

HAWAIIAN HOMES COMMISSION

Minutes of February 20, 2024

Hale Pono`i, 91-5420 Kapolei Parkway, Kapolei, O`ahu, 96707, and
Interactive Conferencing Technology (ICT) Zoom

Pursuant to proper call, the meeting of the Hawaiian Homes Commission was held both in person and via Interactive Conferencing Technology, beginning at 9:30 a.m.

PRESENT Kali Watson, Chairman
Randy K. Awo, Vice-Chairman, Maui Commissioner
Makai Freitas, West Hawai'i Commissioner
Zachary Z. Helm, Moloka'i Commissioner
Michael L. Kaleikini, East Hawai'i Commissioner
Walter Kaneakua, O'ahu Commissioner
Sanoe Marfil, O'ahu Commissioner (arrived 10:10 a.m.)
Pauline N. Namu'o, O'ahu Commissioner
Dennis L. Neves, Kauai Commissioner

COUNSEL Alana Bryant, Deputy Attorney General

STAFF Katie Ducatt, Deputy to the Chairman
Leah Burrows-Nuuanu, Secretary to the Commission
Richard Hoke, Executive Assistant to the Chairman
Andrew Choy, Planning Manager
Kahana Albinio, Land Agent Land Management Division
Juan Garcia, Homestead Services Division Administrator
Paula Ailā, Acting Contact and Awards Division Administrator

ORDER OF BUSINESS

CALL TO ORDER

Chair Watson called the meeting to order at 9:34 a.m. Eight (8) members were present, establishing a quorum.

Chair Watson stated that the update on Item C-3 on Broadband would be presented before the approval of Resolution 308. Item E-2 for the Kapolei update is deferred to the June agenda. Item E-1 for the Wailuku single-family EA will follow the F Items. The Community meeting today starts at 6:30 pm at Kapolei Middle School, 91-5335 Kapolei Parkway, Kapolei, HI 96707.

APPROVAL OF AGENDA

MOTION/ACTION

Moved by Commissioner Helm, seconded by Commissioner Awo, to approve the agenda. Motion carried unanimously.

APPROVAL OF MINUTES

- a) **January 16 & 17, 2024 Regular Meeting**
- b) **January 26, 2024 Special Meeting**

MOTION/ACTION

Moved by Commissioner Freitas, seconded by Commissioner Kaneakua, to approve the January 16 & 17, 2024, Regular Meeting and the January 26, 2024 Special Meeting Minutes. Motion carried unanimously.

PUBLIC TESTIMONY ON AGENDIZED ITEMS

PT-1 Patty Teruya – Item F-5

P. Teruya supported the preference for native Hawaiians but asked why Pacific Isle Equipment Rental, Inc. (PIER) Trucking is before the Commission requesting approval for a Promissory Note to keep up with their delinquent rent. They were canceled, so how did they come back from eviction to work on a rental agreement? If this is approved, it will be converted to a Revocable Permit Program, and she is not sure where that Program is now. There were three other evicted permittees, and she wonders if they are still doing business in Kalaeloa. What is the status of the Extreme Paint Ball Company in Kalaeloa. O`ahu Commissioners need to ask these questions and get some answers.

PT-2 Jojo Tanimoto – Items F-4 and G-3

J. Tanimoto testified in opposition to Item F-4. She stated that it states the TMK numbers but does not mention Kawaihae. She also asked about the beneficiary consultation for F-4 because it looks as if it will affect the residents of Kawaihae. She thanked the staff for coming to talk with the Kawaihae residents about Item G-3, the Kawaihae Regional Plan Update.

PT-3 Germaine Meyers – Item C-4

G. Meyers asked that the Commission defer from taking any action on the PIG report of Act 279 Item C-4, today or tomorrow. She stated the worksheets are deceitful and do not acknowledge or show that the Chairman approved, without the Commission’s approval, over \$144,000, which was redirected, deviating from the strategic plan. Act 279 only afforded the Department \$600 million. She feels the report needs to be resubmitted to the Commission and the community with corrections.

PT-4 Kona Jugos – Item G-1

K. Jugos is the President of Princess Kahanu Estates. He testified in favor of Item G-1 as the have a grant for \$20,000 and asked that the Commission approve it. He also stated that they are having problems collecting the Association fees and would like the Commission’s help.

ITEMS FOR DECISION MAKING

CONSENT AGENDA

HOMESTEAD SERVICES DIVISION

- ITEM D-2 Approval of Consent to Mortgage (see exhibit)**
- ITEM D-3 Approval of Streamline Refinance of Loans (see exhibit)**
- ITEM D-4 Ratification of Loan Approvals (see exhibit)**
- ITEM D-5 Approval of Homestead Application Transfers/Cancellations (see exhibit)**

- ITEM D-6 Approval to Certify Applications of Qualified Applicants for the Month of January 2024 (see exhibit)**
- ITEM D-7 Commission Designation of Successors to Application Rights – Public Notice 2022 (see exhibit)**
- ITEM D-8 Approval of Assignment of Leasehold Interest (see exhibit)**
- ITEM D-9 Approval of Amendment of Leasehold Interest (see exhibit)**
- ITEM D-10 Approval to Issue Non-Exclusive Licenses for Rooftop Photovoltaic Systems or Certain Lessees (see exhibit)**
- ITEM D-11 Request for Extension of Deadline to Sign Successorship Documents – AUDREY C. L. M. T. LIMA, Residential Lease No. 11418, Lot No. 17142, Kaupea, O`ahu**
- ITEM D-12 Request to Surrender Lease – CHARLES M. KAAIAI, Agricultural Lease No. 6625, Lot No. 69, Waiahole Subdivision, O`ahu District, Hawai`i**

Commissioner Kaleikini asked if the Department was able to cut the tree. J. Garcia stated that the Department is requesting the Commission’s approval so it can take possession of the property and make the necessary arrangements for the trees to be properly cut down.

MOTION/ACTION

Moved by Commissioner Neves, seconded by Commissioner Freitas, to approve the Consent Agenda as stated in the submittal.						
Commissioner	1	2		A`OLE (NO)	KANALUA ABSTAIN	EXCUSED
Commissioner Awo			X			
Commissioner Freitas		X	X			
Commissioner Helm			X			
Commissioner Kaleikini			X			
Commissioner Kaneakua			X			
Commissioner Marfil						X late
Commissioner Namu`o			X			
Commissioner Neves	X		X			
Chairman Watson			X			
TOTAL VOTE COUNT			8			1
MOTION: <input checked="" type="checkbox"/> UNANIMOUS <input type="checkbox"/> PASSED <input type="checkbox"/> DEFERRED <input type="checkbox"/> FAILED Motion passed unanimously. Eight (8) Yes votes.						

REGULAR AGENDA

OFFICE OF THE CHAIRMAN

- ITEM C-1 Approval of Lease Award Pi`ilani Mai Ke Kai Subdivision Phase II – Residential Vacant Lots, Anahola, Kaua`i, Wai`anae Valley Subdivision-Residential Vacant Lots, Wai`anae, O`ahu (see exhibit)**

RECOMMENDED MOTION/ACTION

Contact and Awards Division Administrator Paula Aila presented the following:
Motion that the Hawaiian Homes Commission approve the 99-year Lease Awards for Pi`ilani Mai Ke Kai Subdivision Phase II – Residential Vacant Lots, Anahola, Kaua`i, Wai`anae Valley Subdivision-Residential Vacant Lots, Wai`anae, O`ahu (see exhibit)

MOTION/ACTION

Moved by Commissioner Neves, seconded by Commissioner Helm, to approve the motion as stated in the submittal.						
Commissioner	1	2		A'OLE (NO)	KANALUA ABSTAIN	EXCUSED
Commissioner Awo			X			
Commissioner Freitas			X			
Commissioner Helm		X	X			
Commissioner Kaleikini			X			
Commissioner Kaneakua			X			
Commissioner Marfil						X late
Commissioner Namu`o			X			
Commissioner Neves	X		X			
Chairman Watson			X			
TOTAL VOTE COUNT			8			1
MOTION: <input type="checkbox"/> UNANIMOUS <input type="checkbox"/> PASSED <input checked="" type="checkbox"/> DEFERRED <input type="checkbox"/> FAILED Motion passed unanimously. Eight (8) Yes votes.						

ITEMS FOR INFORMATION/DISCUSSION

WORKSHOPS

OFFICE OF THE CHAIRMAN

ITEM C-3 For Information Only – National Telecommunications and Information Administration Tribal Broadband Connectivity Program Update

RECOMMENDED MOTION/ACTION

None. For Information Only. Broadband Telecommunications Assistant Keith Adams presented the following:

K. Adams updated the Commission on the Tribal Broadband Connectivity Program (TBCP) for the TBCP1 and the TBCP 2 projects. He presented the Award Summaries, Timelines, Use and adoption projects, infrastructure planning and feasibility, and the outreach/website information. The funding for TBCP 1 ends in 2026. They are working to expand the scope of the computer project to include Community Anchor Institute. The Hawaiian Focus Charter Schools are still a priority. Unserved households are proposed to be connected to middle-mile fiber; the number of households is pending the FCC challenge approval process.

Connecting Extremely Rural Broadband Serviceable Locations with Low Earth Orbit Satellite Solutions (LEO). 116 rural households will receive LEO solutions: 101 in Kahikinui, 4 in Ho`olehua, 3 in Kalaupapa, 4 in Pu`ukapu, 1 in Kealakehe, and 3 in Nienie.

The following 7 areas are where new conduit and fiber will be deployed using TBCP funding. Note that 6 are DHHL housing developments and 1 is a non-housing development, which is the infrastructure to the Waimea Nui Health Clinic. The 6 are Honomū, Leiali`i, Pu`uhona, Kaupe`a, East Kapolei, and Hanapepe.

The 4 Community Anchor Institutions (CAI) on three islands are: Kukulu Kumuhana O Anahola, O Maku`u Ke Kahua Community Center, Keaukaha-Pana`ewa Community Center, and Waiohuli Digital Innovation Center.

DISCUSSION

Commissioner Namu`o asked if they are replacing Charter Schools or expanding. K. Adams stated they are expanding.

Commissioner Helm asked when they anticipate having Broadband on Moloka`i and if there is a restriction on certain beneficiaries, their geographic location, who qualifies, and who does not. K. Adams stated as to when they will start on Moloka`i, it will be as soon as they get their funding. Suppose a subscriber wants to change carriers, and there is a restriction. In that case, there should not be any restriction if anybody wants to change carriers if the carrier provides service for that location. Lots of DHHL homes across the state, and there are Spectrum and Sandwich Isles Communications. In some areas, Hawaiian Tel has put out fiber, like in Ho`olehua. Beneficiaries only need to subscribe to the service.

Commissioner Neves asked about LEO, Low Earth Orbit. K. Adams stated it is a satellite internet system. Commissioner Neves stated that the CAI in Anahola, Kukulu Kumuhana O Anahola, does not have a facility yet. K. Adams stated the plan is to help build that facility for them using the TBCP 2 funds.

Commissioner Kaleikini asked if there are opportunities for other community associations to participate in the CAI or if it is confined to the four. K. Adams stated when they identified associations to partner with, they looked at the Regional Plan. They connected with as many as they could, but because of the short time frame, they needed to partner with associations that had plans developed.

Note: Slide presentation attached.

ITEMS FOR DECISION MAKING

REGULAR AGENDA

OFFICE OF THE CHAIRMAN

ITEM C-2 Approval of Hawaiian Homes Commission Resolution No. 308, a Resolution of Consent for the National Telecommunications and Information Administration Tribal Connectivity Program

RECOMMENDED MOTION/ACTION

Broadband Assistant Keith Adams presented the following:

Motion that the Hawaiian Homes Commission Approve the Hawaiian Homes Commission Resolution No. 308, a Resolution of Consent for the National Telecommunications and Information Administration Tribal Connectivity Program

MOTION/ACTION

Moved by Commissioner Neves, seconded by Commissioner Namuo, to approve the motion as stated in the submittal.						
Commissioner	1	2		A'OLE (NO)	KANALUA ABSTAIN	EXCUSED
Commissioner Awo			X			
Commissioner Freitas			X			
Commissioner Helm			X			
Commissioner Kaleikini			X			
Commissioner Kaneakua			X			
Commissioner Marfil			X			
Commissioner Namu`o		X	X			
Commissioner Neves	X		X			
Chairman Watson			X			
TOTAL VOTE COUNT			9			
MOTION: <input checked="" type="checkbox"/> UNANIMOUS <input type="checkbox"/> PASSED <input type="checkbox"/> DEFERRED <input type="checkbox"/> FAILED Motion passed unanimously. Nine (9) Yes votes.						

LAND MANAGEMENT DIVISION

ITEM F-1 Approval of Amendment to Right-of-Entry No. 687, Innergex Renewables USA, LLC., Kalaeloa, O`ahu Island, TMK Nos. (1) 9-1-013:038 & :040

RECOMMENDED MOTION/ACTION

Land Management Division General Professional Kahana Albinio presented the following: Motion that the Hawaiian Homes Commission approve the Amendment to Right-of-Entry No. 687, Innergex Renewables USA, LLC., Kalaeloa, O`ahu Island, TMK Nos. (1) 9-1-013:038 & :040

1. That the Hawaiian Homes approve to add three additional one-year extensions to the right of entry (ROE) subject to the payment of \$75,000 in advance for each request for the one-year extension.
2. Approve to append the agreed upon form of lease. A term sheet on the appended form of the lease is attached.
3. Consent to the assignment of Right of Entry No. 687 from Innergex Renewables USA LLC to Barbers Point Solar, LLC, a wholly-owned affiliate, which is the special purpose company established for developing and holding assets for this project.

DISCUSSION

Commissioner Kaleikini stated it sounds like they did not get a contract with Hawaiian Electric, so they want more time to participate in future RFP. K. Albinio confirmed and introduced Jodi Alioni of Innergex.

J. Alioni introduced Ed Maddox from their headquarters in San Diego via Zoom. HECO originally awarded them a purchase agreement, but COVID delayed things by two years. With the price increases, they, along with other companies, were told to re-bid. HECO requires site control, and Innergex did not have that. Innergex is now prepared and hoping to get the extension and bid at the next opportunity.

MOTION/ACTION

Moved by Commissioner Neves, seconded by Commissioner Kaleikini, to approve the motion as stated in the submittal.						
Commissioner	1	2		A'OLE (NO)	KANALUA ABSTAIN	EXCUSED
Commissioner Awo			X			
Commissioner Freitas			X			
Commissioner Helm			X			
Commissioner Kaleikini		X	X			
Commissioner Kaneakua			X			
Commissioner Marfil			X			
Commissioner Namu`o			X			
Commissioner Neves	X		X			
Chairman Watson			X			
TOTAL VOTE COUNT			9			
MOTION: <input checked="" type="checkbox"/> UNANIMOUS <input type="checkbox"/> PASSED <input type="checkbox"/> DEFERRED <input type="checkbox"/> FAILED Motion passed unanimously. Nine (9) Yes votes.						

ITEM F-2 Approval to Issuance of License as Easement to City & County of Honolulu, Board of Water Supply, Heeia, Kaneohe, O`ahu Island, TMK No. (1) 4-6-015:014 (por.)

RECOMMENDED MOTION/ACTION

Land Management Division General Professional Kahana Albinio presented the following: Motion that the Hawaiian Homes Commission approve the Issuance of an Exclusive License as Easement to City & County of Honolulu, Board of Water Supply, Heeia, Kaneohe, O`ahu Island, TMK No. (1) 4-6-015:014 (por.), approximately 0.192 acres of Hawaiian Home Lands were used to document an encroachment that existed prior to the Department of Hawaiian Home Lands receiving the land. Subject to the conditions, A through J, listed in the submittal.

DISCUSSION

Mike Matsuo, Land Administrator for the Board of Water Supply, reiterated that it was built prior to the acquisition by DHHL. They have been trying to get this clear for a while and thanked the Commission for its consideration.

MOTION/ACTION

Moved by Commissioner Neves, seconded by Commissioner Helm, to approve the motion as stated in the submittal.						
Commissioner	1	2		A'OLE (NO)	KANALUA ABSTAIN	EXCUSED
Commissioner Awo			X			
Commissioner Freitas			X			
Commissioner Helm		X	X			
Commissioner Kaleikini			X			
Commissioner Kaneakua			X			
Commissioner Marfil			X			
Commissioner Namu`o			X			
Commissioner Neves	X		X			
Chairman Watson			X			
TOTAL VOTE COUNT			9			
MOTION: <input checked="" type="checkbox"/> UNANIMOUS <input type="checkbox"/> PASSED <input type="checkbox"/> DEFERRED <input type="checkbox"/> FAILED Motion passed unanimously. Nine (9) Yes votes.						

ITEM F-3 Approval to Issuance of License Agreement to Hawai`i Island Radio Corporation, Humu`ula, Hawai`i Island, TMK No. (3) 3-8-001:007 (por.) & 015 (por.)

RECOMMENDED MOTION/ACTION

Land Management Division General Professional Kahana Albinio presented the following: Motion that the Hawaiian Homes Commission approve to Issue a License Agreement to Hawai`i Island Radio Corporation, Humu`ula, Hawai`i Island, TMK No. (3) 3-8-001:007 (por.) & 015 (por.) It covers 2.78 acres of land.

DISCUSSION

Commissioner Kaleikini asked which radio stations. William stated the stations are KBGX—FM LAVA 105 and KKOA KOA Country. Commissioner Helm asked if they were playing Hawaiian music. William stated that KKOA would be broadcasting new Hawaiian artists effective Monday.

MOTION/ACTION

Moved by Commissioner Neves, seconded by Commissioner Helm, to approve the motion as stated in the submittal.						
Commissioner	1	2		A'OLE (NO)	KANALUA ABSTAIN	EXCUSED
Commissioner Awo			X			
Commissioner Freitas			X			
Commissioner Helm		X	X			
Commissioner Kaleikini			X			
Commissioner Kaneakua			X			
Commissioner Marfil			X			
Commissioner Namu`o			X			
Commissioner Neves	X		X			
Chairman Watson			X			
TOTAL VOTE COUNT			9			
MOTION: <input checked="" type="checkbox"/> UNANIMOUS <input type="checkbox"/> PASSED <input type="checkbox"/> DEFERRED <input type="checkbox"/> FAILED Motion passed unanimously. Nine (9) Yes votes.						

ITEM F-4 Approval to Issuance of License Agreement to Hawai'i Electric Company, Inc., Pu'ukapu, Kamoku, Waikoloa, Wai'ale'ale and Kapulena, Hawai'i Island, TMK Nos. (3) 6-4-003:026, (3) 4-7-007:007, 023, 024, 026, 027, 028, 002, 009, and 004

RECOMMENDED MOTION/ACTION

Land Management Division General Professional Kahana Albinio presented the following: Motion that the Hawaiian Homes Commission approve the Issuance of License Agreement to Hawai'i Electric Company, Inc., Pu'ukapu, Kamoku, Waikoloa, Wai'ale'ale and Kapulena, Hawai'i Island, TMK Nos. (3) 6-4-003:026, (3) 4-7-007:007, 023, 024, 026, 027, 028, 009, and 004

DISCUSSION

Commissioner Freitas asked if it worked with or supplemented the Broadband that the Department has moved forward. K. Albinio stated it is an existing easement already, so it is only renewing the document.

MOTION/ACTION

Moved by Commissioner Neves, seconded by Commissioner Kaleikini, to approve the motion as stated in the submittal.						
Commissioner	1	2		A'OLE (NO)	KANALUA ABSTAIN	EXCUSED
Commissioner Awo			X			
Commissioner Freitas			X			
Commissioner Helm			X			
Commissioner Kaleikini		X	X			
Commissioner Kaneakua			X			
Commissioner Marfil			X			
Commissioner Namu`o			X			
Commissioner Neves	X		X			
Chairman Watson			X			
TOTAL VOTE COUNT			9			
MOTION: <input checked="" type="checkbox"/> UNANIMOUS <input type="checkbox"/> PASSED <input type="checkbox"/> DEFERRED <input type="checkbox"/> FAILED Motion passed unanimously. Nine (9) Yes votes.						

ITEM F-5 Approval to Accept a Promissory Note for Delinquent Permit Fees Under Cancelled ROE No. 616; and Approval to Issue New Right-of-Entry Permit to Pacific Isle Equipment Rental, Inc., Kalaeloa, O`ahu Island, TMK No. (1) 9-1-013:027 (por.)

RECOMMENDED MOTION/ACTION

Land Management Division General Professional Kahana Albinio presented the following: Motion that the Hawaiian Homes Commission approve to Accept a Promissory Note for Delinquent Permit Fees Under Cancelled ROE No. 616; and Approval to Issue New Right-of-Entry Permit to Pacific Isle Equipment Rental (PIER), Inc., Kalaeloa, O`ahu Island, TMK No. (1) 9-1-013:027 (por.)

Chair Watson asked why the Department was doing this. Land Agent Kalei Young stated that when it was asked to evict, he did not think the Commission realized these were homesteaders. He did not realize that the tenant had been hospitalized for six months due to a heart condition.

Chair Watson asked about the viability of them successfully running the business and paying the rent, including delinquency. What is the assessment of that? K. Young stated they had a long list of government contracts that they needed to get paid.

The President of PIER, Inc., Mr. John Griffin, Sr., stated he has been at Kalaeloa since 2004 and built everything there with his own money. For the last ten years, he has been wondering why the water bill was so high. He used to pay just \$800, but now he is paying \$2300. He spoke of all the work he has done in various places for the city and state. He is now reaching out to see if he can make monthly payments, and he stated he will pay. On his books, he has about \$1.6 million in retention. He is waiting to get paid. He also has a little over \$4 million in contracts, but he cannot start the project until he gets the money in. He owns excavators, bobcats, backhoes, loaders, and pretty much every type of machine for groundwork. In the yard, he has 20 pieces of machinery, including semi and dump trucks. He paid off all the loans; the only one he has now is with the Office of Hawaiian Affairs (OHA). Chair Watson asked if his equipment was owned by the company or by him. J. Griffin stated that the company owns him and that he owns the company. He makes personal guarantees with everyone. Chair Watson asked if he would be able to hand in \$3300 a month. J. Griffin stated he was making \$5000 per month, but his last payments did not come in. He is hoping he gets his check of \$75,000 in 2 weeks, and then he can catch up.

Commissioner Neves requested to go into executive session to consult with the Attorney General on this matter.

MOTION

Moved by Commissioner Neves, seconded by Helm, to convene in an executive session pursuant to Section 92-5(a)(4), HRS, to consult with its attorney on questions and issues pertaining to the Commission's powers, duties, privileges, immunities, and liabilities. Motion carried unanimously.

EXECUTIVE SESSION IN

10:45 AM

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

EXECUTIVE SESSION OUT

11:22 AM

Public Testimony—Patty Teruya. She brought up her concerns earlier, and it is concerning that she was given preference for this. K. Young commented on the tenant being a native Hawaiian, and she stated that the other clients were also native Hawaiians. The Commission must be consistent.

Public Testimony—Germaine Meyers. She echoed the sentiments of P. Teruya. She also stated before that there was favoritism and no enforcement. With special treatment, it seems the staff can make special arrangements. The Commission decided to terminate, but LMD did not terminate.

Public Testimony – Kapua Kamai. She echoed the previous speakers' sentiments.

MOTION/ACTION

Moved by Commissioner Neves, seconded by Commissioner Marfil, to approve the motion as stated in the submittal.						
Commissioner	1	2		A'OLE (NO)	KANALUA ABSTAIN	EXCUSED
Commissioner Awo				X		
Commissioner Freitas				X		
Commissioner Helm				X		
Commissioner Kaleikini				X		
Commissioner Kaneakua				X		
Commissioner Marfil		X		X		
Commissioner Namu`o				X		
Commissioner Neves	X			X		
Chairman Watson				X		
TOTAL VOTE COUNT				9		
MOTION: [] UNANIMOUS [] PASSED [] DEFERRED [X] FAILED Motion FAILED. Nine (9) No votes.						

Chair Watson stated the request has been denied, so legal and staff have their orders.

ITEMS FOR INFORMATION/DISCUSSION

REGULAR AGENDA

LAND DEVELOPMENT DIVISION 2:02:06

ITEM E-1 For Information Only – Anticipated Finding of No Significant Impact Determination and Draft Environmental Assessment for the Wailuku Single Family Residential Subdivision Project, Waikapu & Wailuku, District of Wailuku, Maui Island, Hawai`i TMK Nos. (2) 3-5-002:003 (por.)

RECOMMENDED MOTION/ACTION

None. For Information Only. Engineer Neil Nugent introduced Darrell Okimoto from the Dowling Company, who is the developer and Planner Kawika McKeague of G70. K. McKeague spoke on the PowerPoint presentation.

Purpose of the presentation

- Update HHC on the status of the Wailuku Single Family Residential Homestead Project
- Request HHC approval on the Anticipated Finding of No Significant Impact (AFONSI) determination for the Draft Environmental Assessment (DEA) that will start the 343
- 77 acres of land at the border of Wailuku and Waikapu
- Preference for property type is turn-key house and vacant improved lots
- 204 residential lots / 5-model types of 2-5 bedrooms, 1-3 baths, bedroom on ground floor
- Improvements include internal roadways and sidewalks, roadway frontage improvements along Kuikahi Drive, and a parking space which is about 3.1 acres
- Findings will be vetted with appropriate agencies, as well as economic fiscal impact.
- More likely to come back for approval from the Commission in May on the FONSI

DISCUSSION

Commissioner Helm asked to have space for a park in Waikapu. K. McKeague stated there are 3.1 acres for that.

Commissioner Awo stated it is in a highly desired location. If space allows, he would like to keep the creation of Hawaiian Immersion Schools under the radar without sacrificing homes.

ITEMS FOR DECISION MAKING

REGULAR AGENDA

PLANNING OFFICE

ITEM G-1 Approval of Recommendations for Various Grant Awards Statewide (see exhibit)

RECOMMENDED MOTION/ACTION

Planning Manager for Planning Office Andrew Choy presented the following:

Motion that the Hawaiian Homes Commission approve the Recommendations for Various Grant Awards Statewide:

1. The first motion is for a \$2.0 million, one-time-only allocation from the State General Fund. The allocated funds are listed in the submittal.
2. The second recommendation is that the Hawaiian Home Commission approve the carry over to the 2024 – 2025 fiscal year, any of the approved allocated funds that cannot be encumbered by the contract by June 30, 2024.

DISCUSSION

Commissioners Neves and Freitas expressed appreciation for the Waimea Nui Fire Prevention allocation.

Public Testimony – Bo Kahui. Expressed his frustration over the denial of their \$200,000 application for the preschool plan. They were perplexed by the grounds for dismissal. The plan for the preschool was described as extensive. He stated Lt. Governor Sylvia Luke committed \$8 million. Architects Hawai`i Ltd was also committed to the project. Another troubling thing is that in their application, La`i`Opua sought the land disposition for the right of entry over a year ago, and he does not understand why the right of entry was not contemplated. He agreed that LDD requested that they do a beneficiary consultation. He is disappointed but concerned about those who rated their application.

Chair Watson asked him about the \$8 million commitment from the Lt. Governor. Could they proceed with that? B. Kahui stated that was her word, that she would commit the \$8 million for the classrooms. Chair Watson clarified that they can still move forward independently. B. Kahui stated yes but is subject to the right of entry, and he is asking that the right of entry be accelerated and approved. Chair Watson stated that the Department would look at that.

MOTION/ACTION

Moved by Commissioner Freitas, seconded by Commissioner Neves, to approve the motion as stated in the submittal.						
Commissioner	1	2		A'OLE (NO)	KANALUA ABSTAIN	EXCUSED
Commissioner Awo			X			
Commissioner Freitas	X		X			
Commissioner Helm			X			
Commissioner Kaleikini			X			
Commissioner Kaneakua			X			
Commissioner Marfil			X			
Commissioner Namu`o			X			
Commissioner Neves		X	X			
Chairman Watson			X			
TOTAL VOTE COUNT			9			
MOTION: <input checked="" type="checkbox"/> UNANIMOUS <input type="checkbox"/> PASSED <input type="checkbox"/> DEFERRED <input type="checkbox"/> FAILED Motion passed unanimously. Nine (9) Yes votes.						

ITEM G-2 Approval to Acquire Water Tank, and Approval to Contract Limited Potable Water Deliveries, Kahikinui, Maui

RECOMMENDED MOTION/ACTION

Planning Manager for Planning Office Andrew Choy presented the following:
Motion that the Hawaiian Homes Commission approve to Acquire Water Tank and Approval to Contract Limited Potable Water Deliveries, Kahikinui, Maui. He introduced Planner Julie Cachola who described the recommended action and why it is needed.

J. Cachola stated that Kahikinui received three potable water assistance from the Bureau of Reclamation, an agency under the Department of Interior. Two 30,000-gallon tanks were erected at the main gate, and Rojac Trucking, the only certified trucking company to deliver large quantities of potable water, regularly delivered water. Because this is temporary, it ends in April 2024, and the tanks will be demolished and removed.

The Department received a call from the trucking company with an offer to purchase one 30,000-gallon tank, and the trucking company would donate the other tank, the perimeter fence, and the piping to Ka`Ohana O Kahikinui as a tax donation. To keep the water potable, it has to keep moving, which means regular delivery, which would be contracted. The offer is to purchase the tanks at \$85,000.

This submittal is requesting approval of the total budget of \$277,888.36 for the purchase of the tank, water deliveries per year, the annual maintenance of the tanks, and the contingency fund for the tank contamination. Staff would check with the Bureau of Reclamation to get their assistance as a permanent solution for potable water. Right now, it is to secure the tanks.

MOTION/ACTION

Moved by Commissioner Neves, seconded by Commissioner Helm, to approve the motion as stated in the submittal.						
Commissioner	1	2		A'OLE (NO)	KANALUA ABSTAIN	EXCUSED
Commissioner Awo			X			
Commissioner Freitas			X			
Commissioner Helm		X	X			
Commissioner Kaleikini			X			
Commissioner Kaneakua			X			
Commissioner Marfil			X			
Commissioner Namu`o			X			
Commissioner Neves	X		X			
Chairman Watson			X			
TOTAL VOTE COUNT			9			
MOTION: <input checked="" type="checkbox"/> UNANIMOUS <input type="checkbox"/> PASSED <input type="checkbox"/> DEFERRED <input type="checkbox"/> FAILED Motion passed unanimously. Nine (9) Yes votes.						

**RECESS
RECONVENED**

**12:15 PM
1:05 PM**

ITEMS FOR INFORMATION/DISCUSSION

WORKSHOPS

OFFICE OF THE CHAIRMAN

ITEM C-4 For Information Only – Workshop on the Report and Recommendations of the Permitted Interaction Group, Appointed Pursuant to HRS § 92-2.5 and HAR § 10-2-16(b)(1), to investigate, consider, and recommend changes, if any, to the Act 279 strategic plan and budget

RECOMMENDED MOTION/ACTION

None. For Information Only. Planning Manager for Planning Office Andrew Choy and Homestead Housing Specialist Kalani Fronda, both standing in for Stewart Matsunaga, presented the following:

Andrew Choy did an overview of Act 279 Strategic approach, which has three Policy Considerations to guide implementation. (1) most resources is homeownership activities rather than rental activities; (2) resources for homeownership are for new homestead lot development; and (3) prioritization of homestead lot development projects should be based upon timing, priority areas, and waitlist demand. These are the foundational policy tools that the Commission originally identified. He encouraged the Commission to base its decisions on those consistent policy tools. At that time, the Commission also realized that changes may be needed to the plan over time and that updated budgets may be presented to the Commission for its approval. This is one such instance. The 2022 plan identified that land acquisition for homestead lot development or water source development may be appropriate. A Summary of Proposed Changes is in the submittal. A. Choy turned the presentation over to Kalani Fronda.

K. Fronda stated the three Policy Considerations to guide the implementation have not been changed, but what has changed is the additional efforts taken to meet the deadlines set to encumber the funds allocated through Act 279. The Department has 131 days from today to meet the deadline. Fifteen (15) initial projects will remain in the queue, and nine (9) projects have been reprioritized to pursue new funding. The focus is to acquire new lands suitable for residential use. The objective is to encumber the \$600 million by the end of the deadline. He went through each moku in the slides.

DISCUSSION

Commissioner Kaneakua stated the PIG no longer exists, but their emphasis was to expend the monies before the deadline and that the projects that could not be accomplished be pushed to FY25.

Commissioner Helm stated that the newly formed PIG proposal does not include projects for Moloka`i and that he thinks it is unfair. Every island will be getting funded through Act 279, so how can Moloka`i be left out, which had only two projects as part of the proposal, Nā`iwa and Ho`olehua? He stated he could not approve this because Moloka`i was not included.

K. Fronda referred to line item 28, an area defined as scattered lots. These are lots that are vacant and lots with dilapidated homes, which addresses the list on Moloka`i. There are about 20-15 lots that will be addressed on this line item. Commissioner Helm stated that he is concerned about the two projects now.

Commissioner Neves stated in the original Strategic Plan that Kaua`i had 75 lots, but now it is 82 lots. The Kuleana Homestead ag lots project, which has been in the works since 2018, was deferred. He is not in favor of that. He is not in favor of putting LITHC in Hanapepe. LIHTC funding needs to be fully understood, as well as the type of position it puts the Trust in. What amount of money needs to be taken out of the Trust fund, and how much the project will be delayed for Hanapepe? He is concerned about pushing stuff down the road and not taking care of the waitlist now.

Raymond Kanna stated he was asked to evaluate certain projects, specifically the Grove Farm. The price is a bargain, and the location is ideal, which is in Lihu`e town. Kaua`i County supports development in the core of Lihu`e. This project will satisfy most of the Kaua`i list. The biggest problems in Kaua`i are transportation and putting projects on the far side of the island with no infrastructure.

Commissioner Neves stated that he thinks that it is more of an O`ahu-centric thought process. Kaua`i has an East and West side, and the people like that. There is land to be developed on the Anahola side, and the Department should use the \$24 million to develop the communities. Understand the Kaua`i people.

Commissioner Helm stated that \$30 million is set aside for projects, financing, partnerships, etc., out of that \$600 million, but nothing for Moloka`i. The amount for Nā`iwa is \$20 million for infrastructure. Why can't Moloka`i get part of that money? Provide something for Moloka`i.

Commissioner Awo stated he sees a deviation from the original Act 279 strategic plan, which was guided by the 2020 survey. This plan defers \$168 million in O`ahu projects. For Maui, the Kamalani project looks like an acquisition with \$35 million needed for the buildup. How does that impact the other islands? He is not prepared to vote on this tomorrow.

Commissioner Freitas stated the first thing that came to his mind was the projects being deferred; K. Fronda stated that one of the reasons for deferring some of these is the timing and infrastructure.

R. Kanna stated that the easiest way to commit the \$600 million is through acquisition because it is clear and can be done quickly. However, for the rest, there is a need to finalize EIS and AIS and, most importantly, to figure out how the infrastructure works for each of these communities. Unfortunately, for many of the projects, the infrastructure must be built, which will take some time. The Chair has been working hard to find federal funding to support this and to have funding for infrastructure outside of Act 279. The schedule for development includes the AIS and EIS, and simultaneously, the infrastructure needs to be developed, which means only the engineering design determines the capacity and where the resources are going to be, for example, water. Water must go through the Water Commission and get approved through a series of processes. The water must be treated. Then there is the sewer. All this stuff takes time, and all the added time means the department cannot get to the point of developing the property. The balance of time and money comes into play.

The reason he recommended Kamalani is because it has all its permits, and EIS and the AIS have been done. A & B had a multi-family component, and the Department is trying to do all single-family. Kamalani is shovel ready. Can the Department make things happen in a reasonable timeframe? There is a lot of land, like Pana'ewa, which needs a 3-mile sewer connection, but it takes time. It is a stronger argument to make to the Legislature, and anyone else that the project is shovel-ready and all that is needed is to fund the remainder of the project. The projects are being deferred because there are obstacles that prevent the project from moving forward immediately. Put the projects that are being worked on now forward.

Commissioner Awo stated that the Commission should review each project. This is skimming over what the Commission is required to do to make big decisions.

Commissioner Kaneakua stated that the Commission needs to examine why the projects are deferred. He heard a challenge to the O`ahu Commissioners to pay attention to projects like the Maili project and the NOAA project.

K. Fronda reviewed the matrix.

- La`i `Opua –580 Single family homes
 - work being done on Village 4, Hema
 - The next phase is getting development agreements for Villages 1, 2, and 4
 - Working on the North Kona Water Development
 - Do the 380 lots and defer the 200 lots.
- Honomū Subsistence Ag lots Phase 2
 - Deferring this
- Kaumana Avalon Development
 - 168 lots – problem with soil
- Honokaa – 296 single-family homes
 - two parcels on each side of the belt freeway
 - 200 yards of sewer connection
 - Hope is to energize Honokaa with water
- Papa`ikou – 220 single-family home
 - 84 LIHTC Single family home 60 AMI
 - 136 single family homes

- 40 kupuna housing
- Palamanui – 18-Acre donation by Nan. Inc. – shovel-ready
 - 40 LIHTC single-family homes
 - 26 kupuna housing 60% AMI
 - 64 multi-family rentals 60% AMI

Commissioner Awo stated he is not in favor of LIHTC and mentioned the testimonies from the January 26, 2024, meeting. The people for the rent with the option to purchase are considered tenants and not beneficiaries.

Chair Watson stated that the department would be doing a workshop on the LIHTC. There is also some legislation to address that 15-year wait. For the land, the beneficiaries would be issued a homestead lease right off the bat to avoid the 15-year wait, including the risk of their demise before the 15-year conversion takes place.

- Pana‘ewa Residential lots
 - 600 single family
 - Mandate \$1 million and defer the remainder – more studies are needed.
 - A huge wastewater line has to be built – Ray feels the best source for this is federal funds

Chair Watson stated that he, Lehua, and Gigi went to Washington to meet with the EPA, US RD, and the White House Administration. The Department just received \$2 million for the La`i `Opua project and will be receiving another \$3.7 million for the Ka`uluokaha`i project. He believes the Department will be successful in going for the infrastructure money.

- Lanai Residence Lots, Maui County
 - In Phase 2 – offsite infrastructure planning and design for 75 new single-family homes
 - For Ho`olehua and Nā`iwa, hopeful for additional funds
 -

Commissioner Helm stated to give the \$9.5 million to Nā`iwa. If it is deferred, that is another 3-4 years the people will wait.

- Pu`uhona Homestead Subdivision
 - 161 single family home
 - Offsite water tank development needs to be done, site construction needs to be done, and design and site work needs to be done
- Honokowai subsistence ag Phase 1
 - Monies encumbered for the site and design construction.
 - Other stuff deferred because of Phase 3
- Leiali`i 1-B
 - 181 single family homes
 - Offsite water development and site construction need to be done
- Wailuku and Waiehu – Mauka
 - 207 lots single family residential
 - Funds encumbered
- Kamalani Increment 2 & 3 – Maui
 - 400 single family homes
 - A&B filled in the ditch because it is famous for overflowing – drainage problem resolved.
 - Water is available – The Department has to drill two Wells, which is built into the budget.

- Sewer is resolved.
- Kaupe‘a Phase 2, O`ahu
 - 60 single family homes

R. Kanna brought up the question about Maili. The deferral is because the people do not want multi-family, and it has to be redesigned for single-family. It has a high cost based on the current engineering study. It has to be filled almost 20 feet. There is an issue with iwi, where the contamination area overlaps with the historical site.

Commissioner Marfil asked for the additional cost for Maili and the NOAA site. R. Kanna stated the number from Stewart Matsunaga was \$60 million. It changes when you have unit counts. The NOAA site has an issue with the ocean rise level. He suggested, if possible, to get the USGA site adjacent to the NOAA site. This is a deferral because more time is needed to resolve the problems. A. Choy stated there is a survey that will be sent out with alternatives, and people will have time to comment on the alternatives. Additional time is needed to have the proper recommendations and to do the studies.

- Ewa Villages – deferred
- Waialua Mill Camp – deferred
 - 108 single-family homes – LIHTC
- Kamehameha Schools Marina Lot 10A
 - 25 single-family homes in Hawai`i Kai
 - Acquisition and grading
- Hanapepe Residential Phase 2 – Kaua`i
 - 82 single family homes
 - Sit work for LIHTC single

Commissioner Neves does not want this deferred and wants it back in FY2024.

- Grove Farm Isenberg Parcel, Kaua`i
 - 200 subsistence ag lots 1,000 single-family homes
- Statewide Financing - deferred

Public Testimony – Kanani Amina. She is originally from Niihau. She spoke of the low-income housing in Hanapepe and the Waipouli project. She opposed Item C-4. Clair Niheu stated she and Kanani attended a meeting that opened their eyes about Item C-4, the Courtyard at Waipouli project. They want single-family homes and not condos. They are opposed the LIHTC.

Public Testimony – Rowena Contrades-Tongan. Opposed Item C-4. The people of Kaua`i do not want to live in the Courtyards of Waipouli.

Public Testimony—Blossom Feiteira. Opposed Item C-4. She is the Advocacy Director for Kupuna Kaleo Ka`Aina, a housing advocacy organization. The concern is that plans are being deferred to the fiscal year 2025, resulting in a decrease in the number of lots available. She does not believe that the Legislature will be able to provide \$638 million, given the situation with Lahaina and the State’s commitment to Lahaina.

Public Testimony – Patti Teruya. She stated they were told that the Maili project was moving forward. The funding for filling that property was already in the budget. It is the first time she has heard of iwi that is holding up the project. It is the only project in Wai`anae, and there are three Commissioners for O`ahu. It is disappointing that Wai`anae is left out.

Public Testimony – Germaine Meyers. She distributed a matrix of the budget matrix for Act 279. She stated that \$147.9 million did not come before the Commission. She walked through the matrix with the Commission. She asked that the Commission oppose Item C-4.

Public Testimony – Kenna Stormy-Gibson. She is the Policy Director for Kupono Kaleo O Ka`Aina and does research papers for housing and policy for Hawai`i. She has been working with the residents of Waipouli who want to stay in Kaua`i and want to know where they will be relocated. She is new to the process and just recently started coming to the meetings and wonders how the Commission is making decisions on spending \$1.2 billion impacting so many lives.

Public Testimony – Jojo Tanimoto. She stated that Kawaihae started as an accelerated program and that they have a problem with water. They have plans for kupuna housing and transitional housing. Kawaihae was not included in any of the monies for funding.

Public Testimony – Homelani Schaedel. She stated the Special Meeting of January 26, 2024 should have been held on Kaua`i. While on Kaua`i, her cousin's daughter, who lives in Pi`ilani Mai Kekai, told her that the infrastructure for Pi`ilani Mai Kekai has been sitting for 8 years, and there are no more houses being built. How can the Commission not consider utilizing the funding available? The Department already had a plan with Act 279 a year ago, and now it is still discussing the fundings for Act 279. Why could it not just move on with the plan. She also stated that Mark Development is not a good developer for LIHTC. She is not opposed to LIHTC, but she is opposed to how the projects are run.

Public Testimony – Alohalani Smitg Opposed Item C-1, the Anahola, Kaua`i project. She echoes the concern of the Niihau beneficiaries who want land and homes for their future legacy. She also opposes Item C-4. She stated the soil, and the air were not checked for any contaminants and does not recall any beneficiary consultation being done about this area. The area needs extensive studies. The new landowners were forced to sign a disclaimer stating that they held the developer or previous landowners responsible for the contamination. This is 100 years of pesticides and toxins in the land, and Monsanto is next door. Sometimes, there are dust storms that get into people's homes. The people signed the papers because they were desperate to get their homes and did not care if they got cancer in the future.

Public Testimony – Kapua Kamai. Testified that everything the Chairman wants is reflected in the staff's work and presentation to the Commissioners. If not for the long-time Commissioners and beneficiaries who understand what is going on, the Commission would continue to support what is put on the agenda. She imagines that the staffers inform the Chairman of their concerns about his actions, plans, and thoughts. This process is not pono. The first package had a full suite of services, but the package that is being presented today gives false hope for too many for too long.

REGULAR AGENDA

OFFICE OF THE CHAIRMAN

ITEM C-5 For Information Only – Legislative Update 2024

RECOMMENDED MOTION/ACTION

None. For Information Only. Government Relations Analyst Oriana Leao presented the following:

O. Leao read the 12 Legislative proposals that were included in the Governor's package for the 2024 regular session. Following the Commission's approval, the proposals were reviewed by the Department of the Attorney General, the Department of Budget and Finance, the Governor's Policy Office, and the Governor. Eight proposals were included in the Governor's Administrative package, and the remaining four were introduced by Legislators in the Senate and House of the 2024 State Legislature.

HOMESTEAD SERVICES DIVISION

ITEM 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
- D. DHHL Guarantees for Hawai'i Community Lending (HCL) Construction Loans

Homestead Services Division Administrator Juan Garcia highlighted the lease count as of February 1, 2024, is at 10,045 leases, which reflects the 24 Kahikinui leases awarded recently. The application report is broken down per island, i.e., residential, pastoral, and agricultural. There is a total of 29,451 applicants, which currently represents 47,086 applications statewide.

PLANNING OFFICE

ITEM G-3 For Information Only – Draft Kawaihae Regional Plan Update, Island of Hawai'i

RECOMMENDED MOTION/ACTION

None. For Information Only. Planning Office Manager Andrew Choy and Planner Lillianne Makaila presented the following:

L. Makaila briefed the Commission on the Draft Kawaihae Regional Plan Update.

Next Steps:

- Feb. 28, 2024 – Beneficiary Consultation #3
- May 29, 2024 – End 0-day Comment Period
- April 8, 2024 – Prepare Final Kawaihae Regional Plan Update
- May 20-21, 2024 HHC Meeting – Final Adoption

ITEM G-4 For Information Only – Status Update on Plan Implementation in the `Ewa Moku Region

RECOMMENDED MOTION/ACTION

None. For Information Only. Planning Manager Andrew Choy presented the following:

Andrew Choy stated that this item will be presented at the Kapolei Community Meeting this evening. The staff report is in the Commissioner’s binders.

DISCUSSION

Commissioner Freitas asked if the Department has come up with a solution for the water in Kawaihae that suffices. L. Makaila stated the water project has three primary components:

- Provide affordable potable water to Kawaihae homesteaders, mostly for Kailapa
- Provide options for non-potable water to be used for agricultural/irrigation purposes.
- To find a new water source for the water system currently supplying potable water to Kailapa

The implementation actions suggested vary in order to address the different components. A. Choy stated there is a short-term option, which is to reassess the Department’s billing rates for the Kawaihae water system. The long-term option is the capital improvement project which the Department wants to come to a consensus with the community on which water option the Department should put its limited resources to.

Chair Watson stated that this might be a good time to pursue federal funding for the water system. He suggested talking to Gigi Cairel to help identify the best approach.

ANNOUNCEMENTS AND RECESS

1. DHHL Community Meeting is on Tuesday, February 20, 2024, at 6:30 p.m. Kapolei Middle School, 91-5335 Kapolei Pkwy., Kapolei, HI 96707

RECESS

4:25 PM

HAWAIIAN HOMES COMMISSION

Minutes of February 21, 2024

Hale Pono`i, 91-5420 Kapolei Parkway, Kapolei, O`ahu, 96707, and
Interactive Conferencing Technology (ICT) Zoom

Pursuant to proper call, the meeting of the Hawaiian Homes Commission was held both in person and via Interactive Conferencing Technology, beginning at 9:30 a.m.

PRESENT Kali Watson, Chairman
Randy K. Awo, Vice-Chairman, Maui Commissioner
Makai Freitas, West Hawai`i Commissioner (ICT)
Zachary Z. Helm, Moloka`i Commissioner (left 3:45 pm)
Michael L. Kaleikini, East Hawai`i Commissioner
Walter Kaneakua, O`ahu Commissioner
Sanoë Marfil, O`ahu Commissioner (late)
Pauline N. Namu`o, O`ahu Commissioner
Dennis L. Neves, Kauai Commissioner

COUNSEL Jordan Ching, Deputy Attorney General

STAFF Katie L. Ducatt, Deputy to the Chairman
Leah Burrows-Nuuanu, Secretary to the Commission
Richard Hoke, Executive Assistant to the Chairman
Andrew Choy, Planning Manager
Kahana Albinio, Land Agent Land Management Division
Juan Garcia, Homestead Services Division Administrator
Paula Ailā, Acting Contact and Awards Division Administrator

ORDER OF BUSINESS

CALL TO ORDER

Chair Watson called the meeting to order at 9:35 a.m. Nine (9) members were present at the meeting location, establishing a quorum.

PUBLIC TESTIMONY ON AGENDIZED ITEMS

None.

ITEMS FOR INFORMATION/DISCUSSION

REGULAR AGENDA

OFFICE OF THE CHAIRMAN

ITEM C-6 For Information Only – DHHL Enforcement Team and Honolulu Police Department District 8 Pilot Program Regarding Alleged Lease Violation Investigations

RECOMMENDED MOTION/ACTION

None. For Information Only. Enforcement Officer David Hoke and the Honolulu Police Department's Narcotics Division presented the following:

D. Hoke presented the pilot program they have in place with the Honolulu Police Department's (HPD) District 8, Narco Vice. The presentation will be in reference to evidence and procedures. He introduced Sergeant Kudaishi of the Honolulu Police Department, Narcotics Vice, Gambling Detail to share about the gambling devices.

Why HPD Narco-Vice Gambling Detail is here

- Create a partnership between agencies and the public
 - Honolulu Police Department, Narcotics-Vice Division; Patrol Division and Crime Reduction Unit
 - Prosecutors Office
 - Federal Agencies
 - Community Organizations/Members of the Public
- Improve communication and partnerships
- Objectives of
 - What an illegal game room looks like
 - Commercial buildings, bars, homes, nightclubs, regular-looking business
 - Cameras inside and outside, multiple automatic secured doors, cashier room, security room, security buzzes you in to enter the game room
 - These game rooms bring in drugs, violence, and guns
 - Primary gambling devices they encounter.
 - "Pot of Gold" vs "Fish" games

These establishments are operated by local gangs, organized crime, security personnel, property management companies and homeowners get paid for the use of their homes. A concern is to hold the homeowners accountable as a way to stop them from reopening. Game rooms reopen days or weeks after being served warrants.

- Partnership Goals
 - NVD gambling detail will continue to investigate properties that allow illegal gambling
 - NVD forfeitures detail/HIS will inform the property owners of illegal activities occurring on the property
 - Prosecutors utilize nuisance abatement/forfeitures
 - GOAL: Hold Property Owners Accountable

Commissioner Awo stated it is not uncommon for them to reopen after the warrant is served, and part of the problem seems that the disincentive is not to shut down because the payment the homeowners receive is lucrative. How successful is HPD in dealing with this.

Major Lambert stated he took over in March 2023 and helped facilitate a change to their strategy. The strategy in 2023 was to hold property owners accountable and make it not so lucrative. Regular properties utilize nuisance abatement, and the NVD can seize the property for up to 12 months. Thus, the owners would lose rent for up to 12 months. If it can be proven that the owner was facilitating the game room, then NVD could look at civil forfeiture to take it outright. NVD cannot serve DHHL with nuisance abatement or forfeit because the land is technically a government entity. They want to work with DHHL Enforcement to disincentivize the people who have leases to sublet or host it themselves. NVD will send a letter with photographs stating what was found. Regarding the games, he is concerned about the Fish Hunter game, which does not look like a gaming device, but it does. For the Department, NVD wants to establish a preponderance of evidence so that the Department can consider holding DHHL lessees accountable.

Commissioner Awo stated it would be administrative and considered civil preponderance and he is interested in getting into the details.

D. Hoke stated that HPD, the prosecutor's office, and elected officials made a big push to reduce criminal activity on the Waianae Coast. He believes the Department should also follow suit and take a firm position on this, or there might be an influx of these kinds of activities coming to the Hawaiian homelands. District 8 Narco-Vice covers the homesteads of Kapolei, Nanakuli, and Wai`anae. The pilot program went into effect in January 2024.

The Commission took the time to look at the games (confiscated evidence) brought in by the NVD.

Purpose and Goals of Collaboration:

- Eliminate Organized criminal activity in the homesteads
- Obtain HPC assistance with Contested Case Hearings
- Instill confidence in LE that DHHL is a committed partner
- Apply the blueprint statewide
- Restore confidence in beneficiaries

Known Challenges & Solutions

- Challenge – Limited staff and resources for DHHL
 - No consequences
- Solution – Collaboration between DHHL, police, and beneficiaries/associations/neighborhood security watch programs
 - Cancel leases
 - Need contact for all the associations and security watch programs

Process

- DHHL documents all criminal complaints
- HPD will deconflict (watch) the residence where the complaint is located
 - They do not want the beneficiaries to think nothing is being done
- Notify DHHL if allegation is substantiated
- If not substantiated, DHHL to notify and warn lessee
- If substantiated, DHHL will initiate CCH for lease cancellation
- HPD will provide sworn testimony at DHHL's Contested Case Hearing
- DHHL will obtain written testimony from associations and NSWs about the effects of this activity as part of submittal
- Due process can take a long time, but it needs to be clear that the Department cannot allow criminal operations like these to go on at the expense of everybody's safety in the community
- Cancelling a lease has a generational impact on a family.

DISCUSSION

Chair Watson asked about how the process would work. Maj. Lambert stated once they get probable cause and a search warrant, which means the prosecutor agrees. The judge agrees and allows them to go onto the property; they will seize the devices, qualify the devices as gambling machines, and be in NVD's custody. The issue is that the longer a game room is open, the longer the operator has made enough money to replace the games. The department has a unique opportunity for a quick turnaround if it can close them down. Most establishments can recoup their loss in two weeks, so if an establishment was operational for two weeks, it could survive one round of a seizure. Because the Department can break leases, it can gain a lot of ground. It is a generational impact.

Commissioner Awo stated for the record that it meets the preponderance of this Commission, as it should. The Commission should be more aggressive and leverage all the tools the Department has

available. He is not optimistic about applying this standard across the state. Police Chiefs may have different priorities for their island. He thinks granting the Department's Enforcement police powers to assist other agencies in partnerships is the way to go and expand it across the state.

Chair Watson stated his concern is the danger with the Department's personnel as they are not armed and have limited experience in these dangerous situations with gambling, drugs, and other stuff. He is thankful that HPD is willing to work with the department and be the first to take the lead. He is looking forward to working with HPD.

Maj. Lambert stated he is in charge of the entire island, so if there are issues in other areas of Hawaiian Homelands, the Department would still be dealing with his staff. NVD meets with outer island vice divisions twice a year. If NVD can package a success, he thinks it will be easy to replicate it.

Chair Watson asked about the nuisance abatement. Major Lambert stated it is another civil process, but it can only be levied against a fee owner, and NVD would not be able to apply it to DHHL. Chair Watson stated that maybe that is where to change the law because of how they can be stopped from being repeated.

Chair Watson stated the Commission should have legal take a look at that and what kind of civil enforcement the Department can do. He would like HPD to come in and address the nuisance abatement approach so we can deal forcefully and quickly with these problems. If it let to sit, it will just fester and continue to be a plague on the community.

Commissioner Helm asked if there is a hotline number to contact and be anonymous. D. Hoke stated they could make an anonymous complaint. If there is an association or NSW, a written testimony can be done on behalf of the complainant. It does not single out a single person but is done as a whole community. Major Lambert stated their line for HPD is 808-723-3933, but the lessees are asked to go through their office first as it validates that it is DHHL. Every month, NVD is sent a ledger of all the complaints received, and this should be something available to the Commission.

Commissioner Awo stated that this is bringing to light what can be done in a civil process. He wants to know how to get to a contested case hearing. This might warrant another PIG. He wants to fast-track a process to move this forward.

Chair Watson stated there is an amendment dealing with criminal activity. He has to take a better look at that and work with the AG. There is the contested case hearing, but it is more like an emergency. The Department should be able to have some kind of judicial relief subject to the provision in the leases. It concerns him how quickly these gambling entities can resurrect and continue to be a burden on the community.

Public testimony – Councilwoman Andria Tupola. Maj. Lambert came in with a strong fist, and the community gave him 6 months to do what he could do. From June to December of 2023, he got the active game rooms down from 25 to 19 in 6-months. On the legislative side, Bills 57 & 58 are going to assist in closing game rooms. Bill 57 is going to add gambling to the nuisance, and this allows police to go in and address the nuisance. Bill 58 is going to allow for the Department of Planning and Permitting and HPD to share information. It is important to have it codified into law to allow HPD and DPP to share information as it pertains to building code safety. She requested that the Commission, if in agreement, testify in support of Bills 57 & 58.

Most of the shootings in her district are related to gambling because of the quantity of cash, people being trafficked, kids running away to game rooms, and a lot of other things.

Public Testimony – Homelani Schaedel. The approach this morning is targeted to the bullseye, and I think this is the approach. Under Administrative Rules 10-3-28, the Department may cancel a lease for the following reason (focused on No. 2): violation of a lease document; No. 10 (at least for Malu‘ōhai), the lessee shall comply with all of the requirements with all municipal, state and federal authorities, and observe all municipal ordinances and state and federal statutes pertaining to said premises now enforced and hereafter be enforced. She wants more information on the nuisance abatement.

Public Testimony – De Mont Manaole. Criminals bank on the Department being complacent and taking a long time to do what is needed. He complimented the presentation as awesome. He stated the Department needs to act swiftly because its slowness to act is what convicts bank on because they can get away.

Public Testimony—Allen Cardines. He stated that this is long overdue and was needed years ago. It is a comprehensive fast-track program. He stated that NVD and Enforcement were able to shut down that game house in one week. Bad actors terrorize the community, and this pilot program is a step in the right direction.

Public Testimony – Bo Kahui. He commended the Department and HPD for eradicating these bad actors from affecting the homestead communities he thinks we need to organize this issue in which there is control by the Department and HPD to derive significant income to help support the communities. He stated he is not advocating gambling, but he wishes the Department to look at the other side of this equation. He speaks personally and not as a member of his organization.

Public Testimony – Princesslehuani. Testified on Item C-6 regarding the eviction on Maui as the people had no warning and had to leave. Giving people a warning is important. She has been on the waitlist for 30 years and has not been awarded.

Public Testimony – Iwalani McBrayer and Jodi Akau. I. McBrayer testified on behalf of a Kaupe‘a homestead beneficiary and a former security watch in Kapolei with Jodi Akau. She supports the Item C-6 pilot program, which can push out the crime without people fearing retaliation. J. Akau stated she supports Item C-6 pilot program.

ITEMS FOR DECISION MAKING

REGULAR AGENDA

OFFICE OF THE CHAIRMAN

ITEM C-4 Approval of the Report and Recommendations of the Permitted Interaction Group, Appointed Pursuant to HRS § 92-2.5 and HAR § 10-2-16(b)(1), to investigate, consider and recommend changes, if any, to the Act 279 strategic plan and budget

RECOMMENDED MOTION/ACTION

Homestead Housing Specialists Kalani Fronza and Sharene Tam, standing in for Stewart Matsunaga LDD Administrator, presented the following:

Motion that the Hawaiian Homes Commission Approve the Report and Recommendations of the Permitted Interaction Group, Appointed Pursuant to HRS § 92-2.5 and HAR § 10-2-16(b)(1), to investigate, consider and recommend changes, if any, to the Act 279 strategic plan and budget

S. Tam stated the Department is receiving \$3.7 million of federal funds for Ka`uluokaha`i and \$2.7 million for La`i`Opua. The Chair asked that monies that were previously encumbered for Wailuku, which is still being processed, be used to restore funding for Anahola, Ho`olehua, and Nā`iwa. These will proceed as planned if the amended strategic plan gets approved. \$25 million is being allocated for construction financing. \$100 million was originally indicated if the Legislature allocated future additional funds, but by calling back some of the monies, the Department was able to restore \$25 million.

Chair Watson asked what the impact of that was. She stated the impact should not be too dramatic as all the projects are proceeding, which are either under construction or awaiting the development agreement to be finalized, as in the case of Ka`uluokaha`i. Wailuku is still able to proceed with the initial infrastructure work as the Department seeks additional funds from the Legislature to continue. Chair Watson asked how the construction loan being provided by the Department would impact the cost to the homesteader for the cost of the house. The cost to the developer is less, so the amount to build the home is reduced accordingly, making it more affordable. Chair Watson asked about \$17,000 per house. She stated that it sounds about right.

DISCUSSION

Commissioner Awo thought he heard the phrase “claw back” for Wailuku and asked what it meant. The Department fully encumbered 100% of the monies for Wailuku in fiscal 2023. The 100% was not needed to proceed with the project, so the Department looked at what was needed now and what was waiting to be spent. Part of the funds were unencumbered to make available to support the projects on Kaua`i and Moloka`i and ask the Legislature for additional funds. Chair Watson stated the vertical construction for Wailuku is not going to start till 2026, so rather than letting the money just sit, we just move some of the other projects forward.

Commissioner Neves mentioned LIHTC, and his concern is about the management agreements. He wants to ensure that the procurement process is followed.

Commissioner Helm thanked the Chair for the funds' adjustments, which added Na`iwa back to the list of projects.

Commissioner Kaleikini stated that he does not support the use of Act 279 for rentals but does support the projects for Hawai`i Island.

Commissioner Marfil spoke on the Maili project and why, given the time and money, it is being pushed back. She supports the Department's decision.

Commissioner Awo suggested that language from SB 2779 be included that provides other opportunities for financing and offered that up for consideration.

Chair Watson thinks there are misunderstandings about LIHTC rent-to-own, which the workshop will clear up. This is an option, but the Department can look at other options. Commissioner Awo stated he would like the language inserted into the proposal as the Commission prepares to vote.

Chair Watson asked Commissioner Awo to make an amendment to the language to include additional investigation for other funding sources or approaches.

Public Testimony – Blossom Feiteira. Thanked the Chair for making the amendments and recommendations and to the staff who worked throughout the night. She agrees with Commissioner Awo regarding LIHTC. She volunteered her time to have discussions with the Commission on opportunities available.

Public Testimony –Kenna Stormy-Gibson. LIHTC funding is for everybody statewide regardless of blood quantum, and about 1 in 4 are approved. Last year, there were 27 applications and only six received funding. Even if Hanapepe is no longer LIHTC, there are seven proposed projects, and it would not seem prudent to apply for that many projects in one year. DHHL would be competing with Catholic Charities, projects from Maui, and many developers across the state to fund rentals. It would be important to discuss the chances of Hawaiian Homes receiving funding for the entire program. If all the projects were approved in 2025, that would be the entire LIHTC budget for that year. Similarly, it is not known if the Legislature will give \$635 million. It might not make sense statewide if one agency is dominating the process built for everybody across the state.

Chair Watson stated he does not mind dominating, especially if it gets people off the waitlist. Two types of applications went in. The Department is going to start developing rather than hiring and paying a developer fee. More will be explained at the workshop.

Public Testimony – Bo Kahui. He testifies on behalf of the La`i`Opua Development Corporation. They appreciate and stand by the implementation budget for the Villages of La`i`Opua, Villages 2 & 4, and the water source at the Gianelli's property. He would like to get a status report on the water source. One of the problems with LIHTC at Village 4 was the lack of detail, specifically regarding the water bill. He supports the LIHTC program and agrees with the Chair to dominate the whole thing. He thinks the Department should begin to issue its undivided interests awards.

Public Testimony – De Mont Manaole. He honored kupuna on Kaua`i. He supports Waipouli.

Public Testimony – Princesslehuani. She stated she was raised in Kihei. She agreed with Alohalani that the land is toxic. She stated the Hawaiians should be put in Makena.

Public Testimony – Liko Rawlins-Wallace. She stated that Ho`olehua and Nā`iwa have been waiting 39 years. The money will be beneficial in completing the process of getting the lands ready to be divided. She was told by LDD that construction would begin by the end of 2024, and it would take 18 months before it is completed. She is the Nā`iwa Homestead Association's President.

Public Testimony – Kapua Kamai. She hoped that the Commission would not decide today.

Commissioner Awo stated he wants to incorporate that portion of the Bill that creates additional opportunities for how we develop. It is SB 2779, looking at a reduction in waitlists utilizing rent-with-option-to-purchase apartments and townhouses. He submitted to Senator Shimabukuro four conditions for consideration, which they put into the Bill. He wants to read into the amendment to create additional opportunities that do not lock the Department into LIHTC. Chair Watson stated he was okay with that, but none of the Commissioners were versed in the Bill at this particular moment. Commissioner Awo stated it is not the Commission adopting the Bill but adopting

language that commits the Commission to look at the additional methodology for financing projects that do not lock the Department into LIHTC alone. It does not eliminate LIHTC but broadens what is available to the Department.

Commissioner Awo read into the record the following to amend the proposal; *to include utilize trust assets and formulate plans proposals and budget request that shall cause the immediate reduction in the number of native Hawaiian beneficiaries on the Department’s waitlist; to utilize the beneficiary survey conducted in 2020 to guide decision making and consult native Hawaiian beneficiaries as deemed necessary; to ensure the Department of Hawaiian Home Lands serves in their best interest; in addition, consider all models of development and financial opportunities that may assist beneficiaries to acquiring lease awards including: (1) development models for affordable and mutual self-help organizations including Habitat for Humanity, (2) programs such as the Native American Housing Assistance and Self-Determination Act (NAHASDA), for mortgage downpayment assistance, (3) partnership with community development financial institutions and, (4) suggestions, discussions and ideas that improve the manner in which the native Hawaiian beneficiaries and the Department achieve these goals.*

MOTION TO AMEND/ACTION

Moved by Commissioner Awo, seconded by Commissioner Neves, to amend the proposal; to include utilize trust assets and formulate plans proposals and budget request that shall cause the immediate reduction in the number of native Hawaiian beneficiaries on the Department’s waitlist; to utilize the beneficiary survey conducted in 2020 to guide decision making and consult native Hawaiian beneficiaries as deemed necessary; to ensure the Department of Hawaiian Home Lands serves in their best interest; in addition, consider all models of development and financial opportunities that may assist beneficiaries to acquiring lease awards including: (1) development models for affordable and mutual self-help organizations including Habitat for Humanity, (2) programs such as the Native American Housing Assistance and Self-Determination Act (NAHASDA), for mortgage downpayment assistance, (3) partnership with community development financial institutions and, (4) suggestions, discussions and ideas that improve the manner in which the native Hawaiian beneficiaries and the Department achieve these goals.

Commissioner	1	2		A’OLE (NO)	KANALUA ABSTAIN	EXCUSED
Commissioner Awo	X		X			
Commissioner Freitas			X			
Commissioner Helm			X			
Commissioner Kaleikini			X			
Commissioner Kaneakua			X			
Commissioner Marfil			X			
Commissioner Namu`o			X			
Commissioner Neves		X	X			
Chairman Watson			X			
TOTAL VOTE COUNT			9			
MOTION: <input checked="" type="checkbox"/> UNANIMOUS <input type="checkbox"/> PASSED <input type="checkbox"/> DEFERRED <input type="checkbox"/> FAILED Motion passed unanimously. Nine (9) Yes votes.						

ACTION ON MOTION AS AMENDED (Adoption of Revised Strategic Plan)

<p>Moved by Commissioner Neves, seconded by Commissioner Awo, to adopt the amended proposal; to include utilize trust assets and formulate plans proposals and budget request that shall cause the immediate reduction in the number of native Hawaiian beneficiaries on the Department’s waitlist; to utilize the beneficiary survey conducted in 2020 to guide decision making and consult native Hawaiian beneficiaries as deemed necessary; to ensure the Department of Hawaiian Home Lands serves in their best interest; in addition, consider all models of development and financial opportunities that may assist beneficiaries to acquiring lease awards including: (1) development models for affordable and mutual self-help organizations including Habitat for Humanity, (2) programs such as the Native American Housing Assistance and Self-Determination Act (NAHASDA), for mortgage downpayment assistance, (3) partnership with community development financial institutions and, (4) suggestions, discussions and ideas that improve the manner in which the native Hawaiian beneficiaries and the Department achieve these goals.</p>						
Commissioner	1	2		A’OLE (NO)	KANALUA ABSTAIN	EXCUSED
Commissioner Awo		X	X			
Commissioner Freitas			X			
Commissioner Helm			X			
Commissioner Kaleikini			X			
Commissioner Kaneakua			X			
Commissioner Marfil			X			
Commissioner Namu`o			X			
Commissioner Neves	X		X			
Chairman Watson			X			
TOTAL VOTE COUNT			9			
<p>MOTION: <input checked="" type="checkbox"/> UNANIMOUS <input type="checkbox"/> PASSED <input type="checkbox"/> DEFERRED <input type="checkbox"/> FAILED Motion passed unanimously. Nine (9) Yes votes.</p>						

RECESS

12:00 PM

RECONVENED

12:45 PM

ITEMS FOR INFORMATION/DISCUSSION

REGULAR AGENDA

ITEM C-7 For Information Only - Approval of the Report and Recommendations of 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

RECOMMENDED MOTION/ACTION

None. For Information Only. Property Development Agent Chairman’s Office Russell Kaupu presented the following:

Motion that the Hawaiian Homes Commission Approve the Report and Recommendations of 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

Chair Watson asked if there were any changes to the report. Commissioner Freitas stated there were no changes to the report. Questions that came in the last time were based on beneficiary consultation, and the PIG will need to do an extensive version of that. In the last PIG, they will be updating the Island Plan and the `Aina Mauna Committee regarding the ungulate and cattle issues. Because of these issues, it was felt it would be premature to move forward with the beneficiary consultation strictly related to geothermal as opposed to updating the Island Plan where geothermal fits into the beneficiaries' view of the Hawai`i Island Plan.

DISCUSSION

Commissioner Neves asked the AG if there was a restriction on the time that the PIG could operate. DAG J. Ching stated he believes that once the PIG presents the information, it is dissolved then. If more work is required, then the Chairman can reappoint the PIG for that purpose. Commissioner Neves stated he would like to get more clarity on that to re-establish another PIG every time there is more information. Chair Watson stated he could re-establish the PIG.

Chair Watson stated it would be helpful to give a report of the consultant.

Commissioner Freitas stated for geothermal potential, the consultant found key areas like Ka`u, Kawaihae, and the Humu`ula area, which were most promising. Based on the findings, the PIG would like to proceed, and the Department is going to the Legislature to ask for \$6 million for the next step, which is drilling and geophysics. Geophysics is sonar and radar detection to determine the best spots to drill. Part of the \$6 million is spent on consultations with experts in the field.

Chair Watson stated he ran into Mark Glick, who is with the Energy Office, and he mentioned that it is \$5 million. Commissioner Freitas stated that M. Glick is willing to give \$5 million for the next step. The PIG feels they should move forward in with implementing the Hawai`i Island Plan. Chair Watson stated he recalled it and mentioned that there are 14 months to expend it. Whether the Department is going to use the money or not, there should be some Commission action to authorize the use of the funds as well as the site.

