lb. bombs, ideal for a museum or cultural center; the existence of the loop road; the existence of native species of medicinal plants; the natural environment and climate of the valley with subterranean running streams; the presence of two gates (and possibly a third gate) to help protect against unwanted trespass, etc.

**16. What is the general timeframe for implementing the project (estimated years)?**

**Please identify major benchmarks and phases:**

It is estimated that the Ko`olau Foundation will require approximately 15-20 years to fully implement the project. Major benchmarks and phases would include, but not be limited to:

Phase 1 – Completion and acceptance of Strategic Plan by DHHL/other government entities (2 years)

Phase 2 – Completion/acceptance of EIA, if needed (2 years)

Phase 3 – Planning/engineering work completed and approved (2 years)

Phase 4 – Reconstruction of maintenance building (at Kanehekili Heiau) (2 years)



Phase 4a – Restoration of native forest/removal of alien species (10 years)

Phase 5 – Rehabilitation/transformation of transmitter building into cultural center (5 years)

Please note: Ko`olau Foundation's goal is to secure funding before phases 1-3 would begin; subsequently, additional funding would be secured for remaining phases. We emphasize that these are estimated timelines; some phase may be implemented simultaneously, if possible.



Ha'iku Valley Cultural Preserve

# CONCEPTUAL GRAPHIC




August 2013

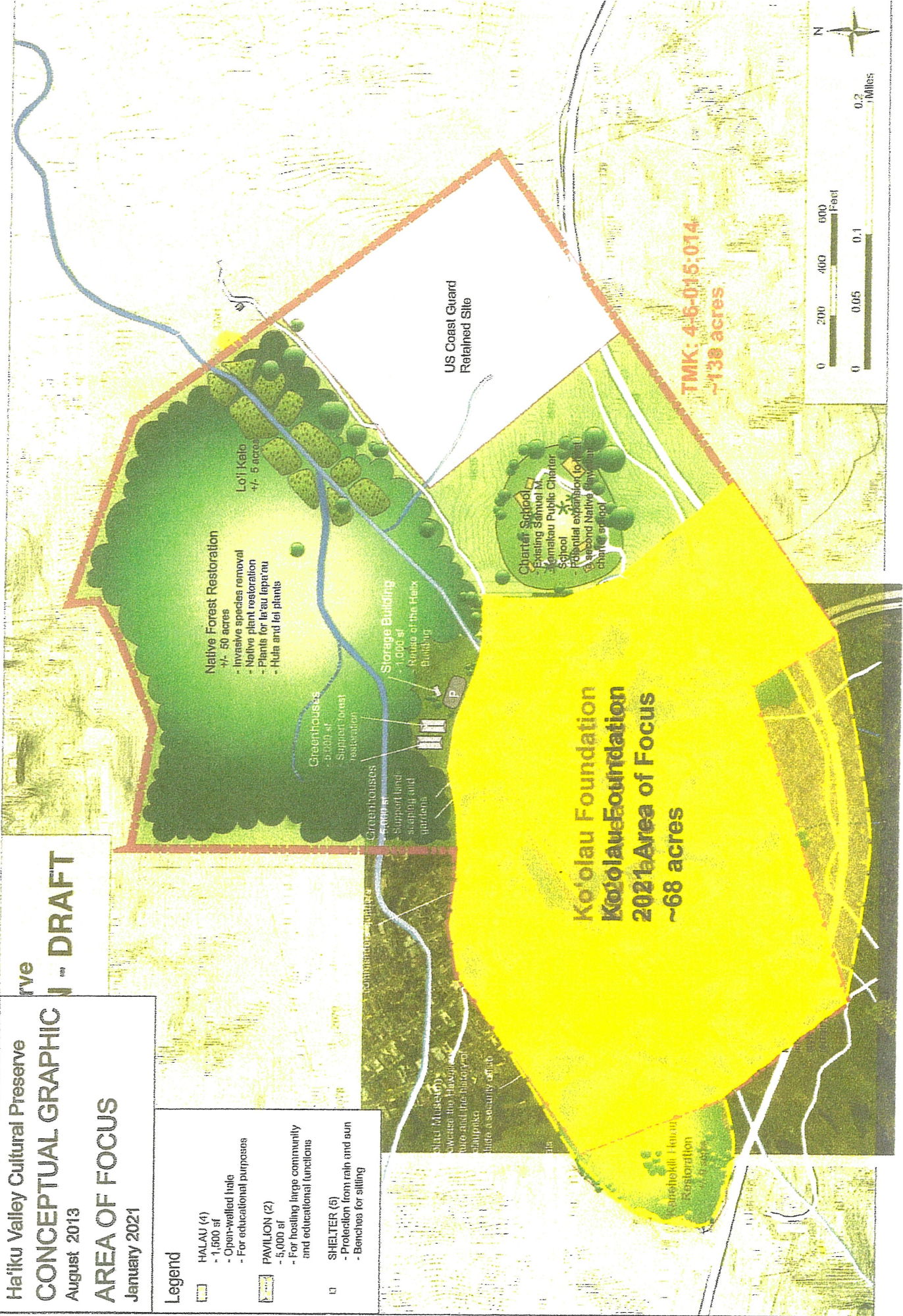
## AREA OF FOCUS

January 2021

erve  
- DRAFT

### Legend

-  HALAU (4)
  - 1,500 sf
  - Open-walled hale
  - For educational purposes
-  PAVILION (2)
  - 5,000 sf
  - For hosting large community and educational functions
-  SHELTER (5)
  - Protection from rain and sun
  - Benches for sitting







**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
530 SOUTH KING STREET, ROOM 202  
HONOLULU, HAWAII 96813-3065  
TELEPHONE: (808) 768-5010 • FAX: (808) 768-5011

**ESTHER KIA'ĀINA**  
VICE CHAIR  
HONOLULU CITY COUNCIL, DISTRICT 3  
EMAIL: [ekiaaina@honolulu.gov](mailto:ekiaaina@honolulu.gov)  
TELEPHONE: (808) 768-5003

November 29, 2022

Chairperson William Aila  
Department of Hawaiian Home Lands  
91-5420 Kapolei Parkway  
Kapolei, Hawai'i, 96707

Aloha Chairperson Aila,

I am writing in strong support of the Ko'olau Foundation's efforts to establish a cultural preserve in Hā'ikū Valley and urge your approval of a lease or license to facilitate the organization's efforts.

The Ko'olau Foundation is committed to ensuring that the sacred lands, cultural areas, and natural resources of Hā'ikū Valley are preserved for future generations. The Foundation's current involvement with the stewardship of He'eia wetlands, cultural access to Hā'ikū Valley, and preservation of historic sites in the region, reflect their commitment and strong stewardship experience in Ko'olaupoko. If approved, the Foundation's plan would include restoration of heiau, replanting of native plants and forests, establishment of hālau-type shelters, and provision of opportunities for cultural engagement.

The Foundation's plan would support long term community engagement and access to the valley. The Foundation already provides community service opportunities throughout the Ko'olaupoko region, and has collaborated with other organizations and institutions that share their same values, including Windward Community College, the Association of Hawaiian Civic Clubs, Paepae o He'eia, and Kāko'o 'Ōiwi. If granted a lease or license, the Foundation would be able to support Native Hawaiian cultural practitioner and teacher use of Hā'ikū to exercise traditional and customary practices relevant to the area and to engage and educate the community on those practices, the rich history of the area, as well as the significance of the areas' resources. As an example of how this partnership would support practitioners, preservation and restoration of native plants would support propagation of native plants that are often used in lā'au lapa'au.



The Ko'olau Foundation's plan for a cultural preserve in Hā'ikū Valley is an important component of preserving the heritage and natural resources of the Ko'olaupoko region.

Thank you for your consideration of my support for the Ko'olau Foundation.

Sincerely,

A handwritten signature in black ink, appearing to read "Esther Kia'aina". The signature is fluid and cursive, with the first name "Esther" and last name "Kia'aina" clearly distinguishable.

Councilmember Esther Kia'aina  
Vice Chair  
Honolulu City Council





## HOUSE OF REPRESENTATIVES

STATE OF HAWAII  
STATE CAPITOL  
HONOLULU, HAWAII 96813

November 22, 2022

State Representative Scot Z. Matayoshi  
House District 49  
Hawaii State Capitol, Room 331

Re: Letter of Support, Ko'olau Foundation/Haiku Valley Cultural Preserve

To Whom It May Concern:

I strongly support the Ko'olau Foundation's efforts to establish a cultural preserve in Haiku Valley and urge your concurrent approval of any license or lease requested for this initiative.

I believe that this cultural preserve in Ko'olaupoko would be of great benefit to the Native Hawaiian people and the community in general. The Foundation's plan to restore and acknowledge the heiau sites and replant a native forest in the area, along with halau-type shelters on the property are beneficial to Hawaiian cultural practitioners and teachers who would use these facilities.

This bamboo forest hides a collection of native plants that are invaluable for medicinal purposes and can also serve as a seed bank for posterity. Preserving the history, heritage and natural resources of Haiku Valley is of paramount importance.

I have personally traveled to the area with the Ko'olau Foundation to see and discuss future plans for the area. I urge your support and approval of the Ko'olau Foundation's plan for a cultural preserve in Haiku Valley.

Sincerely,

A handwritten signature in black ink, appearing to read "Scot Z. Matayoshi".

Representative Scot Z. Matayoshi  
District 49  
Portion of Kāne'ohe | Pū'ōhala Village | Maunawili

**Representative Scot Z. Matayoshi**  
*District 49 – Portion of Kāne'ohe, Pū'ōhala Village, Maunawili*  
State Capitol, Room 331 – Honolulu, Hawaii 96813  
Phone: 586-8470 – Fax: 586-8474  
E-Mail: [repmatayoshi@capitol.hawaii.gov](mailto:repmatayoshi@capitol.hawaii.gov)





HOUSE OF REPRESENTATIVES

STATE OF HAWAII  
STATE CAPITOL  
HONOLULU, HAWAII 96813

Subject: Support for Ko'olau Foundation/Haiku Valley Cultural Preserve

To Whom It May Concern:

Thank you for the opportunity to share my strong support of the Ko'olau Foundation's efforts to establish a cultural preserve in Haiku Valley. I urge your concurrent approval of any license, lease, or funding requested for this initiative.

As the State Representative for the Kāne'ohe to Ka'a'awa communities (cities within the Ko'olaupoko region), as well as the Haiku community, I believe that this cultural preserve in Ko'olaupoko would be of great benefit to the Native Hawaiian people and the community in general. The Foundation's plan to restore and acknowledge the heiau sites and replant a native forest in the area, along with halau-type shelters on the property are beneficial to Hawaiian cultural practitioners and teachers who would use these facilities.

This bamboo forest hides a collection of native plants that are invaluable for medicinal purposes and can also serve as a seed bank for posterity. Preserving the history, heritage and natural resources of Haiku Valley is of paramount importance. Additionally, this initiative would provide access to critical workforce development that could greatly benefit our state. Based on my previous partnerships with many of the organizations that are involved with the Haiku Valley Cultural Preserve, I am confident in their ability to effectuate the aspirations they have for this project.

I urge your support and approval of the Ko'olau Foundation's plan for a cultural preserve in Haiku Valley.

Sincerely,

Lisa Kitagawa  
Hawai'i State Representative – District 48  
Kāne'ohe to Ka'a'awa

Representative Lisa Kitagawa  
House District 48 – Kāne'ohe to Ka'a'awa  
Hawai'i State Capitol, Room 315 • Honolulu, HI 96813  
Phone: (808) 586-8540 • Email: [repkitagawa@capitol.hawaii.gov](mailto:repkitagawa@capitol.hawaii.gov)



Jeff Nash  
EXECUTIVE DIRECTOR



Vincent C. Marino  
FOUNDER

Tuesday, November 22, 2022

RE: Support for Ko`olau Foundation/Haiku Valley Cultural Preserve

Hawaiian Homes Commission,

Habilitat, Inc strongly supports the Ko`olau Foundation's efforts to establish a cultural preserve in Haiku Valley, and urge your concurrent approval of any license, lease or funding requested for this initiative.

Our organization believes that this cultural preserve in Ko`olaupoko would be of great benefit to the Native Hawaiian people and the community in general. The Foundation's plan to restore and acknowledge the heiau sites and replant a native forest in the area, along with halau-type shelters on the property, are beneficial to Hawaiian cultural practitioners and teachers who would use these facilities. We fully support all these efforts and will continue utilizing our volunteers to assist any way we can.

This bamboo forest hides a collection of native plants that are invaluable for medicinal purposes and can also serve as a seed bank for posterity. Preserving the history, heritage and natural resources of Haiku Valley is of paramount importance. We believe we have a responsibility to protect and maintain these precious resources for generations to come.

We urge your support and approval of the Ko`olau Foundation's plan for a cultural preserve in Haiku Valley.

If you have any questions or concerns, please feel free to contact me directly at 808-221-8337.

Very Best,

A handwritten signature in black ink, appearing to read "Jeff Nash", written over a horizontal line.

Jeff Nash  
Executive Director



PLANNING OFFICE  
DEPARTMENT OF HAWAIIAN HOME LANDS

June 26-27, 2023

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Andrew H. Choy, Planning Program Manager *AC*

FROM: Pearlyn Fukuba, Planner *plf*

SUBJECT: Accept the Beneficiary Consultation Report for the Ko'olau Foundation Land Use Request to utilize an approximately 65-acre portion of Hawaiian Home Lands in Ha'iku, He'eia, O'ahu, TMK (1)4-6-015:014 (por.)

RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission (HHC) accept this Beneficiary Consultation Report as the official public record of beneficiary input and feedback relative to the Ko'olau Foundation (KF) Land Use Request for an approximately 65-acre area in Ha'iku, He'eia, O'ahu.

DISCUSSION

Background

KF is a non-profit organization that serves to preserve Hawaiian culture through the preservation, protection and recognition of Hawaiian cultural and historic places and values, mo'olelo and practices. KF would like to utilize Trust Lands in Ha'ikū, He'eia, O'ahu (Exhibit A) to establish the Ha'ikū Valley Cultural Preserve that is expected to include the following features:

1. Establish a cultural preserve;
2. Convert the OMEGA Station transmitter building to become the Ko'olau Museum and Cultural Center;
3. Develop a cultural and environmental education program with the ahupua'a as a living and learning environment; and,
4. Enhance the area's potential to provide traditional Hawaiian medicine to the Ko'olau Region, which includes DHHL lessees in Waimanalo and Waiahole, beneficiaries on the DHHL waitlist, and Native Hawaiians in the community by

ITEM NO. F-2  
**EXHIBIT "C"**

ITEM NO. G-2



providing an accessible place to gather or learn the use of Hawaiian medicinal plant products.

The purpose of the beneficiary consultation meeting was to provide more information regarding KF's land use request to beneficiaries and to collect beneficiary mana'o on the request.

The DHHL recognizes that meaningful, timely, and informative beneficiary consultation is necessary for the successful formulation and implementation of its policies, programs, and projects. In 2009, the HHC adopted a Beneficiary Consultation (BC) policy. The purpose of the policy is to ensure that appropriate beneficiary consultation processes and activities are incorporated into DHHL's planning and decision-making. The Policy requires BC for four types of proposals: 1) Statewide Policy Issues; 2) Amendments to Land Use Designations; 3) Development of DHHL Plans; and, 4) Proposed long-term use of DHHL lands for non-homesteading uses.

The request by KF to utilize a portion of DHHL lands for the Ha'ikū Valley Cultural Preserve constitutes a long-term non-homesteading use of DHHL lands and therefore required a beneficiary consultation meeting prior to HHC action on the request. A virtual beneficiary consultation meeting was held on April 25, 2023 with DHHL beneficiaries.

#### Beneficiary Consultation Process

The proposed use of Hawaiian Home Lands went through the following steps prior to ensure that beneficiaries were informed about the opportunity to provide feedback on the Land Use Request.

STEP 1. THE PROPOSED ACTION IS DESCRIBED AS:

KF, a non-profit organization, is looking to establish the Ha'ikū Valley Cultural Preserve on approximately 65 acres of DHHL lands in Ha'iku, He'eia, O'ahu.

STEP 2. BENEFICIARIES WERE NOTIFIED OF OPPORTUNITIES TO CONSULT:

Approximately 1105 postcards were mailed to beneficiaries with a 96744 zip code (Exhibit B).



On April 25, 2023, the Department conducted a beneficiary consultation meeting utilizing the Zoom virtual meeting.

STEP 3. PRESENTATION MATERIALS FOR MEETINGS ARE AVAILABLE FOR FEEDBACK:

A slideshow presentation was prepared for the beneficiary consultation (Exhibit C). This slideshow was presented on April 25, 2023 to participants at the virtual meeting, and can be viewed as a part of the meeting recording.

DHHL created a project webpage to disseminate information and provide easy access to presentations, materials, etc. related to this land use request:  
<https://dhhl.hawaii.gov/po/oahu/koolau-foundation-land-use-request/>

The webpage contains project information:

1. A weblink to the BC meeting and recording;
2. A weblink to meeting notes from the April 25, 2023 meeting; and,
3. Information on how to submit comments.

STEP 4. COMMENTS ARE COMPILED INTO MEETING REPORTS:

The following table and data below captures the level of participation and engagement at the April 25, 2023 consultation:

Table 1: Summary of beneficiary participation

Beneficiary Consultation Meeting	Estimated Attendance	No. Self-ID as DHHL Beneficiaries	No. of Questions and/or Comments
April 25, 2023	12	3	9
Written Comments Submitted during the 30-Day Comment Period	--	--	--
<b>TOTAL</b>	<b>12</b>	<b>3</b>	<b>9</b>



BC attendees did not sign a physical sign-in sheet due to their participation via a virtual online platform. Instead, attendees were asked to sign-in to the "Chat-box" on Zoom and self-identify whether or not they were a DHHL beneficiary. However, not all attendees complied with the request to sign-in. Also, there may have been multiple people participating from a single computer or mobile device. Therefore, it is difficult to determine the exact amount of participants during the meeting.

As reflected in Table 1, approximately twelve (12) participants attended the virtual meeting on April 25, 2023. Additionally, four (4) persons attended on behalf of KF to share a presentation on the organization's request, along with four (4) DHHL staff, totaling twenty (20) persons in attendance. Three (3) participants in the meeting self-identified as a DHHL beneficiaries.

#### STEP 5. ADDITIONAL BENEFICIARY OUTREACH:

Due to the low number of participants at the beneficiary consultation, DHHL conducted a second round of community outreach by mailing another postcard to beneficiaries with a 96744 postcard (Exhibit C). The purpose was to remind beneficiaries about the subject project, inform interested beneficiaries about information available on DHHL's project webpage and provide opportunity to submit comments by May 25, 2023.

#### Summary of Beneficiary Comments:

The following questions and answers (Q & A), comments and suggestions were aired during the beneficiary consultation:

**Q: Are there opportunities for interested community members to be involved with the Ko'olau Foundation?**

*A: Please email [koolaufoundation@gmail.com](mailto:koolaufoundation@gmail.com) or Mahealani at [malamapono744@aol.com](mailto:malamapono744@aol.com) to learn more about volunteer workdays, meetings, as well as Board Meetings or to provide any direct comments or questions.*

**Q: Is the Department considering using this property to build homes?**

*A: The Department is not considering putting homes for three specific reasons.*



- First, there are cultural resources located on the property including heiau and historic properties.
- Second, due to the historic military use of the property where fuel was burnt on the property, it is not suitable for the Department to put homes on the property.
- Third, when the Department conducted its due diligence to establish whether homes could be built, the Department discovered that they would have to invest significant monies to upgrade the sewer line to connect homes to the existing County sewer lines.

**Q: Are these lands restricted to agriculture leases?**

A: These lands will not be leased for agriculture leases. Under the Hawaiian Homes Commission Act, if someone is awarded an agriculture lease, the lessee has the ability to put a home on their agriculture lease.

**Q: Has the Department explored land trades or exchanging of lands?**

A: The Department has explored trying to trade or exchange these lands with other Ali'i Trusts.

- The Department has approached the Office of Hawaiian Affairs (OHA) to see if they wanted to take the kuleana of stewarding these lands for the cultural purposes, similar to what the Ko'olau Foundation intends to do. OHA did not see this as an opportunity and the timing was not right for them to take on this land.
- The Department also approached Kamehameha Schools to see if they wanted to take the property in exchange for some of the land that they might possess, that might be better suited for homesteading. The timing was not right for Kamehameha Schools to feel comfortable entering into a land exchange with the Department.
- The Department is still willing to explore this opportunity although they have not found a partner willing to do so.

**Community Member Concerns**

- **Security and Property Concerns** - concerns were brought up that individuals have been negatively impacted by individuals walking onto their property that reaches near Ha'ikū Stairs and the property being requested by Ko'olau Foundation. Concerns were raised to ensure the community is secure and that people are pono in their practices.
- **Hikers and Visitors Getting Lost** - as hikers coming from the Moanalua Valley side of the Mountain trek over and sometimes get lost and find themselves on private property, including in resident's yards. Similarly, visitors who may be



unaware of the area have found themselves lost, unaware of their surroundings.

- **Overall Questions and Concerns for the Ko'olau Foundation** - as it relates to land use concerns, including whether Ko'olau Foundation intends to deploy a traffic survey as well as a community survey to gather input from neighborhood residents in the area. Additional questions included access to the area during holidays, weekends, and what the daily capacity will be if the land use request is approved.

#### Suggestions and Comments from Community Members

- **Identify Potential Problems Early in the Process** - so individuals can address and immediately discuss potential problems and resolve them prior to engaging any deeper in the process.
- **Ensure Community and Neighbors are Aware and Able to Give Feedback** - as some neighbors may want to be involved in sharing mana'o or potential concerns regarding the land in their neighborhood.

DHHL also received three (3) emailed comments during the comment period:

1. *"As long as non-beneficiaries are not benefiting off DHHL lands, like Ka Makana Ali'i, then I can fully support the land use request. As far as I know, this project seems to be by the lahui and for the lahui. Therefore, I do fully support the land use request by the Ko'olau Foundation. The main reason for this email is that I have a question. What is going to be done with the land below Kamakau? In Ko'olau Foundation's slide show it says that it's "Coast Guard..." Does this mean that the Coast Guard owns it? Or does DHHL own the land? I'm interested because I would like to know if my Gym could lease that land?"*

*I own and operate Good Vibes Gym in Kane'ohe and I am struggling to find adequate space for my expanding membership. If DHHL is an option then I could do heavily subsidized memberships for beneficiaries, or I could partner with Ko'olau Foundation to manage their Makahiki, or I could have space for Kamakau athletics or P.E. I see the abandoned structures along the road everyday that I drop my kids off at school and think about how they're being wasted."*

2. *"We agree with the "problems and challenges" shared by the Ko'olau Foundation in their presentation (trespassers, hikers, invasive plants, road conditions). We would like clarification as to whether any of the requested acreage by the Ko'olau Foundation are intended to be used as parking for the hikers to access the Ha'ikū Stairs.*

*Trespassers seeking to hike the illegal Ha'iku Stairs continue to threaten the safety of our students, staff and 'ohana. Many confrontations have ensued with trespassing hikers, including verbal threats made directly to our PreK-12 students. Additionally, we have dealt with hunters carrying rifles and who travel with unleashed hunting dogs. These trespassers are either ignore or are unaware of our school campus on site.*



*Some questions that we have to limit/screen the large anticipated number of the public entering the valley :*

*Will security be provided during the operating hours of the Cultural Preserve?*

*Is the intent as license holders to offer parking for hikers to access Ha'ikū Stairs?*

*Some areas along the access road are narrow, allowing one car to pass at a time. Is there a traffic plan or plan for widening areas in the access road to allow for the safe travel up/down this road?*

*KAI LOA, Inc has previously requested the activation of an additional 18-acres as specified in our lease for the purpose of expanding the school campus and lo'i restoration. The 18-acres requested by KAI LOA is included in the Ko'olau Foundation's conceptual graphic- Native Forest Restoration /Lo'i Kalo area.*

*KAI LOA, Inc will be revisiting this DHHL approved increase of acreage as we have met all of the conditions placed upon us- metes & bounds of the 10 and 18 acres, and a 25-year facilities master plan.*

*Shared Maintenance of Common Areas- Access Road Maintenance*

*Ke Kula 'o Samuel M Kamakau has invested over \$180,000 to repave the access road leading up to the campus. KAI LOA has raised an additional \$50,000 to maintain the condition of the road for the safe access to and from school.*

*With increased auto traffic over time, will DHHL commit to maintaining the conditions of the access road?"*

3. *"With the recent development I retract my concerns about the combination of Ha'ikū Stairs in close vicinity to the Ko'olau Foundation land use request. Once the Ha'ikū Stairs is removed, I do not perceive any mitigation needs for Hōkūlele neighborhood as the foot and vehicle traffic does not enter our community. Thank you for the opportunity as a DHHL beneficiary to "VOICE" my concerns. The removal of Haiku Stairs is a win-win situation for the community."*

#### Next-Steps

- HHC approve ROE request to KF to conduct due diligence and feasibility studies including studies related HRS Chapter 343 and HRS 6E compliance
- KF to conduct due diligence studies and raise funds for construction.