Public Testimony – De Mont Manaole. He supports geothermal. He believes geothermal is going to happen. He went through the packet and stated on page 2 of the submittal, he read “Royalties”. Royalties should stay with DHHL and not give away, as a deal, to anyone who is going to be doing geothermal on Hawaiian Home Lands. He asked that the Commission consider that.

Public Testimony – Bo Kahui. He supports renewable energy. 100% of renewable energy revenues go to the Department, and hopefully, those revenues are allocated to cut the energy costs for the homesteaders. He also stated that he is willing to join Commissioner Freitas on the committee to serve as a beneficiary community person if the Department chooses so.

Public Testimony—Princesslehuanaani. She stated she met up with Mike Kaleikini on Hawai`i Island and took a tour of the geothermal plant. She stated that what she got from it was that it was about digging into Madame Pele’s heart. She asked that they stop what they were doing. She stated that geothermal energy is not good for our islands.

Commissioner Kaleikini stated the lava went around the geothermal facility and it is in operation.

DAG Ching stated that regarding the PIG, the Commission could go into an executive session next month to discuss the parameters, and if the Commission wants to reappoint the geothermal PIG, that should be done with an agenda meeting next month.

REGULAR AGENDA

REQUEST TO ADDRESS THE COMMISSION

Chair Watson stated that testimony would be 10 minutes due to having 27 testifiers on the J-Agenda. He asked that the testifiers not go beyond their 10 minutes.

ITEM J-2 Ainaaloha Ioane – Wastewater

Ainaaloha stated MAHA is the governing body of King's Landing. She introduced MAHA's newly elected executive board. President Ainaaloha Ioane, Vice-President Gracie Pakani-Flores, Secretary Nawai Laimana, and Treasurer Lehuanani Angay. In 2024, MAHA's Settlement Plan and EA will come before the Commission for approval. MAHA asked that the Commissioners come to visit King's Landing to see what they will be making decisions on.

ITEM J-3 Randy Akau – Various Concerns

R. Akau is the President of the Kanehili Community Association (KCA). He is here to confirm that KCA has electronically applied to a long-term use of Hawaiian Home Land, 2.198 acre parcel on the corner of Kapolei Parkway and Kekahili Street. He wanted this to be on record.

ITEM J-1 Walter Rawlins in for Irene Kaahanui– Moloka`i Concerns

Emmet Imaia is the Commander of the Veterans Center on Moloka`i and is joined by Walter Rawlins the President for the Homestead Association for Veterans (HAV). In 2017, \$4 million was appropriated to build a veteran's center which DHHL agreed for the Veterans Center to be built on DHHL land provided that the veteran's center agreed that the building be built on the land to include DHHL's beneficiaries, veterans, and non-veterans. An agreement was made and documented.

W. Rawlins is the President for the Homestead Association for Veterans. W. Rawlins read the conditions of the agreement. The request is that the agreement between the Homestead Association for Veterans and the Department of Hawaiian Home Lands be accomplished.

ITEM J-5 Iwalani McBrayer and Jodi Akau – Kaupea Hawaiian Homestead Association

J. Akau and I. McBrayer shared slides about their Neighborhood Security Watch and its mission to bring awareness to the community for the prevention of crime and to give back hope of safety and quality of life to the community and neighborhood. Their NSW works in collaboration with DHHL and HPD NVD. For the record, I. McBrayer stated they do not want crime and are not just pushing those addicted to drugs or have mental health issues; as a community, the NSW helps by partnering with other resources like Makana O Ke Akua for transitional housing services for those that need rehabilitation. "If it's not me, then who? If it's not now, then when."

ITEM J-6 Kainoa MacDonald – SCHHA Disaster Relief Team – Maui Wildfires Recovery Efforts Update

K. MacDonald shared a slide on the Hawaiian Homestead Association's Maui Fund, which started in 2023 as a result of the Maui wildfire. HHAMF is focused on three priorities: Crisis efforts, Crises to short-term efforts, and Crises to long-term efforts. Their Executive Team is Iwalani McBrayer, Kainoa MacDonald, Rufina Faagai, Kara Chow, and Napali Woods. HHAMF's official kick-off date was September 1, 2023. Their first Round Table was held in October 2023. In 2024, they are looking at property acquisitions on Maui, continuing partnerships with the Churches, staying connected with the Maui Disaster Initiatives, continuing advocacy, policy, and homestead capacity, and doing food programs in collaboration with HBAs and Maui Churches.

ITEM J-8 Germaine Meyers and Jan Makepa– Various Concerns

J. Makepa is with the Wai`anae Valley Community Association, and they support the Department's Enforcement Team as their homestead has issues with drug houses. She does not know of any game rooms but hopes that, with the collaboration of the Department's enforcement team and HPD, WVCA will not have any game rooms. With regards to ROE 724, called `Aina Ike, verbiage within the ROE states a non-inclusive right and requires them to secure insurance, security, and ground maintenance for the entire parcel. This leads them to believe that an exclusive right is plausible. When the time comes, their association will be requesting for a General Lease for the entire parcel. Regarding `Aina Ike, for the record, they intend to request for the expansion.

ITEM J-10 Sonny Del Toro – Kapolei Beneficiary Concerns

S. Del Toro stated he was glad to hear the discussions on parks and schools because the focus has mostly been on homes/houses. He supports the President of Kanehili for the piece of land he requested. They are looking at Phase 2 for their park. S. Del Toro is on the Board of the Kapolei Community Development Corporation, and his job is to sync what KCDC does with what Kanehili is doing to get the community talking about necessary things. He is in support of Item C-6.

ITEM J-11 Kekoa Enomoto – Pa`upena Community Development Corporation

K. Enomoto surrendered her microphone to Robin Kealiinohomoku (Item J-26). She is the President of Nakiu O Maui, a 501 c3 non-profit disaster relief organization whose mission is to help those affected by the wildfire. They are working on a development in Napili, which is 10 acres, and the initiative is to build 144, 3-4 bedroom affordable homes for the West Maui fire displaced families. They plan to operate the Lahaina Resource and Recovery Center, which is part of their DBA for Nakiu O Maui. Nakiu O Maui is asking the Commission to assist and manage the development of 1200 affordable homes on 300 acres in Honokowai for native Hawaiian beneficiaries who were impacted or displaced by the Lahaina wildfire. They will be meeting with the Maui County Managing Director Josiah Nishida to request FEMA funding for the estimated \$600 million for the infrastructure and construction costs. On Tuesday, February 13, they had a mini-beneficiary consultation meeting to discuss the development plan to support the building of emergency housing under the Governor's Proclamation. They hope to get the Commission's support to provide homes for the beneficiaries impacted by the Lahaina wildfire.

K. Enomoto stated Councilwoman Alice Lee recommended doing a phase in and suggested to do 200 homes on 50-acres at a time and committed her support for county access for this development to water and funding. She also stated she sent Chair Watson an MOA on February 12 and waiting to know what the mandates and next steps are. Chair Watson stated he will have staff look at it and get back to her.

ITEM J-12 Princeslehuanani Kumaewakainakaleomomona – Waitlist and Kahikinui

Princess Lehuanani stated she has also been affected by the Lahaina fire. Their Church, their home, and everything else burned down except the royal tomb. She has been on the list for 30 years.

ITEM J-13 De Mont Manaole – Various Concerns

D. Manaole stated that Innergex is a multi-million-dollar corporation. Pasha is a multi-billion dollar corporation that pays peanuts for the use of the Hawaiian homeland. They have a month-to-month deal, and they can sublease. According to the rules, if you have a month to month, you cannot sublease. Innergex is going to pay less than a penny per square foot for the 107 acres. The Hawaiians who have month-to-month access to Hawaiian Home Lands pay .20 cents per square foot. He would like the Commission to move Hawaiians on industrial lands into long-term leases so they can go to the bank and get a loan to help their business.

ITEM J-14 Lily Napoleon – Nā’iwa Agriculture Subdivision Alliance

L. Napoleon shared slides on what Hawai’i Community Assets has been doing. They hosted Q & A sessions with the Nā’iwa Agricultural Subdivision Alliance who conducted an Agricultural Development Survey. HCA will be having one on one sessions with the lessees to help them become homeowners. Renewable energy is an interest to the lessees. One of the obligations on the lease is that they are required to farm and they have been putting together documentation to help the beneficiaries prepare their lot. They have homestead lessees learning construction training.

ITEM J-15 Al Hee – Telecommunications

Al Hee had documents distributed to the Commission. The License he was given by the Commission before was for his company to provide telecommunications infrastructure throughout Hawaiian Home Lands to the Department and the beneficiaries at no cost to the Department. That was 30 years ago. Today, the Department is paying for the telecommunications infrastructure, and the Department is using the \$600 million the Legislature gave and some of that to put in the telecommunication infrastructure. He speaks to the Commission because no one in the Department will talk with him. On the second to the last page of the document distributed, it states that the person who is fighting him represents the Department of Hawaiian Home Lands, of which the Commission is the executive board. He left the packet with the Commission.

ITEM J-16 Bo Kahui – La’i`Opua

Bo Kahui spoke on four topics that, at some point, would require action in the future. He talked of the pre-school right of entry, which La’i`Opua submitted in January 2023. They have not received any information on that. On January 27, 2024 they had the HHL Planning Office’s Beneficiary Consultation which has a 30-day comment review period. Hopefully, in March, the

Planning Office will submit an informational briefing, which he hopes will include a recommendation for approval. La`i`Opua CDC is seeking right of entry site control for the building of classrooms. They also submitted the community park right of entry and would like the status on that. Thirdly, LOCDC is requesting an email from the staff or the Chairman as to the status of the Giannelis acquisition. Regarding water, LOCDC will renew its support for RFP 23HHL-017 by 3W Corp. for a 52-acre acquisition in the urban core of Kailua-Kona. It has been identified as having a water source, and 3W Corp was going to supply 3 acres for water components. He pleads that Commissioner Freitas assist.

ITEM J-17 Kaui Almeida – Pana`ewa Hawaiian Home Lands Community Association

K. Almeida stated for the past 5-years, there was a moratorium that was initiated in 2019 by a staff person, and she is now asking for the Commission to remove it as soon as possible. She feels that that type of letter to the Association should come from the Commission. For the past 5 years, she was not able to access any services from any department of DHHL. The associations were told to resolve their problems of leadership issues before they could even have any discussions. The community benefit contribution has been put on hold until the leadership issue is resolved. She was told over and over that the Commission could not interfere in the Homestead Association's Sovereignty, but the staff did. She went over the information she received from the staffer.

Commissioner Awo stated it is not the Commission that rendered that decision, that was from the Department. The Commission did not exercise any decision making on that situation. He does not see William Aila's letter in the packet. The letter went to Mr. Messina with the Hawai'i County Park and William Aila confirmed that she is the leader, and it also addressed all the other officers. Commissioner Awo stated he would like to bring this to closure as it has been far too long. The documented letter reaffirms her status. It is not the Commission's kuleana but the Department's, so he left it to the Chairman on how to close this out. Chair Watson stated he has been working with Commissioner Kaleikini.

ITEM J-21 Liko Wallace – Hui Ho`okahua Moloka`i – Malama Cultural Park

L. Rawlins-Wallace spoke on behalf of Hui Ho`okahua Moloka`i a new Association consisting of six homestead associations. In November they applied for management of Malama Cultural Park. They need to have a beneficiary consultation before it is submitted to the Commission, hopefully in April when the Commission is on Moloka`i.

ITEM J-22 Nakoolani Warrington – Beneficiary Concerns

N. Warrington read into the record an email she sent in January to Chairman Kali Watson. She is a member of Kupuna for the Moopuna, a group of beneficiary farmers that look out for the well-being of the aina and keiki for the next generations to come. She read the email to Chairman Watson dated January 16, 2024, Urging the Commission to submit comments to the Hawai'i County's General Plan 2045 on behalf of the beneficiaries. Public Comment Period open until March 1, 2024. It urged the Commission to submit three documents (attached to the email) as comments to the County of Hawai'i's 2045 Draft to be included as appendixes. The first document was the DHHL General Plan 2022, the second document is the Memorandum of Agreement between the County of Hawai'i and DHHL dated 2002, and the third document is the Hilo Community Development Plan of 1975. Mahalo to Commissioner Mike Kaleikini for reaching out to long-range planning Manager April Surprenaph on behalf of KFM and for

confirming the “the County acknowledges that the DHHL General Plan triumphs the County Plan. Therefore, if the DHHL General Plan oppose certain development, the County Plan would defer to the DHHL Plan.” Our voices have been dismissed for years. The latest correspondence in October 2023 to Planning Director Kern and Manager Surprenaph did not have an acknowledging receipt. This correspondence is urging the assistance of Hawaiian Homes Commission and DHHL.

ITEM J-24 Guy Gasper, Debra Import, Larry Yamasaki – Beneficiary Concerns

G. Gasper talked about helping someone fix his truck of things he has been through.

Public Testimony: Nalani Aipoalani Tuaoi Tuatoo – ATT Security

She is the CEO of ATT Security, employing federal police and law enforcement officers, ACOs, the military, and people throughout the community they serve. She supports fast-tracking and seizing homes that are involved in criminal activity. Regarding developers and investors, there are a lot of foreign entities that are leasing Hawaiian Home Lands. She requested an exit route out of Nanakuli, as there is one way in and one way out on the leeward coast.

ANNOUNCEMENTS AND ADJOURNMENT

A. Next Regular HHC meeting – March 18 & 19, 2024, Lahaina Civic Center, 1840 HI-30, Lahaina, HI 69761

ADJOURNMENT

3:57 PM

Respectfully submitted:



Kali Watson, Chairman
Hawaiian Homes Commission

Prepared by:



Leah Burrows-Nuuanu, Commission Secretary
Hawaiian Homes Commission

Attachments:

- 1) Public Testimony – A. Tupola
- 2) Public Testimony – A. Hee
- 3) Public Testimony – N. Warrington
- 4) Public Testimony – R. Akau
- 5) Public Testimony – C. Kia
- 6) Item C-4 Revised Act 279 Strategic Plan Budget (distributed at the table, labeled 9:15 am)
- 7) Item C-3 Broadband – Community Anchor Institutions

APPROVED BY:
The Hawaiian Homes Commission
At Its Regular Monthly Meeting On

March 18, 2024, Lahaina, Maui

A handwritten signature in black ink that reads "Kali Watson". The signature is written in a cursive style with a horizontal line underneath the name.

Kali Watson, Chairman
Hawaiian Homes Commission

GAME ROOM CRACKDOWN

TAKING BACK OUR NEIGHBORHOODS
RESTORING PUBLIC SAFETY &
REDUCING GUN VIOLENCE

Introduced by Councilmember Tupola & Dos Santos-Tam

BILL 57 - GAMBLING RELATED PUBLIC NUISANCES

A nuisance is anything that unlawfully hurts, inconveniences, or damages. Some examples:

ROH 16A-10.2 Substandard Buildings - Fined
ROH 40-7 Weed and Trash - Removed

This bill would add “game rooms” as a public nuisance. Owners of the property would be given a notice of violation and a time to correct the violation and fined \$1000 if not corrected and \$1000 every day it persists.

BILL 58 - RELATING TO AUTHORIZED PERSONNEL

Authorized Personnel - Any officer or inspector who has been designated by the building official and deputized by the chief of police as a special officer...

Responsible Persons - Any property owner, tenant, or person with an interest in real property...

(1) Allows **Authorized Personnel** to give evidence to DPP for a notice of violation and a notice of order (2) changes all references of violators to **Responsible Persons** ensuring the property owner is held liable.

- AL HEE TESTIMONY FEB 2024 HHC MEETING

- In the early 1990's, the HHC asked me to solve the telephone issues on HHL. At that time DHHL had to pay for the telephone infrastructure, give it to Hawaiian Telephone and accept whatever level of service was provided. If DHHL did not have the money, the Beneficiaries either paid or went without service. The HHC offered me the opportunity to rehabilitate myself by granting Waimana easements, on the condition that those easements would be used to build telecommunications infrastructure to serve all of the Beneficiaries throughout HHL at no cost to DHHL or the beneficiaries. It was the HHC desire to assist in the rehabilitation efforts of other beneficiaries by insuring telecommunications. Now DHHL wants to give HHL to HAWTEL for free after paying for the infrastructure, which HAWTEL then uses to make profits with no obligation to serve beneficiaries.

- I accepted the opportunity, formed the necessary corporations and paid for telecommunications infrastructure for HHL statewide for 20 years at a cost of \$400M, all of it borrowed, none of it requiring repayment from DHHL or any of the beneficiaries. The money was borrowed from the US Dept. of Ag (\$160M+/-) and from Deutsch Bank (\$240M+/-). Repayment was assured by the universal service funds administered by the FCC. It was clear from the onset that although this is what the Federal programs were designed to do, the large telecommunications companies ATT and Verizon and the local company Hawaiian Telcom, which combined receive over \$1B in USF funding each year were not going to allow a small indigenous company to obtain funding. Since the business case was the same as the farmers in Iowa, Nebraska and other rural areas

used to get telephone infrastructure, they could not kill it. So they went after me personally.

- However, because serving HHL statewide required a new statewide network, including an interisland cable, the FCC universal service funds for building and operating the network could be replaced by lease payments from HAWTEL, Spectrum, DOD, the banks, hospitals, DOE and other large users. The interisland transport system used by the whole state now originates and terminates on HHL. Use of these HHL should not be given by a right of entry or without the obligation to serve all of the beneficiaries. HAWTEL should be treated the same as Waimana. HHL residents are less than 5% of the state population that depends on a robust interisland transport. When you look at this in terms of telecommunications traffic, the intrastate, interstate and international traffic on HHL is probably less than 1%. Is it unreasonable to ask the 99% who are using HHL to pay their fair share?

- Through adept political maneuvering and the untimely deaths of Senators Akaka and Inouye, the FCC cut off USF funds to SIC with the encouragement of DHHL. This caused the loans to go into default. However, none of the lenders would foreclose because the infrastructure is on HHL. DHHL has been encouraging the Bankruptcy court to give HHL to Hawaiian Telcom to use as it wishes so DHHL doesn't have to.

- DHHL told the Court SIC was in DEFAULT on its license. SIC immediately requested a contested case hearing because homesteaders were asking for service which SIC could not provide without a license. Less than 30

days after telling the court SIC was in DEFAULT, Chairman Aila denied the contested case hearing because SIC was NOT IN DEFAULT unless SIC refused to provide the infrastructure to the homesteaders. DHHL did not inform the court of their reversal. Neither DHHL nor the Courts can take away the HHL associated with License 372.

- DHHL continues to take actions to support the illusion that SIC is in DEFAULT and set in motion a series of actions to cutoff customer revenues to SIC. DHHL tells the homesteaders they can obtain service from any provider by letter and in the Annual Report. DHHL asks Hawaiian Telcom to provide service to this headquarters and other neighbor island offices by using SIC's infrastructure w/o compensating SIC. DHHL then does not enforce the lease requirements on the commercial leases, like Ka Makana and the Charter schools, to use SIC for telecommunications. All based on another lie that the FCC order makes SIC's license non-exclusive.

- License 372 restricts the use of the HHL easements to building and operating telecommunications infrastructure. The exclusive provision in License 372 prevented any other company from obtaining telecommunications easements on HHL. The FCC found the exclusiveness of only Waimana getting a license violated the 1996 Telecommunications Act and ordered other telecommunication licenses be made available to other companies willing to build and operate their own telecommunications infrastructure on HHL. On any land except State and Federal, the utility would petition the Hawaii's Public Utilities Commission to force the landowner to sell an easement to HAWTEL. The FCC Order did not affect the other provisions of License 372 to serve all of HHL. It did not make SIC's easements and its infrastructure non-exclusive as DHHL claims.

- DHHL should be issuing other licenses to those who want to serve HHL with the same terms and conditions as License 372. HAWTEL should be the carrier of last resort and build infrastructure at no cost to DHHL or the beneficiaries to serve ALL OF HHL.
- So what does DHHL's lawyer get you to do? Issue a temporary Right of Entry to HAWTEL. (Just like the Maui Water that BLNR took away from the Hawaiians). If he tried to get you to issue a license, HRS 171 requires full notice to all parties affected, which are all Beneficiaries including Waimana. More importantly, Hawaiian Telcom's license must be the same as the one issued to a beneficiary owned company – serve all of HHL.
- The Right of Entry, which was issued without notice to Waimana (just the agenda sent out a week prior to the meeting) has resulted in WAIMANA being unable to freely use their HHL easements granted to it; unable to use those easements to generate the revenues to serve all Beneficiaries; and allows HAWTEL to increase the cost to serve Beneficiaries by charging SIC for the use of HHL that was issued to Waimana. It also gave Hawaiian Telcom access to SIC equipment which they need to operate the interisland cable but did not purchase.
- In order for beneficiaries to succeed, HHL must become important to Hawaii. More importantly, WE MUST BELIEVE IN OURSELVES.
- Since License 372 was issued almost 30 years ago, DHHL did not pay for any of the underground telecommunications infrastructure Waimana had its

subsidiaries put in. Now part of the \$600M the legislature gave is being used to build telecommunications infrastructure instead of more homes. DHHL with your silence has turned the clock back to pre-License 372.

- Waimana has spent MILLIONS in legal fees fighting to build telecommunications infrastructure to all beneficiaries without a dollar from DHHL.
- The requirement to build telecommunications infrastructure to serve all beneficiaries at no cost gives each Beneficiary a property right. The use of the \$600M to build telecommunications infrastructure instead of more homes doesn't make any sense. My guess is the next "Kalima" class action lawsuit against your fiduciary duty will be from the homesteaders.

MY ASK

- Immediately rescind the RIGHT OF ENTRY
- Immediately Instruct DHHL TO DEFEND LICENSE 372 by not letting others use our easements and infrastructure AND
- Instruct DHHL that ALL telecommunications licenses contain the same clause License 372 has: that it be USED TO PROVIDE TELECOMMUNICATIONS FOR ALL BENEFICIARIES instead of giving it away for "free"
- GET YOUR OWN COUNSEL SO YOU CAN ALSO BETTER SERVE BENEFICIARIES but before you do that put the existing counsel on notice that they are liable for professional misconduct.

CLARE E. CONNORS 7936
Attorney General, State of Hawai'i

CRAIG Y. IHA 7919
RYAN K. P. KANAKAOLE 9613

Deputy Attorneys General
Department of the Attorney
General, State of Hawai'i
425 Queen Street
Honolulu, Hawai'i 96813
Telephone: (808) 587-2978
Facsimile: (808) 586-1372
Email: ryan.kp.kanakaole@hawaii.gov
Attorneys for the Department of Hawaiian Home Lands,
State of Hawai'i

IN THE UNITED STATES BANKRUPTCY COURT

FOR THE DISTRICT OF HAWAII

In re

PANIOLO CABLE COMPANY,
LLC,

Debtor.

Case No. 18-01319 (RJF)
(Chapter 11)

Hearing

Date: December 21, 2020

Time: 2:00 p.m.

Judge: Hon. Robert J. Faris

[Related Docket Entry: Dkt. #313]

DEPARTMENT OF HAWAIIAN HOME LANDS' STATEMENT OF POSITION
ON MICHAEL KATZENSTEIN, AS CHAPTER 11 TRUSTEE'S MOTION FOR
ENTRY OF AN ORDER (A) AUTHORIZING AND APPROVING THE SALE
OF THE DEBTOR'S ASSETS FREE AND CLEAR OF ALL LIENS, CLAIMS,
INTERESTS, AND ENCUMBRANCES, (B) APPROVING THE ASSET
PURCHASE AGREEMENT, (C) APPROVING THE ASSUMPTION AND
ASSIGNMENT OF CERTAIN EXECUTORY CONTRACTS AND UNEXPIRED
LEASES IN CONNECTION WITH THE SALE, (D) APPROVING THE
OPERATIONAL SUPPORT AND SALES SERVICES AGREEMENT, (E)
APPROVING A BREAK-UP FEE; AND (F) GRANTING RELATED RELIEF

State of Hawai‘i, Department of Hawaiian Home Lands (“DHHL”) submits this Statement of Position Regarding Michael Katzenstein, as Chapter 11 Trustee’s Motion for Entry of an Order (A) Authorizing and Approving the Sale of the Debtor’s Assets Free and Clear of All Liens, Claims, Interests, and Encumbrances, (B) Approving the Asset Purchase Agreement, (C) Approving the Assumption and Assignment of Certain Executory Contracts and Unexpired Leases in Connection with the Sale, (D) Approving the Operational Support and Sales Services Agreement, (E) Approving a Break-up Fee, and (F) Granting Related Relief filed on November 30, 2020 (“Motion to Approve Sale”). Dkt. #313.

DHHL controls and manages the lands upon which all buildings, manholes, and other fixtures of the Debtor’s Schedule A.2 Assets are located. *Id.* at 24-25. As noted in the Motion to Approve Sale, these assets are on DHHL’s lands pursuant to a license, **which is in default**; and DHHL will need grant a new license to Hawaiian Telcom, Inc. (the “Buyer”). DHHL offers its comments on this issue below.

I. BACKGROUND

In 1920, Congress enacted the Hawaiian Homes Commission Act (“HHCA”), which set aside approximately 203,500 acres of public lands for a homesteading program for native Hawaiians; these lands were given the status of Hawaiian Home Lands. *Ahuna v. Dept. of Hawaiian Home Land*, 64 Haw. 327, 336-38, 640 P.2d 1161, 1167-68 (1982). Hawaiian Home Lands were to be under

the control of the body then called the Hawaiian Homes Commission. *Id.* When Hawai'i entered the Union, the State acquired title to the Hawaiian Home Lands. *Kepono'o v. Watson*, 87 Hawai'i 91, 97-98, 952 P.2d 379, 385, 86 (1998). Both legal title and management responsibilities over Hawaiian Home Lands are in the hands of the State. *Id.* DHHL, led by the Hawaiian Homes Commission, is the state agency charged with administering Hawaiian Home Lands. HHCA § 202.

This involuntary Chapter 11 bankruptcy proceeding was initiated on November 13, 2018 against Paniolo Cable Company, LLC (the "Debtor"). Dkt. #1. On January 30, 2019, the Court entered its *Order for Relief* in this matter and appointed Michael Katzenstein (the "Trustee") as Trustee of Debtor's Bankruptcy Estate (the "Estate"). Dkt. #48.

An Adversary Proceeding in this matter was opened on June 24, 2019. *Katzenstein v. Sandwich Isles Communications, Inc.*, Adversary Case No. 19-90022 ("Adversary Proceeding"), Dkt. #1.

On December 17, 2019, this Court entered a judgment in favor of Trustee and against Defendant Sandwich Isles Communications, Inc. ("SIC") to recover from SIC the amount of \$256,553,854.00 ("Money Judgment"). Adversary Proceeding, Dkt. #28.

On January 6, 2020, this Court entered a *Writ of Execution to the United States Marshal* directing the U.S. Marshal to levy upon SIC's property to satisfy the Money Judgment (the "Writ of Execution"). Adversary Proceeding, Dkt. #32.

On February 4, 2020, a *Certificate of Execution* was entered certifying that the U.S. Marshal executed upon all of the right, title, and interest of, *inter alia*, certain personal property assets of SIC (the “A.2 Assets”). Adversary Proceeding, Dkt. #37 at 2, 6-15. The inventory of A.2 Assets identifies buildings, manholes, conduits, subducts, and other fixtures located on Hawaiian Home Lands. *Id.* at 6-15; see also Dkt. #313 at 24-25. The inventory of A.2 Assets also included SIC’s interest in License Agreement No. 372 issued by DHHL to build, construct, repair, and maintain a telecommunications network on Hawaiian Home Lands (“License No. 372”). See Adversary Proceeding, Dkt. #37 at 15.

Pursuant to the Writ of Execution, a public auction of SIC’s property, including the A.2 Assets, was held on March 6, 2020 (the “Execution Sale”). Adversary Proceeding, Dkt. #65 at 2-3. The A.2 Assets were sold to the Trustee as the highest bidder at the Execution Sale. *Id.*

Through the instant motion, the Trustee seeks this Court’s approval of the sale of Debtor’s Assets, including the A.2 Assets, to the Buyer.

II. DHHL’S STATEMENT OF POSITION

DHHL does not object to the Motion to Approve Sale. However, DHHL submits the following comment:

A. The Buyer will need to acquire a new license for the use of DHHL lands.

DHHL confirms what is noted by the Trustee in the Motion to Approve Sale – that the Buyer will need to acquire a new license for the use of Hawaiian Home

Lands upon which certain A.2 Assets are located. *See* Dkt. #313 at 24-25; Dkt. #313-3 at 11-12. The new license would authorize the Buyer to build, construct, repair, maintain and operate the A.2 Assets located on Hawaiian Home Lands previously covered by License No. 372, which is default. DHHL further clarifies that the new license to the Buyer is subject to approval by the Hawaiian Homes Commission. DHHL anticipates that the negotiation and approval process for Buyer to acquire a new license will take several months.

DATED: Honolulu, Hawai'i, December 16, 2020.

CLARE E. CONNORS
Attorney General, State of Hawai'i

/s/ Ryan K. P. Kanakaole
CRAIG Y. IHA
RYAN K. P. KANAKAOLE
Deputy Attorneys General
Attorneys for DHHL

Al Hee

From: Aila Jr, William J <william.j.ailajr@hawaii.gov>
Sent: Wednesday, January 06, 2021 3:33 PM
To: Al Hee; Gomes, Tyler I; Masagatani, Jobie K
Cc: Duarte, Cedric R; Irs@ksglaw.com; likohee@yahoo.com; Wendy Hee
Subject: RE: 372

Aloha Al! I think that there may be a misunderstanding. The Department has not placed before the Hawaiian Homes Commission any submission to cancel License number 372. **License number 372 continues in effect.** I am not sure why you are threatening to stop providing service to DHHL beneficiaries. License number 372 is valid and it is premature to request a contested case at this time. Should you choose not to provide service to our beneficiaries as provided for in the License, we will have no choice but to respond to any misinformation provided by SIC or Waimana, based upon your misunderstanding of the current situation. Mahalo for your inquiry.

From: alhee@waimana.com <alhee@waimana.com>
Sent: Monday, December 28, 2020 11:53 AM
To: Aila Jr, William J <william.j.ailajr@hawaii.gov>; Gomes, Tyler I <tyler.i.gomes@hawaii.gov>
Cc: Duarte, Cedric R <cedric.r.duarte@hawaii.gov>; Irs@ksglaw.com; likohee@yahoo.com; wendyh@waimana.com
Subject: [EXTERNAL] 372

Aloha Chairman Aila,

We have not heard back from HHL regarding my request to the Commissioners regarding a contested case hearing before making a decision on License 372. I have read in the newspapers that the HHC voted and approved the Gambling issue so I know you were voting.

SIC needs some guidance on what to do with the new customers that are asking for service. If License 372 is no longer valid, Waimana/SIC is no longer entitled to the easements to connect any new customers. There are new customers asking for service in Kahikinui, Kula, Keokeo, Kapolei, Waimea and the ongoing work in the new sections of Laiopua and Kapolei. Similarly, SIC's ability to fix problems may be impacted. As I stated in my request, under State Law the existing easements continue to be Waimana/SIC so we should be able to continue service to the existing customers. Whether or not we will be able to respond to all problems remains to be seen. We remain committed to serving homesteaders. However, until this is cleared up, we have no plans to allow the use of our existing easements without compensation by any other company.

Please let us know what you would like us to tell the homesteaders and who they should contact.

Mahalo,
al

BEFORE THE PUBLIC UTILITIES COMMISSION
OF THE STATE OF HAWAII

HAWAIIAN TELECOM, INC.,)
)
 Complainant,) DOCKET NO. 2022-0218
)
 vs.)
)
 SANDWICH ISLES COMMUNICATIONS, INC.,)
)
 Respondent.)
 _____)

RECOMMENDED DECISION AND ORDER

As the designated Hearings Officer for Docket No. 2022-0218, I submit these findings of fact, conclusions of law, and recommended Decision and Order pursuant to Hawaii Administrative Rules ("HAR") § 16-601-129.¹

I.

BACKGROUND AND PROCEDURAL HISTORY

On October 31, 2022, the Public Utilities Commission ("Commission") issued Order No. 38679, which consolidated

¹The Parties are HAWAIIAN TELECOM, INC. ("Complainant" or "HTI"), SANDWICH ISLES COMMUNICATIONS, INC. ("Respondent" or "SIC"), and the DIVISION OF CONSUMER ADVOCACY ("Consumer Advocate"), an ex officio party to this docket, pursuant to Hawaii Revised Statutes ("HRS") § 269-51 and HAR § 16-601-62.

C.

Mr. Masutomi

Mr. Masutomi testified about his role in the conduit access process.²⁴ Mr. Masutomi stated that the Complainant has agreements with "all of the providers in Hawaii" to facilitate the conduit access process.²⁵ Mr. Masutomi then testified that the Complainant has a conduit occupancy agreement ("Conduit Agreement") with the Respondent.²⁶

1.

Special Olympics Headquarters

Mr. Masutomi stated that the Complainant submitted a request to the Respondent, pursuant to the Conduit Agreement, to access the Respondent's conduit so that the Complainant could provide service to the Special Olympics Headquarters in Kapolei.²⁷ Mr. Masutomi then stated that the Respondent claimed that there was no space available in the Respondent's conduit system to

²⁴See Transcript at 34.

²⁵Transcript at 34.

²⁶See Transcript at 34-35, referencing Exhibit HT-9.

²⁷See Transcript at 34-35, referencing Exhibit HT-9.

accommodate this request, which led to the Complainant being unable to provide the requested service, i.e., the loss of a customer.²⁸

2.

Ka Makana Ali`i Shopping Center

Mr. Masutomi testified that the Complainant received numerous requests for service from customers at Ka Makana Ali`i Shopping Center.²⁹ Mr. Masutomi stated that the Complainant made a conduit occupancy request to the Respondent, and in response, the Respondent informed the Complainant that there was no space available in the Respondent's conduit system to accommodate this request.³⁰ Pursuant to the Conduit Agreement, the Complainant then requested to inspect the Respondent's facilities to see if there was indeed space to fit its facilities.³¹ According to Mr. Masutomi, the Respondent denied this request.³² Mr. Masutomi then stated that the **Complainant was able to resolve**

²⁸See Transcript at 35-36.

²⁹See Transcript at 36-37.

³⁰See Transcript at 36-37, referencing Exhibit HT-11.

³¹See Transcript at 37.

³²See Transcript at 37.

this issue by extending its own facilities to customers, at a significantly greater expense.³³

3.

Charter School

Mr. Masutomi testified that the Complainant received a request for service from a charter school on the Big Island in the Waimea area.³⁴ According to Mr. Masutomi, the Complainant made a conduit occupancy request to the Respondent, and the Respondent ignored the request.³⁵ Mr. Masutomi stated that, as a result, the Complainant was unable to provide service to this customer because the customer could not afford the additional expense, over \$10,000, of connecting with the Complainant's existing infrastructure.³⁶

4.

Department of Hawaiian Homelands

Mr. Masutomi testified that the Complainant received a request for service from the Department of Hawaiian Homelands

³³See Transcript at 38.

³⁴See Transcript at 38-39.

³⁵See Transcript at 39.

³⁶See Transcript at 39-40.

("DHHL") to service several of their buildings Statewide, starting with their headquarters in Kapolei.³⁷ According to Mr. Masutomi, the Complainant made a conduit occupancy request to the Respondent, and the Respondent denied the request, and further explained that it would not consider any future conduit occupancy requests from the Complainant.³⁸ Mr. Masutomi stated that the Complainant was therefore unable to provide the requested service, which resulted in the loss of a customer.³⁹

5.

Make-Ready Estimates

Mr. Masutomi testified that the Complainant asked the Respondent to allow the Complainant's engineers to inspect the Respondent's facilities, for each instance where the Respondent claimed there was insufficient space to allow the Complainant to install facilities in the Respondent's conduit.⁴⁰ According to Mr. Masutomi, these "make-ready" requests, if granted, would have allowed the Complainant's engineers to inspect the Respondent's facilities to come up with solutions that would create space for

³⁷See Transcript at 42.

³⁸See Transcript at 42.

³⁹See Transcript at 35-36.

⁴⁰See Transcript at 43.



KOBAYASHI SUGITA & GODA, LLP
Attorneys at Law

Bert T. Kobayashi, Jr.*
Alan M. Goda*

John R. Aube*
Charles W. Gall*
Neal T. Gota
Caycle K. G. Wong
Clifford K. Higa*
Charles D. Hunter
Robert K. Ichikawa*

Christopher T. Kobayashi*
Jonathan A. Kobayashi
Jan M. L. Y. Kutsunai*
David M. Louie*
Nicholas R. Monlux
Jonathan S. Moore
Aaron R. Mun
Bruce A. Nakamura*

Kenneth M. Nakasone*
Gregory M. Sato*
Jesse W. Schiel*
Craig K. Shikuma*
Lex R. Smith*
Joseph A. Stewart*
Anthony F. Suetsugu
David B. Tongg*
Caycie K. G. Wong

*A Law Corporation

Of Counsel:
Kenneth Y. Sugita*
Wendell H. Fuji*
Burt T. Lau*
John F. Lezak*
Larry L. Myers*
David Y. Suzuki*
Maria Y. Wang

Kaylee K. Correa
Sianha M. Gualano
Stephen G.K. Kaneshiro
Travis Y. Kuwahara
Ryan D. Louie
Chelsea C. Maja
Brian D. Tongg

September 21, 2021

Kevin W. Herring, Esq
Ashford & Wriston
First Hawaiian Center, Suite 1400
999 Bishop Street, Honolulu, HI 96813

Re: **Hawaiian Telcom / Hawaiian Home Lands License**

Dear Kevin:

The comments of the Chair and several members of the Hawaiian Homes Commission yesterday, reflect some misunderstandings regarding the matter currently under consideration by the Commission and what SIC is advocating. I urge that you consider this letter and brief your clients on its contents.

1. **What We Are Advocating Will Not Benefit SIC**

By order of the Honorable J. Michael Seabright, a portion of SIC's assets (except those that were already executed upon by Paniolo) were executed upon by the United States government nearly two years ago. The United States has done nothing with the assets but they could at any time transfer them to whoever they choose, and we assume they will do so at some point. Whatever the United States decides, the assets will be purchased subject to the terms of SIC's License (as per the consent to mortgage) and therefore the beneficiaries will continue to benefit from the use of the assets unless the HHC decides to issue a more favorable License to whomever buys it. The SIC assets the United States has a judgement against are not all of the last mile assets. If you haven't reviewed Judge Seabright's rulings as part of your diligence for DHHL, I would be happy to provide you copies.

Thus, in the long run SIC's only interest in any of this is that the beneficiaries continue to benefit from the License. SIC's assets will be in the hands of whoever the United States gives them to, which presumably will not be to the benefit of SIC. SIC is only advocating that the

Hawaiian Homes Commission look out for the interests of the Hawaiian Home Lands and its Homesteaders.

2. Hawaiian Telecom is going to make BILLIONS of dollars off of the use DHHL's License

The cable that Hawaiian Telecom bought from the Paniolo Trustee and nearly all of the hardware that enables it to carry data are located on Hawaiian Home Lands. They cannot operate without a license from the Hawaiian Homes Commission, either directly from DHHL or indirectly from SIC.

The Commission should insure the beneficiaries receive at the very least as much as they would have received under SIC's license. Hawaiian Telecom is urging the commission to give that away, for obvious reasons.

Besides the revenue generated from the use of the facilities on HHL, the license held by SIC mandates that the Licensee (at no cost to the Commission or DHHL) build the infrastructure and provide service to every homesteader everywhere on Hawaiian Home Lands. Infrastructure is expensive. Hawaiian Telecom does not want you to require this of them. With the purchase of the Paniolo network, Hawaiian Telecom will once again own all of the interisland cables. Hawaiian Telecom's interisland capacity prices dropped 90% when the two competing cables (that have now been acquired by Hawaiian Telecom) were built. Again, this would be a huge giveaway to a company that is going to make billions off of the license your client is being asked to give away to them.

3. The Master Relationship Agreement That Hawaiian Telecom Entered With the Paniolo Trustee Contains Many Features That Will Benefit The Homesteaders And SIC's Successor Whoever It May Be

The Master Relationship Agreement that Hawaiian Telecom is telling you they have terminated contains many provisions that are favorable to the Commission, DHHL and the beneficiaries. For example, it mandates that SIC (and SIC's successor) have the use of sufficient fibers on the undersea cable to service the Hawaiian Home Lands for FREE. Hawaiian Telecom now wants SIC to renegotiate this at "market rates". Hawaiian Telecom is using the ROE and the promise of a new license as leverage.

The Commission controls this, because the Commission controls whether (and on what terms) it issues any new license.

4. You Owe it to Your Beneficiaries To Get The Benefit of Telecommunications Expertise Before Entering Into A One-Sided License With Hawaiian Telecom That Benefits Only Them

Kevin Herring, Esq.
September 21, 2021
Page 3

The Hawaiian Homes Commission entering into a license with Hawaiian Telcom will moot and enable Hawaiian Telcom to circumvent the requirements of the Master Relationship Agreement rendering SIC's license worthless. Before giving such a huge, multi-billion dollar gift to Hawaiian Telcom, it is essential that the commissioners receive the benefit of knowledgeable telecommunications experts so they understand the value of what they are giving away. I understand that you don't want to consult with me or Mr. Hee, but there are few people in Hawaii knowledgeable of the beneficiary value of the license, and I urge that the Commissioners owe it to their beneficiaries to seek input from an independent expert so they can make an informed decision on the enormous value they are considering transferring to Hawaiian Telcom.

Very truly yours,



LEX R. SMITH

for

KOBAYASHI, SUGITA & GODA, LLP



KOBAYASHI SUGITA & GODA, LLP
Attorneys at Law

Bert T. Kobayashi, Jr.*
Alan M. Goda*

John R. Aube*
Charles W. Gall*
Neal T. Gota
Clifford K. Higa*
Charles D. Hunter
Robert K. Ichikawa*
Christopher T. Kobayashi*
Jonathan A. Kobayashi
Jan M. L. Y. Kutsuna*
David M. Louie*
Nicholas R. Monlux
Jonathan S. Moore
Aaron R. Mun
Bruce A. Nakamura*

Kenneth M. Nakasone*
Gregory M. Sato*
Jesse W. Schiel*
Craig K. Shikuma*
Lex R. Smith*
Joseph A. Stewart*
Anthony F. Suetsugu
David B. Tongg*
Caycle K. G. Wong

*A Law Corporation

Of Counsel:
Kenneth Y. Sugita*
Wendell H. Fuji*
Burt T. Lau*
John F. Lezak*
Larry L. Myers*
David Y. Suzuki*
Maria Y. Wang

Kaylee K. Correa
Sianha M. Gualano
Stephen G. K. Kaneshiro
Travis Y. Kuwahara
Ryan D. Louie
Chelsea C. Maja
Brian D. Tongg

January 6, 2022

Kevin Herring, Esq.
Ashford & Wriston
999 Bishop Street
Honolulu, Hawaii 96813

Re: Your letter received January 5

Dear Kevin:

Thank you for your letter of January 5. Before I advise my client, I need to make sure I understand what you are saying. Your earlier letter says to “negotiate in a commercial and professional manner.” I assume that letter was also sent to Hawaiian Telcom.

On December 23rd, HT instituted new security protocols. HT then violated their own security protocols when SIC tried to comply, telling SIC they were not allowed unescorted access “until SIC agreed to a wholesale contact,” despite SIC personnel possessing valid HT security badges. HT’s “special” SIC security protocols prevent uninterrupted service to SIC’s beneficiary customers. Had HT just followed its security protocols, there would not be any negative effect to the beneficiaries of Hawaiian Homes Commission Act.

After requesting that HT delay implementation of its new security protocols, on January 3rd, Waimana Enterprises Inc. then instituted new security protocols that mirrored HT’s security protocols including a requirement that HT negotiate a new access agreement across HHL property under License 372.

To be clear, both HT and SIC have the same regulatory security requirements HT cited to justify its new protocols. Neither HT’s nor Waimana’s protocols negatively affect the other party’s regulatory security requirements. The effect is on timely service to customers. SIC’s customers are beneficiaries of the Hawaiian Homes Commission Act; they are owed a fiduciary duty by the Hawaiian Homes Commissioners.

Kevin Herring, Esq.
January 6, 2022
Page 2

Your letter continues to attempt to further modify License 372. License 372 is a land right granted to a beneficiary owned company and must be done, if at all, by the Hawaiian Homes Commission after due process.

Are you the attorney representing the Hawaiian Homes Commission?

Very truly yours,



LEX R. SMITH

for

KOBAYASHI, SUGITA & GODA, LLP

cc: Mr. Albert Hee
C. Michael Heihre, Esq.
Shane Huang, Esq.

DAVID Y. IGE
GOVERNOR
STATE OF HAWAII

JOSH GREEN
LT. GOVERNOR
STATE OF HAWAII



WILLIAM J. AILĀ, JR.
CHAIRMAN
HAWAIIAN HOMES COMMISSION

TYLER I. GOMES
DEPUTY TO THE CHAIRMAN

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

P. O. BOX 1879
HONOLULU, HAWAII 96805

January 14, 2022

Name
Address
City, State, Zip code

Dear Lessee:

Subject: Broadband Services Update on Hawaiian Home Lands

This letter is to inform you that in accordance with a Federal Communications Commission (FCC) Memorandum Opinion and Order adopted on June 30, 2017, the Department of Hawaiian Home Lands (DHHL), will no longer enforce the exclusivity provision of DHHL License Agreement No. 372, issued to Waimana Enterprises, Inc. on May 9, 1995.

Waimana Enterprises, Inc. is Sandwich Isle Communications, Inc.'s (Sandwich Isles) parent company from whom many of you have telephone and internet services.

In the past, DHHL General Lessees and Permittees were prevented from obtaining telecommunications services from any other carrier besides Sandwich Isles. As a result of the lifting of the former exclusivity provision, tenants on Hawaiian Home Lands are now able to choose who to receive these services from and would not be in violation of their Lease, License, or Right-Of-Entry agreement.

Current Sandwich Isles customers may choose to continue to use their existing service or may select services from other providers, including Hawaiian Telcom, Spectrum, or other carriers who can bring service to your business. It is important to note that some service providers may not be able to provide all services immediately.

Please feel free to call (808) 620-9500 should you have additional questions or concerns.

Aloha,

William J. Ailā, Jr.
Chair, Hawaiian Homes Commission

cc:



KOBAYASHI SUGITA & GODA, LLP
Attorneys at Law

Bert T. Kobayashi, Jr.*
Alan M. Goda*

John R. Aube*
Charles W. Gall*
Neal T. Gota
Clifford K. Higa*
Charles D. Hunter
Robert K. Ichikawa*
Christopher T. Kobayashi*
Jonathan A. Kobayashi
Jan M. L. Y. Kutsunai*
David M. Louie*
Nicholas R. Monlux
Jonathan S. Moore
Aaron R. Mun
Bruce A. Nakamura*

Kenneth M. Nakasone*
Gregory M. Sato*
Jesse W. Schiel*
Craig K. Shikuma*
Lex R. Smith*
Joseph A. Stewart*
Anthony F. Suetsugu
Brian D. Tongg
David B. Tongg*
Caycie K. G. Wong

*A Law Corporation

Of Counsel:
Kenneth Y. Sugita*
Wendell H. Fujii*
Burt T. Lau*
John F. Lezak*
Larry L. Myers*
David Y. Suzuki*
Maria Y. Wang

Kaylee K. Correa
Sianha M. Gualano
Stephen G. K. Kaneshiro
Travis Y. Kuwahara
Ryan D. Louie
Chelsea C. Maja

January 17, 2022

Kevin Herring, Esq.
Ashford & Wriston
999 Bishop Street
Honolulu, Hawaii 96813

Re: Hawaiian Homes Commission License 372
Partially Assigned To Sandwich Isles Communications

Dear Kevin:

You have several times referenced the FCC's order 17-85, which the FCC issued at the request of DHHL, holding that DHHL is free to issue additional licenses authorizing competitors to "build, construct, repair, maintain, and operate" telecommunications facilities on Hawaiian Home Lands. FCC Order 17-85, page 2.

We do not contest that, under FCC 17-85 DHHL, after receiving authorization from the Hawaiian Homes Commission consistent with its fiduciary duties, can issue licenses authorizing other companies to "build construct, repair, maintain, and operate" competing telecommunications infrastructure on Hawaiian Home Lands.

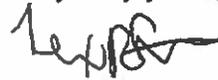
License 372 ("372") issued to Waimana ("372") is in full force and effect. The FCC Order 17-85 recognized the Hawaiian Homes Commission's "statutory control over access to the Hawaiian Home Lands." I am sure you understand that 372 is a grant of an interest in real estate to be used for the benefit of beneficiaries of the Hawaiian Homes Commission Act. Additionally, I am sure you also understand that the FCC has no jurisdiction over, and Order 17-85 has no effect on, Waimana's rights in real estate. FCC Order 17-85 makes no attempt to deny Waimana its rights to real property under License 372, precisely because the FCC has no authority to do so. Furthermore, FCC Order 17-85 does not require or suggest the Hawaiian Homes Commission change 372 to diminish Waimana's real property rights.

Kevin Herring, Esq.
January 17, 2022
Page 2

The Paniolo Bankruptcy Trustee, knowingly bought the assets and negotiated an access agreement for those assets because Waimana holds the land rights under 372. Hawaiian Telcom has purchased the assets, but intentionally elected not to acquire from the Trustee the access rights. The Bankruptcy Court has ruled the purchase does not include any real property rights under 372.

In short, Waimana holds the land rights from Hawaiian Homes Commission for the land surrounding and under those assets purchased by Hawaiian Telcom. If Hawaiian Telcom wants to negotiate a right to access those assets, it must negotiate it with Waimana.

Very truly yours,



LEX R. SMITH

for

KOBAYASHI, SUGITA & GODA, LLP

cc: C. Michael Heihre, Esq.
Theodore Young, Esq.
Melissa K. Murata Mash, Esq.
Shane Huang, Esq.



January 14, 2022

Lex Smith, Esq.
Kobayashi Sugita & Goda
999 Bishop Street, Suite 2600
Honolulu, Hawaii 96813

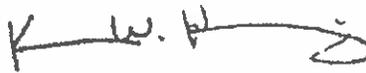
Re: Depaiiment of Hawaiian Home Lands;
License No. 372 to Waimana Enterprises, Incorporated

Dear Mr. Smith:

In your letter of January 6, 2022, you inquired about the scope of my representation. I represent the State of Hawaii, Depaiiment of Hawaiian Home Lands. The Hawaiian Homes Commission is the executive board of the Department that I represent. See HRS § 26-17. The board has not taken action regarding License 372.

My letter of January 5, 2022 does not modify License 372 in any way. Rather, it merely confirms that the Department is complying with Federal law and acknowledging the comi-confirmed sale of the Paniolo Assets to Hawaiian Telcom. In the hearing before Judge Faris on November 1, 2021, you acknowledged that, as to the License, "we all know that's not exclusive." I am glad that we agree on that point.

Very truly yours,
ASHFORD + WRISTON
A Limited Liability Law Partnership LLP

By 

Kevin W. Herring

cc: Hawaiian Telcom

rec'd 1/19/2022

HOLLY T. SHIKADA 4017
Attorney General, State of Hawai'i
CRAIG Y. IHA 7919
RYAN K. P. KANAKAOLE 9613
ALYSSA-MARIE Y. KAU 11135
Deputy Attorneys General
Department of the Attorney
General, State of Hawai'i
425 Queen Street
Honolulu, Hawai'i 96813
Telephone: (808) 587-2978
Facsimile: (808) 586-1372
Email: ryan.kp.kanakaole@hawaii.gov

ASHFORD & WRISTON
A Limited Liability Law Partnership LLP
KEVIN W. HERRING 6722-0
999 Bishop Street
First Hawaiian Center, 14th Floor
Honolulu, Hawaii 96813
Telephone: (808) 539-0440
Facsimile: (808) 533-4945
Email: kherring@awlaw.com

Attorneys for the Department of Hawaiian Home Lands,
State of Hawai'i

IN THE UNITED STATES BANKRUPTCY COURT

FOR THE DISTRICT OF HAWAII

In re) Case No. 18-01319 (RJF)
) (Chapter 11)
PANILOLO CABLE COMPANY, LLC)
) DEPARTMENT OF HAWAIIAN
Debtor.) HOME LANDS' POSITION
) STATEMENT REGARDING
) MOTION BY HAWAIIAN
) TELCOM, INC. FOR INTERIM



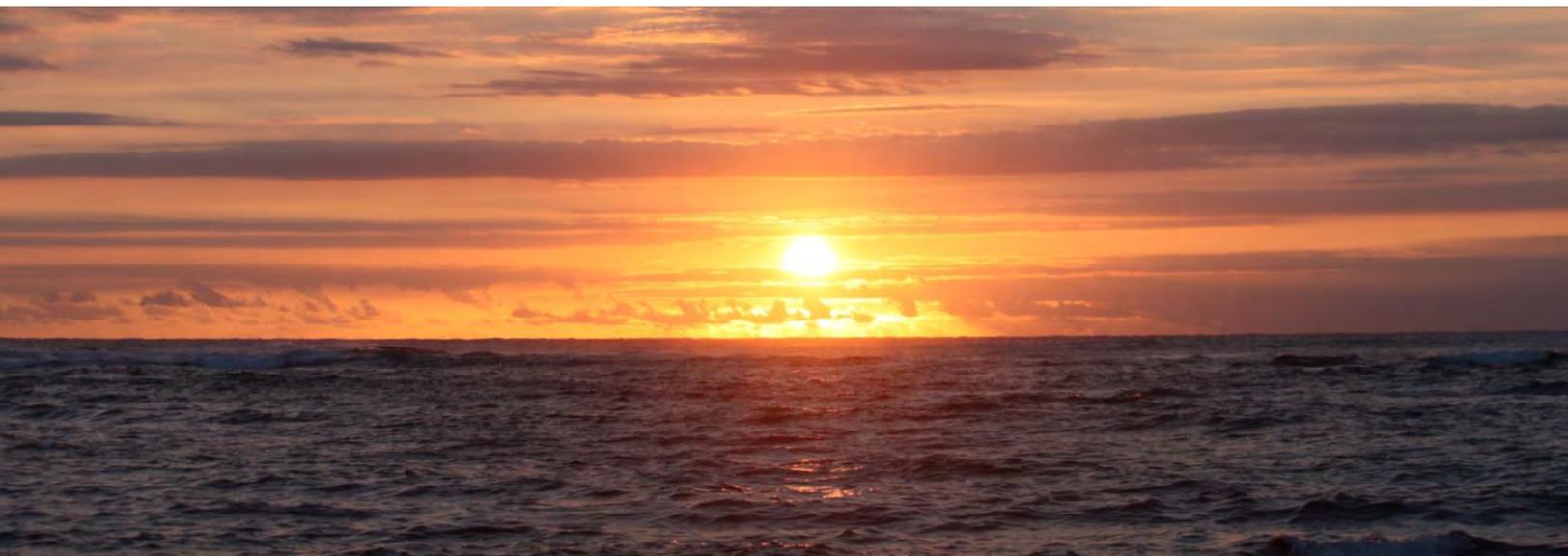
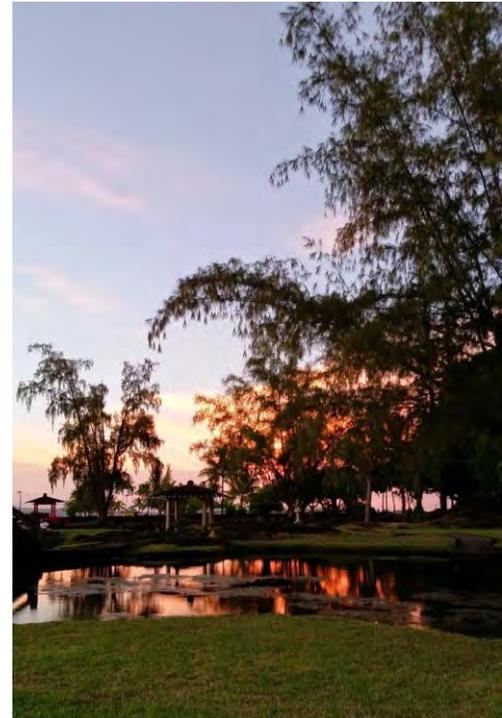
**September 2023
DRAFT**

COUNTY OF HAWAI'I GENERAL PLAN 2045

Planning for a Sustainable Future



GENERAL PLAN INTRODUCTION



Introduction

The County of Hawai'i encompasses the Island of Hawai'i, which is the southeastern-most and youngest island of the Hawaiian archipelago. Hawai'i Island is nearly twice the combined land area of the remainder of the state and has a diverse climate and topography, including ten of the earth's fourteen climate subgroups. The island's regions offer scenic beauty and wilderness areas as well as a variety of settings for human activity and land and resource utilization.

Navigating Growth on Hawai'i Island

Hawai'i Island is unique in the world. Our community recognizes and values the dark blue waters off our coasts, fiery flowing lava of Kīlauea, expansive valleys, snow-capped mountaintops, and all the spaces between.

Hawai'i has long attracted both visitors wishing to experience our island and those who now call Hawai'i home. Navigating our island's future growth requires hearing the voices of our diverse population and balancing their needs. Effective growth plans evaluate the past, incorporate current realities, assess future challenges, and craft meaningful solutions. Careful consideration of these factors results in successful long-range planning.

Advancing Hawai'i Island Together

In an increasingly polarized world, the importance of collaborating to navigate through a variety of situations should be of utmost importance. Recognizing and embracing our diversity, as well as our individual and communal sense of kuleana is where we find our strengths.

E lauhoe mai nā wa'a; i ke kā, i ka hoe; i ka hoe, i ke kā; pae aku i ka 'āina. #327

Everybody paddle the canoes together; bail and paddle, paddle and bail, and the shore is reached.

Mary Kawena Pukui

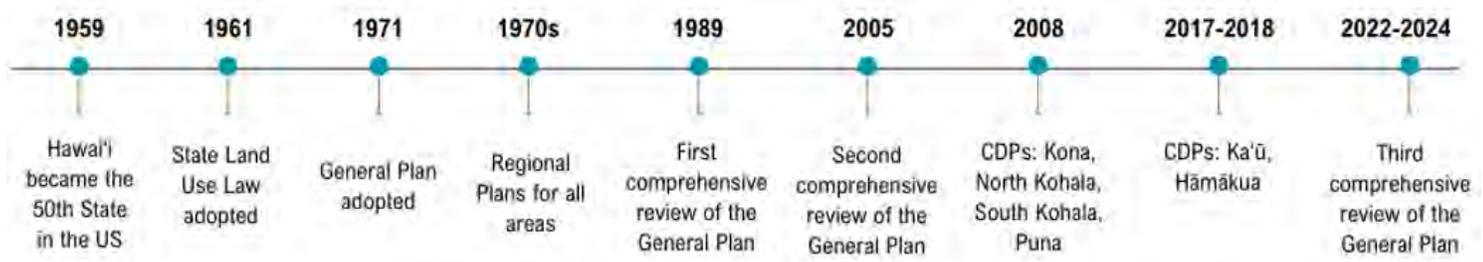
History of the Plan

General Plan studies in the County of Hawai'i were initiated in the late 1950s and were limited to particular regions of the island such as the Hilo, Kona, Kohala, Hāmākua, and Puna Districts. As such, these initial General Plans lacked a comprehensive, coordinated, and integrated overview of the entire County. The first of these studies, "A Plan for Kona," was completed in 1960 and encompassed the districts of North and South Kona. "A Plan for the Metropolitan Area of Hilo" was completed in 1961 for the districts of South Hilo and Puna. "The Kohala-Hāmākua Region General Plan" was completed in 1963 and covered part of the district of North Kona and the districts of North and South Kohala, Hāmākua and North Hilo. These regional plans were adopted by Ordinance No. 317 in July 1965, as the General Plan for the County. The district of

Ka'ū was the only area in the County not covered by these plans.

The County Council adopted the first General Plan by ordinance on December 15, 1971, which also laid the foundation for establishing a comprehensive planning program for the County of Hawai'i. There have been 2 subsequent comprehensive reviews of the General Plan, the first was adopted in 1989 and the second was in 2005.

Subsequently, significant public input helped guide the development and 2008 adoption of the Kona Community Development Plan, Puna Community Development Plan, North Kohala Community Development Plan, and South Kohala Community Development Plan. The Ka'ū Community Development Plan followed in 2017, and the Hāmākua Community Development Plan in 2018.



Abbreviated timeline related to Hawai'i County long range plans

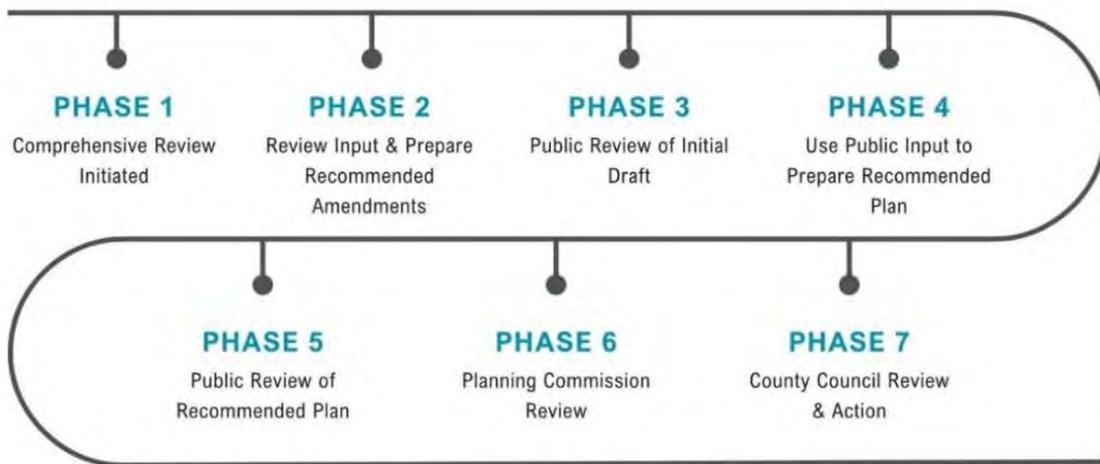
Planning Process

Since the adoption of the 2005 General Plan, Hawai'i Island has seen a lot of change, including population growth, natural disasters, technological advancements, and sustainability efforts. These topics have been considered in the 2045 General Plan. The Planning Director initiated the comprehensive review in February 2015, lead the review process, and recommended amendments which now comprise the 2045 General Plan.

A comprehensive review involves many different stages. The initial phase includes

collecting community feedback, examining the effectiveness of the previous plan, researching current conditions, and analyzing how to combine the information in a way that creates a unified and easily implementable plan for the people of Hawai'i Island. An overarching intention for the review effort was to create an open forum for discussion, consider community input and values, encourage interagency collaboration and participation, and direct growth patterns in ways that benefit our population and protect our unique island environment.

General Plan Review Process



Planning Principles and Practices

Community and comprehensive planning are part of a well-established field of professional planning dating back to the early 20th century. Serving the public interest is the primary ethical obligation of the planning profession. More specially, the following Code of Ethics and Professional Conduct of the American Institute of Certified Planners were used to guide 2045 General Plan review process:

- We shall provide timely, adequate, clear, and accurate information on planning

issues to all affected persons and to governmental decision makers.

- We shall educate the public about planning issues and their relevance to our everyday lives.
- We shall seek social justice by working to expand choice and opportunity for all persons, recognizing a special responsibility to plan for the needs of the disadvantaged and to promote racial and economic integration. We shall urge the

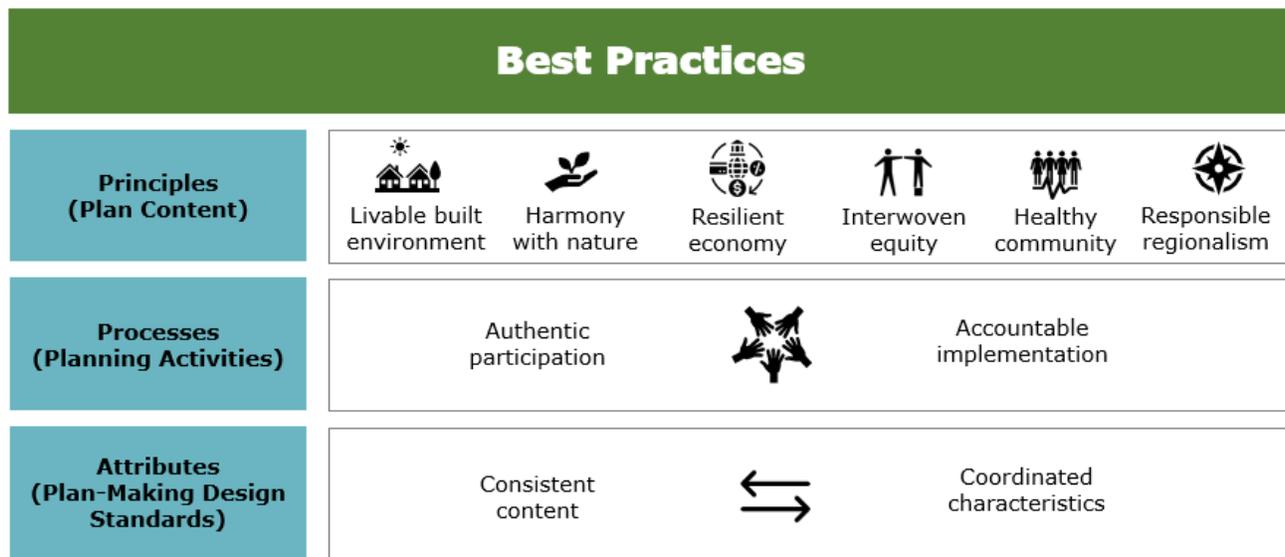
- alteration of policies, institutions, and decisions that oppose such needs.
- We shall give people the opportunity to have a meaningful impact on the

development of plans and programs that may affect them. Participation should be broad enough to include those who lack formal organization or influence.

Sustainability Principles and Practices

Sustainable communities exist because of consistent collaborative efforts. Recognizing the crucial role of planners in improving the sustainability of communities and resources that support them, the American Planning Association (APA) published a report defining

the role of comprehensive plans in addressing the sustainability of human settlements. The 2045 General Plan adopts these standards organized as principles, processes, and attributes:¹



Purpose and Authority

The 2045 General Plan is the primary policy document for county agencies, planning commissions, elected officials, landowners, developers, and citizens to guide land use policy decisions for the Island of Hawai'i. Pursuant to Hawai'i County Charter (Charter) §3-15, the General Plan "shall set forth the [County] Council's long-range policy for the comprehensive physical, economic, environmental, and sociocultural well-being of the county. Notably, "[n]o public improvement or project, or subdivision or zoning ordinance, shall be initiated or adopted

unless the same conforms to and implements the general plan." (§3-15(c)). The Charter further states that "[z]oning, subdivision, and other ordinances shall contain the necessary provisions to carry out the purpose of the general plan." (§3-15(b))

Pursuant to the Hawai'i Revised Statutes (HRS) §226-52 and 58 as well as §3-15 of the County Charter, the General Plan includes overall themes, goals, principles, objectives, and policies, as well as implementation priorities and actions to carry out policies

¹ PAS Report 578 – "Comprehensive Plan Standards for Sustaining Places."

including, but not be limited to, land use maps, regulatory measures, standards, programs, projects, and interagency coordination. Neither the HRS nor the County Charter clearly define all the terms above, so for the purposes of the 2045 General Plan, they are defined in this section using references from professional planning practice. Further, the authority of the General Plan includes three fundamental types: directional, regulatory, and programmatic.

Authority Limits of the General Plan

The 2045 General Plan often relies on further implementation actions, such as zoning and budget ordinances, to move Hawai'i Island in the direction of our goals. Further, it contains

Planning System and General Plan Framework

County Planning System

The 2045 General Plan represents the first level of the County Planning System and contains long-range strategies for the entire County. The General Plan also provides the legal basis for all the other elements of the County's planning structure. As such, the General Plan is the highest order, or "umbrella" plan. It establishes the boundaries

no authority to change previously existing subdivisions or zoning. Achieving our island's vision will require collective long-term commitments that build on this plan.

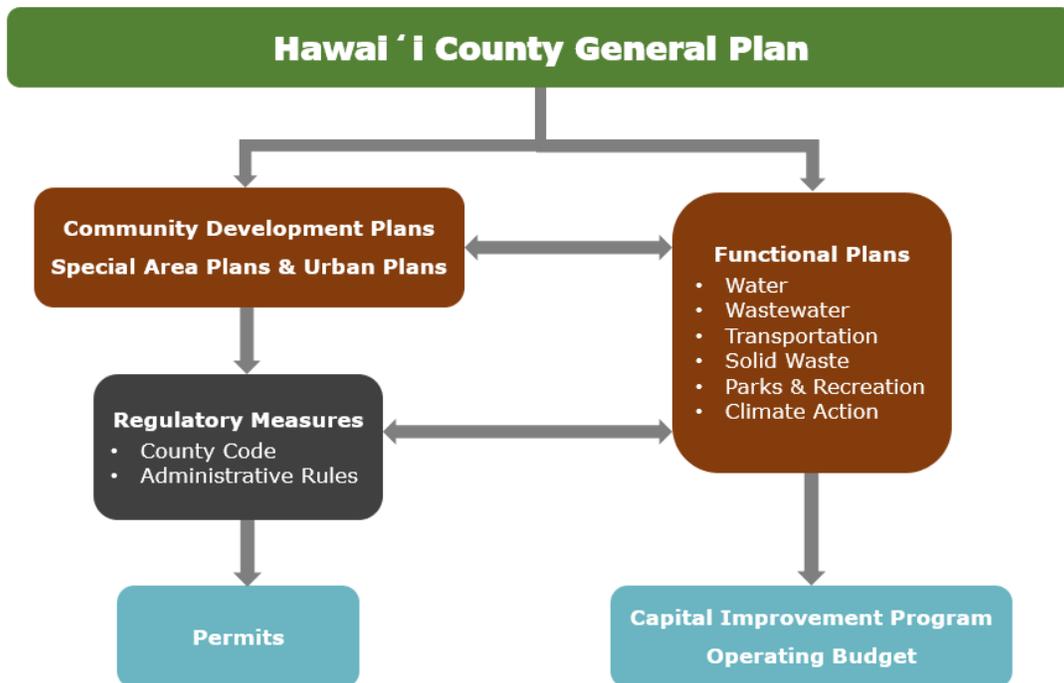
within which the County must operate. The planning system as illustrated below consists of a comprehensive Countywide General Plan, and includes Community Development Plans, Urban Development Plans, Special Area Plans, and Agency Functional or Strategic Plans as implementation mechanisms that carry out the goals, objectives, policies or standards, and actions of the General Plan.