#### Recommendation

Staff respectfully requests that the Hawaiian Homes Commission approves the recommended motion as stated.



# Exhibit A LOCATION MAP



Legend  
 DHHL Haiku Lands

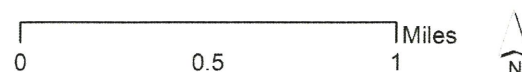
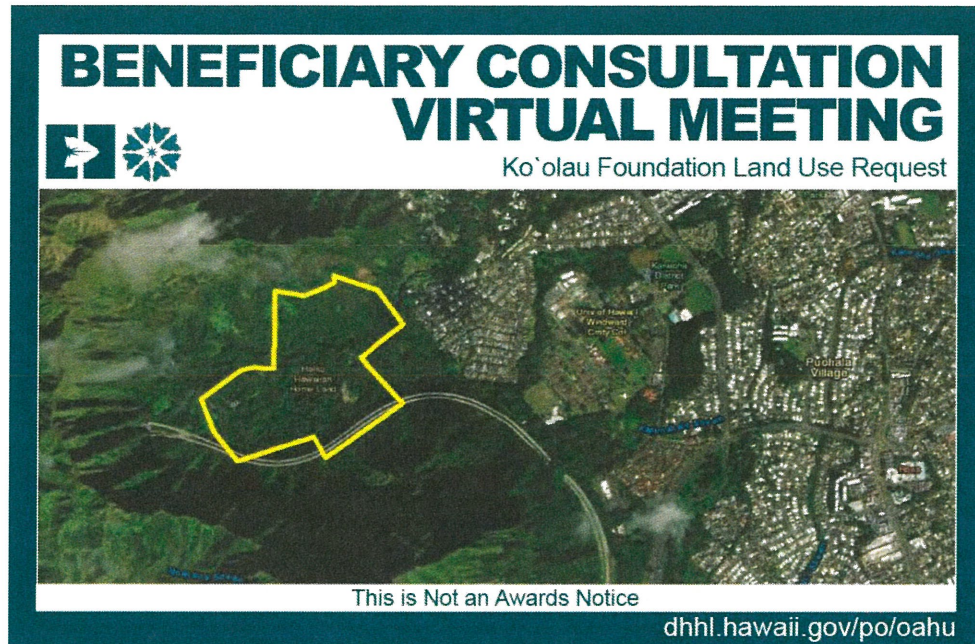




Exhibit B  
BENEFICIARY CONSULTATION POSTCARD



**Beneficiary Consultation  
Virtual Meeting**

**Koʻolau Foundation  
Land Use Request**

Tuesday, April 25, 2023  
6:00 p.m. to 7:30 p.m.

**Meeting Purpose:**

Introduce the project and get DHHF beneficiary manaʻo on the Koʻolau Foundation's Land Use Request to establish the Haʻikū Valley Cultural Preserve.

**Join the Virtual Meeting:**

[dhhf.hawaii.gov/meetings](https://dhhf.hawaii.gov/meetings)

**Questions?** [dhhf.planning@hawaii.gov](mailto:dhhf.planning@hawaii.gov)

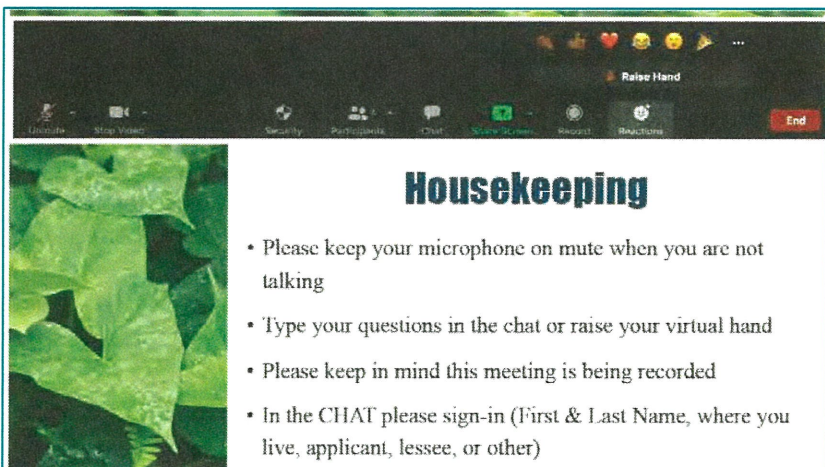
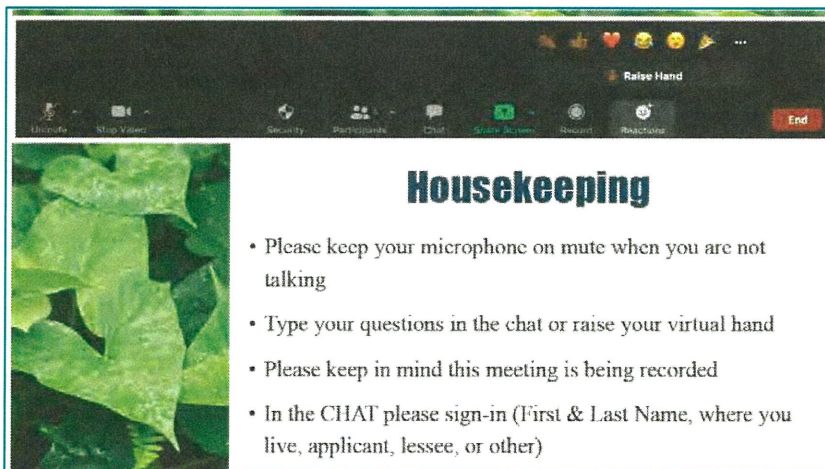


DEPARTMENT OF HAWAIIAN HOME LANDS  
P.O. BOX 1879 HON, HI 96805

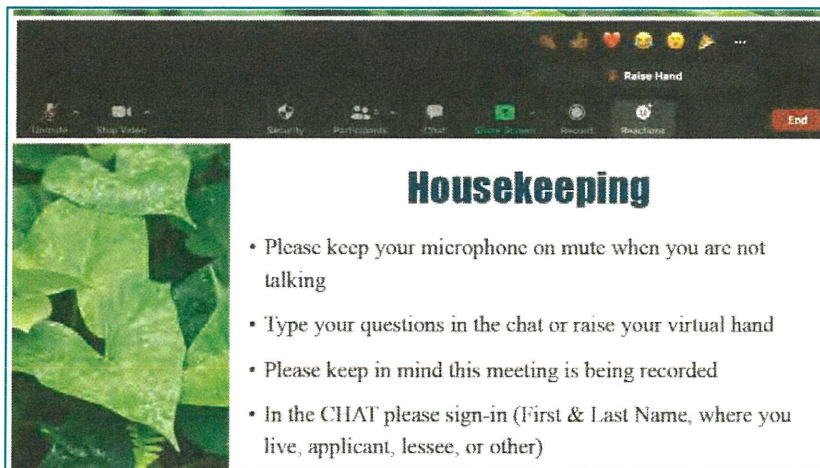
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HONOLULU, HI  
PERMIT NO. 574



Exhibit C  
Beneficiary Consultation Presentation



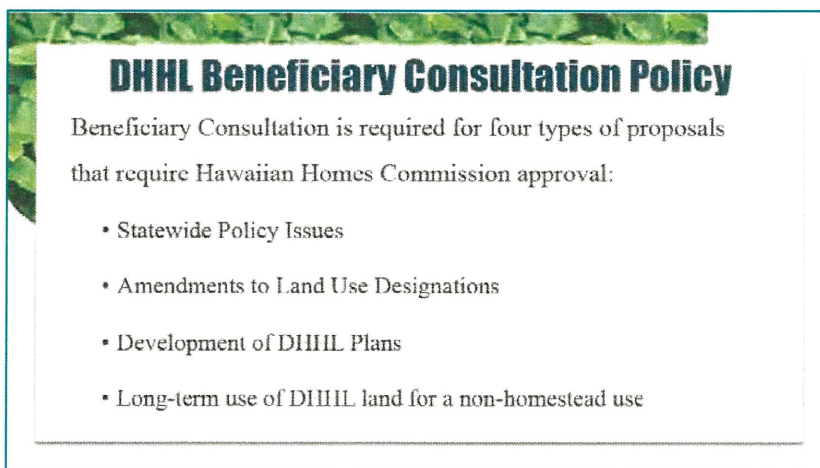




The image shows a Zoom meeting interface. At the top, there is a toolbar with icons for 'Unmute', 'Stop Video', 'Security', 'Participants', 'Chat', 'Raise Hand', 'Screen', 'Record', 'Reactions', and an 'End' button. Below the toolbar is a slide titled 'Housekeeping' with a green leaf background on the left. The slide contains a bulleted list of instructions for participants.

## Housekeeping

- Please keep your microphone on mute when you are not talking
- Type your questions in the chat or raise your virtual hand
- Please keep in mind this meeting is being recorded
- In the CHAT please sign-in (First & Last Name, where you live, applicant, lessee, or other)

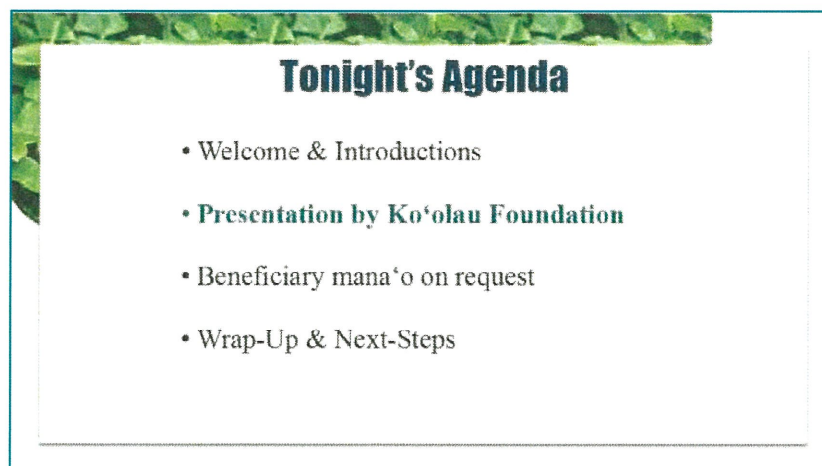


The image shows a slide titled 'DHHL Beneficiary Consultation Policy' with a green leaf background on the left. The slide explains that Beneficiary Consultation is required for four types of proposals that require Hawaiian Homes Commission approval, followed by a bulleted list of these types.

## DHHL Beneficiary Consultation Policy

Beneficiary Consultation is required for four types of proposals that require Hawaiian Homes Commission approval:

- Statewide Policy Issues
- Amendments to Land Use Designations
- Development of DHHL Plans
- Long-term use of DHHL land for a non-homestead use



The image shows a slide titled 'Tonight's Agenda' with a green leaf background on the left. The slide lists the agenda items for the evening, including a presentation by the Ko'olau Foundation.

## Tonight's Agenda

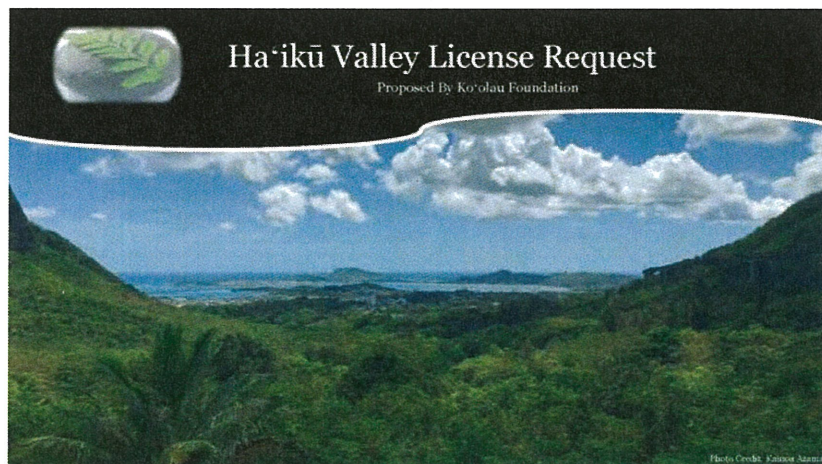
- Welcome & Introductions
- **Presentation by Ko'olau Foundation**
- Beneficiary mana'o on request
- Wrap-Up & Next-Steps



## Project Location

TMK (1) 4-6-015:014(p)

Ko'olaupoko Moku  
Island of O'ahu





## Ko'olau Foundation

*Preserve Hawaiian culture by advocating for preservation/protection of  
Hawaiian cultural/historic places and perpetuation of Hawaiian values, practices and  
Mo'olelo.*

501(c)(3) tax-exempt non-profit

Vision: Ensure the preservation of Hawaiian places of antiquity and history for  
generations to come



## Board of Directors



Aaron Mahi



Theresa Bright



Rocky Kaluhiwa



Mahealani Cypher



Leilani  
Jones-Tollefsen



Jill Akana



Alice Hewett



Ardis  
Eschenberg



Donna Akina



Francine Gora



Shandry Lopez



George Atta

## Essential Volunteers:



Lā'au Lapa'au  
Practitioner,  
Sol Nalu'ai



Volunteer Coordinator,  
Kainoa Azama



Site Manager,  
Hi'ilaniwai DeCosta





## History of Ha'ikū Valley

- Inhabited by Hawaiian families possibly as far back as the 5th century
  - “Once believed to be a “hospital”, where kahuna la'au lapa'au and community came to gather medicinal plants” ~ Carol Bright
  - “Chiefs and priests once lived in its mauka lands” ~ Samuel Kamakau, (Time of Ma'ilikūhāhi)
- At Least 3 Heiau
  - i. Kanehekili
  - ii. Kane & Me Kūnaloa
  - iii. “Kahuku Side”



## Modern History of Haiku Valley

- Late 1930s, Hawaiian families relocated out of the valley
- Early 1940s, radio communications station built
- Mid 1990s, Coast guard station announces plans to close
- 1995 - '97, KF community meetings on future of valley
- 1998
  - Valley conveyed to DHHL
  - Meeting w/ Director Kali Watson



## Dual purpose of Hawaiian Home Lands Act

“The Congress of the United States and the State of Hawaii declare that the policy of this Act is to enable native Hawaiians to return to their lands in order to fully support self-sufficiency for native Hawaiians and the self-determination of native Hawaiians in the administration of this Act, and the preservation of the values, traditions and culture of native Hawaiians.”

Photo Credit: Kamea Azama



## Subsequent Work with DHHL

- Informal meeting w/ Chair Watson
- Past 8 years in discussions w/ Aila
- Submittal of formal application, 2021
- Informal meeting with interim chair Anderson



## History of Our Work with OHA

- OHA Funded Conceptual Plan (2007)
- HB2704 - OHA package (2008)
- Ethnographic Study (2017)
- HB2246 - Rep. Ito introduced
- HB1313 - OHA no response

### FINAL – AN ETHNO-HISTORICAL STUDY OF HA'IKU VALLEY

With an Emphasis on Kahakili/Kānehilli Heiau and Kāne a me Kanaloa Heiau (Sites #50-80-10-332 and -333)

In the 15 of Haiku, August 4 of Heiau, Moku of Koolau, Pono, Moku of Oahu  
T.H.K. 1714-8-215, 011, 012, and 014 October 2017



## LEGISLATIVE EFFORTS

- I. D2007 – HCR 278, H.D.1 – Establishing a cultural preserve in Haiku Valley
- II. 2008 – H.B. 2704, C.D.1 – Establishes the HVCP Commission to exercise policy and management oversight of the Haiku valley cultural preserve attached to OHA (part of OHA package), changed to DLNR (vetoed by Gov. Lingle)
- III. 2012 – H.B. 2246, S.D. 2 – Establishes Haiku valley cultural preserve commission (attached to DLNR) stalled in House Finance due to state fiscal Constraints
- IV. 2023 - H.B. 1313, creates cultural preserve, transfers land to OHA - stalled due to no response from OHA





## Problems and Challenges

- Trespassers
- Hikers
- Invasives
- Road Conditions



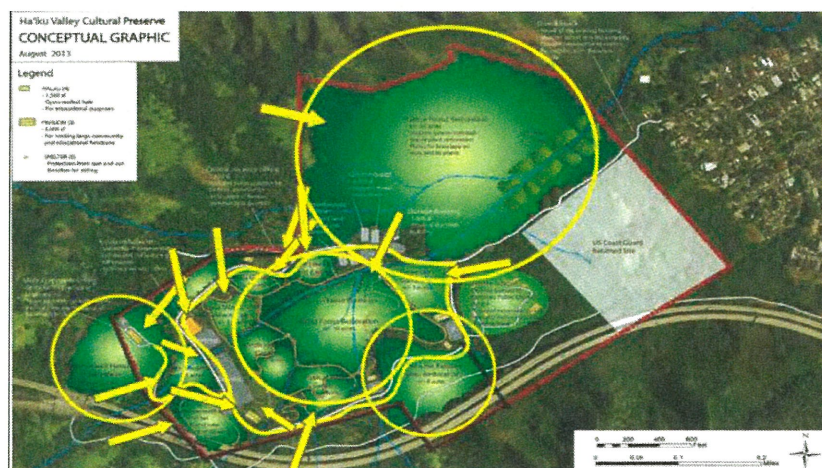
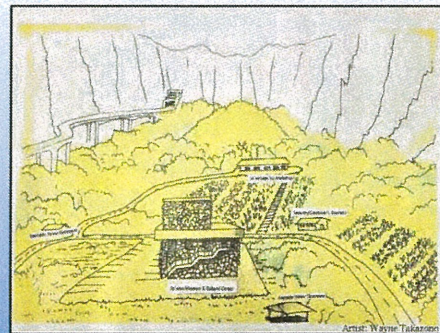
Photo Credit:  
ORA's Office of Natural Study of Hales,  
Hobbeson, DeCosta



## Cultural Preserve

Main goals:

- i. Establishment of cultural preserve
- ii. Conversions of the OMEGA transmitter building & upper maintenance building
- iii. Development of cultural/environmental education programs
- iv. Re-establishment of native Hawaiian medicinal plants & Hawaiian forest
- v. Propose application in three phases:
  1. Kane A Me Kanaloa to Kanehikili
  2. Center section enclosed by valley loop road
  3. Kahuku side of the valley





## Heiau License



- Native Plant Restoration
- Cultural Retreats
- Develop Security Building
- Road Repair

## Projected Funding Resources

- ❖ Grants
- ❖ Tours/Cultural Workshops
- ❖ Retreats
- ❖ Government Support
- ❖ Corporate Support
- ❖ Other







## Phase Funding

Anticipated Cost Factors:

- ❖ Landscape architect
- ❖ Construction
  - > Maintenance Building
  - > Museum
  - > Security Facility
- ❖ Infrastructure



## How This Cultural Preserve Can Help Beneficiaries & Our Community



- ❑ Help protect the property
- ❑ Comply with historic preservation covenant
- ❑ Satisfies cultural section of Hawaiian Homes Act
- ❑ Iwi Kūpuna, Kumu hula, Kahuna lā'au lapa'au, perpetuating cultural practices

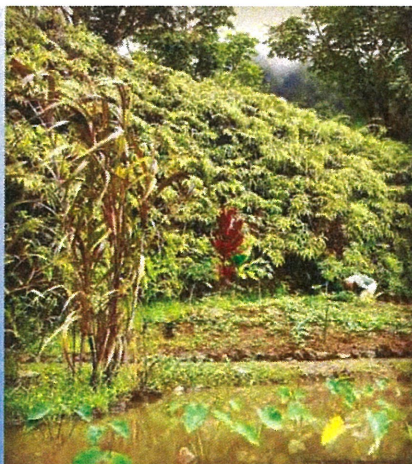


## Support Groups

- Ko'olaupoko Hawaiian Civic Club
- Windward Community College
- Councilmember Esther Kia'aina
- Councilmember Matt Weyer
- Rep. Lisa Kitagawa
- Rep. Scot Matayoshi
- Sen. Jarrett Keohokulani
- Sen. Brenton Awa
- Royal Order of Kamehameha
- HMB
- Paepae 'o He'eia
- He'eia NERR
- Historic Hawai'i Foundation
- William Claude & Ma'ema'e Jones 'Ohana
- Habilitat
- Hawaiian Memorial Park

## Ko'olau Foundation Policies & Procedures

Administration  
Cultural/Community Access Protocols  
Security  
Emergency Procedures

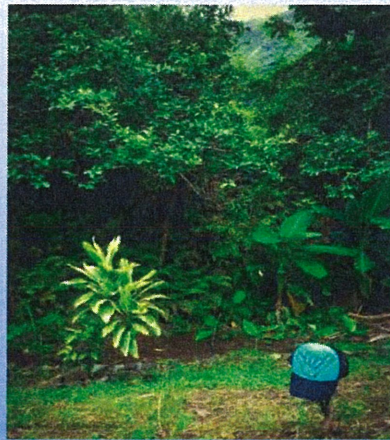




## Next Steps



1. Favorable consideration by beneficiaries for KF Application
2. Application placed on Agenda of Hawaiian Homes Commission
3. Award License or lease
4. Work Commences to establish cultural preserve



## MAHALO NUI LOA!



### *Want to get involved?*

Contact us @  
malamapone744@aol.com  
Or  
koolaufoundation@gmail.com

*Follow Us @koolaufoundation*



## Nīnau & Mana'o

Questions & Comments on  
Ko'olau Foundation's  
proposed use of DHHL land



## **Next Steps**

- 30-day Beneficiary Consultation Comment Period:

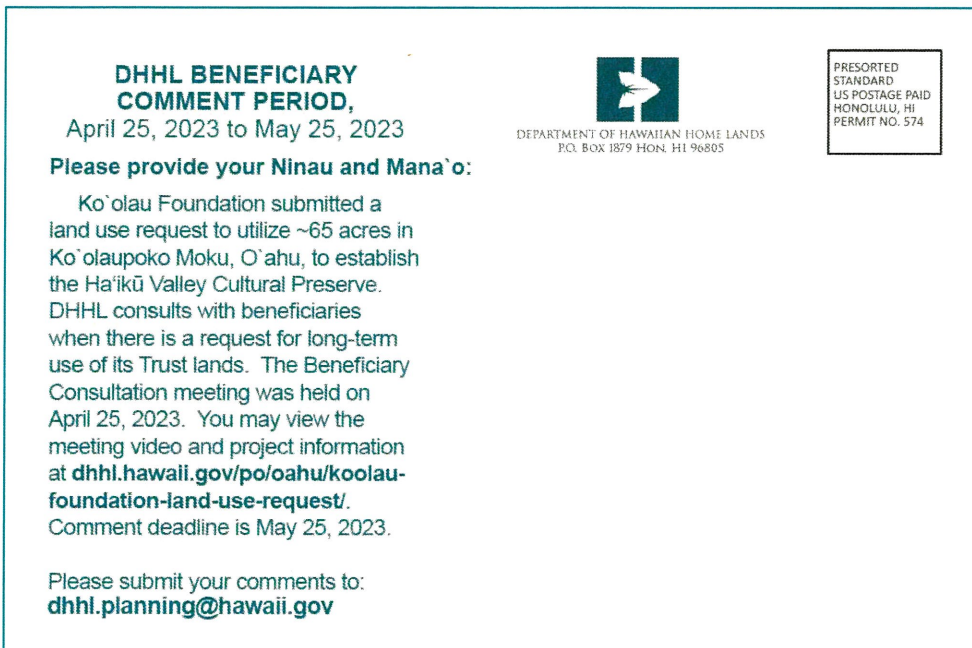
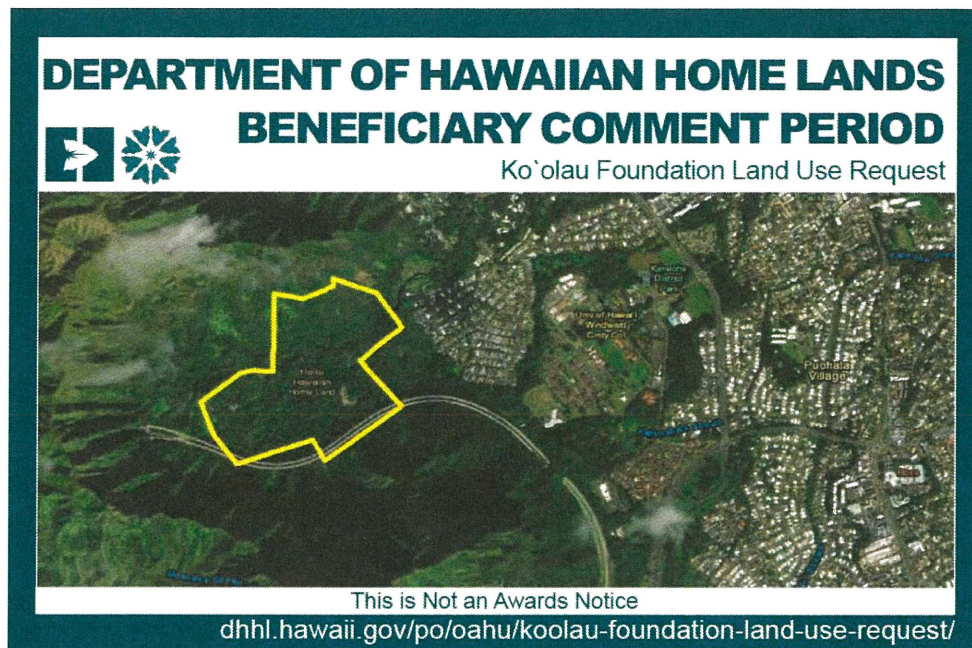
**April 25 – May 25, 2023**

**Email comments to: [dhhl.planning@hawaii.gov](mailto:dhhl.planning@hawaii.gov)**

- Beneficiary Consultation Report to the Hawaiian Homes Commission and Seek Commission Approval on Requests



POSTCARD REMINDER: COMMENT PERIOD








STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 17-18, 2023

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 Second Amendment to Right of Entry No. 701, Hawaiian  
Telcom, Makuu, Island of Hawaii, TMKS: (3) 1-5-119:051, (3) 1-5-118:048, (3)  
1-5-120:036, (3) 1-5-121:046

RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission (HHC) grant its approval to the second amendment to Right of Entry No. 701 (ROE701), issued for the purpose of non-exclusive roadway access for utility purposes and to maintain its existing infrastructure located on Hawaiian home lands parcels under TMKS: (3) 1-5-119:051, (3) 1-5-118:048, (3) 1-5-120:036, (3) 1-5-121:046.

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

1. The term of ROE701 shall be extended for an additional twelve (12) month period, commencing retroactively on February 4, 2023; and
2. With the exception of the current requested action, all of the terms, conditions, covenants, and provisions of ROE701 shall continue and remain in full force and effect.

BACKGROUND/DISCUSSION:

At it's meeting of November 17, 2020, the Hawaiian Homes Commission (HHC) approved the issuance of ROE701 to Hawaiian Telcom for the non-exclusive roadway easement for utility purposes and to upgrade its existing infrastructure for a term commencing on February 4, 2021. The HHC approved the second amendment which extended the term for an addition 12-month period commencing on February 4, 2022, (see Exhibit “A”).



The DHHL is still in the process of updating the terms of its license with Hawaiian Telcom and discussions are ongoing but not complete. Approval of the extension of the interim right of entry will allow Hawaiian Telcom to continue maintenance of its existing infrastructure within the Makuu subdivision and provide additional time needed for DHHL to finalize the license instrument that will cover the Makuu region and replace this right of entry permit.

#### 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

**FIRST AMENDMENT TO RIGHT OF ENTRY NO. 701**

THIS FIRST AMENDMENT TO RIGHT OF ENTRY NO. 701, dated this August 29, 2022, is made by and between the State of Hawaii, by its **DEPARTMENT OF HAWAIIAN HOME LANDS**, hereinafter "Permittor", whose principal place of business is 91-5420 Kapolei Parkway, Kapolei, Hawaii 96707, and **HAWAIIAN TELCOM, INC.**, a Hawaii corporation, whose mailing address is 1177 Bishop Street, Suite 32, Honolulu, Hawaii 96813, hereinafter referred to as "Permittee".

**A.** Permittor is the "Permittor" and Permittee is the "Permittee" under that certain Department of Hawaiian Home Lands Right of Entry No. 701, dated February 4, 2021, (hereinafter "ROE 701"), filed in the Office of the Department of Hawaiian Home Lands.

**B.** Permittor and Permittee desire to exercise the option to extend the term of ROE 701, as approved by the Hawaiian Homes Commission on March 21, 2022, for an additional year.

**AGREEMENT**

NOW, THEREFORE, the parties agree as follows:

**1. Term.** The extended term of ROE 701 made under this Amendment commences on February 4, 2022, and will continue thereafter on a month-to-month basis, unless earlier terminated as provided in ROE 701, upon thirty (30) days advance notice in writing to Permittee.

**2. No Other Amendments.** Except as expressly amended by this Amendment, all other terms and conditions of ROE 701 remain in full force and effect.

**3. Counterparts.** This Amendment may be signed in counterparts and by facsimile, PDF, or other electronic means. Each counterpart when signed shall be deemed an original, and all of which, when taken together, shall be deemed to be and constitute one and the same instrument.

*[Remainder of page intenionally left blank. Signatures on following page(s).]*

**ITEM NO. F-3**  
**EXHIBIT 'A'**





IN WITNESS WHEREOF, the parties have signed this Amendment as of the date written above.

Approved by the Hawaiian Homes  
Commission on March 21, 2022

APPROVED AS TO FORM:

STATE OF HAWAII  
Department of Hawaiian Home Lands



\_\_\_\_\_  
Deputy Attorney General  
State of Hawai'i

By



\_\_\_\_\_  
WILLIAM J. AILA, JR., Chairman  
HAWAIIAN HOMES COMMISSION

PERMITTOR

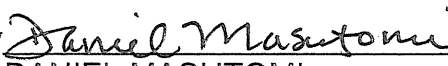
APPROVED AS TO FORM:

HAWAIIAN TELCOM, INC.  
a Hawaii corporation



\_\_\_\_\_  
LIANE NOMURA-SIU  
Assistant General Counsel  
Hawaiian Telcom

By



\_\_\_\_\_  
DANIEL MASUTOMI  
Director, Network Planning & Engineering  
Hawaiian Telcom

PERMITTEE

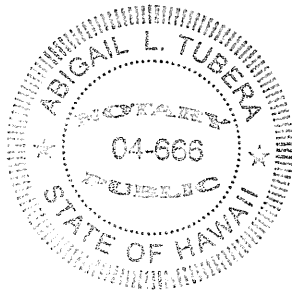




STATE OF HAWAII )  
 ) ss:  
CITY & COUNTY OF HONOLULU )

On September 6, 2022, in the First Circuit, State of Hawaii, before me appeared WILLIAM J. AILA, JR., to me personally known, who, being by me duly sworn or affirmed, did say that such person is the CHAIRMAN of the HAWAIIAN HOMES COMMISSION, and the person executed the foregoing instrument identified or described as FIRST AMENDMENT TO RIGHT OF ENTRY NO. 701, as the free act and deed of such person, and if applicable, in the capacity shown, having been duly authorized to execute such instrument in such capacity.

The foregoing instrument is undated and contained four (4) pages at the time of this acknowledgment/certification.



*Abigail L. Tubera*

Print Name: Abigail L. Tubera

Notary Public, State of Hawaii

My commission expires: November 21, 2024





STATE OF HAWAII

)

) SS.

CITY and COUNTY OF HONOLULU

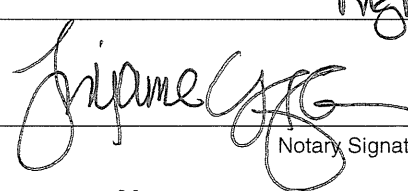
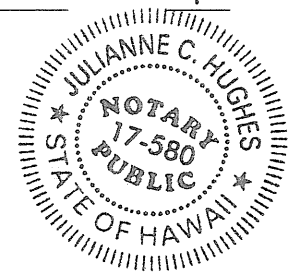
)

On this 24th day of August, 2020, before me appeared Daniel Masutomi, and —, to me personally known, who, being by me duly sworn, did say that he/she is the person who executed the foregoing instrument and acknowledged to me that he/she executed the same freely and voluntarily for the use and purposes therein set forth.

  
Notary Public, State of Hawaii

Printed Name: Julianne C. Hughes

My commission expires: JAN 07 2026

Document Date:	<u>UNDATED</u>	# of Pages:	<u>4-</u>
Notary Name:	<u>Julianne C. Hughes</u>		<u>1st</u> Circuit
Doc. Description:	<u>First Amendment to</u> <u>Right of Entry No. 701</u>		
 Notary Signature			
<b>NOTARY CERTIFICATION</b>			







**STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS**

July 17-18, 2023

To: Chairman and Members, Hawaiian Homes Commission

Through: Peter "Kahana" Albinio, Jr., Acting Administrator  
Land Management Division 

From: Kaipo Duncan, Land Agent  
Land Management Division 

Subject: Issuance of License Easement for Kuleana Lot Access Purposes to Clay and Jeannie Yoshida; George and Karleen Abalos; and Reid Yoshida, TMK: (4) 4-8-011:022 (Por.), Anahola, Kauai

**APPLICANTS:**

Clay and Jeannie Yoshida; George and Karleen Abalos; and Reid Yoshida

**RECOMMENDED MOTION/ACTION:** That the Hawaiian Homes Commission (HHC) authorize the issuance of a perpetual License Easement, covering the subject area as identified and described below:

Approval and issuance of this License Easement shall be subject to the following conditions:

1. The License term shall be perpetual, and effectively commence as of the date that the license document is fully executed;
2. The License fee shall be gratis;
3. The Licensed area shall be used for a road easement (See Exhibit A). No other use shall be allowed without DHHL's prior written approval;
4. The \$275.00 processing and documentation fee shall be waived;
5. The License document shall be subject to other standard terms and conditions of similar licenses issued by DHHL;
6. Review and approval by the State of Hawai'i Department of the Attorney General; and
7. Such other terms and conditions deemed prudent and reasonable by Hawaiian Homes Commission ..



**LOCATION:**

Portion of Hawaiian Home Lands situated in Anahola, Island of Kaua'i, identified as TMK No. (4) 4-8-011:022

**AREA:**

Approximately 390 square feet (26 ft long x 15 ft wide)

**DISCUSSION:**

The Yoshidas own two kuleana lots located near the junction of Kuhio Highway and Aliomanu Road. The first parcel is identified both as LCAw 3411-B:3 to Paupau and TMK No. (4) 4-8-011-055 (collectively "Parcel 55"). The second parcel is a portion of that certain kuleana lot identified as LCAw. 4624 to Pa'a and TMK No. (4) 4-8-011-021 (collectively "Parcel 21"). Kaua'i tax records indicate that DHHL owns a .71-acre strip of land to the south of Aliomanu Road, identified as Parcel 10E and TMK No. (4) 4-8-011:022 (collectively Parcel "10E"). Thus, the Yoshidas do not have legal access to their property and seek a license easement from DHHL to allow them to cross parcel 10E.

Parcel 10E constitutes a portion of the Aliomanu Road right-of-way at the junction of Aliomanu Road and the Old Government Road. In an Exchange Deed dated January 18, 1967, DHHL quitclaimed to DOT "all of its rights, title[,] and interest in and to" Parcels 10, 10B, and 10D for 5,078 acres of land in Pi'ihonua, South Hilo, Hawai'i. These parcels were required for the Kaua'i Belt Road project identified as Federal Aid Project F-056-1(2), Papa'a to Anahola Section. DHHL did not quitclaim its rights to Parcel 10E to DOT is because DHHL did not have any rights or interest in them to quitclaim because these parcels were already located within the Old Government Road and Aliomanu Road rights of ways, respectively.

Parcel 10E preexists the Hawaiian Homes Commission Act, 1920, as amended. As such, DHHL is recognizing that access is allowed over a portion of Parcel 10E. The Yoshida and Abalos families share the same lot identified at TMK No.: (4) 4-8-011:021 (See Exhibit B). Their property is CPR'd into three (3) separate lots. All three households shall be permitted to use the same DHHL road access easement.

**PLANNING AREA:**

Anahola, Island of Kaua'i

**LAND USE DESIGNATION:**

Special District, Kaua'i Island Plan (2004), Figure 8.2 – Anahola/Kamalomalo'o Land Use Plan, pg. 8-4



**CURRENT STATUS:**

There are currently two (2) paved driveways traversing over DHHL lands. DHHL License Easements were issued for the two (2) driveways. The remainder of DHHL lands are not being used.

**CHARACTER OF USE:**

Road Easement

**CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:**

**Triggers:**

Use of State Lands.

The land is currently vacant with no erected structures. The Yoshida's do not plan to build on the property thus an Environmental Assessment (EA) is not required.

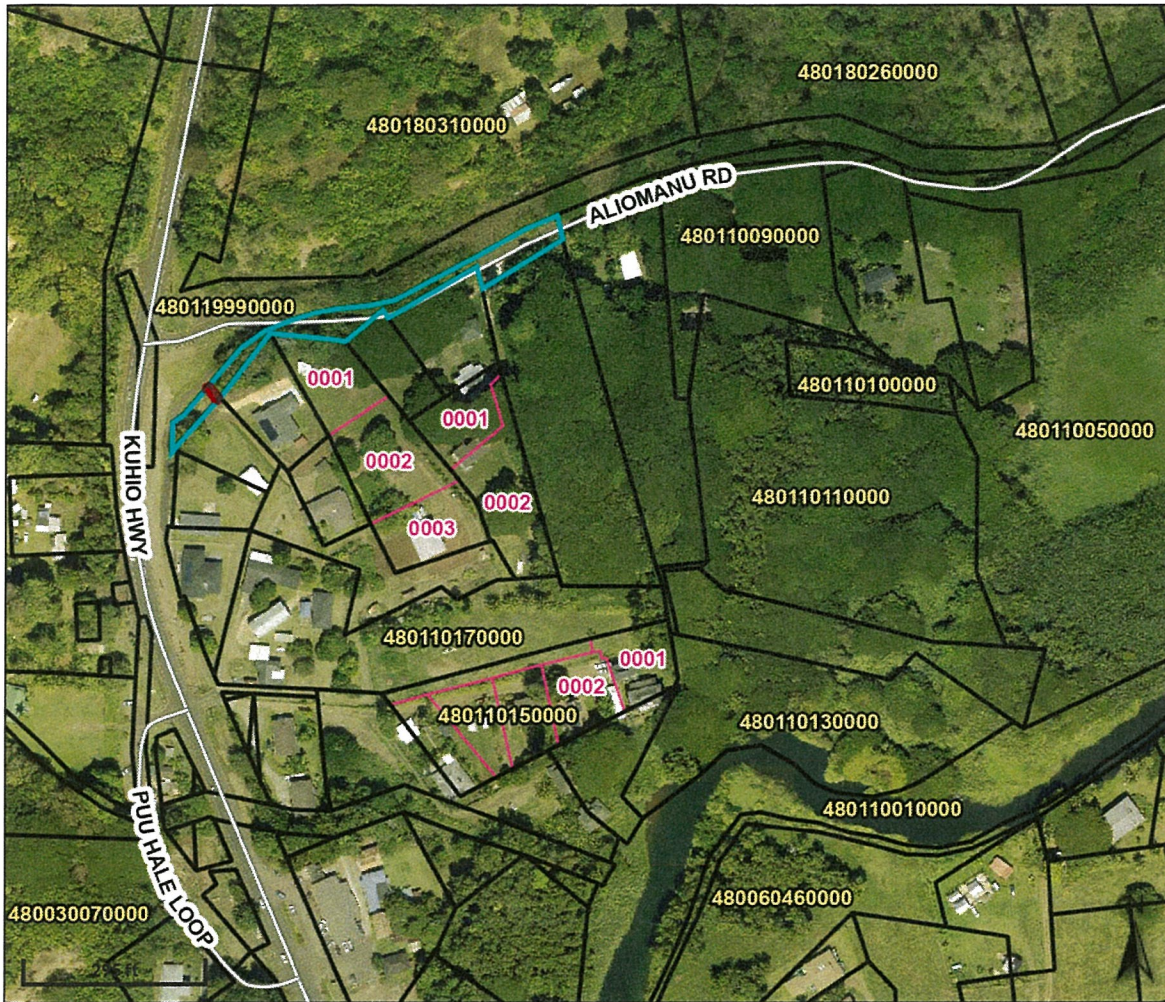
**AUTHORITY / LEGAL REFERENCE:**

Section 207(c)(1)(A) of the Hawaiian Homes Commission Act, 1920, as amended, and Sections 10-4-21 and 10-4-22 of the Department of Hawaiian Home lands Administrative Rules, as amended.

**RECOMMENDATION:**

Land Management Division respectfully requests approval of the motion as stated.








## Overview



## Legend

-  Parcels
-  CPR Units
- Parcel Numbers
- CPR Numbers
-  Roads

Parcel ID 480110220000    Situs/Physical Address KUHIO HWY  
Acreage 0.71    Mailing Address HAWAIIAN HOME LANDS  
Class RESIDENTIAL

Total Market Value \$440,500  
Total Assessed Value \$440,500  
Total Exemptions \$440,500  
Total Net Taxable Value \$0

Last 2 Sales		
Date	Price	Reason
n/a	0	n/a
n/a	0	n/a

Brief Tax Description POR ANAHOLA LOTS & KULEANAS 0.71 AC  
(Note: Not to be used on legal documents)

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GEOSPATIAL


 Road Easement

EXHIBIT "A"

ITEM NO. F-4



Public Land Trust Information System

ITEM NO.  
F-4

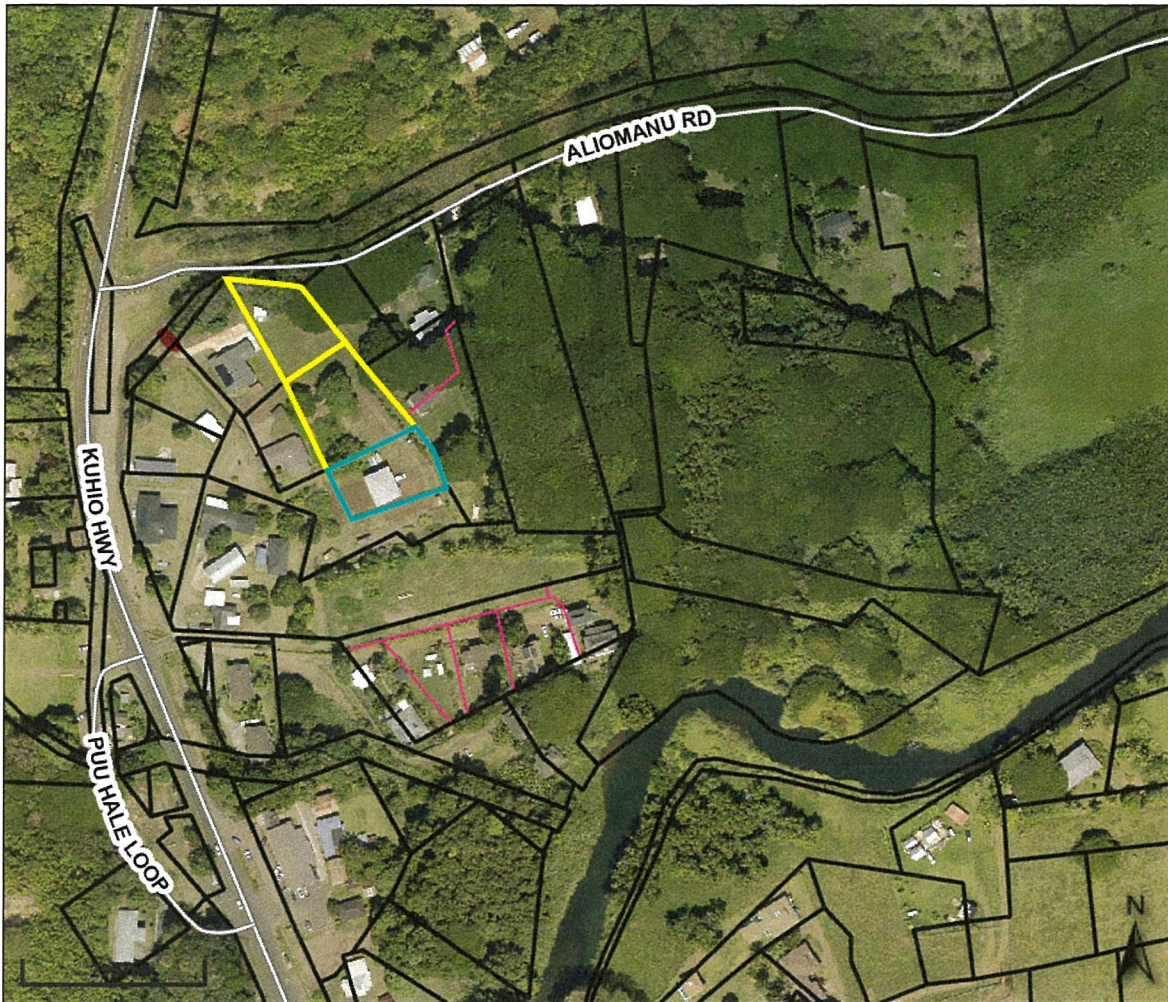
EXHIBIT "A"



June 15, 2023

—Road Easement





#### Overview



#### Legend

-  Parcels
-  CPR Units
-  Roads

Parcel ID	480110210003	Situs/Physical Address	4470 F ALIOMANU RD	Total Market Value	\$876,300	Last 2 Sales		
Acreage	0.3428	Mailing Address	YOSHIDA, REID	Total Assessed Value	\$876,300	Date	Price	Reason
Class	HOMESTEAD		PO BOX 723	Total Exemptions	\$160,000	n/a	0	n/a
			ANAHOLA HI 96703	Total Net Taxable Value	\$716,300	n/a	0	n/a
Brief Tax Description		UNIT 3 OSHIMA ESTATES CM 5433 TOG/UND 33.33% INT IN ALL COMMON ELEMENTS						
		(Note: Not to be used on legal documents)						

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GEOSPATIAL




Upper  - George/Karleen Abalos  
Middle  - Clay/Jeannie Yoshida  
Lower  - Reid Yoshida

EXHIBIT "B"

ITEM NO. F-4



STATE OF HAWAI'I  
DEPARTMENT OF HAWAIIAN HOME LANDS  
JULY 17 & 18, 2023

TO: Chairman and Members, Hawaiian Homes Commission  
FROM: Kahana Albinio, Acting Land management Division Administrator  
SUBJECT: **Item F-5** – Approval to Issuance of Right of Entry Permit to Akana  
Brother's Construction LLC., Mapunapuna, Island of O`ahu, TMK Nos.  
(1) 1-1-064:033; and :021.

This submittal will be sent under separate cover.

ITEM NO. F-5



STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

July 17-18, 2023

To: Chairman and Members, Hawaiian Homes Commission

From: Peter “Kahana” Albinio Jr., Acting Administrator  
Land Management Division ~~✓A~~

Subject: Approval to Issuance of a General Lease to Waiohuli Hawaiian Homesteaders Association, Inc., a 501(c)(3) non-profit, Waiohuli-Keokea, Maui, TMK Nos. (2) 2-2-028:181 (portion), (2) 2-2-002:014 (portion)

RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission (“HHC”) grant its **FINAL** approval to issue a sixty-five (65)-year general lease to Waiohuli Hawaiian Homesteaders Association, Inc., a 501(c)(3) non-profit (“WHHA”) to use approximately 150.0 acres of Hawaiian home lands located in Waiohuli, island of Maui, further identified by TMK Nos. (2) 2-2-028:181 (portions), (2) 2-2-002:014 (portion) (see Exhibit “A”), for the Waiohuli Economic Development Opportunities (“WE DO”), to include cultural, educational and economic components.