The General Plan is

- A long-range policy document, adopted by ordinance
- Based on community driven values, goals, and objectives
- A comprehensive and action-oriented framework for more specific planning

The General Plan is not

- A specific plan for growth or development
- A master plan or regional plan
- A fixed or inflexible document



Directional Vision, Goals, Objectives, and Guidelines

The General Plan vision, goals, and objectives provide a high-level integrated direction for the community and a holistic perspective. They are defined as follows:

- **Vision:** The ability to plan for the future with creativity and wisdom in alignment with community values.
- **Goal²:** A desired state of affairs to which planned effort is directed.
- **Objective:** Measurable, achievable, and time-bound milestones toward achieving a goal.
- **Guideline³:** A stated course of action that shall take precedence when addressing areas of concern and should be followed, unless a determination is made that it is not the most desirable in a particular case; thus, a guideline may be deviated from without penalty or sanction.

Regulatory Implementing Actions

Regulatory implementing actions are one of two types of approaches used in the General Plan to pursue the vision, goals, and objectives. Regulatory actions are controlling in that they define boundaries, development parameters, and measures intended to implement goals or objectives. The three regulatory implementing actions in the General Plan include:

- **Future Land Use Map⁴:** A map that graphically delineates the extent of intended future land use types.
- **Policy⁵:** A specific rule for action focused on a specific issue, derived from more general goals.

² Davidson and Dolnick, "A Planners Dictionary."

³ HRS §226-2

⁴ Davidson and Dolnick.

- **Standard:** A regulatory measure that defines the meaning, quality, or quantity of a policy by providing a way to measure its attainment.

In the 2045 General Plan, future land use maps, policies, and standards are specific to the actions through which zoning ordinances, subdivisions, and public improvements or projects are initiated or adopted because, as they must conform to and implement the general plan in accordance with the County Charter §3-15.

Non-Regulatory Implementing Actions

The second approach of implementing actions is not regulatory or controlling and requires subsequent decisions and/or the allocation of resources. The priority actions have been included in the body of the General Plan while the entire list of implementing actions will appear in the implementation table. There are three types:

- **Program⁶:** An action, activity, or strategy carried out in response to an adopted policy to achieve a specific goal or objective.
- **Project:** An enterprise that is carefully planned and designed to achieve a particular purpose.
- **Interagency Coordination:** A program or project that requires collaboration among organizations, including those external to the County.

⁵ Davidson and Dolnick.

⁶ Davidson and Dolnick.

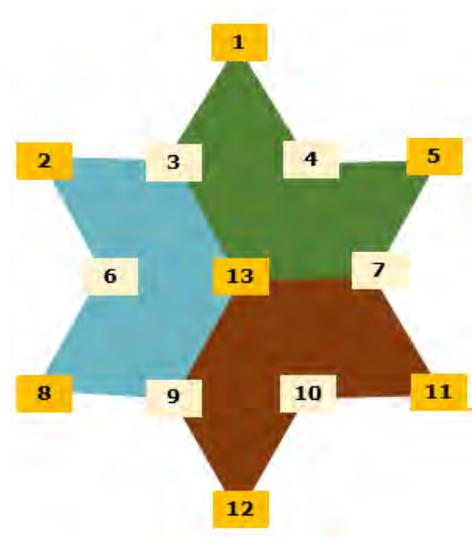
Our Grounded Vision

Hawai‘i Island is an exemplary leader with healthy and resilient communities that are built by sustainable development, a thriving and diversified local economy, and collaborative environmental stewardship.

Hawai‘i Island is a community of rooted heritage, connected communities, and unique beauty. As we navigate our future, integrating a sustainable balance between environmental and cultural stewardship, social equity, and economic sufficiency is paramount. This responsibility requires bold actions that address challenges. The values articulated by our community in the adopted Community Development Plans (CDPs) are synthesized here to form a singular vision statement for our island. This vision statement represents the ability to plan for the future in alignment with community values.

Hawai‘i Island Goals

The goals of the General Plan synthesize those concepts and value statements adopted by ordinance in the 2005 General Plan and CDPs. The appendix includes tables used to complete the goals, including the source material from the 2005 General Plan and CDPs. These goals are divided into groups which together encompass the three sustainability pillars of community, economy, and environment as also outlined in the State Planning Act Goals in HRS 226-4, also provided in the Appendix.



Healthy, Safe, and Resilient Community

1. Our communities are deeply **connected** to each other, the ‘āina, and our historic and multicultural heritage, which are preserved and perpetuated through investing in public spaces, natural and cultural resources, and social systems.
2. Our communities are adequately served by **sustainable and efficient public infrastructure, utilities, and services** based on existing and future growth needs, sound design principles, and effective maintenance practices.

3. Our communities are **safe and protected** and have access to excellent, integrative health, education, and social services to support a high quality of life for residents of all ages.

4. Residents have access to **adequate and affordable housing** to meet the needs of the population and provide equitable opportunities for household flexibility and mobility.

Sustainable and Responsible Development

5. We strategically apply progressive **land use** strategies incorporating indigenous and contemporary knowledge and place-based practices to direct and manage growth for the health and safety of our communities.

6. Each community is connected by a **multimodal and modernized transportation network** that provides a system for safe, efficient, and comfortable movement of people and goods.

7. We reduce our ecological footprint by prioritizing a **zero-waste** approach to waste management.

Thriving, Diverse, and Regenerative Economy

8. Our **economy is diverse, regenerative, and innovative**, such that our residents are economically self-sufficient with a focus to increase local economic opportunities.

9. **Agriculture** is a robust, diversified sector that emphasizes **food security** and includes a broad range of agricultural-based businesses and agricultural tourism.

10. A high quality of life for residents is maintained while a **regenerative visitor industry** thrives through attracting people seeking authentic, connected experiences.

Collaborative Cultural and Environment Stewardship

11. Our natural and cultural resources are thriving and sustainably managed, preserved, and restored to maintain our unique and diverse environment.

12. We ensure a just transition to a climate resilient island by addressing the causes and impacts of climate change through incorporating equitable climate mitigation and adaptation priorities into policies, programs, infrastructure, and decision making.

Efficient, Equitable, and Integrated Government

13. We are governed by integrated systems that are efficient, equitable, and organized to facilitate collaboration.

ADDRESSING CLIMATE CHANGE FOR ISLAND-WIDE HEALTH



Introduction

The climate change section of the General Plan is intended to be used as a policy guide for the coordinated climate mitigation and adaptation efforts on Hawai'i Island. This element provides a high-level policy framework, building on the scientific knowledge and government-level strategies and actions developed in the Integrated Action Plan (ICAP) for the island of Hawai'i. This section contains goals, policies, and implementation priority actions to define climate action within the island.

Climate change refers to the long-term regional or global average of temperature, humidity, and rainfall patterns over seasons, years, or decades. Human-induced climate change is resulting in global warming, or the long-term average heating of the Earth's surface. The United Nations Intergovernmental Panel on Climate Change has concluded in its most recent report that human activities have unequivocally caused global warming. Climate change is already impacting the lands and waters on which we

live and the health of our communities. Island communities such as those on Hawai'i Island are at the forefront of climate change due to impacts like sea level rise. Our small population and island geography mean that a single climate change event has cascading effects that significantly impact the health of the land and people.

The County has a dual role to play: climate mitigation and climate adaptation. Climate mitigation refers to actions that reduce the flow of greenhouse gases (GHG) into the atmosphere, either by reducing sources of these gases or enhancing the sinks that accumulate and store these gases. Although Hawai'i Island alone will not reverse global GHG emissions, we can lead by example and set a precedent for other island states to become more sustainable. Hawai'i has the highest energy cost of any state in the United States. Reducing fossil fuel use can relieve the burden of energy and fuel costs, especially in the face of global shocks and stressors that increase the price of imported fossil fuels.

Climate Mitigation

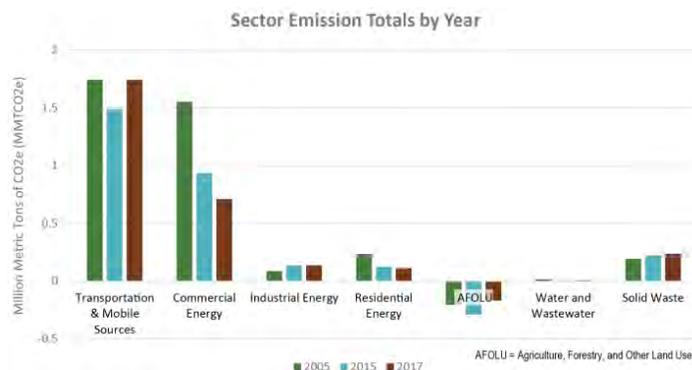
The natural carbon cycle includes sources that emit GHGs and sinks that sequester GHGs. Greenhouse gases include carbon dioxide, methane, nitrous oxide, and fluorinated gases. The “greenhouse gas effect” occurs when GHGs trap heat by reducing the release of infrared light waves back into the atmosphere. GHG sources in Hawai‘i County include emissions from energy, transportation, waste, wastewater, and agriculture, forestry, and other land use (AFOLU). Land development and underdevelopment have led to deforestation and biodiversity loss, decreasing natural carbon sinks on Hawai‘i Island. Emissions are expected to grow in all sectors with population growth, increases in electricity use and vehicle miles traveled (VMT), waste production, and new development.

Opportunities for decreasing use of cars and improving commutes is further discussed in the [Transportation section](#).

Energy and Electricity

On- and off-grid energy production and electricity use make up the second largest source of emissions on Hawai‘i Island. Energy production provides electricity, air conditioning, and heat. One of the most cost-effective ways of reducing energy emissions is by making buildings more energy efficient, as improving energy standards costs less than 1 cent per kWh saved. Building energy efficiency refers to how effectively infrastructure uses energy generated. For example, buildings that are designed with natural cooling systems, such as windows and doors that allow for cross-ventilation or siding that better reflects sunlight, require fewer fans or small air conditioning units. Upgrading appliances such as light bulbs, refrigerators, and washing machines also reduces electricity usage. New building development inevitably increases GHG emissions by adding load on or off the grid. New development also includes embodied emissions from harvesting, transportation, and construction of materials. The island has a long history of utilizing renewable energy. In 1888, Hilo was the site of one of the first hydropower projects in the state. Hawai‘i Island also has the state’s only geothermal plant, Puna Geothermal Ventures, founded in 1993. Since then, Hawaiian Electric has committed to cut its carbon emissions by 70 percent by 2030.

Homes in Hawai‘i use 40 percent less electricity on average than the national average. However, Hawai‘i has the highest energy cost of any state in the country, at 42.37 cents per kWh compared to the national average of 12.52 cents. These high prices



Transportation

Transportation is the primary source of emissions on Hawai‘i Island. Due to the rural geography of the island and the distance between urban socioeconomic hubs and residential areas, many residents have long commutes. Airline transportation also contributes significantly to greenhouse gas emissions, as the only transportation to and from the island is by air.

stem from Hawai'i's dependence on energy importation, as Hawai'i uses 12 times more energy than it produces and pricing structures are dependent on the cost of foreign oil, even for renewable energy generation. Foreign oil

Opportunities for increasing renewables and energy efficiency are further discussed in the *Public Utilities section*.

generates 60 percent of Hawai'i's energy.

Waste and Wastewater

Solid waste and wastewater were the third and fourth highest contributing sectors for Hawai'i County emissions. Waste minimization feeds into economic development, cesspool management, and toxic leakage.

Opportunities for reducing waste are further discussed in the *Public Facilities and Public Utilities sections*.

Agriculture, Forestry, and Other Land Use

Agriculture, forestry, and other land use is a carbon sink for Hawai'i Island. However, increased development, deforestation, and certain farming practices can become carbon sources. The County will need to preserve open spaces and forested lands to maintain carbon sinks.

Opportunities for climate-conscious land development are further discussed in the *Land Use section*.

Climate Adaptation

Climate adaptation refers to actions that adjust to actual or expected future climate to reduce risks from the harmful effects of climate change and maximize any potential benefit opportunities. The effects of climate change that are already starting to impact Hawai'i Island include increased air and sea surface temperature, drought, extreme rainfall, sea level rise, and increased hurricanes. These climate change hazards exacerbate and are exacerbated by other hazards including wildfire, riverine flooding, landslides, high winds, and coastal flooding. Climate change poses a threat to critical infrastructure and services, including structures, roads, bridges, potable water and watersheds, wastewater, parks, and emergency services. Climate change also poses a threat to human health, both through the effects of hazards and increased heat exposure.

Table 1: Challenges

Climate Mitigation	<ul style="list-style-type: none"> • Heavy reliance on fossil fuels for electricity generation and transportation, inefficient energy use, and increasing waste and wastewater production from commercial, industrial, and residential activity emits increasing amounts of greenhouse gases. • Historical deforestation and degradation of native ecosystems and open spaces reduce carbon sinks. • Rising greenhouse gas emissions increase air and sea surface temperatures. • Hotter air temperature poses risks to human and environmental health and will impact migration patterns/displace humans and other animal and plant species. • Increased temperature places greater demand on energy systems. • A warmer ocean and more acidic ocean stresses coral reef ecosystems. • Affordability
---------------------------	--

Climate Adaptation	<ul style="list-style-type: none"> • Rising global air and sea surface temperatures are changing rainfall patterns which may impact the frequency and intensity of future drought and extreme rainfall events. • Drought has cascading effects on agriculture, native ecosystems, social systems, and the economy. • Severe rainfall events, compounded by flooding and landslides, increase risks to critical infrastructure and communities and disrupt emergency services. • Tropical cyclones are becoming more powerful and possibly more frequent due to climate change, which compounds risks from other hazards. Tropical cyclones and storm surges pose risks to infrastructure and jeopardize public safety. • Sea level rise is accelerating and projected to continue to rise, even if future GHG emissions are reduced to net zero and global warming is halted. • Coastal flooding and erosion from high tides, waves, and storm surges are increasing, driven by rising sea levels and other climate change effects. • Riverine flooding and landslides compound the impacts of coastal flooding and erosion along the island’s coastline. • Cultural resources and coastal ecosystems will be impacted by coastal flooding and storm surge. • Critical infrastructure, homes, and other community assets along the coastline are exposed to coastal hazards exacerbated by sea level rise. • Sea level rise jeopardizes shallow groundwater aquifers used for drinking water wells and degrades water lines and wastewater systems, which leak into groundwater aquifers and coastal ecosystems. • Wildfires compounded with heavy rainfall events, hot dry weather, and windstorms increase the risk to native ecosystems and human health.
---------------------------	---

Table 2: Opportunities

Climate Mitigation	<ul style="list-style-type: none"> • Increasing the use of green technology will increase the energy independence of individuals and businesses on the island. • Pursue innovative solutions that help achieve various goals such as waste to energy and micronuclear. • The Hawai'i Island resource portfolio has the most diverse set of renewable sources in the state. These resources will greatly reduce fossil fuel use, decreasing the cost of electricity and gas. • Well-planned development can increase individual agency and access to multimodal transportation. • Reducing waste decreases toxic runoff and water table pollution, supporting healthy watersheds and soil. • Conservation of forest canopy and reforestation decreases stream diversion and increases water tables. • Increasing the repurposing of waste can create local jobs and support businesses. • Generating energy locally can create more well-paying jobs in the energy field. • Accessing carbon credits can support the conservation of local forests, fund more conservation jobs and preserve cultural staples. • Greening urban areas increases the availability of cool areas for vulnerable populations to live and recreate. • Incentivizing cesspool conversions can protect coral reefs and therefore the industries and species that rely on them. • Integrating energy savings and waste management provides an opportunity to mitigate greenhouse gas emissions in new development.
Climate Adaptation	<ul style="list-style-type: none"> • Reducing the risks of flooding, landslides, and fire reduces the cost and the greenhouse gas emissions associated with the reconstruction of infrastructure and the need for alternative routes which increase emissions during road and bridge outages. • Increasing equitable resilience to climate hazards will benefit historically marginalized and frontline communities and communities that have been made vulnerable to climate change impacts. • Limiting new development in fire and drought-prone areas would reduce economic loss to landowners and businesses. • Fire risk reduction around communities potentially limits fire spreading into upland areas, reducing fire-driven forest loss. • Retrofitting or relocating bridges and roads provides an opportunity to reduce greenhouse gas emissions by reducing miles traveled • Retrofitting can be accomplished within existing maintenance schedules of County facilities for increased resilience. • Proactive maintenance of parks and recreational areas can continue to provide equitable access to resources in the face of changing landscapes. • New shoreline setback rules would expand open space along the shoreline to support coastal ecosystems such as anchialine pools.

Climate Change Goal

We ensure a just transition to a climate resilient island by addressing the causes and impacts of climate change through incorporating equitable climate mitigation and adaptation priorities into policies, programs, infrastructure, and decision-making.

Objective 1

Ensure that climate actions are equitable and uplift historically marginalized and disadvantaged communities.

Policies

- 1.1 Prioritize and support existing community-led organizations, businesses, and programs through County purchasing and procurement policies.
- 1.2 Prioritize and support Low- and Moderate-Income (LMI) communities through tax incentives, grants, and financial support provided to community members.
- 1.3 Prioritize projects in communities that experience disproportionate impacts of climate disasters.
- 1.4 Consider financial, time barriers, geographic constraints, and language accessibility when conducting community outreach.
- 1.5 Improve communication of climate risks and opportunities for adaptation.
- 1.6 Help communities become fire adapted as they prepare for climate change.
- 1.7 Expand urban forestry benefits to disadvantaged communities.
- 1.8 Support social science research and applications to help address environmental justice and intergenerational equity.
- 1.9 Include native Hawaiian traditional knowledge and practices in planning for the impacts of climate change.

Priority Actions

- 1.a Increase transparency of government actions by creating a climate change dashboard and portal to track the implementation of climate action. **PROJECT**
- 1.b Engage communities by incorporating place-based knowledge and qualitative data to guide implementation priorities and decision-making. **PROGRAM**

- 1.c Promote funding opportunities for Low- and Moderate-Income (LMI) communities to implement climate action, including interactive videos and workshops that meet communities where they are. **PROJECT**

Objective 2

Achieve net carbon neutrality by 2045.

Achieve a 100 percent renewable-powered County fleet by 2035 and 100 percent renewable ground transportation by 2045.

Support the achievement of 70 percent renewable energy for the electricity sector by 2030, with 40 percent from renewables and 30 percent from efficiency, and 100 percent by 2045.

Policies

- 2.1 Create codes and efficiencies that integrate affordable housing and carbon neutrality.
- 2.2 Require energy efficiency designs in all new County facilities and upgrade existing facilities with energy-efficient systems.
- 2.3 Support building code updates that incentivize energy-efficient designs and climate-neutral building methods and materials.
- 2.4 Implement the use of technologies, techniques, and materials in building design, construction, and removal that minimize the ecological footprint over the life cycle of the structure.
- 2.5 Encourage and incentivize large developments to meet energy sustainability certification standards.
- 2.6 Strive for energy sustainability certification for new County buildings or when renovating existing buildings for County use.
- 2.7 Prioritize energy-efficient designs, energy-efficient systems, and waste reduction and/or reuse at County facilities.
- 2.8 Evaluate Capital Improvement Projects for energy efficiency and carbon reduction, including the cost savings related to improved design.
- 2.9 Partner with government, private and nonprofit agencies, and other stakeholders to develop comprehensive and coordinated strategies promoting energy and water conservation to strive for climate change resilience.
- 2.10 When evaluating public investments, including acquisition, siting, and design, consider the potential of natural areas for carbon sequestration and provide climate adaptation and mitigation opportunities.
- 2.11 Integrate urban forestry into all scales of planning.
- 2.12 Develop carbon-emission standards and an incentive program aimed at achieving County carbon-emission goals.
- 2.13 Mandate reporting of energy use of all County facilities annually.

- 2.14 Program the upgrading of the vehicle fleet and equipment to zero emissions.
- 2.15 The Mass Transit Agency shall operate a zero emissions fleet by 2035.
- 2.16 Prioritize the installation of electric vehicle chargers at community facilities, for both County vehicles and public parking.
- 2.17 Mandate reporting of all new County vehicle purchases including average mpg, emissions equivalent per gallon of fuel (or kWh), and estimated annual operation and maintenance costs.

Priority Actions

- 2.a Develop and provide incentives for new development/redevelopment to pursue certification for “green” site planning, construction, and post-construction practices. **PROJECT**
- 2.b Adopt policies and strategies across all County departments to reduce GHGs and become more resilient to the impacts of climate change. **PROJECT**
- 2.c Develop a county purchasing policy to prioritize products with low emissions over their lifecycle and resiliency to the impacts of climate change. **PROJECT**
- 2.d Develop and implement incentives for energy efficient/green design standards. **PROJECT**
- 2.e Prioritize urban tree inventories for primary urban areas such as Downtown Hilo, Waimea, and Kailua-Kona. **PROJECT**
- 2.f Develop procedures to include street trees as part of public capital improvement projects. **PROJECT**
- 2.g Develop energy benchmarking standards for Hawai‘i County buildings. **PROJECT**
- 2.h Develop and implement an electric vehicle charging plan with a station network map that identifies regional gaps in service. R&D Phase 1 **PROJECT**
- 2.i Create a fleet transformation plan for each County department. **PROJECT**
- 2.j Partner with government, private and nonprofit agencies, and other stakeholders to increase community-wide awareness and accessibility regarding reducing transportation costs and emissions (i.e., the impact of keeping tires inflated on the efficiency of cars) through education awareness programs. **INTERAGENCY COORDINATION**
- 2.k Develop and implement a streamlined framework to report annual energy use of all County facilities and all new County vehicle purchases. **PROJECT**

Objective 3

Improve the identification of climate change threats, assessment of potential consequences, and evaluation of adaptation options.

Policies

Climate change threats

- 3.1 Use accurate and up-to-date scientific predictions and observations related to climate change impacts to guide adaptation policy and future land use decisions.
- 3.2 Support local and regional climate change modeling and monitoring programs.
- 3.3 Collaborate with government, private and nonprofit agencies, and other stakeholders to monitor impacts that may be specific to Hawai'i County due to its unique exposure to climate change and sea level rise impacts.
- 3.4 Improve assessments of climate change threats and potential consequences to determine specific geographic areas impacted and projected financial cost.

Assessment of consequences

- 3.5 Climate change adaptation shall be considered in County budgetary, land use, and other decision-making processes.
- 3.6 Implement a sea-level rise planning and policy benchmark of 4 feet by 2100 and 6 feet for public infrastructure projects and other projects with a low tolerance for risk.
- 3.7 Prioritize the preservation and restoration of natural landscape features, such as coral reefs, beaches and dunes, forests, streams, floodplains, and wetlands, that have the inherent capacity to avoid, minimize, or mitigate the impacts of climate change.

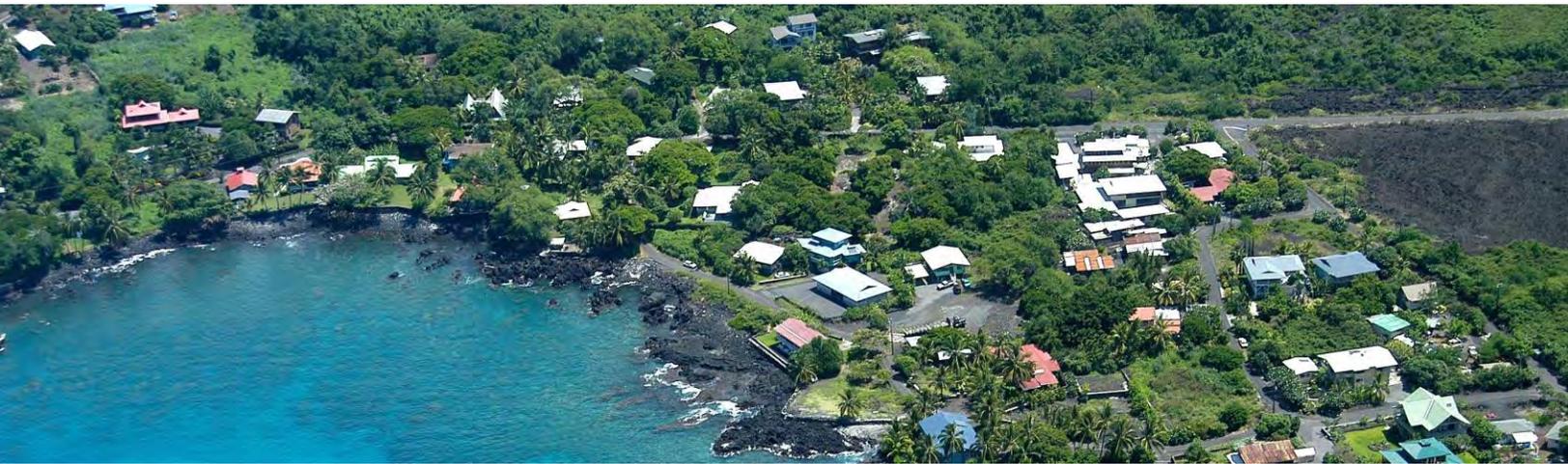
Evaluation of adaptation

- 3.8 Develop adaptation strategies (e.g., protection, accommodation, managed retreat, and preservation) for capital improvements to assure that the project's useful life and service expectations can be met in the face of projected climate change impacts.
- 3.9 Design and maintain infrastructure, including roads, buildings, and stream crossings, to accommodate increases in flooding and geologic hazards such as landslides.
- 3.10 Partner with communities to develop adaptation strategies (e.g., protection, accommodation, managed retreat, and preservation) for vulnerable areas including conducting vulnerability assessments and assessing land use and land availability.
- 3.11 Partner with government (e.g., State Office of Planning and Sustainable Development [OPSD]), private and nonprofit agencies, and other stakeholders to analyze conservation buffers to accommodate shifting native habitats impacted by climate change, particularly wetlands and high-elevation forests.

Priority Actions

- 3.a Conduct detailed vulnerability mapping of existing and planned infrastructure. **PROJECT**
- 3.b Support and partner with government, private and nonprofit agencies, and other stakeholders on research for adaptive policies and technology that increase resilience. **INTERAGENCY COORDINATION**
- 3.c Incorporate appropriate green building or climate-resilient specifications into competitive bids. **PROGRAM**
- 3.d Adopt a land acquisition program with potential leaseback options for the purchase of hazard-prone locations or those with beneficial attributes for climate adaptation and mitigation. **PROGRAM**
- 3.e** Collaborate with government, private and nonprofit agencies, and other stakeholders (e.g., scientists, engineers, and development representatives) to implement environmentally beneficial upgrades for wastewater, irrigation, and/or landscaping, including sea level rise, storm, and other climate change considerations. **INTERAGENCY COORDINATION**

SUSTAINABLE DEVELOPMENT AND RESILIENT COMMUNITIES



Section 1: Land Use

Organization

- 1.1 Introduction
- 1.2 Urban
- 1.3 Rural
- 1.4 Agriculture



1.1: Introduction

On Hawai'i Island, land use planning plays a vital role in balancing the needs of the environment, community, and economy. The island's unique natural beauty and delicate ecosystems, including its diverse forests, coastal areas, and volcanic landscapes, require careful consideration and responsible stewardship to ensure their preservation for future generations. Land use refers to the allocation, management, and development of land resources in a particular area. This involves determining how land is utilized for various purposes, such as residential, commercial, agricultural, industrial, or conservation. Land use planning, on the other hand, is the process of guiding and regulating land use decisions to achieve sustainable development and create healthy and resilient communities.

Sustainable development is a key objective of land use planning for the County. By strategically designating areas for different land uses, such as promoting agriculture in fertile regions, developing commercial areas in appropriate locations, and preserving native ecosystems, land use planning helps to create a balance that supports economic growth while protecting our natural and cultural resources. Land use planning is essential for cultivating healthy and resilient communities on Hawai'i Island. This process involves considering factors such as access to healthcare, transportation infrastructure, recreational spaces, public services, and affordable housing. By promoting mixed-use developments and compact urban planning, land use planning aims to create Live-Work-Play communities, or livable neighborhoods that minimize commuting, encourage physical activity, and enhance social interactions.

Additionally, land use planning is critical to disaster resilience. Given our vulnerability to natural hazards and the impacts of climate change, responsible land use decisions can help reduce the risk and impact of such events. Land use regulations, such as County zoning and General Plan designations, among others, can promote the preservation of natural buffers and contain development where sensible, ensuring that communities are better prepared for and protected against potential disasters.

The land use element of the General Plan is intended to be used as a policy guide for coordinated growth and sustainable development across our island. As required by the State Planning Act, this section contains goals, policies, standards, and implementation priority actions to define patterns of future growth and guide the location and density of land uses within the County. The land use section seeks to establish the most desirable use of land for residential, recreational, agricultural, commercial, industrial, and other purposes which shall be consistent with the proper conservation of natural resources and the preservation of our natural beauty and historical sites.

The land use section is a land-based synthesis of the values, goals, and objectives of the other sections comprising this Plan. This component guides where and how land uses, infrastructure, and services should be directed to promote and protect the values of the people of Hawai'i Island and to best achieve the goals and objectives outlined in the various elements of the Plan.

Table 3: Land Use Key Trends

Population Centers and Density	<ul style="list-style-type: none"> Population centers are both rural and urban. Low population density exists in both rural and urban areas throughout the island. There is an average of 1,488 people living in every square mile of urban areas and an average of 18 persons per square mile in rural areas. The 2020 Census identified 3 urban areas: Hilo, Kailua-Kona, and Waikoloa The majority (approximately 60%) of the County’s population lives in rural areas – no change is expected through 2045. In contrast, nationwide, 20% of the population lives in rural areas.
Changing and Aging Population	<ul style="list-style-type: none"> Over the next 25 years, the population growth rate is expected to decline from an average of 2.3% per annum to about 0.9% per annum. In 2045, the resident population is forecast to be approximately 273,232, which is a 35% increase since 2018. During the last two decades, there has been an average of 2,338 births and 1,458 deaths per year in the County, resulting in a net increase of almost 880 people annually. About 90% of the growth on average is through immigration. In 2018, 67,293 Hawai’i State residents moved to the mainland; they were partially replaced by 54,074 mainlanders who moved to the State for a net out-migration from Hawai’i of 13,219.⁷ The population over age 65 is expected to grow by 44% by the year 2045. In 2020, the largest cohort of the population was between the ages of 60 to 69.
Housing Affordability and Choice	<ul style="list-style-type: none"> In 2010, 42% of owner-households with a mortgage and 45% of all renter-households were paying more than 30% of their income for housing. By 2020, this had decreased slightly to 39% and 43%, respectively. A majority of those could be considered severely shelter-burdened. Nationally, 30% of households paid more than 30% of their income on housing in 2020. The State of Hawai’i continuously ranks in the top 3 highest shares of shelter-burdened, nationally. Approximately 43% of the housing units were deemed unaffordable in 2020. Hawai’i has one of the highest overcrowding rates in the country, at 7.7%. The level of overcrowding varies across the island with Ka’ū, Waimea, South Kona, and Upper Puna experiencing overcrowding rates in the double digits. However, on average, Hawai’i County’s overcrowding rate is still the lowest among all Hawai’i’s counties. Relative to the countywide average, the rural communities have the largest percentages of housing that are affordable. In contrast, the North Hilo-Hāmākua Coast Villages and North Kona have the lowest percentages of affordable housing. Most of the County’s total stock of affordable housing is in Puna (24.2%), Hilo (21.7%), and North Kona (23.3%). However, these numbers do not address the needed capacity of affordable housing based on demand.
Shifting Visitor Accommodation Types	<ul style="list-style-type: none"> Most visitor units are in South Kohala and North Kona. With the upward trend in visitor arrivals expected to increase through 2045, increasing demand for visitor units is expected. With this growth comes the challenge of planning for their impact on the local economy, especially regarding transient accommodation rentals. The number of transient accommodation rental units is beginning to trend higher than hotel units that once dominated the visitor accommodation industry. There is also a shift in the type of visitors away from the major resort areas, which may put stress on the environment of other areas.
Job Availability and Growth	<ul style="list-style-type: none"> The average annual growth rate for jobs averaged 1.4% since 2005, mirroring population trends, and it is expected to mirror population trends experiencing a slight decrease in the growth rate for the next several decades. The three primary economic sectors of the County’s economy are the service-producing sector, the goods-producing sector, and agriculture. The service-producing sector (e.g., education, health, accommodation, entertainment, food, etc.) is by far the largest, representing over 85% of employment. Roughly 9% of employees work in goods-producing jobs (construction and manufacturing). The agriculture sector represents about 6.5% of employment. More than two-thirds of workers are employed in one of five key industries: educational service, healthcare, and social assistance (about 18%); arts, entertainment, recreation, accommodation, and food services (about 15%); retail trade (about 10%); professional, scientific, management, administrative, and waste management (about 9%); and construction (about 7%). In 2020, 14% of the County’s population was below the poverty line. State and national statistics were nearly 9.3% and 11.4%, respectively. The Hawai’i Financial Health Pulse survey (2019) found that just under a quarter of Hawai’i residents surveyed, or 23%, work more than one job.

⁷ <https://uhero.hawaii.edu/aloha-oe-population-migration-between-hawaii-and-the-u-s-mainland/>

Table 4: Land Use Challenges

Infrastructure	<ul style="list-style-type: none"> • Low infrastructure capacity and high costs to develop new systems. • State land use designations and related requirements within or adjacent to Urban Growth Areas limit the ability to increase densities. • Existing single-family dwellings and lot sizes fail to achieve the desired density. • Landowners and developers may incur the costs of constructing and operating private systems or upgrades due to the insufficiency and lack of wastewater systems in many areas. The shortage of licensed operators also increases operating costs and makes it more difficult to establish new private systems. • County roadway standards aren't modernized and remain a major cost to development. • Pervasive strip mall infrastructure and minimal transit-oriented developments paired with disconnected routes create congestion issues for commercial areas. 	
Regulations	<ul style="list-style-type: none"> • Building code requirements affect construction costs and the ability to create multi-use buildings. • Multiple layers of land use control and review require coordination between government agencies at the state and county levels. • There are varying layers of code that are conflicting or inconsistent. Code requirements are also limited in integrating climate mitigation goals around reduced building materials and non-car-centric design. • The current regulatory process dictates that the State Land Use Commission must preside over boundary amendments that exceed 15 acres, which limits the efficiency of ensuring consistency in the land use pattern. • Zoning must be updated in certain areas to reflect shifting trends and land use preferences. • There is no Transfer of Development Rights (TDR) program to preserve open space and achieve density to remain consistent with the desired land use pattern. • The State's historic review process has been cumbersome. 	
Funding and Financing	<ul style="list-style-type: none"> • There is a need for gap financing that exceeds what a single lender or incentive program can fill. • Additional capacity in development financing and specific community development financing is needed to increase the production of projects in the County. • There is high demand for a limited pool of incentives and financing subsidies for affordable housing. • Affordable housing projects in the County face higher financing gaps than projects elsewhere in the State. 	
Market Conditions	<ul style="list-style-type: none"> • There are inconsistencies between development costs and prices the market can support. • Greenfield development in areas such as Puna is significantly cheaper than infill development in existing urban areas. • Lower household incomes result in lower purchasing power, which makes underserved subdivisions the primary market for many homebuyers. • Challenging site characteristics such as soil conditions and topography increase development costs. • Market cycles and permitting requirements often do not coincide resulting in uncertainty and increases in processing times and costs. These challenges are exacerbated by performance conditions based on time versus appropriate mitigation conditions. 	 <p>Performance conditions are essentially requirements or obligations that an applicant must complete before certain rights or obligations can take effect.</p>
Land Use Compatibility	<ul style="list-style-type: none"> • Legacy zoning, such as industrial lands from the sugar plantation era, is not always consistent with the community's vision. • Productive agricultural land use designations often do not coincide with productive agricultural activities. • There is a common perception that all development is contrary to protecting natural and cultural resources. 	
Public Engagement	<ul style="list-style-type: none"> • NIMBYism can present barriers to collaborative processes. • General misunderstanding and misinformation about land use policies can delay and disrupt strategic land use patterns. • Public hearing processes can become political rather than regulatory processes. 	 <p>Not In My Backyard (NIMBY) is a characterization of opposition by residents to proposed developments in their local area, often due to concerns about potential negative impacts on the environment, property values, and quality of life. NIMBY protests have evolved over time, impacting the gentrification of neighborhoods and housing affordability.</p>

Table 5: Land Use Opportunities

Infrastructure	<ul style="list-style-type: none"> • County departments are encouraged to develop a collaborative infrastructure capacity plan with prioritization of projects based on desired growth areas and preferred density as identified by the General Plan. • Coordinate with the Department of Health (DOH) to address unique land use situations on the island related to individual wastewater systems (IWS) and prioritization of resources. • Increase housing density by utilizing additional dwelling units (ADU) in existing residential districts served by adequate utilities. • Facilitate innovative public and private partnerships in infrastructure investment for targeted growth areas. • County departments can provide greater flexibility in privately owned and maintained infrastructure concurrency requirements.
Regulations	<ul style="list-style-type: none"> • Remove barriers to residential development in the appropriate districts to reduce development timelines, increase housing stock availability, and increase affordability. • Review and update the Building and Zoning Codes to allow for more flexibility. • Collaborate across State and County agencies to facilitate efficient and effective land use processes. • Advocate allowing for County-initiated State Land Use Commission District Boundary Amendments to meet the preferred land use pattern. • Program the initiation of rezoning in targeted growth areas. • Support and streamline the process of infill development. • The most direct role that the County plays in economic development is through land use regulation (i.e., permitting efficiency, transparency, predictability, and certainty) and property tax policy. • Invest in the provision of strategic infrastructure including roads, water, and/or wastewater improvements to encourage higher density development in targeted areas. • Work with the State Historic Preservation Division (SHPD) to determine when there is a need to review a project related to the identification of cultural sites and practices. • Work with SHPD to create standards related to the assessment of a project’s effects on cultural sites and practices. • Establish a framework for cultural impact assessments including recognizing findings and recommendations of prior cultural impact assessments within the same ahupua’a for new projects.
Funding and Financing	<ul style="list-style-type: none"> • Partner with the State and other counties to create a capacity-building plan for County departments, local developers, and community stakeholders. • Leverage different financing mechanisms to support development and redevelopment, including Business/Community Improvement Districts, Tax Increment Financing, Community Facilities Districts, and Opportunity Zones. • Seek and pursue additional capital stack opportunities and tax incentives for (re)development.
Market Conditions	<ul style="list-style-type: none"> • Diversify economic drivers. • Utilize creative solutions and partnerships to encourage, support, and prioritize infill development before expanding to greenfield areas. • Make vacant and underutilized government-owned lands available for affordable housing or other (re)development, especially in or adjacent to urbanized areas with adequate or expandable infrastructure. • Seek to acquire land for affordable housing developments and other redevelopment opportunities.
Land Use Compatibility	<ul style="list-style-type: none"> • Eliminate unpermitted non-conforming uses and ensure proper land use patterns to ensure urban areas are used accordingly. • Strategically use zoning to ensure proximate compatible and complementary uses that improve the vitality of urban areas. • Regularly evaluate supply and demand to prioritize needed land use challenges.
Public Engagement	<ul style="list-style-type: none"> • Encourage affordable housing projects to meet the needs of neighborhoods (YIMBYs). • Apply strategies to engage stakeholders that go beyond legal notice requirements. • Reinforce the alignment between community values and the General Plan and Community Development Plans. • Demonstrate smart growth development.

 Yes, In My Backyard (YIMBY) proponents are generally concerned with creating density and growth in their communities, often with an emphasis on affordable housing. The YIMBY movement is a progressive effort toward the goal of achieving affordable, sustainable, and inclusive housing for all residents.

Land Use Goal

We strategically apply progressive land use strategies incorporating indigenous and contemporary knowledge and place-based practices to direct and manage growth for the health and safety of our communities.

Objective 4

Maintain community character and land use compatibility.

Policies

- 4.1 The development of commercial facilities should be designed to reflect the character of the community while providing desired services and mitigating impacts on the surrounding environment.
- 4.2 In those cases where provisions of the zoning and subdivision code are inconsistent with the character of surrounding neighborhoods, variances, or Planned Unit Developments (PUD) that maintain consistent village/town character should be encouraged.
- 4.3 Zoning, subdivision, and other applicable ordinances shall provide for and protect open space areas.
- 4.4 Support mechanisms, such as Planned Unit Development and Cluster Plan Development, that cluster density to preserve open space, recreational areas, or scenic viewsheds.
- 4.5 Discretionary permit applications for uses that may impact view planes to and along the coastline, and areas of natural beauty should take into consideration visual impact assessments and propose conditions to mitigate scenic impacts where appropriate.
- 4.6 In the review of discretionary permits, consider land use compatibility to ensure proximate compatible and complementary uses and appropriate mitigation measures.
- 4.7 Power distribution should be placed underground when and where practical.
- 4.8 Encourage developers of new urban areas to place utilities underground.
- 4.9 Route selection for high-voltage transmission lines should include consideration for setbacks from major thoroughfares and residential areas. Where feasible, delineate energy corridors for such high-voltage transmission lines.

Priority Actions

- 4.a Develop a process for County-initiated State Land Use boundary reclassification. **PROJECT**
- 4.b Create “Village Plans” for unique urban areas that include considerations for urban design, aesthetic quality, and the protection of amenities in adjacent areas through landscaping, open space, and buffer areas. **PROJECT**
- 4.c Develop subdivision standards that make a distinction between agricultural, rural, and urban land uses. **PROJECT**
- 4.d Define the types of open space that are sought to be protected and establish standards to be applied to ensure its protection. **PROJECT**
- 4.e Conduct a review and re-evaluation of the real property tax structure to assure compatibility with land use goals and policies. **PROJECT**
- 4.f Study the feasibility of, issues, and opportunities related to the development of a Transfer of Development Rights (TDR) program to strategically preserve open space and achieve density to remain consistent with the desired land use pattern. **PROJECT**

Objective 5

Increase the integration of natural systems planning.

Policies

- 5.1 Protect and enhance Hawai‘i’s shoreline, open spaces, and scenic resources.
- 5.2 During discretionary permit applications, the Planning Director may require a pedestrian, equestrian, and/or bicycle path when it is possible and safe to connect to existing or future drainage or active living corridors.
- 5.3 Proposed discretionary permits for large development projects (200+ units) in the North Kohala, South Kohala, North Kona, South Kona, and Ka‘ū Districts should be designed to be as water neutral as reasonably possible through water conservation, recharge, and reuse measures to reduce the water footprint.

Priority Actions

- 5.a Amend the Zoning Code to create a category for lands that should be kept in a largely natural state, but that may not be in the Conservation District, such as certain important view planes, buffer areas, and very steep slopes. The zoning category should include reasonable land uses. **CODE AMENDMENT**
- 5.b Amend the Zoning Code and Subdivision Code to allow Cluster Plan Developments to be applied to all zoning districts with appropriate building site standards. **CODE AMENDMENT**
- 5.c Collaborate with the State Office of Planning to create criteria for Ka Pa‘akai analysis. **INTERAGENCY COORDINATION**

Objective 6

Increase equitable planning and decision-making processes.

Policies

- 6.1 Ensure there is necessary and adequate on-site infrastructure for development projects.
- 6.2 Ensure affordable housing requirements that meet the demand created by the development.
- 6.3 The County may impose incremental and conditional zoning that would be based on performance requirements that focus on addressing the impacts of the proposed development.

Priority Actions

- 6.a Collaborate with the State Historic Preservation Division (SHPD) to create clear guidance for when there is a need to review a project related to the identification of cultural sites and practices. **INTERAGENCY COORDINATION**
- 6.b Implement efficiencies to make development decisions predictable, fair, and cost-effective. **PROGRAM**
- 6.c Evaluate concurrency requirements that would impose reasonable and fair infrastructure concurrency requirements on all developments. **PROGRAM**
- 6.d Amend the Zoning Code to allow for Planned Unit Developments (PUD) to become administrative permits and subject to the approval of the Planning Director. **CODE AMENDMENT**
- 6.e Provide flexibility within the Zoning Code to accommodate emerging new industries through the Use Permits or allow new uses that do not conflict with the purpose and intent of the existing zoned district. **CODE AMENDMENT**

Objective 7

Reduce the threat to life and property from natural hazards and disasters.

Policies

- 7.1 Enact additional land use and building structure regulations in areas vulnerable to severe damage due to the impact of waves or inundation.
- 7.2 Review land use policy as it relates to floodplains, high surf, and tsunami hazard areas.
- 7.3 Consider natural hazards in all land use planning and permitting.
- 7.4 Discourage intensive development in areas of high volcanic hazard.
- 7.5 Discourage public investment/infrastructure that supports increases in density, while allowing such investment to support existing residents and facilities.
- 7.6 Reduce development intensity in identified high-risk hazard areas.
- 7.7 Incorporate hazard mitigation strategies into policies and planning decisions using the most conservative models in delineating hazard areas.

- 7.8 Encourage the development and implementation of Community Wildfire Protection Plans and Firewise Community Certification for communities with high wildfire risk.
- 7.9 Encourage the use of natural features to provide buffers from hazards.

Priority Actions

- 7.a Update the Building Code to maintain cost-effective standards to resist hazards and reduce carbon footprint. **CODE AMENDMENT**
- 7.b Adopt natural hazard overlay zones and set appropriate conditions for land use, siting, and design within high-risk zones. **PROJECT**
- 7.c Amend the Zoning Code to establish building setbacks for inland cliffs. **CODE AMENDMENT**
- 7.d Collaborate with the Federal Emergency Management Agency (FEMA) to regularly update flood studies and refine flood zone designations. **INTERAGENCY COORDINATION**

Overview of Land Use Maps

Purpose and Authority of the General Plan Land Use Map

The designated land uses are delineated on the General Plan Land Use Map. The broad-brush boundaries indicated are graphic expressions of the General Plan policies, particularly those relating to land use. They are forward-looking, long-range guides to the general location and will be subject to a) existing zoning; and b) the State Land Use District. While some future actions must be consistent with the General Plan, it is not retroactive and does not change existing subdivisions or zoning. Similarly, the acreages allocated represent alternatives for the various levels of economic activity and supporting functions, such as resort, residential, commercial, and industrial activities. The land use pattern is a broad, flexible design intended to guide the direction and quality of future developments in a coordinated and rational manner. The General Plan Land Use Map indicates the general location of various land uses in relation to each other.

Interpretation

Interpretation of the General Plan Land Use Map should be reviewed against the following criteria: parcel boundaries, census block groups, place types, County zoning designations, State land use designations, and Community Development Plan (CDP) guidance.⁸ Because of the scale of the land use maps, the location of designated Natural lands should be verified by more detailed mapping when considering specific land use decisions.

⁸ POLICY 600 AUGUST 2019 DRAFT

General Plan Land Use Maps and Designations

Table 6: Urban Land Use

GP DESIGNATION	DESCRIPTION	OPTIMAL RESIDENTIAL DENSITY (DU/ACRE)	POSSIBLE ZONING DESIGNATIONS
High-Density Urban	General commercial, multiple-family residential, and related services. Confined to Urban Growth Areas.	36-60	RM, RCX, V, CG, CDH, MCX, ML
Medium-Density Urban	Village and neighborhood commercial and single-family and multiple-family residential and related functions. Confined to Urban Growth Areas.	13-35	RM, RD, RCX, V, CN, CV, CG, MCX, ML
Low-Density Urban	Residential, with ancillary community and public uses, and neighborhood and convenience-type commercial uses.	3-12	RS, RM, RCX, ML, V, CV, CN
Urban Expansion Reserve	Allows for a mix of high density, medium density, low density, industrial-commercial mix, and/or natural designations in areas where growth may be desirable, but where specific settlement and infrastructure have not yet been determined.		RS, RM, RCX, CV, CN, CG, MCX, ML, UNV, V
Light/Service Industrial	Uses include but are not limited to business parks, research and development centers, product assembly, distribution centers, laboratories, cottage industries, and light service industrial uses.		MCX, ML
Heavy Industrial	Uses include but are not limited to landfills, quarries, chemical plants, heavy equipment base yards, towing yards, and other uses with the potential to create public nuisance conditions (e.g., noise, environmental impacts).		MG
University	Public university, including ancillary public uses, residential, and support commercial uses.		UNV, CG, CN, RM
Resort	Uses include a mix of visitor-related uses such as hotels, condominium hotels (condominiums developed and/or operated as hotels), single-family and multiple-family residential units, golf courses and other typical resort recreational facilities, resort commercial complexes, and other support services.		V, PD, RS, RM, CV, CN, MCX

Table 7: Rural Land Use

GP DESIGNATION	DESCRIPTION	OPTIMAL RESIDENTIAL DENSITY (DU/ACRE)	POSSIBLE ZONING DESIGNATIONS
Rural	Situated outside of urban growth areas. Except where noted, these areas should retain their rural character with low-density residential development, supporting small-scale commercial development, and agricultural land uses. Rural areas should not be targeted with the development of major public infrastructure or the extension of public sewer service except where a documented health, safety, and/or welfare condition warrants such an expansion. (1/2-to-5-acre lot sizes)	1-2	RA, FA

Table 8: Agriculture Land Use

GP DESIGNATION	DESCRIPTION	OPTIMAL RESIDENTIAL DENSITY (DU/ACRE)	POSSIBLE ZONING DESIGNATIONS
Productive Agriculture	<p>Lands with better potential for sustained high agricultural yields because of soil type, climate, topography, or other factors. (5-acre minimum lot size) Productive agricultural lands were determined by including the following lands:</p> <ul style="list-style-type: none"> Lands outside of UGAs identified as “Important Agricultural Lands” on the 2005 General Plan Land Use Pattern Allocation Guide maps. Lands outside of UGAs identified in the Agricultural Lands of Importance to the State of Hawai‘i (ALISH) classification system as “Prime” or “Unique”. Lands outside of UGAs classified by the Land Study Bureau’s Soil Survey Report as Class B “Good” soils. (There are no Class A lands on the Island of Hawai‘i) Lands classified as at least “fair” for two or more crops, on an irrigated basis, by the USDA Natural Resource Conservation Service’s study of suitability for various crops. In North and South Kona, the “coffee belt”, is a continuous band defined by elevation, according to input from area farmers. State agricultural parks. 	1 per 5 (Note that additional density may be allowed with permitted additional farm dwellings)	IA, A
Extensive Agriculture	Lands that are not capable of producing sustained, high agricultural yields without the intensive application of modern farming methods and technologies due to certain physical constraints such as soil composition, slope, machine tillability, and climate. These lands are better suited for other less intensive agricultural uses such as grazing and pasture and can support additional residential densities when situated near UGAs.		A, O

Table 9: Conservation Land Use

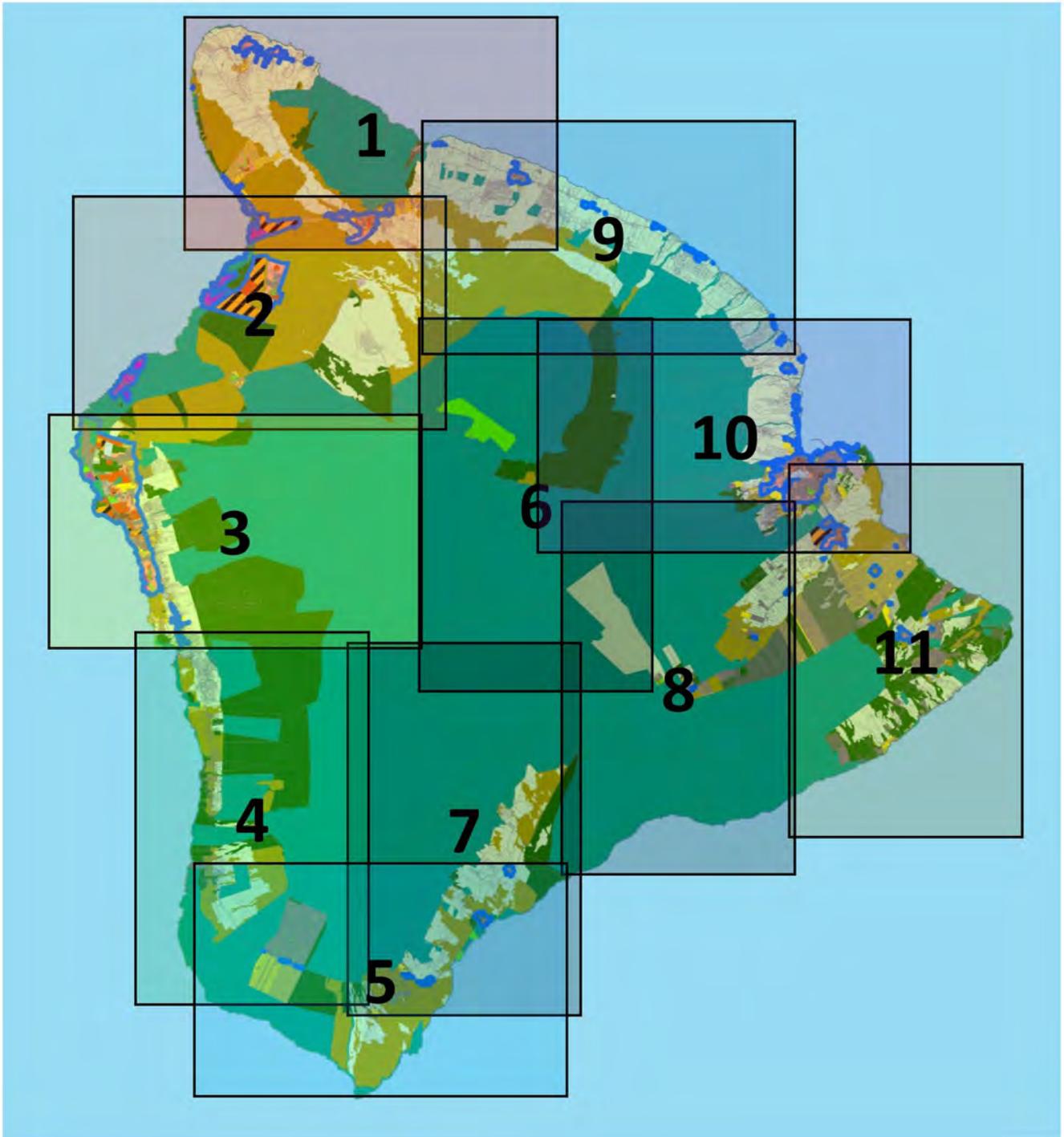
GP DESIGNATION	DESCRIPTION	OPTIMAL RESIDENTIAL DENSITY (DU/ACRE)	POSSIBLE ZONING DESIGNATIONS
Conservation	Forest and water reserves, natural and scientific preserves, areas in active management for conservation purposes, areas to be kept in a largely natural state with minimal facilities consistent with open space uses, such as picnic pavilions and comfort stations, and lands within the SLU Conservation District.		O

Table 10: Other Land Use

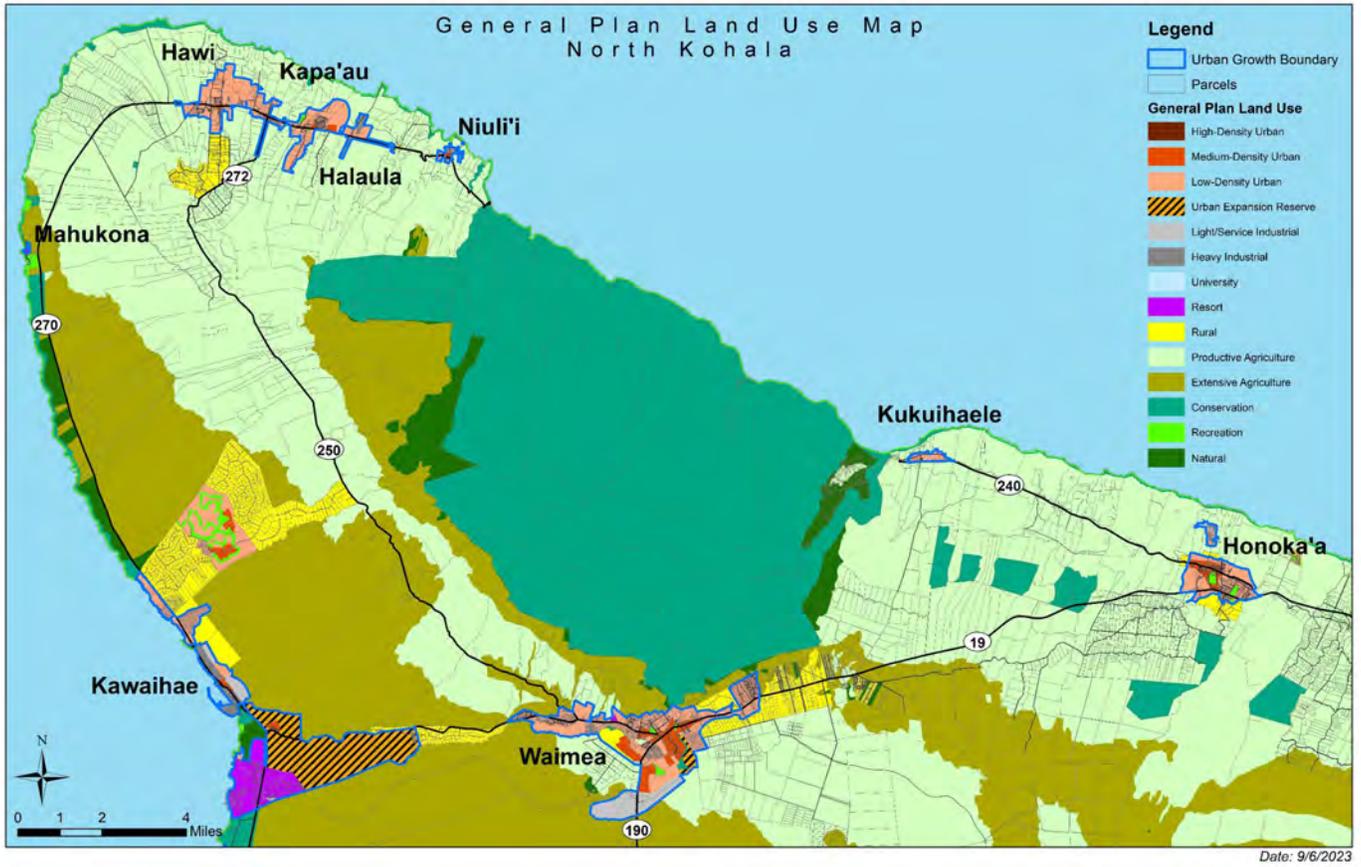
GP DESIGNATION	DESCRIPTION	OPTIMAL RESIDENTIAL DENSITY (DU/ACRE)	POSSIBLE ZONING DESIGNATIONS
Recreation	Parks and other recreational areas, such as golf courses, and shoreline setback areas.		O
Natural	Lands to be kept in a largely natural state with minimal facilities consistent with open space uses along with agricultural land uses. Includes areas vulnerable to natural hazards, steep slopes, lava fields, and areas set aside for cultural and/or natural resource preservation purposes that are not necessarily under active management.		A, O

Land Use Map Key

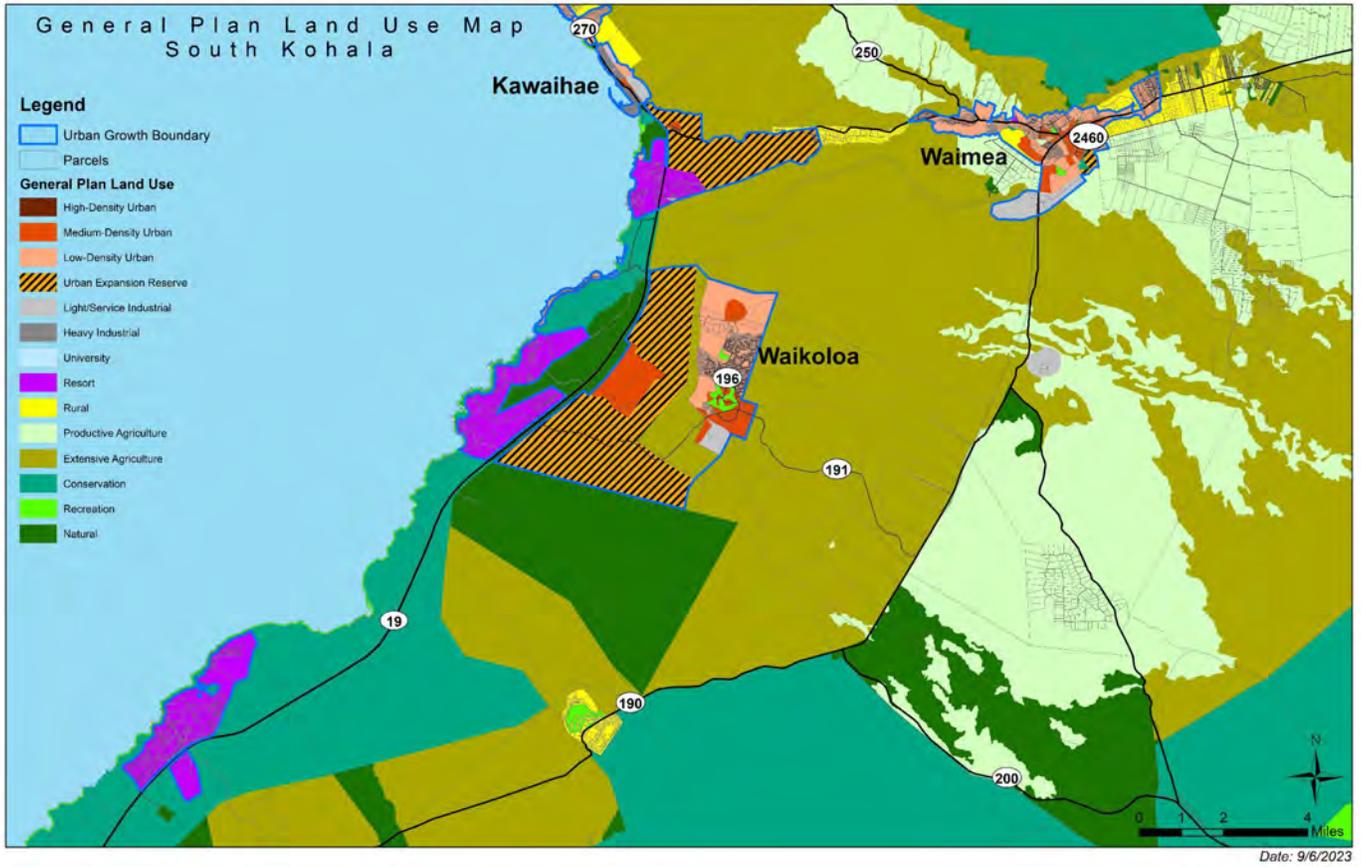
The graphic below shows the location on the island of each of the individual land use maps displayed on the following pages.



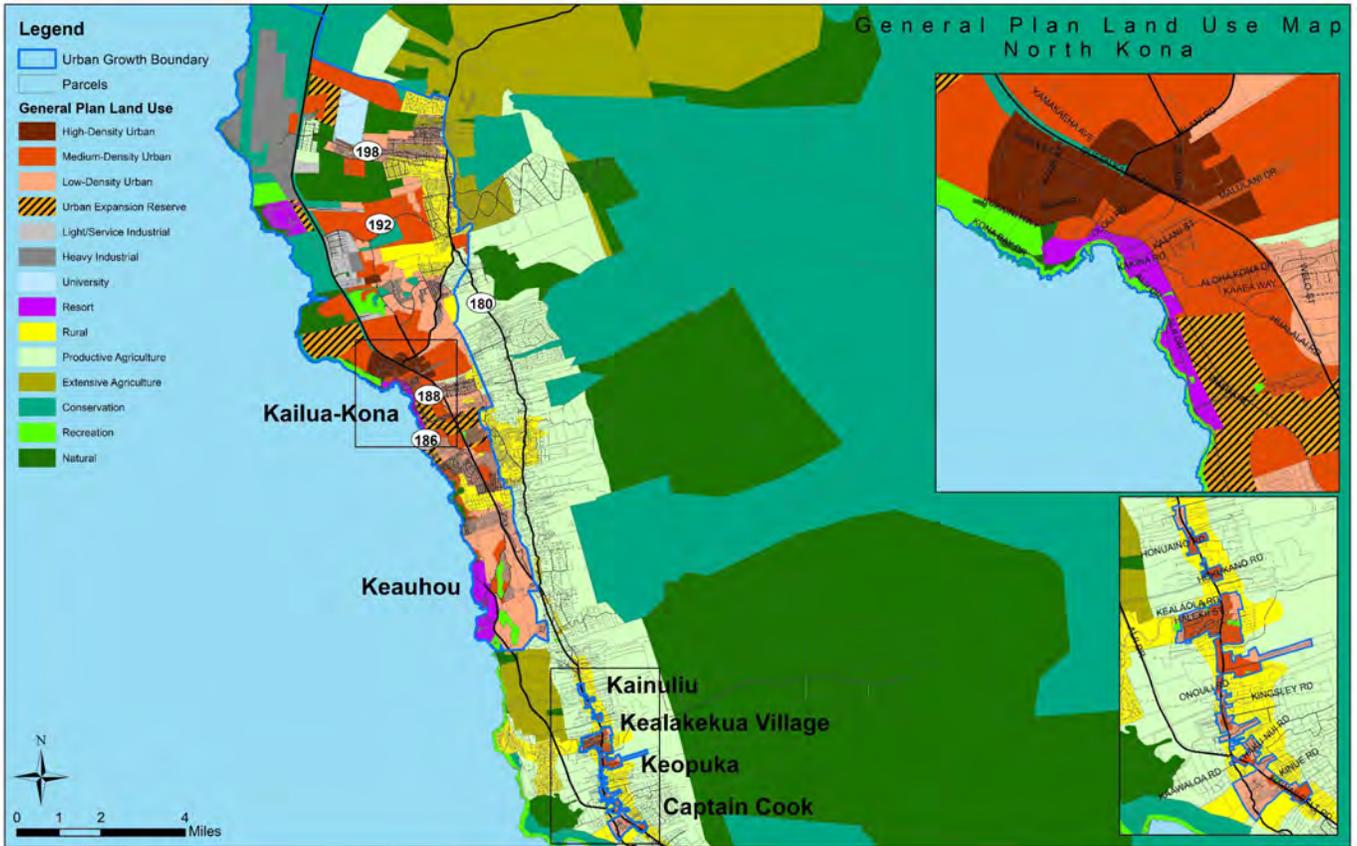
Land Use Map 1



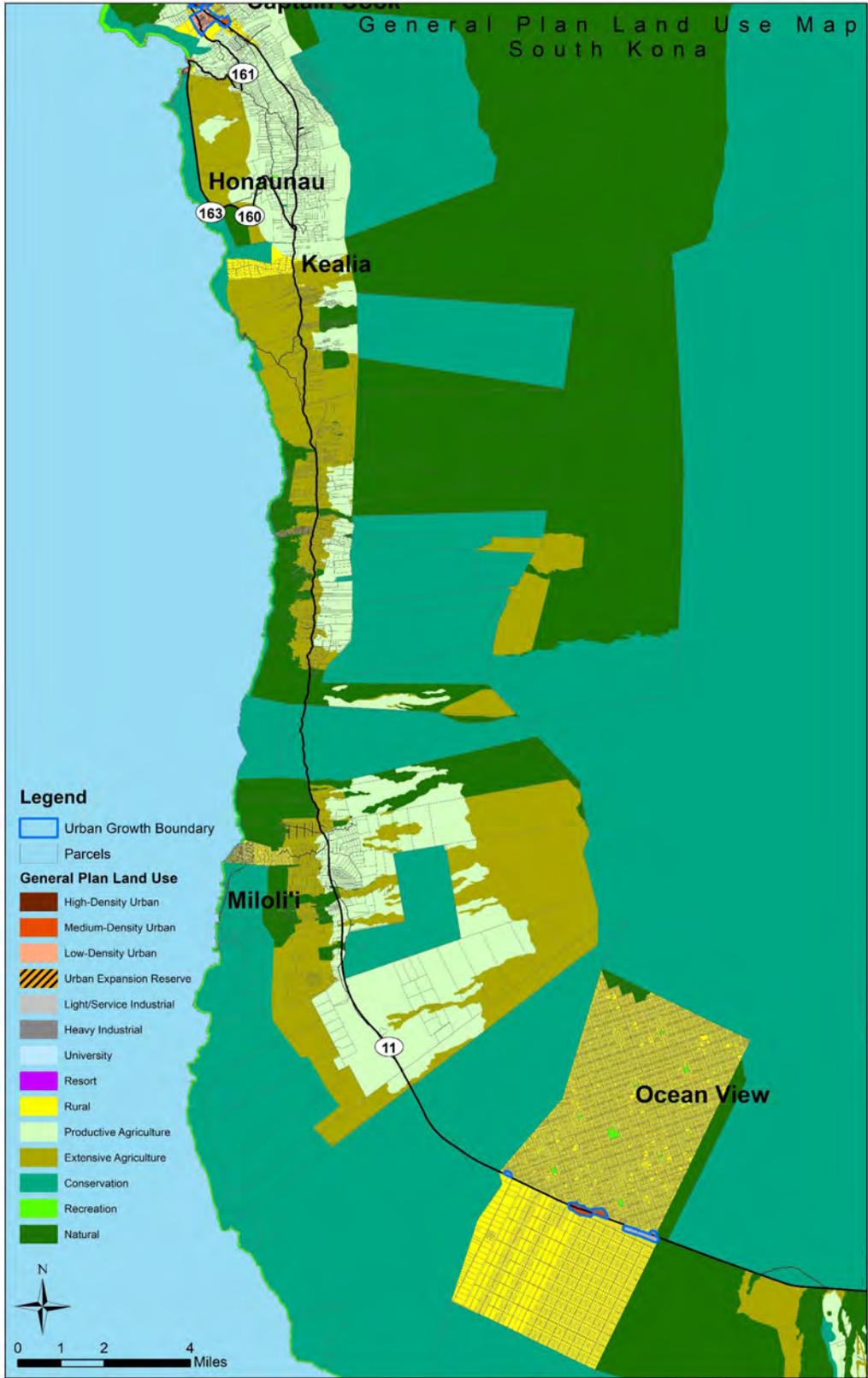
Land Use Map 2



Land Use Map 3



Land Use Map 4

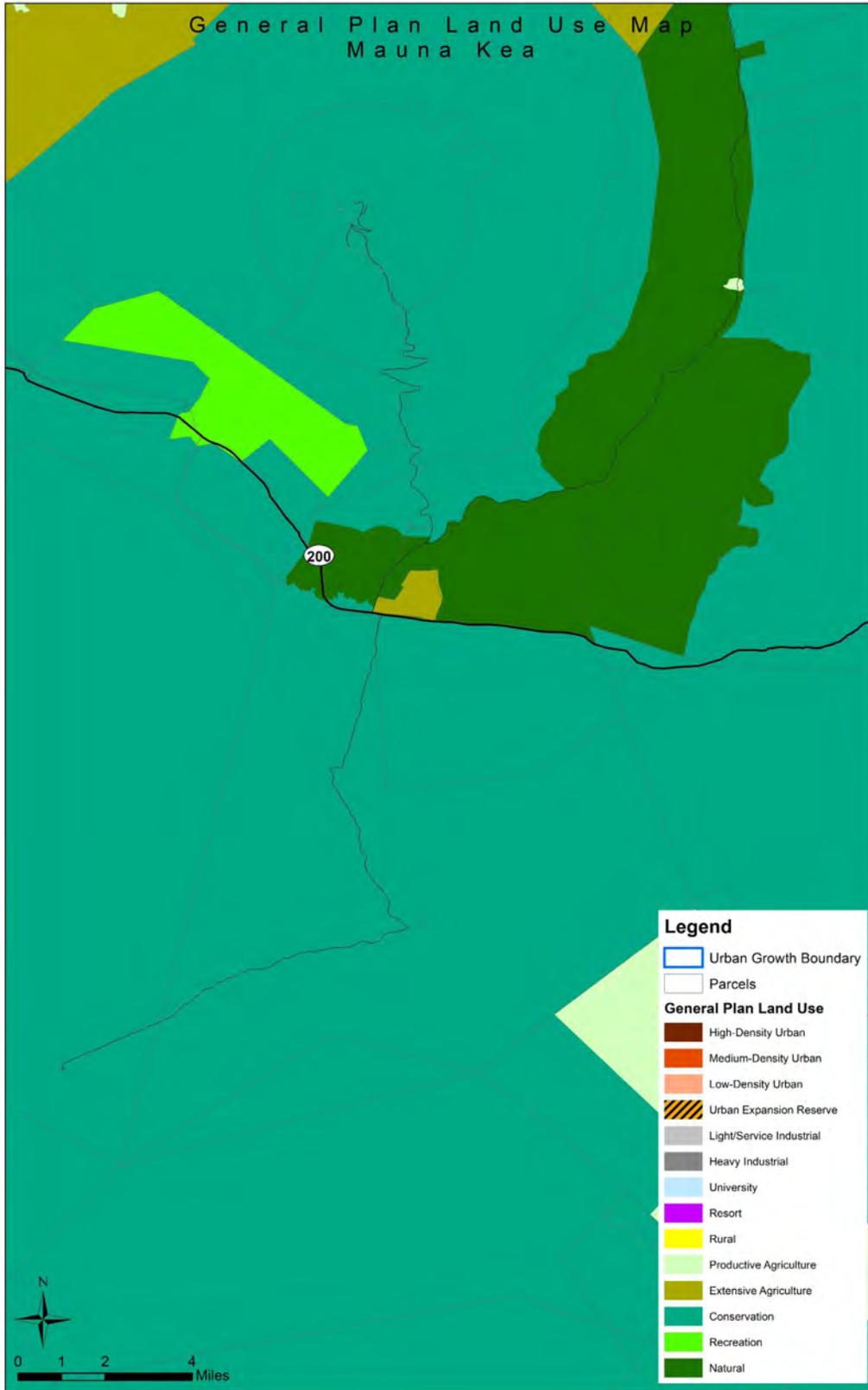


Land Use Map 5

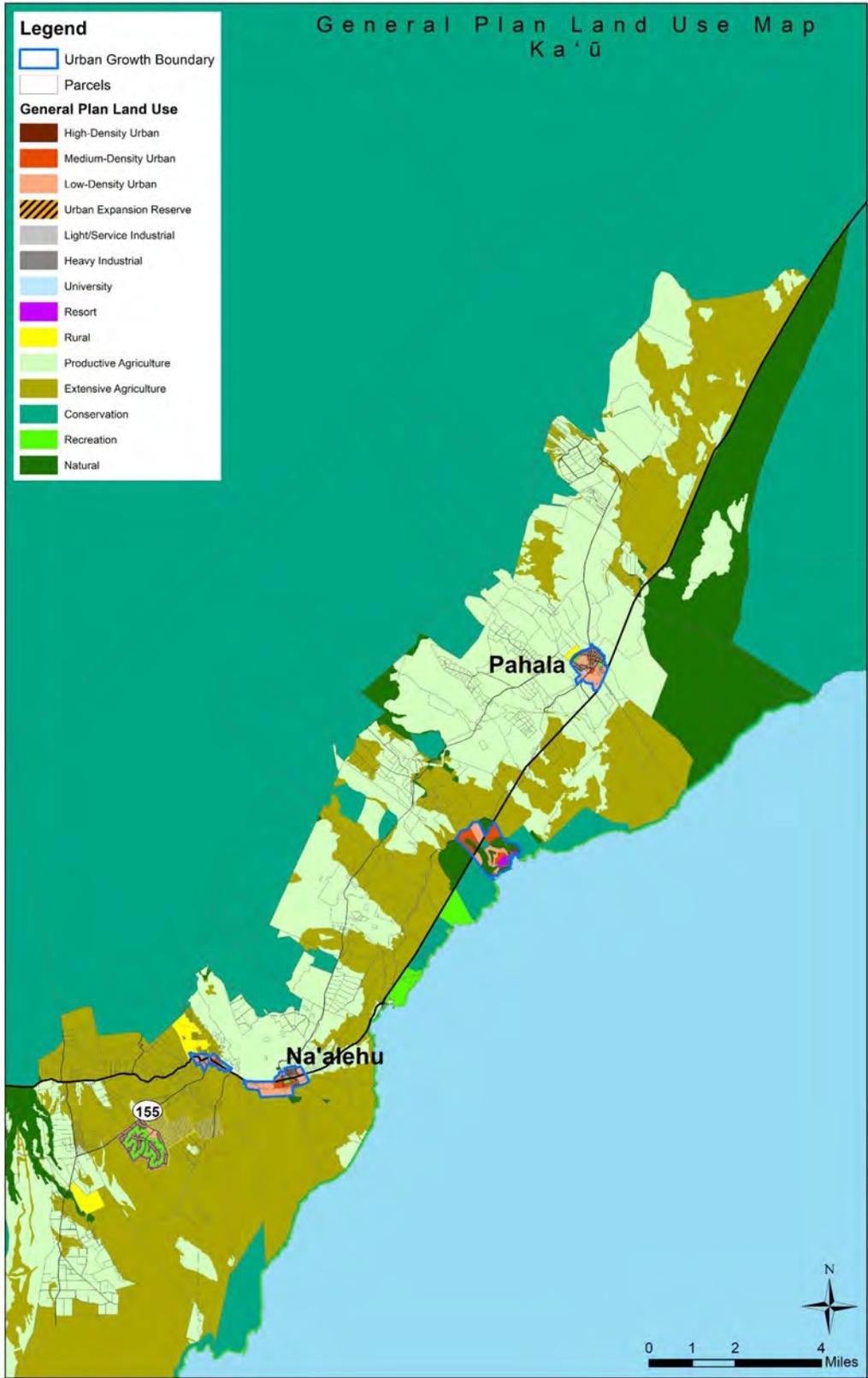


Date: 9/6/2023

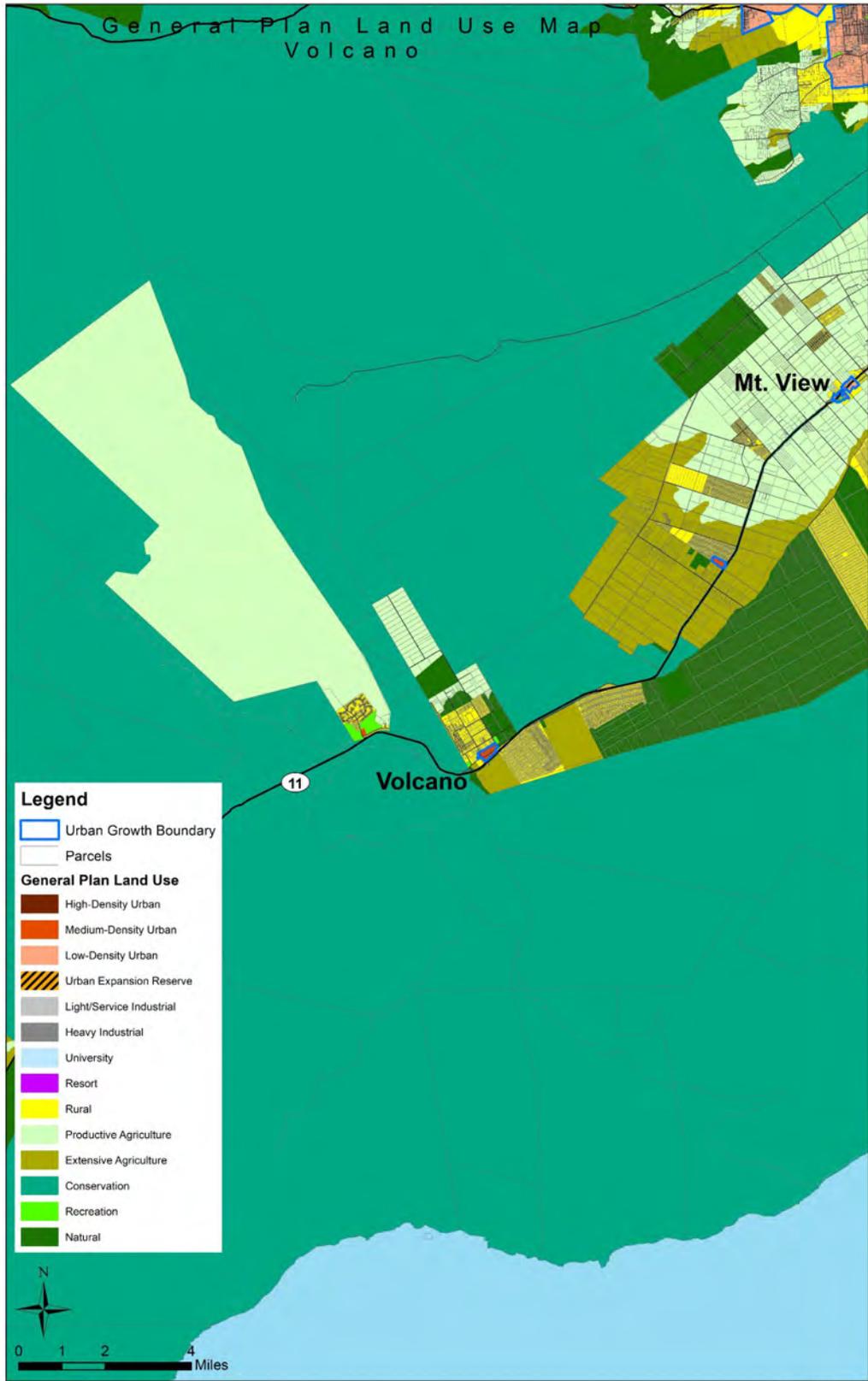
Land Use Map 6



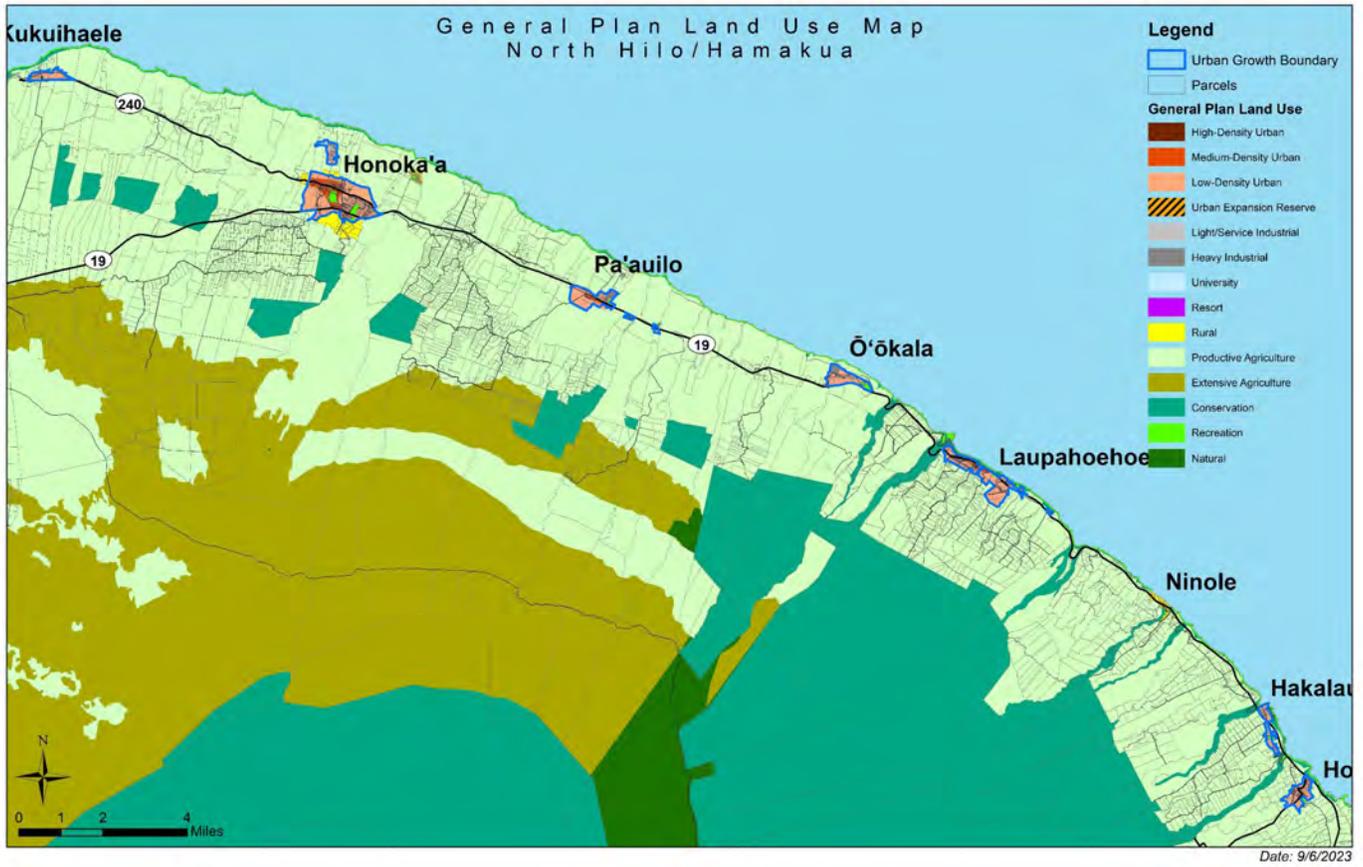
Land Use Map 7



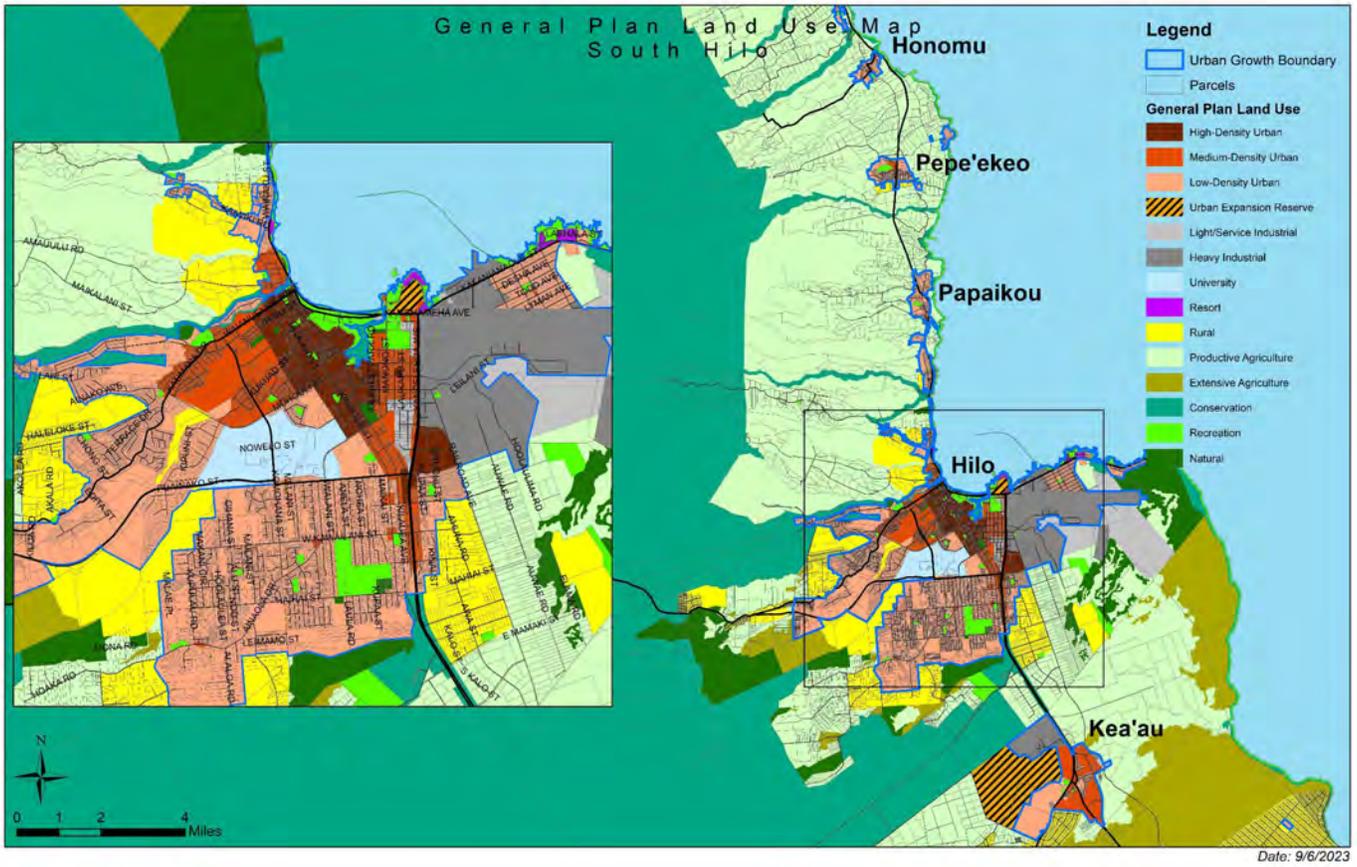
Land Use Map 8



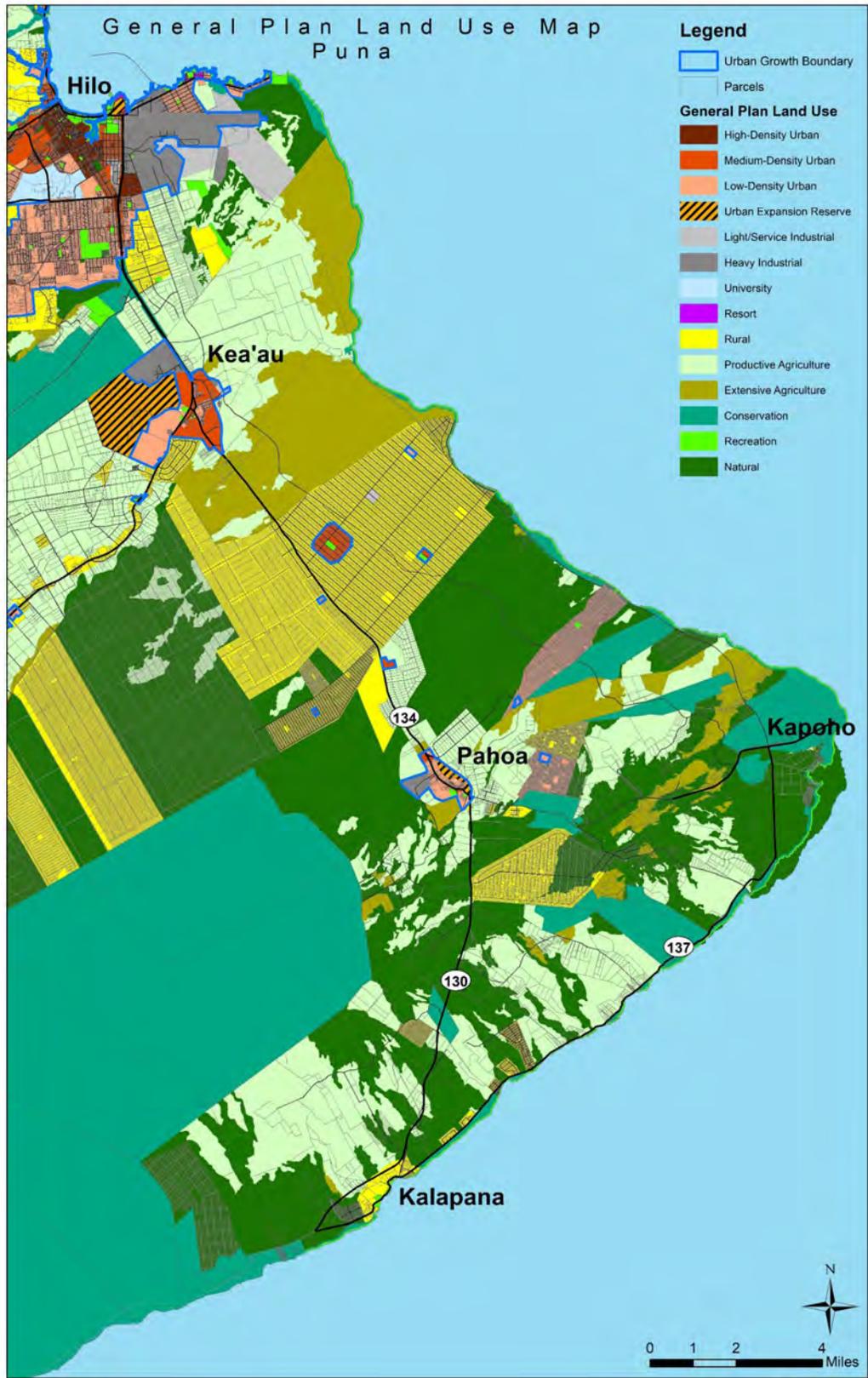
Land Use Map 9



Land Use Map 10



Land Use Map 11



1.2: Urban Growth Areas

The Urban Growth Areas include high-density Transit Oriented Development (TOD), medium-density Traditional Neighborhood Development (TND), and low-density Urban Neighborhood Centers. These centers provide physical, social, governmental, and economic concentrations and easier access to services, recreation, and employment activities.

To integrate land use planning and infrastructure planning, the urban centers have been designated based on Smart Growth principles⁹. This ensures that land use patterns and infrastructure availability help us achieve our intentional sustainable development goals. More specifically, urban centers have been designed to create compact, walkable, mixed-use spaces with a purposeful density that helps reduce the need for driving.

Infrastructure costs less when new residential areas are located near existing highways, water and sewer lines, and employment centers. The location of urban uses should continue to be evaluated from the standpoint of how each use services existing and future population growth of the surrounding area. It is also worth noting that shopping patterns have changed, resulting in fewer brick-and-mortar types of structures. This should also continue to be evaluated to consider flexibility and mixed uses with performance standards to protect residential areas from potentially noxious uses.



The value of establishing Urban Growth Areas lies in the ability to manage growth effectively, preserve natural and cultural resources, plan infrastructure efficiently, stimulate economic development, and foster strong, cohesive communities. Urban Growth Areas present a strategic approach to urban planning that balances the needs of a growing population with the preservation of Hawai'i Island's unique character and heritage.

The urban land use objectives are directed toward making Urban Growth Areas more efficient, livable, and safe. Growth should be encouraged in terms of renewing older areas or new urban areas consistent with the land use map. The General Plan Land Use Map designates areas reserved for urban expansion.

⁹ <https://smartgrowthamerica.org/what-is-smart-growth/>

Objective 8

Increase the use of Smart Growth principles to focus development within existing urban centers.

Policies

- 8.1 Encourage flexibility in the design of residential sites, buildings, and related facilities to achieve a diversity of socio-economic housing mix and innovative means of meeting the market requirements.
- 8.2 Prioritize increase in density, rehabilitation, and redevelopment within existing zoned urban areas already served by basic infrastructure, or close to such areas.
- 8.3 Incentivize rehabilitation and adaptive reuse of existing buildings rather than demolition in urban areas characterized by vacant, abandoned, and underutilized older buildings.
- 8.4 Encourage the rehabilitation and/or utilization of maximum density in multi-family residential areas.
- 8.5 Rezoning that promote infill are encouraged and should be conditioned to ensure connectivity to the surrounding developments and, where applicable, to provide mixed-use opportunities to make the area more pedestrian-oriented.
- 8.6 The establishment of urban types of zoning may include additional acreages to account for acreages utilized for public benefits, such as historic sites, public access, parks, and open space.
- 8.7 Within the “high- and medium-density” area, commercial development shall be focused on major streets, while interior blocks should be zoned primarily for small lot single-family and multifamily residential use.
- 8.8 Focus on medium and high-density residential and commercial uses in communities that can sustain a higher intensity of uses and where these residential and commercial uses are consistent with the existing town character.
- 8.9 Support the rezoning of land to multiple residential near places of employment, shopping facilities, educational, recreational, and cultural facilities, and public facilities and utilities.
- 8.10 Development of TODs and TNDs are encouraged within locations of the centers shown on the General Plan Land Use Map. These locations are approximate and become fixed during rezoning.
- 8.11 Plan for and identify appropriate areas for business incubation/innovation districts and industrial/business parks.
- 8.12 Urban renewal, rehabilitation, and/or redevelopment programs should be undertaken in cooperation with communities, businesses, and governmental agencies.
- 8.13 Support master planning of present and proposed public and private institutions with an emphasis on TOD, affordable housing, and mixed-use development.

- 8.14 Low- to medium-density residential development and/or low-impact office uses within urban areas should serve as transitional densities between lower-density neighborhoods and more intensive commercial and residential uses.
- 8.15 Encourage the use of more innovative types of housing development with respect to geologic and topographic conditions, such as zones of mix and cluster and planned unit developments.
- 8.16 Lots within proposed single-family residential subdivisions should not have direct vehicular access from major collector streets or larger roadway types.
- 8.17 Ensure flag lots are designed to support optimal density.
- 8.18 Large, oversized blocks in new subdivisions should be avoided in favor of smaller blocks and enhanced pedestrian networks. The determination of block size should be based on land use and the urban or rural character of the area.

Commercial

- 8.19 Promote the redevelopment of aging and high-vacancy shopping centers, or strip-type developments into mixed-use developments with housing and public recreation facilities.
- 8.20 Encourage the concentration of commercial uses within and surrounding a central core area adequately served by transportation, utilities, and other essential infrastructure.
- 8.21 Infrastructure and design elements shall be incorporated into the review of commercial developments.
- 8.22 Encourage a mix of uses near affordable housing and access to commercial and recreational opportunities.
- 8.23 Industrial and commercial mixed-use districts may be provided in urban centers.
- 8.24 Distribution of commercial areas shall meet the demands of neighborhood, community, and regional needs.
- 8.25 Discourage strip or spot commercial development on the highway outside of the Urban Growth Areas.
- 8.26 Discretionary permit applications for regional retail uses, including big box and regional shopping centers located adjacent to areas designated for low-density residential and rural uses, should be buffered to mitigate impacts.
- 8.27 Encourage small-scale manufacturing and processing within retail establishments that enhance and are consistent with the surrounding community.
- 8.28 Support the flexible design of commercial spaces to allow for transitional uses that serve the evolving needs of its users.
- 8.29 Discretionary permit applications for new commercial developments adjacent to or within existing industrial designated lands shall be reviewed for the criteria of conversion of industrial lands.

Industrial

- 8.30 Industrial development shall be in areas adequately served by transportation, utilities, and other essential infrastructure or adjacent to unique resources/projects.
- 8.31 Support the creation of industrial uses in appropriate locations as part of mixed-use districts/developments.
- 8.32 Support Industrial Project District zoning and flexibility of uses and lot sizes, depending on the needs of the industries and the communities.
- 8.33 Encourage Industrial Project Districts and Innovation Centers within the Urban Growth Area.
- 8.34 Industrial-commercial mixed-use districts should serve as transitional areas.
- 8.35 Support land uses that locate industrial and warehouse sites near major transportation corridors and airports and harbors.
- 8.36 Support the development of cottage recycling operations near transfer stations and County landfills.
- 8.37 Industrial uses may be permitted outside Urban Growth Areas through Special Permits when there is a clear community benefit or consistent with County, State, and Federal sustainability objectives.
- 8.38 Encourage the rehabilitation of existing service-oriented industrial areas.
- 8.39 Mitigate impacts of industrial development on surrounding uses by requiring landscaping, open spaces, buffer zones, and other appropriate conditions.
- 8.40 Future land uses in the vicinity of industrial areas, including airports, should have an adequate open space buffer and/or be compatible with the anticipated aircraft noise exposure levels for that vicinity.

Resort

- 8.41 Resort development shall be in areas adequately served by transportation, utilities, and other essential infrastructure.
- 8.42 Promote and prioritize the rehabilitation and the optimum utilization of resort areas that are presently serviced by basic facilities and utilities before allowing new resorts.
- 8.43 Coastal resort developments shall provide public access to and parking for beach and shoreline areas.
- 8.44 The development or designation of new resort areas should complement the character of the area; protect the environment and natural beauty; respect existing lifestyles, cultural practices, and cultural resources; and provide shoreline public access.
- 8.45 Do not allow new Resort (V) zoning development along the ocean side of Ali'i Drive.
- 8.46 Resort development should be in balance with the social and physical goals as well as the economic desires of the residents of the area.

- 8.47 Encourage new developments to be water neutral and balance water supply and demand.
- 8.48 Provide for the establishment of new Retreat Resort areas in appropriate locations.
- 8.49 On-site affordable housing and workforce units shall not be included in visitor unit counts for existing and new resort developments.

Priority Actions

- 8.a Incorporate innovations such as form-based code “mixed-use zones” into the Zoning Code. **CODE AMENDMENT**
- 8.b Incorporate flexibility in codes and ordinances to achieve a diversity of socio-economic housing mix and to permit an aesthetic balance between residential structures and open spaces. **CODE AMENDMENT**
- 8.c Amend the Subdivision Code to ensure block sizes are based on land use and the character of the area. **CODE AMENDMENT**
- 8.d Initiate rezonings that promote infill to ensure connectivity and provide mixed-use opportunities to make the area more pedestrian-oriented. **PROJECT**
- 8.e Amend Zoning Code to:
 - i. Establish a TOD floating zone project district with a minimum size of 15 acres.
 - ii. Create a TND overlay zone for existing zoned lands within identified residential and commercial zoning districts.
 - iii. Allow for residential uses in ML and MCX zoning districts.
 - iv. Support innovative uses of alternative energy, agriculture, aquaculture, and others, in MCX zoning districts.
 - v. Clearly distinguish between general industrial and service industrial types.
 - vi. Establish urban open space standards.
 - vii. Create Industrial Project Districts and Innovation Centers.**CODE AMENDMENT**

Character Guidelines

Table 11: Transit-Oriented Development (TOD) Character Guidelines

Service Area Population	20,000 – 50,000 residents
Approximate Commercial Land Area	15 acres
Example Locations	Downtown Hilo, Kailua Village, Waimea, Waikoloa
GP Land Use	Medium or High-Density Urban
Optimal Residential Density	13 – 60 DU/Acre
Number of Commercial Establishments	40+
Typical Uses	Mixed uses and higher density residential, multi-family residential, retail, commercial, light industrial uses, regional shopping centers with full-size department stores and a full range of merchandise and services; theater; outdoor events area.
Compatible Zoning	RD, RM, V, CG, CV, MCX, ML, PD, CDH
Access	Access to one or more paved roads; commercial or public uses without direct driveway access to highway; complete streets, multimodal transport, active living corridors; transit hub; walkable
Range of Possible Services	District park, regional Park; schools (all grades); community hall elderly or other special needs housing; medical facility with emergency room; police and fire station
Character	<ul style="list-style-type: none"> • Vernacular architecture that respects the historic context and scale of the community, usually subject to design criteria • Urban Grid Street Network • Limited driveway access • On-street parking • Public off-street parking • Landscaping (including street trees where appropriate) commensurate with environment/water availability. • Sidewalks and/or walking or bike paths.

Table 12: Traditional Neighborhood Development (TND) Character Guidelines

Service Area Population	10,000 – 20,000 residents
Example Locations	Volcano Village, Laupāhoehoe, Hāwī, Captain Cook, Pahala
Approximate Commercial Land Area	10 – 15 acres
GP Land Use	Medium Density Urban
Optimal Residential Density	13-35 DU/Acre
Number of Commercial Establishments	20-40
Typical Uses	Neighborhood-oriented retail uses and mixed uses; variety or junior department stores; convenience goods, “soft line” items (e.g., clothing), “hard-line” items (e.g., hardware and small appliances); outdoor events area; bed-and-breakfast homes and small inns.
Compatible Zoning	RD, RM, CN, V, CG, CV, UNV, ML, MCX
Access	Access to one or more paved roads; commercial or public uses without direct driveway access to a highway where feasible; walking and bicycling paths; transit stop
Range of Possible Services	District park, community park, elementary or middle school, child and adult care facilities, community center, elderly or other special needs housing, medical clinic
Character	<ul style="list-style-type: none"> • Informal, vernacular architecture that utilizes natural exterior material and earth-toned colors • Limited driveway access • On-street parking • Public off-street parking • Landscaping (including street trees where appropriate) commensurate with environment/water availability • Sidewalks and/or walking or bike paths

Table 13: Urban Neighborhood Center Character Guidelines

Service Area Population	3,000 – 10,000 residents
Approximate Commercial Land Area	Up to 10 acres
Example Locations	Kaumana, Wainaku, Keauhou, Hawaiian Ocean View Estates, Paradise Park
GP Land Use	Low-Density Urban
Optimal Residential Density	3 – 12 DU/Acre
Number of Commercial Establishments	5 – 20
Typical Uses	Neighborhood and convenience-type retail and personal services
Possible Compatible Zoning	RS, RD, RM, RCX, V, CN, CV
Access	Access to one or more paved roads; commercial or public uses without direct driveway access to a highway where feasible; connections to walking and bicycling paths; transit (or paratransit) stops
Range of Possible Services	Community park, neighborhood park, elementary school, multi-purpose meeting room or (minimum) place to congregate or post community notices, outdoor events area (e.g., barbeques and farmer’s markets)
Character	<ul style="list-style-type: none"> • Informal, vernacular architecture that is small in scale and reflects a residence ambiance, utilizes natural exterior material and earth-toned colors • Limited driveway access • On-street parking • Landscaping (including street trees where appropriate) commensurate with environment/water availability • Sidewalks and/or walking or bike paths

Table 14: Industrial Center Character Guidelines

	GENERAL INDUSTRIAL AND INNOVATION	SERVICE AND INNOVATION
Existing Locations	Shipman Industrial Park, Kanoelehua Industrial Area, Hilo Airport, Haina, Kawaihae and Hilo Harbors, Keahole Airport, West Hawai'i Business Park	Hawaiian Paradise Park (?), Pahoa, Hilo Iron Works, Waiakea House Lots, Laupāhoehoe/Papa'aloa, Hāwī, Waimea, Waikoloa, Kainaliu-Honalo, Kona Industrial Center, Honokōhau, Natural Energy Lab, Kealakekua-Captain Cook, Na'alehu, Kaloko Industrial Area.
GP Land Use	Heavy Industrial	Light Industrial
Typical Uses	Landfills, quarries, chemical plants, heavy equipment base yards, towing yards, etc.	Business parks, research and development centers, product assembly, distribution centers, laboratories, cottage industries, small-scale distilleries/breweries, etc.
Compatible Zoning	MG	ML, MCX
Access	Convenient automobile access to one or more paved roads, on-site parking	Access to one or more paved roads, on-street parking, street trees and sidewalks, transit (or paratransit) stop
Character	<ul style="list-style-type: none"> • Located close to raw materials or key resources, generally considered to be offensive and noxious. • Noxious, heavy industrial uses should be separated from residential and other incompatible uses with buffer zones. • Topography of industrial land shall be reasonably level. • Direction of wind patterns and the absence of trade winds shall be considered in the siting. 	<ul style="list-style-type: none"> • Located close to population centers, for business and industrial uses (not considered noxious or heavy industrial) that are generally in support of, but not necessarily compatible with activities and uses in other commercial districts. • Topography of industrial land shall be reasonably level. • Direction of wind patterns and the absence of trade winds shall be considered in the siting

Table 15: Criteria for Industrial Land Preservation and Conversion to Commercial/Mixed-Use

	EXISTING INDUSTRIAL CONDITIONS	CONDITIONS APPROPRIATE FOR CONVERSION
Transportation	<ul style="list-style-type: none"> • Proximity to freight and/or port facilities • Low Vehicle Miles Travelled for workers on industrial land 	<ul style="list-style-type: none"> • Proximity to transit • High Vehicle Miles Travelled for workers on industrial land
Economy	<ul style="list-style-type: none"> • Production or related employment • Proximity to business clusters/suppliers/markets • Critical supplier to local businesses • Industry stable or growing 	<ul style="list-style-type: none"> • High-density non-production employment • Proximity to markets/customers • Limited linkages to local economy • Industry in decline
Equity	<ul style="list-style-type: none"> • Offers middle-wage jobs for less-skilled workers 	<ul style="list-style-type: none"> • Potential for affordable housing
Land Use/Zoning Compatibility	<ul style="list-style-type: none"> • Surrounded by medium/heavy industrial zoning 	<ul style="list-style-type: none"> • Adjacent to existing residential and/or commercial areas.
Environment	<ul style="list-style-type: none"> • Brownfield site, remediation infeasible 	<ul style="list-style-type: none"> • Environmental health hazards from industries starting to impact surrounding communities (especially if historically disadvantaged) • Can be remediated
Adequacy of Supply	<ul style="list-style-type: none"> • In areas with a projected deficit of industrial land • Low vacancy rates for industrial buildings 	<ul style="list-style-type: none"> • In areas with a projected surplus of industrial land • High vacancy rates for industrial buildings

Table 16: Resort Area Character Guidelines

	MAJOR RESORT AREA	INTERMEDIATE RESORT AREA	MINOR RESORT AREA	RETREAT RESORT AREA
Example Locations	Waikoloa, Keauhou, Kaupulehu-Kukio, Mauna Kea Beach Hotel, Mauna Lani.	Waiakea Peninsula	Keaukaha, Wainaku, Punaluu	Kalani Honua, etc.
Typical Visitor Units	3,000 units	1,500 units	500 units	40 units, without individual kitchens.
Approximate Land Area	Resort Acreage: 90 acres minimum	Resort Acreage: 45 acres minimum		Resort Acreage: 15 acres
GP Land Use	Resort	Resort	Resort	
Active and Passive Recreation	50 acres minimum	25 acres minimum	Provide active and passive recreation areas commensurate with the scale of development.	Provide active and passive recreation areas commensurate with the scale of development.
Typical Uses	Self-contained resort destination area that provides basic and support facilities for the needs of the entire development.	Self-contained resort destination area that provides basic and support facilities for the needs of the entire development on a smaller scale than a major resort area	Small resort destination area that relies on the nearby community for amenities and support facilities.	Area that provides the user with rest, quiet, and isolation for an environmental experience.
Compatible Zoning	V	V	V	V, or by Special Permit
Access	Access to one or more public roads; commercial or public uses without direct driveway access to highway Walkable Walking and bicycling paths Transit Hub Public access to and parking for beach and shoreline areas	Access to one or more public roads; commercial or public uses without direct driveway access to highway Walkable Walking and bicycling paths Transit Hub Public access to and parking for beach and shoreline areas	Access to one or more public roads; commercial or public uses without direct driveway access to highway Walkable Walking and bicycling paths Transit Hub Public access to and parking for beach and shoreline areas	Access to one or more paved roads; Shall not be accessed through substandard roads or roads-in-limbo unless meeting fire safety and not impacting traffic within the existing neighborhood Transit (or paratransit) stops Public access to and parking for beach and shoreline areas

Workforce Housing	Meet affordable housing requirements of the Hawai'i County Housing Code	Meet affordable housing requirements of the Hawai'i County Housing Code	Meet affordable housing requirements of the Hawai'i County Housing Code	Meet affordable housing requirements of the Hawai'i County Housing Code
Character	Consistent with the surrounding area's quality, ambiance, and character	Consistent with the surrounding area's quality, ambiance, and character	Consistent with the surrounding area's quality, ambiance, and character	Consistent with the surrounding area's quality, ambiance, and character

1.3: Rural

Hawai'i Island is widely considered rural, yet the State Land Use Rural District comprises just 807 acres or less than one percent of the island's total land area. The Rural District was defined after the original district boundaries were established upon the request of small landowners. In the establishment of the original district boundaries in 1963 to 1964, plantation towns and rural centers were designated Urban, although urban land use and development standards are inappropriate for use in the context of rural settlements and rural infrastructure. All working and open lands not designated as Conservation were designated Agricultural, even if they had little agricultural resource value. Consequently, many of our rural areas are still designated State Land Use Agricultural with Agricultural County Zoning.

Rural areas are situated outside of the urban growth areas, where a city-like concentration of people, structures, streets, and urban level of services are limited, and where small farms are intermixed with low-density residential development. These areas should retain their rural character with low-density residential development, supporting small-scale commercial development, and agricultural land uses. It is worth noting that Rural and Agricultural land uses are not interchangeable and have distinct outcomes.

Residents value the natural spaces, open areas, and small-scale agricultural activities that rural living provides. The history and character of the island's rural communities are irreplaceable. Well-defined rural areas that are distinct from agricultural areas can address the demand for rural lifestyles on marginal agricultural land while reducing the pressures to develop important agricultural land for non-agricultural purposes.

Minimizing sprawl and greenfield development can be challenging when rural residences have been among the most affordable homeownership options on Hawai'i Island for decades.



Rural subdivisions, such as Hawaiian Paradise Park and Hawaiian Oceanview Estates, have been two of the fastest-growing residential areas on the island because lots have been the most affordable. Many rural subdivisions have also been the most underserved areas, in terms of infrastructure and services. These communities may lack essential infrastructure and services such as healthcare facilities, schools, and transportation options. The distance from urban centers and the dispersed nature of rural settlements makes it challenging to provide adequate services to these areas.

Despite these challenges, rural communities often exhibit strong social cohesion and self-sufficiency. Preserving rural character and lifestyle allows residents to maintain a sense of community and fosters resilience in times of adversity, such as natural disasters or disruptions to external supply chains. Rural areas often retain strong ties to the island's cultural heritage, which helps maintain traditional practices and values that are important to communities. By maximizing rural lands, there are opportunities to support small-scale farming and promote agricultural self-sufficiency. The General Plan recognizes the value of utilizing Rural as a land use designation to clearly define and characterize its role on our island.

Objective 9

Maximize the alignment and use of Rural designated lands to preserve rural character and lifestyle.

Policies

- 9.1 Support the rezoning and State Land Use reclassification to Rural in alignment with the General Plan Rural designation.
- 9.2 Support reclassification/rezoning of appropriate General Plan Rural designated areas where an intermediate land use and a well-defined buffer between Urban and Productive Agricultural areas are consistent with the surrounding uses and rural character.
- 9.3 Support General Plan amendments and rezoning applications for the development of new Rural Neighborhood Centers with adequate infrastructure, as necessary, in or near presently underserved subdivisions, beginning with those experiencing higher rates of population growth.
- 9.4 Rural-style residential-agricultural developments, such as new small-scale rural communities or extensions of existing rural communities, should be incentivized to cluster in appropriate locations.
- 9.5 Support the development of small-scale visitor accommodations with heritage, agriculture, wellness, or similar themes in rural areas and near points of interest.
- 9.6 Provide flexibility in discretionary permit applications to maintain health and safety for rural small-scale visitor accommodations not serviced by public infrastructure.

Priority Actions

- 9.a Amend the Zoning Code definition and requirements for Lodges and reconcile similarities and inconsistencies with the special permit provisions for Retreats. Clearly articulate in the Code the zoning districts appropriate for Lodges. **CODE AMENDMENT**
- 9.b Amend the zoning districts currently listed as Family Agricultural District (FA) and the Residential and Agricultural Districts (RA) to be consistent with the Rural designation and to allow for home occupations that do not negatively impact rural character. **CODE AMENDMENT**
- 9.c Amend the Zoning Code to allow telecommuting and home-based businesses that rely on the internet as permitted accessory uses to residential uses when operated in compliance with cottage industry performance standards. **CODE AMENDMENT**
- 9.d Amend the Zoning Code and Subdivision Code to establish Clustered Rural Subdivision PUD. **CODE AMENDMENT**

Table 17: Rural Neighborhood Character Guidelines

Service Area Population	Up to 3,000 residents
Approximate Land Area	1 – 5 acres
GP Land Use	Low-Density Urban, Rural
Example Locations	Kurtistown, Puako
Optimal Residential Density	1 – 12 DU/Acre
Number of Commercial Establishments	1 – 5
Typical Uses	Primarily low-density residential. Limited neighborhood-serving businesses may be allowed to provide goods and services for daily needs and community gathering spots. Civic uses (e.g., fire stations, schools, churches, etc.) and additional dwelling units may also be allowed provided such uses are oriented toward serving the needs of rural, low-density neighborhoods.
Compatible Zoning	RS, RM, RCX, ML, V, CV, CN, RA, FA
Access	Access to one or more paved roads; commercial or public uses without direct driveway access to a highway where feasible; connections to walking and bicycling paths; transit (or paratransit) stops.
Range of Possible Services	Typical services may include retail and personal services, neighborhood park, elementary school, multi-purpose meeting room or (minimum) place to congregate or post community notices, and outdoor events area (e.g., barbeques and farmer’s markets).
Character	<ul style="list-style-type: none"> • Informal, vernacular architecture that is small in scale and reflects a residence ambiance, utilizes natural exterior material and earth-toned colors • Limited driveway access, on-street parking, public off-street parking • Landscaping (including street trees where appropriate) commensurate with environment/water availability • Sidewalks and/or walking or bike paths

1.4: Agriculture

Agriculture holds a crucial role in Hawai'i for its significance in the economy, food security, environmental sustainability, and cultural heritage. Land use planning policies directly impact agricultural land and activity, shaping the future of farming practices, food production, and the overall agricultural landscape on Hawai'i Island.

The State Land Use Agricultural District encompasses 1,184,599 acres or 46 percent of the island's total land area. However, during the original designation of lands, all working and open lands not designated as Conservation were designated Agricultural, even if they had little agricultural resource value. Since then, there have been efforts to better define lands well-suited for productive agricultural uses based on soil data, rainfall, and other factors. Ensuring appropriate agricultural land uses is a priority of the State and County of Hawai'i. The General Plan further works to define and protect productive agricultural land through establishing policies and guidelines that support and enhance agricultural activities while promoting responsible land use practices.

One of the primary challenges to the maximization of agricultural production is access to affordable land. Productive agricultural land values have risen beyond their value for agricultural purposes due to increases in non-agricultural residential uses. The agricultural industry is constantly evolving and has shifted away from larger-scale production and now includes value-added processing and agricultural tourism. The land use regulatory system must be flexible to adapt and allow the agricultural industry to make changes that help it to succeed.



The General Plan provides planning tools to incentivize the highest and best use of productive agricultural lands. The Plan's policies and actions are aimed at maintaining the viability of the agricultural sector by preserving productive agricultural land, promoting local food production, supporting sustainable farming practices, mitigating urban encroachment, strengthening the local economy, and contributing to the conservation of the island's biodiversity.

Objective 10

Support the active use of Productive Agricultural lands.

Policies

- 10.1 Development in Productive Agriculture and Extensive Agriculture areas should include agricultural uses, related economic infrastructure and cottage industries, compatible renewable energy, open area recreational uses, and community facilities.
- 10.2 Special permit applications within Productive Agriculture designated land should support primary agriculture use.
- 10.3 Encourage buffer zones or compatible uses between Productive Agriculture and adjacent uses of land.
- 10.4 Preserve agricultural character, including the open space preserved by agricultural land.
- 10.5 Support the development of small-scale visitor accommodations that directly promote the agriculture industry, health and wellness industry, or are near points of interest.
- 10.6 Any subdivision or farm labor housing complex developed on Productive Agricultural Lands should be clustered to minimize impact.
- 10.7 Encourage and aid the agricultural industry in continuing to provide farm labor housing.
- 10.8 Encourage the use of agriculture, ranch, and forestry land preservation programs.
- 10.9 Promote the preservation and restoration of indigenous agricultural systems.
- 10.10 Provide flexibility to allow for adjacent compatible uses for large-scale agriculture with industrial components, such as carbon sequestration.

Priority Actions

- 10.a Amend the Zoning Code to develop standards for permitting certified incubators or community kitchens in Rural or Agricultural districts. **CODE AMENDMENT**
- 10.b Conduct a study to review a maximum developable area consideration for properties designated as Productive Agricultural lands. **PROJECT**
- 10.c Create and adopt a County Agricultural Tourism program. **PROGRAM**
- 10.d Amend the Hawai'i County Code (HCC) to allow farm labor housing to be permitted where the employee's primary occupation is working on a specific farm but where the housing and the farm are not on the same parcel. **CODE AMENDMENT**
- 10.e Amend the HCC and associated Planning Department Rules to establish annual reporting for additional farm dwellings. **CODE AMENDMENT**
- 10.f Update the Property Tax Code for agricultural land uses that result in actual production or other public benefits, such as native forestry. **CODE AMENDMENT**
- 10.g Amend the Zoning Code to require Plan Approval for commercial open area recreational uses in the County Agricultural District. **CODE AMENDMENT**

- 10.h Evaluate the Zoning Code, Section 25-5-72(a)(17) relating to livestock production of piggeries, apiaries, and pen feeding of livestock shall be located no closer than one thousand feet away from any major public street or any other zoning district. **CODE AMENDMENT**
- 10.i Develop standards and guidelines for buffer areas located adjacent to agricultural lands. **PROJECT**

Section 2: Transportation Access and Mobility

Organization

- 2.1 Introduction
- 2.2 Public Access
- 2.3 Mass Transit
- 2.4 Roadways
- 2.5 Airports and Harbors



2.1: Introduction

Transportation access and mobility are vital elements of any thriving community. These concepts encompass how individuals, goods, and services, move within and beyond Hawai'i Island. This element of the General Plan examines various modes of transportation, including roadways, public transit, biking and walking paths, and air and sea transport. These networks enable people to commute to work, access essential services, connect with natural and cultural attractions, and facilitate the movement of goods and services that sustain our local economy. The County recognizes the significance of transportation infrastructure in advancing economic growth, enhancing the quality of life, and preserving our unique natural and cultural assets.

As the largest and most ecologically diverse island in the State, the County faces various challenges and opportunities in ensuring efficient, sustainable, and equitable transportation systems. The Plan aims to improve connectivity, reduce carbon emissions, alleviate traffic congestion, and enhance energy efficiency. This approach not only minimizes the environmental impact of transportation but also promotes a healthier and more livable community for all residents. This section sets the stage for comprehensive and forward-thinking policies that will help guide transportation infrastructure development, promote alternative modes of transportation, and address the evolving needs of residents, visitors, and businesses across the island.

Resilience, on the other hand, is the capacity of a community to adapt, withstand, and recover from shocks and stressors such as natural disasters and economic fluctuations. Accessible and resilient transportation

infrastructure is vital during emergencies, enabling efficient evacuation, emergency response, and the restoration of critical services. By investing in resilient transportation systems, the County strengthens its ability to confront and recover from adversities, ensuring the wellbeing and safety of its residents in times of crisis.

Transportation planning focuses on providing safe, efficient, and affordable modes of mobility for people and goods that achieve our sustainability goals and establish resilient responses to climatic and economic challenges. The traditional traffic perspective evaluates transportation system performance according to vehicle speeds, delays, level of service, and operating costs. Contemporary perspectives broaden evaluation to mobility costs and transit times of a variety of transportation modes and accessibility for people and businesses to reach desired services and goods. This broadened view of active transportation considers the movement of people through human-powered means, such as walking or cycling, small-scale motorized and traditional vehicular solutions, such as electric scooters, and communal offerings such as ridesharing or mass transit.

The Plan is focused on improving connectivity within and between communities, enhancing multimodal transportation options, prioritizing health and safety, reducing congestion, and minimizing the environmental impact of transportation systems. This section leverages emerging technologies, incorporates sustainable practices, and considers the County's long-term goals for resilience and adaptation to climate change.

Table 18: Transportation Key Trends

Job and Population Centers Mismatch	<ul style="list-style-type: none"> • Generally, about 42% of jobs in Hawai'i County are in Hilo, nearly 25% in North Kona, approximately 7% in the Waikoloa and Waimea areas, and about 1 to 7% in each of the other population centers. • "Mean travel time to work" has increased from 24.5 minutes in 2000 to 26.8 in 2020, reflecting an increase in population centers outside of job centers.
Investment in Electric Vehicles	<ul style="list-style-type: none"> • Percentage of registered vehicles that are electric: 0.86% • Total registered electric vehicles: 10,670 (#20 overall) • Number of statewide charging stations: 385 (#27 overall) • Number of charging ports per 100 EVs: 7.8 (#50 overall)
Growing Interest in Active Transportation	<ul style="list-style-type: none"> • Between 2016 and 2020, workers commuting by active transportation in the State of Hawai'i was at 10.1% • The County of Hawai'i Mode Share as of 2017 included: <ul style="list-style-type: none"> ○ Pedestrian 2.3% ○ Bicycle 0.44% ○ Transit 1.2% • Generally, an increase in active transportation can be achieved with improvements in connectivity to a defined Active Transportation Network.

Table 19: Transportation Challenges

Continuing, Comprehensive, and Cooperative Planning	<ul style="list-style-type: none"> • Transportation requirements identified in County plans require interdepartmental collaboration on projects from ideation to implementation to be fully realized. • Active transportation planning requires gathering data and analyzing demand for all modes of transportation to support the desired movement of people and goods sustainably and equitably. • Increasing roadway capacity to relieve congestion induces more congestion in the long run when not countered with traffic demand management. • Emerging technologies increase the demand for new and evolving transportation needs.
Financing	<ul style="list-style-type: none"> • Increased fuel-efficient and electric vehicles challenge the stability of gas tax contributions to highway funding. • Current operating budget funding and asset condition information are not adequate to maintain existing transportation assets. • Current Capital Improvement Program (CIP) demands for new transportation facilities and services far exceed the County's ability to fund these activities on an annual basis.
Public Access	<ul style="list-style-type: none"> • County codes and procedures do not adequately address criteria, planning, implementation, dedication standards, and authority requirements for public access elements. • Public access requires collaboration and can be complicated when working with public and private landowners, community members, and local, state, and federal agencies. • Environmental hazards and the uncertainty of climate change impacts pose risks to the quality and safety of public access.
Mass Transit	<ul style="list-style-type: none"> • Declines in ridership have reduced funding for operation and maintenance as well as expansion of services. • Fleet conditions, and onboard services need to be updated or upgraded to improve rider perceptions of comfort, safety, and place-making. • Route schedules and status are not readily available in real-time while riders are in transit.
Roadways	<ul style="list-style-type: none"> • Multimodal roadway planning is complex, requires relevant data, and is difficult to secure across essential interdepartmental processes. • Forms of transportation that utilize roadways are changing in technology (e.g., electric vehicles, autonomous vehicles) and scale (e.g., micro-mobility, mobility as service). Design standards must be responsive to these changes. • The location of urban areas along the island's perimeter increases transportation demands to meet employment and livability requirements. • Aging roadway systems, structurally deficient bridges, and roads in limbo increase maintenance requirements and decrease service levels. • Roadway fatalities remain high in comparison to other counties in Hawai'i. • The lack of transportation and mobility options in certain areas creates long daily commutes for residents while contributing to a high vehicle count on many roads. • Parking requirements can be an impediment to (re)development and infill due to high vehicle reliance.
Terminals: Airports and Harbors	<ul style="list-style-type: none"> • Pre-COVID-19, tourism accounted for approximately 15% of VMT, with rental cars as the primary means of transportation for tourists. • Major airports and harbors are owned and operated by the State Department of Transportation. • The location of some major airports and harbors makes it difficult to use active or alternative transportation.

Table 20: Transportation Opportunities

Continuing, Comprehensive, and Cooperative Planning	<ul style="list-style-type: none"> Establish metrics for evaluating transportation solutions and implement data capture (including emerging technology) and analysis procedures that should inform changes in planning strategies and policies. Improve interagency collaboration to define processes for project creation, scoping, design, and construction. Collaborate with HDOT to establish a transportation planning organization using State Research and Planning grants to initially fund planning activities including data management. Promote transportation polices found in the existing plans that can expand access to jobs, health care, and other services and can create more equitable and safe choices of transportation.
Financing	<ul style="list-style-type: none"> Prepare projects that are qualified for funding under the Bi-Partisan Infrastructure Act. Evaluate alternative financing strategies that consider property tax, fees, and cost-sharing solutions with new development. Establish an Asset Management Program to define the appropriate maintenance strategy and funding required secure level of service and asset availability.
Public Access	<ul style="list-style-type: none"> Standardize interagency agreements for standards, maintenance mapping, and enforcement. Amend ordinances, laws, and codes to be inclusive of and address public access concerns. Apply designated Special Management Area(s) (SMA) to support the public’s access to and along the shoreline. Hawai’i County Public Access, Open Space, and Natural Resource Preservation Commission (PONC) can further support public access.
Mass Transit	<ul style="list-style-type: none"> Partner with alternative fuel providers to determine fleet vehicles to be purchased to replenish the bus fleet and to optimize purchase and operation costs. Provide a variety of transit options and amenities on mass transit that broaden the appeal to potential riders. Re-evaluate mass transit routes to meet ridership demands, connect to active transportation solutions for the first and last mile, and be co-located with other services of interest.
Roadways	<ul style="list-style-type: none"> Collect and analyze data required to propose multi-modal solutions to accommodate cross-island and localized transportation demands. Define collaborative procedures for cross-department identification of multi-modal projects with integration into the CIP planning process. Improve the integration of transportation and land use planning to optimize the use, efficiency, and accessibility of existing and proposed transit systems. Coordinate other infrastructure elements (i.e., water, sewer, power, broadband, public transit) where possible to connect follow-on services and funding. Reducing traffic-related injuries and fatalities through roadway design and community awareness. Promote the visioning of public right-of-way (ROW) as a public space and used for place-making. Optimize repaving projects to retrofit multimodal design in existing ROW.
Terminals: Airports and Harbors	<ul style="list-style-type: none"> The integration of mass transit, ridesharing, ride-hailing, and other shared-use mobility options at airports and harbors can help reduce reliance on rental cars. Applying Destination Management Plan actions can help bridge the alternative transportation gap. There are Transit-Oriented Development (TOD) opportunities around airports and harbors. Potential exists for a link from the airport to small boat harbor transportation in West Hawai’i.

Transportation Goal

Each community is connected by a multimodal and modernized transportation network that provides a system for safe, efficient, and comfortable movement of people and goods.

Objective 11

Achieve a transportation system that is consistent with and will accommodate planned growth.

Policies

- 11.1 Encourage transportation systems that serve to accommodate the present and future development needs of communities.
- 11.2 Encourage safe and convenient use of low-cost, energy-efficient, non-polluting means of transportation.
- 11.3 Encourage the diversification of transportation modes and infrastructure to promote alternate fuels and energy efficiency.
- 11.4 Transportation and land use planning shall be integrated to optimize the use, efficiency, and accessibility of existing mass transportation systems and future demand.
- 11.5 Establish a framework of transportation facilities that will influence desired land use and promote multimodal options.
- 11.6 Provide for present traffic and future demands, including the programmed development of mass transit programs for high-growth areas by both the private and public sectors.
- 11.7 Implement procedures for County departments to collaborate on defining short- and long-term transportation CIP projects in terms of scope, timing, proposed funding, and project performance measures required to optimally achieve transportation ambitions stated in County plans, standards, and laws.
- 11.8 Prioritize CIP investments consistent with General Plan goals and objectives and demands for roadway repaving, rehabilitation, and reconstruction. This prioritization should align with the six-year planning horizon and should include a long-term roadmap for future investments.
- 11.9 Support designing all transportation facilities, including airport, harbor, mass-transit stations, etc., to reflect local and/or Hawaiian architecture.
- 11.10 Identify and evaluate transportation strategies to address energy and climate issues.
- 11.11 Prioritize public and private transportation investments to expand the multimodal transportation system.

- 11.12 Require new developments to contribute their pro rata share of local and regional infrastructure costs.
- 11.13 There shall be coordinated planning of transportation systems for the funding of projects in areas of anticipated growth and to meet program goals of the other elements such as historic, recreational, environmental quality, and land use.

Priority Actions

- 11.a Develop a comprehensive, island-wide multi-modal transportation plan that identifies the location and operation of automobile, mass transit, bicycle, and pedestrian systems, in coordination with appropriate Federal and State agencies. **PROJECT**
- 11.b Develop a planning and financing strategy to fund timely and routine maintenance of County transportation assets that secures availability and reliability, independent of CIP activities. **PROGRAM**
- 11.c Amend the HCC, Chapters 22, 23, and 24 to increase active transportation and accommodate emerging micro-mobility solutions. **CODE AMENDMENT**
- 11.d Establish inter-departmental teams to review significant development projects to evaluate integrated infrastructure requirements, multi-modal options, and private-public collaboration to ensure implementation. **INTERAGENCY COORDINATION**

2.2: Public Access

Access to coastal and mountain areas was traditionally and currently an essential element of island life that provides for gathering resources, transportation, as well as engaging in activities of cultural significance, recreation, and ancestral legacy. In 1995, the Public Access Shoreline Hawai'i (PASH) decision by the Supreme Court of Hawai'i validated customary rights of certain types of access to conduct cultural traditions and practices on lands where those activities had been conducted in the past.

Today, historic trails can serve as a foundational pattern upon which modern-day public access planning should be built as designed in relation to the natural and sociocultural landscape. With intentions to preserve and protect historic trails and their networks, land use planning can identify modern connections in an open space network that includes county roadways and public transit services as an extension of traditional mobility that preserves and honors historic trails and the cultural landscape as part of transportation.

Establishing these active living corridors in an open space network requires a combination of identifying and mapping historical trails, ensuring that continuity mauka to makai and laterally around the island is not interrupted by development activities, planning for extended bike and pedestrian trails, and connecting roadway and public services.



Active Living Corridors

- | | |
|-----------------|--|
| Historic | <ul style="list-style-type: none"> • Trails mauka to makai, along the shoreline, and throughout the mauka regions. • Enables the community to access areas that have significant natural or scenic value, and to continue traditional practices for gathering, hunting, and recreation. • E.g., ala kahakai |
| Modern | <ul style="list-style-type: none"> • Pedestrian, equestrian, and biking trails; modern facilities for parking and comfort. • Provides access to shoreline and other natural resources, boat harbor, parks, sport fields, camping sites, and outdoor gyms. • E.g., Maka'eo walking path |

Objective 12

Increase transportation connectivity.

Policies

- 12.1 Ensure Native Hawaiian access rights are clearly expressed in County code, policies, and procedures.
- 12.2 Programmatically support the open space network concept with a methodology that includes criteria for establishing County department and other agency responsibilities, mapping requirements, financing strategies for implementation and maintenance, and standards for facilities that enhance the community experience.
- 12.3 Prior to disposing of, leasing, or transferring public lands through County Property Management procedures, the County shall assess, document, and protect access to existing active living corridors that are located on County-owned parcels.
- 12.4 Land use applications shall identify as early as possible any existing or potential active living corridors that should be incorporated into the County's open space network.
- 12.5 Ensure that existing active living corridors that are publicly owned or available by easement are properly identified and that their access elements are secured and documented.
 - a) Primary examples include but are not limited to historic trails and roads, roads-in-limbo, 'paper roads', former sugar cane roads, train infrastructure remnants (Rails to Trails), and pedestrian and bicycling paths.
 - b) "Acceptance" by the County of the responsibilities detailed in the grant of easements should require County Council action and a dedicated funding source.
- 12.6 Provide public pedestrian access opportunities to scenic places and vistas.
- 12.7 Establish public access to historic and modern active living corridors and facilities that provide an island-wide route and connect to major destinations.

Priority Actions

- 12.a Develop and adopt a program to establish public access to historic and modern active living corridors and facilities that provide an island-wide route and connect to major destinations. **PROGRAM**

Standards

Table 21: Public Access Spacing

RESOURCE TYPE	GP LAND USE DESIGNATION	DESIRED SPACING
Shoreline	For lands in the RS, RD, RM, V, CO, CN, and CV districts	800 to 1,000 feet apart
	For lands within a destination resort community or a major, intermediate, or minor resort area as defined in the general plan and determined by the director, regardless of the zone district designation(s)	1,000 to 2,000 feet apart, provided that the planning commission may extend the spacing to a maximum of 2,500 feet where deemed warranted by site conditions
	For lands within the A districts	1,000 to 2,500 feet apart for A-1a, 1,500 to 2,500 feet apart for all other zoned districts
	For lands in the O and U districts	2,000 to 2,500 feet apart
High Cliff		2,000 to 2,500 feet apart unless a resource needs additional access
Mountain	For all zone districts	As determined by the director to provide reasonable means to access public trail sections and public facilities

2.3: Mass Transit

Hawai'i County is committed to providing residents with a public transportation system that is safe, affordable, accessible, efficient, and reliable. Mass transit systems aim to reduce congestion, promote sustainable mobility, and provide equitable access to transportation options. Implementing and expanding mass transit on Hawai'i Island can have significant impacts on building resilient communities.

Mass transit systems may offer an efficient and reliable alternative to private vehicles, reducing congestion on roadways. With viable mass transit, residents, including those without cars or with limited mobility, have an alternative means of transportation to access employment opportunities, education, essential services, commercial centers, recreation, and other activities. Improved mobility through public transit can enhance community connectivity and social cohesion while promoting pedestrian activities and active lifestyles.

The Hawai'i County Transit and Multimodal Transportation Master Plan was adopted in August 2018. The Master Plan provides a deeper review of the County's transportation system and identifies policies and standards for the delivery of service. The General Plan recognizes the need to reflect the island's shared vision for high quality multimodal transportation and strives to uplift the goals and strategies for achieving this vision.

Mass transit can play a key role in reducing greenhouse gas emissions and combating climate change. By encouraging a shift from individual car usage to shared transportation, mass transit helps decrease overall vehicle miles traveled (VMT), resulting in lower carbon emissions and improved air quality. This promotes a healthier environment and

protects the natural beauty and resources of our island.

A well-planned mass transit system can stimulate

economic growth and resilience. It creates employment opportunities during the construction and operation phases, fostering local job creation. Mass transit can also attract businesses and investments to areas with reliable transportation infrastructure, supporting economic development and revitalization of communities along transit corridors. Considering our vulnerability to natural disasters such as hurricanes, earthquakes, and volcanic activity, mass transit can contribute to disaster resilience by providing evacuation routes and transportation options during emergencies. Having a resilient mass transit system in place ensures that residents have reliable means of transportation to evacuate affected areas efficiently and reach safe zones or emergency shelters.

Mass transit enhances social equity by improving access to transportation for all residents, regardless of income, age, or physical abilities. These systems help bridge transportation gaps and reduce transportation-related barriers, ensuring that underserved communities have affordable and convenient mobility options. Mass transit can enhance equity by providing reliable transportation to essential services like healthcare facilities, educational institutions, and job centers.



Objective 13

Increase mass transit ridership by 50 percent.

Policies

- 13.1 Ensure transit routes connect with other modes of active transportation consistent with the County Street Design Manual.
- 13.2 Provide more equitable mobility for youth, low-income, elderly, and people with disabilities.
- 13.3 Maximize regular and paratransit service to the following:
 - a) Town centers, commercial districts, and employment centers.
 - b) Airports and cruise ship terminals.
 - c) University and adult education centers.
 - d) Accommodate school schedules such as after-school activities and sports.
- 13.4 Bus maintenance facilities shall be developed at or near appropriate transit hubs.
- 13.5 Adopt Hub and spoke system including alternative first and last mile or door-to-door services.
- 13.6 Transit infrastructure (e.g., bus stops, bus pullouts, waiting benches and shelters, and signs) shall be adequate and upgraded along existing and future transit routes.
- 13.7 Data shall be collected and analyzed to optimize mass transit planning, operation, and overall performance.
- 13.8 Improve and expand public transportation in communities with the highest socioeconomic needs.
- 13.9 The County's public transit system assets shall be available to assist in transportation in emergency situations.

Priority Actions

- 13.a Develop marketing and public awareness campaign of various services in collaboration with the airports, cruise ship terminals, and educational facilities.
- 13.b Identify, preserve, and/or acquire corridors for future transit use, for high traffic areas such as the Pahoia-Keaau-Hilo route, including but not limited to multimodal corridors and require new development to provide rights-of-way (ROWs) to accommodate transit services. **PROJECT**

Standards

Table 22: Mass Transit Level of Service Standards

Level of Service for Route Intervals	<ul style="list-style-type: none">• Urban Centers: Every 30 minutes• Connecting Urban Areas: Every 60 minutes• Rural Areas: Based on peak demand
Service Coverage	<ul style="list-style-type: none">• Type of transit services based on frequency fixed route vs rural services
Bus Stop Spacing	<ul style="list-style-type: none">• Urban: ¼ mile walking distance of a stop• Rural: 1/2 – 2 miles

2.4: Roadways

Vehicle transportation remains the primary mode of mobility in Hawai'i County, with total vehicle miles traveled (VMT) continuing to increase. As of 2020, VMT in the State grew by about 15% since 2009 in response to general economic growth and increased tourism.¹⁰ Much of these VMTs occurred in single occupancy vehicles, which increases fuel consumption and carbon emissions. In addition, pedestrian and vehicular fatalities and injuries increase as more vehicles are added to roadways and total VMT grows. In response, transportation planning policy has evolved to prioritize active transportation, encourage demand management solutions, and establish street design standards and safety strategies to eliminate traffic fatalities and severe injuries.

Active transportation places priority on pedestrian, public transit, and bicycle modes of mobility over the automobile. To effectively implement this priority, changes in land use zoning, street design standards, and defining and prioritizing infrastructure capital investments are required. Moreover, implementing active transportation requires coordinated planning and prioritizing of capital investments across planning, public works, parks and recreation, and public transit departments to achieve short- and long-term design goals.