The final approval is subject to the following terms and conditions:

- (1) **LESSEE:** Waiohuli Hawaiian Homesteaders Association, Inc. with the ability to assign the lease to another IRS 501(c)(3) non-profit entity and/or entities to develop and manage water, wastewater, and renewable energy components of WE DO, subject to the approval from the Hawaiian Homes Commission.
- (2) **TERM:** Sixty-five (65) year term that shall commence effectively on the date that the LEASE document is fully executed by the LESSEE and LESSOR.
- (3) **LAND AREA:** Approximately 150 acres of Hawaiian Home Lands in Waiohuli, Maui, more specifically identified by TMK Nos. (2) 2-2-028:181 (portions), (2) 2-2-002:014 (portion) and delineated in Exhibit “A.” Portions of the leased land area shall revert to the LESSOR once the proposed infrastructure development is completed by LESSEE.
- (4) **PERMITTED USE:** LESSEE shall use the premises for economic development (including job training and employment opportunities), infrastructure development and community public purposes. Other future uses as envisioned may be permitted via lease amendment subject to approval by the Hawaiian Homes Commission.



- (5) ENVIRONMENTAL COMPLIANCE: LESSEE must complete the required HRS Chapter 343, Environment Assessment, and compliance with HRS Chapter 6E, Historic Preservation prior to any ground disturbance to the subject leased premises.
- (6) BASE RENT: To be determined at later date based on the final development plan and proposed land uses.
- (7) LESSEE shall inform LESSOR immediately if it loses its tax-exempt status or if any revenue generated from activities on the premises is deemed subject to taxation.
- (8) LESSOR shall have the right to terminate the lease, or any portion of it, if LESSEE loses its tax-exempt status or is determined to be conducting unrelated trade or business activities on the Premises.
- (9) As part of LESSOR's regular review of LESSEE activities, LESSEE shall submit an ANNUAL PROGRESS REPORT to LESSOR each year on the anniversary date of lease commencement. The ANNUAL PROGRESS REPORT shall document the LESSEE'S activities of the previous lease year and shall include but not be limited to the following:
- a. Pre-construction and construction progress report that provides a description of pre-construction and construction milestones completed in the respective year of the ANNUAL PROGRESS REPORT. LESSEE shall also provide LESSOR with an anticipated schedule of completion of pre-construction and construction milestones for the following lease year.
  - b. Upon completion of the construction of the infrastructure and facilities necessary to implement LESSEE's programs, a narrative program report that describes LESSEE's progress on achieving its charitable purpose as articulated in its IRS 1023 Form shall be included in the ANNUAL PROGRESS REPORT. LESSEE shall work with LESSOR to identify specific reporting requirements and applicable metrics to monitor progress towards achieving the LESSEE's charitable purpose. Minimum reporting requirements shall include number of beneficiaries served and a description of how LESSEE has been serving beneficiaries.
  - c. A financial report that includes standard annual financial statements and the LESSEE's IRS 990 Form for the preceding fiscal year, as well as a budget for the following lease year, shall be included in the ANNUAL PROGRESS REPORT.
  - d. Letters from the board of the Waiohuli Hawaiian Homesteaders Association Inc. and the boards of other current or future beneficiary membership organizations in the Keokea-Waiohuli region indicating whether the LESSEE has satisfactorily provided programs and services to its respective organization's members in the respective year of the ANNUAL PROGRESS REPORT. Note: Keokea-Waiohuli Region is defined as the region that is specified in the June, 2010 DHHL Waimea Nui Regional Plan



(10) No revenue generated by the LESSEE on the Premises shall be used to pay dividends or make payments, beyond reasonable salary or contract payments, to any individual or organization. No remuneration shall be paid to any officer or director of "WHHA" or by any third party, sublessee or beneficiary membership organizations utilizing any portion of the premises.

(11) LESSEE shall at no time own less than 51% of leasehold interest in all facilities located on the Premises.

(12) LESSEE may only sublease the premises with the consent of the LESSOR and the LESSOR shall have the right to review and approve rent to be charged to the proposed sub-lessee and revise the rent charged to the LESSEE based on the rental rate charged to the proposed sub-lessee.

(13) Any subletting of the premises initiated by the LESSEE shall include a condition in which the sublease will be terminated upon the termination of this lease agreement.

(14) LESSOR shall have the right to withdraw portions of the premises from this lease agreement if, after an 18-year period, such portions of the premises are not being used by the LESSEE for purposes permitted by the lease.

(15) Upon review of LESSEE'S activities, if the LESSOR determines that the LESSEE'S activities are not adequately servicing DHHL beneficiaries, LESSOR shall have the right to charge LESSEE rent in an amount equal to the fair market rental of the property. Fair market rent shall be determined by an independent appraiser selected by the LESSOR. LESSOR shall also reserve the right to place this lease on a "probationary status" if upon review of LESSEE's activities, the LESSOR determines that the LESSEE'S activities are not adequately servicing DHHL beneficiaries. If after one year on "probation", LESSEE does not demonstrate improvement in providing adequate services to DHHL beneficiaries, then LESSOR reserves the right to terminate this lease.

#### Standard General Lease Terms and Conditions

(16) Pursuant to HHCA § 204(a)(2), Lessor shall have the right to withdraw the premises, or any portion thereof, from the lease at any time for the purposes of the Hawaiian Homes Commission Act.

(17) LESSEE shall comply with all federal, state and county regulations or requirements regarding environmental issues and the safe handling and disposal of toxic or hazardous materials. Upon termination of this lease, LESSEE shall be responsible for environmental clean-up of any contamination or hazardous materials brought onto the site or caused by LESSEE'S activities on the site.

(18) LESSEE shall pay all property taxes that the LESSOR or LESSEE may be assessed during the term of this lease. Failure of the LESSEE to pay all property taxes in a timely manner shall trigger the termination of this lease.



- (19) LESSEE shall maintain commercial property insurance, general liability insurance, worker's compensation and employers' liability insurance, and other types of insurance as may be required by LESSOR. LESSOR shall be named as an additional insured on any required insurance policy. Types and amounts of required coverage shall be specified in the general lease document.
- (20) The non-refundable processing (\$200.00) and documentation (\$75.00) fee of \$275.00 shall be waived.
- (21) LESSEE shall comply with all federal, state and county statutes, regulations, codes, and ordinances applicable to LESSEE'S use of the premises.
- (22) LESSEE 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 LESSEE'S use require such utility services.
- (23) LESSEE shall obtain LESSOR'S prior approval for any alteration of the topography except surface grubbing to remove vegetation. LESSEE shall be responsible for any flooding or erosion caused by LESSEE'S use or alteration of the property.
- (24) Prior to vacating the Premises, LESSEE shall remove, at LESSEE'S sole cost, all of the LESSEE'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 LESSEE'S use. LESSEE shall also notify LESSOR to do a site inspection when LESSEE has completed removal.
- (25) LESSEE shall always keep the Premises neat and clean and shall not allow its trash to spread to other surrounding areas.
- (26) LESSEE shall be responsible for the security of the Premises and all of LESSEE'S personal property thereon.
- (27) The lease document is subject to the approval of the State of Hawaii Department of Attorney General.
- (28) Other terms and conditions deemed prudent by the Hawaiian Homes Commission may be added.

## DISCUSSION

At its regular meeting of December 2022, the Hawaiian Homes Commission granted Preliminary Approval to the Issuance of a General Lease to Waiohuli Hawaiian Homesteaders Association, Inc., Waiohuli-Keokea, Maui, TMK Nos. (2) 2-2-028:181 (portions), (2) 2-2-002L014 (portion) under LMD Agenda Item No. F-1 (See Exhibit "B"). Before FINAL approval is brought to the HHC for consideration, WHHA must complete the required HRS Chapter 343, Environmental Assessment (EA) and compliance with HRS Chapter 6E, Historic Preservation (6E). At the time of HHC approval, the anticipated time frame for the completion of the EA and 6E was approximately nine to twelve months.



Also, at its December 2022 meeting, the Hawaiian Homes Commission approved multiple homestead grant awards including a grant award of \$100,000 to WHHA to complete an environmental assessment for its WE DO Initiative

WHHA assembled its team of consultants to complete the EA and 6E based on the conceptual plan, land uses and approximate timeline to complete as presented to the Hawaiian Homes Commission. However, after receiving all pricing proposals, the estimated cost to complete the EA and 6E is \$300,000. DHHL's homestead grant award will support \$100,000 of the total EA and 6E cost however WHHA needs to secure the balance of funding before contracting its consultants to proceed.

WHHA firmly believes that it would be best positioned to secure both public and private funding to support WE DO if it were able to secure site control through the issuance of a General Lease prior to completing the EA and 6E.

- Site control enables WHHA to secure the remaining funding to complete the EA and 6E.
- Site control provides WHHA with immediate opportunities to secure Federal funding and native set aside infrastructure and economic development grants that complement the purpose and mission of WE DO.
- Site control would also allow for continued discussions on the use of WHHA's \$80M Special Purpose Revenue Bond with DHHL and State Department of Budget and Finance.

WHHA attempted to meet with DHHL leadership in February and March of 2023 to discuss its request and reasons for site control and reference DHHL's similar program practices but were unsuccessful.

In its initial version of the Kulia 'I ka Nu'u Program, the HHC granted approvals to issue 65-year general leases to Hawaiian homestead community organizations for economic development PRIOR to the organization completing the Chapter 343 requirements. In these cases, completion of Chapter 343 became an initial milestone or deliverable after the general lease was issued. Several of these general leases have resulted in viable community economic developments for Waimanalo, Nanakuli, La'iopua and the the Kapolei Community Development Corporation (who serves Kapolei Homestead community) organizations.

WHHA was eventually able to meet with new DHHL leadership in May and June of 2023 enabling this opportunity to present its request to the HHC.

In evaluating the merits of WHHA's request for issuance of a general lease prior to completing an EA and 6E, DHHL is considerate of the consistent and focused achievements of this homestead organization that include:



- Since 2005, WHHA continues to be a compliant, tax-exempt non-profit organization under section 501(c)(3) of the Internal Revenue Code as well as maintaining a Certification of Good Standing with the State of Hawaii
- WHHA's pursuit of economic sustainability began in 2006 with its community-developed Strategic Plan of 2006 to promote social interaction, education and sustainability
- WHHA has secured approximately \$4M in non-DHHL funding to complete park improvements that provide and direct community benefits. While constructing park improvements, WHHA has nurtured private partnerships with contractors and consultants to enable work and mentorship opportunities for its community while building its capacity to develop. All grant funds were fully expended, and all grant reporting requirements fulfilled.
- WHHA also received approximately \$410,000 of DHHL grant funds for Regional Plan Priority Projects pertinent to the regions long-term sustainability. In December 2022, DHHL approved approximately \$1.1M in grant funding to WHHA for homestead improvements that directly compliment WE DO.
- WHHA received Legislative approval in 2021 for the Issuance of an \$80M Special Purpose Revenue Bond (Act 198) to assist in the implementation of WE DO.
- WHHA's WE DO initiative remains consistent with the goals and objectives set forth in DHHL's "Kuli'a I ka Nu'u" program of the Native Hawaiian Development Program Plan of 2011-2013

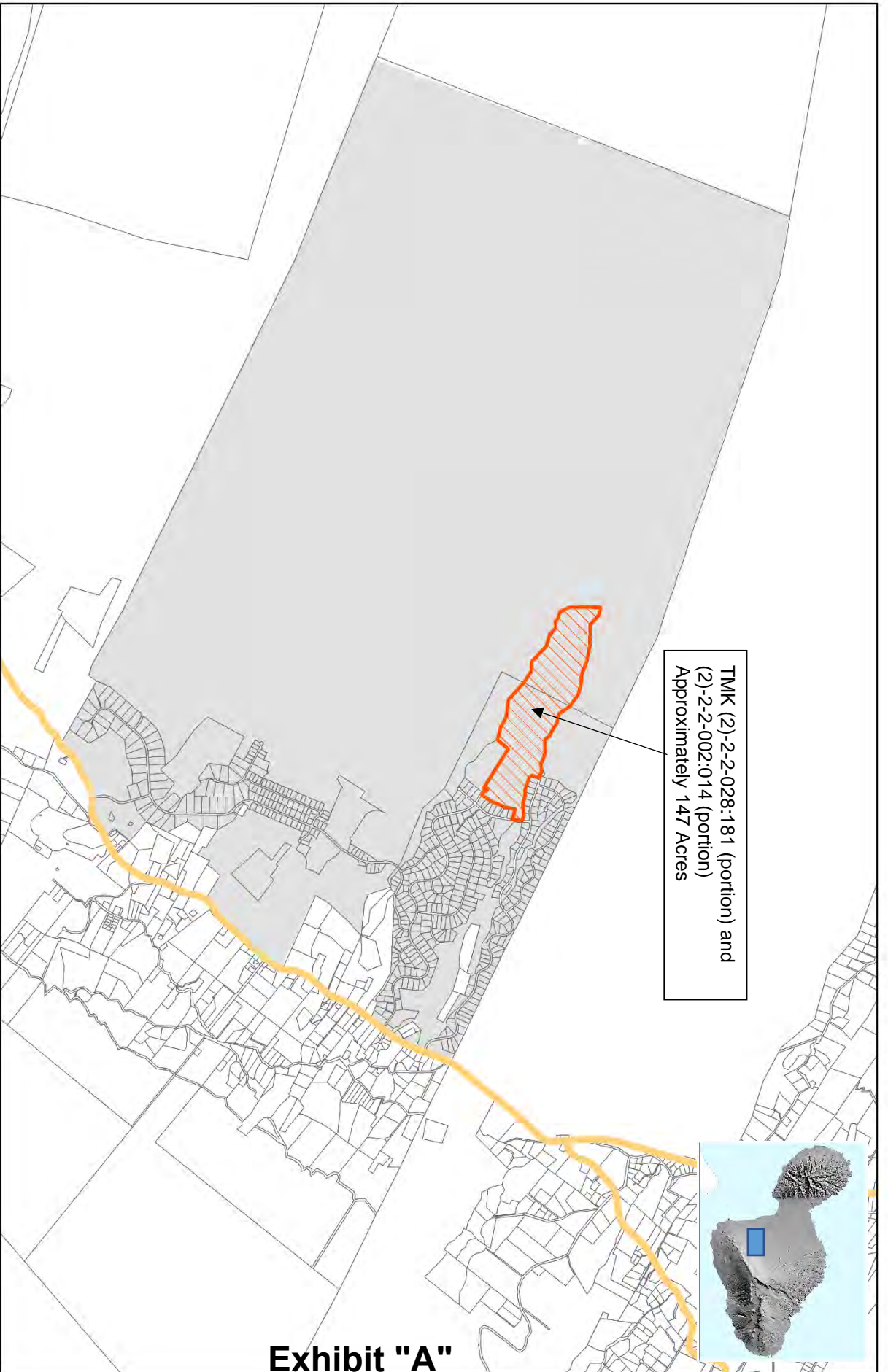
#### AUTHORIZATION

§171-43.1 of the Hawaii Revised Statutes, as amended, titled Lease to eleemosynary organizations, authorizes the commission to lease, at nominal consideration or any rental amount the commission deems appropriate; by direct negotiation and without recourse to the public auction, public lands to an eleemosynary organization which has been certified to be tax exempt under sections 501(c)1 or 501 (c)3 of the Internal Revenue Code of 1986, as amended; and on such other terms and conditions as the commission may determine. The lands shall be used by such eleemosynary organizations for the purposes which their charter was issued and for which they were certified by the Internal Revenue Service.

#### RECOMMENDATION

Land Management Division respectfully requests approval of the motion as stated.






**Legend**

 Waionui\_ROE\_boundary

 DHHL Land

 State Highway

0 0.25 0.5 1 Miles



**Exhibit "A"**  
**Item No. F-6**



STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

December 19–20, 2022

To: Chairman and Members, Hawaiian Homes Commission

Through: Peter “Kahana” Albinio, Jr., Acting Administrator  
Land Management Division *VA*  
*Q* Kalei Young, Supervising Land Agent  
Land Management Division

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

Subject: Preliminary Approval to the Issuance of a General Lease to Waiohuli Hawaiian Homesteaders Association, Inc., Waiohuli-Keokea, Maui, TMK Nos: 2-2-028:181 (portion), (2) 2-2-002:014 (portion)

RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission (“HHC”) grant its **PRELIMINARY** approval to the issuance of a 65-year general lease to Waiohuli Hawaiian Homesteaders Association, Inc. (WHHA) to use of approximately 150.0 acres of Hawaiian home lands located in Waiohuli, island of Maui, further identified by TMK Nos. (2) 2-2-028:18 (portion), (2) 2-2-002:014 (portion) (see Exhibit “A”), for the Waiohuli Economic Development Opportunities, to include cultural, educational, and economic components.

This **PRELIMINARY** approval is intended to provide WHHA, and its financiers with sufficient comfort to expend resources and pursue financial commitments.

The **PRELIMINARY** approval is subject to the following basic terms and conditions and is subject to **FINAL** approval by the Hawaiian Homes Commission:

- (1) LESSEE: Waiohuli Hawaiian Homesteader Association, Inc., with the ability to assign the lease, subject to approval from the Chairman of the Hawaiian Homes Commission
- (2) TERM: 65 years
- (3) LAND AREA: Approximately 150 acres of Hawaiian Home Lands in Waiohuli, Maui



- (4) PURPOSE: The site shall be used for economic development (including job training and employment opportunities), infrastructure development and community public purposes.
- (5) BASE RENT: To be determined later based on the final development plan on proposed land uses.
- (6) Before FINAL approval is brought to the HHC for consideration, WHHA must complete the required HRS Chapter 343, Environmental Assessment and compliance with HRS Chapter 6E, Historic Preservation.

## DISCUSSION

The WHHA presently holds Right of Entry No. 688 (ROE 688) for the purpose of conducting due diligence related to developing its Waiohuli Economic Development Opportunity (WE DO) project and its meeting of November 21, 2022 the Hawaiian Homes Commission (HHC) approved an extension to the term of WHHA's ROE.

In summary, the vision for WE DO is to provide economic opportunities that will foster greater self-sufficiency through capacity building and community-based job opportunities. Section 2 of the WE DO plan describes the vision, goals, and proposed land use, see Exhibit "B". Figure 3 provides a conceptual land use plan that illustrates relationships, locations, and estimated acreage within the planned development.

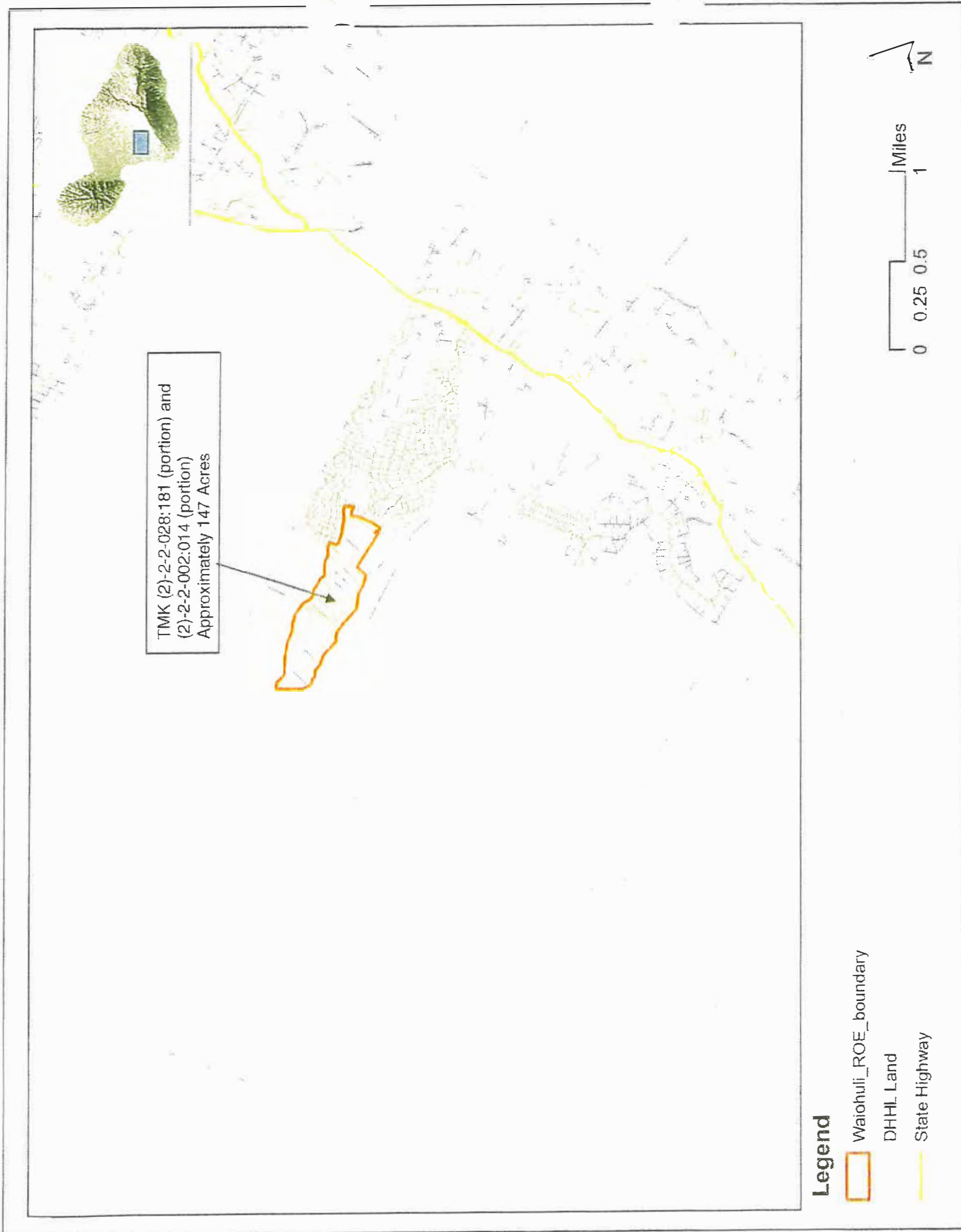
The WHHA has completed its master plan, business plan under ROE 688. To proceed forward, the 150-acre parcel would remain under ROE 688 while the environmental studies are being completed. Once this work is completed, FINAL approval for a long-term general lease to WHHA can be brought to the HHC for action. The anticipated time frame for the completion of the environmental studies is approximately nine to twelve months.

The WHHA is compliant with the State of Hawaii, State Procurement Office, Hawaii Compliance Express. See attached Exhibit "C" for copies of WHHA's Certificate of Vendor Compliance and Department of Commerce and Consumer Affairs documents.

## RECOMMENDATION

Land Management Division requests approval of the recommended motion as stated.







## 2 WE DO Plan

### 2.1 Vision & Goals

The vision for WE DO is to provide short- and long-term economic opportunities that will foster greater self-sufficiency for the people of upcountry Maui through capacity building and jobs homegrown at the WE DO Site. WE DO proposes a public-private collaboration to combine traditional construction of a master plan development with community-based job opportunities derived from development of infrastructure, agricultural cultivation, renewable energy, and water source development to create long-term economic sustainability for the Waiohuli community.

Goals for the project include:

- Maximize use of the existing Waiohuli Community Center as a space for job training, business incubation, and production.
- Develop a flexible space (indoor and outdoor) for capacity building in the trades.
- Staff the educational and community facilities with persons trained on site.
- Create career mentoring and employment opportunities in multiple fields of expertise and services associated with a master-planned development.
- Leverage public resources and services to secure deliberate, sustainable private communities and expertise to provide the best, affordable, and timely development solutions possible.
- Propose land uses of WHHA's master-planned development are consistent and complimentary with the DHHL's Waiohuli Regional Plan and land use designations.

### 2.2 WE DO Conceptual Plan (*ROE Special Condition #1*)

A preliminary site plan map illustrating land uses for the Site is provided in Figure 3, referred to herein as the "WE DO Conceptual Land Use Plan." The relationships and locations of the planned land uses are illustrated on the map with an accompanying table showing estimated acreage within the planned development. A description of the conceptual plan elements, proposed land uses, and facilities within the development is outlined in Section 0.

#### 2.2.1 WE DO Proposed Land Uses

The WE DO conceptual land use plan is Figure 3 within this report. A description of the anticipated land uses follows.