In November 2020, the County of Hawai'i adopted by resolution a Street Design Manual to set standards for how County streets should support all modes of traffic. For each street type found in the County, this manual illustrates how the right-of-way should allocate space for multimodal activities

following active transportation priorities. These standards are essential for new development and infrastructure rejuvenation projects to design and achieve active transportation solutions in each step of modernizing the County's transportation system properly and adequately.

As of December 31, 2021, the State of Hawai'i's traffic fatalities continue to rise and the County of Hawai'i's figures per capita remain the highest in the state.¹¹ The County's Vision Zero Action Plan, adopted in September 2020, provides a deeper understanding of the varying impact on Hawai'i Island communities regarding drivers versus cyclists and pedestrians, roadway conditions (e.g., visibility, peak traffic hours), and behavioral factors (e.g., speeding, impairment) that contribute to the persistent presence of traffic fatalities and injuries on our island. The General Plan acknowledges the recommendations of the Vision Zero Action Plan to establish strategies that increase safety, health, and equitable mobility for all.

In combination, active transportation and demand management strategies, street standards, data-driven planning, and a focus on Vision Zero safety goals create a modern approach to transportation planning that aims to secure equitable and affordable mobility opportunities for the island's communities to connect to work, family, education, and recreational opportunities. This approach to planning roadways is essential to ensure safe experiences for all residents and to promote healthy and resilient communities.

¹⁰ 'Buses and Bikes that Go' by Anukriti Hittle, October 20, 2020, State of Hawai'i Climate Change Portal.

¹¹ State of HI DOT, [Preliminary Year-End State of Hawaii Traffic Fatality Data for 2021](#).

Objective 14

Reduce vehicle miles traveled (VMT).

Read about climate mitigation efforts focused on the transportation sector in the *Climate Change* section.

Policies

- 14.1 Encourage collaboration between the Planning Department, the Department of Public Works, the Department of Parks and Recreation, and the Mass Transit Agency to define the scope and priority of capital investment projects that achieve active transportation objectives and goals.
- 14.2 Increase arterial capacity through prioritization of alternative means of transportation, such as mass transit, bicycle, and pedestrian systems.
- 14.3 Incorporate bicycle routes, lanes, and paths within road rights-of-way in conformance with The Bikeway Plan for the County of Hawai'i.
- 14.4 Increase mobility for minors, non-licensed adults, low-income, elderly, and people with mobility limitations through prioritization of alternative means of transportation.
- 14.5 Roadway designs and improvements made by the Department of Public Works shall accommodate pedestrian-friendly, multimodal design, and on-street parking evaluations, when practical and feasible.
- 14.6 Use traffic demand management to aid in reducing traffic congestion by targeting an increase of active transportation mode share to 10 percent (bicycling, walking, micro-mobility).
- 14.7 Apply zoning reviews for concurrency that achieve sustainability and demand management goals and that prioritize reduction in vehicle miles traveled over impacts to the level of service.

Priority Actions

- 14.a Continue to adopt the County of Hawai'i Street design manual as the county's complete street design program/policy. **PROGRAM**
- 14.b Amend the HCC to incorporate complete street design. **CODE AMENDMENT**
- 14.c Develop an active transportation plan to guide where complete street improvements should be focused. **PROJECT**
- 14.d Identify all roles for interdepartmental collaboration in delivering a truly multimodal transportation system. **INTERAGENCY COORDINATION**
- 14.e Update traffic impact analysis requirements to include alternative evaluations to the level of service outcomes, such as vehicle miles traveled. **PROJECT**

Objective 15

Achieve a transportation system that employs all modes of transportation at a community scale.

Policies

- 15.1 Encourage flexibility in applying the County of Hawai'i Street Design Manual when necessary to preserve the rural character of an area while maintaining a pedestrian-friendly design and desired landscaping solutions.
- 15.2 Allow for private, non-dedicated cul-de-sac and alley designs that are in accordance with national road standards.
- 15.3 In planning, designing, and constructing new roadways or modernizing improvements, transportation agencies should balance the conservation of the area's natural, historic, and scenic qualities with transportation objectives for traffic speed, safety, and traffic calming.
- 15.4 Support and provide technical assistance to assist in the development of road improvement districts to finance road improvements.
- 15.5 Preserve the unique character of an area by allowing flexibility in existing roadway improvements and maintenance while seeking a pedestrian-friendly design and desired landscaping solutions.
- 15.6 Incentivize subdivision roadway connectivity.
- 15.7 A corridor planning/management program shall be maintained to help prioritize various active transportation projects.

Priority Actions

- 15.a Create and adopt a performance measure program/policy. **PROGRAM**
- 15.b Amend the HCC to promote connectivity and discourage neighborhoods with only one inlet or outlet. **CODE AMENDMENT**
- 15.c Establish a corridor planning/management program that is data-driven and uses performance-based targets and outcomes. **PROGRAM**
- 15.d Designate new connectivity points for local traffic roads and create redundant routes for existing highways, utilizing existing routes where possible, that can also serve as emergency and evacuation routes. **PROJECT**

Objective 16

Incorporate green infrastructure to reduce stormwater runoff.

Policies

- 16.1 Incorporate low-impact development (LID), green infrastructure strategies, and pollution prevention procedures to address drainage in roadway design and update the operation and maintenance of these solutions to retain integrity.

- 16.2 Prioritize roadway drainage improvements in flood-prone areas.
- 16.3 Use native vegetation when viable and maintainable to achieve the County Street Design Manual standards.
- 16.4 Maintain an Adopt-a-Street program to encourage civic participation where moderate landscaping and roadside cleaning can be done by community groups.
- 16.5 At a minimum, the County shall plan, site, and develop roads, bridges, and highways to:
 - a) Protect areas that provide important water quality benefits or are particularly susceptible to erosion or sediment loss;
 - b) Limit land disturbance such as clearing, grading, and cut and fill to reduce erosion and sediment loss; and
 - c) Limit disturbance of natural drainage features and vegetation, including mitigating impacts of stream crossings.

Priority Actions

- 16.a Develop green infrastructure standards including right-of-way (ROW) landscaping, low-impact development (LID), and drainage. **PROJECT**
- 16.b Develop an Adopt-a-Street program. **PROGRAM**

Objective 17

Increase transportation safety for transportation's most vulnerable users and reduce traffic fatalities.

Policies

- 17.1 Human life and public health are prioritized within all aspects of the transportation system.
- 17.2 Solutions should be prioritized in areas with the most vulnerable populations.
- 17.3 Engage communities in defining issues and developing solutions for their community, with a particular focus on engaging disadvantaged and vulnerable populations.
- 17.4 Prioritize interdepartmental coordination and accountability of traffic safety through education, enforcement, engineering, encouragement, and evaluation. Focus on policies, practices, staffing, and programs to improve road and pedestrian safety.
- 17.5 Incorporate traffic-calming features into arterial road and street designs to include vertical deflections, horizontal shifts, roadway narrowing, and closures to reduce speeding and increase safety. These may include techniques such as roundabouts, median barriers, speed humps, raised intersections, and other transportation industry practices.
- 17.6 Commit to an equitable approach and outcomes, including prioritizing engagement and investments in traditionally under-served communities and adopting equitable traffic enforcement practices.

- 17.7 Develop roadway standards to accommodate emerging technology for connected and automated vehicles.
- 17.8 Maintain dedicated roadway standards that are appropriate to roadway type and achieve active transportation and safety goals.
- 17.9 Engage and collaborate with the owners of private roads and local community groups to help identify and develop road management agreements that mitigate road closures to provide emergency.

Priority Actions

- 17.a Amend the HCC to incorporate Vision Zero safety principles and Complete Street design principles. **CODE AMENDMENT**
- 17.b Develop educational programs promoting traffic safety. **PROGRAM**

Objective 18

Adequately maintain public transportation systems.

Policies

- 18.1 Maintain an Asset Management Program aimed at utilizing maintenance plans for pavement, bridges, and other road infrastructure to prolong the life of our transportation system as well as reduce its whole-life cost.
- 18.2 Maintain the unique features of historic bridges, while balancing safety needs and preserving historic and scenic character.
- 18.3 Prioritize the replacement of deficient and inadequate bridges and maintain pedestrian/bicycle access across bridges.
- 18.4 Design new bridges and bridge improvements to accommodate and not negatively impede identified scenic resources.
- 18.5 Evaluate freight routes identified in the State Freight Masterplan for required improvements to meet roadway standards.
- 18.6 Encourage the adoption of innovative materials and methods that improve roadway sustainability and resilience.

Priority Actions

- 18.a Create an asset management program. **PROGRAM**
- 18.b Continue the bridge inspection program and expand rehab or replacement to include active transportation accommodations. **PROGRAM**

Standards

The County adheres to several federal and industry standards for roadway design. These include the AASHTO Green Book and Roadside Design Guide, the MUTCD, the NACTO, and the Highway Capacity Manual.¹² Examples of topics addressed by these guidelines include road geometry (e.g., curves, sight distance), safety within ROWs adjacent to travel ways, design speeds, level of service, signs/striping/signaling, and urban transit. In addition to these sources, the County adheres to the following locally defined standards.

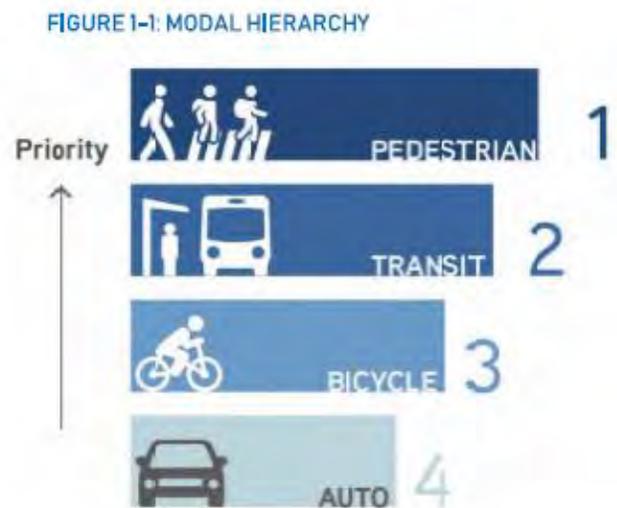
Street Standards

Highways shall not be wider than four through travel lanes that accommodate single occupancy vehicles and should be limited to the most populated areas typically connecting residential areas with employment centers. [Rationale: Based on the Kauai General Plan.]

Integrate transportation networks to prioritize the most vulnerable roadway users and the greenest modes of travel through a Multimodal Hierarchy that prioritizes investments in the following order:

1. Pedestrian
2. Public Transit
3. Bicycle
4. Auto

The minimum roadway width standards to accommodate the County Roadway Classifications were adopted in RES 779-20. The following provides an overview of this standard with reference to the FHWA Functional Classification system.



¹² AASHTO – American Association of Highway and Transportation Officials. MUTCD – Manual on Uniform Control Devices. NACTO – National Association of City Transportation Officials.

Table 23: County Street Typology Definitions

Street Type	Designation/Function	Examples	Characteristics	Optimal ROW	Modal Hierarchy	FHW A FC
Parkway	Connects regions and towns; includes dividing island or median strip	Volcano Highway (Route 11), Queen Ka'ahumanu Highway (Route 19)	Lanes 2-5 Traffic Volume: High	300 ft.		Principal Arterial
Primary Arterial	Connects regions and towns	Māmalahoa Highway (Route 11), Hawai'i Belt Road (Route 19)	Lanes 2-5 Traffic Volume: High	120 ft.		
Secondary Arterial	Serves local and visitor traffic with fewer access points than Collector Streets. May carry heavy truck traffic.	Henry Street, Waikoloa Road	Lanes: 2-5 Traffic Volume: High	86-90 ft.		Minor Arterial or Major
Collector Street	Serves mostly local traffic; serves mixed-use destinations; more access points than Arterial Streets.	Kīlauea Avenue, Kino'ole Street, Wainaku Street	Lanes: 2-4 Traffic Volume: Medium	64-78 ft.	Ped Transit Bike Auto	Major or Minor Collector
Business Street	Serves through and local functions, typically found in town cores and village centers with a higher pedestrian volume	Keawe Street, Ali'i Drive, Pāhoa Village Road	Lanes: 2-3 Traffic Volume: Medium	66-70 ft.	Ped Bike Auto Transit	
Industrial Street	Serves industrial and heavy commercial areas; serves larger vehicles	Halekauila Street, Melekauiwa Street	Lanes: 2-3 Traffic Volume: Low to High	64-66 ft.	Ped Transit/Freight Bike Auto	Minor Collector or Industrial Street
Minor Street	Serves residential, low-density development, and agriculture	Alu Street, 'Iwalani Street	Lanes: 2 Traffic Volume: Low	50-52 ft.		
Local Rural Road (non-dedicated)	Serves very low-volume, low-speed, local travel needs, maintains aesthetic preferences		Lanes: 2 Traffic Volume: Very Low	40-52 ft.		

2.5: Transportation Terminals: Airports and Harbors

As a major hub for tourism, commerce, and connectivity, Hawai'i County recognizes the importance of effective planning and management of its airports and harbors. These key infrastructure components serve as lifelines that facilitate economic growth, enhance regional connectivity, and provide essential services for residents and visitors. Airports and harbors connect the County to the rest of the world, allowing for the efficient movement of goods, people, and ideas. They are essential nodes within the transportation network, acting as important economic drivers for the region. Efficient airports and harbors directly contribute to the success of various industries, including tourism, agriculture, trade, and logistics. Moreover, they are instrumental in supporting emergency response efforts, disaster management, and ensuring the overall resilience of the region's transportation system.

The principal concerns of planning for transportation terminals involve a comprehensive approach that addresses various aspects, including location, zoning of adjacent land, infrastructure development, capacity management, safety and security measures, environmental sustainability, integration with other modes of transportation, and financing and programming of improvements and services through capital improvement projects. Although the State of Hawai'i Department of Transportation (HDOT) is responsible for the actual design, construction, and operation of terminals and supporting facilities, the General Plan addresses the location of these facilities in relation to the pattern of overall



By the Numbers:

- Hilo and Kawaihae Harbors saw 4.168 million short tons of cargo combined in 2016 (2017 DBEDT data book).
- Kona Airport had 847,937 passenger departures and 859,265 passenger arrivals in 2017.
- Hilo Airport had 36,048 passenger departures and 33,964 passenger arrivals in 2017.

land uses. There are two deep draft harbors on the island, one in Hilo and another in Kawaihae.

While improvements continue to be made, both harbor terminals lack adequate docking and support facilities. Cargo volume at Kawaihae Harbor has increased significantly as the population and development in West Hawai'i continue to grow. In 2011, the Hawai'i Commercial Harbors 2035 Master Plan was developed by the State to accommodate the future needs of facilities.

Air terminals that service inter-island transportation are in Hilo, Waimea, 'Upolu, and Kona. The terminals at Hilo and Kona are overseas facilities. Oversea flights at the Kona International Airport at Keahole will continue to increase with the growth of resort areas in Kona and Kohala. Overseas flights through Hilo International Airport have been important for agriculture in East Hawai'i. Since 2011, the HDOT has embarked on a \$2.3 billion Hawai'i Airports Modernization Program to improve the safety, capacity, and efficiency of our major passenger and cargo airports.

As the population becomes more mobile and as resident and visitor populations increase, there will be a greater demand for new and

expanded transportation facilities that are adjacent to compatible land uses and include alternative and active transportation

connections to decrease the demand for cars and reliance on fossil fuels

Objective 19

Improve accessibility to airports, harbor systems, and support facilities.

Policies

- 19.1 Encourage the programmed improvement of existing terminals, including adequate provisions for control of pollution and appropriate and adequate covered storage facilities for agriculture products.
- 19.2 The State Department of Transportation should continue to implement its plans for transportation terminals and related facilities to promote and follow desired land use policies.
- 19.3 Transportation terminals should be developed in conjunction with the different elements of the overall transportation system.
- 19.4 Encourage maximum use of the island's airport and harbor facilities.
- 19.5 Encourage the development, maintenance, and enhancement of Hilo and Kawaihae Harbors as detailed within the State's Hawai'i Commercial Harbors 2035 Master Plan.
- 19.6 Support the State's objectives to acquire rights within the runway clear-zones, limit heights within approach zones, and restrict noise-sensitive uses within designated noise contours determined by the State.
- 19.7 Future land uses in the vicinity of airports and harbors should have an adequate open space buffer and/or be compatible with the anticipated noise exposure and industrial nature in the vicinity.
- 19.8 Encourage pedestrian-oriented connectivity around harbors and small boat harbors.
- 19.9 Explore and encourage appropriate reuse of former airport facilities.
- 19.10 Encourage master planning of small boat harbors to accommodate commercial fishing and recreational fishing, tour boats, as well as residential and business activity, that balance economic vitality and environmental sensitivity.

Priority Actions

- 19.a Create a strategic improvement plan, including mapping, for County owned and/or managed boat harbors and develop an island-wide needs assessment to better serve regional gaps in ocean accesses. **PROJECT**
- 19.b Ensure collaboration with State agencies to offer a variety of transportation options at airports and harbors. **INTERAGENCY COORDINATION**

Section 3: Public Utilities

Organization

- 3.1 Introduction
- 3.2 Electricity
- 3.3 Telecommunications and Broadband
- 3.4 Drinking Water Conservation
- 3.5 Wastewater Treatment and Reuse
- 3.6 Stormwater Infiltration and Green Infrastructure



3.1: Introduction

In Hawai'i County's pursuit of a prosperous and resilient future, public utilities stand as pillars of essential infrastructure. These are services regulated by the government and provided in response to existing and prospective patterns of development. Changes in land use, population density, and development usually generate changes in the demand and supply of utilities. As the backbone of modern society, public utilities encompass a wide range of vital services that support the health, safety, and sustainability of our communities. This critical infrastructure allows us to function in many ways, including the ability to maintain healthy living conditions and proper sanitation and access reliable energy to power our homes and businesses.

Public utilities play a key role in forming the foundation upon which social, economic, and environmental progress is built. Such essential services enhance the quality of life for residents, visitors, and businesses while safeguarding the natural resources and cultural heritage of our island. The significance of public utilities can be understood through their contributions in the areas of environmental sustainability, economic prosperity, and social wellbeing.

Public utilities drive environmental stewardship by promoting clean energy generation, efficient water management, waste reduction, and recycling initiatives. Through the application of sustainable practices and technologies, public utilities protect our fragile ecosystems, mitigate climate change impacts, and preserve the beauty of our island for future generations. Additionally, robust and reliable infrastructure attracts investment, supports economic growth, and fosters job creation. From powering local industries to enabling efficient

transportation networks, public utilities are catalysts for economic development, making our communities more resilient in the face of challenges. Access to safe and affordable utilities is a fundamental right of every individual. Public utilities ensure equitable distribution of resources, allowing residents of all socioeconomic backgrounds to enjoy necessities such as clean water, affordable energy, and accessible internet-based services. These services enhance public health, education, and overall quality of life, fostering thriving and inclusive communities.

Given the unique challenges posed by our geography and vulnerable ecosystem, the General Plan aims to effectively guide the development, maintenance, and improvement of these critical services. This section of the Plan is primarily concerned with the planning aspects of our electricity, telecommunications, water, wastewater, and stormwater systems. Planning for the location of utility facilities such as reservoirs, pumping stations, and sewage treatment plants is an important aspect of the land planning process, as it makes way for development opportunities.

Unintegrated utilities can burden developments with lower levels of service and may limit or even prevent development. The integration and availability of public utilities in priority growth areas are imperative. Changes in the intensity of land use greatly influence the quantitative design of utilities and services, particularly their design capacity. Furthermore, there may be distinctions in the quality and type of services offered for each utility as land use intensities vary. These distinctions also depend on local codes and ordinances, health and sanitary considerations, and practices followed by utility companies.

Table 24: Public Utility Challenges

General	<ul style="list-style-type: none"> • Funding and financing the development, conversion, repair, operations, and maintenance of public utilities are central challenges for communities, developers, and county government. • Any large infrastructure expansions are paid for by developers and the costs are not to scale for financing. • Geographical variability and obstacles require creative solutions for utility buildout. • Aging public utility infrastructure must become more resilient to natural hazards, extreme weather events, and climate change impacts. • Absent, aging, or dilapidated infrastructure limits new development where it is needed and consistent with strategic land use patterns and inhibits existing development. • Outdated utility systems and practices can pose environmental and health concerns and are expensive to change.
Electricity and Energy	<ul style="list-style-type: none"> • There is a heavy reliance on imported fossil fuels for power generation. • The state of Hawai'i has the highest electricity rates in the United States. • Building codes, design perspectives, and construction practices can increase electrical demand. • There is a constant need to update and renovate electrical systems and infrastructure. • The adoption of renewable energy practices may offload environmental costs to other distant communities, which can offset positive climate action. • Renewable energy developments can be controversial, such as geothermal.
Telecommunications and Broadband	<ul style="list-style-type: none"> • Inadequate access disrupts efficiency and productivity and is a barrier to accessing public services and information. • Last mile infrastructure is often the most costly and difficult segment to deploy, especially for rural areas where distances from a central distribution point are greater and population density doesn't economically promote the deployment. • Consistent and accurate service data is needed to provide a constantly improving network for the island. • Providers seeking to deploy broadband infrastructure face multiple layers of permitting and approvals at both the State and county level, in addition to community opposition regarding the installation of telecommunications towers. • Limited competition in broadband service providers and transpacific backhaul providers means high consumer rates due to a lack of competition within the market.
Drinking Water	<ul style="list-style-type: none"> • Disputes over water source capacity can prevent development where it is needed and consistent with desired development patterns. • Water commitments have been assigned to parcels that are not being developed or lack development potential. • Guidelines for assigning water units per system need to be updated. • Modeling of water demand and potential demand needs to be closely aligned to land use. • The water systems serving, South Kohala, North Kona, and Puna will require additional source development. • On-site wastewater disposal can adversely impact groundwater resources.
Wastewater	<ul style="list-style-type: none"> • Wastewater planning and policy primarily focus on maintaining and servicing existing systems and do not proactively plan for developing new systems to accommodate growth or to extend existing lines to align with urban zoning. • County policy has largely relied on private developers to develop commercial and private wastewater systems for new development, which ultimately leaves significant municipal service gaps in urban areas. • Many County wastewater systems may not be able to accommodate unserved, existing zoned capacity and projected growth. • Landowners and developers may incur the costs of constructing private systems or upgrades due to the insufficiency and lack of wastewater systems in many areas. • Wastewater requirements hinder the redevelopment or rehabilitation of existing structures and are often seen as an affordable housing issue. • Treated wastewater is typically discharged into ocean waters or injected into the ground and is not generally reused.

-
- Wastewater infrastructure improvement and development costs are not fiscally planned for, either in the County budget or through county wastewater fee valuation.
 - Individual wastewater systems (IWS) are associated with limitations and regulations. Currently, the Department of Health's rules do not allow single-family dwellings and additional dwelling units (ADU) on a single IWS system.
 - Reliance on IWS is an impediment to compact development due to minimum lot size requirements for IWS, thereby contributing to sprawl.
 - Coastal residential neighborhoods without centralized wastewater are contaminating near-shore waters with pollution from IWS.

Stormwater

- The future impacts of climate change on future rainfall volumes are uncertain.
 - Outdated codes limit the effectiveness of stormwater infrastructure and stormwater-related practices.
 - Water quality changes caused by non-point source pollution, human activities, erosion, and sediment transport can negatively impact environmental systems and processes.
 - A lack of incentives and flexibility exists in the permitting process for stormwater and green infrastructure.
 - There is a lack of a dedicated funding source for public systems.
-

Table 25: Public Utility Opportunities

General	<ul style="list-style-type: none"> • Pursue creative funding and financing tools such as Community Facilities Districts (CFD) and Improvement Districts, for utility development, conversion, repair, operations, and maintenance. • Ensure that utility development matches desirable development priorities. • Streamline the process of utility infrastructure development to achieve the highest possible level of service for our communities. • Lead the charge in resource conservation and assess creative solutions to incentivize resource conservation for the public. • Prioritize the conversion and modernization of outdated utility systems and practices. • Use an integrated approach to value all water as a resource (i.e., drinking water, wastewater, stormwater). • Collaborate with asset management (e.g., road resurfacing and utility upgrades). • Explore public-private partnership opportunities to create circular systems. • Increase partnerships and enhance collaboration with government, private and nonprofit agencies, and other stakeholders.
Electricity and Energy	<ul style="list-style-type: none"> • Promote and support the development of alternative energy production facilities. • Be a net power producer with hydrogen and waste management. • Hawai'i Island has the highest renewable energy percentage in the State. Continue to support renewable energy projects to decarbonize our energy system and stabilize electricity costs.
Telecommunications and Broadband	<ul style="list-style-type: none"> • Support the County's Broadband Initiative and coordination with the State to facilitate digital equity efforts (e.g., establishing broadband as a public utility, infrastructure deployment, providing training support, and coordinating funding strategies for broadband and telecommunication services). • Compact development and higher population densities where appropriate are favorable for commercial service providers as they contribute to more economically viable market conditions. • Providing consistent and accurate digital literacy data will promote a desirable level of service for all residents. • Increasing digital inclusion efforts, which focus on ensuring both access to and ability to use a range of technologies, will contribute to better outcomes for health, public safety, economic opportunity, and civic participation. • Streamlining permitting and approval processes will improve the efficiency of broadband and telecommunication development and delivery. • Pursue partnerships to develop public spaces with broadband access.
Drinking Water	<ul style="list-style-type: none"> • Explore innovative ways to fund water infrastructure improvements to attract development that is consistent with desired density and the land use pattern. • Pursue financial modifications to provide creative funding for significant expansion of water systems to reach new customers in non-service areas. • Promote and practice water conservation practices to maximize efficient water use. • Adopt One Water recommendations to standardize interagency collaboration in planning for and managing water resources. • Rainfall collection can provide additional water capacity even where we have DWS systems. • Align the Water Use Development Plan, Master Plan, General Plan, DWS CIP, DWS guidelines, DWS water commitments, and private improvements to the DWS system. • Exercise some controls over the permitted uses within the defined zone of influence for downstream deep well sources. • Encourage groundwater recharge through on-site practices.
Wastewater	<ul style="list-style-type: none"> • Increase opportunities for recycled water. • Prioritize sewer for sensitive urban areas. • Proactively seek grant funding to assist with wastewater development. • Full Value Pricing of wastewater services. • Advocate for expanding cesspool conversion tax credit to all cesspool conversions. • Explore opportunities for public-private partnerships as well as those for technology upgrades and innovation.

-
- Promote the expanded use of greywater for landscape irrigation and groundwater recharge via rules for new construction and retrofits.
 - Advocate to DOH to adopt appropriately scaled requirements and standards and develop flexible guidelines for designing and permitting wastewater systems that meet environmental objectives.
 - Low-pressure systems should be prioritized for retrofitting instead of gravity flow.
 - Higher-density development can contribute more to a centralized system.
 - Increase availability and access to information about private wastewater treatment plant capacities or expansion opportunities.

Stormwater

- Prioritize resiliency measures that support climate change impact scenarios.
 - Regularly amend County codes to be as current and innovative as possible.
 - Be a leader in prioritizing green infrastructure over gray infrastructure.
 - Ensure that stormwater infrastructure decisions align with related plans and the CIP budget.
 - Green infrastructure practices may provide opportunities for creating or expanding industry.
 - Prioritize the use of native plants in landscaping.
-

Public Utilities Goal

Our communities are adequately served by sustainable and efficient public infrastructure, utilities, and services based on existing and future growth needs, sound design principles, and effective maintenance practices.

Objective 20

Improve the efficiency, reliability, and sustainability of essential infrastructure systems.

Policies

- 20.1 Public utility facilities shall be designed at a scale that meets the needs of future development.
- 20.2 Provide utilities and service facilities that minimize total cost to the public and effectively serve the needs of the community.
- 20.3 Utility facilities shall be designed to complement adjacent land uses and minimize pollution or disturbance of the natural environment and natural resources.
- 20.4 Improvement of existing utility services shall be encouraged to meet the needs of users.
- 20.5 Encourage the clustering of developments to reduce the cost of providing utilities.
- 20.6 Develop short- and long-range capital improvement programs and plans for public utilities within its jurisdiction that are consistent with the General Plan.

3.2: Electricity and Renewable Energy

Hawai'i Island's communities and economy rely on the constant availability of energy. The energy produced and consumed in Hawai'i is predominantly electricity or used for transportation. However, our energy needs today are met with an increasingly cleaner combination of energy sources. Hawai'i possesses an abundance of natural resources, including wind, solar, flowing water, bioenergy, and geothermal, that can be used to produce energy. Harnessing these resources while reducing the use of non-renewable sources, such as petroleum, coal, and fossil-based natural gas is key to achieving our state's clean energy goals. Hawai'i County is focused on electricity transformation to renewable energy. This transition supports greater resiliency for our island, independent of imports when a natural disaster or shortage occurs.

The existing electric distribution system consists of several different voltage levels: 2.4kV, 4.16kV, 7.2kV, 12.47kV, and 13.8kV. The distribution system consists of both underground systems and overhead pole lines, yet overhead pole lines are more common because of Hawai'i Island's topography. The use of underground systems has mostly been in West Hawai'i's newer subdivisions and developments. The Hawai'i Electric Light Company, Inc. (HELCO) supplies electricity for Hawai'i Island and operates major switching stations (used to transfer the flow of power between different transmission circuits) at critical locations around the island. These transmission switching stations provide greater system flexibility and increase system reliability in supplying power to the various distribution substations and eventually, to customers. Distribution substations, which transform voltages to distribution voltages, are also located island-wide in proximity to communities and other developments.

In June 2015, the State of Hawai'i became the first state in the country to commit to 100 percent clean energy. Governor Ige signed into law House Bill 623 which calls for the State of Hawai'i to produce 100 percent of its electricity from renewable sources by the year 2045. As a result, renewable energy production has been prioritized. The renewable portfolio standard (RPS) represents the renewable energy used by customers as a percentage of total utility sales. In May 2022, Hawai'i Island experienced a peak in renewable energy at 89 percent. The mix of renewable sources includes the following:

- 15.8% Customer-Sited Solar
- 15.7% Geothermal
- 10.6% Wind
- 3.5% Biofuel
- 2.1% Hydro
- 0.3% Grid-Scale Solar

Overall, the County leads the State in renewable energy generation, at 47.9 percent. While Hawai'i is in the process of building its renewable energy, it remains the most energy-insecure state in the nation and most dependent on fossil fuels.

Electricity sales have been trending down over the past decade, mainly due to the decrease in commercial customers and commercial sales. Electricity consumption by streetlights has also been declining. In 2022, HELCO's power generation system had a total firm capacity of 280.5 megawatts (MW). The approximate non-firm capacity was about 168.6 MW.

The island's electric grid is only 40 percent dependent on foreign oil when all its

renewable power plants are running. However, the grid does not account for propane use, meaning Hawai'i Island is more dependent on foreign fuel than reflected by the grid. Therefore, operations cost is higher for businesses in Hawai'i, even when using less energy than comparable businesses on the continent. In the face of international oil

shortages or economic disruptions, the dependence on foreign oil will continue to increase the costs of living and operating businesses on the island. Hawai'i residents have already experienced increased costs of electricity as a result of the Ukraine-Russia war.

Objective 21

Strive towards energy self-sufficiency.

Policies

- 21.1 Increase partnerships and interagency collaboration to ensure that energy facility production and distribution is adequate, efficient, and dependably available to each community to support present and future demands.
- 21.2 Promote and encourage the creation of a modern grid to support the use of distributed generation such as private photovoltaic systems connected to the grid.
- 21.3 The County shall remove barriers to energy systems that improve independence and resiliency, such as microgrids, combined heat and power (CHP), backup generation and storage, and other decentralized electricity systems.
- 21.4 Maintain tax incentives for renewable energy improvements and continue to revise incentives as energy technologies progress.
- 21.5 Continue to participate at the State level to provide feedback on all energy-related initiatives and proposed revisions to comprehensive Integrated Resource Plans.
- 21.6 Advocate to the Public Utility Commission (PUC) in support of the following types of strategies and initiatives:
 - a) Programs and fee structures that promote renewable energy
 - b) Consumer incentives to utilize renewable alternatives
 - c) Social Equity analysis of proposed energy projects to ensure residents are protected as energy consumers regarding rates, grid planning, utility compensation, and energy project siting

Priority Actions

- 21.a Partner with government, private and nonprofit agencies, and other stakeholders for the research and development of alternative/renewable energy resources. R&D Phase 1 **INTERAGENCY COORDINATION**
- 21.b Develop standards and principles for reviewing PUC applications. R&D phase 1 **PROJECT**
- 21.c Support Net-Metering (NEM), Feed-in-Tariff (FIT), and other programs designed to lower costs and diversify power sources. R&D phase 1 **PROGRAM**
- 21.d Conduct a feasibility report for using renewable sources to generate power for public utility infrastructure. **PROJECT**

3.3: Telecommunications and Broadband Connectivity

Hawai'i Island has seen an acceleration in the development of telecommunication technology and a transformation of the telecommunications industry. Technological advancements and industry competition have made wireless communication more affordable and accessible to the public. Broadband service and its critical infrastructure are increasingly becoming part of the class of essential utilities as many aspects of life and work are online.

The mission of the County is to advocate for and promote equitable access to affordable high-speed internet for all residents, businesses, and institutions on Hawai'i Island. The County is estimated to have more than 11,000 households without or limited to broadband access. The County completed a fiber ring in 2022, which serves as a backbone to connect County departments with telecommunication services. From January 2022 to October 2022, there were approximately 5,300 subscribers and 440 internet-connected devices through the Affordable Connectivity Program (ACP), which is a federal program that assists low-income households with the costs of broadband service and internet-connected devices. As of February 2023, there are 5 County locations with public Wi-Fi Internet locations provided at no cost to the community.

Hawai'i requires an expansive range of infrastructure and technology to ensure broadband connectivity throughout the islands and with the rest of the world. Broadband networks rely on physical infrastructure such as cables, wires, servers, routers, and wireless towers, to provide users with high-speed internet access. The construction, connection, and maintenance of this infrastructure entail a complex process of

acquiring necessary permits and easements,



Striving for Digital Equity

The Hawai'i Island Digital Equity Coalition (HIDEC) is a collection of Hawai'i Island partners working together to bridge the digital divide within our communities.

The digital divide is the gap between those who have affordable access, skills, and support to effectively engage online and those who do not. Digital equity is the goal, in which all individuals and communities have the information technology capacity needed for full participation in society, democracy, and economy.

Digital inclusion is how we achieve digital equity. Key elements of this work include affordable, robust broadband internet service; internet-enabled devices; access to digital literacy training; quality technical support; and applications and online content designed to enable self-sufficiency, participation, and collaboration.

siting the facilities, and labor-intensive activities to ensure the adequate functioning of equipment and across infrastructure components. Internet access requires a fixed or mobile wireless connection which may be achieved through a range of technologies.

Broadband is foundational to economic development, job creation, global competition, and the ability to engage in society. Similar to the way electricity has revolutionized life around the world, broadband is fueling entire new industries and generating innovative solutions for accessing, organizing, and sharing information. Broadband as a public utility plays a vital role in accessing and providing education and health services, managing energy, preserving public safety, and engaging with the government.

Objective 22

Advance policies, programs, and initiatives for public and/or private investment in broadband and telecommunications infrastructure.

Policies

- 22.1 Treat broadband access as a basic utility that is available to all communities.
- 22.2 Develop and support a program of free, public-use broadband services at appropriate County-owned facilities, mass transit facilities, and other community anchor institutions.
- 22.3 Collaborate with utility companies to incentivize the underground siting of electrical and telecommunications facilities within public rights-of-way.
- 22.4 Continuously improve the use of broadband communications and digital technology to educate and provide public services with a focus on digital access.
- 22.5 Siting of new communications facilities shall comply with performance standards and site co-location as stated in HCC, Section 25-4-12 Note: HCC update will include details
- 22.6 Support projects that address service gaps in Hawai'i's broadband infrastructure.
- 22.7 Advocate for connectivity to businesses to protect the viability of businesses and the livelihoods of residents.
- 22.8 Promote and incentivize the landing of transpacific submarine fiber optic cables.
- 22.9 Alleviate barriers and assist broadband projects with navigating through the regulatory permitting process.
- 22.10 Maintain and improve cyber security and informational security of telecommunication facilities.
- 22.11 Advocate for service diversity, redundant network capacity, and provide improved communications to outlying rural areas and other underserved or unserved communities.
- 22.12 Plan for broadband infrastructure to support smart grid development.

Priority Actions

- 22.a Support refurbishment, upcycling, recycling, and reuse of computers and other devices. **PROGRAM**
- 22.b Develop standards for the construction of wireless telecommunication facilities. [code | PD | phase 1] **PROJECT**
- 22.c Collaborate with government, private and nonprofit agencies, and other stakeholders to create and maintain an inventory and mapping of communications infrastructure, including but not limited to wireline, wireless, cell tower locations, and known proposed facilities. [project | R&D | phase 1] **INTERAGENCY COORDINATION**
- 22.d Collaborate with government, private and nonprofit agencies, and other stakeholders to remove regulatory barriers and seek funding to complete and improve the island's fiber optic loop in an environmentally and economically appropriate manner. [project | PD | phase 1] **INTERAGENCY COORDINATION**

- 22.e Advocate for provider and consumer incentives to address last-mile installation and/or service plans. [program | R&D | phase 2] **PROGRAM**
- 22.f Collaborate with government, private and nonprofit agencies, and other stakeholders to progressively improve broadband speeds to keep pace with technological advances. [program | R&D | phase 2] **INTERAGENCY COORDINATION**
- 22.g Collaborate with broadband service providers to ensure all users with efficient service. [program | R&D | phase ongoing] **PROGRAM**
- 22.h Collaborate with the telecommunications industry to increase the availability of emergency telephones throughout the island. [program | R&D | phase 2] **PROGRAM**
- 22.i Pursue partnerships and funding for broadband initiatives and deployments. [program | R&D | phase 3] **PROGRAM**
- 22.j Support the coordination of infrastructure projects between the public and private sectors to create areas for the deployment of broadband zones. Note: BB Strategic plan calls for businesses specifically [program | R&D | phase 2] **INTERAGENCY COORDINATION**
- 22.k Seek federal and other opportunities for the funding of broadband infrastructure. [program | R&D | phase 2] **PROGRAM**
- 22.l Support the State to develop a Broadband Dashboard to track progress and gaps that will inform decision-making in business development on Hawai'i Island. [project | R&D | phase 2] **PROJECT**
- 22.m Foster public-private partnerships to support the development and expansion of broadband infrastructure, including community networks. [project | R&D | ongoing] **PROGRAM**

3.4: Drinking Water Conservation

The Hawai'i State Constitution provides that all public natural resources, including water, are held in trust by the State for the benefit of the people. The State Constitution further maintains that "the State has an obligation to protect, control, and regulate the use of Hawai'i's water resources for the benefit of its people." Water availability is crucial to any type of development, whether urban, rural, or agricultural. Water availability is based on the sustainable yields of the groundwater hydrologic units established through the [State Water Code](#).

Land use allocation must be closely related to water availability, including the quantity and quality of the water, and the adequacy of the transmission and distribution system. The General Plan requires an understanding of water availability and capacity, current demands, and future demands based on planned and anticipated future growth and land uses.

The County's Department of Water Supply (DWS) is the primary agency that manages, controls, and operates the water supplies of the County and its properties. There are 23 individual water systems distributed throughout the island. Water demand is directly related to population and industry usage and is expressed as gallons per day (gpd) or million gallons per day (mgd). Demand does not represent domestic consumption alone, but also includes all agricultural, industrial, and commercial uses, fire protection, and other uses. In some

areas, however, non-domestic users are likely to create the major demand, and careful attention must therefore be given in any study of probable future water needs.

In Hawai'i, there are a multitude of public agencies that are either actively tasked with regulating water resources or whose policies affect water use. There are also a number of private entities that use and manage water resources. Over the decades, water management has become segregated in a way that has created disjointed, mechanical approaches to a naturally continuous resource. The disconnection has included narrow perspectives that fail to see the larger picture. Hawai'i County aspires to achieve water resource management that is free from the limitations and issues of siloed practices, processes, agencies, and government bodies. Achieving a One Water approach in Hawai'i County includes actionable steps that can be adapted and adjusted to localize the One Water strategies.



Objective 23

Increase the protection of existing and potential sources of drinking water.

Policies

- 23.1 All public water systems shall be designed and built to the Department of Water Supply dedication standards. All other systems shall meet all relevant health and safety regulations and be designed and constructed by a licensed engineer.
- 23.2 Water sources shall be adequately protected to prevent depletion and contamination from natural and man-made occurrences or events.
- 23.3 A coordinated effort by County, State, and private interests shall be developed to identify sources of additional water supply and be implemented to ensure the development of sufficient quantities of water for existing and future needs of high-growth areas and agricultural production.
- 23.4 Installation or rehabilitation of water distributions shall be sized to adequately meet fire protection.

Drinking-Water Conservation

- 23.5 Ensure the highest quality of water is reserved for the most valuable end-use.
- 23.6 Proposed discretionary permits for large development projects (200+ units) in the North Kohala, South Kohala, North Kona, South Kona, and Ka'ū Districts should be designed to be as water neutral as reasonably possible through water conservation, recharge, and reuse measures to reduce the water footprint.

Drinking-Water Quality

- 23.7 Promote best practices in sustainable water collection and use for private water systems.

Drinking-Water Prioritization

- 23.8 Water system improvements, including exploratory wells, shall correlate with the County's desired land use development pattern.
- 23.9 The Department of Water Supply shall prioritize infill development and focus source development to serve designated Urban Growth Areas.
- 23.10 Water demand projections shall include all consumptive and non-consumptive demands.
- 23.11 The Department of Water Supply and the Planning Department shall coordinate priorities before the adoption of any new water development or County land use plans.
- 23.12 All County potable water systems should have backup standby sources.

One Water

- 23.13 Treat all water as a valuable resource in community design, and integrate designs for drinking water, stormwater, and recreational water needs.

- 23.14 Manage water, stormwater, and wastewater as the same natural resource in collaboration with DWS, DEM, DPW, DOH, etc.
- 23.15 New developments should be designed to reduce water demand, retain runoff, decrease flooding, and recharge groundwater.
- 23.16 Support localized, small-scale solutions to water reuse and onsite systems.

Priority Actions

Drinking-Water Conservation

- 23.a In collaboration with National Oceanic and Atmospheric Administration (NOAA), conduct further research on localized rainfall modeling to accurately assess future precipitation trends. [project | DWS | phase 2] **PROJECT**
- 23.b Expand water conservation programs, primarily aimed at reducing demand, such as leak detection, rebates for low flow, etc. [project | DWS | phase 1] **PROJECT**
- 23.c Evaluate and amend the fee schedule for water use to take into account high water use and aquifer recharge projections. Use the funds generated to pay for conservation measures and infrastructure. [project | DWS | phase 1] **PROJECT**
- 23.d Improve county water conservation practices to lead by example. [project | DWS | ongoing] **PROGRAM**
- 23.e Maintain the water master plan to consider water yield, present and future demand, alternative sources of water, guidelines, and policies for the issuing of water commitments. [project | DWS | ongoing] **PROGRAM**

Drinking-Water Quality

- 23.f Collaborate with the State Department of Health to develop standards and/or guidelines for the construction and use of rainwater catchment systems to minimize the intrusion of any chemical and microbiological contaminants. [code | DWS | phase 1] **INTERAGENCY COORDINATION**
- 23.g Promote the use of groundwater sources to meet State Department of Health water quality standards. [project | DWS | ongoing] **PROJECT**
- 23.h Seek State and Federal funds to assist in financing projects to bring the County into compliance with the Safe Drinking Water Act. [project | DWS | ongoing] **PROJECT**
- 23.i Explore the feasibility of incentive methods such as property tax dedications, conservation easements, or transfer of development rights to protect the defined zone of influence of existing or proposed public and private wells. **PROJECT**

Drinking-Water Prioritization

- 23.j Investigate alternative financing options for expanding water systems to support infill growth consistent with the County's desired land use development pattern. [project | DWS | phase 1] **PROJECT**

- 23.k Develop criteria and standards for all variances in water supply. [code | PD | phase 1] **PROJECT**
- 23.l Collaborate with government, private and nonprofit agencies, and other stakeholders to develop, improve, and expand agricultural water systems in appropriate areas on the island. [project | DWS | ongoing] **INTERAGENCY COORDINATION**
- 23.m Continue to participate in the United States Geological Survey's exploratory well drilling program. [project | DWS | ongoing] **PROGRAM**
- 23.n Expand programs to provide agricultural irrigation water. [project | R&D/DWS | ongoing] **PROGRAM**

One Water

- 23.o Develop water conservation and stormwater management guidelines for commercial, industrial, and residential properties. [project | DPW | phase 1] **PROJECT**
- 23.p Codify the administrative structure needed to develop a water resource program and interdepartmental collaboration framework. [project | DWS | phase 1] **PROJECT**
- 23.q Collaborate with government, private and nonprofit agencies, and other stakeholders to develop and facilitate community partnerships between upstream and downstream communities. [project | DWS | ongoing] **INTERAGENCY COORDINATION**
- 23.r Create public-private partnerships to leverage funding sources. [project | DWS | ongoing] **PROGRAM**

Standards

Table 26: Water System Standards Domestic Consumption Guidelines

ZONING DESIGNATION	AVERAGE DAILY DEMAND
Residential:	
Single-Family or Duplex	400 gals/unit
Multi-Family	400 gals/unit
Commercial	3000 gals/acre
Resort	400 gals/unit or 17,000 gal/acre
Light Industry	4000 gals/acre
Schools and Parks	4000 gals/acre or 60 gals/student
Agriculture	3400 gals/acre



- A unit, or, more precisely, one Equivalent Unit (EU) of water allows for an average daily usage of up to 400 gallons per day and a maximum daily usage of up to 600 gallons on any day but the average is still not allowed to exceed 400 gallons per day.
- One EU is typically served through a 5/8-inch meter and is considered adequate for a single-family home or dwelling and allows for some landscape or gardening usage.

3.5: Wastewater Treatment and Reuse

The General Plan recognizes the significance of wastewater treatment and reuse as essential components of the County's comprehensive water management strategy. Adequate sewer systems are vital to maintain public health and protect the environment. As communities generate wastewater through various sources such as residential, commercial, and industrial activities, effective treatment is necessary to remove harmful pollutants and contaminants before the water is discharged back into the environment. Improperly treated wastewater can have detrimental effects on marine ecosystems, coastal waters, and freshwater resources, jeopardizing both human and ecological health.

An adequate system minimizes contamination of both the groundwater supply and coastal waters, beaches, and waterborne recreational areas and is not a visual and odor nuisance. Land development plans for resort-residential complexes located in shoreline areas pose a potential water quality problem for adjacent near-shore waters. Adequate treatment facilities are essential prerequisites for development.

Wastewater reuse, also known as water recycling or reclaimed water, involves treating wastewater to a level suitable for non-potable uses. Reusing treated wastewater provides an opportunity to conserve precious freshwater resources and reduce the strain on existing water supplies. For Hawai'i Island, where freshwater resources are limited and vulnerable to climate change impacts, the implementation of wastewater reuse projects becomes vital for ensuring water sustainability. By implementing appropriate treatment processes, treated wastewater can be used for a range of purposes, including irrigation of

agricultural lands, landscape irrigation, industrial processes, and groundwater recharge. This practice helps meet non-drinking water needs, reducing the reliance on freshwater sources for non-potable purposes and leaving more available for essential uses like drinking water.

The County operates municipal sewerage in Hilo, Papaikou, Kapehu, Pepe'ekeo, and Kealakehe. The remaining communities are served by private wastewater treatment facilities or individual facilities, such as cesspools or septic tanks. In 2017, the Hawai'i State Legislature passed Act 125, mandating that all Hawai'i's cesspools be replaced by 2050. Cesspools are substandard sewage disposal systems as they do not treat wastewater. According to the latest report on the Hawai'i Cesspool Hazard Assessment and Prioritization Tool, Hawai'i Island contains an estimated 48,596 cesspools. Sewerage disposal system designs must be examined with the particular region in mind. Of critical importance in an examination of sewerage disposal for a community is the cost of the system, including construction and operation costs. These costs vary with the characteristics of each area.

The Safe Drinking Water Act of 1974 (PL 93-523) legislated the protection of all aquifers or portions of aquifers currently serving as drinking water sources and any other aquifer capable of yielding consumable water. This mandate was based on a national concern for the quality of the groundwater and the increasing evidence of contamination of this valuable resource.

In 1976, the State Legislature enacted Act 84, relating to safe drinking water, which requires the State Department of Health (DOH) to establish an underground injection control program to protect the quality of the State's

underground sources of drinking water. Because of the importance of groundwater as a source of municipal water supplies, the underground injection control program is considered a beneficial approach in the identification of aquifers that should be protected from subsurface disposal of wastewater through injection wells.

The protection of these aquifers is established by designating areas currently being used or will be used in the future for drinking water supply. The Underground Sources of Drinking Water (USDW) will be protected from pollution by prohibiting the construction of new injection wells that may pollute the USDW. Injection wells are allowed in exempted areas. The boundary lines between the USDW and the exempted areas have been developed. Under Chapter 62, Wastewater Systems, the DOH adopted a 1,000-foot setback of wastewater systems from all public drinking water wells and springs.

In compliance with the Federal Water Pollution Control Act Amendments of 1972

(Public Law 92-500), the DOH and the County jointly prepared the Water Quality Management Plan for Hawai'i County in 1978 and subsequently updated the plan in 1980. In 1979, the County Council adopted the plan through a resolution to serve as the planning guide for the development of regional waste treatment systems and the control of non-point sources of pollution. To implement the management plan, the County has prepared facility plans for various areas on the island. Facility plans are developed by the County to satisfy a requirement for the application of loans from the State to develop wastewater treatment facilities. The facility plans identify problems, potential solutions, and costs.

In 1985, the State Legislature enacted Act 282, Relating to Environmental Quality, which reassigns the County, effective July 1, 1987, or upon receipt of State funds, to assume complete administration and implementation for the regulation of sewerage and wastewater treatment system programs.

Objective 24

Planned and developed municipal sewer capacity is expanded to serve our Urban Growth Areas and reduce sewage-related impacts on water quality.

Policies

- 24.1 A Sewerage Study for All Urban Areas, including appropriate water quality management strategies, shall be completed and used as guides for the general planning of sewerage disposal systems.
- 24.2 Private treatment systems shall be installed by land developers for major resorts and other developments along shorelines and sensitive higher inland areas, except where connection to nearby treatment facilities is feasible and compatible with the County's long-range plans, and in conformance with State and County requirements.
- 24.3 Immediate steps shall be taken to designate treatment plant sites, sewerage pump station sites, and sewer easements according to the facility plans to facilitate their acquisition.
- 24.4 The county shall obtain State and Federal funds to finance the construction of proposed sewer systems and improve existing systems.
- 24.5 Plans for wastewater reclamation and reuse for irrigation and biosolids composting (remaining solids from the treatment of wastewater are processed into a reusable organic material) shall be utilized where topographically feasible and needed for landscaping purposes.

Wastewater and Environmental Quality Prioritization

- 24.6 Pollution shall be prevented, abated, and controlled at levels that will protect and preserve public health and wellbeing through the enforcement of appropriate Federal, State, and County standards.
- 24.7 Ensure municipal wastewater systems serve designated Urban Growth Areas with the capacity to accommodate projected population growth.
- 24.8 Average Daily Flow (ADF) for residential shall be 70 gallons per day per capita within any dwelling. For commercial and industrial uses (for example laundromats, food or beverage processing plants, et cetera)-the ADF must be calculated based on the type of fixtures, number of fixtures, usage, and occupancy.
- 24.9 The Department of Environmental Management and the Planning Department shall coordinate priorities before the adoption of any new wastewater development or land use plans.
- 24.10 Prioritize developing a multipronged approach to wastewater infrastructure funding, including proactively seeking grant funding for wastewater system expansion, improvements, and new development.

- 24.11 Ensure wastewater fees reflect actual costs for service, maintenance, and future improvements.
- 24.12 Ensure that wastewater systems and improvements are designed and functioning to maximize system efficiencies, prevent accidental leaks or spills, and provide sanitary, reliable wastewater treatment that is not negatively impacting natural resources.

One Water-Recycled Water Expansion

- 24.13 Strive for an integrated approach to stormwater and wastewater, and water resource management that is comprehensive and as efficient as possible.
- 24.14 Encourage on-site water reuse solutions for large developments.
- 24.15 Encourage and incentivize the collection of rainfall for non-potable use.
- 24.16 Prioritize the use of gray water in areas connected to county water and not connected to county wastewater.

Priority Actions

Wastewater and Environmental Quality Prioritization

- 24.a Prioritize areas...Establish community sewer districts, also known as facility community districts.
- 24.b Review, assess, and amend codes relating to sewer connection requirements (§21-5, 21-6, 23-85, and 25-2-46) to ensure wastewater issues and requirements are addressed in a consistent, sustainable, and socially equitable way. **CODE AMENDMENT**
- 24.c Develop a wastewater master plan with a clear prioritization method for wastewater system expansions and improvements based on criteria involving land use, projected growth, social equity, and environmental factors. **PROJECT**
- 24.d Develop plans to improve, connect, or develop new wastewater systems in unsewered urban coastal communities. **PROJECT**
- 24.e Perform a study to assess individual wastewater systems (IWS) in unsewered urban growth areas to assess the rate of failures/negative impacts, determine rates of large capacity cesspools still in use, and develop plans to improve, connect, or develop new wastewater systems for unsewered urban communities. **PROJECT**
- 24.f Proactively seek opportunities for public-private partnerships for wastewater development. **PROJECT**
- 24.g Facilitate the use of infrastructure improvement districts and other types of localized funding mechanisms to fund improvements. **PROJECT**
- 24.h In collaboration with the Department of Health Wastewater Branch, amend HCC, Section 23-85(a) to extend the minimum distance required for subdivisions to connect to existing sewer systems. The recommended requirement is: "sewer lines shall be installed where the subdivision is within one thousand three hundred twenty lineal feet (1/4 mile) of the existing sewer system." **CODE AMENDMENT**

- 24.i Streamline the sewer connection loan program. **PROJECT**
- 24.j Develop wastewater cost valuation in service fees (similar to the water model fee structure). **PROJECT**
- 24.k Develop a criteria-based infrastructure prioritization tool to develop new or expand existing municipal wastewater systems. Base these priority areas on designated urban growth boundaries, urban zoning and density, population trends and anticipated growth, health/safety, and environmental factors. **PROJECT**
- 24.l Implement innovative wastewater systems at a cost-effective scale for small communities. **PROJECT**
- 24.m Amend the HCC (including developing criteria and exceptions) to require connecting to accessible private sanitary sewer treatment facilities (PUC regulated and with existing capacity) to Section 21-5 (a) instead of only requiring connection to public sewer. **CODE AMENDMENT**
- 24.n Amend HCC, Section 21-26-1(a) requiring “all sewer extensions shall be approved by resolution of the County council” to read, “all sewer extensions outside of Urban Growth Areas shall be approved by resolution of the County council.” [Code] **CODE AMENDMENT**
- 24.o In collaboration with the Department of Health Wastewater Branch, reevaluate and clarify the requirements set forth in section HAR 11-62-31.1(a) (1) (B) and amend County sewer requirements accordingly to accommodate needed housing units. **INTERAGENCY COORDINATION/CODE AMENDMENT**
- 24.p Collaborate with the Department of Health to advance progressive wastewater technology and regulations. **INTERAGENCY COORDINATION**

One Water-Recycled Water Expansion

- 24.q In collaboration with the Department of Agriculture, develop a water resource strategy for efficient agricultural water use and reuse. **PROJECT**
- 24.r Install non-potable systems, such as reclaimed wastewater, brackish groundwater, and untreated surface water in proximity to priority Urban Growth Areas for non-potable water uses. **PROJECT**
- 24.s Conduct supply and demand studies to determine a Level of Service for non-potable water needs. **PROJECT**
- 24.t Facilitate greywater reuse systems through code amendments and through partnering with DOH for regulatory changes and incentives. **CODE AMENDMENT**

3.6: Stormwater Infiltration and Green Infrastructure

Stormwater management and the implementation of green infrastructure are critical elements of the General Plan for their vital role in sustainability on Hawai'i Island. As an island ecosystem with limited freshwater resources and vulnerable coastal areas, managing stormwater effectively and integrating green infrastructure practices are essential for preserving our water resources and ensuring environmental sustainability.

Stormwater refers to the runoff from precipitation that flows over land surfaces, eventually entering water bodies such as streams, rivers, and oceans. Stormwater is a crucial element of the island's overall water landscape. While precipitation may be an obvious contributor to stormwater, all the phases of the hydrologic cycle are related to stormwater and are influenced by public utility decisions made in the built environment. Precipitation and surface runoff are often the phases of the hydrologic cycle that people recognize as stormwater, whereas evaporation, transpiration, and condensation are not as easily observed processes.

Uncontrolled stormwater runoff can lead to various detrimental effects on water resources and ecosystems. Polluted runoff, also known as nonpoint source pollution, from agriculture, urban development, forestry, recreational boating, marinas, hydromodification, and wetlands activities is the leading cause of water pollution in waters across the country and in Hawai'i. Uncontrolled stormwater runoff can also lead to localized flooding, causing damage to infrastructure, property, and even loss of life. Implementing stormwater management strategies helps to control the flow of stormwater, reducing the risk of flooding and

associated hazards. Moreover, excessive stormwater runoff can cause soil erosion, leading to the loss of fertile topsoil, sedimentation in water bodies, and degradation of natural habitats. Proper stormwater management practices, including erosion control measures, help minimize erosion and preserve the island's natural resources.

Stormwater is a prime example of the unavoidable connections that exist between the built environment and the natural environment. Increasing the opportunities for infiltration and transpiration can reduce the amount of evaporation that surface runoff requires. The social, environmental, and economic impacts of stormwater infrastructure have meaningful implications for our overall island sustainability as water is one of the most precious resources.

Point and Nonpoint Source Pollution

Engineering efficiency in conveying stormwater runoff using impervious surfaces (e.g., paved swales, channelized streams) must be balanced against environmental considerations. If the drainage is directed to streams, excessive freshwater volumes and sediment loads may impact coastal water resources (e.g., degrade water quality and smother coral reefs). If the drainage is directed to injection wells, more studies are needed to determine the impact of storm runoff on groundwater quality. Sediment basins, wetlands, or less impervious methods of conveyance (e.g., grass swales) should be considered where feasible to reduce nonpoint source pollution of the coastal waters from stormwater runoff and filter infiltrating water.

Green infrastructure refers to the network of natural or engineered features that manage stormwater while providing additional benefits to the environment and community. Such features may include rain gardens, permeable pavement, bioswales, and vegetated buffers. Green infrastructure is crucial for stormwater management, as it captures and absorbs runoff, reducing the volume and rate of runoff. By mimicking natural hydrological processes, it helps to recharge groundwater, replenish streams, and reduce stress on our water resources during periods of heavy rainfall.

By retaining and infiltrating stormwater, green infrastructure reduces the reliance on

freshwater sources for irrigation, thus conserving water resources. This is particularly important for our island communities where freshwater availability is limited. Green infrastructure features may also provide habitats for native plants and wildlife. They contribute to biodiversity conservation and help restore and enhance Hawai'i Island's natural ecosystems. Green infrastructure plays a key part in mitigating the impacts of climate change by reducing the urban heat island effect, moderating temperatures, and increasing resilience to extreme weather events. These measures align with the County's sustainability goals and efforts to adapt to climate change.

Objective 25

Increase green infrastructure practices.

Policies

- 25.1 Design to collect stormwater from streets, sidewalks, and other hard surfaces before it can enter the sewer system or cause local flooding; reduce the amount of stormwater that flows into the Sewer System.
- 25.2 Control stormwater by using it as a resource rather than a waste.
- 25.3 The “Drainage Master Plan for the County of Hawai‘i” should be updated every 20 years for urban centers to incorporate new studies and reflect newly identified priorities.
- 25.4 Encourage grassed shoulder and swale roadway design where climate and grade are conducive.
- 25.5 Where applicable, natural drainage patterns shall be improved/restored to increase their capacity with special consideration for the practices of proper soil conservation, and grassland and forestry management.
- 25.6 Implement nature-based solutions that manage stormwater onsite to reduce the burden on the storm sewer system and reduce flooding.
- 25.7 Prioritize drainage and flood studies for high-risk urban areas within the Urban Growth Area.
- 25.8 Drainage standards shall incorporate cumulative upslope development patterns.

Storm Water Management

- 25.9 Develop an island-wide stormwater management program compatible with the NPDES MS4 Phase II program.
- 25.10 The County shall ensure sites are planned, designed, and developed to:
 - a) Protect, restore, or mimic the natural water cycle within built environments by retaining, detaining, and/or treating stormwater runoff.
 - b) Mitigate direct impacts of the land development process through the use of green infrastructure or low-impact site planning techniques.
 - c) Protect areas that provide important water quality benefits and/or are particularly susceptible to erosion and sediment loss.
 - d) Optimize the integration of the existing landscape into green infrastructure solutions.
 - e) Manage post-construction stormwater runoff rates, through the use of green infrastructure or low-impact development stormwater management practices.
- 25.11 The County shall ensure that golf course developments develop and implement grading and site preparation plans to:
 - a) Develop nutrient management guidelines appropriate to Hawai‘i for qualified superintendents to implement so that nutrients are applied at rates necessary to

establish and maintain vegetation without causing leaching into ground and surface waters.

- b) Develop and implement an integrated pest management plan. Follow EPA guidelines for the proper storage and disposal of pesticides.
- c) Develop and implement irrigation management practices to match the water needs of the turf.

25.12 The County shall minimize impervious areas on County property, development sites, and parking areas and promote the use of permeable surfaces and landscaped areas in project designs including:

- a) Porous materials
- b) Natural drainage
- c) Filtration pits
- d) Infiltration basins, vegetated bioswales, permeable/porous paving



Green infrastructure generally includes practices such as rain gardens, infiltration basins, green or blue roofs, porous pavements, subsurface stormwater storage systems, and stormwater reuse systems.

Priority Actions

- 25.a Adopt low-impact development (LID) practices to address small-scale stormwater management. **PROJECT**
- 25.b Conduct a feasibility study to create a County Stormwater Utility before the county reaches Municipal Separate Storm Sewer System (Ms4) requirements. **PROJECT**
- 25.c Maintain the Department of Public Works Storm Drainage Standards to reflect current data and to incorporate strategies and standards of green infrastructure and low-impact development. **PROJECT**
- 25.d Develop drainage master plans from a watershed perspective that considers non-structural alternatives, minimizes channelization, protects wetlands that serve drainage functions, coordinates the regulation of construction and agricultural operation, and encourages the establishment of floodplains as public greenways. **PROJECT**
- 25.e Explore new methods of funding for the provision of adequate drainage systems and reduce potential flood inundation areas. **PROJECT**
- 25.f Create a green infrastructure dedication standard. **CODE AMENDMENT/PROJECT**
- 25.g Create a pilot study for a watershed-based drainage study. **PROJECT**
- 25.h Develop a monitoring and evaluation program for impervious surface coverage. **PROJECT**
- 25.i Promote and provide incentives for participation in the Soil and Water Conservation Districts' conservation programs for developments on agricultural and conservation lands. **PROGRAM**
- 25.j Establish guidelines for Adopt-a-Corridor Program for flood corridors. DPW Phase 2 **PROJECT**

- 25.k Evaluate ownership and/or maintenance responsibility for flood corridors that serve multiple regional benefits. PROJECT
- 25.l Identify County Parks and Recreation sites for green infrastructure demonstration projects. PROJECT

Section 4: Public Facilities and Services

Organization

- 4.1 Introduction
- 4.2 Protective Services
- 4.3 Solid Waste
- 4.4 Education
- 4.5 Recreation
- 4.6 Community Health and Wellness



4.1: Introduction

Public facilities and services are both essential components of public infrastructure, however, it is important to recognize the distinction in their nature and purpose. Public facilities refer to physical structures or spaces that are provided, staffed, and maintained by the government to serve the needs of Hawai'i Island residents. These facilities are usually open to everyone and offer access to various resources and amenities. The primary function of public facilities is to provide physical infrastructure and spaces that cater to the basic needs, welfare, and quality of life of the community. Public services encompass a wide range of intangible activities and functions provided by the government to meet the needs of the public. These services focus on delivering essential support, assistance, and governance to residents, addressing their diverse needs, and aimed at promoting health, safety, and social wellbeing.

Public facilities are often ideally located in larger towns or centrally situated areas that are near the commercial, industrial, and cultural activities of established communities. Public facilities are funded through the Capital Improvement Program (CIP). Capital improvement projects have the potential to influence where growth occurs, to distribute County services more equitably, and to promote important objectives such as affordable housing.

Most public facilities that service the residents of this County are managed by the State and County. For example, the State operates the public school system, libraries, and public hospitals. The County provides police and fire protection and solid waste disposal. Staffing and service programs provided within these facilities are funded by the County operating budget using real property taxes. Additionally, both the State and County maintain administrative offices on the island to serve the residents' needs.

It is necessary to carefully coordinate the provision of public facilities to use them most effectively and to maximize the effect of the public dollar. It is equally necessary to realize that the type, quality, capacity and location of facilities and services have a significant impact on the community, the people, and the total environment. This section of the General Plan comprises public facilities and services within law enforcement and public safety, sanitation, education, parks and recreation, and community health and wellness.

Table 28: Public Facilities and Services Challenges

General	<ul style="list-style-type: none"> • Funding and financing the development, repair, and maintenance of public facilities is often complicated and can burden communities, developers, and the County. • Deferred maintenance often requires capital improvement interventions. • The island’s geography paired with sprawled population creates challenges and inefficiencies in service coverage and maintenance. • Climate change impacts pose threats to all public facilities and services.
Public Safety	<ul style="list-style-type: none"> • Protective services are often under-funded and over-burdened. • The development, repair, and maintenance of these facilities are largely dependent on other departments priorities, schedules, and resources. • Barriers to access (e.g., gated communities, substandard road infrastructure, etc.) can limit emergency routes and access to services.
Solid Waste	<ul style="list-style-type: none"> • Illegal dumping of solid waste is a continuous issue that poses human and environmental health hazards. • Recoverable materials are lost to the landfill because there is no facility or program for recoverable materials. • Local recycled materials markets are underdeveloped, and access to out-of-state markets is expensive due to Hawai’i’s isolated geography. • Source reduction is challenging due to the current economic model and heavy reliance on imports.
Education	<ul style="list-style-type: none"> • Access to affordable housing options within proximity to educational facilities is limited. • Access to educational facilities is generally vehicle-dependent, and long commute distances contribute to traffic congestion. • Educational facilities are often located along major highways, which makes multimodal safe routes to school difficult to implement. • Planning for school facilities by the State Department of Education is disconnected from County long-range plans and overall growth demand, and short-term solutions can compound mobility issues. • State Land Use Boundary amendments receive conditions for school mitigation, however, are done on a case-by-case basis, which is not continuous or comprehensive. • Siting for educational facilities can become complicated when the community is not engaged and faces unwanted changes. • Charter schools have a difficult time meeting regulations in rural communities.
Recreation	<ul style="list-style-type: none"> • Access to recreational facilities is generally vehicle-dependent, which is a barrier for the non-driving population. • In some rural areas, the lack of convenient public transportation makes it difficult to take advantage of recreational facilities and programs. • Existing parks have failing infrastructure. • Trending population growth areas and the location of established recreational sites are not always in alignment. • The lack of community needs assessments contributes to the gap between community needs and the services provided. • Sewage, industrial waste, and other pollutants have penetrated some swimming, surfing, fishing, and boating areas, reducing the availability and/or quality of these areas for recreation.
Health	<ul style="list-style-type: none"> • The rural nature of the island’s communities exacerbates healthcare challenges, leading to greater healthcare inequity. • Aging health facilities pose a challenge to providers in providing robust healthcare services. • The lack of affordable housing is one of the biggest barriers to recruiting and retaining healthcare professionals. • There is a severe shortage of physicians, nurses, certified nursing assistants, and community health workers. • The rising cost of living and access to healthy lifestyle options are obstacles to health for communities.

Table 29: Public Facilities and Services Opportunities

General	<ul style="list-style-type: none"> • Improve collaboration and coordination across agencies, as well as explore opportunities for public-private partnerships for supplementing resources, funding, and expertise. • Enhance community engagement through programs and initiatives to foster stronger partnerships between County agencies and the community. • Conduct comprehensive risk assessments to identify potential vulnerabilities and areas of improvement. • Leverage multiple sources of funding. • Create special assessment districts for new facilities and services. • Consolidate services for joint-use facilities.
Public Safety	<ul style="list-style-type: none"> • Ensure protective services facilities are maintained to optimize health and resilience. • Upgrade communication systems and infrastructure to ensure seamless and reliable communication among agencies, as well as with the public during emergencies. • Explore opportunities to leverage technology for improved public safety services.
Solid Waste	<ul style="list-style-type: none"> • Adopt ordinances to maximize waste diversion. • County procurement policies can help reduce waste. • Investigate and implement innovative waste management technologies and practices, which may include exploring advancements in waste sorting and processing, waste-to-energy conversion, or the use of renewable materials.
Education	<ul style="list-style-type: none"> • Support a mix of zoning to support the concept of live-work-play near educational facilities. • Effectuate equitable transportation routes to and from educational facilities that serve to connect people with facilities, while reducing traffic. • Educational facilities can serve as digital literacy and equity hubs that enhance community wellbeing. • Seek to acquire public lands to support consistent land uses surrounding educational facilities. • Ensure consistency between long-range plans and overall growth demands.
Recreation	<ul style="list-style-type: none"> • Adoption of green infrastructure best practices can aid in protecting park assets and developing new park assets. • Community volunteer opportunities (e.g., Friends of the Park Program) can support the maintenance of parks and recreation areas. • Implement interpretive signage through collaboration with community groups. • A preventative and deferred maintenance schedule can be adopted as a proactive approach to park and recreation maintenance. • Needs assessments and other methodologies can help to determine park typologies for communities, which may reduce the demand for maintenance.
Health	<ul style="list-style-type: none"> • Increase transportation options or care providers to rural areas for residents to have access to preventative care. • Invest in housing first and permanent supportive housing/social housing • Increase active transportation opportunities for greater accessibility and promote physical activity. • Increase effective education on low-cost and free health services. • Investment in public health isn't limited to healthcare facilities but includes investment in the healthy built environment

Public Facilities and Services Goals

Our communities are safe and protected, and residents have access to quality, integrative health, education, and social services to support a high quality of life for residents of all ages.