##### **Community Support Training Facilities**

An area of the Site designated to the Community Support Training Facilities is proposed to be located near the roadway entrance along both sides of the Lau'ie Drive extension, comprising a total of 6 acres. This component of the master plan will complement the existing Waiohuli Community Center abutting these areas to offer community facilities, social services and other



resources for the broader Waiohuli region. Potential uses could include recreational spaces, educational and workforce training facilities, multi-purpose functional spaces, as well as health and wellness facilities that feature both traditional Hawaiian healing practices and western medical services. Community support training facilities and concepts will be developed to align with the desired needs of the community and will be invaluable for the Waiohuli region, given the remoteness of the community.

### **Infrastructure Training Sites**

Three segments of the Site, totaling approximately 31 acres, will be utilized as the Infrastructure Training Sites. This includes areas on the far eastern end of the Site near the Lau‘ie Drive entrance, a segment in the central portion of the Site, and an area near the far western end of the Site. These areas will primarily serve as a component of the master plan that will support job training related to infrastructure construction. Infrastructure development through job training facilities could eventually provide the means for future growth within the Site. Within the Infrastructure Training Sites in the central portion of the Site, a water well capable of 350 gallons per minute (gpm) production is proposed. The proposed yield and pumping capacity were determined based on estimated water demand outlined by a groundwater feasibility study conducted in 2022 to evaluate potential build out of the Site if community development is considered in the future. The segment on the far western end of the Site is being considered to develop wastewater treatment package plant scalable to the proposed uses to serve the community support training facilities and will be designed with capacity to serve potential future growth on the Site if desired by the Waiohuli community.

### **Agriculture Development Training Sites**

The Agriculture Development Training Sites will comprise approximately 42 acres, stretching along the northern and southern portions of the Site, as well as a central portion makai of the existing Waiohuli Community Center. This segment of the Site will primarily provide space for educational facilities and job training in the agricultural industry rooted in indigenous knowledge and traditional Hawaiian farming. Agriculture cultivated in these areas will also be a resource for the community and serve as an opportunity to build on indigenous knowledge cultivating native plants using traditional Hawaiian farming techniques. Agricultural development on the Site will also offer economic opportunities for commercial development to generate revenue streams for the Waiohuli community.

### **Renewable Energy Development/Training Sites**

A large 26.4-acre segment along the western boundary of the Site has been planned as an opportunity to for training focused on renewable energy development that could also support potential future growth on the Site and the neighboring communities.

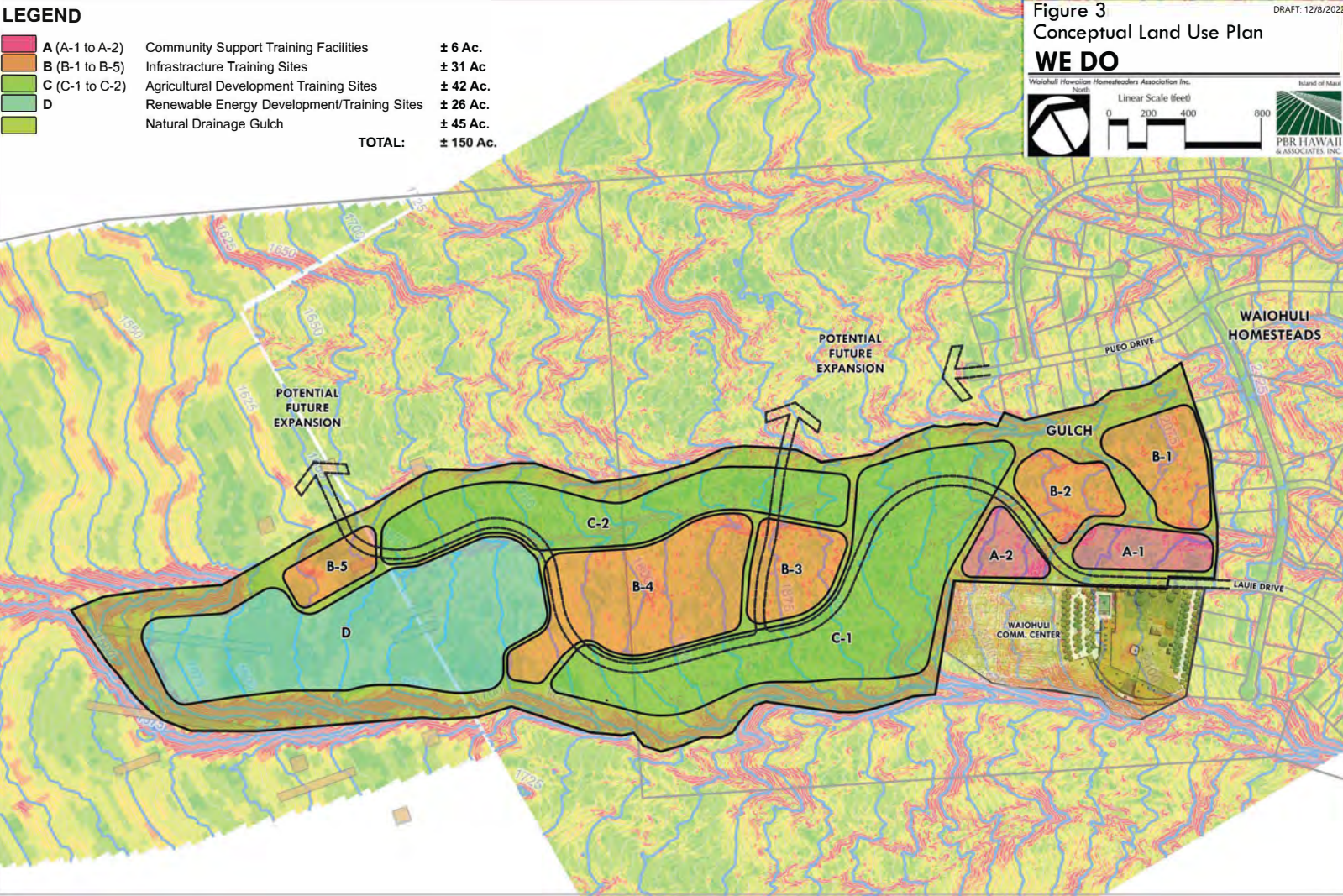
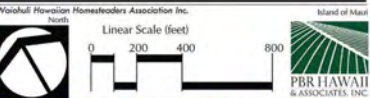


LEGEND

A (A-1 to A-2)	Community Support Training Facilities	± 6 Ac.
B (B-1 to B-5)	Infrastructure Training Sites	± 31 Ac.
C (C-1 to C-2)	Agricultural Development Training Sites	± 42 Ac.
D	Renewable Energy Development/Training Sites	± 26 Ac.
	Natural Drainage Gulch	± 45 Ac.
TOTAL:		± 150 Ac.

Figure 3  
Conceptual Land Use Plan  
**WE DO**

DRAFT: 12/8/2022







STATE OF HAWAII  
STATE PROCUREMENT OFFICE

**CERTIFICATE OF VENDOR COMPLIANCE**

This document presents the compliance status of the vendor identified below on the issue date with respect to certificates required from the Hawaii Department of Taxation (DOTAX), the Internal Revenue Service, the Hawaii Department of Labor and Industrial Relations (DLIR), and the Hawaii Department of Commerce and Consumer Affairs (DCCA).

**Vendor Name:** WAIOHULI HAWAIIAN HOMESTEADERS ASSOCIATION, INC.

**DBA/Trade Name:** WAIOHULI HAWAIIAN HOMESTEADERS ASSOCIATION, INC.

**Issue Date:** 12/12/2022

**Status:** **Compliant**

Hawaii Tax#: 20556458-01

New Hawaii Tax#:

FEIN/SSN#: XX-XXX1895

UI#: No record

DCCA FILE#: 115966

Status of Compliance for this Vendor on issue date:

Form	Department(s)	Status
A-6	Hawaii Department of Taxation	Compliant
8821	Internal Revenue Service	Compliant
COGS	Hawaii Department of Commerce & Consumer Affairs	Compliant
LIR27	Hawaii Department of Labor & Industrial Relations	Compliant

**Status Legend:**

Status	Description
Exempt	The entity is exempt from this requirement
Compliant	The entity is compliant with this requirement or the entity is in agreement with agency and actively working towards compliance
Pending	A status determination has not yet been made
Submitted	The entity has applied for the certificate but it is awaiting approval
Not Compliant	The entity is not in compliance with the requirement and should contact the issuing agency for more information

**ITEM NO. F-1**  
**EXHIBIT "C"**



# DCCA State of Hawaii

Downloaded on December 12, 2022.  
The information provided below is not a certification of good standing and does not constitute any other certification by the State.  
Website URL: <http://hbe.ehawaii.gov/documents>

## Business Information

MASTER NAME	WAIOHULI HAWAIIAN HOMESTEADERS ASSOCIATION, INC.		
BUSINESS TYPE	Domestic Nonprofit Corporation		
FILE NUMBER	115966 D2		
STATUS	Active		
PURPOSE	TO PROTECT AND FURTHER THE NATIVE HAWAIIAN CULTURAL HERITAGE THROUGH EDUCATION; AND TO FURTHER THE QUALITY OF LIFE OF DISADVANTAGED FAMILIES WITHIN THE WAIOHULI HAWAIIAN HOMESTEAD COMMUNITY.		
ORGANIZED IN	Hawaii UNITED STATES		
INCORPORATION DATE	Jul 6, 1999		
MAILING ADDRESS	P O BOX 698 KULA, Hawaii 96790-0698 UNITED STATES		
TERM	PER		
AGENT NAME	ERNETTE KAEA-PRONES		
AGENT ADDRESS	P O BOX 698 KULA, Hawaii 96790 UNITED STATES		

## Annual Filings

FILING YEAR	DATE RECEIVED	STATUS
2022	Oct 3, 2022	Processed
2021	Aug 8, 2021	Processed
2020	Oct 5, 2020	Processed
2019	Sep 18, 2019	Processed
2018	Oct 16, 2018	Processed
2017	Jul 31, 2017	Processed
2016	Oct 4, 2016	Processed
2015	Aug 6, 2015	Processed
2014	Sep 25, 2014	Processed
2013	Jul 8, 2013	Processed
2012	Jul 6, 2012	Processed
2011	Sep 6, 2011	Processed
2010	Sep 27, 2010	Processed
2009	Aug 11, 2009	Processed
2008	Jul 14, 2008	Processed
2007	Jul 2, 2007	Processed
2006	Apr 5, 2007	Processed
2005	Jan 30, 2006	Processed
2004	Oct 20, 2004	Processed
2003	Sep 5, 2003	Processed

2002		Not Required
2001	Jun 17, 2002	Processed
2000	Jul 22, 2002	Processed
1999	Sep 5, 2002	Processed

## Officers

NAME	OFFICE	DATE
ARTATES,PERRY	P	Jul 1, 2015
ALO,KAWIKA	V	Jul 1, 2017
BROWN,JOADDIE	S	Jul 1, 2017
KAEA-PRONES,ERNETTE	T	Jul 1, 2015
ARUDA,STEVEN	D	Jul 1, 2017
FOSTER,SAV	D	Jul 1, 2017
YAP,EMMA	D	Jul 1, 2017
GREIG, WILLIAM	D	Jul 1, 2019
ARTATES, ALANI	D	Jul 1, 2019
KUAILANI, KEITH	D	Jul 1, 2019
NAKOOKA,DANETTE	D	Jul 1, 2015
SAFFERY,CARL	D	Jul 1, 2015



**HAWAIIAN HOMES COMMISSION**  
**JULY 17 & 18, 2023**

**G – ITEMS**  
**PLANNING OFFICE**



STATE OF HAWAII`I  
DEPARTMENT OF HAWAIIAN HOME LANDS

July 17-18, 2023

To: Chairman and Members, Hawaiian Homes Commission

Thru: Andrew H. Choy, Planning Program Manager

From: Malia M. Cox, NAHASDA Compliance Specialist

Subject: Re-use of the Existing Building (former military temporary housing) at 91-1071 Yorktown Street, Kalaeloa, Moku of 'Ewa, Ahupua'a of Honouliuli, island of O'ahu TMK (1) 9-1-013:024 (por) Designated "Industrial" as an Acceptable Use Pursuant to the DHHL General Plan Update 2022

**RECOMMENDED ACTIONS**

Approve the Re-use of the Existing Building (former military temporary housing) at 91-1071 Yorktown Street, Kalaeloa, Moku of 'Ewa, Ahupua'a of Honouliuli, island of O'ahu TMK (1) 9-1-013:024 (por) Designated "Industrial" as an Acceptable Use Pursuant to the DHHL General Plan Update 2022

**DISCUSSION**

One of the program activities in the Annual Housing Plan prepared in accordance with NAHASDA requirements is to assist beneficiaries transitioning out of homelessness. This is a group of beneficiaries that DHHL has not been able to assist in the past. DHHL is rehabilitating the existing building (see *Figure 1- Project Location and Figure 2-View of Existing Facility*) in Kalaeloa (formerly utilized as temporary housing by the Navy) into 18 to 20 studio units for use as transitional housing and social service support facilities for homeless native Hawaiian applicants. The building in its current condition does not meet existing standards for health and safety for a residential dwelling. While the proposal will support houseless applicants on the waiting list in securing housing, the facilities proposed are designed to assist in the transition to secure long-term housing. Applicants housed in the facility will remain on the applicant list based on their current position.



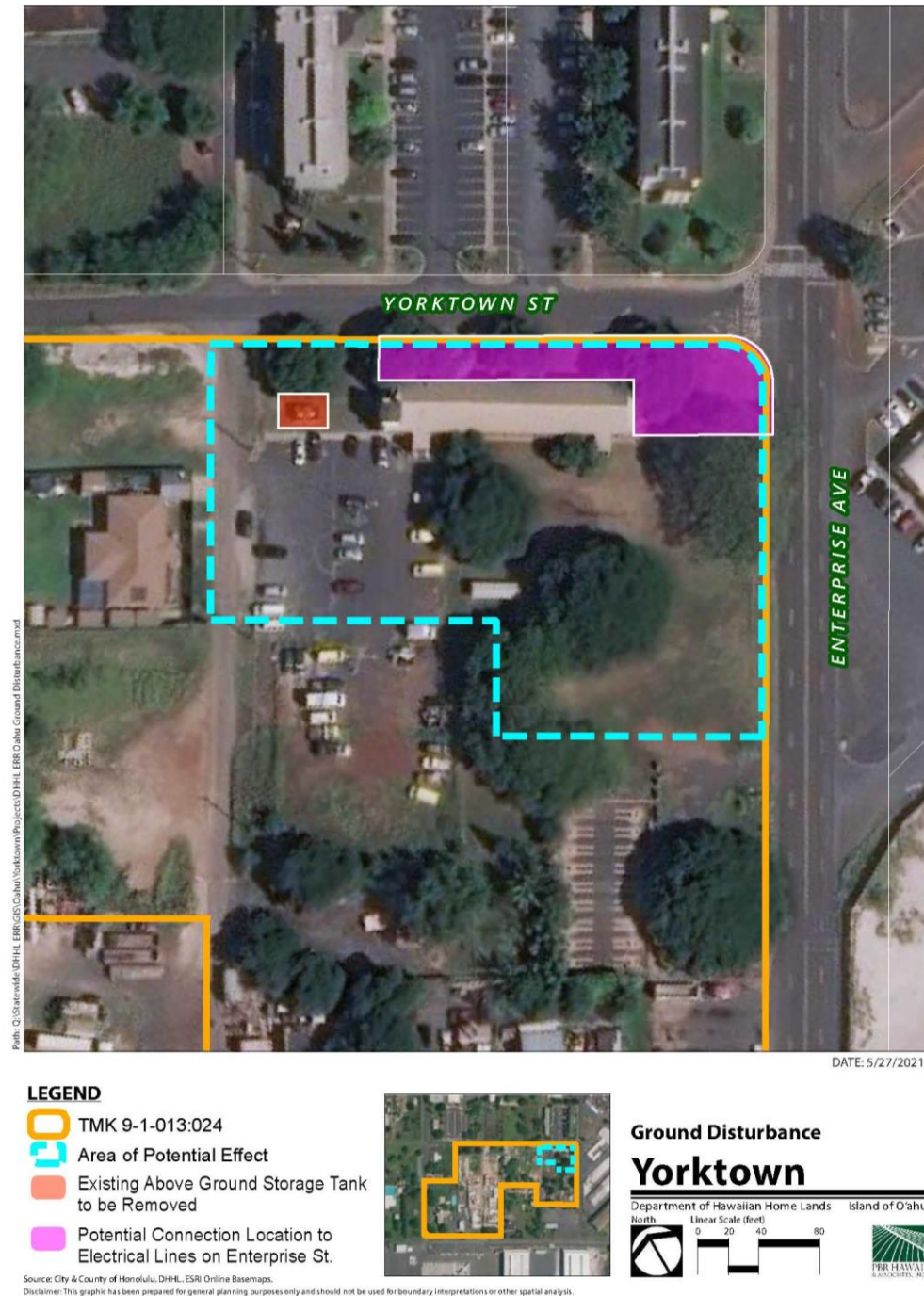


Figure 1- Project Location





*Figure 2- View of Existing Facility*

A beneficiary informational meeting (held as virtual/in-person hybrid meeting) was held in August 2022 to discuss and evaluate the appropriate and compatible land use designation for the proposed re-use of the existing building for transitional housing for homeless beneficiaries.

Subsequent to this initial beneficiary meeting, the General Plan was updated. Based upon the General Plan update, a change in land-use was no longer required. The proposed re-use of the existing low-rise building for rental apartment is an acceptable use with commission approval within the current land use designation, "Industrial" as described in the updated General Plan.

#### DHHL Planning Process

DHHL developed a three-tiered planning system to guide planning of its land holdings and policies for resource management, and for the benefit of current and future beneficiaries. The planning system includes an over-arching General Plan, followed by Strategic Program Plans and Island Plans, in the second tier and Regional and Development Plans in the third tier.

#### DHHL General Plan, (adopted 2002, update approved 2022)

The General Plan (GP) (Tier 1 of the Planning System) is a Statewide plan developed with a long-term perspective (20 years) that identifies statewide goals and policies to guide land management and programs. The land use framework is intended to bring DHHL plans into greater alignment through providing consistent land use designations, criteria, and dispositions to



be utilized across all DHHL lands. The GP focuses on seven priority areas, Land Use and Water Resources; Infrastructure; Housing; Food Production; Healthy Communities; Natural and Cultural Resource Management; and Revenue Generation and Cultural Resource Management. The GP has 16 land use designations, five specifically for homesteading and 11 non-homesteading uses. Several of the non-homesteading land use designations allow for higher density residential use with commission approval. The project is located within an area designated "industrial." The "industrial" land use designation identifies "low-rise rental apartment" as an acceptable residential type with commission approval. See Table 1, Master Land use Table (*General Plan Update 2022*).

Table 1- Master Use Table

APPENDIX A: Master Use Table

LAND USE DESIGNATION	Residential	Subsistence Agriculture	Supplemental Agriculture	Pastoral	DHHL Kuleana	Industrial	Commercial	Renewable Energy	Stewardship	Community Use	Community Agriculture	Special District – Open Space/Greenways	Special District – Cultural Resources	Special District – Natural Hazard	Special District – Waikā Puna	Conservation
	Homestead Uses					Non-Homestead Uses										
Single family dwelling	•	•		•	•											
Attached dwelling	•															
Accessory dwelling unit	•	•		•	•											
Multi-family dwelling	•					•*	•*									
Low-rise rental apartment	•					•*	•*									
Mid-rise rental apartment	•					•*	•*									
High-rise rental apartment	•					•*	•*									
Mobile/trailer dwelling	•**	•		•**	•											
Gardening/home crop production	•	•			•						•					
Community gardens/agriculture		•			•	•			•		•					
Small-scale agriculture		•			•	•			•		•					
Large-scale agriculture			•			•			•							
Small-scale livestock	•***	•	•		•						•***					
Ranching				•	•				•							
Aquaculture	•	•	•		•	•			•	•	•	•	•	•	•	•
Schools/Childcare							•			•						
Home-based child and kuleana care	•	•														
Religious, place of worship (i.e., churches)							•		•	•						
Art/Dance spaces							•		•	•						
Cemeteries (wai kūpuna)										•			•		•	
Gathering of traditional resources									•			•	•	•	•	•
Game management									•						•	•
Protection of native forests									•			•	•	•	•	•
Watershed protection									•			•	•	•	•	•
Restoration									•			•	•	•	•	•
Forestry									•						•	•



LAND USE DESIGNATION	Residential	Subsistence Agriculture	Supplemental Agriculture	Pastoral	DHHL Kuleana	Industrial	Commercial	Renewable Energy	Stewardship	Community Use	Community Agriculture	Special District - Open Space/Green ways	Special District - Cultural Resources	Special District - Natural Hazard	Special District - Wahi Pana	Conservation
	Homestead Uses					Non-Homestead Uses										
Utilities (water, telecommunication, wastewater, broadband)	•	•	•	•	•	•	•	•	•	•		•			•	
Renewable energy (large scale)						•		•		•					•	
Agricultural crop processing			•			•			•	•						
Animal product processing			•			•			•							
Home based business	•***	•***	•***	•***	•***											
Food & beverage							•			•						
Retail						•	•			•						
Personal services						•	•			•						
Office space						•	•			•						
Financial institutions						•	•			•						
Grocery/convenience stores						•	•			•						
Fuel storage & hazardous materials						•										
Baseyard/Equipment Storage						•										
Wholesaling						•										
Manufacturing						•										
Warehousing						•										
Waste disposal/processing						•										
Auto repair						•										

\*Requires Commission approval

\*\*Requires Administrative Rule amendments to accommodate as allowable use in these areas

\*\*\*Refer to DHHL lease requirements and applicable County zoning code for Residential areas

## O'ahu Island Plan, (adopted 2014)

The island plans (Tier 2 of the Planning System) were developed to have a long-term perspective (around 20 years with an update every 10 years) and accomplish the following:

- Implement comprehensive General Plan goals and objectives
- Establish land use designations to encourage orderly social, physical, and economic development.
- Identify priority areas for homestead development.

The Hawaiian Homes Commission approved the O'ahu Island Plan in 2014. DHHL lands holdings on O'ahu Island are located within four moku on O'ahu, Wai'anae, 'Ewa, Kona and Ko'olaupoko as shown in *Figure 3- DHHL Lands on O'ahu- Boundary comparison between Moku and City's Development/Sustainable Communities*. The area of proposed revision to the land use designation is located within the 'Ewa Moku.



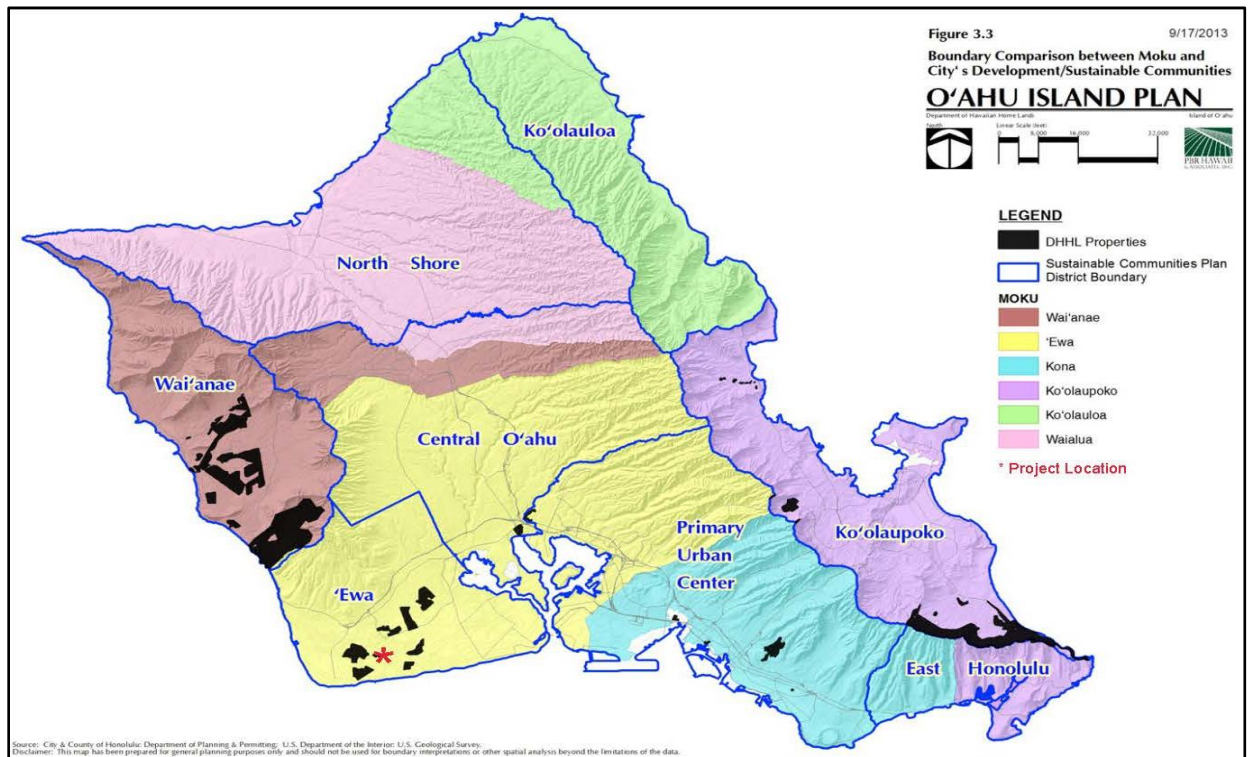
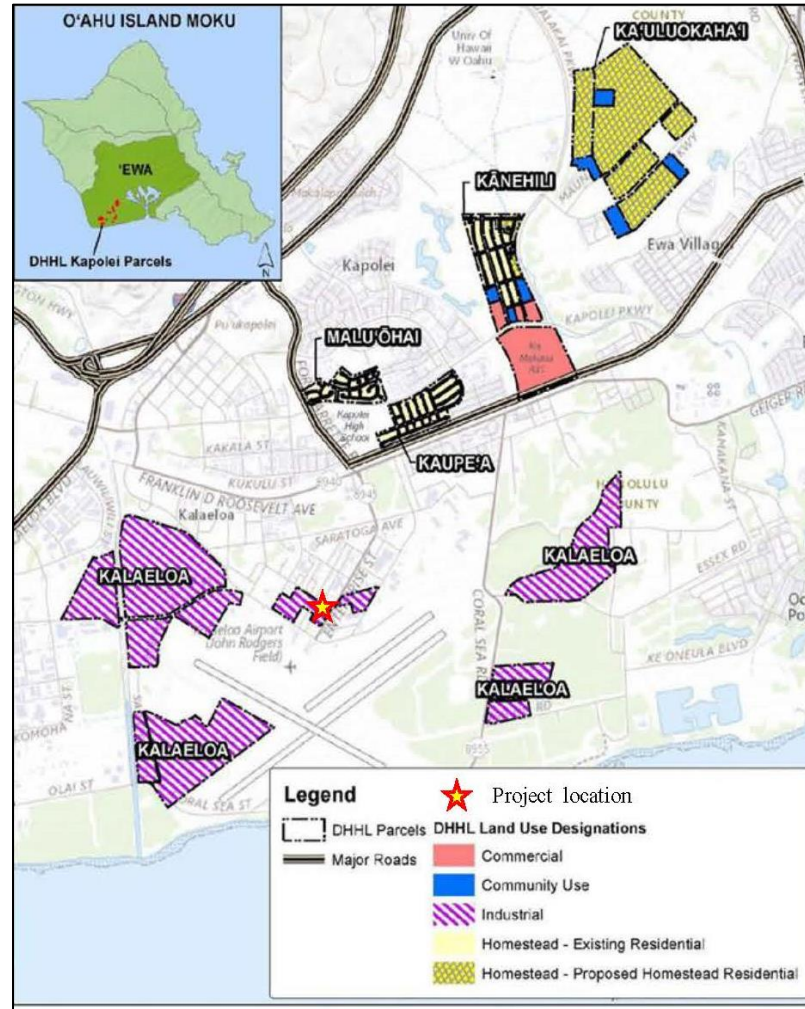


Figure 3- 2014 O'ahu Island Plan- DHHL Lands on O'ahu-Boundary comparison between Moku and City's Development/Sustainable Communities

As described in the OIP, land holdings in the 'Ewa Moku are located within two ahupua'a, Waiawa and Honouliuli, with Honouliuli further subdivided into Kapolei and Kalaeloa tracts. The proposed project is located within the Kalaeloa tract. All lands within Kalaeloa were designated, Industrial in the OIP. See Figure 4 Current Land Use Designations- Kapolei.



Figure 4- Current Land Use Designations- Kapolei



#### O'ahu Island Regional Plans

Regional Plans are part of the third tier of DHHL's planning system. Regional plans have a short-term focus at the community/regional level. These plans apply the goals, policies and land use designations to specific geographic regions that have been at least partially developed. It is a mechanism for DHHL to affect development rather than reacting to actions by other organizations. DHHL has worked with local beneficiaries to develop five regional plans. The Kapolei Regional Plan updated 2022 included DHHL's Kalaeloa lands.

#### Native Hawaiian Housing Plan

The Native Hawaiian Housing Plan/ Annual Performance Report (NHHP/APR) is submitted annually to US Department of Housing and Urban Development (HUD) and describes DHHL's



approved affordable housing activities utilizing Native Hawaiian Housing Block Grant (NHHBG) funds. The current NHHBP/APR identifies homeless households as one the Housing Needs to be targeted. It states, "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." This project once developed will provide transitional housing for 18 beneficiaries on the waitlist that are homeless or houseless.

#### Project Description

The proposed work includes the renovation of an existing approximately 11,000 square-foot low-rise residential building and associated infrastructure to serve homeless families within the same structure and footprint. The building in its present condition does not meet current health and safety standards for residential occupancy. The project will include the renovation of 18 studio units to be used for transitional housing homeless native Hawaiian beneficiaries currently on the Department of Hawaiian Home Lands (DHHL) Wait List, renovation of 1 unit dedicated as a communal area and renovation of 1 unit dedicated as an office/service support center. In addition to the rehabilitation of the existing building, the project will include repair/rehabilitation of the existing parking lot, hazard abatement, and removal of above ground storage tank and ancillary equipment, compliance with recommendations from US Fish and Wildlife, compliance with ADA, City and County permitting, and HCDA approvals. The purpose of the proposed project is to provide people of native Hawaiian ancestry with safe and secure housing.

#### Actions taken in Support of Project

##### **March 2021**

Exemption from Hawaii Revised Statutes Chapter 343 based on exemption types, 2, 3, and 6 as enumerated in HAR 11.200.1

##### **March 2021**

Phase I Environmental Site Assessment

##### **February-July 2021**

Consultation with select Native Hawaiian Organizations identified on the US Department of Interior NHO list and stake holders recommended by the State Historic Preservation Officer (SHPO)



**October 2021**

SHPO Concurrence with "no historic properties affected" determination for archaeological resources

**May 2022**

Reconnaissance Level Survey of building located at 91-1071 Yorktown Street

**August 2022**

Submission of Informational Packet to Hawaiian Homes Commission Beneficiary Meeting - Project Information and Evaluation of Existing Land Use Designation Compatibility

**October 2022**

SHPO Concurrence with "no historic properties affected" determination for architectural resources  
Completion of Environmental Record Review, HUD authorization of use of NAHASDA funds in the rehabilitation of the building in support of transitional housing

**November 2022**

General Plan Update Approved by HHC

**December 2022**

Publication of Request for Proposals to rehabilitate the building at 91-1071 Yorktown.

**April 2023**

Selection of proposal submitted by R&D Contractors, LLC

**June 2023**

Rehabilitation contract executed  
Hazard mitigation assessment completed

**Actions Pending Completion****3<sup>rd</sup>-4<sup>th</sup> Quarter 2023**

Design and permitting of building rehabilitation  
Hazard Abatement

**2024**

Projected start of construction  
Beneficiary Meeting for programming relating to transitional housing

**2025**

Projected construction completion



STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 17 - 18, 2023

To: Chairman and Members, Hawaiian Homes Commission  
From: Andrew Choy, Planning Program Manager  
Subject: For Information Only - Water Policy Plan  
Implementation Program Report for FY 2023 and Draft  
Water Policy Plan Implementation Program for FY 2024

RECOMMENDED MOTION/ACTION

For Information Only

DISCUSSION

This submittal provides (1) a report on progress made towards the Commission's water policy objectives under the FY 2023 Water Policy Plan ("WPP") Implementation Program ("IP"), and (2) a Proposed WPP-IP for FY 2024.

I. Purpose

The Hawaiian Homes Commission (HHC) WPP was passed by the HHC in 2014. It was adopted by the HHC after three years of research and two rounds of beneficiary meetings across Hawai'i. It serves as the comprehensive guiding document for water related decisions by the HHC and the DHHL. Based on our research, it was the first water policy of the Trust since passage of the Hawaiian Homes Commission Act (HHCA) in 1921. The Policy Plan as adopted is attached here as Exhibit C, and is also available at <http://dhhl.hawaii.gov/wp-content/uploads/2013/09/HHC-Water-Policy-Plan-140722.pdf>

The WPP section on "Delegation of Authorities, Reporting, and Consultation" specifies that the Chairman shall annually seek approval from the HHC for a proposed IP in conjunction with the Department's budget request. In addition, the Chairman shall annually report on progress on execution of the previous year's approved IP. This submittal is in compliance with that provision.



## II. Background

At its July 22, 2014 meeting, the Commission adopted the WPP. The purpose of the WPP is to provide strategic, proactive, comprehensive, and consistent guidance to the Commission, Department of Hawaiian Home Lands ("Department") on water related issues, actions, and decisions.

The Planning Office ("PO") is the lead division for implementation of the WPP-IP. However, as responsibilities for water are currently held throughout the department, implementation requires coordination across the agency.

Because of the timing of the approval of the WPP in July 2014, the FY 2016 WPP IP was the first submitted prior to the beginning of the fiscal year and the first evaluated on a full-year basis. This submittal contains the eighth full year of evaluation and the ninth WPP IP submitted for consideration by the HHC.

During the policy development process, beneficiaries, the HHC, and DHHL staff identified twenty-three key goals that would advance DHHL water rights and development to fulfill the HHCA. The second round of beneficiary consultation including a process for ranking of these goals, and the WPP identified four of these as Priority Goals as the focus of implementation:

- 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, the DHHL, and the 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.**

## III. Summary of Performance on the FY 2023 WPP-IP

The FY 2023 WPP IP, as in previous years, has focused on the four priority goals of the WPP IP, with other goals pursued at the direction of the HHC and Chairman as conditions warrant and resources allow. Importantly, the consistent investment in advocacy (Goal 2) has continued to realize critical outcomes,



including the awarding of water reservations to DHHL for future use in the years and decades to come.

The most significant accomplishments for the FY have been:

- 1) Continued collaboration with the beneficiaries, the Kaua'i Island Utility Cooperative and other signatories to the Waimea River Watershed Agreement to make progress and bring water and infrastructure to our lands at Pu'u 'Ōpae, including conversion of the KIUC right of entry (ROE) into a general lease;
- 2) Work with the Honolulu Board of Water Supply (BWS) to a) ensure that any water moratorium necessary due to the Red Hill Bulk Fuel Storage facility contamination would not result in delays in issuing water meters for DHHL projects, and b) support of the BWS pending petition to designate Wai'anāe as a Ground Water Management Area;
- 3) Led by the Homestead Services Division working with the PO, DHHL began to issue new water meters on Molokai in late 2022 for the first time in years. This occurred following the September 2022 passage by the HHC of the Processes for the Allocation of Water Credits and Water Meters on Water Systems Serving DHHL Lands and the successful July 2022 securing of an increased Water Use Permit, the culmination of a three decade effort.
- 4) Following beneficiary consultation and HHC acceptance, filed groundwater reservation requests for reservation by rule on Molokai to the Commission on Water Resource Management;
- 5) Secured authorization from the HHC to enter into a Right of Entry with the County of Maui to secure treated water for Honokowai nonpotable uses;
- 6) Supported efforts by the Maui County Council to place on the November 2022 ballot a proposal to create an East Maui Regional Water Authorities with "one member who is a representative of the Hawaiian Homes Commission, and is recommended by the Department of Hawaiian Home Lands." The charter amendment was passed.
- 7) Continued significant progress on securing site control for two new well sites in North Kona needed for buildout of DHHL lands at Kealakehe (La'i 'Ōpua) and other tracts



including HHC authorization to enter into an agreement on the same; and

- 8) In collaboration with the Ka Huli Ao Center for Excellence in Native Hawaiian Law at the William S Richardson School of Law, prepared for statewide beneficiary training on how to prepare for, apply for, and assume leadership positions in county and state commissions with water kuleana; the training has been oversubscribed and commences the last week in June and lasts for four weeks (one session per week) to be repeated in the fall to meet beneficiary demand.

## 2023 Challenges and Opportunities

While opportunistic progress was made, not all objectives under each Goal were achieved this fiscal year. The loss of the Department Water Resource Management Specialist near the beginning of the second quarter of FY 2020 has yet to be rectified due to the ongoing state hiring freeze and subsequent recruitment challenges.

Certain proposals contained in the proposed 2023 WPP IP were not funded by the Commission or their funding was reduced.

In addition, as in past years, developments in ongoing water disputes had critical implications for the Department's interests in water. Ongoing conflicts regarding ground and surface and ground water related to DHHL water needs in East Maui, Honokōwai Maui, Wailua, Kaua'i, and Ka'ū required focused staff and consultant efforts. Consistent implementation of the WPP since 2014 has allowed staff and consultants to be better prepared to work ensure the rights of the beneficiaries, Hawaiian Homes Commission, and the DHHL were protected and enhanced.

Comparison of goals versus achievements is presented in Exhibit A.

### IV. Proposed FY 2024 WPP-IP.

The overall WPP IP for 2024 appears as Exhibit B; two items seek allocations. The proposed WPP-IP FY2023 budget is \$380,000. The investments proposed for HHC funding are expected to continue the policy outcomes that have resulted from the passage and implantation of the WPP.



The following describes general areas of expenditures under subparts of WPP-IP FY 2024 goals, which are detailed as Exhibit B.

Goal 1.b.	\$200,000 Continue to train beneficiaries regarding DHHL water rights, including through in person and remote learning and networking among beneficiary communities.
All Goals	\$180,000 Contractor to assist DHHL with WPP IP implementation, water initiatives and advocacy
<b>Total:</b>	<b>\$380,000</b>

Other major foci in FY 2024 will be continued work to assert water rights related to other HRS 171-58 water lease renewals across Hawai'i. This will involve work with the Department of Land and Natural Resources (DLNR) to transform water revocable permits into long term leases.

RECOMMENDED MOTION/ACTION

None; for information only.



Exhibit A. Summary of Performance on the FY 2023 WPP-IP

The FY 2023 WPP IP, as in previous years, has focused on the four priority goals of the WPP IP, with other goals pursued at the direction of the HHC and Chairman as conditions warrant and resources allow. Importantly, the consistent investment in advocacy (Goal 2) has continued to realize critical outcomes, including the awarding of water reservations to DHHL for future use in the years and decades to come.

**The most significant accomplishments for the FY have been:**

- 1) Continued collaboration with the beneficiaries, the Kaua'i Island Utility Cooperative and other signatories to the Waimea River Watershed Agreement to make progress and bring water and infrastructure to our lands at Pu'u Ōpae, including conversion of the KIUC right of entry (ROE) into a general lease;
- 2) Work with the Honolulu Board of Water Supply (BWS) to a) ensure that any water moratorium necessary due to the Red Hill Bulk Fuel Storage facility contamination would not result in delays in issuing water meters for DHHL projects, and b) support of the BWS pending petition to designate Wai'anae as a Ground Water Management Area;
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- 6) Supported efforts by the Maui County Council to place on the November 2022 ballot a proposal to create an East Maui Regional Water Authorities with "one member who is a representative of the Hawaiian Homes Commission, and is recommended by the Department of Hawaiian Home Lands." The charter amendment was passed.
- 7) Continued significant progress on securing site control for two new well sites in North Kona needed for buildout of DHHL lands at Kealakehe (La`i`Ōpua) and other tracts including HHC authorization to enter into an agreement on the same; and
- 8) In collaboration with the Ka Huli Ao Center for Excellence in Native Hawaiian Law at the William S Richardson School of Law, prepared for statewide beneficiary training on how to prepare for, apply for, and assume leadership positions in county and state commissions with water kuleana; the training has been oversubscribed and commences the last week in June and lasts for four weeks (one session per week), to be repeated in the fall to meet beneficiary demand.

## 2023 Challenges and Opportunities

While opportunistic progress was made, not all objectives under each Goal were achieved this fiscal year. The loss of the Department Water Resource Management Specialist near the beginning of the second quarter of FY 2020 has yet to be rectified due to the ongoing state hiring freeze and subsequent recruitment challenges.

Certain proposals contained in the proposed 2023 WPP IP were not funded by the Commission or their funding was reduced. In addition, as in past years, developments in ongoing water disputes had critical implications for the Department's interests in water. Ongoing conflicts regarding ground and surface and ground water related to DHHL water needs in East Maui, Honokōwai Maui, Wailua, Kaua'i, and Ka`ū required focused staff and consultant efforts. Consistent implementation of the WPP since 2014 has allowed staff and consultants to be better prepared to work ensure the rights of the beneficiaries, Hawaiian Homes Commission, and the DHHL were protected and enhanced.



**Table I. Summary of FY 2023 WPP IP Performance**

<b>Red shading and bold underlined text indicate implementation action goal was not met</b>
<i>Orange shading and italicized text indicates some progress was made</i>
Green shading and normal text indicate the action goal was met.

**Goal 1. Affirmatively communicate with beneficiaries regarding water decisions, performance, and water rights on a regional and annual basis.**

#	Implementation Action(s)	Cost / resource estimate	Expenses
1. a.	Annually and regionally present on DHHL water projects and issues in conjunction with HHC meetings.	Staff time: 80 hr. Consultant time: 80 hr.	Within PO budget and consultant contracts
1. b.	<i>Develop and execute ten targeted trainings on water rights for beneficiaries over two years in collaboration with the William S. Richardson School of Law's Ka Huli Ao program and others as available and appropriate.</i>	<i>Staff time: 100 hr. Consultant time: 300 hr.</i>	<i>\$200,000 contract</i>
	Subtotal	Staff: 180 hr.  Consultant: 380 hr.	\$200,000



Goal 2. Aggressively, proactively, consistently and comprehensively advocate for the kuleana of the beneficiaries, the DHHL, and the HHC to water before all relevant agencies and entities.

#	Implementation Action(s)	Cost / resource estimate	Expenses
2. a.	Continue advocating for funds due to the NHRF.	Staff time: 100 hr. Consultant time: 200 hr.	Within PO budget and consultant contracts
2. b.	<i>Secure water reservations pursuant to Hawai'i Revised Statutes, Chapter 174C &amp; Section 171-58</i> <ul style="list-style-type: none"> <li>• <i>Seek additional water reservations for surface and ground water across the islands as appropriate.</i></li> <li>• <i>Continue pursuit of implementation of reservations.</i></li> <li>• <i>Assert reservation needs in conjunction with water licensing under HRS 171-58</i></li> </ul>	<i>Staff time: 200 hr. Consultant time: 400 hr.</i>	<i>\$180,000 contract for WPP IP for all line items</i>
2. c.	<i>Continue efforts to ensure regulatory compliance</i> <ul style="list-style-type: none"> <li>• <i>Continue regular comments on BLNR, CWRM actions, and other agency actions that could affect DHHL water rights;</i></li> <li>• <i>Continue to coordinate with OHA staff on identification and tracking of water issues;</i></li> <li>• <i>Develop a method for utilizing WAI information in comment letters;</i></li> </ul>	<i>Staff time: 100 hr. Consultant time: 100 hr.</i>	<i>\$180,000 contract for WPP IP for all line items</i>



#	Implementation Action(s)	Cost / resource estimate	Expenses
2. d.	Water Planning i. Participate in and comment on all updates to the Hawai'i Water Plan and County Plans that will affect DHHL and beneficiary water kuleana ii. Coordinate DHHL agricultural water systems development planning with State and county community plans. ii. Coordinate with DHHL staff working on subsistence agricultural plans.	Staff time: 35 hr. Consultant time: 60 hr.	\$180,000 contract for WPP IP for all line items
2. e.	Comment on water rights-related legislative and other agency rulemaking actions as necessary and directed.	Staff time: 20 hr. Consultant time: 40 hr.	\$180,000 contract for WPP IP for all line items
<b><u>2. f.</u></b>	<b><u>Work with authorized outside counsel as applicable to assert DHHL water rights through legal mechanisms; Use of expert witnesses if attempts to mediate ongoing disputes are unsuccessful in administrative proceedings</u></b>	<b><u>Staff time: 30 hr. Consultant time: 225 hr.</u></b>	<b><u>Within PO budget and consultant contracts</u></b>
	Subtotal	Staff: 485 hr.  Consultants: 1,025 hr.	\$180,000



Goal 3. Develop and manage a Water Assets Inventory (WAI) .

#	Implementation Action(s)	Cost / resource estimate	Expenses
<u>3.</u> <u>a.</u>	<u>(Former 3.b.) Integrate Cultural Water Assets Inventory into DHHL decision-making</u>	<u>Goal 3.c. Staff time: 40 hr.</u> <u>Goal 3.c. Consultant time: 40 hr.</u>	<u>Within PO budget and consultant contracts</u>
	Subtotal	Staff: 40 Consultant: 40	Obligated funds



Goal 4. Support watershed protection and restoration on DHHL lands and source areas for DHHL water.

#	Implementation Action(s)	Cost / resource estimate	Expenses
4. a.	Implementation of any conditions placed on a granted WUPA for the Kauluwai 1&2 wells by CWRM	Unknown, dependent on CWRM action	None. Continued planning efforts and identification of outside funding sources and partners



5. Other WPP Goals: Implementation of additional WPP goals based on the availability of resources

#	Implementation Action(s)	Cost / resource estimate	Expenses
5. a.	Staff and organize the DHHL consistent with importance of water to the trust. i. Train and update them on issues addressed DHHL water team and positions taken on those issues.	5.a. Staff time: 20 hr. 5.a. Consultant time: 40 hr.	Within PO budget
5. b.	Water Source Development: Planning, environmental compliance and related matters for water source development in homestead communities statewide	5.b. Staff time: 160 hr. 5.b. Consultant time: 160 hr. (not including third parties)	\$350,000 in budget request***
<u>5.c.</u>	<u>Ho`olehua Water System Long-term asset management, operations, and management plan.</u>	<u>5.c. Staff time: 160 hr.</u>	<u>\$400,000 contract in budget request***</u>
<u>5.d.</u>	<u>Water Systems Rate Study (Pu`ukapu)</u>	<u>5.d. Staff time: 80 hr.</u>	<u>\$200,000 in budget request***</u>
<u>5.e.</u>	<u>DHHL Water System Customer Education Services</u>	<u>5.e. Consultant time TBD</u>	<u>\$100,000 in budget request***</u>
	Subtotal	Staff: 500 Consultant: 590	\$100,000

\*\*\* Funding for Item 5.b. was reduced to \$100,000; funding for items 5.c-e were eliminated.



<b>Additional Significant WPP Related activities not covered by a particular IP goal</b>
<ul style="list-style-type: none"><li>• Preparation and final approval of Processes for the Allocation of Water Credits and Water Meters on Water Systems Serving DHHL Lands</li></ul>



### Additional Information

In addition to the information presented above and in the main HHC submittal, regional updates on Water Issues and Projects have been provided during the year to the HHC.



PROPOSED WPP IMPLEMENTATION PROGRAM AND BUDGET FOR FY 2024

I. Proposed FY 2024 WPP-IP.

The proposed WPP-IP FY2024 budget is \$380,000. The investments proposed for HHC funding are expected to continue the policy outcomes that have resulted from the passage and implantation of the WPP.

The following describes general areas of expenditures under subparts of WPP-IP FY 2024 goals, which are detailed as Exhibit B.

Goal 1.b.	\$200,000 Continue to train beneficiaries regarding DHHL water rights, including through in person and remote learning and networking among beneficiary communities.
All Goals	\$180,000 Contractor to assist DHHL with WPP IP implementation, water initiatives and advocacy
<b>Total:</b>	<b>\$380,000</b>

Other major foci in FY 2024 will be continued work to assert water rights related to other HRS 171-58 water lease renewals across Hawai'i. This will involve work with the Department of Land and Natural Resources (DLNR) to transform water revocable permits into long term leases.