Our communities are adequately served by sustainable and efficient public infrastructure and services based on existing and future growth needs, sound design principles, and effective maintenance practices.

Objective 26

Adequately maintain public facilities.

Policies

- 26.1 Maintain an Asset Management Program aimed at utilizing maintenance plans to prolong the life of our facilities as well as reduce whole-life costs.
- 26.2 Maintain the unique features of historic structures, while balancing maintenance and safety needs.
- 26.3 Prioritize the replacement of deficient and inadequate facilities.
- 26.4 Encourage the adoption of innovative materials and methods that improve facility resilience.
- 26.5 The development of County facilities should be designed to fit into the locale with minimal intrusion while providing the desired services. Implement protocols for receiving community input during Capital Improvement Project siting and design.

Priority Actions

- 26.a Create an asset management program. **PROJECT**
- 26.b Continue a facility inspection program. **PROGRAM**

4.2: Protective Services

A comprehensive system of protective services is necessary to ensure safety, wellbeing, and emergency response for residents and visitors of Hawai'i Island. Protective services within the County consist of the Police Department, Fire Department, Emergency Medical Services, Disaster Management, and Detention and Correction agencies. The General Plan recognizes infrastructure concerns and related impacts on the County's protective services, as access and connectivity enable emergency responders to perform their duties at a standard level of service. Supporting our protective services through land use policy is imperative for public health and safety and efficiency of these services.

As the County's law enforcement agency, the Hawai'i Police Department, plays a crucial role in maintaining public safety. They enforce laws, prevent crime, respond to emergencies, and work towards fostering a secure environment for all residents. The County adheres to the State's [guidance](#) for crime and criminal justice. Hawai'i Island is divided into east and west operations bureaus that include investigative and patrol operations. Each of the districts is served by a main police station headed by a Captain. There are five substations (Kea'au, Laupāhoehoe, Hawaiian Ocean View Estates, Mauna Lani, and Captain Cook). Based on population, the islandwide average is about 2.5 officers per 1,000 residents. Police response is primarily mobilized through their vehicles.

Fire and Emergency Medical Services are another essential component of the island's protective services. The Hawai'i Fire Department provides 24-hour firefighting services in cooperation with the Department of Forestry and Wildlife, the National Park Service, the State Airports Division, and Pōhakuloa Training Area Fire. In addition to

fire suppression, the Fire Department provides rescue services, 911 emergency medical response, hazardous materials response, and ocean safety response services. The Fire Department works diligently to prevent and mitigate fires, respond to medical services, conduct search and rescue operations, and provide educational programs to promote fire safety within the community.

Given our geographical location and exposure to natural hazards, disaster management is of utmost importance on Hawai'i Island. The Agency identifies hazards (human-caused, natural, and technological) that pose a threat to the island and prepares the County to respond to and quickly recover from the impact of those hazards should they materialize. The Civil Defense Agency's three primary functions are to prepare the County government, businesses, and residents for disasters, to provide public information and warning, and to coordinate disaster response and recovery. Hawai'i County Civil Defense works closely with other agencies to follow the guidance of federal and state laws, standards, and frameworks.

The State Department of Public Safety operates correctional facilities for the confinement of pretrial inmates and convicted offenders, and intake service centers for the supervision of offenders. An array of rehabilitative programs is available through the correctional facilities and intake service centers. The Hawai'i Intake Service Center, the Hawai'i Community Correctional Center, and its annex are located in Hilo. A minimum-security facility (Kulani Correctional Facility) is located at the end of Kulani Stainback Highway on the lower slopes of Mauna Loa. Police facilities in Hilo and Kealakehe also have holding cells for overnight detention.

Objective 27

Protect the health and wellbeing of residents and visitors.

Policies

Planning/Siting Protective Services Facilities

- 27.1 Police and fire stations should be co-located whenever feasible.
- 27.2 The establishment of a police/fire facility shall consider site size and locations that permit quick and efficient vehicular access.
- 27.3 Strategically plan and locate volunteer fire facilities, which may include co-existing with full-time Fire/EMS stations.
- 27.4 Police headquarters shall be near the geographic center of the service area and near concentrations of commercial and industrial use.
- 27.5 Hardened shelters shall be located within reasonable proximity to population centers.
- 27.6 Lifeguard stations should be located at all County and State beach parks.

Level of Service

- 27.7 Support and expand volunteer fire facilities and capacity.
- 27.8 Adequately support and fund the volunteer fire department and stations.
- 27.9 Maintain a level of service for response time that is consistent with National Fire Protection Association (NFPA) standards.
- 27.10 Ensure Hazardous Material service for both the windward and leeward sides of the island.
- 27.11 All fire stations should provide Emergency Medical Services (EMS).
- 27.12 Stations in rural areas should be based on the population to be served and response time rather than on geographic districts. (Police?)

Preventative Approaches

- 27.13 Accommodate flexibility in design and provisions for alternate water sources for fire protection when adequate public water is not available. [Code]
- 27.14 Incentivize the development of large, dedicated catchment tanks for firefighting access.
- 27.15 The Fire Department shall participate with other related governmental agencies and the involved landowners in the preparation of fire protection and prevention plans.

- 27.16 Crime Prevention through Environmental Design (CPTED) should be incorporated into planning and design.
- 27.17 Business Improvement Districts or other organizational tools, such as partnerships with local businesses, should be used to enhance security and orderliness in downtown areas.
- 27.18 Support bicycle patrol programs in urban areas.
- 27.19 Encourage the further development and expansion of community policing programs, school resource officers, and neighborhood/farm watch programs.
- 27.20 Ensure adequate training and capacity building for emergency response.
- 27.21 Prioritize hazard mitigation projects in the Capital Improvements Program.
- 27.22 County public expenditures within Volcanic Hazard Zones 1&2 should be limited to the restoration or enhancement of natural resources and parklands or expenditures required to serve existing development or necessary for public health and safety. However, other expenditures may be warranted based on a cost-benefit analysis.
- 27.23 Continue to participate in the National Flood Insurance Program (NFIP) Community Rating System (CRS) to the maximum extent possible and shall seek to improve its current CRS Class rating (to the maximum extent feasible to reduce insurance costs).



Crime Prevention Through Environmental Design (CPTED)

Also known as Designing Out Crime and defensible space, these strategies aim to reduce victimization, deter offender decisions that precede criminal acts, and build a sense of community among inhabitants so they can gain territorial control of areas, reduce crime, and minimize fear of crime.

Emergency Facilities and Communication Systems

- 27.24 Ensure emergency warning sirens and communications coverage is adequate for each community.
- 27.25 All emergency response critical facilities and communication systems shall be designed and maintained to be resilient and remain operational during hazard events.
- 27.26 All new emergency facilities shall be designed to minimize and prevent loss.
- 27.27 In collaboration with State agencies, maintain shelter capacity and condition records to ensure that evacuation shelters are adequate for each community.

Public Education Program

- 27.28 Increase public education related to hazard zones, including evacuation routes and procedures for visitor accommodations.
- 27.29 Develop the capacity for hazard preparedness of non-governmental organizations, businesses, and neighborhood groups.
- 27.30 Partner with government, private and nonprofit agencies, and other stakeholders to assess and plan for alternative routes and possible relocation of coastal roads.

Priority Actions**Fire**

- 27.a Support the development of private common access-distribution systems of private catchment water for firefighting purposes in rural catchment communities. FD Phase 2
- 27.b Prioritize budgets for technology improvements for emergency services; including Hazardous Material service, 4x4 vehicles, and other equipment or software to improve emergency response times. FD Phase 2

Police

- 27.c Review County lighting and landscaping ordinances to implement CPTED. PD Phase 1
- 27.d Develop a public safety audit checklist and conduct urban neighborhood and downtown safety walks to identify potential crime spots or unsafe areas. PD Phase 1
- 27.e Conduct a Safe Growth Audit as part of the comprehensive review of General Plan or Community Development Plans. PD Phase 2

Civil Defense

- 27.f Educate the public regarding disaster preparedness and response, especially proper responses for sudden-impact hazards. CD Phase 2
- 27.g Partner with government, private and nonprofit agencies, and the involved landowners to support wildfire control and reclamation.
- 27.h Define and map critical facilities, necessary for community disaster response and recovery that are too important to fail. CD Phase 2
- 27.i Establish, map, and maintain alternative and emergency evacuation routes in each high-risk hazard area. CD Phase 2
- 27.j Monitor and address known hazards along transportation routes.
- 27.k Partner with Hawai'i Emergency Management Agency to regularly review and address warning siren coverage. CD Phase 1
- 27.l Create/improve secondary access roads for those communities with only one means of ingress/egress. DPW Phase 2
- 27.m Install emergency phones along roadways in isolated areas of lower cellular connectivity. DPW Phase 3
- 27.n Support the use of the Best Available Refuge Areas within existing buildings. CD Phase 2
- 27.o Provide technical assistance to communities developing emergency response and evacuation plans.

Programs

- 27.p Maintain and update the public education and communications program regarding disaster preparedness and response, especially proper responses for sudden impact hazards. CD Phase 2
- 27.q Develop and maintain a Post-Disaster Redevelopment Plan which specifies the following:
- i. Roles and responsibilities
 - ii. Procedures for implementing programs for immediate repair, replacement, and cleanup
 - iii. Long-term rebuilding and redevelopment
 - iv. Procedures for the identification of damaged infrastructure and consideration of alternatives to its repair or replacement in the CHHA
 - v. Evaluation of climate impacts. DPW Phase 3
- 27.r Seek funding and support continued scientific research relating to hazards (e.g., research on erosion rates, slumping rates, slope stability studies, sea-level rise rates, tsunami inundation mapping, coastal stream flood mapping, etc.). CD Phase 1
- 27.s Prepare and Implement Wildfire Protection and Prevention Plans. FD Phase 2
- 27.t Develop Community-Specific Hazard Mitigation Plans. FD Phase 2
- 27.u Develop a standard for requiring an emergency response plan. PD or FD? Phase 1
- 27.v Amend HCC, Chapter 25 to require emergency and hazard information to be prominently displayed in all transient accommodations. This information should include information regarding the monthly Civil Defense siren tests, evacuation routes, and directives to reach appropriate services and agencies. PD Phase 1
- Adopt incentives, such as tax deductions, to encourage retrofitting of existing structures for resilience against earthquakes, hurricane, tsunamis, and floods. FD Phase 2

Standards

Table 30: Level of Service Standards

Police	<ul style="list-style-type: none"> • 2.5 police officers per 1,000 resident population in Urban areas
Fire	<ul style="list-style-type: none"> • 1.8 firefighters per 1,000 resident population
Emergency Medical Services	<ul style="list-style-type: none"> • 3.6 paramedics per ambulance • 3.6 EMTs per ambulance
Lifeguards	<ul style="list-style-type: none"> • 4.2 lifeguards per lifeguard tower with 1 supervisory or support position per 5 lifeguards



First response emergency medical service within 8 minutes of concentrated settlement areas (alternative means, such as training police officers or volunteer fire personnel, could be available to provide first response).

4.3: Solid Waste Management

Solid waste management has significant effects on environmental and public health, aesthetic qualities and land valuation, and the general land use characteristics of a community. Managing waste properly is essential for creating sustainable and livable communities. The handling of solid waste on Hawai'i Island has undergone significant changes in the past few decades, and to maintain the environmental health of our island community, it is important to shift from a focus on waste management to a focus on resource management. In 2009, the County developed the [Zero Waste Implementation Plan \(view the 2021 updated Plan\)](#) and since then has implemented various programs aimed at more efficient resource management, including reducing waste, waste diversion, and product reuse. Further technical innovations, optimization of efficiencies in directing the waste stream, and effective waste programs focused on increasing rates of reducing, reusing, and recycling products will advance the County toward meeting its Zero Waste goals.

The County of Hawai'i currently manages the West Hawai'i Sanitary Landfill (WHSL) located southwest of Waikoloa at Pu'uana'hulu in the North Kona District. The WHSL is operated by Waste Management of Hawai'i under a contract with the County. The County Department of Environmental Management (DEM), The WHSL has an estimated lifespan of 100 years with current recycling rates, as determined by the County in 2019. Higher rates of waste reduction, reuse, and recycling

in the community may extend life expectancy beyond 100 years.

The County currently operates a network of recycling and transfer stations that accept household refuse. The County does not provide curbside recycling or garbage pickup. Residents take their solid waste to any one of the transfer stations around the island and in some areas, residents pay private haulers to pick up their refuse from their residences for disposal at the landfill. The County is presently expanding recycling activities at the recycling and transfer stations by creating recycling and reuse centers (RRCs).

Since 2009, the County has expanded its green waste program. The County manages two green waste facilities: the West Hawai'i Organics Facility in Pu'uana'hulu (WHOF) and the East Hawai'i Organics Facility in Hilo (EHOF). The two green waste facilities accept yard trimmings and untreated wood pallets but do not accept food waste. In April 2017, EHOF began processing and distributing enhanced mulch that has been processed through a 60-day "curing" period to kill invasive species. Green waste bins have been added to various recycling and transfer stations.

Scrap metal is often the largest and heaviest material collected at the County's recycling and transfer facilities. Recycling scrap metal will not only conserve limited landfill space but also preserves natural resources by replacing the need for raw materials with recycled scrap metal to produce new metal goods.

Objective 28

Achieve Zero Waste in Hawai'i County by 2045.

Policies

- 28.1 Appropriately designed and cost-effective solid waste transfer station sites shall be located in areas of convenience and easy access to the public.
- 28.2 Implement waste stream technology, such as recycling and upcycling and waste-to-energy to reduce the flow of refuse deposited in landfills.
- 28.3 Proactively pursue funding that will ensure continued progression toward zero-waste goals.
- 28.4 Optimize recoverable material diversion from landfill disposal by increasing percentage rates for diversion through waste reduction, recycling, and reuse.
- 28.5 Encourage and support composting at farms.
- 28.6 Encourage salvage and reuse of building materials and elements when demolition is necessary or appropriate.
- 28.7 Continue to develop and implement a green waste recycling program.
- 28.8 Incentivize opportunities for a circular economy, primarily upcycling and waste reuse by incorporating Resource Recovery Parks.
- 28.9 Ensure that redesign plans for landfill and transfer stations provide adequate space for Resource Recovery (RR) Stations.
- 28.10 Ensure waste and resource recovery facilities and equipment do not harbor, spread, or introduce harmful or invasive species.
- 28.11 Site new solid waste/resource recovery facilities in appropriate areas that serve the needs of population centers but that do not negatively impact the environment or surrounding neighborhood.
- 28.12 Reduce illegal dumping and littering.
- 28.13 Minimize the amount of waste generated by County facilities.

Priority Actions

- 28.a Evaluate and amend the HCC to integrate strategies to maximize landfill diversion and handle materials:
 - i. Source Separation Ordinance
 - ii. Codify prohibition of organic material (green waste) disposal at the landfill
 - iii. Construction & Demolition (C & D) Recycling Ordinance
 - iv. Take-back Ordinances (for items that are difficult to recycle or compost)
 - v. Codify County facility ordinance to require recycling at all County offices, facilities, and base yards.

- vi. Continue the transition to eliminate the sale or use of polystyrene foam (Styrofoam) and single-use plastic food containers and other single-use plastics DEM Phase 1
- 28.b Develop programs to require advance disposal fees for specific products such as new electronics and new vehicles purchased in or shipped to Hawai'i. The fees from this should be used to fund resource management and disposal costs. DEM Phase 2
- 28.c Conduct pilot studies to facilitate waste recovery and increase diversion rates. The following types of pilot programs are recommended:
- 28.d Curbside waste, recycling, and resource pick-up in priority urban areas
- 28.e Partner/coordinate to facilitate the private use of large recycling roll-off bins in rural areas. DEM Phase 2
- 28.f Reevaluate and initiate code changes to the fee structure for solid waste for residential and commercial uses. DEM Phase 1
- 28.g Facilitate UH and/or Forest Service to complete necessary studies on local materials for use in construction. R&D Phase 2
- 28.h Revise enforcement protocols and revise the HCC to empower police officers to fine litterers and illegal dumpsites and junkyard owners. PD Phase 1
- 28.i Implement an education and social marketing program to educate the public and business community about landfill diversion initiatives, preventing and reporting litter and illegal dumping, and other responsible waste management opportunities. DEM Phase 1
- 28.j Develop a county clean-up program for special waste areas, such as junkyards, to ensure the proactive removal of materials that pose environmental and public health hazards. DEM Phase 2
- 28.k Develop and promote take-back programs for appliances and other difficult to dispose of materials. DEM Phase 2
- 28.l Support expansions to the organic material (green waste) recycling program to include drop-off and pick-up locations at all rural transfer stations. DEM Phase 1
- 28.m Adopt EPA's Comprehensive Procurement Guideline program as a model for purchasing products that use materials recovered through recycling. DEM Phase 2

4.4: Education

Access to educational facilities and services plays a pivotal role in fostering community development and ensuring a bright future for the residents of Hawai'i Island. Education provides opportunities for individuals to acquire vital skills and knowledge that are essential for personal growth and economic prosperity. Quality education empowers residents to explore their potential, pursue their passions, and develop the skills necessary for a wide range of careers.

Access to education facilities and services is particularly crucial in rural and remote areas of the island. The island's geography presents challenges for transportation and connectivity, making it difficult for some communities to access educational resources. The availability of schools, community centers, libraries, and other facilities in these areas can help alleviate geographical barriers to accessing quality education. The increasing potential for remote learning (also called distance learning or e-learning) opportunities has also enhanced access to education. This opens doors to new opportunities, helps bridge socioeconomic gaps, and ensures a more equitable distribution of resources across the island.

One significant component of education on Hawai'i Island is the emphasis on preserving and promoting indigenous knowledge and traditions. Native Hawaiian cultural practices and values are deeply rooted in the land. Education facilities and services provide a key pathway that allows ancestral wisdom, language, and customs to be passed down to younger generations, ensuring the continuity of Native Hawaiian heritage.

Education facilities also serve as community hubs, fostering social interaction, and promoting unity among the diverse

populations of Hawai'i Island. Schools often host cultural events, extracurricular activities, and community gatherings, creating spaces where people can come together, share experiences, and build relationships. These connections strengthen the fabric of the community, creating a sense of belonging and promoting social cohesion. Education facilities and services contribute to the overall wellbeing of the island's communities. They not only focus on academic learning but also address various aspects of personal development, including physical health, mental wellness, and social skills. Access to comprehensive educational resources helps individuals develop resilience, critical thinking abilities, and a sense of civic responsibility, enabling them to navigate challenges and actively participate in the betterment of their communities.

Although educational facilities in Hawai'i County are generally under the jurisdiction of either the State or private entities, the County has a responsibility toward ensuring the optimal performance of educational facilities as they relate to the overall wellbeing of our communities. Education services consist of Hawai'i Island's schools, public libraries, and post-secondary facilities (community college and University of Hawai'i facilities). Hawai'i County adheres to the State guidance of [HRS 226-107](#) for quality education. Ensuring the optimal performance of educational facilities means that the County can strategically plan for the interrelationships between people, the physical and digital environments, facilities, and infrastructure.

In 1999, the State Legislature of Hawai'i passed Act 62, or "The New Century Charter Schools" law. Charter schools receive public

funds but are excluded from many State laws and department rules and regulations, which affords them more autonomy and greater flexibility in decision-making. Charter schools must still meet all applicable federal, State, and County requirements and are not exempt from collective bargaining, discriminatory practice laws, health and safety laws and standards, and the implementation of the Hawai'i content and performance standards.

As of August 2022, Hawai'i Island has 14 Public Charter Schools with a total enrollment of 4,310 students. The charter schools range in size from 46 students at Ke Ana La'ahana PCS to 711 students at Hawai'i Academy of Arts and Science PCS. Each charter school is responsible for selecting its sites. If a public school has space available, a charter school may seek to enter into an arrangement with the Department of Education for the use of a portion of the school's facilities. School complexes with limited enrollment have not always been able to maximize educational opportunities in comparison with the ability of larger facilities to provide a wider scope of educational opportunities. Some older schools lack adequate parking facilities and sufficient area for expansion, and some have infrastructure and traffic problems.

The State Department of Education enrollment records for the 2022 to 2023 school year included 41 public schools on Hawai'i Island with a total enrollment of 22,945 students from kindergarten through 12th grade. The previous school year had a total enrollment of 23,113 students. There are 14 licensed private regular education schools, and the 2020-2021 Hawai'i Association of Independent Schools Private School Enrollment Report includes a total of 3,287 students from early childhood education through the 12th grade.

Regarding post-secondary facilities on island, the University of Hawai'i at Hilo (UHH) provides higher educational opportunities within the University of Hawai'i (UH) system through its variety of high-quality certificate, baccalaureate, master's, and doctoral degree programs. UHH is designed through a "spine" concept that organizes all campus structures along a main pedestrian accessway and assures that future development would continue in relation to the various existing structures. UHH continues to lack sufficient student and faculty housing options.

Hawai'i Community College provides access to higher education, and workforce training through on-site programs and distance education technologies. Hawai'i Community College offers an extensive program of certificate and associate degree programs in technical fields as well as the first two years of a baccalaureate degree. The college also offers extensive options for short-term training programs throughout Hawai'i Island.

Pāalamanui is the West Hawai'i campus of Hawai'i Community College and opened for students in August 2015. Pāalamanui offers associate degree and certificate programs, while also serving as a University of Hawai'i Center that delivers more than 60 certificates, bachelor's degrees, and graduate degrees from campuses across the UH system. Located in North Kona, Pāalamanui is about five miles from the Natural Energy Laboratory of Hawai'i Authority (NELHA), which may accommodate synergistic and innovative opportunities as both UH and NELHA are under the State's authority. Overall, Pāalamanui's presence in West Hawai'i increases educational opportunities for Hawai'i Island's residents. A recent serendipitous increase in the number of

technology professionals and executives along the Kona-Kohala coast presents opportunities for innovative pursuits by our residents.

The Hawai'i Library District is comprised of 12 libraries. Library size is described by the collection size or number of volumes (books, periodicals, etc.) and ranges from 206,770 volumes in Hilo to 9,627 volumes at

Na'alehu. Library facilities will require continual improvements.

The General Plan's educational policies relate to the provision of facilities rather than programs, which are the province of the State. Nonetheless, it is recognized that the facilities and programs are indispensable tools to advance total educational service.

Objective 29

Each community has access to a wide range of educational opportunities.

Policies

Planning and siting facilities

- 29.1 Ensure educational facilities meet the needs of Hawai'i County.
- 29.2 In proposed communities, sufficient acreage, as determined by the Board of Education enrollment guidelines, shall be reserved for school facilities.
- 29.3 Sites shall be free from flooding and drainage problems, and excessive slope and shall incorporate appropriate street and driveway design and location to minimize traffic interference, pedestrian hazard, and enable safe and easy access for vehicles, bicycles, and pedestrians.
- 29.4 Continuous joint pre-planning of educational facilities shall be coordinated with the County, Department of Education, and the University of Hawai'i to ensure compatibility with public services, supporting infrastructure, and equitable mobility access so that facilities are community-centered, designed for multiple uses, and serve as anchor institutions in the community.
- 29.5 School facilities, such as playgrounds and gyms, should be combined with county parks to allow for afterschool use by the community for recreational, cultural, and other compatible uses.
- 29.6 The Hawai'i State Library System should co-locate public library facilities in public school libraries where a separate public library may not be feasible, promoting intentional proximity to other community facilities and assets that contribute to a high quality of life.
- 29.7 School buildings should be designed, or at times retrofitted, to serve as emergency shelters.
- 29.8 The County should facilitate the use of libraries to disseminate public information and engage civic participation.
- 29.9 Advocate to the State and private agencies to use educational facilities to offer place-based and distance education opportunities to adults.
- 29.10 Educational programs should be developed to provide opportunities in diversified industries and develop practices in sustainability and resiliency.
- 29.11 Encourage the State to provide student, faculty, and staff housing around University of Hawai'i sites.
- 29.12 Support the continued expansion of the University of Hawai'i at Hilo, Hawai'i Community College, and Pālanui campuses, as well as encourage continuing education programs throughout the community.

- 29.13 Support and encourage the strengthening of the University of Hawai'i at Hilo through the transfer of appropriate colleges and departments from the University of Hawai'i at Mānoa to the University of Hawai'i at Hilo.
- 29.14 Encourage and support the active implementation of State and University of Hawai'i plans for post-secondary educational facilities, including the "Research and Technology Park," on Hawai'i Island.
- 29.15 Encourage the expansion of digital access and equity through the resilient buildout of broadband infrastructure and facilities.

Safe Routes to School

- 29.16 Prioritize active transportation through the development of sidewalks, pedestrian walkways, and bike paths to and from educational facilities to increase walkability and pedestrian safety.
- 29.17 Require new developments in the vicinity of schools to provide safe pedestrian facilities and additional school zone signage.

Priority Actions

- 29.a Implement a Safe Routes to School (SR2S) program for all schools. DPW Phase 2 **PROGRAM**
- 29.b Ensure County makes necessary improvements to co-located facilities, such as gymnasiums, parks, and playgrounds. P&R Phase 2 **PROGRAM**

4.5: Recreation

Parks and recreation areas hold significant value within the General Plan. These areas serve as essential assets to our island, as they not only beautify communities but play a central role in overall wellbeing and quality of life. Access to these spaces for recreational and cultural purposes is vital to Hawai'i Island residents. Education and stewardship are integral to maintaining safe access to parks and recreation areas. The General Plan aims to provide the proper planning and policy direction to help ensure the sustainable development and maintenance of the County's parks and recreation sites, as well as safe and equitable access to these areas.

Well-sited and planned recreational sites are often communal spaces where people can come together for events, festivals, and social gatherings. They foster a sense of community by providing a venue for residents to connect, contributing to the social fabric of our island's communities and enhancing community cohesion. Parks and recreation also support the natural, historic, and cultural character of our unique communities. Hawai'i Island's parks and recreation areas often encompass diverse ecosystems, natural landmarks, and culturally significant sites. Proper planning helps protect and preserve these natural and cultural resources for generations to come. With the implementation of sustainable management practices, conservation efforts, and educational programs, these areas can serve as living classrooms that promote environmental stewardship and cultural appreciation.

Parks and recreation areas play a key role in climate resilience efforts and overall environmental sustainability. They may provide green spaces that help mitigate the urban heat island effect in our urban growth areas, improve air quality, and support

biodiversity by providing habitats for native plant and animal species. Responsible planning can incorporate sustainable design features, such as energy-efficient infrastructure, water conservation measures, and the use of native plants, to minimize the ecological footprint of these areas. It is worth noting that well-designed parks and recreation areas may have positive economic impacts on the surrounding communities. They often attract visitors, stimulate local businesses, and generate revenue through various mechanisms. Strategic planning of parks and recreation areas can help ensure that economic potential is balanced with the community's needs and environmental stewardship.

Community engagement is critical to the planning of parks and recreation sites to effectively serve community needs and priorities. These areas and facilities should be accessible to all accommodating groups with disabilities or other special needs. Recreation sites should be complementary to surrounding land uses, such as schools and senior centers, to support an ecosystem of services that maximize the area's potential to promote interactivity between community members of all ages. Additional considerations should be made for the hardening of recreational facilities to shelter people during emergency events. The General Plan aims to address disparities and promote equal opportunities for all residents to enjoy the benefits of these spaces.

To uphold the public interest, convenience, health, welfare, and safety, HCC, Section 8-6(a) calls for a minimum of five acres of land for park purposes for each one thousand persons in every district. Housing developers should not bear a disproportionate burden, or be forced to contribute more than their fair

share, as inequitable requirements could deter needed housing development. Park dedication and development must also be met with the appropriate departmental capacity to maintain and improve recreational sites to not overburden the County and underserve our communities. It is valuable to integrate park dedication with maintenance and improvements and consider the maintenance demand and typology of parks being dedicated.

Parks and Recreational Areas in Hawai ' i County

National Parks	5
State Parks	14
County Parks	146
Public Cemeteries	13

Objective 30

Park facilities are located within a 10-minute walk in urban areas and a 10-minute drive in rural communities.

Policies

Parks and Recreation Funding

- 30.1 Diversify funding sources for recreational facilities.
- 30.2 State and County Capital Improvement Programs should continue to be coordinated to reflect recreational priorities.
- 30.3 Equitably allocate park dedications and in-lieu fees among the districts relative to the population.

Interagency Collaboration and Public Engagement

- 30.4 Continue to improve parks and recreation outreach efforts to ensure program and facility information is adequately available, promoted online through accessible websites and other mediums, and kept up to date to facilitate maximum community participation.

Recreation Facilities Siting and Planning

- 30.5 Recreational facilities shall reflect the natural, historic, and cultural character of the area.
- 30.6 Equitably allocate facility-based parks among the districts relative to population, with public input to determine the locations and types of facilities.
- 30.7 Existing and new parks should be designed with features that accommodate and encourage meaningful levels of physical activity according to the level of service criteria.
- 30.8 Recreational facilities shall be assessed for dual use as emergency shelters and hardened as needed.
- 30.9 Establish, in cooperation with the State Department of Education, joint use of schoolyards, County parks, and other public facilities for community use for recreational, cultural, and other compatible uses.
- 30.10 Recreational facilities should be planned and located where they will best facilitate and support active-living communities.
- 30.11 Recreational sites should be planned and located within a 10-minute walk from residences in population centers, and serve with a minimum of five acres of land for park purposes per 1,000 resident population in non-population centers of Hawai'i Island.
- 30.12 Facilitate and prioritize the co-location of schools, parks, and senior centers to promote interactivity between community members of all ages.

Recreational Facilities Maintenance and Improvement

- 30.13 Public lands with unique recreational and natural resources shall be maintained for public use.

- 30.14 Maintain and/or improve park facilities and programs based on community needs assessments to ensure County services are meeting the social, recreational, and activity needs of our communities.
- 30.15 Implement a proactive maintenance program to ensure that park facilities and trails are safely maintained for optimum usage.
- 30.16 Prioritize maintenance and necessary improvements at existing park facilities over developing new park facilities within each district (this does not preclude accepting lands for future park development or acquiring properties for the intent of preserving open space, scenic areas, natural hazard areas, or cultural/historic areas from development).
- 30.17 Combine recreation facility improvement projects with other needed facility improvements (e.g., ADA improvements with facility hardening, etc.)

Recreational Services

- 30.18 Provide facilities and a broad recreational program for all age groups, with special considerations for the handicapped, the elderly, and young children.
- 30.19 Prioritize park acquisition and improvements that involve under-represented open recreation and healthy living activities (outside the scope of organized sports), such as:
- a) Walking and biking trails
 - b) Skate/roller blade parks
 - c) Dog-friendly parks
 - d) Parks that offer camping opportunities
 - e) Botanical and community garden parks, pocket and art parks
 - f) Equestrian/rodeo arenas
 - g) Archery and shooting ranges
 - h) ATV and motorized recreation areas
 - i) Other types of active and passive recreation that enhance the quality of life for visitors and residents
- 30.20 Support and enhance recreational facilities by developing additional recreational offerings in underutilized areas of County properties, such as the Pana'ewa Recreation Complex.
- 30.21 Continue to improve parks and recreation outreach efforts to ensure program and facility information is adequately available, promoted online through accessible websites and other mediums, and kept up to date to facilitate maximum community participation.
- 30.22 Private and public cemeteries shall be compatible with surrounding land uses and provided with adequate access and drainage systems.

Priority Actions

Parks and Recreation Funding

- 30.a Develop and adopt an Impact Fees Ordinance.

- 30.b Provide funding for planning and acquisition, if necessary, of key corridor segments after corridor-zone plans are adopted.
- 30.c Revise the park dedication code requiring subdivisions to provide land area for park and recreational use or contribute to a maintenance fund in lieu thereof.

Interagency Collaboration and Public Engagement

- 30.d Partner with government, private and nonprofit agencies, and other stakeholders to increase funding sources for park, recreation, and trail development and maintenance.
- 30.e Partner with government, private and nonprofit agencies, and other stakeholders to initiate joint agreements for funding, management, and maintenance for recreation, shared use spaces, hardened shelters, and public access priorities.
- 30.f Support the U.S. Department of Interior, National Park Service's expansion plans for the Hawai'i Volcanoes, Pu'ukoholā National Historic Park, Pu'uhonua O Hōnaunau National Historic Parks, Ala Kahakai National Historic Trail, and Kaloko-Honokōhau National Historic Park.
- 30.g Update the County of Hawai'i Recreation Plan to reflect newly identified recreational priorities.
- 30.h Encourage the adoption of State programs for State lands consistent with the General Plan.
- 30.i Develop a recreation information dissemination system for the public's use.
- 30.j Develop best management practices for the development and maintenance of golf courses in collaboration with government, private and nonprofit agencies, and other stakeholders.
- 30.k Develop local citizen leadership and participation in recreation planning, maintenance, and programming.
- 30.l Maintain an on-going program of identification, designation, and acquisition of areas with existing or potential recreational resources, such as land with sandy beaches and other prime areas for shoreline recreation in collaboration with government, private and nonprofit agencies, and other stakeholders.
- 30.m Advocate to the State to improve the Wailoa State Park complex in the center of Hilo.
- 30.n Perform a review and audit of the inventory resulting from the subdivision requirements within HCC, Section 23-26 (Reservation for parks, playgrounds, and public building sites). [Code]
- 30.o Amend HCC, Section 23-26 to ensure that land area is not only set aside for recreational or public use but that there are funds or a funding mechanism to develop the land for its intended purpose. [Code]
- 30.p Enter into partnership agreements with the State and private groups (e.g., Friends of the Park) to make improvements and assist in the maintenance of essential but poorly maintained urban parks such as Wailoa State Park.
- 30.q Expand and map Friends of the Park programs to manage and improve County parks and facilities.

Recreational Facilities Siting and Planning

- 30.r Identify shoreline areas suitable for coastal access points, including boat launches and small boat harbors.
- 30.s Develop and implement a cemeteries master plan for the siting of future cemeteries.
- 30.t Analyze under-represented open recreation and healthy living activities to be included in Park Standards.

Recreational Facilities Maintenance and Improvement

- 30.u Implement interpretive signage through collaboration with community groups at appropriate locations.
- 30.v Conduct Park facilities condition assessments and keep the County of Hawai'i Recreation Plan updated to reflect newly identified recreational priorities. The updated Recreation Plan should develop a strategic management plan for upgrading facilities and establish a level of service standards for parks.
- 30.w Plan, manage, and maintain parks to ensure that the quality of recreation areas does not diminish with heavy usage.
- 30.x Develop facilities and safe pathway systems for walking, jogging, and biking activities.
- 30.y Amend the HCC to better address park and recreation issues in the following ways: Note: Edit to reflect future code updates.
 - i. Amend subdivision code (Ch. 23) to be consistent with Dedication of Land code (Ch. 8) in providing land area for park and recreational use or pay a fee in lieu thereof.
 - ii. Develop and adopt an Impact Fees Ordinance
 - iii. Amend Dedication of Land code (Ch. 8) to include "net useable acreage." [Code]

Recreational Services

- 30.z Develop a center/complex for major cultural, educational, and recreational activities in underserved population centers, such as Kona. Note: Confirm that this is adequate.
- 30.aa Develop facilities and safe pathway systems for multimodal use such as walking, jogging, and biking activities.
- 30.bb Develop walking paths around existing ballparks and other park grounds, as feasible. These walking paths should be level footpaths that meet accessibility requirements whenever possible.
- 30.cc Expand active open recreational opportunities at the Pana'ewa Rainforest Zoo and Equestrian Center properties such as bike/walking trails, horse trails, dog-friendly trails, and other outdoor recreation that would complement the Pana'ewa complex.

Park Standards

Table 31: Regional Parks

Park Description	Major recreation area serving several districts and providing indoor and outdoor activities. A major center for spectator sports and cultural activities. May include features of historic, geological, and horticultural interests.
Approximate Size	50 acres
Service Area Population	Vicinity of major populated areas. 5 acres/1,000 persons per HCC, Chapter 8
Facilities Include	Multi-purpose building, auditorium, gymnasium, swimming pool, adequate parking areas, and facilities for spectator sports: football, baseball, softball, track field, tennis, basketball, and volleyball.

Table 32: District Parks

Park Description	Offer diversified types of recreational activities to an entire district that include indoor and outdoor sports.
Approximate Size	10 to 30 acres
Service Area Population	Within a district consisting of several populated communities.
Facilities Include	Gymnasium with office, storage, restrooms, and showers; a center for community and recreational programs; swimming pool (if justifiable); play area and equipment for young children; courts for basketball, tennis, and volleyball; ball fields for soccer, baseball, softball, and football; night lights; and an adequate parking area.

Table 33: Community Parks

Park Description	Community recreation area serving surrounding urban areas, and entire community in rural areas. Provides active and passive activities.
Approximate Size	4 to 8 acres
Service Area Population	Within the center of the community or several neighborhoods
Facilities Include	Multi-purpose building; gymnasium (where not serviceable from a district park); courts for basketball, volleyball, and tennis; ballfields for softball/baseball, soccer, and football; play area and equipment for young children; walking and jogging paths; picnic and passive area; night lights and an adequate parking area.

Table 34: Neighborhood Parks

Park Description	Provide open space in urbanizing areas for the general aesthetic enjoyment of the outdoors, play areas for young children, and a social gathering place for the neighborhood.
Approximate Size	Up to 4 acres
Service Area Population	Within the center of the neighborhood and preferably adjacent to a school.
Facilities Include	Restrooms; drinking water; walking and jogging paths (bike and skating paths); courts for basketball, volleyball, and tennis; ballfields for tetherball, baseball/softball, and soccer; play area and equipment for young children; and an adequate parking area.

Table 35: Community Centers

Park Description	Major center for spectator sports, and cultural and social activities.
Approximate Size	Size depends on the facilities proposed and accessory uses.
Service Area Population	Varies
Facilities Include	Multipurpose building; auditorium; gymnasium; facilities for spectator sports; swimming facility; and an adequate parking area.

Table 36: Resource-Based Parks

Park Description	Centered around a major natural asset, such as a sandy beach, a prime forest, or a volcanic feature, and includes historic sites whenever feasible.
Approximate Size	Varies. Every section of the island should be adequately served.
Service Area Population	Designed to accommodate users from throughout the County.
Facilities Include	Beach parks should include restrooms with showers; picnic facilities; a defined tent camping area when allowed; drinking water; adequate parking; pavilions of various sizes; and lifeguard facilities. Trails and unimproved roads; designated hunting and fishing areas; designated conservation areas for nature study and other passive activities; and wilderness campsites.

4.6: Community Health and Wellness

The interconnectedness of community health and wellbeing and the environment has become increasingly apparent. The vision for Hawai'i Island prioritizes the health and resilience of communities through enhancing the natural, built, and social environments while adapting to the impacts of climate change. Recognizing the vital role of public health in shaping the future of our island, the General Plan aims to integrate policies and actions that promote health and wellbeing in its various elements.

There are a host of conditions that influence the ability to lead a healthy life. Communities thrive when they have reliable access to essential resources such as quality and affordable housing, healthy foods, recreational areas, spaces for religious and cultural practices, medical care, living-wage jobs, safe neighborhoods, and educational opportunities. The land use policies established in the General Plan play a crucial role in shaping public health. Policies that prioritize mixed-use development, encourage the creation of parks and open spaces, and support the availability of affordable and attainable housing contribute to healthier communities. By promoting walkability, accessibility to services, and a sense of community, land use policies can enhance physical and mental wellness.

Land use policies can also impact access to healthy food options. Encouraging the establishment of farmers' markets, community gardens, and a range of agricultural activities can promote local food production and improve access to fresh and nutritious food. Additionally, in underserved areas of the island, policies that promote the development of grocery stores and food co-ops can help address the challenge of food deserts and support community health.

Infrastructure planning is critical for promoting active transportation options, such as walking, cycling, and public transit. Designing communities with pedestrian-oriented sidewalks, bike lanes, and trails encourages physical activity while reducing reliance on automobiles. Accessible and well-connected transportation networks contribute to improved community health by facilitating regular physical activity and reducing traffic congestion and air pollution. The provision of parks, green spaces, and recreational facilities are also critical infrastructure for community health and wellness. These spaces provide opportunities for physical activity, social interaction, and relaxation, contributing to overall health outcomes for residents of all ages.

Affordable and safe housing is another fundamental aspect of community health. The General Plan addresses housing affordability and availability by promoting diverse housing options and mixed-income neighborhoods. The Plan also incorporates environmental sustainability measures that promote community health. By advocating for renewable energy generation, green building practices, and climate resilience strategies, the General Plan can guide the mitigation of environmental risk and improve overall environmental quality. This further enhances public health outcomes and reduces vulnerability to climate-related hazards.

Although the planning of most health programs and facilities is the direct administrative responsibility of the State, the County is responsible for the general welfare of the island's communities and must continue to make every effort to support their ability to live healthily. The General Plan recognizes that advancing health equity across the island requires a concerted effort

across sectors and agency accountability. The Plan supports the provision of accessible healthcare services and facilities. Planning for healthcare infrastructure, including hospitals, clinics, and community health centers, ensures that residents have adequate access

to medical care and preventative services. Coordinating with healthcare providers and organizations can help integrate health considerations into land use decisions and strengthen overall community health. This element of the Plan.

Objective 31

Each community has access to healthcare facilities, programs, or community-based care.

Policies

- 31.1 Ensure regular health service assessments identify and address the unique needs of the medically underserved population, especially in rural areas.
- 31.2 Partner with government, private and nonprofit agencies, and other stakeholders to ensure equitable access to healthcare services.
- 31.3 Ensure healthy communities through aligned land use and infrastructure policies.
- 31.4 Active living considerations should be integrated into the design of communities.
- 31.5 Advocate to the State to continue the operation of the rural hospitals.
- 31.6 Support the establishment of centrally located, 24-hour, full-service medical facilities, with trauma care, to service rural areas.
- 31.7 Hospitals should be on sites capable of handling moderate expansion of facilities. Quiet surroundings, convenient and adequate access, and compatibility with adjoining uses shall be required.
- 31.8 Hospitals shall be served by a public sewerage system or have self-contained sewerage systems.
- 31.9 Ensure that hospitals are sufficiently hardened to remain in effective use through natural disasters.

- 31.10 Establish a comprehensive network of health and wellness services.
- 31.11 Integrate community health concerns in community planning.
- 31.12 Advocate for programs serving the elderly, disabled, and homeless persons.
- 31.13 Improve coordination and integration of services.
- 31.14 Support the establishment of home and community-based services (HCBS) that operate consistent with community character.
- 31.15 Increase opportunities and support for home-based care for aging in place.

Priority Actions

- 31.a Establish an Aging and Disability Resource Center in Kailua-Kona. (Office of Aging) Phase 2 **PROJECT**
- 31.b Develop a medical center TOD master plan and rezone it as a Regional Center TOD. **PROJECT**
- 31.c Develop public showers and restroom facilities in strategic locations to serve the homeless and meet public sanitation needs. OHCD Phase 2 **PROJECT**
- 31.d Collaborate with government, private and nonprofit agencies, and other stakeholders to establish a One-Stop Community Resource Center to serve as a point of community access for information and referral for health, education, and social services. OHCD Phase 2 **INTERAGENCY COORDINATION**
- 31.e Expand the use of mobile health centers and services (health,

screening, vision, dental, etc.) to rotate through the rural communities regularly. OHCD Phase 2 **INTERAGENCY COORDINATION**

- 31.f Partner with government, private and nonprofit agencies, and other stakeholders to develop a consolidated services facility plan for the victim and offender treatment, counseling, and other rehabilitation services (and other social services) in major urban centers (Hilo, Kailua-Kona, Waimea). Prosecutors Phase 2 **INTERAGENCY COORDINATION**
- 31.g Support the distribution of telehealth support services, particularly to unserved and underserved communities. (Office of Aging) Phase 2 **INTERAGENCY COORDINATION**
- 31.h Amend county zoning and building codes as necessary to accommodate home and community-based care elderly care. PD Phase 1 **CODE AMENDMENT**
- 31.i Amend the HCC to include land uses for substance abuse and/or medical rehabilitative facilities and determine appropriate criteria for siting in communities. PD Phase 1 **CODE AMENDMENT**
- 31.j Amend the HCC to designate a lead agency for coordinating and responding to outbreaks of life-threatening, highly communicable diseases pursuant to the Department of Health direction. CD Phase 1 **CODE AMENDMENT**

Section 5: Housing for All

Organization

Introduction

Challenges

Opportunities

Goal

Objectives

Policies

Actions

Affordable Housing

Character Guidelines



Introduction

Population and housing are inseparable in planning for both the growth and renewal of our towns and villages in the years ahead. Transportation systems, allowing vehicular connections between housing and multiple urban areas, are also inextricably linked. All housing requires transportation access, albeit in more flexible, subjective, and individual ways among households.

The geography of our housing is expansive: 90,500 housing units for just over 200,000 residents, spread throughout a vast, 200-mile length of a low-density population settlement band that nearly encircles Hawai'i Island. The planning and guiding of both the densities and directions of expected population and housing growth are especially important due to the exposure to multiple natural hazards, their unique types and probabilities within the state, and the requirement for local government to deliver a physical span of diverse emergency and protective services that is unequalled within this state.

Diversity and Expansion of Housing Availability

The supply and mix of types of additional, modified, and replaced housing units needed in the planning period is a function of population growth, where that growth occurs, and the characteristics of the persons who make up that growth. A growth pattern of disparate suburban and rural neighborhoods will result in a different type and size range of dwellings and accessory structures than would result from a pattern of centralized, higher-density urban infill, supported by nearby, accessible public and private services and facilities.

Amount

With an estimated population increase from 202,263 (2018) to approximately 273,232



Missing Middle Housing

The housing market offers little variety of housing types. These include a range of house-scale buildings with multiple units, compatible in scale and form with detached single-family homes, located in a walkable neighborhood. These may offer a more affordable option for many residents. Some types include:

- Duplex
- Townhouse
- Courtyard building
- Live-work building

The American Planning Association suggested the following practical zoning shifts to support adding missing middle housing:

- Reduce minimum lot size.
- Allow more housing types and reduce minimum structure size.
- Reduce parking minimums.
- Allow missing middle housing everywhere (if possible).

(2045), a 35 percent increase, there will be a demand for an additional 17,000 resident housing units over the next 25 years.

Demographic trends

Planning for the design, sizing, and locations of the future housing supply should consider demographic trends, in that 44 percent of the population will be over age 65 by 2045. There is an increased need to accommodate seniors with mobility limitations where support services are reasonably convenient without the necessity of a household automobile. Further, statistics reveal that almost one out of every ten households are crowded, and many are multi-generational, which indicates a need for small dwelling units for young

adults or ohana units for retired parents and/or grandparents.

Managing Existing Housing Inventory

Housing in Hawai'i County has predominantly been characterized by single-family residential units, noting 18,449 acres are used for single-family residential, compared to only 3,403 acres for multi-family residential. Housing demand has outpaced housing development on Hawai'i Island for decades, which could be addressed, in part, through the intentional use of single-family residential developments. In reality, the County's single-family residential dwellings are often occupied by multiple generations at one time, which is a natural response to the low housing supply and high demand. Rehabilitation, renewal, or redevelopment will be required in many of the older single-family residential neighborhoods.

Preserving and Creating Affordable Housing

One of the most significant concerns regarding housing within the County is the lack of affordability and the resulting homelessness that can occur. Our existing affordable housing stock includes public housing that is managed by the Hawai'i Public Housing Authority and consists of 84 projects containing 5,997 housing units. Also included are the subsidized or income-restricted housing programs managed by the County, averaging 2,055 households. Further, affordable housing includes those affordable at market rate.

The federal Department of Housing and Urban Development (HUD) housing guidelines suggest that households should devote no more than 30 percent of their income to pay monthly housing expenses; otherwise, a

Production Shortfall

Census Bureau statistics and recent housing studies conducted for State and County housing agencies show that the number of housing units constructed annually in Hawai'i County has not kept pace with the growth of the resident population, and therefore with its housing needs. As of 2020, there was a shortfall of approximately 5,534 housing units for those who were doubled up, hidden homeless, and other forms of pent-up demand. Recent forecasts estimate we need an average of 900 new housing units per year to accommodate past and future growth through 2045.

household is considered "shelter burdened" and may have difficulty affording necessities such as food, clothing, transportation, and medical care. Households spending more than 50 percent of their income on housing are considered severely shelter burdened. In 2020, 39 percent of owner households with a mortgage and 43 percent of all renter households were paying more than 30 percent of their income for housing, compared with a national average of 30 percent. The State of Hawai'i is continuously ranked in the top three highest of shelter burdened, nationally.

A more accurate gauge of affordability also looks at transportation costs. The Center for Neighborhood Technology provides a housing

and transportation affordability index (H+T), which sets a benchmark of no more than 45 percent of household income. Hawai'i County housing costs average 41 percent of a household budget while transportation costs are at 28 percent for a total H+T of 69 percent.

The 2019 Hawai'i Housing Study shows that median sales and rental prices of housing in the County have substantially exceeded levels affordable to families earning median incomes, according to affordability ratios established by HUD. As a result, a large percentage of residents earning median or below-median incomes are unable to either obtain the amount of mortgage financing necessary to purchase a housing unit or afford the rental payments for newly constructed rental housing.

Public discussions at the State and County levels, regarding the high cost of housing, commonly assert unnecessary time and expense to obtain land use and permit approvals as driving up housing costs. High land costs are also cited as a major cost component responsible for the failure of

private developers or public agencies to deliver new affordable housing units.

Investing in Homelessness Response



In 2022, the County Council approved Bill 111. The Bill allocates no less than 75 percent of the property tax collected each year from Tier 2 residential properties. These properties are second luxury homes with a value of \$2 million or more. The ordinance, as approved, took effect on July 1, 2022, and will be in place until June 30, 2027. It is estimated the program will generate about \$9 million in the first fiscal year. Each year of the program, these funds are to be used exclusively for county-sponsored programs to address housing and homelessness.

Table 37: Housing Challenges

- Low infrastructure and services capacity in urban growth areas deters new development and limits rehabilitation or expansion of existing development due to high cost.
 - Local communities rarely support new housing and homeless solutions in their immediate and nearby neighborhoods (NIMBY).
 - Land and material costs, land use, building code, and permit requirements do not encourage the private housing market to invest adequately in low- and middle-income housing options.
 - Building code changes are not evaluated for their impact on housing cost and availability, and the embodied carbon impact of required materials.
 - Homeownership for investment purposes reduces available stock for local ownership and rental opportunities.
 - Due to a lack of proximate and affordable housing options, many residents who are employed within large resort areas endure long commutes, which contributes to increased greenhouse gas emissions, vehicle counts, and roadway congestion.
-

Table 38: Housing Opportunities

- Remove barriers to reduce cost for new construction and rehabilitation of the current housing through changes to tax, zoning, and building standard requirements.
 - Encourage mixed housing types within all communities to fill gaps in missing middle housing and particularly in urban centers near mixed-use and transit centers.
 - Create subsidies like LIHTC for the missing middle of affordable housing (80%-140% AMI)
 - Collaborate with private and non-profit organizations to increase affordable housing including workforce housing.
 - Embrace universal design principles for new construction and rehabilitation projects.
 - Explore creative financing solutions to meet housing and infrastructure demands.
 - Encourage the adaptive reuse of underutilized commercial spaces.
 - Encourage resort communities to include on-site workforce housing options.
-

Housing Goal

Residents have access to adequate and affordable housing to meet the needs of the population and provide equitable opportunities for household flexibility and mobility.

Objective 32 (Diversify and Expand Housing)

Increase the number and variety of newly constructed housing units for rent and sale that addresses a range of Area Median Income (AMI).

Policies

- 32.1 County departments shall collaborate to identify and prioritize infrastructure requirements and public-private partnerships that support the desired density of housing types near mixed-use centers and transit centers in urban areas.
- 32.2 Incentivize a mix of diverse housing types, including missing middle housing and mixed-income communities.
- 32.3 Prioritize new housing including the missing middle in or near mixed-use developments, urban growth areas with infrastructure, and near existing and proposed transit centers.
- 32.4 Support experimental housing, energy efficiency, and compact housing communities in accordance with HRS 46-15.
- 32.5 Incentivize the use of universal design principles in new construction to create physically accessible housing for children, the aging, and those with mobility limitations.
- 32.6 Vacant lands in the urban growth boundary (UGB) should be prioritized for residential uses before additional agricultural lands outside the UGB are converted into urban uses.
- 32.7 Incentivize smaller housing options.

Priority Actions

- 32.a Establish interdepartmental procedures to collaboratively define and prioritize infrastructure requirements to support housing in or near mixed-use and transit centers in urban areas. [OHCD, DPW, DP, DWS, DEM, P&R – Phase 1]
- 32.b Conduct and/or update (minimum of every 5 years) a housing inventory data analysis and scenario modeling to identify existing housing types and needs and to identify land use and building code updates that will provide for diversified housing types, a mix of development types, and efficient and alternative construction methods in urban areas. [OHCD, DP – Phase 1]

- 32.c Assess and amend the land use and building regulations and explore fiscal opportunities to support universal design principles for more physically accessible housing. [DPW, DP – Phase 1]
- 32.d Encourage the State to provide student, faculty, and staff housing around State education facilities. [DOE – Phase 2]
- 32.e Initiate and participate in activities with the private sector to include providing leadership and expertise to neighborhoods and nonprofit organizations in the development of housing and community development projects. [OHCD – Phase 2]

Objective 33 (Manage Existing Housing)

Monitor, conserve, and improve the existing housing stock.

Policies

- 33.1 Enable data-driven research to support and maintain a housing inventory program to monitor existing housing inventory.
- 33.2 Incentivize the use of universal design principles for the rehabilitation of existing housing to create physical accessibility for those with mobility limitations.
- 33.3 Encourage the adaptive reuse of non-residential spaces for residential purposes in urban growth areas where supporting infrastructure exists.
- 33.4 Identify and support federal, State, and local housing assistance programs to rehabilitate existing housing for very low- to moderate-income residents.

Priority Actions

- 33.a Perform existing housing inventory data analysis to identify structural conditions and needs for rehabilitation or demolition. [OHCD – Phase 1]
- 33.b Review and amend the zoning and building regulations to support the adaptive reuse of non-residential spaces for residential housing units. [DPW, DP – Phase 1]
- 33.c Amend building regulations to allow for as-built permits and new renovation permits for less than 50 percent of an existing structure to conform with the building code of the year the main structure was permitted, excluding electrical and other critical life safety codes.
- 33.d Create, aid, and encourage programs to maintain and rehabilitate the existing housing inventory, including consideration for self-help programs. [OHCD – Phase 1]
- 33.e Perform ongoing analysis of available housing assistance programs for public and private stakeholders. [OHCD – Phase 1]
- 33.f Develop and maintain an outreach program to disseminate information and educate stakeholders about housing assistance programs. [OHCD – Phase 2]

Objective 34 (Create Housing Affordability)

Prioritize providing quality affordable housing for Hawai'i's residents.

Policies

- 34.1 Support affordable housing developments for all users including but not limited to the following groups: middle-income workforce, elderly, minimum wage workers, agriculture workers, individuals with special needs, individuals with disabilities, homeless, and retired individuals.
- 34.2 Support innovative and experimental housing types that address homelessness located near services, job centers, and transit hubs, while providing support services such as rent assistance.
- 34.3 All affordable housing projects that receive development benefits from the County, such as land use/zoning approvals, special approvals (including 201-H), conditional uses, and density bonuses, shall be required to maintain the affordable rental units for not less than 20 years pursuant to deed restrictions or other mechanisms specified in the HCC.
- 34.4 Reduce the cost and time of processing land use and construction applications, particularly for affordable housing projects.
- 34.5 Allow for and apply property tax and land use regulations to incentivize and encourage private property owners to provide affordable housing rental units in mixed-use and urban areas and to disincentivize the land banking of unimproved properties.
- 34.6 Encourage public agencies and private organizations to participate in federal, state, and private programs to provide new and rehabilitated housing and rental opportunities for low- and moderate-income households.
- 34.7 Enable housing programs that implement a land trust strategy for publicly owned parcels.
- 34.8 Encourage the development of workforce housing within or near urban growth areas and employment centers and require large new developments that create a demand for housing to provide affordable workforce housing.
- 34.9 Enable and encourage the development of affordable retirement communities and aging-in-place opportunities that are located near services and activities for seniors.

Priority Actions

- 34.a Review and amend zoning and building codes to allow for innovative housing solutions for the homeless such as permanent supportive housing, transitional housing/camps, micro-housing communities, emergency, and temporary shelters, etc. [DPW, DP – Phase 1]
- 34.b Amend the Housing Code to require and maintain the long-term affordability of affordable housing developments.

- 34.c Amend land use and building regulations to reduce costs and streamline the processing of affordable housing applications and facilitate concurrent applications when possible. [DP, DPW – Phase 1]
- 34.d Revise financial mechanisms and property tax provisions to allow for creative finance solutions to incentivize new construction and rehabilitation of affordable housing. [OHCD, Fin – Phase 1 or 2]
- 34.e Form an Affordable Housing Advisory Committee to complete an island-wide Affordable Housing Strategic Plan. [OHCD – Phase 1 or 2]
- 34.f Establish an internal County housing working group to include (OHCD, DP, DPW, DWS, DEM, and P&R) to coordinate planning and infrastructure. [OHCD – 1]
- 34.g Adopt a County affordable housing program, similar to HRS 201H, that encourages development, reduces cost, and simplifies permitting [OHCD – Phase 1 & 2]
- 34.h Coordinate with the State and Federal agencies to provide housing programs for low- to moderate-income households and ensure equitable access. [OHCD – Phase 1]
- 34.i Partner with government and private housing entities and housing trusts to fund and support community-based non-profit organizations to provide adequate and equitable affordable housing. [OHCD – Phase 1 & 2]
- 34.j Amend land use and development regulations to incentivize new workforce and retirement communities and to require large new developments to provide affordable housing suitable for employees in or near the development. [DPW, DP – Phase 1]

Table 39: Affordable Housing Character Guidelines

Affordable housing developments should provide a minimum of the following:

Health and Safety	Viable, safe, and sanitary housing communities with quality living environments.
Equity	Opportunities for families of various socio-economic levels.
Household Types	A mix of housing types when possible, such as multifamily, duplex, townhomes, etc.
Infrastructure	Provide adequate internet service or broadband.
Recreational Amenities	<ul style="list-style-type: none"> Open space and outdoor recreational amenities, such as playgrounds, courts, pavilion, etc. Indoor community spaces, such as community kitchens, gathering areas, etc.

Section 6: Integrated Systems

Organization

Introduction

Goal

Objectives

Policies

Actions



Introduction

The General Plan highlights the need for effective collaboration and integrated systems across our county government to promote efficiency, achieve shared goals, and ensure optimal service delivery to the community. Integrated government systems refer to a network of interconnected systems and databases that allow different government departments and agencies to share information and work collaboratively. The need for integrated government systems arises from the fact that our County has numerous departments, agencies, and functions that require coordination and information sharing to ensure efficient and effective service delivery.

By fostering collaboration among different departments, such as planning, public works, parks and recreation, and finance, the County can leverage the collective expertise and resources of these departments. Integrated systems play a vital role in facilitating efficient and coordinated governance. When different departments and agencies are connected through integrated systems, it enables the seamless exchange of information, enhances communication, and improves decision-making processes. For example, an integrated system can enable the sharing of data between planning and public works departments, ensuring that infrastructure development aligns with land use plans and regulations.

The following benefits demonstrate why integrated government systems are needed in Hawai'i County:

Improved Service Delivery and Public Engagement

Integrated government systems help to improve service delivery by enabling different government agencies to share information,

which helps to reduce duplication of effort and increase the speed of service delivery. For example, an integrated system for health and social services can help ensure that individuals receive coordinated and comprehensive care.

Cost Savings

Integrated government systems can help to save costs by reducing duplication of effort and by providing a more streamlined approach to service delivery. When different government departments are working together, they can pool resources and avoid the need for redundant systems.

Enhanced Efficiency

Integrated government systems help to enhance efficiency by reducing the time and resources needed to access information. This can help to reduce bureaucracy and speed up decision-making.

Improved Data Management

Integrated government systems can help to improve data management by providing a centralized repository of information that can be accessed by different government departments. This can help to ensure that data is accurate, up-to-date, and easily accessible.

Better Policy Development

Integrated government systems can help to facilitate better policy development by providing policymakers with access to comprehensive and accurate data. This can help to ensure that policies are evidence-based and effective.

Overall, integrated systems are essential for Hawaii County to provide efficient, effective, and coordinated services to our citizens.

Integrated Systems Goal

We are governed by integrated systems that are efficient, equitable, and organized to facilitate coordination and collaboration.

Objective 35

Increase collaboration and cooperation for efficiency, effectiveness, and responsiveness.

Policies

- 35.1 Maintain and adequately fund County government services at the level necessary to be effective.
- 35.2 Ensure that government attitudes, actions, and services are sensitive to community needs and concerns.
- 35.3 Sufficiently fund, and facilitate the timely preparation, maintenance, and update of public policies and plans to guide County programs and regulatory responsibilities.
- 35.4 Expand the adoption of technology across all County agencies to achieve greater efficiency, accessibility, and accountability to the general public throughout government operations.
- 35.5 Continue to seek ways of improving public service through the coordination of service and maximizing the use of personnel and facilities.
- 35.6 Promote alignment and consolidation of State and County functions whenever more efficient and effective delivery of government programs and services may be achieved.
- 35.7 Collaborate with appropriate State agencies for the provision of public facilities to serve the needs of the community.

Objective 36

Maintain fiscal integrity, responsibility, and efficiency.

Policies

- 36.1 Provide a balanced budget.
- 36.2 Allocate fiscal resources to efficiently implement the objectives of the General Plan in addition to essential government operations.
- 36.3 Ensure accountability in government operations.
- 36.4 Calculate the cost of the different County services provided.
- 36.5 Continue regular review of the County fee and fine schedules.

- 36.6 Maintain a debt financing plan to schedule bond authorization.
- 36.7 Leverage multiple sources of funding as part of the Capital Improvement Program (CIP).
- 36.8 Encourage financing tools like Community Facilities Districts (CFD) to help fund off-site infrastructure improvements.
- 36.9 Develop short and long-range capital improvement programs and operating budgets for public facilities and services.
- 36.10 Capital projects shall be analyzed for overlapping scopes.
- 36.11 Projects involving more than one Department's assets shall be coordinated to define scoping, design, and construction needs.
- 36.12 Improve the effectiveness of the Capital Improvement Program to maintain transparency of the status of all County CIP projects.

Priority Actions

- 36.a Develop a working group to plan for large infrastructure investment needs such as the Metropolitan Planning Organization and the Municipal Separate Storm Sewer System.
- 36.b Create a fiscal impact statement for the interdepartmental project FIS.
- 36.c Develop a countywide facility condition inventory and maintenance schedule.
- 36.d Conduct cost-benefit analysis for new facilities and replacements.
- 36.e Establish memorandums of agreement to partner with community groups for facility improvements and ongoing maintenance opportunities.

Objective 37

Achieve equitable outcomes for County programs, policies, and allocation of resources.

Policies

- 37.1 Promote policies that actively address and reduce disparate outcomes for historically underserved communities.
- 37.2 Seek equitable distribution of County investments towards promoting employment opportunities, infrastructure, and other community benefits.
- 37.3 Provide resources for County employees to understand and actively advance equity solutions within all agencies of County government.

Priority Actions

- 37.a Provide technical assistance for financing options for infrastructure in underserved areas.
- 37.b Provide technical assistance for financing districts for new facilities and services in areas designated as urban growth areas.
- 37.c Develop and adopt an impact fees ordinance that considers district specific needs and excludes urban core areas where infill is encouraged.

- 37.d Develop a framework for a transition plan for changes in administrative leadership to ensure a smooth transition and continuity of operations.
- 37.e Develop a Community Engagement framework to be used across County Departments and Agencies to provide direction and ensure effective civic participation

THRIVING, DIVERSE, AND REGENERATIVE ECONOMY



Section 7: Economy

Organization

Introduction

Key Trends

Challenges

Opportunities

Economic Goal

Objectives

Policies

Actions



Introduction

Hawai'i Island is a unique and vibrant place, known for its natural beauty, cultural heritage, and diverse ecosystems. Considering both the natural abundance and limited resources that exist, it is crucial that economic development is balanced with preserving the island's unique character and assets as we envision the future. The General Plan aims to guide the creation of an economy that not only generates prosperity but also nurtures the wellbeing of our communities and respects the delicate ecological balance of the island. This section outlines the vision and strategies for a thriving, diversified, and regenerative local economy that can sustain the residents of Hawai'i Island while promoting a high quality of life.

Though sustainability is a key guiding principle for this Plan, both in the environmental and socioeconomic context, we emphasize the importance of regenerative practices in our economic pursuits. This means going beyond sustainability to actively restore and enhance our natural resources and ecosystems. The General Plan prioritizes initiatives that promote renewable energy, regenerative agriculture and tourism, and the conservation of natural resources. By embracing regenerative practices, we can ensure the long-term health and vitality of our environment while realizing the economic benefits.

Diversification is an essential aspect of the Plan's economic strategy. Hawai'i's history demonstrates the risks and detriment that an over-reliance on a single industry has on our island's communities and natural resources. This Plan strives to foster a diverse range of sectors that can support a resilient and robust economy. By nurturing a wide array of industries, we can create a more stable

economic foundation and reduce vulnerability to external shocks.

Sound economic development policy supports household stability as a key factor for determining the quality of life for all Hawai'i Island residents. The term "economic development" means that we take a community-centered approach. The key is to ensure that economic policy creates opportunities for our residents while protecting our resources for future generations. The wellbeing of our island's residents relies on the availability of meaningful and well-paying jobs, attainable and affordable housing, viable transportation systems, and a healthy environment for generations to come.

Economic development policy is intrinsically tied to and influenced by other aspects of the General Plan. The establishment and growth of urban job centers are influenced by a multitude of factors. They are often created through a type of economic ecology where surrounding industry clusters can create reciprocal relationships between similar business types. These job centers are typically sustained through infrastructure and utility development, such as access to water, transportation, and wastewater treatment. Job centers may also be proximate to nearby natural features or resources, often those that attract visitors. A common example is roadside stands and food trucks located in areas where there are a lot of visitors and foot traffic. Consequently, land use and economic policies both respond to and influence the location, density, and sustainability of future economic growth.

Table 40: Economic Key Trends

Poverty Persists	<ul style="list-style-type: none"> The median household income in Hawai‘i County trended up in 2020 to \$65,401. The poverty rate in the County has fluctuated from a low of 13.1% in 2007 to a high of 19.5% in 2015. In 2020, 14% of the County’s population was below the poverty line. In contrast, the poverty rate nationwide was 11.4%, and statewide it was nearly 9.3%. The cost of living in Hawai‘i continues to be among the highest in the nation, compounding impacts to those that are already struggling to meet basic needs.
Self-Sufficiency is Out of Reach for Many	<ul style="list-style-type: none"> In 2020, the County had the lowest self-sufficiency income requirements (\$74,030 for a family of four with a preschooler and one school-age child), but that income is well above the poverty line.¹³ A family of four needed to earn a combined hourly wage of \$35.05 (or \$17.53 each on average) to be economically self-sufficient. The Hawai‘i Financial Health Pulse survey found that just under a quarter of Hawai‘i residents surveyed, or 23%, work more than one job. That was 76.2% above the state minimum wage level and 145.7% above the federal poverty threshold for Hawai‘i.
Brain Drain	<ul style="list-style-type: none"> From 2017-2019, the population in Hawai‘i decreased, in large part due to a high rate of net domestic outmigration. Of primary concern for economic growth, these outmigrants are more likely to be young, college-educated workers, a phenomenon often referred to as “brain drain”. A recent report from DBEDT, <i>Hawai‘i Migration Flows: 2013-2017</i>, found that domestic outmigrants (as defined by migration status over the past 12 months) were disproportionately younger adults (aged 18-34) and educated (have bachelor’s degree or higher).¹⁴
Job Growth Mirrors Population Growth	<ul style="list-style-type: none"> The average annual growth rate for jobs averaged 1.4% since 2005, mirroring population trends, and it is expected to mirror population trends experiencing a slight decrease in the growth rate for the next several decades.
Job Market Characteristics	<ul style="list-style-type: none"> Almost 75% of workers are employed in one of six key industries. Tourism drives the arts, entertainment, recreation, accommodation, and food services industries and much of the retail trade, representing a large portion of employment. Employment in the construction industry continues to be the most volatile among the top industries, with notable spikes and dips in employment that generally correspond to fluctuations in the housing market. The three primary economic sectors are the services-producing sector (education, health, accommodation, entertainment, food, professional, financial, real estate, public, etc.), the goods-producing sector (construction and manufacturing), and agriculture. In 2020, the services-producing sector was by far the largest, representing over 85% of employment, with about half of that connected to the visitor industry.
Top Growth Sectors	<ul style="list-style-type: none"> The top five growth sectors in the DBEDT 2045 forecast are health services, business services, eating and drinking, professional services, and educational services.
Job and Population Centers Mismatch, Resulting in Longer Commutes	<ul style="list-style-type: none"> Generally, about 42% of jobs are in Hilo, another quarter are in North Kona, 7% are in the Waikoloa and Waimea areas, and about 1-7% are in each of the other population centers. There is a notable mismatch between locations of high population density and job centers. These mismatches are reflected by increased mean travel time to work which varies widely by district, with more vulnerable populations most impacted.
Local Competitive Advantages Vary	<ul style="list-style-type: none"> The County has the greatest number of jobs in government (18.6%); retail (12.5%); business, professional, and other services (12.7%); health and social assistance (10.7%); dining (9.8%); and hotels (8.6%). Job data are geographically linked to the place of employment and can be used to identify characteristics of job centers.