Estimates of staff and consultant time are included below. Except where noted, the target date for completion is June 30, 2024. The Planning Office ("PO") is the lead Department of Hawaiian Home Lands ("DHHL") division for the WPP-IP. Resources for certain implementation actions are not specified when they are conducted by other divisions or included in other portions of the PO budget.



PROPOSED WPP IMPLEMENTATION PROGRAM AND BUDGET FOR FY 2024

Goal 1. Affirmatively communicate with beneficiaries regarding water decisions, performance, and water rights on a regional and annual basis.

#	Implementation Action(s)	Cost / resource estimate	Estimated expenses
1. a.	Annually and regionally present on DHHL water projects and issues in conjunction with HHC meetings.	Staff time: 80 hr. Consultant time: 80 hr.	\$180,000 in consultant contract for all WPP IP Goals
1. b.	In collaboration with the Ka Huli Ao Center for Excellence in Native Hawaiian Law at the William S Richardson School of Law, prepared for statewide beneficiary training on how to prepare for, apply for, and assume leadership positions in county and state commissions with water kuleana	Staff time: 100 hr. Consultant time: 300 hr.	\$200,000 in intergovernmental agreements
	Subtotal	Staff: 180 hr.  Consultant: 380 hr.	\$380,000



PROPOSED WPP IMPLEMENTATION PROGRAM AND BUDGET FOR FY 2024

**Goal 2. Aggressively, proactively, consistently and comprehensively advocate for the kuleana of the beneficiaries, the DHHL, and the HHC to water before all relevant agencies and entities.**

#	Implementation Action(s)	Cost / resource estimate	Estimated expenses
2. a.	Continue advocating for funds due to the NHRF.	Staff time: 100 hr. Consultant time: 200 hr.	See item 1.a.
2. b.	Secure water reservations pursuant to Hawai'i Revised Statutes, Chapter 174C & Section 171-58 i. Seek additional water reservations for surface and ground water across the islands as appropriate. ii. Continue pursuit of implementation of reservations. ii. Assert reservation needs in conjunction with water licensing under HRS 171-58	Staff time: 200 hr. Consultant time: 400 hr.	See item 1.a.
2. c.	Continue efforts to ensure regulatory compliance i. Continue regular comments on BLNR, CWRM actions, and other agency actions that could affect DHHL water rights; ii. Continue to coordinate with OHA staff on identification and tracking of water issues; ii. Develop a method for utilizing WAI information in comment letters;	Staff time: 100 hr. Consultant time: 100 hr.	See item 1.a.



PROPOSED WPP IMPLEMENTATION PROGRAM AND BUDGET FOR FY 2024

#	Implementation Action(s)	Cost / resource estimate	Estimated expenses
2. d.	Water Planning i. Participate in and comment on all updates to the Hawai'i Water Plan and County Plans that will affect DHHL and beneficiary water kuleana ii. Coordinate DHHL agricultural water systems development planning with State and county community plans. ii. Coordinate with DHHL staff working on subsistence agricultural plans.	Staff time: 35 hr. Consultant time: 60 hr.	See item 1.a.
2. e.	Comment on water rights-related legislative and other agency rulemaking actions as necessary and directed.	Staff time: 20 hr. Consultant time: 40 hr.	See item 1.a.
2. f.	Work with authorized outside counsel as applicable to assert DHHL water rights through legal mechanisms; Use of expert witnesses if attempts to mediate ongoing disputes are unsuccessful in administrative proceedings	Staff time: 30 hr. Consultant time: 225 hr.	Within PO budget and consultant contracts
2. g.	Participate in the establishment of the East Maui Water Authority Board	Staff time: TBD Consultant time: TBD.	Within PO budget and consultant contracts
	Subtotal	Staff: 485 hr.  Consultants: 1,025 hr.	



PROPOSED WPP IMPLEMENTATION PROGRAM AND BUDGET FOR FY 2024

Goal 3. Develop and manage a Water Assets Inventory (WAI).

#	Implementation Action(s)	Cost / resource estimate	Estimated expenses
3. a.	(Former 3.b.) Integrate Cultural Water Assets Inventory into DHHL decision-making	Goal 3.c. Staff time: 40 hr. Goal 3.c. Consultant time: 40 hr.	Within PO budget and consultant contracts
	Subtotal	Staff: 40 Consultant: 40	Obligated funds



PROPOSED WPP IMPLEMENTATION PROGRAM AND BUDGET FOR FY 2024

Goal 4. Support watershed protection and restoration on DHHL lands and source areas for DHHL water.

#	Implementation Action(s)	Cost / resource estimate	Estimated expenses
4. a.	Implementation of any conditions placed on a granted WUPA for the Kauluwai 1&2 wells by CWRM	TBD	TBD, to be covered by existing resources or grant funds



PROPOSED WPP IMPLEMENTATION PROGRAM AND BUDGET FOR FY 2024

**5. Other WPP Goals: Implementation of additional WPP goals based on the availability of resources**

#	Implementation Action(s)	Cost / resource estimate	Estimated Expenses
5. a.	Staff and organize the DHHL consistent with importance of water to the trust. i. Train and update them on issues addressed DHHL water team and positions taken on those issues.	5.a. Staff time: 20 hr. 5.a. Consultant time: 40 hr.	Within PO budget
5. b.	Water Source Development: Planning, environmental compliance and related matters for water source development in homestead communities statewide	5.b. Staff time: 160 hr. 5.b. Consultant time: 160 hr. (not including third parties)	Continued use of obligated funds
	Subtotal	Staff: 500 Consultant: 590+	



## HAWAIIAN HOMES COMMISSION WATER POLICY PLAN

July 22, 2014

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### Vision

Our vision is that there will be adequate amounts of [water](#) and supporting infrastructure so that homestead lands will always be usable and accessible, to enable us to return to our lands to fully support our self-sufficiency and self-determination in the administration of the Hawaiian Homes Commission Act (HHCA), and the preservation of our values, traditions, and culture.

### Mission

In a manner consistent with our [values](#), the Hawaiian Homes Commission (HHC) and Department of Hawaiian Home Lands (DHHL) shall strive to ensure the availability of adequate, quality [water](#) by working cooperatively to:

- Understand our trust [water](#) assets;
- Plan for our [water](#) needs;
- Aggressively understand, exercise and assert our [kuleana](#) as stewards of [water](#);
- Develop and protect [water](#) sources; and
- Manage [water](#) systems.

### Values

1. **Waiwai:** [Mōhala i ka wai ka maka o ka pua](#). *Unfolded by the water are the faces of the flowers.* The availability of [water](#) to our lands and people is integral to the trust and our mission.
2. **Waihona:** [Ua lehulehu a manomano ka `ikena a ka Hawai`i](#). *Great and numerous is the knowledge of the Hawaiians.* Honoring and documenting our knowledge about [water](#) is essential to managing it.
3. **Mālama:** [He ali`i ka `āina; he kauwā ke kanaka](#). *The land is a chief; man is its servant.* We consider [water](#) to be part of our genealogy and so we manage it in a manner that cares for its long-term sustainability for all things, as we also use it productively for our mission.
4. **Laulima:** [E lauhoe mai nā wa'a; i ke kā, i ka hoe; i ka hoe, i ke kā; pae aku i ka 'āina](#). *Everybody paddle the canoes together; bail and paddle, paddle and bail, and the shore is reached.* We are one people who now share Hawai`i with others. DHHL is only one of many Hawaiian serving institutions. We will assert our rights while considering our larger lāhui `ōiwi and the larger world in which we live.



## ITEM G-2 EXHIBIT C

### Policies

The HHC and the DHHL are seeking to be proactive in our management of water. Our Priority Policies are to:

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](#).
2. Aggressively exercise, reclaim, and protect Hawaiian home land [water kuleana](#).
3. Develop, manage, and steward [water](#) in a manner that balances cost, [efficiency measures](#), and [Public Trust](#) uses in the short and long term.
4. Affirmatively communicate our decisions, our reasoning, and our performance in managing, stewarding, and using [water](#) before and after making major [water](#) decisions.

Additionally, the HHC and the DHHL should consider in their work the following statements:

5. Educate beneficiaries, the DHHL, HHC, and other stakeholders continually on our [water kuleana](#).
6. Foster self-sufficiency of beneficiaries by promoting the adequate supply of [water](#) for homesteading when developing or managing [water](#).
7. Foster the self-determination of beneficiaries by seeking ways for beneficiaries to participate in the management of [water](#) by delegating authority related to [water](#) subject to the discretion of the HHC as described in the [HHCA](#).
8. Make [water](#) decisions that incorporate traditional and place-based knowledge of our people and are clear and methodical in their reasoning.
9. Make efforts to understand, maintain, and improve the quality of [water](#) as it moves into and through our lands and is used by beneficiaries.
10. Affirmatively consider the development and use of [alternative sources](#) of [water](#) and [efficiency measures](#) in [water](#) decision-making.
11. Ensure that [water](#) decisions are consistent with other Departmental [policies](#), programs, and plans including but not limited to the [Energy Policy](#) and Agricultural Program.
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.



## ITEM G-2 EXHIBIT C

### Goals

To make progress on achieving our Mission and complying with our Policies, the Priority Goals of the HHC and the DHHL are to:

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, the DHHL, and the 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](#).

Additional goals that DHHL and the HHC shall seek to achieve, based on the availability of resources, organized by Mission activities, are:

#### Part I. Understand our trust water assets

1. Revise the DHHL submittal template to the HHC for [water](#) related decisions.
2. Revise budgets to show the total costs of a) [water](#) system management b) all spending on [water](#) issues.
3. Staff and organize the DHHL consistent with importance of [water](#) to the trust.

#### Part II. Plan for our water needs

4. Determine current and foreseeable future needs based upon periodic reviews of [water](#) availability projections that incorporate climate change, projected beneficiary demand, [alternative sources](#) and [efficiency measures](#) efficiency measures.
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.
7. Partner with trust beneficiaries in [water](#) advocacy efforts.
8. Engage in updates to all [Hawai'i Water Plan](#) elements to ensure DHHL [water](#) needs and rights are addressed.
9. Advocate that all [Water Use Permit Applications](#) properly address the [water](#) rights of DHHL and other Hawaiian [water](#) rights.



## ITEM G-2 EXHIBIT C

10. Advocate that County Boards of Water Supply and other County agencies that affect [water](#) have the spirit of the [HHCA](#) faithfully carried out to protect DHHL water uses as a [Public Trust](#) use of [water](#) and manage rates so they are affordable by beneficiaries.
11. Ensure that all legal provisions for the licensing of state [water](#) are followed.

### **Part IV. Develop and protect water sources**

12. Carefully weigh alternatives regarding the dedication or DHHL management of new [water](#) systems.
13. Methodically and consistently manage and allocate water credits.
14. Support the drilling of wells by beneficiaries for their own use on lots where appropriate.
15. Partner with Department of Health and others on [water](#) quality education and outreach.
16. Continue to pursue development of agricultural [water](#) systems.

### **Part V. Manage water systems**

17. Secure revenue and reduce operation costs so DHHL [water](#) systems break even financially over the long term.
18. Increase security and reliability for DHHL [water](#) users.
19. Pursue resolution by the Department of Agriculture of prior audit findings in the management of the Moloka'i Irrigation System and full repair of the System



## ITEM G-2 EXHIBIT C

### Delegation of Authorities, Reporting, and Consultation

1. Delegation
  - a. The HHC delegates authority to the Chairperson to prepare an Implementation Program for this Water Policy Plan, which shall be subject to the approval by HHC. The Program shall identify tasks to implement each goal, and shall specify tasks that apply statewide as well as tasks that apply to different islands or regions under each goal.
2. Reporting
  - a. The Chairperson shall submit the proposed Implementation Program to the HHC annually in conjunction with the Department's budget request.
  - b. The Chairperson shall annually report on progress on execution of the approved Implementation Program and overall progress towards achieving the goals of and maintaining compliance with the Water Policy Plan.
3. Consultation
  - a. The Chairperson shall consult with the HHC on any major water issues not contained in the Implementation Program.

### Legal Authorities

1. [Hawai'i State Constitution](#)
2. [Hawaiian Homes Commission Act of 1921, as amended](#)
3. [Hawai'i State Water Code, HRS 174C](#)
4. [In the Matter of Water Use Permit Applications \(Waiāhole I case\)](#)
5. [Wai'ola o Moloka'i](#)
6. [Kauai Springs, Inc. v. Planning Commission of the County of Kauai](#)

### Related Plans and Policies

1. [DHHL General Plan](#)
2. [DHHL Energy Policy](#)
3. [Hawaiian Homes Commission Beneficiary Consultation Policy](#)

### References

1. 1983. Puku'i, Mary Kawena. **'Ōlelo No'eau: Hawaiian Proverbs & Poetical Sayings**. Honolulu: Bernice Pauahi Bishop Museum.
2. **Aia i hea ka wai a Kāne?** (Traditional chant, "Where is the water of Kāne?")



## ITEM G-2 EXHIBIT C

### Definitions

**Alternative sources:** Alternative sources include but are not limited to the water developed through reuse and recycling technologies and best practices, capture of flood waters, desalinated waters, and other sources as may be appropriate for proposed uses.

**Hawai'i Water Plan:** The Hawai'i Water Plan and its parts, as detailed in Part III of the Hawai'i State Water Code (HRS 174C), is the state's "program of comprehensive water resources planning to address the problems of supply and conservation of water" (HRS 174C-2(b)).

**Efficiency Measures:** Efficiency measures include optimal design and development, alternative energy utilization, changing in behavioral practices and technologies that support onsite distributed wastewater systems.

**Kuleana:** Kuleana encompasses both rights and responsibilities. DHHL's water kuleana includes its responsibilities under its mission and the legal rights to water enshrined in the HHCA and state Constitutional and statutory provisions. Kuleana exists within the genealogical and spiritual relationship between water and the lāhui `ōiwi.

**Public Trust:** As delineated in the Hawai'i Supreme Court [Waiāhole I](#) and [Wai'ola O Moloka'i](#) cases, public trust uses of water include domestic uses, traditional and customary Hawaiian rights, the protection and procreation of fish and wildlife, the maintenance of proper ecological balance and scenic beauty, and reservations of water for the DHHL.

**Water:** In this policy, water includes mists, fog, rain, and other precipitation; water as it flows above or below ground, and into the ocean; water used for homesteading; alternative sources including waste, brackish, and salt water; water used in the exercise of traditional and customary practices; infrastructure used to produce, store and transmit water; and water we use as well as water to which we have rights.

**Water Assets Inventory (WAI):** A comprehensive geographically referenced database of the water assets of the DHHL, including traditional knowledge related to water, DHHL owned water infrastructure, current and future water demand, water agreements, water credits, and potential water sources.

### Approval Date

Policy approved by the Hawaiian Homes Commission on July 22, 2014.



STATE OF HAWAII'I  
DEPARTMENT OF HAWAIIAN HOME LANDS

July 17, 2023

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 2023, the Planning Office is providing an update on implementation of various plans and programs for the Kona Moku planning region, O'ahu.

Discussion

EXISTING PLANS & IMPLEMENTATION STATUS

*O'ahu Island Plan Policies Related to the Kona Moku*

The purpose of each DHHL Island Plan is to:

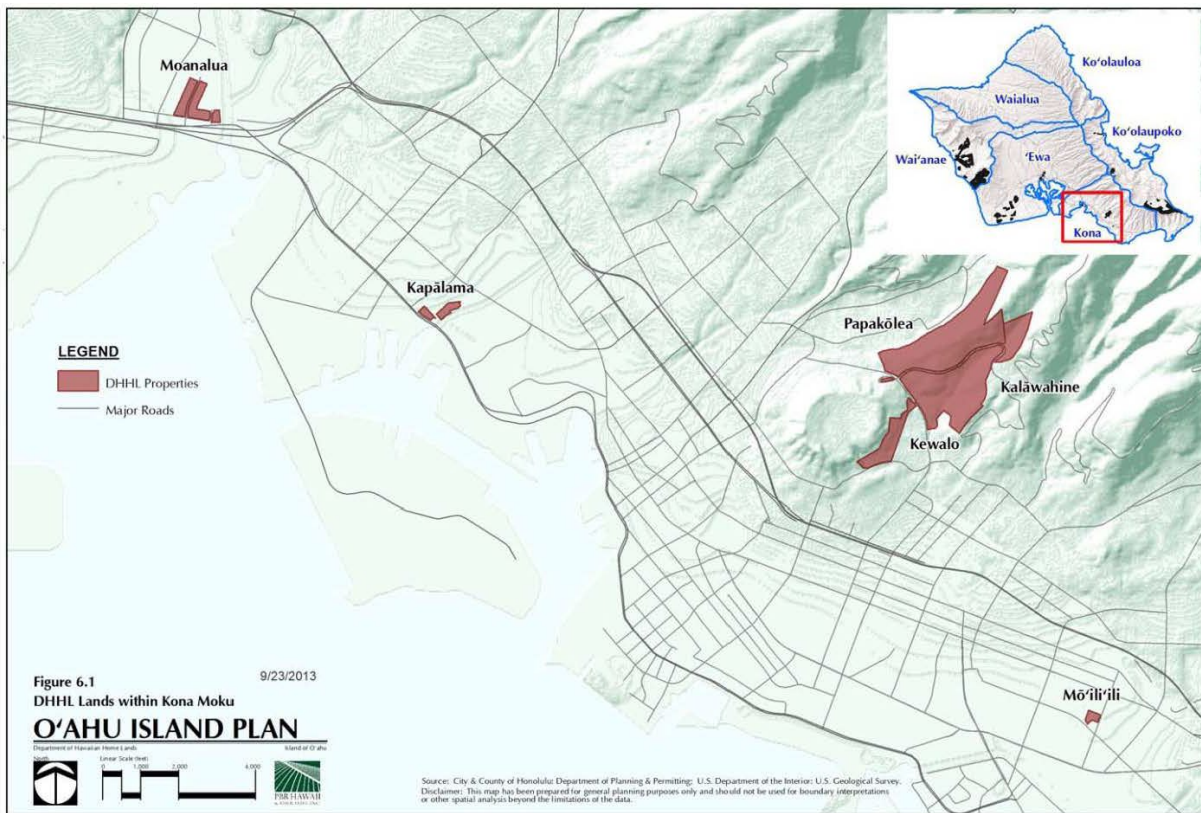
- (1) Provide a comprehensive resource for planning and land management purposes;
- (2) Establish land use designations (LUD) for all land holdings to promote orderly land use development and efficient development of infrastructure systems; and
- (3) Identify island-wide needs, opportunities, and priorities.

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.



DHHL land holdings in the Kona Moku are in Moanalua, Kapālama, Papakōlea, Kewalo, Kalāwahine Streamside, and Mō'ili'ili:

Map 1: DHHL Land Holdings in the Kona Moku:



The OIP identifies varied LUD for these parcels, which are summarized in the below table:

Table 1: Kona Moku LUD Summary of Land Acres:

Land Use Designation (LUD)	Moanalua	Kapālama	Papakōlea, Kewalo & Kalāwahine	Mō'ili'ili	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 acres	5 acres	177 acres	2 acres	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

DHHL also has 15 acres within the Moanalua ahupua'a and five (5) acres within the Kapālama ahupua'a which 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 opportunitiess 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 recommentions 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'ili 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	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 charrettes were held to review past work, form a vision for the property and collect feedback on draft renderings.



Priority Project	Description	Current Status
	for native plants/medicinal plants/fruit trees, cultural walking path and parking.	<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 of new needs and potential partners have emerged. PCDC plans to return to community to gather updated input on the needs of kŭpuna in the homesteads.</p> <p>In August 2023, PCDC and Group 70 will launch the formal Environmental Assessment for the parcel. The process will be based on planning charettes, completed in 2022, where the community reviewed and provided feedback on draft renderings. This will move the PCDC one step closer to its goal to attain site control to build the Native Hawaiian Education and Culture Center.</p>
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 kŭpuna and disabled persons, the need for air conditioning and old or outdated structures that need replacement. Instead of continued repair and	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



Priority Project	Description	Current Status
	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.	(\$10 million). \$250,000 was raised to replace the playground and resurface the courts. The playground replacement and court re-surfacing was completed in November 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 FY 2022, DHHL implemented traffic calming measures with the construction of two (2) speed humps on Kapahu Street in the Kalawahine Homestead. Construction of a third speed hump is also anticipated for Kapahu Street.

#### Recommendation

None; for information only.



**HAWAIIAN HOMES COMMISSION  
JULY 17 & 18, 2023**

**J – ITEMS  
REQUESTS TO ADDRESS THE  
COMMISSION**



Hawaiian Homes Commission Meeting  
July 17 & 18, 2023  
Requests to Address the Commission

- J-1      Gil Campbell – Lease Issue
- J-2      Lydia Kamoku – Successorship Issues
- J-3      Leilehualani Kane – Waiahole Waikane Hawaiian  
Homestead Association
- J-4      Blossom Feiteira – Various Concerns
- J-5      Kaleo Cullen – Kahikinui
- J-6      Chantal Keliihoomalu - Kapolei Community  
Development Corporation (KCDC)
- J-7      Adrienne Kia – Waiohuli Lessee







**From:** [dhlh.icro1@hawaii.gov](mailto:dhlh.icro1@hawaii.gov)  
**To:** [Burrows-Nuuanu, Leatrice W](#)  
**Subject:** HCC Contact:  
**Date:** Thursday, June 15, 2023 12:44:53 PM

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**First Name**

Gil

**Last Name**

Campbell

**Email**[gkcampbell49@gmail.com](mailto:gkcampbell49@gmail.com)**Subject**

To Commission Secretary

**Message**

I am requesting to be on the J agenda for 7/18/2023.









03/30/23

**J-2**

Aloha Commissioners,

Thank You For Giving Me This Opportunity To Share My Testimony With You!

My Full Name Is Lydia Pua Kamoku, Successor And Beneficiary For My Deceased Sister Mrs. Rosalie L. Glover. In 2017 My Sister Was Diagnosed With Stage 4 Lung Cancer. She Was Given 6 Month's Or Last To Live. She Lost Her Battle With Cancer. Passed Away On January 19, 2018. With The Time That, She Had Left To Live. My Sister Wanted To Make Sure. Everything That Was Precious And Dear To Her. Was Taken Care Of. One Of Them Was Choosing A Beneficiary To Her DhhI Hawaiian Homeland Wait-List. On December 07, 2017 She Chose Me To Fulfill Her Final Wish. My Sister Handed Me A Signed Letter With Her Designated Hawaiian Homeland Application. (Copy Attached). Told Me To Take It To DhhI Hawaiian Homelands For Her. I Cried With Her As She Hugged Me. Whispering In My Ear, I Love You My Tita!!! With All My Heart And Soul!!! I Will Miss You!!! But ,I Will Always Be With You In Spirit!!! (God It Hurts)!!!

At The Time My Sister Nor I, Was Unaware That I Couldn't Receive Another Award.

I Hand Carried My Sister's Final Wish To DhhI Hawaiian Homelands Office In Kapolei. And Though, I Am Known To Some Staff Members There. I Was Not Informed, As I Handed Both Documents Over To A Department Staff.

After My Sister's Passing 2018, I Received A Letter From DhhI Applications Dept. And Again On March 2023. (Letter Attached). Both Times Responded..

For The First Time, Being Told To Surrender My Successorship (Beneficiary). To The Department Of Hawaiian Homelands. Because I Was Awarded Already. I Cannot Be Awarded Again. My Sister's Name Will Be Released And Published In The Newspaper For Other Family Members To Claim.

Commissioners I Respect The Rules Of Law! I'm Retired From The State Of Hawaii The Dept. Of Public Safety/Corrections.

Commissioners, This Is My Dying Sister's Final Wish!!! From One Blood-Sister To The Other!!!

In 2007 ,Yes I Was Given An Award Lot #14. My Home Was Located At 91-1055 Kaupea Street. Kapolei, Hi. 96707. (Document Attached) I Can Never Forget!!! I Was The Most Happiest Person Alive!!! Many Years Of Long Hard Working Hours. Saving Every Extra Money I Could. And Now Retired. Finally Paid Off!!! My Prayers Was Answered!!! I Felt So Blessed, Grateful And So Appreciated To The Department Of Hawaiian Homelands. For My Forever Home!!!