¹³ Self-Sufficiency Income Standard: Estimates for Hawai‘i 2020 December 2021 DBEDT

¹⁴ Brain Drain: Characteristics of Hawai‘i-Born Adults on the U.S. Mainland January 2021 DBEDT

Table 41: Economic Challenges

General	<ul style="list-style-type: none"> • Economic activities are challenged by regulatory barriers, shipping costs, and energy costs. • Large disparities between wages and cost of living reduce quality of life and the ability to attract and retain labor. • Financial instability makes it challenging for people to take risks such as starting a new job or business. • The impacts of climate change continue to threaten infrastructure and the viability of coastal and inland properties (residential, commercial, and civic). • Rural job centers lack infrastructure to support economic development. • There is a lack of affordable and attainable workforce housing near employment centers. • A greater diversity of training programs and educational opportunities is needed to retain and develop the workforce pipeline.
Agriculture and Food Systems	<ul style="list-style-type: none"> • The limited availability of land, water, transportation, housing, and labor, along with costly operations and maintenance contribute to high agricultural costs. • Minimal and expensive farmworker housing, along with narrow profit margins and high entry costs, negatively impacts the agricultural industry’s ability to attract and retain labor. • Inadequate infrastructure availability for agriculture operations can limit production. For example, there is a lack of facilities and resources to process value-added products. • There is a lack of capacity and access to training, skillset, and network building to scale-up small agricultural businesses to handle their administrative needs. • Limited access to financing and capital. • Some regulations can limit opportunities for the agriculture and the local food system.
Visitor Industry	<ul style="list-style-type: none"> • Opportunities for career advancement can be limited within the visitor industry. • It is often difficult to keep tourism dollars circulating on the island. • There is a lack of understanding that our island is more than just a tourist destination. • Measuring impacts and data tracking, including natural resources. • Transportation is difficult given the size of the island and lack of options. • There is a need to increase resident satisfaction with the visitor industry. • There is a need for greater funding for parks and better management of public spaces overall.

Table 42: Economic Opportunities

General	<ul style="list-style-type: none"> • Support the expansion into industries such as astronomy, renewable energy, diversified agriculture, and aquaculture. • Promote innovation to solve island challenges, including opportunities for waste-to-energy and agriculture advancements. • Improve land use regulations, development regulations, and property tax policy. • Create small business incubators or innovation centers to reduce barriers. • Invest in and provide the infrastructure that increases the competitiveness and performance of local businesses. • Pursue opportunities to underwrite risks through a variety of mechanisms such as industrial development bonds, tax abatement, and low-interest loan programs. • Increase broadband infrastructure to provide opportunities for participation in the digital economy. • The gig economy and virtual working provide flexibility, while also indicating the possibility of outside capital entering our local economy. • Collaborate with the business community to identify industry needs in support of further industry diversification. • Interdepartmental collaboration is essential for economic development problem-solving.
Agriculture and Food Systems	<ul style="list-style-type: none"> • Explore niches in the market to expand agricultural opportunities. For example, there is an increased demand for medicinal crops (e.g., kava, spirulina, noni, etc.), which can help diversify the market while uplifting local products. • Aquaculture presents a sustainable food production alternative. • Regenerative agriculture can help address systemic challenges while helping mitigate climate change. • Collaborate with our agriculture and food system industry to develop methods to utilize agricultural byproducts. • Pursue property tax incentives to lease land for agricultural uses. • Promote education around appropriate crop suitability and available programs. • Maximize the potential of agriculture through cooperation of large corporations, entrepreneurs, small independent farmers, and government agencies.
Visitor Industry	<ul style="list-style-type: none"> • Diversify the services offered and continue to pursue authentic experiences on island. • Increasing natural and cultural resource management training and programs can help to educate visitors about the necessity and significance of respecting, maintaining, and sustaining resources.

Economic Goal

Our economy is diverse, regenerative, and innovative, improving and maintaining the financial wellbeing of our residents with a focus to increase local economic opportunities.

Objective 38

Improve access at all levels for education and training.

Policies

- 38.1 Support all levels of and forms of education.
- 38.2 Support programs and infrastructure that enables employees to telecommute or work in satellite locations.
- 38.3 Support apprenticeships and workforce training to strengthen leadership and entrepreneurial skillsets and networks.
- 38.4 Support County apprenticeships, fellowships, and internships to strengthen skillsets, networks, and innovation.

Priority Actions

- 38.a Continue to support a centralized County demographic and socioeconomic data resource base. (PROGRAM | R&D | phase 1 ongoing)
- 38.b Continue to provide or expand County services and/or programs for workforce development and technical assistance. (PROGRAM | R&D | phase 1 ongoing)
- 38.c Expand offerings for mentorship and networking. (PROGRAM | R&D | phase 2)
- 38.d Develop an apprenticeship program for the County. (PROGRAM | HR)
- 38.e Provide business planning assistance, career planning, entrepreneurial training, incubation, and assistance with permitting, licensing, and regulatory issues. (PROGRAM | R&D | phase 2)

Objective 39

Increase the growth and health of small businesses.

Policies

- 39.1 Establish Hawai'i Island as a business-friendly place.
- 39.2 Streamline regulatory processes associated with starting and operating a business.
- 39.3 Shared workspaces, including certified kitchens and industrial co-work buildings shall be supported.

- 39.4 Initiate and/or support programs to revitalize town centers and increase demand for local-serving businesses.
- 39.5 Maintain strong partnerships and effective communication with the business community to identify barriers and actions to improve the business climate.
- 39.6 Support creation of shared facilities and resources that can be utilized by multiple opportunity clusters, such as creative industries and technical services.
- 39.7 Promote creative industries through collaboration with local artists on the design and creation of public, livable spaces.
- 39.8 Support programs and initiatives that encourage manufacturing and support Hawai'i Island's small-scale independent manufacturers.
- 39.9 Support business development programs by reducing underwriting risks for the private sector such as industrial development bonds, tax abatement, and low-interest loan programs.
- 39.10 Support access to capital for small businesses and start-ups.
- 39.11 Promote the use of the incentives offered by federal and state programs such as opportunity zones and enterprise zones partnership programs to attract businesses.
- 39.12 Encourage the development of the Technology, Creative, Agribusiness, Health and Wellness, and Education targeted sectors.

Priority Actions

- 39.a Promote liaison services with the private sector with respect to the County's requirements for establishing businesses on the island. (PROJECT)
- 39.b Utilize County facilities and funds to support shared affordable workspaces, makerspaces, and equipment for small businesses to utilize. (PROGRAM | R&D | phase 1)
- 39.c Complete a feasibility analysis for County to provide access to tools such as industrial development bonds, tax abatement, and low-interest loan programs. (PROJECT | FD | phase 2)
- 39.d Develop business improvement districts and MainStreet programs to fund revitalization efforts. (PROGRAM | PD | phase 1 ongoing)
- 39.e Educate businesses on financial planning and funding sources for hazard preparedness and recovery, including insurance options for business interruption, natural disasters, and other unexpected occurrences. (PROGRAM | R&D | phase 2)
- 39.f Partner with business associations, realtors, and the chamber of commerce to recruit small-scale manufacturers to establish retail locations in village and town centers to support reinvestment and match potential tenants with local landowners. (PROGRAM | R&D | phase 2)
- 39.g Partner with government, private and nonprofit agencies, and other stakeholders (e.g., University of Hawai'i, business associations, etc.) to convene business development events island-wide. (PROGRAM | R&D | phase 2)

Objective 40

Incorporate resiliency, diversity, and innovation in County programs, plans, and research to support healthy economic development and revitalization.

Policies

- 40.1 Increase County resources and actions devoted to strategic planning, interagency coordination, training and expertise, and capital improvements.
- 40.2 Capital improvements program shall improve and increase the capacity of existing and future commercial and industrial areas.
- 40.3 Maintain a program for updating zoning code to accommodate emerging industries and technologies consistent with other goals, objectives, and policies of the General Plan.
- 40.4 Support lease terms and extensions on State and DHHL lands that provide opportunities to improve or rehabilitate existing commercial and industrial zoned areas.
- 40.5 Encourage land uses that allow for small-scale manufacturers in retail establishments that enhance and are balanced with the County's natural, cultural, and social environments.
- 40.6 Maintain plans and programs to foster sustainable business development opportunities focusing on regenerative agriculture, green technologies and building, innovation and technology, creative industries, and regenerative tourism.
- 40.7 Improve opportunities for multi-modal transit that improve the quality of existing job centers.
- 40.8 Provide technological infrastructure that increases the competitiveness of businesses and allows them to thrive in all parts of the island.
- 40.9 Expand opportunities for innovation and tech-based businesses.
- 40.10 Promote a distinctive brand for the island of Hawai'i including distinctive, regional identities as an entity unique within the State of Hawai'i.
- 40.11 Encourage the development of economic opportunities through the utilization of by-products from various industries.
- 40.12 Continue to encourage the research, development, and implementation of advanced technologies and processes.
- 40.13 Promote Hawai'i Island as a center for natural scientific research.

Priority Actions

- 40.a Collaborate with emerging industry leaders to identify needed infrastructure and services to support economic diversification. (PROGRAM | R&D | phase ongoing)
- 40.b Monitor trends and identify business needs, strengthen existing industries, and diversify the economy by attracting emerging industries. (PROGRAM | R&D | phase 1 ongoing)
- 40.c Collaborate with the private sector to identify business needs, strengthen existing industries, and diversify the economy by attracting new endeavors. (PROGRAM | R&D | phase 1 ongoing)
- 40.d Remove regulatory barriers that restrict entrepreneurial endeavors, such as zoning restrictions for home-based businesses that do not negatively impact the infrastructure network or the character of the neighborhood. (CODE AMENDMENT | PD | phase 1)
- 40.e Build capacity for implementation and economic development in the target industry clusters identified by Comprehensive Economic Development Strategy (CEDs). (PROGRAM | R&D | phase 1)
- 40.f Promote cross-sector linkages between Hawai'i Island's anchor and opportunity industries to grow the market for local products and services. (PROGRAM | R&D | phase 1)
- 40.g Expand the research and development for energy and technology industries. (PROGRAM | R&D | phase 2)
- 40.h Assist in the expansion of emerging industries through the development of marketing plans and programs. (PROGRAM | R&D phase 2)
- 40.i Develop a market strategy that includes housing, a skilled workforce, quality of life, and a healthy regulatory environment to attract emerging industries. (PROJECT | R&D | phase 1)
- 40.j Assist in the development of a film and creative industries program to market Hawai'i Island sites and coordinate activities. (PROGRAM | R&D | phase 1 ongoing)
- 40.k Partner with government (e.g., State Department of Transportation and State Department of Business, Economic Development, and Tourism), private and nonprofit agencies, and other stakeholders to monitor export capacity for Hawai'i Island. (INTERAGENCY COORDINATION | R&D | phase 2)
- 40.l Partner with government, private and nonprofit agencies (e.g., business associations, realtors, chambers of commerce, etc.) to streamline regulatory processes and create incentives for urban renewal, rehabilitation, and/or redevelopment programs in collaboration with communities, businesses, and government agencies. (PROGRAM | PD, R&D | phase 1)
- 40.m Program regular collaboration with the University of Hawai'i at Hilo, Hawai'i Community College, and the Natural Energy Laboratory at Hawai'i Authority, and other agencies to expand the research and development industry for sustainable and equitable economic development. (INTERAGENCY COORDINATION | R&D | phase 1)

Section 8: Agriculture and Food Systems

Organization

Introduction

Goal

Objectives

Policies

Actions



Introduction

As the General Plan envisions a prosperous future for Hawai'i Island, the economic section sheds light on the pivotal role of agriculture and our local food system. Agriculture holds a special place in Hawai'i's history and continues to represent a vital economic sector of Hawai'i Island. The agriculture sector encompasses the growing of crops, raising livestock, aquaculture, and forestry. A sustainable local food system is fueled by strong investments in the agricultural sector and ongoing partnerships among farmers and producers, retailers, communities, government, and non-government organizations. This section is centered on supporting the regenerative agricultural sector to sustain local food systems that enhance the environmental, economic, and social health of the island.

Over the years, several key trends have emerged in our agricultural landscape, reflecting the evolving needs of the local economy. First, there is a growing emphasis on sustainable and regenerative practices. Farmers and food producers recognize the importance and necessity of preserving the island's delicate ecosystems while maintaining productivity. Furthermore, Hawai'i Island has witnessed a resurgence of small-scale farming and diversified agricultural enterprises. As consumers increasingly prioritize local, organic, and culturally significant food options, a network of farmers' markets, farm-to-table initiatives, and community-supported agriculture programs has flourished. This trend promotes food sovereignty, strengthens local supply chains, and fosters a connection between producers and consumers.

In recent years, the island's food systems have also experienced a renaissance driven by agricultural tourism and the burgeoning

farm-to-fork movement. Visitors and residents alike seek immersive experiences that celebrate the island's rich agricultural heritage. From farm tours and agritourism ventures to farm-to-table restaurants and food festivals, Hawai'i Island's food systems have attracted those seeking authentic and sustainable experiences.

As the General Plan charts the economic course for the future, it recognizes the immense potential of agriculture and food systems on Hawai'i Island. The Plan seeks to bolster and diversify agricultural enterprises, encourage innovation and technology adoption, support value-added processing, and promote market access for local producers. By fostering collaboration among stakeholders, investing in infrastructure, and embracing regenerative practices, the Plan envisions a vibrant agricultural sector that sustains livelihoods, strengthens the local economy, and preserves the unique heritage of the island.

Local Production and Consumption

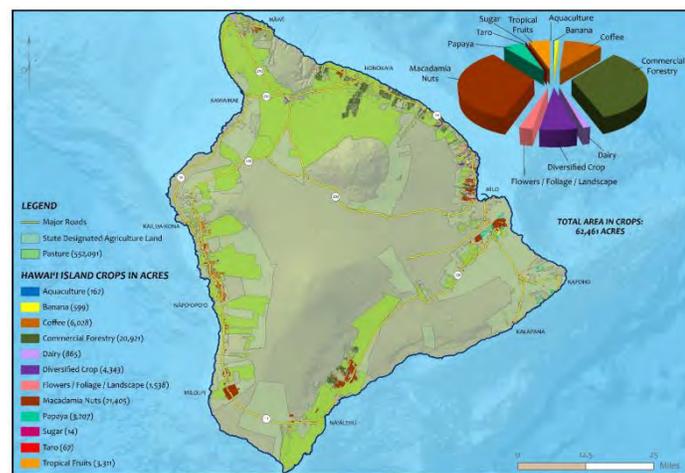
Since 2015, agriculture on the island has encountered numerous challenges, including flooding and losses from the eruption of Kīlauea and Hurricane Lane in 2018, and more recently, the discovery of coffee leaf rust in October 2020. These incidents, along with ongoing issues impacting pastures and cropland, such as invasive pests, all contribute to the hardships experienced by ranchers and farmers. Despite such trials, Hawai'i Island continues to be the State's primary producer for a variety of important crops, including coffee, flowers/foilage/landscape, macadamia nuts, papaya, and tropical fruit. These commodities and others have growth potential. There are new high-value crops that have the potential to be successfully cultivated. One such high-

value crop is Kava (Awa), a medicinal plant that has the potential to be a viable cash crop. Locally, small growers as well as a few large growers are producing Kava. Vanilla beans, cacao, nutraceuticals, hardwood forestry products, and medicinal plants are other types of high-value crops that hold much promise for growth.

Hawai'i Island holds most of the State's acreage in commercial forestry (20,921 acres) and pasture (552,091).

Crop Type	Acreage		Change (2015 to 2020)	
	2015	2020	Acres	%
Aquaculture	165	162	-3	-2
Banana	536	599	63	12
Coffee	5,525	6,028	503	9
Commercial Forestry	21,061	20,921	-140	-1
Dairy	1,855	865	-990	-53
Diversified Crop	3,266	4,343	1077	33
Flowers / Foliage / Landscape	1,612	1,538	-74	-5
Macadamia Nuts	21,359	21,405	46	0
Papaya	2,566	3,207	641	25
Sugarcane	-	14	14	N/A
Taro	61	67	6	10
Tropical Fruits	3,144	3,311	167	5
Crop Total	61,150	62,460	1310	2
Pasture	554,324	552,091	-2,233	0
Total	615,474	614,551	-923	0

Summary of Hawai'i Island Agricultural Footprint and changes between 2015 and 2020. <https://hdoa.hawaii.gov/salubreports/>



HAWAII ISLAND CROP SUMMARY (2020) Department of Agriculture, SDAV, University of Hawai'i

Hawai'i Island Agricultural Footprint in 2020.

Important Agricultural Lands

On Hawai'i Island, there are 56,772 acres designated as Important Agricultural Lands (IAL) by the State Land Use Commission. Of these, about 96% (54,555 acres) were in active agriculture in 2020. Pasture comprises over 90% of these lands (49,812 acres) and commercial forestry (4,743 acres) the remainder. Within the IAL designation zone, there are no cropped fields of any type.

To distinguish Hawai'i Island's important agricultural lands from the State IAL designation, the General Plan Land Use Map's Agriculture land use designations include Productive Agriculture and Extensive Agriculture.

Agricultural Parks

On Hawai'i Island, there are four active agricultural parks (Hāmākua, Keāhole, Pāhoa, and Pana'ewa) equaling 1,571 leased acres as of 2020. Of these leased acres of land, more than half (887 acres) were mapped as being in active cultivation in 2020. Of these, 44 percent (390 acres) were in flowers/foilage/landscape, 40 percent (355 acres) in pasture, and the remainder dispersed across other crop types.

Food Insecurity

In general, food insecure households are uncertain about having, or unable to acquire enough food to meet household needs, largely due to not having enough money for food. Food insecurity is complex and multifaceted and often exists on a spectrum, varying in severity from anxiety about having adequate food in a household to disrupted eating patterns and reduced intake of food. According to a 2020 study conducted by the University of Hawai'i Office of Public Health Studies, Hawai'i County had the highest food insecurity at 31 percent. The overall State food insecurity was estimated to be 22 percent.

Agriculture and Food Systems Goal

Agriculture is a robust, diversified sector that achieves food security and includes a broad range of agricultural-based businesses that highlight value.

Objective 41

Increase access to land for active food production.

Policies

- 41.1 Support urban agriculture uses including on-site home occupation sales.
- 41.2 Support innovative agriculture demonstration projects.
- 41.3 Assist in the expansion of the agricultural industry through the efficient use of productive agricultural lands, capital improvements, and continued cooperation with appropriate State and Federal agencies.
- 41.4 Assist in the promotion of Hawai'i Island branding for local produce and agriculture products.
- 41.5 Collaborate across County departments to engage in food systems planning, including the elimination of food deserts.
- 41.6 Assist in cooperative marketing and distribution endeavors to expand opportunities for local agricultural products for the local market as well as for exports.
- 41.7 Explore opportunities and methods to utilize local materials and byproducts from agriculture, agroforestry, silviculture, and aquaculture.
- 41.8 Support the research and development of the agriculture technology industry in collaboration with agriculture applications to optimize production.
- 41.9 Support regenerative agricultural practices and restoration of traditional knowledge and practices that offer multiple benefits, such as by improving agriculture and food system waste management that can reduce County greenhouse gas (GHG) emissions.
- 41.10 Support the development of private, County, and State agricultural parks to make land available and distributed equitably and proximate to infrastructure and housing.
- 41.11 Partner with government, private and nonprofit agencies, and other stakeholders for programs, training, and building community capacity in the promotion of the agricultural industry.
- 41.12 Increase public-private partnerships to develop and support community-based food systems.
- 41.13 Support the development of farm labor housing.

Priority Actions

- 41.a Advocate the State legislature to amend Hawai'i Revised Statutes to include green waste, composting, and fertilizer yards (utilizing only manure and soil) for commercial use as permitted uses on agriculturally zoned land. (INTERAGENCY COORDINATION | PD | phase 1)
- 41.b Advocate DOH to streamline composting permitting process. (INTERAGENCY COORDINATION)
- 41.c Support the use of USDA Natural Resources Conservation Service assistance. (PROGRAM | R&D | phase 1)
- 41.d Advocate for the State to incentivize local food production through expanded tax credits. (INTERAGENCY COORDINATION | R&D | phase 1)
- 41.e Support training and capacity building related to the requirements of the Food Safety Modernization Act. (PROGRAM | R&D | phase 1)
- 41.f Invest in a crop suitability tool, including existing and projected water demand. (PROJECT | R&D | phase 3)
- 41.g Develop a food self-sufficiency strategy including community-based food system assessments and monitoring local food production and consumption. (PROJECT | R&D | phase 1)
- 41.h Develop and implement an emergency food plan which could be deployed in the event of a natural or economic disaster. (PROJECT | PD - recovery | phase 1)
- 41.i Partner with government, private and nonprofit agencies, and other stakeholders for carrying capacity studies of fisheries and the establishment of State community-based subsistence fishing areas. (INTERAGENCY COORDINATION | R&D | phase 1 ongoing)
- 41.j Coordinate with the University of Hawai'i at Mānoa College of Tropical Agriculture and Human Resources to expand the farm food safety education program. (INTERAGENCY COORDINATION | R&D | phase 1)
- 41.k Support State Department of Agriculture programs to prevent harmful invasive species from becoming established and impacting commercial agriculture. (INTERAGENCY COORDINATION | R&D | phase 1 ongoing)
- 41.l Support State Department of Education Farm to School programs and other programs designed to provide locally produced food to schools. (INTERAGENCY COORDINATION | R&D | phase 1 ongoing)
- 41.m Adopt procedures to allow for the development of community gardens and edible landscaping on public lands, maybe through similar agreements like Friends of the Park agreements. (PROJECT | PD, Parks | phase 1)
- 41.n Provide services and frameworks to support the formation of new commodity groups and other organizations such as farmer cooperatives. (PROJECT | R&D | phase 2)

- 41.o Amend Hawai'i County Code, Section 15-72 to expand the designated list of parks authorized to allow farmers' market permits to include parks in rural areas that lack appropriate commercial-zoned lands for farmers' markets. (CODE AMENDMENT | PD, Parks | phase 1)
- 41.p Support and advocate for streamlined leases for agricultural parks.
- 41.q Update the County of Hawai'i's tax reduction programs to ensure that tax incentives for agricultural land use result in actual public benefits and promote local agricultural production where possible. (CODE AMENDMENT | PD | phase 1)
- 41.r Create a real property tax exemption (perhaps 4 to 6 years) for farmers entitled to Federal crop loss insurance. (CODE AMENDMENT | PD | phase 1)

Objective 42

Increase interagency coordination, programs, and policy initiatives that improve local agriculture infrastructure.

Policies

- 42.1 Support the creation of water cooperatives supported with financial sources, such as CFDs. Cooperative users should be responsible for the development, maintenance, and repair of agricultural non-potable water systems.
- 42.2 Where the County has replaced surface water sources with groundwater sources to meet Safe Drinking Water standards, the County should consider repurposing the surface water sources for agricultural use where the allocation is supportive of the ecosystem.
- 42.3 Advocate for more flexible and innovative wastewater systems to serve agriculture facilities.
- 42.4 Support the adaptive reuse or rehabilitation of existing infrastructure or buildings for agricultural processing, including but not limited to the development of commercial kitchens, processing, storage, or distribution facilities.
- 42.5 Promote the development of a locally grown building material industry through streamlined permitting or building code flexibility.
- 42.6 Support research and development that promotes local produce while removing interstate marketing restrictions.
- 42.7 Encourage the use and optimization of the export capacity of airports and harbors for local goods.
- 42.8 Support research and development of viable biofuel projects that will supply renewable transportation fuels or power for Hawai'i Island in ways that are community-supported, sustainable, ecologically sound, and complementary to food production.
- 42.9 Support the continued operation of the USDA's Daniel K. Inouye U.S. Pacific Basin Agricultural Research Center facility.
- 42.10 Support the development of processing and manufacturing facilities.

Priority Actions

- 42.a Map existing and proposed agricultural infrastructure and facilities. (PROJECT | PD , R&D | phase 3)
- 42.b Expand programs and options to allow for agricultural irrigation water. (PROGRAM | DWS? | phase 1)
- 42.c Develop criteria to determine appropriate places for agricultural parks, including the availability of potable water. (PROJECT | PD | phase 2)
- 42.d Account for verified agricultural water usage in the water use development plan. (PROJECT | DWS | phase ?)
- 42.e Support the expansion of State agricultural water systems State DHHL, DOA, and ACD: expand agricultural water systems in productive agricultural areas. (INTERAGENCY COORDINATION | PD? | phase 1)
- 42.f Investigate restoration of the ditch systems to meet anticipated future agricultural needs. (PROJECT | R&D | phase 2)
- 42.g Amend bulk regulations including building materials for agricultural facilities and infrastructure. (CODE AMENDMENT | PD | phase 1)
- 42.h Partner with government, private and nonprofit agencies, and other stakeholders to study the feasibility of building code amendments and structural integrity testing for locally produced building materials, prioritizing non-native plant species. (INTERAGENCY COORDINATION | R&D, UH, and County Building Division)
- 42.i Evaluate grubbing and grading ordinances as they pertain to agriculture including the creation of exemption categories for water storage and aquaculture. (CODE AMENDMENT | PD | phase 1)
- 42.j Seek State legislation or rulemaking to allow local agricultural producers to make direct sales to consumers at County-designated farmers' markets at a lower GE tax rate. (INTERAGENCY COORDINATION | R&D | phase 2)
- 42.k Evaluate code and statutory amendments to allow farmworker housing to be developed without requiring the housing be sited on the same parcel (TMK) of the working subject farm. (CODE AMENDMENT | PD | phase 1)
- 42.l Amend the sign code to remove barriers to allow for off-site directional signage to promote local farms engaged in direct sales and other permitted visitor-related businesses, while minimizing scenic impacts. (CODE AMENDMENT | PD | phase 1)
- 42.m Amend Hawai'i County Code to include provisions for suitable agricultural infrastructure projects financed by County bonds and liens on real property of participating agricultural stakeholders, whether such assessments on TMKs involve contiguous parcels of lands encumbered under an "Agricultural Improvement District". (CODE AMENDMENT | PD | phase 1)
- 42.n Incentivize and streamline the process to develop farmworker housing on and off-site. (CODE AMENDMENT | PD | phase 1)

Section 9: Visitor Industry

Organization

Introduction

Goal

Objectives

Policies

Actions



Introduction

As the primary driver of Hawai‘i Island’s economy, the visitor industry has played a pivotal role in economic development, providing employment opportunities, generating revenue, and supporting local businesses. The growth and evolution of the industry has presented both opportunities and challenges for Hawai‘i Island, necessitating a shift towards regenerative tourism as part of the island’s vision. To uplift this vision, the General Plan’s outlook on tourism emphasizes a collective future that puts the health of Hawai‘i Island and its people first. A high quality of life for residents is prioritized in addition to a focus on social benefits that will support a meaningful, reciprocal experience for residents and visitors. As the comprehensive economic element of this Plan, the following policies and actions within the visitor industry section are primarily concerned with preserving the unique qualities of Hawai‘i Island while minimizing the visitor industry footprint. Other elements of the General Plan provide further policy direction around land use, infrastructure, and biocultural resource stewardship as they relate to visitor industry impacts.

Regenerative tourism goes beyond the notion of mere sustainability by seeking to restore, enhance, and revitalize the island’s ecosystems, communities, and cultural heritage. It strives to create a positive impact by preserving natural resources, supporting local economies, fostering cultural exchange, and promoting environmental stewardship. By adopting regenerative practices, our island can not only mitigate the negative effects of tourism but also ensure the long-term wellbeing and resilience of its communities and ecosystems.

The Hawai‘i Tourism Authority (HTA) has established the following four interacting

pillars to strategically manage tourism in a sustainable manner consistent with economic goals, cultural values, preservation of natural resources, community desires, and visitor industry needs. The General Plan recognizes the value of these pillars in guiding a balanced relationship between our ‘āina, communities, and visitors.

Natural Resources	Respect for natural and cultural resources.
Hawaiian Culture	Support Native Hawaiian culture and the multicultural heritage of communities.
Community	Ensure that tourism and communities enrich each other.
Identity (Brand) Marketing	Strengthen the visitor industry’s contributions.

Wahi Pana

The HTA’s Hawai‘i Island Destination Management Action Plan (DMAP) 2021-2023 highlighted several places that attract visitor activity. Wahi pana are celebrated and storied places in the cultural traditions of Hawai‘i, including heiau, royal birthing sites, legendary sites, and places of significance for the people who live there. These sacred places have mana, or spiritual power, and are treated with honor and reverence. Many of these wahi pana are popular due to their unique natural features that exemplify what makes Hawai‘i Island special. These qualities and the attention they receive also call for increased maintenance and protection. The following places were carried forward from the Hawai‘i Island Tourism Strategic Plan as well as community engagement efforts by the HTA.

Waipi‘o Valley
Ka‘ū – Papakolea/Green Sands Beach
South Kona – Ho‘okena, Miloli‘i
Kahalu‘u
Kumukahi
Keaukaha
Maunakea

Punalu'u
Ali'i Drive
Pololū Valley
Māhukona
Kalae (South Point)
Kailua Pier
Kealakekua Bay State Historical Park
Ho'okena Beach
La'aloa Beach (Magic Sands Beach)
'Akaka Falls State Park
Keauhou Bay
Banyan Drive
Hawai'i Volcanoes National Park
Hōnaunau Bay, Captain Cook Monument
Wailuku River State Park
Hāpuna Beach State Recreation Area
Kiholo State Park Reserve

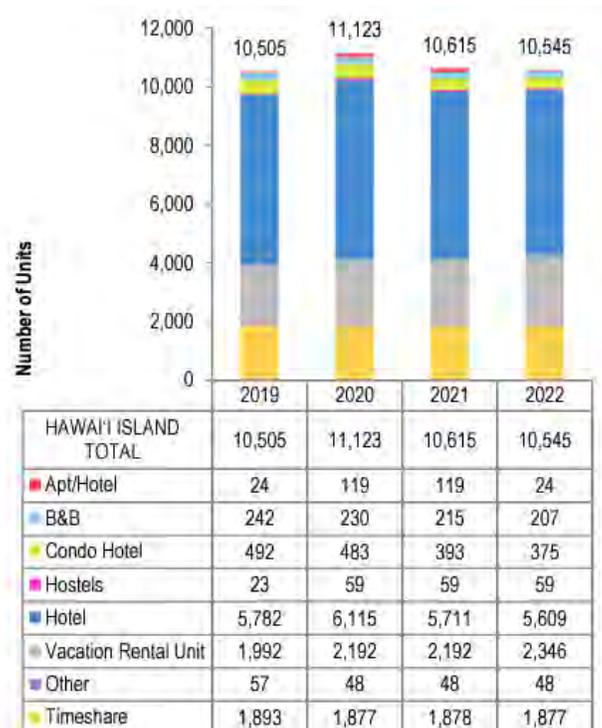
In 2022, over 1.6 million people visited Hawai'i Island, with an average daily census of approximately 37,940 visitors per day. Research shows that many visitors are drawn to the island's famous landmarks and natural beauty.

Month	Average Daily Census
January	37,823
February	38,781
March	37,725
April	37,356
May	34,054
June	41,669
July	43,203
August	36,092
September	33,142
October	36,688
November	35,491
December	43,204

Source: Hawai'i Tourism Authority

Trends in Visitor Unit Inventory

The State of Hawai'i Visitor Plant Inventory reported a total of 81,102 visitor units in 2022, a slight increase of 0.7 percent compared to 2021. Of the state's total visitor units, 13 percent were located on Hawai'i Island.¹⁵ The overall visitor unit count on Hawai'i Island was 10,545 units, a slight decrease compared to the previous year. Hotels continued to comprise the majority of the island's inventory, with 5,609 units. Short-term vacation rentals (STVR) have become a popular accommodation option for visitors. In 2018, the County Council adopted Bill 108 to regulate STVRs on Hawai'i Island. As part of the 2022 Visitor Plant Inventory, the County had reported a significant increase in the number of STVR applications planned additions and new developments across the island.



Hawai'i Island - Inventory by Unit Type
Source: 2022 Visitor Plant Inventory

¹⁵ 2022 Visitor Plant Inventory DBEDT

Visitor Industry Goal

A high quality of life for residents is maintained when a regenerative visitor industry balances the preservation of natural and cultural resources with responsible visitation.

Objective 43

Support the visitor industry investment in the connection with communities, the 'āina, and our historic and multicultural heritage.

Policies

- 43.1 Continue to monitor and adopt trends and standards for regenerative tourism.
- 43.2 County departments should integrate economic development, equity, and sustainability outcomes into their annual goals and reports to the Mayor.
- 43.3 Identify partnerships and resources with the visitor industry to ensure balance with the social, physical, and economic goals of the County.
- 43.4 Prioritize the maintenance of County properties and establish appropriate protocols for protection of wahi pana.
- 43.5 Ensure and expand equitable access to interpretive information about our wahi pana.
- 43.6 Support the coordination, collaboration, and improvement in public transportation services as well as eco-friendly options.
- 43.7 Support the coordination, collaboration, and improvement of public accessibility to natural resources with State agencies and private landowners.
- 43.8 Support partnerships to evaluate visitor industry impacts, develop mitigation strategies, and incorporate educational programs on native Hawaiian and community-based pono practices.

Priority Actions

- 43.a Identify and invest in opportunities to partner and influence the visitor industry to encourage malama 'āina activities. (PROGRAM)
- 43.b Identify and recommend opportunities for installing or improving informational signage to educate about and protect significant sites. (PROGRAM | PD , R&D | phase 2)
- 43.c Maintain and update the Tourism Strategic Plan through collaboration between community and industry leaders. (PROJECT | R&D | phase 2?)
- 43.d Implement interpretive programs and stewardship at wahi pana. (PROGRAM)

Objective 44

Increase authentic Hawai‘i Island visitor experiences.

Policies

- 44.1 Integrate ‘āina based and place-based values into Hawai‘i Island’s identity.
- 44.2 Strengthen the accessibility of creative industries and Hawai‘i Island-made products such as fashion, food, and the arts to the visitor industry.
- 44.3 Sustain a visitor industry that promotes small business development.
- 44.4 Encourage eco-tourism and agricultural tourism as regional opportunities.
- 44.5 The visitor industry shall promote a high quality of life for residents.
- 44.6 Collaboratively create initiatives and improve existing efforts to provide social benefits through transportation, community assets, and housing.
- 44.7 Support the promotion and development of community-based programs, festivals, and events that celebrate our communities.
- 44.8 Maintain efforts to continue dialogue among stakeholders and tie ‘āina-based and place-based values to Hawai‘i Island’s brand.

Priority Actions

- 44.a Streamline processes for community-based programs, festivals, and events. (PROJECT)
- 44.b Support efforts to revise Hawai‘i Revised Statutes, Section 226-8 “Hawai‘i State Planning Act Objectives and Policies for the Economy - Visitor Industry” to incorporate a regenerative tourism framework. (PROJECT)
- 44.c Maintain the tracking of resident sentiment towards the visitor industry. (PROJECT | R&D | phase 1)
- 44.d Continue to seek funds from the State Capital Improvement Program to support facilities including restrooms, parking, and improvements to roads. (INTERAGENCY COORDINATION | PD, R&D | phase 1 ongoing)
- 44.e Provide technical support for local businesses to promote or further develop their local products, services, and activities in the visitor industry. (PROGRAM | R&D | phase 2)
- 44.f Identify and reduce barriers that prevent visitor industry companies from buying local Hawai‘i Island products. (PROJECT | R&D | phase 1)
- 44.g Explore the feasibility of creating a multi-use facility to accommodate athletic-exhibition-conference activities. (PROJECT | Interagency | phase 2)
- 44.h Partner with government, private and nonprofit agencies, and other stakeholders to develop and support place-based educational programs and workforce training. (PROGRAM | R&D | phase 1)
- 44.i Support programs that conduct outreach to students in the fields of Science, Technology, Engineering, Arts, and Mathematics (STEAM) and Indigenous Data Science and connect them to living wage careers in the visitor industry. (PROGRAM | R&D | phase 1)
- 44.j Develop a toolkit and incentives for businesses to promote regenerative tourism and the Pono Pledge. (PROGRAM | R&D | phase 3)

COLLABORATIVE BIOCULTURAL STEWARDSHIP



Introduction

Collaborative biocultural stewardship is an approach to sustainable development that emphasizes collaboration and partnership building among stakeholders and refers to the integration of cultural and natural resource management strategies to promote conservation, sustainability, and resilience.

Biocultural stewardship serves as a framework for sustainable development that balances economic, social, and environmental goals. By integrating cultural and natural resource management, the General Plan can promote equitable access to resources and help to ensure the long-term viability of natural systems. The plan can also facilitate community engagement and partnership building, fostering collaborative decision-making and collective action. Ultimately, this approach can promote a more holistic, inclusive, and adaptive approach to land use planning and management that reflects local values, knowledge, and aspirations.

This element seeks to foster a sense of place, identity, and connection to the natural environment and recognizes that the management of natural and cultural resources requires the participation of diverse actors, including communities, governments, non-governmental organizations, and private sector entities. By promoting collaborative decision-making and collective action, we can enhance the effectiveness, equity, and legitimacy of conservation and development policies. By promoting community-based conservation and restoration strategies, we can enhance ecological integrity, promote biodiversity, and safeguard cultural heritage and scenic landscapes. The biocultural approach also acknowledges the role of cultural diversity in shaping environmental perceptions, attitudes, and behaviors. It recognizes that cultural practices arising from

traditional ecological knowledge are integral to maintaining ecosystem services and biological diversity.

Collaborative biocultural stewardship goals, policies and actions seek to foster partnerships that are based on mutual respect, trust, and shared values. By engaging stakeholders in a participatory and inclusive process, the plan can incorporate diverse perspectives and knowledge systems into conservation and development strategies. The collaborative approach also acknowledges the need for adaptive management and continuous learning, recognizing that environmental and social systems are complex and dynamic.

Following such practices can promote the co-creation of knowledge, the sharing of resources, and the empowerment of communities. By leveraging the strengths and resources of different stakeholders, we can enhance the capacity of communities to manage natural and cultural resources sustainably. We can also facilitate the creation of new networks and alliances, promoting social cohesion and resilience. Ultimately, the collaborative biocultural stewardship approach can foster a more integrated, inclusive, and equitable approach to conservation and development that reflects the aspirations and needs of local communities.



According to the Hawai'i County Charter, Section 13-29, "For the benefit of present and future generations, the State and its political subdivisions shall conserve and **protect Hawai'i's natural beauty and all natural resources**, including land, water, air, minerals and energy sources, and shall promote the development and utilization of these resources in a manner consistent with their conservation and in furtherance of the self-sufficiency of the State. All public natural resources are held in trust by the State for the benefit of the people."

Table 43: Environmental Challenges

Native Habitat	<ul style="list-style-type: none"> • Hawaii has been known as the extinction capital of the world. • Climate change and sea level rise pose threats to habitat migration and adaptation of native environments' flora and fauna. • Invasive and alien species continue to pose a threat to economic, environmental, and human health. • Carrying capacity of our resources is not comprehensively modelled and monitored. • The County of Hawai'i does not have specific regulations for wetlands, riparian ecosystems, or other valuable habitats. • Longer and/or more severe droughts are associated with an increase in the likelihood of wildfires.
Watersheds	<ul style="list-style-type: none"> • Island freshwater sources have already experienced saltwater contamination due to rising sea levels and this is expected to continue, significantly impacting food and water security. • The waters surrounding Hawaii Island are affected by increasing waste products such as marine debris, plastic pollution from land and ocean sources as well as effluents, pollutants and toxins generated and released from land-based sources such as cesspools and septic systems. • There is a lack of water quality monitoring on the island. • Green infrastructure planning at landscape and stormwater scales has not been institutionalized. • Watershed protection and management is reliant upon collaboration across all levels of government and must also include communities.
Stewardship	<ul style="list-style-type: none"> • The County has State-size kuleana when it comes to natural resources that are located or pass through their jurisdictional boundaries. • Along with State size responsibility for protection of public trust natural and cultural resources and a limited budget to do so, Hawaii County has continent-scale variation of its unique natural biomes and ecosystems. • Current regulatory framework cuts across ahupua'a system – State at top, County at bottom. • No centralized County Department is responsible for collaboration and protection of environmental quality.
Cultural Assets	<ul style="list-style-type: none"> • The County's role and involvement in cultural resources can be difficult to discern. • Miscommunication between different stakeholder groups can lead to conflict over community values. • Restoration and reformation are not clear, and remediation is complex. • Current regulatory framework cuts across the ahupua'a system with the State at the top and County at the bottom • There are differences of specific design limitations – design through, around, above • Scale – communities, community size, defined limits • Differences in worldview, knowing how this came to be, community values can be threatened or supported through socialization (rights, rights of entry) • Incentives for restoration, conservation are limited • Some cultural sites have been impacted in ways that have permanently altered their significance or evolved to include/prioritize another cultures or context's values.
Scenic Character	<ul style="list-style-type: none"> • The county has not developed a scenic resources protection program, including view impact procedures, criteria, and standards.

Table 44: Environmental Opportunities

Native Habitat	<ul style="list-style-type: none"> • Hawai'i County can collaborate with State Office of Planning and Sustainable Development to access the HRS 343 database to develop models for monitoring carrying capacity of natural resources. • Conservation work in Hawai'i can continue to evolve from species-specific conservation to focusing on ecosystems and large functional landscapes across multiple land ownership boundaries to protect Hawai'i's spectacular diversity of life. • Keeping the forest healthy and native-dominated offers huge savings in biocultural and water resources that might otherwise be lost to climate change and invasion by non-native invasive species. • Conservation lands, typically valued lowest among all land categories, actually hold huge value in the water resources they represent. • Incentivizing and developing regenerative land uses such as agroforestry can provide sustainable opportunities to Hawaiian ecosystems, flora, fauna and its people. • Hawai'i can become a State-wide adaptation and resiliency leader, focusing on its unique strengths and diversity to evolve with changing realities. • Urban forestry can be prioritized or incentivized in County Code.
Watersheds	<ul style="list-style-type: none"> • There watershed partnerships have been established to protect our watersheds. • Deepen the integration of Hawaiian biocultural resource management and traditional ecological knowledge across County government. • Practice an integrated approach to ecosystem-based collaborative management that considers the entire ecosystem.
Stewardship	<ul style="list-style-type: none"> • Interagency collaboration • County government can take a more proactive role in exercising its protective public trust role for natural and cultural resources. • There is increased involvement in existing partnerships. • Collaborating to complete additional EPA approved Watershed plans on the island can increase eligibility for conservation funding into the future.
Cultural Assets	<ul style="list-style-type: none"> • Hawai'i County's Cultural Resources Commission can support the identification, preservation, protection, restoration, and rehabilitation of historic properties, artifacts, and sites. • Community Development Plans can uplift community values and heritage character.
Scenic Character	<ul style="list-style-type: none"> • The County has a strong policy foundation for scenic resources. • The County recently completed a scenic resources inventory and mapping project. • Our communities have a strong connection of place.

Environmental Goal

Our natural and cultural resources are thriving and sustainably managed, preserved, and restored to maintain our unique and diverse environment.

Objective 45

Increase the biodiversity and resilience of native habitats.

Policies

- 45.1 Minimize and mitigate significant impacts, such as degradation, incompatible uses, or other threats, to native Hawaiian habitats and public trust resources.
- 45.2 Strive to improve the health of our island's forests, watersheds, nearshore environments, and coral reefs.
- 45.3 Encourage the preservation and restoration of natural landscape features, such as coral reefs, beaches and dunes, forests, streams, floodplains, and wetlands, or aquifer recharge areas that have the inherent capacity to avoid, minimize, or mitigate the impacts of climate change.
- 45.4 Maintain the shoreline for recreational, cultural, educational, and/or scientific uses in a manner that is protective and respectful of resources and is of the maximum benefit to the general public.
- 45.5 Increase collaborative efforts to improve coordination to conserve and manage wetlands, streams, and watersheds.
- 45.6 Encourage the preservation of native vegetation during development activities.
- 45.7 Improve the use of native or non-native plants of cultural or environmental importance.
- 45.8 Prioritize native landscaping for all (CoH) public projects.
- 45.9 Limit the establishment of invasive or alien species.
- 45.10 Maintain a continuing program to identify and protect exceptional trees, groves or stands of tree.
- 45.11 Encourage and incentivize green belts, tree plantings, and landscape plans and designs in urban areas.
- 45.12 Increase collaborative efforts to create and maintain community forests, food forests and other 'agroforestry'.
- 45.13 Pursue the acquisition of lands for the protection of natural resources.
- 45.14 Partner with government, private and nonprofit agencies, and other stakeholders to:

- a) Implement the Hawai'i State Wildlife Action Plan (SWAP)
 - b) Better understand and model carrying capacities of the island's habitats and resources
 - c) Improve the inventory of forested lands and associated ecosystem services
 - d) Encourage the continued identification and inclusion of unique wildlife habitat areas of native Hawaiian habitat within the Natural Area Reserve System
 - e) Anticipate future habitat migration, especially wetlands and coastal ecosystems
 - f) Prioritize quantitative wetland assessment to identify wetlands
 - g) Expand native/endemic forest cover
 - h) Improve enforcement for illegal activities that harm or degrade endemic habitats
- 45.15 Discretionary permit applications shall inventory the following and include appropriate mitigation measures of any impacts on the subject property:
- a) Groundwater recharge areas above 3,000 feet elevation
 - b) Intact native habitats
 - c) Critical habitat areas as identified by federal or state agencies
 - d) Exceptional trees
 - e) Historic, archaeological, or cultural sites or properties
- 45.16 Any development shall be designed to not adversely impact the following resource asset(s):
- a) Rivers, streams, springs, and other naturally flowing surface water bodies
 - b) Anchialine pools and estuaries
 - c) Shoreline setback areas, beaches, and dunes
- 45.17 Maintain shoreline setbacks to:
- a) Protect natural shoreline vegetation;
 - b) Protect marine turtle nesting beaches/areas;
 - c) Protect water quality;
 - d) Protect structures from the effects of long-term sea level rise;
 - e) Protect beaches and shorelines from erosion; and
 - f) Allow redevelopment of existing waterfront commercial structures consistent with the existing community character and preserve overwater views.
- 45.18 Landscaping and irrigation shall be designed to maximize water use efficiency and native plants.

Priority Actions

- 45.a Seek partnership opportunities to support wetland identification and assessments. **PROJECT**
- 45.b Codify tree survey requirements as part of site planning. **CODE AMENDMENT**

- 45.c Establish clearing limits within the Code and increase tree removal mitigation requirements. Limit clearing of native vegetation during development. **CODE AMENDMENT**
- 45.d Revise floodplain management requirements to require consideration of nature-based solutions as alternatives for all projects that have the potential to affect floodplains or wetlands. **PROJECT**
- 45.e Develop priorities for management of fire prone invasive species. **PROJECT**
- 45.f Amend the Code to include an appropriate list of invasive species to be removed during development activities. **CODE AMENDMENT**
- 45.g Support programs designed to avoid the introduction and establishment of invasive species and the control and eradication of invasive species; particularly those that serve as disease vectors. **PROGRAM**
- 45.h Partner with the State Land Use Commission to establish a conservation buffer to accommodate shifting native habitats impacted by climate change, particularly wetlands and high-elevation forests. **INTERAGENCY COORDINATION**
- 45.i Develop buffer policies to protect native forests, wildlife, and habitat. **PROJECT**
- 45.j Create incentives for landowners to retain and re-establish forest cover in upland watershed areas with emphasis on native forest species. **PROGRAM**
- 45.k Identify partners and support a public awareness and education campaign to elevate recognition of the value of urban trees as essential infrastructure. **PROJECT**
- 45.l Amend the landscape standards (PD Rule 17) to require use of native plants for screening or landscaping. **CODE AMENDMENT**
- 45.m Amend the Code to incentivize the establishment of threatened and endangered endemic plants species within their habitable ranges during development approvals. **CODE AMENDMENT**
- 45.n Amend the Code to require site clustering of development in order to avoid critical environmental areas and assets. **CODE AMENDMENT**
- 45.o Develop and establish Open Space Network Overlay for natural landscape features, such as beaches and dunes, forests, streams, floodplains, wetlands, or recharge areas that have the inherent capacity to avoid, minimize, or mitigate the impacts of climate change. **PROJECT**
- 45.p Study, develop and establish a Biosphere Reserve Buffer Zones, either separately or as an overlay district, to guide development within native forest through regulatory measures and economic incentives. **PROJECT**
- 45.q Maintain a program for acquiring and/or restoring wetlands and anchialine pools. **PROGRAM**
- 45.r Develop comprehensive programs, policies, and provide resources for enhancing urban forestry canopy cover. **PROGRAM**

- 45.s Improve urban and community forest management, maintenance, and arboricultural practices. **PROGRAM**
- 45.t Increase funding and grants for urban and community forestry. **PROGRAM**
- 45.u Support programs to prevent harmful invasive species from becoming established. **PROGRAM**
- 45.v Partner with government, private and nonprofit agencies, and other stakeholders to develop a program for identification and protection of plant species of special status, including plants significant for cultural practitioners. **PROGRAM**
- 45.w Support seedbanks of native and endemic plant species, especially species that are threatened or endangered. **PROJECT**
- 45.x Partner with community groups to apply for funding to restore native habitat including marine, wetland, shoreline, and native upland systems on County-owned or managed lands. **PROJECT**
- 45.y Prioritize removal of invasive species during maintenance of County owned or maintained properties. **PROJECT**
- 45.z Assess and prioritize County-owned areas for restoration in collaboration with government, private and nonprofit agencies, and other stakeholders. **PROJECT**
- 45.aa Review and update the exceptional tree code and inventory to remove invasive species and support the protection of native habitats. **CODE AMENDMENT**

Objective 46

Preserve the health of the watersheds by improving water quality and reducing runoff.

Policies

- 46.1 Engage in comprehensive watershed planning to protect all watersheds and identify priority watershed areas to develop or complete watershed management plans and projects.
- 46.2 Address water best management practices and implement plans for non-point source discharges, such as irrigation flows, agricultural or urban runoff.
- 46.3 Within mauka areas of high rainfall/fog-drip belt, ground disturbing activities such as excessive soil compaction and excessive removal of vegetative cover should be minimized and mitigated consistent with management strategies that encourage the retention of existing forested and pasture areas, reforestation, minimal coverage by impervious surfaces and other strategies that encourage effective infiltration to groundwater.
- 46.4 Strengthen best management practices for wildfire management (erosion reduction, sediment control, fire management, storm water management, and natural riparian buffers along perennial and intermittent streams).

- 46.5 Maintain participation in the development and implementation of the Ocean Resources Management Plan (ORMP), marine zoning plan(s), Marine Managed Areas (MMA's) or other appropriate tool(s).
- 46.6 Partner with government, private and nonprofit agencies, and other stakeholders to:
- a) Implement a comprehensive conservation plan that identifies priority watershed areas for habitat restoration and enhancement.
 - b) Inventory lands considered necessary for the protection of watersheds, water sources and water supplies.
 - c) Review and designate forest, river corridors, and watershed areas into the conservation district during State land use boundary comprehensive reviews.
 - d) Monitor impacts to coral reefs and nearshore environments and address land-based sources of impacts.
 - e) Restore wetlands and riparian corridors to decrease erosion, increase sediment management, groundwater infiltration, nutrient/pollutant uptake, soil moisture retention, stormwater abatement, and cultural/community connections.
 - f) Restore stream flows (volumes) to meet public trust purposes or where environmental quality could be improved.
 - g) Develop reasonable standards to improve stream and coastal water quality monitoring and encourage local communities to develop such projects.
 - h) Achieve a net increase in nearshore water quality with more AA designations, and/or fewer impaired inland freshwater bodies and impaired marine/coastal waterbodies.
 - i) Prioritize water quality monitoring activities in areas of existing and potential urban growth.
 - j) Document pollutant loads for Hawai'i Island streams and coastal waters.

Priority Actions

- 46.a Review and update the County grading and grubbing ordinances to ensure that they adequately address potential erosion and runoff problems. **CODE AMENDMENT**
- 46.b Adopt appropriate measures and provide incentives to control point and nonpoint sources of pollution. **PROJECT**
- 46.c Identify and establish appropriate riparian buffer protection areas around streams, ponds, perennial flowing natural springs, and all springs and reservoirs serving as water supplies. **PROJECT**
- 46.d Support research to identify and refine priority watershed areas meant to enhance ground and surface water quantity.
- 46.e Identify and establish appropriate wetland protection areas and regulations to mitigate impacts of development. **PROJECT**
- 46.f Partner with land managers to improve infrastructure and grazing management practices for cattle to promote soil retention and mitigate fire risk. **INTERAGENCY COORDINATION**

- 46.g Amend the Special Management Area to include wetlands, riparian and adjacent buffer areas accordingly. **PROJECT**
- 46.h Build community capacity and agency support for Community Conservation Areas (CCAs) as part of stewardship-based efforts. **PROGRAM**



Examples of community conservation areas include food forests and community gardens.

Objective 47

Increase direct community restoration and collaborative efforts to conserve and nourish the island's biocultural resources.

Policies

- 47.1 Encourage an overall conservation ethic in the use of Hawaii's resources by protecting, preserving, and conserving our critical and significant natural resources.
- 47.2 Foster recognition of the importance and value of the land, air, and water resources to Hawaii's people, their cultures, and visitors.
- 47.3 Integrate progressive strategies incorporating indigenous and contemporary knowledge and practices to maintain environmental quality at the highest standards, address a changing climate, protect natural resources, and restore ecosystem health for the benefit of present and future generations.
- 47.4 Protect the reasonable exercise of customarily and traditionally exercised rights of Hawaiians to the extent feasible.
- 47.5 Promote resource management that is sustainable, responsible, and data driven.
- 47.6 Require the management of natural resources in a manner that fully minimizes adverse effects on the environment and depletion of energy and natural resources.
- 47.7 Ensure that activities authorized or funded by the County do not irretrievably damage natural resources.
- 47.8 Increase public pedestrian access opportunities to scenic places and vistas.
- 47.9 Increase community stewardship partnerships that focus on management responsibilities and promote community education or shared learning.
- 47.10 Improve Community Planning capacity building efforts toward coordination, leadership, effective action, connectivity, and impact.
- 47.11 Contribute to programs of collection and dissemination of data concerning cultural or natural resources.
- 47.12 Partner with government, private and nonprofit agencies, and other stakeholders to:
- a) Protect special areas, structures, and elements that are an integral and functional part of Hawai'i's ethnic and cultural heritage.
 - b) Identify and protect wahi pana.
 - c) Promote the preservation and restoration of significant natural and historic resources.

- d) Aid in programmatic education concerning historic sites.
- e) Maintain the shoreline for recreational, cultural, educational, and/or scientific uses in a manner that is protective of resources and is of the maximum benefit to the public.
- f) Encourage the documentation and preservation of traditional ecological knowledge, identifying best management practices for integration.



Stewardship requires input and participation from the community regarding daily activities, development of policies and programs, and review of proposed projects.

Priority Actions

- 47.a Contribute on a regular basis to State or Federal GIS data stores and other programs of collection and dissemination of basic data concerning natural, historic, or cultural resources. **PROGRAM**
- 47.b Create special (business) improvement districts to engage in environmental research, restoration and maintenance, natural resource management, climate change or sea level rise adaptation or other purposes to improve environmental conditions and provide community benefit. **PROJECT**

Objective 48

The historical integrity, character, scenic assets, and open spaces of our communities are protected, restored, and treated as unique assets with significant social and economic value and managed in perpetuity.

Policies

- 48.1 Require both public and private developers of land to provide historical and archaeological surveys and cultural assessments, where appropriate, prior to the clearing or development of land when there are indications that the land under consideration has historical significance.
- 48.2 Public access to significant historic sites and objects shall be acquired, where appropriate.
- 48.3 Encourage the restoration of significant sites on private lands.
- 48.4 Signs explaining historic sites, buildings and objects shall be in keeping with the character of the area or the cultural aspects of the feature.
- 48.5 Historic Preservation shall represent the full range and diversity of the multi-cultural heritage of Hawai'i Island.
- 48.6 Maintain an inventory of significant cultural and historic sites and districts compatible with that of the State Historic Preservation Division.
- 48.7 Ensure that projects requiring preservation plans are identified on subdivision maps and plan approval site plans.

- 48.8 The County shall develop a comprehensive management plan for historic and cultural resources that are on County owned properties or on properties managed by the County.
- 48.9 The County shall use and promote the use of interpretive signage and/or other appropriate methods to recognize landscapes, sites, buildings, and objects of significant historical and cultural importance.
- 48.10 Maintain the character of County-owned historic structures and bridges, as appropriate.
- 48.11 Outstanding natural or cultural features, such as scenic resources, water courses, fine groves of trees, heiau, and historical sites and structures, shall be identified and preserved during subdivision.

Priority Actions

- 48.a Seek private-public partnerships to maintain and steward the preservation of sites, buildings, objects, and landscapes of significant cultural and historical importance. **PROJECT**
- 48.b Maintain Certified Local Government status and maximize funding opportunities. **PROGRAM**
- 48.c Support the identification of Heritage Landscapes, Corridors, Areas, and Centers. **PROJECT**
- 48.d Support development of multi-cultural centers. **PROJECT**
- 48.e Support historic district surveys for our urban centers. **PROJECT**
- 48.f Partner with the State Historic Preservation Division (SHPD) to establish framework and database for Cultural Impact Assessments. **INTERAGENCY COORDINATION**
- 48.g Partner with government, private and nonprofit agencies, and other stakeholders to develop design guidelines for designated communities containing significant historic buildings, sites, or landscapes. **INTERAGENCY COORDINATION**
- 48.h Assess and prioritize County-owned lands for historic site restoration in collaboration with government, private and nonprofit agencies, and other stakeholders. **PROJECT**
- 48.i Create and maintain GIS overlay of historic districts. **PROJECT**
- 48.j Educate and encourage property owners to nominate structures and sites to the State and National Register of Historic Places. **PROGRAM**
- 48.k Provide a real property tax incentives for historic properties, including commercial properties. **PROGRAM**
- 48.l Support the development a multi-sector public education program regarding historic sites that target key partners such as the hospitality industry, real estate agents, site developers, consultants, schools, youth groups, and civic organizations. **PROGRAM**

Objective 49

Protect, restore, and enhance our communities' unique scenic character.

Policies

- 49.1 Consider structural setback from major thoroughfares and highways and establish development and design guidelines to protect important view planes.
- 49.2 Preserve transportation corridors that have important scenic, historic, recreational, cultural and/or natural resources that enhance the character and scenic resources of communities.
- 49.3 Protect the views of areas endowed with natural beauty by carefully considering the effects of proposed construction and compatibility during all land use reviews.
- 49.4 Encourage the design of developments and activities that complement the natural beauty of the island.
- 49.5 Maintain a continuing program to identify and protect viewing sites on the island.
- 49.6 Preserve and protect significant lava tubes, caves, or other geologic features determined to be significant by a governmental agency or plan.

Priority Actions

- 49.a Prioritize maintaining the views at scenic overlooks with a frequently maintained vegetation management program which includes eradication of invasive species. Coordinate this work with regular roadway vegetation management maintenance program. **PROGRAM**
- 49.b Develop and establish view plane criteria, rankings, and regulations to preserve and enhance views of scenic or prominent landscapes from specific locations, and coastal aesthetic values. **PROJECT**
- 49.c Develop a process for reviewing and revising guidelines for designating Natural Beauty Sites. **PROJECT**
- 49.d Establish a Scenic Resources Protection Program to identify, inventory, and protect areas of significant beauty. The program could include recommendations from Scenic Resources Inventory and Mapping Project (2016). **PROGRAM**

Natural Beauty Sites

District of Puna

Site	Tax Map Key	Ahupuaa or Region
Viewplane from Pahoā-Kalapana Highway looking makai	1-2-04, 06, 07, 09	
Kehena Black Sand Beach	1-2-09:21	Kehena
Viewpoint-Shoreline	1-2-09:22	Kekeekee
1955 Lava Flow (Iilewa Cone)	1-2-10:1	Kamaili
Ironwood Groves along Kapoho-Kalapana Road	1-3-03:5; 1-3-07:6, 26	Kauaea; Malama-Ki
Viewpoint-Shoreline	1-3-04:71	Opihikao
Mackenzie Park	1-3-07:26	Malama-Ki
Mango Grove along Pohoiki Road	1-3-08:4, 5	Pohoiki
Keahialaka Spring & Pond	1-3-08:15	Keahialaka
Shoreline	1-3-08:15	Keahialaka
Viewpoint (Puu Kukae)	1-4-02:2	Kapoho
Kapela Bay (Black Sand Beach)	1-4-03:13	Kahuwai
Viewpoint-Shoreline (Hilo & Puna)	1-4-03:13	Kahuwai
Viewpoint & Tidal pool (Makaukiu Pt.)	1-4-03:13	Kahuwai
Ironwood Grove at Nanawale Park	1-4-03:18	Nanawale
Viewpoint-Shoreline (Honolulu Landing)	1-4-03:19	Honolulu
Mango Grove along Kapoho-Honolulu Landing Road	1-4-03, 04	Kahuwai & Halepuaa
Viewpoint-Shoreline	1-5-63:1 to 4	Waiakahuila
Cove with Stone Beach	1-6-01:25	Keaau
Royal Palms fronting Keaau Intermediate School	1-6-02	Keaau
View of Mauna Kea and Mauna Loa from Pahoā-Keaau, Volcano-Keaau Roads, and various Puna subdivisions	Various	Various
Pu'u O'o Lava Flow Region	Various	Various
Ahu'ailā'au (Fissure 8)	Various	Various

District of South Hilo

Site	Tax Map Key	Ahupuaa or Region
Banyan Drive Scenic Area	2-1-01, 03, 05	Waiakea
Liliuokalani Gardens	2-1-03:2	Waiakea
Viewpoint of Hilo Bay area with Mauna Kea in Background	2-1-03:2	Waiakea
Viewpoint of Hilo Bay with Mauna Kea in Background	2-1-03:17	Waiakea
Coconut Isle (Mokuola)	2-1-03:19	Waiakea
Reeds Bay (Shoreline)	2-1-05:1	Waiakea
Ice Pond	2-1-06:10	Waiakea
Viewpoint-Shoreline (Leleiwi Point)	2-1-11:5	Waiakea
Lehia Park (undeveloped)	2-1-13:5	Waiakea
Viewpoint-Shoreline (Keokea Point)	2-1-14:13	Waiakea
Lihikai (Onekahakaha) Beach Park shoreline	2-1-14:13	Waiakea
Waiahole Fish Pond	2-1-15:1	Waiakea
Haleolono Fish Pond	2-1-15:42	Waiakea
Leleiwi Park shoreline	2-1-16 to 19	Waiakea
Lokoaka Pond, Akahi Pond, and Kionakapahu Pond	2-1-16:1	Waiakea
Viewpoint-Shoreline (Waiuli Point)	2-1-19:9	Waiakea
Wailoa River Area:		Waiakea
• Hoakimau Fish Pond;	2-2-13:3;	
• Mohouli Fish Pond;	2-2-29:27;	
• Waiakea Fish Pond	2-2-31:1	
Puu Halai	2-3-22	Ponahawai
Rainbow Falls and Area (Wailuku River Park)	2-3-27:1, 2	Piihonua
Kaimukanaka Falls and Area	2-3-27:3, 5	Piihonua
Boiling Pots and Area	2-3-29:12	Piihonua
Viewpoint on hilltop looking over Hilo Bay	2-3-37	Ponahawai
Waiole Falls and Area	2-5-9:4	Piihonua
Peepee Falls and Area	2-5-10:1	Piihonua
Viewpoint from lower Wailuku Bridge looking makai	2-6-02	Piihonua
Viewpoint from lower Wailuku Bridge looking mauka	2-6-03	Piihonua
Alealea Point looking towards Hilo Bay	2-6-15:1	Wailua
Keakanini Falls	2-6-18:4	Piihonua
Hawaii Falls	2-6-18:4	Piihonua
Honolii Beach Area and Stream	2-6-24:1 to 4	Alae
Onomea Bay Area	2-7-09:1, 2, 26; 2-7-10:1	Kahalii-Onomea
Onomea Arch (fallen)	2-7-10:1	Onomea
Akaka and Kahuna Falls	2-8-10:34	Honomu
Kolekole Gulch	2-8-15, 2-9-03	Kuhua-Kaiwiki
Hakalau Bay/Gulch Area	2-9-02, 3-1-01	Hakalaunui-Kamae

District of North Hilo

Site	Tax Map Key	Ahupuaa or Region
Viewpoint of Umauma Gulch (makai from bridge)	3-1-01:1, 24	Wailua
Viewpoint of Falls in Umauma Gulch (mauka from bridge)	3-1-01:23, 30	Wailua
Nanue Gulch-Makai	3-2-01:1, 8	Nanue
Honohina Falls (Nanue Gulch and stream)	3-2-01:11, 17	Nanue
Maulua Gulch	3-4-04:9, 11, 12	Maulua Iki
Kaiwilahilahi Gulch	3-5-03	Kaiwilahilahi
Manawaiopae Gulch	3-5-04	Manawaiopae
Kihalani Gulch	3-5-04	Kihalani
Kuwaikahi Gulch	3-5-04	Kihalani
Kilau Gulch	3-6-01	Laupahoehoe
Scenic Lookout-Laupahoehoe Point	3-6-01:9	Alaea
Laupahoehoe Gulch	3-6-04	Laupahoehoe
Kaawalii Gulch	3-6-05; 3-9-01	Waipunalei-Humuula

District of Hamakua

Site	Tax Map Key	Ahupuaa or Region
Kalopa State Park	4-4-14:1	Kalopa
Mauna Kea State Park area	4-4-16:3	Kaohe
Ahualoa Road	4-5-10	Kaao-Nienie
Nienie (Native forest)	4-6-12:25	Nienie
Viewpoint Lookout Waipio Valley, Kukuihaele	4-8-04:17	Lalakea
Windward Valley System: <ul style="list-style-type: none"> • Muliwai to Awini; • Waimanu Valley Area; • Waipio Valley Area 	4-9-01 to 15	Waipio, Muliwai-Awini, Waimanu
Hiilawe Falls	4-9-09	Waipio

District of North Kohala

Site	Tax Map Key	Ahupuaa or Region
Windward Valley System: <ul style="list-style-type: none"> • Honokane Valley; • Islands off Awini Valley; • Pololu Valley 	5-1-01, 02	Awini, Pololu
Viewpoint-Pololu Valley	5-2-01:1	Pololu
Akoakoa Point	5-2-01:7	Waiapuka
Nanue Bay Area	5-2-01:7, 8	Waiapuka
Kapanaia Bay Area	5-2-01:14; 5-2-07	Makapala, Aamakao
Keokea Beach & Kalalae Pt.	5-2-01:14 to 16	Makapala
Kauhola Point	5-3-07:1	Kukuiwaluhia
Indian Banyan trees at Chalon International of Hawai'i's office in Hawi	5-5-2:23	Hawi
Upolu Point	5-5-06:7	Kokoiki-Upolu
Old Honoipu Landing	5-6-02	Puakea
Kapaa Park	5-6-01:60	Kapaa
Mahukona Harbor and Park	5-7-03:3, 4, 14	Mahukona-Hihiu
Keawanui Bay Area	5-8-01	Kehena, Puanui
Kaiopae Point	5-9-01:6	Waiaka
Waiakailio Bay Area	5-9-01:8	Kahualiliii
Coastline viewplane from Akoni-Pule Highway	Various	
Coastline viewplane from Kohala Mountain Road	Various	
Ironwood trees along Kohala Mountain Road	Various	

District of South Kohala

Site	Tax Map Key	Ahupuaa or Region
Viewpoint (Puu Makela)	6-2-01:25	Kawaihae 2nd
Mauumae Bay/Beach	6-2-02	Kawaihae 2nd
Kaunaoa Bay/Beach	6-2-02:4	Ouli
Kaluhiikanu Beach	6-2-02:6	Kawaihae 2nd
Ohaiula Beach (Spencer Park)	6-2-02:8	Kawaihae 2nd
Upper Waipio Lookout	6-3-01:4	Waipio
View of Kohala mountain	6-5-01	Waiaua
Na Puu (Waimea): Puu Laelae; Hokuula; Puuiki	6-5-01	Keoniki-Puuiki
Waimea Church Row and Surrounding Churches	6-5-04:1 to 6, 8	Waikoloa (Waimea)
Hapuna Bay/Beach	6-6-01:8	Lalamilo
Kaunaoa Point	6-6-02:38	Ouli
Waimea Nature Park (Ulu Laau)	6-6-03:7	Lalamilo
Scenic countryside around Waikii	6-7-01:3	Waikoloa
Makaiwa Bay and Pond, Keawanui	6-8-22	Kalahui-puaa
Pauoa Bay Area	6-8-22	Kalahui-puaa
Puako Bay Area	6-9-01:2; 6-9-02:7, 8	Lalamilo
Anaehoomalu Bay Area	6-9-01:13	Anaehoomalu
Wailea Bay Area	6-9-02:2	Lalamilo
Viewplane along Queen Ka'ahumanu Highway looking mauka and makai	Various	

District of North Kona

Site	Tax Map Key	Ahupuaa or Region
Puu Waawaa	7-1-01:4	Puuwaawaa
Kiholo Bay/Beach Area	7-1-02:8	Puuwaawaa
Keawaiki	7-1-02:8; 7-1-03:2	Puuwaawaa; Puuanahulu
Hualalai	7-2-01; 7-8-01	Kaupulehu
Kaupulehu	7-2-03:1, 2	Kaupulehu
Kua Bay Area	7-2-04	Maniniowali
Opae Ula Pond	7-2-04:1	Makalawena
Makalawena	7-2-04:1	Makalawena
Kahoiawa	7-2-04:3, 4	Awakee
Kakapa Bay Area	7-2-04:4	Kukio 2nd
Kukio Bay/Beach Area	7-2-04:5	Kukio 1st
Mahaiula Bay/Beach Area	7-2-05:3	Mahaiula
Kaloko Pond	7-3-09:2	Kaloko
Honokohau Fish Pond	7-4-08	Kealakehe
Honokohau coastline	7-4-08:4, 3	Honokohau-Kealakehe
Aimakapa	7-4-08:10	Honokohau
White Sand Beach	7-4-08:10	Honokohau
White Sand Beach	7-5-05:7	Keahuolu
Viewplane from Kuakini Highway going mauka & makai	7-7 and 7-8	Holualoa-Keauhou
Viewplane from Kamehameha III Road going mauka & makai	7-8-10	Kahaluu-Keauhou
Keauhou	7-8-12	Keauhou 1 & 2
Kahaluu Bay Area	7-8-14	Kahaluu 2
Viewplane along Queen Ka'ahumanu Highway going mauka and makai	Various	Various

District of South Kona

Site	Tax Map Key	Ahupuaa or Region
Kealakekua Bay from Kaawaloa Road and Lower Government Road	8-1-07:1; 8-1-10:1, 2; 8-1-11; 8-2-02, 04	Keopuka, Kaawaloa, Kaawaloa, Kealakekua
Viewpoint	8-3-03	Kahauloa (2)
Cove	8-3-04:1	Keei (1)
White Sand Beach	8-3-04:4	Keei (1)
Viewpoint (Palemano Pt.)	8-3-04:5	Keei (1)
Honaunau Bay & Scenic View from Ke Ala o Keawe Road	8-4-11, 12, 13	Honaunau, Keokea
Kealia Beach	8-5-05:1	Kealia
Kiilae	8-5-05:19	Kiilae
Hookena—Kauhako Bay Area	8-6-13, 14	Hookena, Kauhako
Milolii area	8-9-04	Milolii
Lava flows of 1950, 1926 and 1919	Various	Various

District of Kau

Site	Tax Map Key	Ahupuaa or Region
Manuka Bay	9-1-01:3	Manuka
Pohue Bay	9-2-01:1	Kahuku
Volcano area including National Park	9-2-01:4; 9-9-01	Kahuku, Keauhou
South Point (Ka Lae)	9-3-01:1-3, 7, 9	Pakini Iki, Kamaoa
Mahana Bay	9-3-01:2	Kamaoa
Waiakukini	9-3-01:6	Pakini Nui
Kaalualu Bay	9-4-01: 12, 14	Kiolakaa
Honuapo	9-5-14:1, 7	Honuapo
Kawa (Kawaa) Bay and Spring	9-5-16:20; 9-5-17:7	Kaalaiki, Hilea Nui
Ninole Cove & Springs	9-5-19:12	Ninole
Punaluu Black Sand Beach	9-6-01	Punaluu
Lava Flows of 1868, 1887, & 1907	Various	Various
View of Mauna Loa from Volcano-Ka'u Highway	Various	Various
Scenic view of shoreline between Pahala and Punaluu	Various	Various
Waiohinu Park	Various	Various
Na puu: Enuhe, Makaanau, Kaiholena and One	Various	Various

GENERAL PLAN IMPLEMENTATION



Introduction

Establishing an effective planning system, collaborative strategies, and ongoing monitoring is crucial to ensuring the General Plan 2045 vision can be implemented. Implementation of the General Plan's goals, objectives, policies, programs, projects, and interagency coordination will require systemic understanding, decisive leadership, and unprecedented collaboration. The General Plan presents an opportunity to elevate key challenges to be addressed with strategic and coordinated action. The application of the General Plan's objectives, policies, programs, projects, and interagency coordination assists in shaping a clear path forward. Implementation will require follow-up legislative actions such as implementing ordinances and budget decisions.