My Home Was Really Beautiful And Immaculate. (Pictures Attached). I Took Pride Of Home Ownership. I Worked Hard Everyday. In My Home And Around My Property. Adding Many Beautiful Upgrades Inside And Outside. Adding 266 Square Feet More. To My Homes Existing Square Footage. With A Fully Screened In Back Patio. (Photo's Attached) God Knows That, I Never Wanted To Sell My Forever Home. I Was Never In Financial Trouble . I've Paid My Mortgage And All Utilities Earlier Or On-Time. Never Late. Have No Bills. Retired After 30 Yrs. Of Work. So Why Would I Sell My Forever Home?

Well, It Started In 2008. Until The Very Last Day In My Home August 4, 2015. My Neighbor, Where Operating A Furniture Making Business.

I Got Sick And Tired Of Being Bombarded Everyday, With Very, Very Fine Saw-Dust. Inside And Outside Of My Home. I Started Suffering With Bad Sinus. Irritated Swollen Red-Eyes. And Shortness Of Breath. I Found Myself Going To The Doctors Much More Often. My Little Dog (Photo Attached) Suffered With Constant Coughing Every. As Though Her Chest, Was Going To Fallout. Infected Ears And Constant Red-Watery Eyes. Her Vet Bills, Was Getting Very Costly. My Family, Kids And Friends Would Experience Same Symptoms.



*I Went Over To Talk, With My Furniture Making Neighbors. About The Saw-Dust. The Effects, It's Causing On Our Health. Walking Over To They Home. I Seen Joey. Husband Of Lessee, Wife Corrina. I Asked If I Could Talk With Him. Looking Frustrated, I Told Him About The Dust. "All I Got From Joey Was, "Oh Okay, I Will Take Care Of It". Since Then And Throughout The Years. Nothing Was Done,. To Correct The Problem. The Saw-Dust Got Worser And Heavier. Along With Snubs And No Aloha. As I Wave, Seeing The Family Daily.*

*I Needed To Reach Out For Help. Throughout The Years, I've Made Numerous Complaints. To Hawaiian Homelands Enforcement Team, John Piper. Kapolei Association Kimberly, The Board Of Health And H.P.D. All Came Out To My Home. And The Neighbor. Unfortunately, Each Time I Complained. My Furniture Neighbors Retaliated More. Operating They Saw's, Sanding Machines Cutting For Longer Hours. Releasing Into The Air, Strong Smells Of Chemicals And Wood Staining Varnish.. And More Saw-Dust.*

*Then One Day, H.P.D. Was Called Out To My Home. A Male Figure Was Seen By Me. Bend Forward In Front Of My Home Media-Strip. Picked Something Up And Threw It, Onto My Front-Lawn. Then Walked Back Into My Neighbors Gate, (Furniture Neighbors). I Then Went Outside To Observe, What Was Thrown Onto My Lawn. It Was Dog Feces. The Dog Feces, That My Furniture Business Neighbors, Didn't Pickup. After Letting They Dogs Out, Three Days Prior. I Went Over To They Home. Joey Came Out. I Politely And Calmly, Explained What I Seen. And If He Could Send Someone Out To Pick It Up, Off My Lawn. Then I Said, Thank You!!! Turned And Walked Away. Immediately Joey Started Yelling, What Lydia You Accusing Us. I Told Joey No. I Told You What I Seen. I Continued Walking, Entering Into My Garage. Joey Followed, Yelling, Repeating He's Words. Joey Entered My Garage, Behind Me. As I Turnaround. Joey, Got-Up Closer Into My Face. With Chess And Arms Out Slightly. Standing As Though He Was Getting Ready To Hit Or Push-Me. I Immediately, Ordered Joey Three Times To Step-Back. Get Out Of My Garage. Joey Didn't Comply. He Kept On Yelling. Not Taking My Eyes Off Joey. I Started Walking Backwards Into My Home, From My Garage. Entered And Locked My Screen Door. My Cousin Called. I Asked Her To Call The Cops For Me. Joey Then Left. Police Officer Arrived, Joey Intercepted The Officer Upon Arrival. I Waited Inside My Garage. The Officer Came Over After Talking With Joey. Told Me, Joey Claims, He Wasn't The One Who Threw The Dog Feces. Into My Yard. But, He Still Picked It Up. I Said Officer, That's All I Wanted Joey To Do. But He, Got Really Angry.*

*Before Leaving My Property The Officer Advised Me. Should Joey Act-Up Again. For Me Not To Hesitate To Call 911. He Will Come Back Out. Officer Also Advised Me To Take This Complaint To Hawaiian Homelands. Next Day I Did. I Notify John Piper. My Family Got Wind Of The Situation. And What Was Taking Place In Regards To The Saw-Dust And Chemical Smells. My Brothers, My Sister, Nieces And Nephews. Was Really Angry. Finding Out What I, Was Going Through. My Brothers And Nephews Wanted So Much To Confront Joey And Son.. As For Corrina The Wife And Leasee. She Always Hid. Never Making An Effort To Talk With Me. Leasee To Leasee!!! I Had Pleaded With My Family. Not To Confront Anyone Of Them. It Was Hard. So I Made Lesser Family Gathering At My Home. Cause I Know, Joey Or Son Would Get Badly Hurt. And That Won't Solve Anything. I'm Retired From Corrections. I Don't Need Anyone Of My Family Members In Jail.*

*From That Day Forward The Saw-Dust Has Gotten So Bad. It Became Much More Noticeable. I Would Walk Around My Home. Watering My Plants, Hosing-Down The Fine Saw Dust Off The Leafs. And Noticing My Footprints On The Cement. (Like Leaving Your Footprints In The Sand). My Furnitures, Walls, Carpet, Tiles, Laminated Wood Floors, Countertops, Base Boards, Window Edges, Ceiling Fans, Windows And Screens Inside/Outside, Patio Area And Screens ,*



Pool Table, Storage Sheds, Gazebo Area, Roof-Top And Solar-Panels, Etc.(My Entire Home). Needed Constant Cleaning And Wiping-Down Daily (Not Normal). My Four Air-Condition Units Inside. Needed Filters Cleaned Or Replaced. At Least Once A Month. Power-Unit Outside. Needed Power Washed And Wiped. Along With My Roof-Top And Solar Panels. My Home Outside Wall, Nearest To Neighbors Home. Also Needed Daily Washing. When Preparing Meals, I Needed To Shut My Windows. Preventing Dust From Getting Inside My Food. While I'm Cooking.

Sadly Depressed And At The Edge Of Losing Control Of My Patients. Towards My Neighbors Operating A Furniture Making Business. With No Hope Off Stopping. I Couldn't Take It Any Longer. And With No Help In Site. In 2014 I Decided To Sell. Taking A \$8,000 Dollars Lesser Than My Appraisal Amount. On August 05, 2015 Was The Most Saddest Day For Me. Beside Losing My Beloved Mother And Sister. Leaving The Keys To My No-Longer Forever Home. In The Garage. Then Closing My Garage Door For The Last Time. And Driving Away With My Dog.

See Commissioners, It's Not About Money. Cause I Still Have Every Last Penny In My Credit Union. It's About Our Health!!! Living Comfortable And Secured!!! And Loving Thy Neighbors!!! I Just Needed Help!!! Having My Neighbors, Stop The Dust Making And Chemical Smells!!!!!! Sadly It's Been 7 Years Now. Going On 8 Years. Finally I Got Help. Someone Very Sweet And Kind From Dhhl Hawaiian Homelands. Advised Me To You, Commissioners...May God Bless Her Always!!! I Wish, I Where Giving The Advice To Talk With You Commissioners From The Start... I Know That, Something Would've Been Done. To Make Everything Right!!! And I Would Still Be Living Out My Life, "In My Forever Home." On The Positive-Side, I Can Now Start To Healing!!!

Our Lord Says, Love Thy Neighbors!!! And Pray For Your Enemies And All Who Prosecute You!!! Mahalo Commissioners, God Bless You All!!!

Lydia P. Kamoku

*Lydia P. Kamoku*  
03/30/23



JOSH GREEN, M.D.  
GOVERNOR  
STATE OF HAWAII  
*Ke Kio 'Aina o ka 'Ika'u 'Aina 'o  
Hawaii*

SYLVIA J. LUKE  
LT. GOVERNOR  
STATE OF HAWAII  
*Ka Hope Kio 'Aina o ka 'Ika'u 'Aina  
'o Hawaii*



IKAIKA ANDERSON  
CHAIRMAN DESIGNATE HHC  
*Ka Luna Ho'ohole*

KATIE L. DUCATT  
DEPUTY DESIGNATE TO THE  
CHAIRMAN  
*Ka Hope Luna Ho'ohole*

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS  
*Ka 'Oihana 'Aina Ho'opulapula Hawaii'i*

P. O. BOX 1879  
HONOLULU, HAWAII 96805

March 1<sup>st</sup>, 2023

2<sup>nd</sup> Attempt

Lydia Kamoku  
1661 Meyer St #9  
Honolulu, HI 96819

Dear Ms. Kamoku:

Subject: Successorship for Hawaiian Home Lands Application  
Oahu Islandwide Residential, Dated October 18, 1996  
Rosalie L. Glover, Deceased

You were designated to succeed to the above application. It is strongly recommended that you contact the Application Branch. **Please contact our office no later than 30 days from the date of this letter; otherwise, the above application may go to public notice. If we do not hear from you, we will assume that you are not interested.**

Please contact the Application Branch at (808)620-9220 and refer to the contents of this letter.

Aloha,

Applications Branch *AB*  
Homestead Services Division

DHHH Commissioners - Mrs. Terna



DAVID Y. ICE  
GOVERNOR  
STATE OF HAWAII

SHAN S. TSUTSUI  
LT. GOVERNOR  
STATE OF HAWAII



JOBBE M. K. MASAGATANI  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION

WILLIAM J. AILA, JR.  
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

P. O. BOX 1879  
HONOLULU, HAWAII 96805

January 25, 2017

Lydia P. Kamoku  
1661 Meyer St #9  
Honolulu, HI 96819

Aloha,

Subject: Your Application(s) for Hawaiian Home Lands Lease

The Department of Hawaiian Home Lands acknowledges receipt of your application(s) date stamped January 18, 2017.

Final processing will take a few months to complete. We will notify you of your status upon completion of our review.

Mahalo for your interest in the Department of Hawaiian Home Lands program.

DEPARTMENT OF HAWAIIAN HOME LANDS

A large, dark, irregular redacted area, likely covering a signature or official stamp, is located at the bottom of the page.



DAVID Y. IGE  
GOVERNOR  
STATE OF HAWAII

SHAN S. TSUTSUI  
LT. GOVERNOR  
STATE OF HAWAII



JOBIE M. K. MASAGATANI  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION

WILLIAM J. AJLA, JR.  
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

P. O. BOX 1879  
HONOLULU, HAWAII 96805

APR 11 2017

LYDIA P KAMOKU  
1661 MEYER ST #9  
HONOLULU, HI 96819

Dear Applicant:

SUBJECT: Hawaiian Home Lands Lease Application

Congratulations! We are pleased to inform you that the Department of Hawaiian Home Lands (DHHL) has accepted your lease application. Accordingly, we have placed your name on the following waiting list:

<u>Island</u>	<u>Application Type</u>	<u>Application Date</u>
OAHU	RESIDENTIAL	January 18, 2017.

We have enclosed a copy of your application and a copy of the relevant sections of the *Hawaii Administrative Rules* pertaining to lease applications and the application process. Please read and retain for your future reference.

As all official Department communication with applicants is by mail, it is important that you inform the DHHL in writing when there is a change in your mailing address.

If you have any questions or need assistance, please contact the DHHL district office on your island of residence.

Aloha,

APPLICATION BRANCH  
DEPARTMENT OF HAWAIIAN HOME LANDS

Enc. Copy of accepted application  
Title 10 Excerpts from the *Hawaii Administrative Rules*



DEPARTMENT OF HAWAIIAN HOME LANDS  
APPLICATION BRANCH ( WAIT-LIST )  
P.O. BOX 1879  
HONOLULU, HAWAII 96805

TO WHOM IT MAY CONCERN,  
ALOHA MY NAME IS, MRS. ROSALIE LEIOLA GLOVER...  
MY MAIDEN NAME, MRS. ROSALIE LEIOLA KAMOKU...  
PRESENT ADDRESS, 87-1043 HUAMOA STREET,  
WAIANAE, HAWAII 96792  
CELL # 808-255-2636  
HOME # 808-668-6987  
E-MAIL- [lpkohana @ gmail.com](mailto:lpkohana@gmail.com)  
D.O.B.- MAY 27, 1956  
APPLICATION DATE:

I AM PRESENTING THIS LETTER TO THE DEPARTMENT OF HAWAIIAN HOME LANDS. GIVING FULL POWER AND AUTHORIZATION TO MY NATURAL SISTER, LYDIA PUA KAMOKU, D.O.B. OCTOBER 7, 1957. TO ATTEND ON MY BEHALF AND INTEREST. ANY AND ALL FUTURE HOME OFFERINGS ON THE ISLAND OF OAHU, IN THE CITY OF KAPOLEI, STATE OF HAWAII 96707. FOR THE BENEFICIARIES OF NATIVE HAWAIIANS WITH THE BLOOD QUANTUM OF 50% OR MORE. WITH AND ON THE DEPARTMENT OF HAWAIIAN HOME LANDS WAIT-LIST. OFFERED AND HELD BY THE DEPARTMENT OF HAWAIIAN HOME LANDS... SHOULD THE DEPARTMENT OF HAWAIIAN HOME LANDS, HAVE ANY QUESTIONS OF ME. PLEASE DO NOT HESITATE TO CONTACT ME, MRS. ROSALIE LEIOLA GLOVER. AT THE PHONE NUMBER'S OR E-MAIL PROVIDED WITH THIS LETTER... YOUR IMMEDIATE ATTENTION INTO THIS MATTER IS GREATLY APPRECIATED... MAHALO VERY MUCH... MRS. ROSALIE LEIOLA GLOVER...

*Mrs. Rosalie Leiola Glover*

DATE:

*1.15.2017*

HAWAIIAN HOME LANDS  
HONOLULU  
RECEIVED

2017 JAN 18 AM 10:21



TODAY'S DATE:

DEC. 7, 2017

To: Department of Hawaiian Homelands (D.H.H.L.)  
and Attn: HILLER.

My full Name is, Mrs. Rosalie L. Glover

Date of Birth: May 27, 1956

S.S.N. #: 5-15-74-2355

Present Address: 87-1043 HUAMOA STREET  
Waiwae, Hi. 96792

Home phone: 808-668-6957

Cell phone: 808-255-2636 / 808-255-2794

The purpose I am submitting this letter to The Department  
of Hawaiian Homelands (D.H.H.L.)

I Rosalie L. Glover giving Full Authorization to my birth  
Sister Lydia P. Kamoku

D.O.B: October 7, 1957

S.S.N. 5-15-74-3882

Present ADD. 1661 MEYER ST.

Honolulu, Hi. 96819

Cell phone: 808-256-6939

To attendant on my behalf any and all future  
offerings giving by the Department of Hawaiian  
Homelands (D.H.H.L.). Including ~~any and all~~ <sup>signing any and</sup>  
all future documents on my behalf. Including any  
future Home and lot selections on my behalf.

For any reason, I am unable to be present.

Therefore your attention into this urgent matter  
is greatly appreciated. Thank You!

Rosalie L. Glover

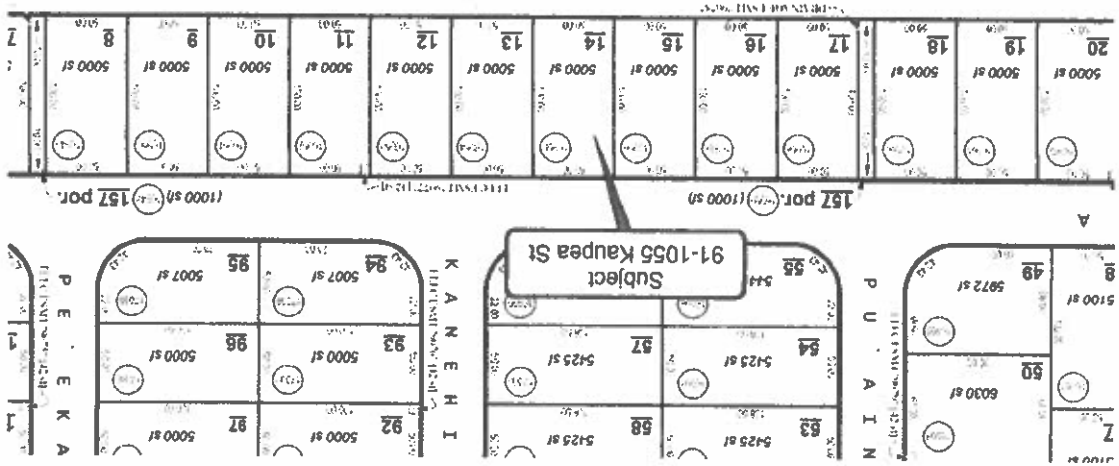
12.7.2017

NAVAIAN HOME LANDS  
HONOLULU  
RECEIVED  
2017 DEC - 7 PM 2:35



# Plat Map

Borrower Dwayne/Shannon Baufista	
Property Address 91-1055 Kaupae St	
City Kapolei	County Honolulu
Lender/Client Homestead Bank - Hawaii-HFC	State HI
Zip Code 96707	



PLAT 16  
COPYRIGHT CITY & COUNTY  
FOR PROPERTY ASSESSMENT PURPOSES, PARCE





## B. TYPE OF LOAN

1. <input type="checkbox"/> FHA 2. <input checked="" type="checkbox"/> RHS 3. <input type="checkbox"/> Conv. Unins.	6. File Number 6840003492-JK	7. Loan Number 0000657580	8. Mortgage Insurance Case Number 61002507202130
4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Ins.			

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name and Address of Borrower Dwayne K. Bautista and Shannon M. Bautista 98-850 E Iho Pl. #188 Aiea, HI 96701	E. Name and Address of Seller Lydia P. Kamoku 91-1055 Kauepa St. Kapolei, HI 96707	F. Name and Address of Lender HomeStreet Bank 601 Union Street # 1900 Seattle, WA 98101
G. Property Location 91-1055 Kauepa St. Kapolei, HI 96707	H. Settlement Agent Old Republic Title & Escrow of Hawaii, Ltd. 900 Fort Street Mall, Suite 1900 Honolulu, HI 96813 (808) 566-0100	
		I. Settlement Date 8/5/2015
		Place of Settlement 900 Fort Street Mall, Suite 1900 Honolulu, HI 96813

## J. SUMMARY OF BORROWER'S TRANSACTION

## 100. GROSS AMOUNT DUE FROM BORROWER

101. Contract sales price	
102. Personal property	
103. Settlement charges to borrower (line 1400)	
104.	
105.	

## Adjustments for items paid by seller in advance

106. City/town taxes to	
107. County taxes to	
108. Assessments to	
109.	
110.	
111.	
112.	

## 120. GROSS AMOUNT DUE FROM BORROWER

## 200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER

201. Deposit or earnest money	
202. Principal amount of new loan	
203.	
204.	
205.	
206.	
207.	
208.	
209.	

## Adjustments for items unpaid by seller

210. City/town taxes to	
211. County taxes to	
212. Assessments to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	

## 220. TOTAL PAID BY/FOR BORROWER

## 300. CASH AT SETTLEMENT FROM/TO BORROWER

301. Gross amount due from borrower (line 120)	
302. Less amounts paid by/for borrower (line 220)	( )
303. CASH <input type="checkbox"/> FROM <input type="checkbox"/> TO BORROWER	

## K. SUMMARY OF SELLER'S TRANSACTION

## 400. GROSS AMOUNT DUE TO SELLER

401. Contract sales price	440,000.00
402. Personal property	
403.	
404.	
405.	

## Adjustments for items paid by seller in advance

406. City/town taxes to	
407. County taxes 08/05/15 to 01/01/16	121.66
408. Assessments to	
409. Lease Rents Proration 08/05/15 to 01/01/16, 146 days	0.41
410. Management Proration 08/05/15 to 09/01/15, 26 days	33.58
411.	
412.	

## 420. GROSS AMOUNT DUE TO SELLER

## 500. REDUCTIONS IN AMOUNT DUE TO SELLER

501. Excess deposit (see instructions)	0.00
502. Settlement charges to seller (line 1400)	28,272.26
503. Existing loan(s) taken subject to	
504. Payoff 1st Home Street Bank	249,200.54
R.E. Tax 1st Installment 2015-2016 ((1) 9-1-140-014-0000)	150.00
505.	
506.	
507.	
508.	
509.	

## Adjustments for items unpaid by seller

510. City/town taxes to	
511. County taxes to	
512. Assessments to	
513.	
514.	
515.	
516.	
517.	
518.	
519.	

## 520. TOTAL REDUCTION AMOUNT DUE SELLER

## 600. CASH AT SETTLEMENT TO/FROM SELLER

601. Gross amount due to seller (line 420)	440,155.65
602. Less reductions in amount due seller (line 520)	(277,622.80)
603. CASH <input checked="" type="checkbox"/> TO <input type="checkbox"/> FROM SELLER	162,532.85

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.



**From:** [dhhl.icro1@hawaii.gov](mailto:dhhl.icro1@hawaii.gov)  
**To:** [Burrows-Nuuanu, Leatrice W](#)  
**Subject:** New submission from Submit J-Agenda Testimony  
**Date:** Monday, July 03, 2023 12:37:31 PM

---

**Name**

Leilehualani and Elijah Kane

**Email**

[waiaholewaikaneHHA@gmail.com](mailto:waiaholewaikaneHHA@gmail.com)

**Message**

I am requesting to be on the j agenda on July 18 2023

I am from Waiahole Waikane and we have a Association

Name is Waiahole Waikane Hawaiian Homestead Association

We are in need of your organization to be aware of our needs.

please allow us to introduce our selves and the need of your department immediate action.







**From:** [Blossom Feiteira](#)  
**To:** [Burrows-Nuuanu, Leatrice W](#)  
**Subject:** [EXTERNAL] J Agenda  
**Date:** Tuesday, July 04, 2023 8:58:11 AM

---

Aloha Lea,

Would like to provide testimony on J agenda for July 18, 2023 on various concerns.

Mahalo,

Blossom

Sent from my iPhone







**From:** [dhl.icr01@hawaii.gov](mailto:dhl.icr01@hawaii.gov)  
**To:** [Burrows-Nuuuanu, Leatrice W](#)  
**Subject:** New submission from Submit J-Agenda Testimony  
**Date:** Tuesday, July 04, 2023 11:20:49 PM

---

**Name**

Francis Cullen

**Email**

[Kaleoc67@gmail.com](mailto:Kaleoc67@gmail.com)

**Message**

Submit testimony on lease cancellation for noncompliance of leases in Kahikinui, Maui.  
Lessee allowing the boyfriend of Faith Chase squat on the lot.







**From:** [Chantal Keliioomalu](#)  
**To:** [Burrows-Nuuuanu, Leatrice W](#)  
**Subject:** [EXTERNAL] July 17/18, 2023 J-agenda  
**Date:** Monday, July 03, 2023 9:02:21 PM

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Aloha e Lea,

My name is Chantal Keliioomalu and I am the new Executive Director for Kapolei Community Development Corporation (KCDC).

I am trying to register to be on the July 17/18, 2023 commissioner meeting J-agenda— but I was not able to find where to register online. The other months look like they have links to register but there are not links for July.

We would like to provide some updates on KCDC.

Your help is much appreciated

Mahalo in advance

Chantal Keliioomalu, MSW, LSW  
Executive Director  
Kapolei Community Development Corporation  
(KCDC) 808-358-4215







**J-7**

**From:** [Adrienne Kia](#)  
**To:** [Burrows-Nuuuanu, Leatrice W](#)  
**Subject:** Re: [EXTERNAL]  
**Date:** Friday, June 16, 2023 7:40:59 AM  
**Attachments:** [image002.png](#)  
[image002.png](#)

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Please add me to the July schedule  
Mahalo  
Napuaala (Adrienne) Kia

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Aloha mai, e Leah,

May I RSVP to advocate on the J Agenda at the Hawaiian Homes commission meeting via Zoom at/after 11 Tuesday morning 6/27/23?

I am a Waiohuli Hawaiian Homestead lessee.

Mahalo,

Napuaala (Adrienne) Kia