The purpose of the County Planning System is to serve as a guide for the long-range development, and economic, environmental, and socio-cultural wellbeing of the county in keeping with the values and priorities significant to the people. The intent of this framework includes:

1. Local Engagement

Foster grassroots participation and balancing of interests by providing opportunities for active civic engagement, where citizens have the means to collaborate with the government and are empowered to effect positive change consistent with plans developed under this chapter.

2. Long-Term and Holistic Approach

Address a broad scope of issues and long-term trends that affect the land and communities, including environmental and cultural-historic protections, natural resources, built environments, infrastructure development, social issues, and the economy.

3. Consistent Policies and Implementation

Ensure consistency among the General Plan and respective regional plans, as well as consistency among the Plan's policies and implementation measures such as regulations in the Hawai'i County Code, land acquisition priorities, and capital improvements.

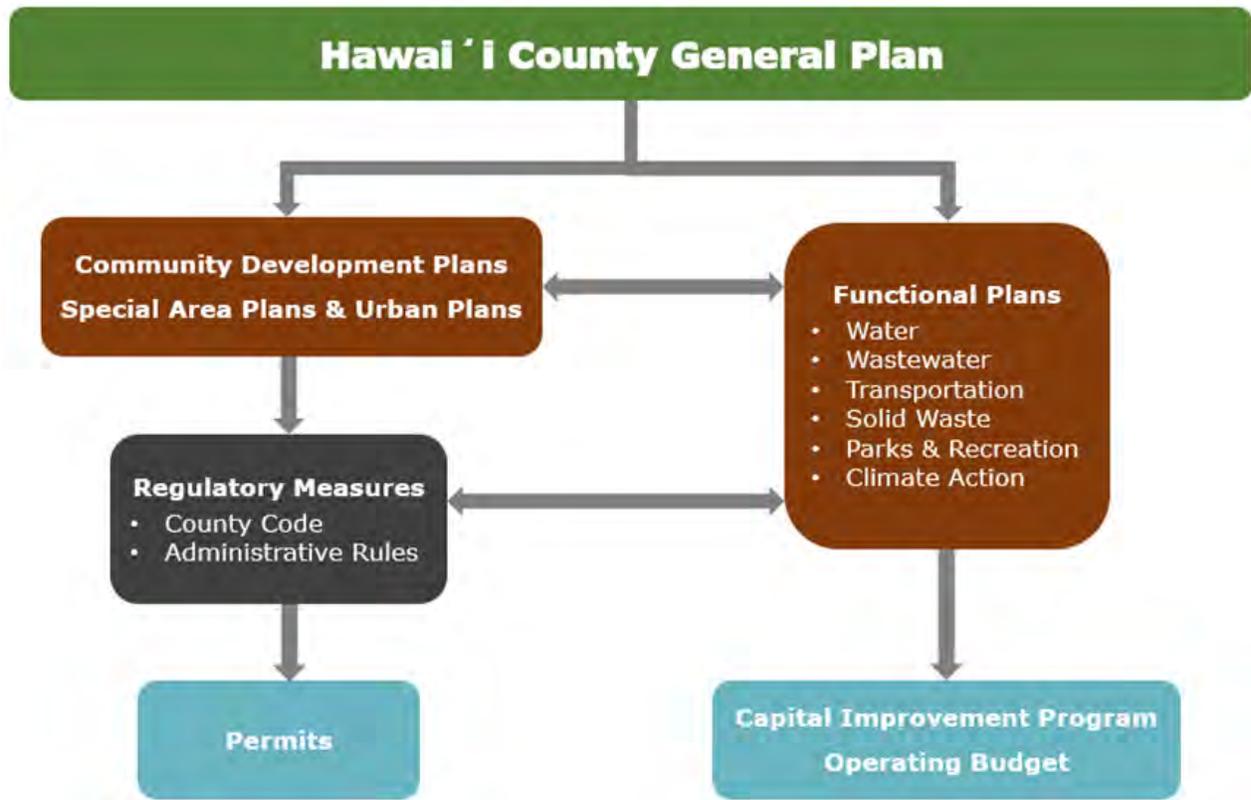
4. Interagency Collaboration

Facilitate collaboration among county agencies in fulfilling the objectives, policies, and actions set forth in the plans developed under this chapter. Facilitate collaboration with State and federal agencies through clarity, consistency and prioritization of common goals and objectives.

5. Implementation System

Establish an implementation system that is based on county-wide, regional, and agency levels of responsibility and accountability to carry out the plan(s), such as the identification and prioritization of actions, timeframes, responsible agents and stakeholders, funding requirements, funding sources, and allocations.

Planning System



The Planning System is designed to ensure that all its components fit together and serve their intended purpose. This section further defines each of these components and the relationships between them. The diagram above displays a feedback process in which the different aspects of the Planning System inform one another and the lines between them represent opportunities for community participation throughout the process.

i **Chapter 16**

Chapter 16 of the Hawai'i County Code (appendix x) details the legal framework for the Planning System, with an explanation of these components, the legal requirements, and this framework.

Community Development Plans (CDP)

The Community Development Plans translate broad General Plan statements to specific actions, as they apply to specific geographical areas. They serve to provide a forum for community input to reflect the character of each community. These plans create a vision for future growth, and direct physical development and public improvements within a specific area. If there is a direct conflict between the CDP and the General Plan, the General Plan shall be controlling. The Planning Director or County Council may initiate a CDP.

The goal of planning is to maximize the health, safety, and economic wellbeing of all people living in our communities, as well as the land itself. Community planning is the process where community members come together to take intentional collective action and generate solutions to common problems to improve social, economic, physical, and environmental wellbeing while preserving valuable aspects of the culture of and vision for a particular geographic area.

Community Development Plan Framework

During the 2045 General Plan Comprehensive Review process, existing community plans were used to guide the CDP framework. From the adoption of the Kona, Puna, North and South Kohala CDPs in 2008, Kaʻū CDP in 2017, and Hāmākua CDP in 2018, there has been much to learn and grow from as we look to the future. The 2045 General Plan also benefited from years of collective participation in CDP implementation efforts through district Action Committees.

To build on these lessons learned, future CDPs shall be drafted to follow the basic layout of the 2045 Hawaiʻi County General Plan. This creates consistency across all districts of the

County to ensure that the language, goals, objectives, policies, and actions, under various subject matters can be easily identified by government agencies, community members, and other stakeholders.

The purpose of a CDP is threefold:

1. Translate the General Plan's broad statements and community development guidelines to actions specific to the planning area to address regional issues and opportunities.
2. Improve and advance communities and community resilience through the acknowledgment and development of community capacity.
3. Provide a process for citizens to engage in civic dialogue and contribute to the identification of community priorities.

The CDP process should identify:

1. Recommended Governmental Improvements

Community Development Plans may recommend amendments to various requirements and incentives built into codes, plans, or processes. Such amendments should be consistent with the General Plan, otherwise, amendments to the General Plan should be recommended.

2. Advocacy Strategies

Advocacy strategies are effective means to advance community priorities through coordinated efforts by County and non-County agencies and organizations. This requires that the community, County agencies, and elected officials work in collaboration with other organizations to advance the CDP's advocacy program.

3. Acquisition Priorities

Community Development Plans may identify priority acquisition properties for

consideration in the County Public Access, Open Space, and Natural Resources Preservation Program. Candidate parcels for this program include those that feature historic and culturally significant sites, and natural resources in need of protection.

4. Capital Projects

The County Charter stipulates that Capital Improvements shall be prioritized based on criteria aligned with the General Plan and Community Development Plans. Providing a clear direction on where various community Capital Improvement priorities are needed creates a reference for them to be easily incorporated into the County budget process and Functional Plans for government agencies. The General Plan should focus on major, multi-district level infrastructure projects such as wastewater, water, and roads. Whereas Community Development Plans should focus on capital improvement projects as they relate directly to the character and community amenities in their respective district – examples of this include parks, transit hubs, and community centers. If additional capital improvement projects are identified in the review process for a Community Development Plan revision, the General Plan should be amended to include them.

5. Programs and Community Actions

Community Development Plans shall identify desired programs and the community's role in planning and implementing the programs. They should focus on proactive, community-based, collaborative actions. Community planning is a collective effort that benefits from proactive leadership and actions that enrich the community. Examples of this include after-school youth programs, neighborhood watch, environmental

advocacy groups, and collaborative small business events (such as farmers markets or co-ops).

6. Social Capital and Community Network Mapping

During the process of reviewing a Community Development Plan, instances where community needs are not met may be identified. Examples of this may include a need for community gathering spaces such as parks or recreation hubs. Community Development Plans may identify such needs and outline a plan of action for community members and other stakeholders to coordinate efforts, combine and collect resources, and connect public and private sector agents to advocate for such enhancements to their community.

Urban Development Plans

Urban Development Plans are a means of implementing the policies and objectives of the General Plan and/or Community Development Plans within towns, villages, and other areas of existing urban development or within areas specifically intended for new or more intensified urban development. They comprise a minor portion of a larger, regional community planning area. They shall be consistent with and implement the visions, objectives, and policies of the General Plan and applicable community development plans. If there is a direct conflict between the Urban Development Plan and the General Plan, the General Plan shall be controlling. An Urban Development Plan is initiated by or through the Planning Director or County Council.

The Urban Development Plan process should identify:

1. An analysis of problems, needs, and opportunities

2. *Appropriate planning standards*

- Public services and transportation
- Housing unit densities, urban design
- Streetscaping and landscaping design
- A statement of proposed considerations for historic or archaeological features in the proximity of the plan’s area, which may consider restoration, access, buffers, and other measures as appropriate.

3. *Sequencing and phasing of development or redevelopment, public facilities, infrastructure*

4. *Implementation program*
CIP, financial element, and schedule.

Special Area Plans

Special area plans provide the basis for regionally scaled programs for the protection, restoration, or recreational and educational use of specific, natural, and/or cultural and historic resources and features identified in the General Plan or an encompassing Community Development Plan as highly valued community natural assets. A Special

Public Agency Functional Plans and Programs

The Functional Plan shall identify priority issues and specific needs of the agency responsible for implementation. The Plan addresses a specific need, program, or issue that the agency is primarily responsible for. The Plan may, but is not required to, be adopted by ordinance or resolution.

The Functional Plan should contain objectives, policies, and implementing actions consistent with the visions, goals, and objectives of the

Area Plan is initiated by or through the Planning Director or County Council.

The Special Area Plan process should identify:

1. *An analysis of the needs and opportunities*

Concerning the purposes and objectives of the special area plan area.

2. *A statement of planning standards and principles*

- Land uses
- Environmental protocols, principles, objectives, and standards
- Proposed considerations for historic and/or archaeological features, which may consider restoration, access, buffers, and other measures as appropriate.

3. *Sequencing and phasing of development or redevelopment, public facilities, infrastructure*

4. *Implementation program*
CIP, financial element, and schedule.

General Plan and Community Development Plans to address the priority issues and needs identified to help inform the Capital Improvement and Operating Program. Each department and agency of the County that prepares a Functional Plan should present the construction and operation of infrastructure, facilities, and programs. Actions may include organizational or management initiatives, facility or physical infrastructure development initiatives, initiatives for programs and services, or legislative proposals.

Capital Improvement Program (CIP)

Capital Improvement projects are an important vehicle for ensuring community needs can be implemented. The County Charter sets forth the procedure for the submittal and adoption of the CIP budget.

Prioritization of Capital Improvement Projects

Achieving What We Appropriate

The CIP is a 6-year schedule of improvements – it sets forth the greatest infrastructure needs of the County, anticipated funding, and timing of the projects. However, in practice, the County is only able to fund about 30 percent of the projects that are appropriated into the CIP budget. Several factors influence the urgency and sequencing of CIP projects. According to the County Charter, “Capital improvements shall be prioritized based on criteria aligned with the General Plan, Community Development Plans, emergency expenditures and other pertinent functional plans” (§10-6(a)(2)). This speaks to the need to coordinate infrastructure priorities through our Planning System, creating avenues for interagency collaboration, and providing clear criteria to guide the prioritization of projects.

For the CIP to comprehensively prioritize and allocate the financial resources available to the County within the context of the General Plan, the CIP will be prepared as follows:

- The CIP will be based on clear priority criteria;
- The CIP will integrate several sources of funding improvements, including the fuel tax;
- The CIP will coordinate County projects with State CIP projects and available Federal funding;

- The total County costs for the projects selected for the CIP will not exceed an amount that could be prudently financed taking into consideration the debt service capacity of the County;
- Where additional studies are needed to prioritize projects from an island-wide or regional perspective, functional plans may be funded through the CIP; and
- A system will be established to monitor the status of projects.

To prioritize the lists of proposed capital improvements contemplated by County agencies as required by the Charter, the Planning Director shall consider:

1. Funding Source

The capacity of a funding source available for a proposed improvement may be a factor in determining priority. Potential funding sources include general obligation bonds, general revenues, special funds, land-secured financing, State revolving fund, block grants, federal sources, or other reliable sources. The capital budget shall not exceed prudent debt service limits for general obligation and other sources that affect the borrowing capacity of the County.

2. Health and Safety

The budget should be proportional to adequately address health and safety needs.

3. Long-Range Project Delivery

All phases of a project, including planning, land acquisition, design, construction, equipment, and furnishing, shall be addressed in the multi-year Capital Improvement Program. Priority shall be considered to complete projects that are ready to be constructed while planning phases are needed for future priority projects.

4. *Nonrecurring Rehabilitation (extreme deferred maintenance)*

Deferred maintenance of existing facilities, as determined by the responsible agency, should be considered a high priority for those facilities intended by the responsible agency to remain in active, long-term service. Regular maintenance needs to be included in the operating budget.

5. *Cost-Benefit Analysis*

Cost-benefit analyses are used to weigh the benefits of the project against the costs. Costs can address issues such as increased maintenance costs, liability, improper prioritization (other important projects not being funded), and equity concerns. Whereas benefits can address community priorities, environmental improvements, reduced maintenance costs, and reduced legal compliance costs.

6. *Level of Service*

The General Plan's Level of Service standards should be considered to address equity and realize the delivery of services among the planning areas.

7. *Land Use Policies*

Higher priority may be given to improvements that influence growth patterns consistent with the General Plan or Community Development Plans.

Key Areas for Collaborative Focus

While the General Plan is comprehensive and can provide a holistic and integrated approach, it is a County plan and is therefore limited in its reach. Likewise, this Plan is grounded in the understanding that many of the County's greatest challenges and opportunities cannot be solved with policy, regulation, or independent action. These and other challenges that require systemic understanding, decisive leadership, and unprecedented collaboration need to be considered as part of the Capital Improvement Program. The clearest examples, all of which have direct impacts on residents' quality of life, are affordable housing, health and wellness, active transportation, energy, climate change, economic development, and environmental stewardship.

Monitoring and Evaluation

Implementation Priorities and Phases

As shown in the figure below, implementation will occur over several phases that build upon the work completed in the previous phases. The first phase is the consistency phase and will require a hard look at our policy and planning framework to ensure consistency with this General Plan. It includes implementation actions such as auditing codes to determine needed updates and updating our Community Development Plans and other relevant plans. The second phase will require code updates, capital improvement planning, and funding, a review of the County’s organizational structure to

support the mandated Charter review, and possible interim amendments to the General Plan to address any strategic gaps identified in the first phase. The third phase is where implementation continues to occur mainly through land use and infrastructure decisions. The comprehensive update to the General Plan will also be initiated during this phase. Finally, the fourth phase is where the General Plan comprehensive update will be completed, and it is anticipated that another cycle of similar implementation phases will begin. Priority implementation actions (i.e., programs, projects, and interagency coordination) generally fall into the first phase. However, other factors could drive implementation priorities such as available funding. A complete list of all the implementation actions can be found in the implementation table.



Monitoring and Evaluation Plan

Purpose

Provide regular and predictable ways of measuring progress and preparing for updates.

Monitoring Mechanisms

Measurable indicators, or performance measures, will be used to monitor progress toward the objectives. Examples of indicators that can be used to monitor the progress of implementation have been provided in the table below. However, it is important to note that indicators may vary over time as progress is made and each department is responsible for reporting on the indicators that are relevant.

Progress Reports

Mayor's Annual Report

As part of the Mayor's Annual Report, the County Departments will prepare an implementation status report annually serving to monitor progress towards achieving the goals and objectives identified within the General Plan. To the extent possible, the report should contain measurable indicators related to the goals and objectives of the plans that make up the County Planning System.

5-year Implementation Status Report

The Planning Director will include a 5-year status report as part of the Mayor's Annual report. This status report shall report on the status of any urban development plans, functional plans, special area plans, master plans, and related priority implementation actions. The director may also include information regarding the implementation of private development master plans in the 5-year implementation status report.

Comprehensive Review and Update Schedule

The Planning Director shall initiate a comprehensive review of the General Plan and prepare a set of recommended amendments for independent review by the Windward and Leeward Planning Commissions and then adoption by the County Council. The comprehensive review shall be initiated not more than fifteen years after the date of adoption of the previous amendments resulting from a comprehensive review and submitted to the County Council not more than twenty years after the date of adoption of the previous amendments resulting from a comprehensive review. This allows for regular updates and adequate implementation time between updates.

Example Indicators

ADAPTING TO CLIMATE CHANGE FOR ISLAND-WIDE HEALTH		EXAMPLE INDICATORS
Goal:	We ensure a just transition to a climate resilient island by addressing the causes and impacts of climate change through incorporating equitable climate mitigation and adaptation priorities into policies, programs, infrastructure, and decision-making.	<ul style="list-style-type: none"> • Number of public awareness campaigns on climate adaptation • Reduction in County GHG • Number of climate adaptation research and development projects supported
Objectives:	<ol style="list-style-type: none"> 1. Ensure that climate actions are equitable and uplift historically marginalized and disadvantaged communities. 2. Achieve net carbon neutrality by 2045. <ol style="list-style-type: none"> a. Achieve a 100 percent renewable-powered County fleet by 2035 and 100 percent renewable ground transportation by 2045. b. Support the achievement of 70 percent renewable energy for the electricity sector by 2030, with 40 percent from renewables and 30 percent from efficiency, and 100 percent by 2045. 3. Improve the identification of climate change threats, assessment of potential consequences, and evaluation of adaptation options. 	
SUSTAINABLE DEVELOPMENT AND RESILIENT COMMUNITIES		EXAMPLE INDICATORS
Section 1: Land Use		EXAMPLE INDICATORS
Goal:	We strategically apply progressive land use strategies incorporating indigenous and contemporary knowledge and place-based practices to direct and manage growth for the health and safety of our communities.	<ul style="list-style-type: none"> • Number of developments that follow Character Guidelines. • Residential and commercial densities are increased within the Urban areas • Increase of SLU Rural • Acres of Agriculture property tax class
Objectives:	<ol style="list-style-type: none"> 4. Maintain community character and land use compatibility. 5. Increase the integration of natural systems planning. 6. Increase equitable planning and decision-making processes. 7. Reduce the threat to life and property from natural hazards and disasters. 8. Increase the use of Smart Growth principles to focus development within existing urban centers. 9. Maximize the alignment and use of Rural designated lands to preserve rural character and lifestyle. 10. Support the active use of Productive Agricultural lands. 	
Section 2: Transportation Access and Mobility		EXAMPLE INDICATORS
Goal:	Each community is connected by a multimodal and modernized transportation network that provides a system for safe, efficient, and comfortable movement of people and goods.	<ul style="list-style-type: none"> • Reduced VMT • MTA ridership • Number of miles in bike lanes and public access • Increase of bike lanes and public access • Reduced traffic fatalities
Objectives:	<ol style="list-style-type: none"> 11. Achieve a transportation system that is consistent with and will accommodate planned growth. 12. Increase transportation connectivity. 13. Increase mass transit ridership by 50 percent. 14. Reduce vehicle miles traveled (VMT). 15. Achieve a transportation system that employs all modes of transportation at a community scale. 16. Incorporate green infrastructure to reduce stormwater runoff. 17. Increase transportation safety for transportation’s most vulnerable users and reduce traffic fatalities. 18. Adequately maintain public transportation systems. 19. Improve accessibility to airports, harbor systems, and support facilities. 	
Section 3: Public Utilities		EXAMPLE INDICATORS
Goal:	Our communities are adequately served by sustainable and efficient public infrastructure, utilities, and services based on existing and future growth needs, sound design principles, and effective maintenance practices.	<ul style="list-style-type: none"> • Utilities are planned for our urban areas • Energy efficiency • Reduce water consumption per household • Increased use of permeable surfaces and landscaping
Objectives:	<ol style="list-style-type: none"> 20. Improve the efficiency, reliability, and sustainability of essential infrastructure systems. 21. Strive towards energy self-sufficiency. 22. Advance policies, programs, and initiatives for public and/or private investment in broadband and telecommunications infrastructure. 23. Increase the protection of existing and potential sources of drinking water. 24. Planned and developed municipal sewer capacity is expanded to serve our Urban Growth Areas and reduce sewage-related impacts on water quality. 25. Increase green infrastructure practices. 	
Section 4: Public Facilities		EXAMPLE INDICATORS
Goals:	Our communities are safe and protected, and residents have access to quality, integrative health, education, and social services to support a high quality of life for residents of all ages.	<ul style="list-style-type: none"> • % of budget dedicated to maintenance

<p>Our communities are adequately served by sustainable and efficient public infrastructure and services based on existing and future growth needs, sound design principles, and effective maintenance practices.</p>	<ul style="list-style-type: none"> • Police and Fire staffing milestones • Zero waste efforts
<p>Objectives:</p> <ul style="list-style-type: none"> 26. Adequately maintain public facilities 27. Protect the health and wellbeing of residents and visitors. 28. Achieve Zero Waste in Hawai'i County by 2045. 29. Each community has access to a wide range of educational opportunities. 30. Park facilities are located within a 10-minute walk in urban areas and a 10-minute drive in rural communities. 31. Each community has access to healthcare facilities, programs, or community-based care. 	
<p>Section 5: Housing for All</p>	
<p>Goal: Residents have access to adequate and affordable housing to meet the needs of the population and provide equitable opportunities for household flexibility and mobility.</p>	<p>EXAMPLE INDICATORS</p> <ul style="list-style-type: none"> • Number and variety of newly constructed housing units for rent and sale
<p>Objectives:</p> <ul style="list-style-type: none"> 32. Increase the number and variety of newly constructed housing units for rent and sale that addresses a range of Area Median Income (AMI). 33. Monitor, conserve, and improve the existing housing stock. 34. Prioritize providing quality affordable housing for Hawai'i's residents. 	
<p>Section 6: Integrated Systems</p>	
<p>Goal: We are governed by integrated systems that are efficient, equitable, and organized to facilitate coordination and collaboration.</p>	<p>EXAMPLE INDICATORS</p> <ul style="list-style-type: none"> • Cost savings • Multiple funding streams • Equitable distribution of County services
<p>Objectives:</p> <ul style="list-style-type: none"> 35. Increase collaboration and cooperation for efficiency, effectiveness, and responsiveness. 36. Maintain fiscal integrity, responsibility, and efficiency. 37. Achieve equitable outcomes for County programs, policies, and allocation of resources. 	
<p>THRIVING, DIVERSE, AND REGENERATIVE ECONOMY</p>	
<p>Section 7: Economy Introduction</p>	
<p>Goal: Our economy is diverse, regenerative, and innovative, improving and maintaining the financial wellbeing of our residents with a focus to increase local economic opportunities.</p>	<p>EXAMPLE INDICATORS</p> <ul style="list-style-type: none"> • Number of County apprenticeships, fellowships, and internships • Increase in emerging industries
<p>Objectives:</p> <ul style="list-style-type: none"> 38. Improve access at all levels for education and training. 39. Increase the growth and health of small businesses. 40. Incorporate resiliency, diversity, and innovation in County programs, plans, and research to support healthy economic development and revitalization. 	
<p>Section 8: Agriculture and Food Systems</p>	
<p>Goal: Agriculture is a robust, diversified sector that achieves food security and includes a broad range of agricultural-based businesses that highlight value.</p>	<p>EXAMPLE INDICATORS</p> <ul style="list-style-type: none"> • Increase in food production • % investment in ag infrastructure
<p>Objectives:</p> <ul style="list-style-type: none"> 41. Increase access to land for active food production. 42. Increase interagency coordination, programs, and policy initiatives that improve local agriculture infrastructure. 	
<p>Section 9: Visitor Industry</p>	
<p>Goal: A high quality of life for residents is maintained when a regenerative visitor industry balances the preservation of natural and cultural resources with responsible visitation.</p>	<p>EXAMPLE INDICATORS</p> <ul style="list-style-type: none"> • Increase in interpretive programs
<p>Objectives:</p> <ul style="list-style-type: none"> 43. Support the visitor industry investment in the connection with communities, the 'āina, and our historic and multicultural heritage. 44. Increase authentic Hawai'i Island visitor experiences. 	
<p>COLLABORATIVE BIOCULTURAL STEWARDSHIP</p>	
<p>Goal: Our natural and cultural resources are thriving and sustainably managed, preserved, and restored to maintain our unique and diverse environment.</p>	<p>EXAMPLE INDICATORS</p> <ul style="list-style-type: none"> • Increase in native habitat coverage • Improved water quality-less brown water advisory days • Increase % of budget for restoration
<p>Objectives:</p> <ul style="list-style-type: none"> 45. Increase the biodiversity and resilience of native habitats. 46. Preserve the health of the watersheds by improving water quality and reducing runoff. 47. Increase direct community restoration and collaborative efforts to conserve and nourish the island's biocultural resources. 48. The historical integrity, character, scenic assets, and open spaces of our communities are protected, restored, and treated as unique assets with significant social and economic value and managed in perpetuity. 49. Protect, restore, and enhance our communities' unique scenic character. 	

**Memorandum of Agreement Between the County of Hawaii
and the Department of Hawaiian Home Lands**

I. Purpose

The purpose of this Memorandum of Agreement (MOA) is to clarify the respective roles, responsibilities, and obligations of the County of Hawaii (County) and the Department of Hawaiian Home Lands (DHHL) relating to land use planning, infrastructure maintenance, enforcement of laws, and collection of taxes and other fees on Hawaiian home lands.

II. Guiding Principles

The following general principles have guided the development of this MOA:

- A. The Hawaiian Homes Commission is responsible for determining land use on Hawaiian home lands. The County may not use its land use and zoning powers to prevent the Hawaiian Homes Commission from controlling the use of Hawaiian home lands.
- B. The County and DHHL share common goals in planning for the use of Hawaiian home lands: both support the orderly development of those lands for the benefit of native Hawaiians and both are committed to the integration of planning by DHHL and Hawaii County.
- C. The County should manage and maintain all infrastructure built to County standards
- D. The County is authorized to enforce criminal laws and applicable County ordinances and regulations on Hawaiian home lands.
- E. Hawaiian homestead lessees are residents of the County of Hawaii and should be treated in a manner consistent with all other residents of the County.
- F. Hawaiian homestead lessees should pay all taxes and fees required by law.
- G. The County and DHHL acknowledge that there are areas where agreement will not be reached, and agree to continue to work together toward a mutually acceptable resolution of such issues.

III. Relating to Planning and Land Use

- A. DHHL will implement its Planning System which includes plans with DHHL land use designations such as the Hawaii Island Plan, various Development and Subdivision Plans, and Homestead Community Plans. In the formulation, updating, and amendment of these plans, DHHL will consult with the relevant County departments, and shall give due consideration and weight to their

comments, and to the Hawaii County General Plan, and other officially adopted plans such as Community Development Plans. All land uses on DHHL property will be placed according to the applicable DHHL plans.

- B. The County will consult with DHHL over the appropriate designations of DHHL property in the Hawaii County General Plan LUPAG maps, and shall give due weight and consideration to the comments of DHHL, and to officially adopted DHHL plans.
- C. Based on its plans and DHHL land use designations, DHHL will determine the appropriate County zoning districts that shall apply to the property in question. DHHL will communicate these zoning districts to the County.
- D. All normal land use controls will be applied by Hawaii County to DHHL property according to the zoning district selected by DHHL. Except as specifically provided in the Agreement, DHHL will follow all normal land use procedures, regulations, and standards applicable to the zoning district.
- E. All land use permit applications on Hawaiian home lands must be accompanied by written consent from DHHL before the County can begin processing those applications.
- F. The standards of the various zoning districts selected will apply to DHHL property. DHHL and its lessees will go through normal County administrative variance procedures if they seek exemptions from standards.
- G. For uses allowed in the various zoning districts that require special permits or use permits, DHHL and its lessees will go through the applicable County permit procedures. At some time in the future, DHHL may implement its own use permit procedure for Hawaiian home lands. If DHHL grants use permits, it will be responsible for enforcing violations of those permits. The County will be notified when DHHL has formulated its use permit system.
- H. The County will advise DHHL of all violations by its lessees. The County will enforce land use codes and regulations on Hawaiian home lands in the same manner as with other landowners. DHHL will cooperate with the County in enforcing the terms of its leases requiring conformity to applicable laws and regulations, if requested by the County. Ongoing violations and failure to comply will be referred to DHHL after the County has exhausted all remedies short of pursuing legal action to address the violation. DHHL may institute lease enforcement proceedings in advance of, or in lieu of, County enforcement actions.

IV. Relating to Public Facilities and Infrastructure Serving Hawaiian Home Lands

- A. In the development of future projects, DHHL will construct public facilities in accordance with County standards. Where departures from County standards are desired, DHHL will pursue exemptions and other administrative variances from the appropriate County department, in accordance with procedures established for all property owners. Should DHHL choose not to construct infrastructure in accordance with County standards, the County may view such improvements as private facilities for repair and maintenance purposes.
- B. The County will accept operation, repair, and maintenance of all future DHHL infrastructure constructed according to County standards.
- C. Existing infrastructure shall be subject to County inspection prior to being accepted by the County for operation, repair, and maintenance. The County may require DHHL to repair any damage such as leaks, holes, sags, or deterioration affecting the operation of the existing infrastructure, identified as a result of the inspection.
- D. In the case of existing infrastructure that is not constructed to County standards, the County and DHHL will work to establish minimum standards for residential, agricultural, and pastoral subdivisions. Existing projects will be evaluated based on these new standards. The County may require DHHL to upgrade the infrastructure to the minimum standard prior to being accepted by the County for operations, repair, and maintenance.
- E. The County will maintain infrastructure according to its own standards, resources and schedules. Any decisions as to upgrades or rehabilitation will be at the County's discretion.
- F. Should DHHL elect to convert its land to a more intensive land use, DHHL will be responsible for upgrading the onsite infrastructure to accommodate the new use, and will consult with the County regarding the need to upgrade offsite infrastructure. DHHL and the County shall negotiate the extent to which DHHL will be responsible for any such offsite improvements requested by the County. DHHL shall be responsible for project-related offsite improvements to the extent that these would be required of other developers with similar projects. If offsite improvements benefit other property, DHHL and the County shall cooperate so that DHHL bears only its fair share of these improvement costs.
- G. The County will treat DHHL lessees in the same manner as other property owners with respect to conformity with laws, ordinances, and regulations. The County will advise DHHL of violations, and will refer cases of ongoing violation to DHHL after the County has exhausted all remedies short of pursuing legal action

to address the violation. DHHL reserves the right to institute lease enforcement proceedings in advance of, or in lieu of, County enforcement actions.

V. Relating to the Enforcement of Criminal Violations on Hawaiian Home Lands

- A. The County is authorized to and will enforce violations of criminal law on Hawaiian home lands.
- B. County law enforcement agencies and DHHL will work to establish procedures regarding sharing information and providing testimony relating to arrests made on Hawaiian home lands needed for contested case hearings and other administrative and/or judicial proceedings.

VI. Relating to Real Property Taxes

- A. Homestead lessees on Hawaiian home lands are responsible for the payment of real property taxes in accordance with the Hawaiian Homes Commission Act, 1920, as amended, and applicable County ordinances.
- B. The County agrees to waive the penalty and interest on all delinquent real property taxes owed by Hawaiian homestead lessees as of December 31, 2001. Such waiver will apply to payments made by February 20, 2002, or to payments advanced by DHHL pursuant to paragraph C.
- C. For those homestead lessees with real property tax balances, excluding penalty and interest, of more than \$500, if payment is not made by February 20, 2002, DHHL will advance full payment of all real property taxes, excluding penalty and interest, to bring those bills current, within 60 days of receipt of an updated real property tax listing. This date may be extended by mutual agreement of the parties.
- D. It is understood that the County's waiver of interest and penalty charges on delinquent real property taxes owed by homestead lessees as of December 31, 2001, and DHHL's advance of full payment of real property taxes, excluding interest and penalty, in accordance with paragraph C, is a one-time only offer.
- E. In order to alleviate or reduce further delinquencies, the County will notify DHHL on an annual basis of any delinquent property owners.
- F. The parties will continue to meet on an annual basis to evaluate the extent of delinquencies by Hawaiian homestead lessees on the Island of Hawaii and take action, if necessary, to keep delinquencies from recurring.

- G. The County and DHHL shall work to establish a customer trust fund by July 1, 2004 to collect real property tax payments as part of the mortgage/loan payments in order to make smaller, regular payments.

VII. Areas for Further Collaboration

The parties agree to work further on the following issues:

- A. The creation of new County zoning districts for farming and pastoral activities.
- B. The development of infrastructure standards for rural land uses such as agricultural and pastoral activities.
- C. The establishment of procedures for sharing evidence, information, and testimony involving criminal violations on Hawaiian home lands.
- D. The implementation of actions to prevent and/or address future real property tax delinquencies by Hawaiian homestead lessees.

VIII. Termination

To achieve the objectives of this MOA, either party may, by mutual agreement in writing, further clarify or waive any term or condition of this agreement, provided such action does not violate any statutes, ordinances, or binding rules or regulations. DHHL and the County reserve the right to terminate this MOA upon one hundred eighty (180) days notice in writing to the other party.

In agreement thereof, the parties have entered into this Memorandum of Agreement on this 27th day of December, 2002.

COUNTY OF HAWAII

DEPARTMENT OF HAWAIIAN HOME
LANDS

By 
Harry Kim, Mayor

By 
Raynard C. Soon, Chairman
Hawaiian Homes Commission

APPROVED AS TO FORM:

By 
Corporation Counsel

By 
Deputy Attorney General



STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
KANEHILI COMMUNITY ASSOCIATION

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: Kanehili Community Association
Date of Incorporation: March 3, 2011 **IRS Tax-Exempt #:** 45-2720403

1. Please identify one individual who will be the point of contact for this application:
Contact Name: Randy Akau Title: President
Email Address: Kanehilidir1@gmail.com Phone: (808) 927-8493
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]

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:
 - a. The planning process and your efforts to include beneficiaries.
 - b. Beneficiary involvement throughout the duration of the project.
 - c. Design and construction costs for major improvements (if any).
 - d. Long-term management and operation of project facilities and the requested land area.
 - e. 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]

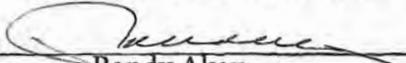
PROJECT LOCATION

- 12. Identify the parcel(s) of land your organization is requesting.
 Tax Map Key Number(s): 911510580000 Acres: 2.189
 Homestead Area: Kanehili Homestead Community Regional Plan Area: Kapolei
 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. See web page CCH document attached.
- 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.

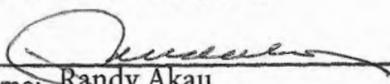
Signature:  Date: January 15, 2024
 Printed Name: Randy Akau Title: President
 Organization: Kanehili Community Association

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

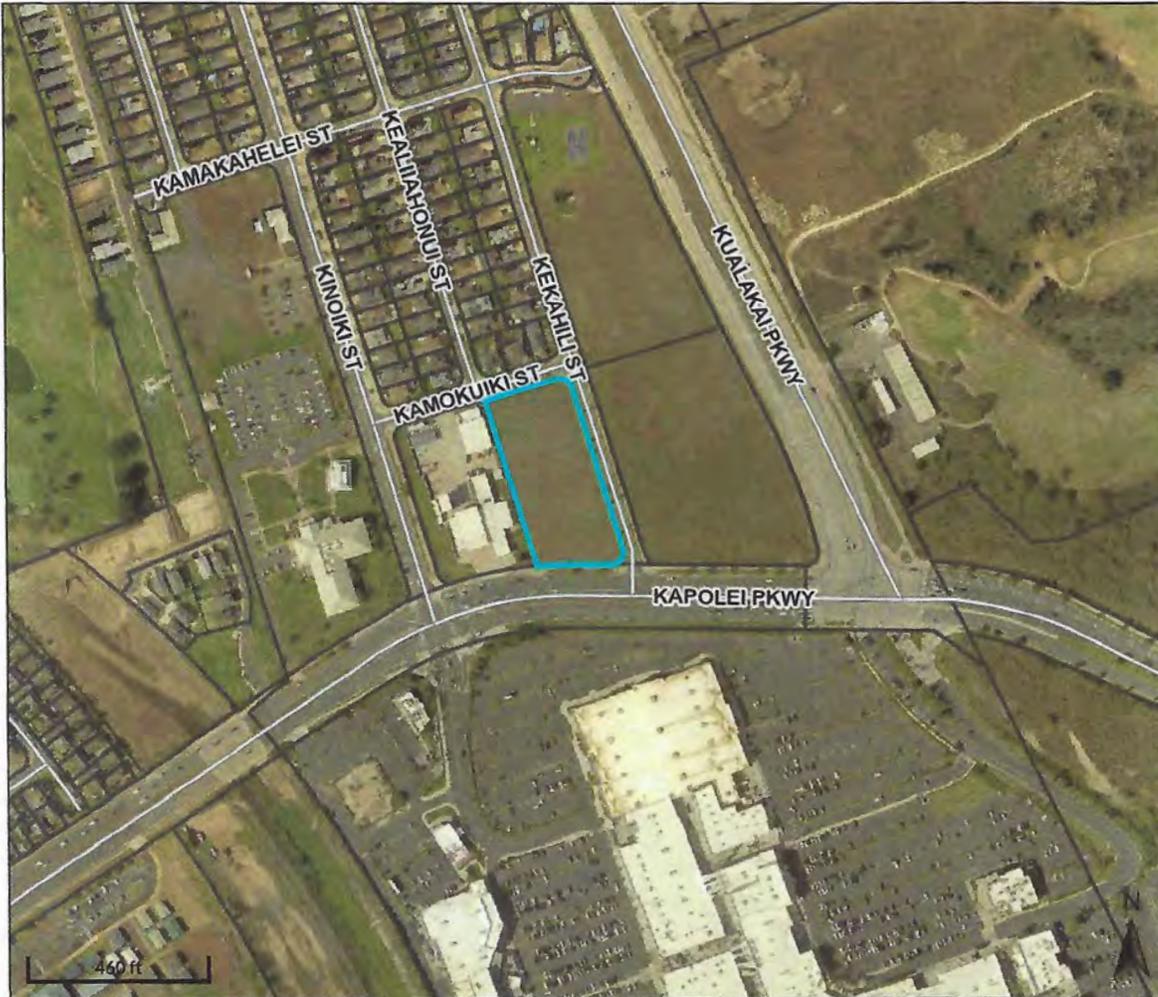
APPLICATION PROCESS ESTIMATED TIMEFRAME

Application Step	Timeframe	Responsible Entity
1. DHHL receives pre-application packet and notifies applicant if pre-application packet is complete	Up to 30 days	LMD
2. DHHL reviews completed project proposal and schedules review meeting with applicant to review questions, concerns, staff may have	Up to 90 days	PO & LMD
3. DHHL schedules beneficiary consultation meeting if project is <u>not</u> a regional plan priority project. The applicant's pre-application will be placed on the DHHL Land Management Division webpage for public review.	Meeting scheduled 3 months before on island HHC meeting. For example, if you are applying for DHHL land on Kauai, the beneficiary consultation meeting would be scheduled 3 months before the HHC meeting on Kauai. HHC meeting calendar go to: http://dhhl.hawaii.gov/hhc/	PO & Applicant
4. HHC ROE approval for due diligence	3 months after beneficiary consultation meeting	LMD & HHC
5. Conduct due diligence studies*	12-24 months	Applicant*
6. HHC approves FONSI	TBD	PO & HHC
7. HHC approves long-term disposition	TBD	LMD & HHC
8. Monitoring and reporting	TBD	Applicant & PO & LMD

[To be signed by person identified in Pre-Application Form Question #1] I hereby acknowledge that I have read and understand the above application instructions. 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: 
 Printed Name: Randy Akau
 Organization: Kanehili Community Association

Date: February 12, 2024
 Title: President



Overview



Legend

- Roads
- Parcels

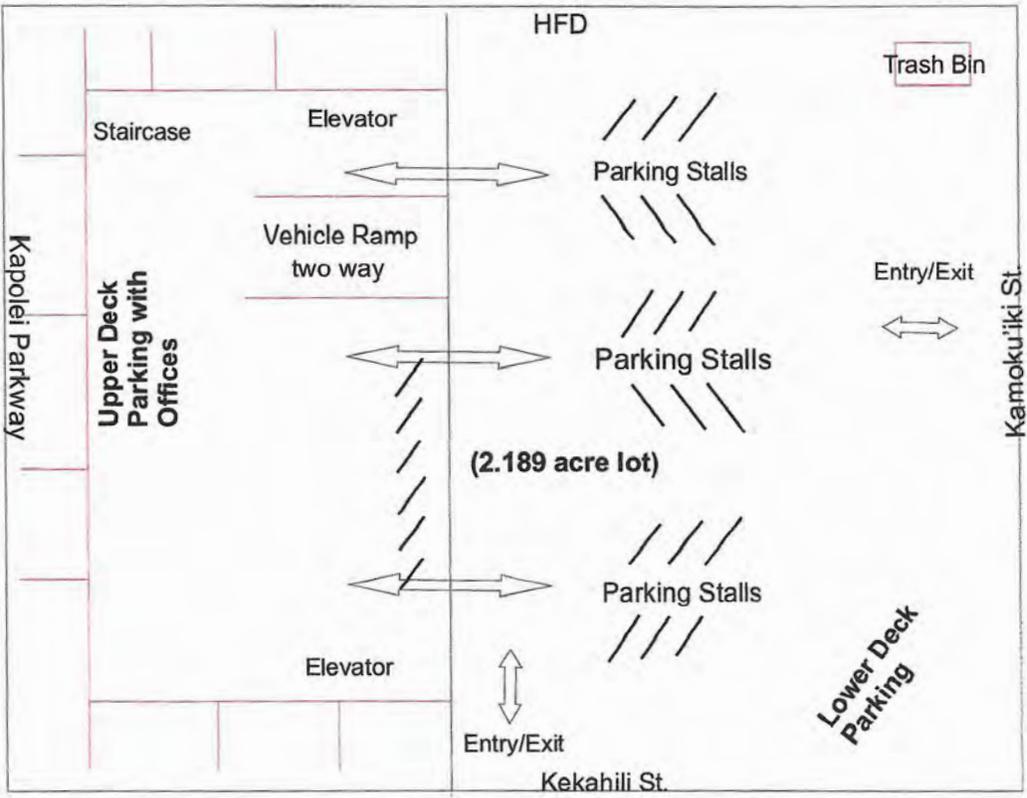
Parcel ID 911510580000	Situs/Physical Address 91- KEKAHILI ST	Assessed Land Value	\$333,800	Last 2 Sales			
Acreage 2.189		Assessed Building Value	\$0	Date	Price	Reason	Qual
Class RESIDENTIAL		Total Property Assessed Value	\$333,800	n/a	0	n/a	n/a
		Total Property Exemptions	\$333,800	n/a	0	n/a	n/a
		Total Net Taxable Value	\$0				

Brief Tax Description LOT 18699-B 2.189 AC MAP 1521 LCAPP 1069
 (Note: Not to be used on legal documents)

Data contained on this Web page is the property of the City and County of Honolulu, Hawaii (City). The GIS data are proprietary to the City, and title to this information remains in the City. All applicable common law and statutory rights in the GIS data, including, but not limited to, rights in copyright, shall and will remain the property of the City.

Information shown on these maps are derived from public records that are constantly undergoing change and do not replace a site survey, and is not warranted for content or accuracy. The City does not guarantee the positional or thematic accuracy of the GIS data. The GIS data or cartographic digital files are not a legal representation of any of the features in which it depicts, and disclaims any assumption of the legal status of which it represents. Any implied warranties, including warranties of merchantability or fitness for a particular purpose, shall be expressly excluded.

Date created: 1/28/2024
 Last Data Uploaded: 1/28/2024 7:49:23 PM



Pre-Application Form

APPLICANT INFORMATION

2. What is the mission/vision of your organization?

Our Vision: The Kānehili Community Association, and Homestead Beneficiaries envision a community of sustainability, capacity building and economic self-sufficiency.

Our Mission: To identify and address the needs of our community, be good stewards of our lands, and enhance our quality of life.

3. Please describe the history of your organization.

The history of our association dates back from 2008-2009 when the first native Hawaiian beneficiaries moved into the Kānehili Homestead community. There are 403 single family lease hold lots/homes constructed of various types, turnkey, build your own, Habitat for Humanity and Self-Help which were developed in four phases. As a condition of the lease, all lessees become members of the Kānehili Community Association. Members are required to pay a monthly assessment fee of \$35.00. Those who are delinquent are faced with restrictions such as remodeling/upgrading their homes and have restricted access to the community park. These actions are based on board approved policies to bring them into compliance. They are afforded the opportunity to restore their accounts to "good standing" by submitting a monthly plan. From time-to-time beneficiaries are reminded on the importance of maintenance fees to operate and maintain a membership Association,

The Kānehili Association was organized in 2011. Since 2012 the Association has gone through four Presidents. The current President has served on the seven-member Board of Directors since 2014. Our Board members are a representative body of those we serve. Hawaiiiana Management Company provides property management services, collecting and accounting maintenance fees, record keeping and performs certain administrative operations to assist the Board. Hawaiiiana is the third management company for the Association. The Board of Directors are responsible for managing the business and affairs of the Association and are guided by their governing documents and decisions of the Board in administering their fiduciary duties. The Association retains the services of an attorney who specializes in community associations and handles a wide variety of legal matters.

In 2014 the DHHL and DeBartolo Development agreed to a 65-year lease involving 67 acres of trust lands to develop the Ka Makana Ali'i shopping center. A homestead community benefit agreement was formed and agreed to between the DHHL and DeBartolo. Kānehili received \$500,000 for their park development. Phase 1 of the (current) park was developed based on the input and recommendations from surveys that were distributed and collected from our beneficiaries. Phase 1 officially opened in 2020.

4. How has your organization previously served beneficiaries of the Hawaiian Homes Commission Act?

To better serve our beneficiaries, Kānehili is recognized by the IRS as a 501(c)(3) charitable organization. This recognition in 2019 prepares Kānehili to meet the pervasive and unique challenges facing the native Hawaiian communities, especially our 'Ōpio (youth) and Kupuna who are the most vulnerable age groups. During the same year, Kānehili partnered with the Shade Institute, a 501(c)(3) nonprofit organization, whose mission is to provide community-based planning and design to underserved communities and other non-profit organizations. In 2019, the Shade Institute conducted a site visit to the park focusing on phase 2. They conducted surveys for our residents, held community design workshops, scheduled a community outreach, and held hybrid meetings (covid virus in 2020) with our beneficiaries. An updated progress report was distributed to our beneficiaries and presented to those who attended our monthly Board meetings. Based on beneficiary input and feedback, a preliminary park plan was developed. In 2023, a revised master park plan is in place. We are currently in the design development, and documentation/permitting phase of the project. The Board of Directors and Association are committed to seeking the necessary funding and financial assistance to complete the full build-out of the park. This initiative is a top priority. At full build out our community park and facilities will provide community outreach, educational services, and programs, that support the sustainability of our native Hawaiian culture, traditions, and values within our service area of Kānehili, the Kapolei homestead region and the Leeward side. The Association hired a maintenance company who provides weekly landscaping services for our 4.59-acre community park and surrounding areas, fulfilling our stewardship responsibilities.

5. Describe past experiences, projects, or programs in the last five years that illustrate consistency with your organization's mission/vision statement?

Since 2013, the Kānehili Community Association has systematically engaged our community by initiating and/or supporting our members and residents with year-round community events, activities, and programs. Examples are a classic car show with entertainment, food booths, games, and live pony rides for our keiki's, annual community clean up, annual Christmas parade with Santa, Christmas Lights contest, Easter Event celebration (Kānehili park), participating in the Prince Kūhiō Parade Celebration, Kupuna feeding with King Lunalilo Trust, Computer classes for Kupuna, Food Certification classes, Halloween Events, annual garage sales, fundraisers, special garage sales, Thanksgiving turkey give-away, Mother's Day and Christmas Holiday season sales. The Kānehili Association encourages and supports these kinds of activities for our Kupuna, beneficiaries and residents as it stimulates community participation, growth and promotes social interaction, which can improve one's overall health and well-being. It also provides an economic benefit for all. Kānehili reaches out to our members on a regular basis through board meetings, emails, texts, social media, and bulletin board posts to seek out their ideas, and thoughts on community events, programs, and activities. This endeavor is an ongoing and continuous planning effort. Alongside our efforts to keep our community engaged and focused

the (NSW) Neighborhood Security Watch Program was introduced to Kānehili in 2012. They received training from the HPD as part of their community policing program, to be the eyes and ears and report suspicious or criminal activities occurring in the homestead communities. The program has been proven successful in the surrounding Kapolei communities, Villages of Kapolei (VOKA), Ewa, and the West side communities. Kānehili homeowners are very appreciative of the results of their efforts. The Kānehili NSW utilizes a network of volunteers residing on every street who report any suspicious activities, individuals, and vehicles in their area. An alert is sent out notifying all homeowners. Protecting and safeguarding our trust lands is part of our stewardship responsibility.

6. Please provide references (name and contact information) and/or letters of support for this application for non-homestead use of Hawaiian Home Lands.

Alexander Kea	btkkea3@aol.com
Sandra Wong	sandi888@me.com
Loke Nietzel	kanehilidirln@gmail.com
Jadeen Tuinei	jadetuinei@gmail.com
Jerilyn Anderton	jakanehili7@gmail.com

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.

The Kānehili Community Association has not established a partnership with any other organization at this time. This option could be a future consideration.

PROJECT INFORMATION

8. Describe the project. What are your 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?

Kānehili's overall goals and objective is to develop street level parking stalls to mitigate the existing problem of insufficient parking spaces in our community. We also plan to develop storage parking stalls for boat trailers as well as large trucks for our residents. In addition, we propose to develop a parking deck to include more parking stalls as well health care clinics, social and supportive services and programs offices, youth and adult programs, self-care services for Kupuna who provide caregiver services and therapy to other Kupuna, Hawaiian

based-retail and business office spaces for beneficiary and public use, and spaces to accommodate nonprofit Hawaiian based organizations. These organizations can partner with our Association to offer a variety of services and programs to include economic development, business assistance, employment preparation, a library, and more support in entrepreneurial and business opportunities. These proposals, if implemented, can open doors for job creation and opportunities for our beneficiaries. The street level of the 2.189-acre lot will consist of parking stalls and include an option to add retail and business, office spaces to accommodate interested tenants. Some of these excerpts are taken from the comments and suggestions from beneficiaries during the Kapolei Regional Plan Update, beneficiary consultations meetings held in 2020. We will get a clearer understanding of the precise goals and objectives during a beneficiary consultation to be scheduled in the future. We believe that these services and programs will benefit and positively impact our trust beneficiaries, homesteaders, and waitlist applicants contributing towards their rehabilitation and well-being.

The need to implement additional parking in our community was evident during our Easter celebration event held in our community park, in the last two years, with estimated participants of 15,000-20,000 each year over the 2-day event. In 2022, the Ho'omaka vacant parcel was available for overflow parking along with the 2.189-acre parcel, and Ka Makana Ali'i shopping center. In 2023 the Ho'omaka Marketplace was under construction and not available for parking. The only parking space available was the 2.189 vacant parcel and Ka Makana Ali'i shopping center. DHHL allowed Kānehili the use of their employee parking lot. In lieu of seeking permission from DHHL in the future for use of their parking lot, additional parking will be readily available, if the 2.189 acre-lot can be developed. Kānehili plans to maximize this project development for a variety of uses, to further serve our beneficiaries.

9. Please share your current thinking about the following project elements:

a. The planning process and your efforts to include beneficiaries.

b. Beneficiary involvement throughout the duration of the project.

(a.b.) The project elements are clear. The entire planning process will include our beneficiaries and those on the waitlist. Their participation and involvement are critical in the early stages of development. We will accomplish our goals and objectives through discussions, collaboration and strive to reach a collective decision to meet the immediate and future needs of our beneficiaries.

c. Design and construction costs for major improvements (if any)

(c.) The Design and construction costs are not available. However, we will distribute multiple RFPs to solicit bids from qualified contractors.

d. Long-term management and operation of project facilities and the requested land area.

(d.) A management company will be considered to manage the day-to-day operations of the project. This can create job opportunities for our beneficiaries.

e. Long-term maintenance and repairs.

(e.) Interval maintenance scheduled inspections will be maintained and corrective action taken. Part of the revenues generated through rentals of offices and spaces will support the long-term maintenance and repairs of the project. A budget will be in place to address this ordinary and necessary business expense.

10. Is the proposed project a Regional Plan Priority Project? NO

11. How do you intend to secure funding and other needed resources for the project?

Funding for the project can be achieved through a variety of resources such as DHHL grants, Grant-In-Aid (State & City), USDA, Enterprise Community Partners, HCDC (Homestead Community Development Corporation), HLI (Homestead Lending Investment), Oweesta (Hawaiian Native Organization) and other similar financial lending institutions.

PROJECT LOCATION

12. Refer to Application, page 2 of 2

13. Refer to attachment (Map) A conceptual layout is attached.

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

The land area proposed for development is within the property boundary of the Kānehili Homestead community, situated at the corner of Kapolei Parkway and Kekahil Street. The lot is vacant with dry vegetation and soil. It is within walking distance from the Kānehili homestead residents and conveniently located for our Kupuna. The proposed lot borders the Kapolei Fire Station, Kamoku'iki Street, Kekahili Street and Kapolei Parkway. There are improved sidewalks for pedestrian use. From time to time, lessees do request for the use of this vacant lot for overflow parking when large events occur in Kānehili. A Limited Right of Entry permit is issued by the DHHL. Our request to further develop this parcel will make it reasonable and convenient for beneficiaries to get the needed services and programs and is consistent with the surrounding areas of Kānehili, Kaupe'a, Maluoha'i and Aha hui O Kauluokaha'I homestead communities. The Ka Makana Ali'I shopping center is located to the south, and Ho'omaka Marketplace is located to the north from this location.

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.

We want to implement our project at this site to fulfill the beneficiaries' concept of "Live, Work and Play" in Kapolei, outlined in the 2022 Kapolei Regional Plan. Beneficiaries express the need to work closer to home, and be closer to their school age children who attend schools in Kapolei and the surrounding areas. It will serve the beneficiaries of Maluoha'i, Kaupe'a, Kānehili and Aha Hui o Ka'uluokaha'i homestead communities. The site is convenient, and in close proximity to these homestead communities, schools, and shopping centers. This is an ideal location for our project.

TIMEFRAME

16. What is the general timeframe for implementing the project (estimated years)? Please identify major benchmarks and phases.

Proposed Project Design Schedule by Phase of Work Plan

1. Schematic Design

Projected Time Frame: 4 months from Notice to Proceed by Developer

Project meeting with DHHL, Owner (KCA), Beneficiaries and Design Team Consultants

Scope of Work for Design Team initiated.

SD Phase Community Design workshop and Plans delivered.

SD Phase Cost Analysis

SD Phase Owners (KCA) review Approval

2. Design Development

Projected Time Frame: 4-6 months from Notice to Proceed by DHHL, Owner (KCA), Beneficiaries.

Design Development Scope of Work for Design Team confirmed.

Design Development phase Construction and Demolition waste, plans and specifications.

Design Development phase Cost Analysis

Design Development phase Owners Review and Approval.

3. Construction Documents

Projected Time Frame: 6-8 months from Notice to Proceed by DHHL, Owner (KCA) Beneficiaries.

Building Permit Plans, Construction Documents, Construction and Demolition Waste and plans delivered.

Construction Documents Phase Cost Analysis.

Owners Review and Approval

Submit Building Permit Application to third party review consultant.

Third Party Review consultant will provide certified code and expedite the application for government agency review/approval for C&C Building Permit Approval.

Time Frame: 8-12 months from date of Application submittal to Third Party Reviewer.

Construction Plans/Specifications Construction Documents Delivered.

Major Building Permit comments addressed.

DHHL, Owner (KCA), beneficiaries Review/Approval

Time Frame: 4 months pending item #4 below.

4. Contract Negotiation or Bidding and Permitting

Time Frame: pending procurement scenarios and permitting.

Pre-Request for Proposals or Pre-Bid conference

Negotiations scenario based on Construction Documents

Time Frame: 4-6 months to sign contract together with Building Permit review Period.

Bidding scenario on Construction Documents

Time Frame: 4-6 months to sign contract after completing Construction Documents Phase.

Permitting: 8-12 months from C&C DPP acceptance of completed application.

5. Construction Administration

Time Frame: 2-3 years construction period anticipated.

Pre-Construction Meeting DHHL, Owner (KCA), Beneficiaries

DHHL, Owner (KCA), Beneficiaries, Architect, Contractor, meetings 1-2 a month or as needed.

Contractor generates request for information, submittals, shop drawing reviews or approval.

Contractor generates payment applications, change order proposals review/approval.

Architect generated additions, bulletins, supplementary information issue.

Substantial Completion/Punchlist Review

Final Completion/Project Closeout.

END

From: [Makana](#)
To: [Burrows-Nuuanu, Leatrice W](#)
Cc: [Blossom Hh](#)
Subject: [EXTERNAL] Reject Lhtec
Date: Tuesday, February 20, 2024 12:07:14 PM

Aloha

I am against the lhtec for hanapepe. Please replace the funds for construction for hanapepe. I am on the list (#107).

Mahalo

Clyde K. Kia Sr

DEPARTMENT OF HAWAIIAN HOME LANDS															
ACT 279 IMPLEMENTATION															
Project Status as of: Feb 21, 2024@9:30am															
							Act 279 Implementation Budget (Strategic)		Encumbrance Status as of Nov. 30, 2023						
Island	FY23 Subdivision/Project	Lots	Phase I	Phase II	Activity	FY 2023	FY 2024	Encumbered FY23	Projected Encumbrance FY24 per approved Strategic Plan	Proposed Encumbrance FY24 new PIG Amended Strategic Plan	Projected Deferral FY25 Subject to Leg Funding	Federal Funds Received	Projected Encumbrance Date	Projected Completion Date for 1st Home	Status
HAWAII COUNTY															
1	Hawaii	Laiopua Villages 1 and 2, 4, and N. Kona Water Development (doesn't include Village 4 infrastructure, which should be done by Feb 2024)	580	380	200	Acq/ Dev Agrmt	\$ 4,000,000	\$ 63,000,000		\$ 39,240,696	\$ 25,000,000	\$ 2,759,304	4thQ FY2024 (Apr-June 2024)	4thQ 2026 (Apr-June 2026)	Chair directs RFP/RFQ development agreement to include Villages 1 and 2, house construction in Village 4 Hema. Village 5 vacant lots (55) handled under separate RFQ. Revisit Leg appropriation Act 88, SLH 2021; proviso for \$12.2M for water development and subdivision improvements "Encumbered" Well site appraisal in progress. LDD preparing RFQ for November posting. Request release of funds in 3rd Quarter FY24. **Do Village 1 as future phase. Need to adjust \$67m. Keep water, but infrastructure for Village 2 (4 already covered elsewhere). Move Village 1 infrastructure to FY25. Phase 1 Villages 2&4=325 units. Phase 2 (Village 1) is 200 units. Replacing \$2,759,304 with USDA grant money received
2	Hawaii	Honomu Subsistence Ag Lots, Phase 2	40		40	Site Design/ Construction		\$ 6,000,000			\$ 6,000,000		4thQ FY2024 (Apr-June 2024)* if funds available		Designs in process (paid for with Trust Funds); IFB scheduled for 2nd Quarter 2024
3	Hawaii	Kaumana (Avalon Development)	168		168	Acq		\$ 2,000,000					already encumbered. No development planned yet.		Proposal acceptable for acquisition only. Sale closed 3/31/23; transaction completed. Act 279 funds encumbered.
	Hawaii	Honokaa Homesteads/Lehua Villages Land Acquisition (~296 SF units)								\$ 8,750,000			4thQ FY2024 (Apr-June 2024)		RFP#2 Honokaa Homesteads (mauka of Hawaii Belt Road) and adjacent Lehua Villages (makai of Hawaii Belt Road). 296 units to be built when additional funding is obtained. Potential future phases providing additional
4	Hawaii	Honokaa Homesteads/Lehua Villages EIS/AIS/Infrastructure/Phase 2 (150 of 296 SF units)	296		296	Dev Agrmt				\$ 1,258,000	\$ 59,113,200		4thQ FY2024 (Apr-June 2024)		EIS/AIS required. Will concurrently seek Planned Unit Development to allow 5,000sf lots. Push all development costs to FY25 pending additional funding. Note: DHHL lands located close proximity. Adjacent to HPHA lot next to hospital which could develop Kupuna Hsg. Also adjacent to Kamehameha Schools lands which could be part of a DHHL/KS land exchange.
5	Hawaii	Kuu Papaikou	220							\$ 1,000,000			4thQ FY2024 (Apr-June 2024)		RFP#2 Providing \$1m Act 279 funds for due diligence investigation. Acquisition: \$10.5m. Conceptual plan calls for 220 units (84 LIHTC SF homes 60% AMI or below, 40 kupuna housing units, 136 SF homes, 5 buildings 4,000sf each commercial center, 80 glamping sites and cultural center). Use NAHASDA for kupuna housing and commercial and cultural components.
6	Hawaii	Palamanui (Nan Inc. Master Development)	40	40						\$ 7,000,000			4thQ FY2024 (Apr-June 2024)		RFP#3 Nan Inc. donated 18 acres of 725-acre entitled mixed use-development across Kona Airport to DHHL. Also developing 26 kupuna housing and 64 multi-family transitional rental units for DHHL using LIHTC and \$15.75 million in NAHASDA funding. \$10 million water system installed with 50% of capacity going to DHHL portion. EIS, AIS, TIAR completed. Master plan community also includes more residential units, business park, open space, Dry Forest Preserve, "University Village Town Center" with retail shopping and commercial amenities and a regional park. Infrastructure cost is \$175k per unit
7	Hawaii	Panaewa Residential Lots - Elama Road (DHHL owns land)	600		600					1000000	\$ 147,000,000				DHHL already owns land. Ph1 150units, Ph2 150units, Ph3 150units, Ph4 150units all 10,000sf lots. Costs based on Rough Order of Magnitude estimate from Kelbert dated 12/15/2023. Seeking federal funding for sewer improvements. Budget initial phase 1 only for first 150 units and backbone infrastructure for FY24. Budget \$90m for remaining 450 units in FY25. Funding for soft costs. **Need to check if ch343 pau. May need HUD ER for NAHASDA funds.
MAUI COUNTY															
8	Lanai	Lanai Residence Lots Offsite Infrastructure	75		75	Planning and Design	\$ 2,000,000		\$ 2,000,000				already encumbered for offsite development		Contract with Bowers+Kubota executed. Request to Release Act 279 funds submitted to B&F and Gov in September 2023. Allotment approved on Nov. 8, 2023. Contract in process for certification. Considering partnering with Maui County - adjacent project
9	Molokai	Hoolehua Scattered Lots	20		20	Site Construction		\$ 3,500,000		\$ 3,500,000			4thQ FY2024 (Apr-June 2024)* if funds available		Draft EA in process for 1st Quarter 2024 (paid for wih CIP funds). Move funds from Wailuku to cover this project in FY24

DEPARTMENT OF HAWAIIAN HOME LANDS																
ACT 279 IMPLEMENTATION																
Project Status as of: Feb 21, 2024@9:30am																
							Act 279 Implementation Budget (Strategic)		Encumbrance Status as of Nov. 30, 2023							
	Island	FY23 Subdivision/Project	Lots	Phase I	Phase II	Activity	FY 2023	FY 2024	Encumbered FY23	Projected Encumbrance FY24 per approved Strategic Plan	Proposed Encumbrance FY24 new PIG Amended Strategic Plan	Projected Deferral FY25 Subject to Leg Funding	Federal Funds Received	Projected Encumbrance Date	Projected Completion Date for 1st Home	Status
10	Molokai	Naiwa Ag Subdivision	16			Site Construction		\$ 6,000,000			\$ 6,000,000			4thQ FY2024 (Apr-June 2024)* if funds available		FONSI and Final EA October 2023. Designs in process; bid scheduled for 1st Quarter 2024. FONSI and Final EA scheduled HHC approval November 2023. Construction requires approximately \$20M for 50 awarded Naiwa Ag lots \$20m will lapse June 30, 2024. 16 lots to be awarded, scattered amongst awarded lots. Move funds from Wailuku to cover this project in FY24
11	Maui	Pu'uuhona Homestead Subdivision	161	161		Site Construction	\$ 17,500,000		\$ 17,171,944					already encumbered. under construction	1Q FY 2025 (July 2024). Complete 161 homes 1Q FY2026	Construction Contract Awarded to Maui Kupono Builders; \$17,171,944. Notice to proceed effective May 15, 2023. Groundbreaking May 24, 2023. Chair directing developer to provide LIHTC financed single-family rentals with optn to purchase, turnkey lots, Habitat, owner/builder lots. Community initiative to amend name of subdivision from Pu'unani Homestead to Pu'uuhona Homestead. Anticipate developer requesting interim home construction financing. Processing archaeological monitoring since found old drainage ditch, which may increase costs.
	Maui	Pu'uuhona Homestead Subdivision (Offsite Water Tank)				Design/ Site Construction			\$ 5,509,000					already encumbered.	1Q 2025 (July 2024 start construction)	Developer preparing plans and specifications for IFB in Fall 2023, subject to County DWS approval of construction plans and storage agreements. Proposed change from concrete tank to stainless steel tank will save construction cost.Expect savings from this project.
12	Maui	Honokowai Subsistence Ag Ph. 1	50		50	Design/Site Construction		\$ 5,000,000	\$ 1,470,000			\$ 3,530,000		already encumbered. Design underway	Start lot development 3Q FY2025 (Jan 2025)	Survey and design in process. Continuing design work on R-1 water easements and engineering. Amending scope of work to include access from Honoapiilani Highway, and establishment of sewer manholes at Honokowai makai boundary.
	Maui	Leialii 1B Offsite Water				Site Construction	\$ 15,000,000			\$ 15,000,000				4thQ FY2024 (Apr-June 2024)		Offsite water tank, booster pump and transmission needed to provide potable water and fire protection to Leialii 1B Increment 2; 95 single family lots. Cost is exclusive of \$9,000,000 CIP appropriation for highway improvements and HHFDC DURF funding \$10,000,000 for Honokowai Water Well development. RFQ went out Dec 2023, responses due next month. **Andrew to submit application to CWRM**
13	Maui	Leialii 1B - Subdivision	181	181		Dev Agrmt		\$ 68,000,000		\$ 68,000,000				4thQ FY2024 (Apr-June 2024)	4thQ FY2026 (Apr-June 2026)	181 single family lots in lieu of 86 single family and 167 multi-family units. LDD proposes to prepare RFQ to wrap around Leialii Offsite water, highway improvements and Leialii 1B subdivision. Initial focus on construction of 86 single family lots in Leialii 1B, Increment 1. FONSI and Final EA approved by HHC on October 16, 2023. Request release of funds in 4th Quarter FY24.
14	Maui	Wailuku (DDC2 LLC)	207	207		Acq/ Dev Agrmt			\$ 12,338,800			\$ 32,700,000		already encumbered. Environmental assessment underway. Draft EA to be reviewed by HHC in Feb.	4thQ 2027 (Apr-June 2027)	Acquisition: \$5,200,000 Source: Act 279 Development: \$39,838,800 Source: Act 279 Development Agreement executed, funds encumbered. **Developer will seek LIHTC in Feb 2025 to get infrastructure costs down (need to amend dev agreement to allow). Reduce encumbered amount of \$45,038,800 by \$32,700,000 to fund Anahola(\$5m), Naiwa(\$6m) & Hoolehua (\$3.5m) and \$25m for Construction Financing
15	Maui	Waiehu Mauka (DDC3 LLC)	311	161	150	Acq/ Dev Agrmt			\$ 93,868,417					already encumbered. Acquisition completed Dec 2023. Offsite infrastructure in process.	4thQ 2028 (Apr-June 2028)	Acquisition: \$12,240,000 Source: Act 279 Development: \$81,628,417 Source: Act 279 Development Agreement executed, funds encumbered. **Developer will seek LIHTC in Feb 2025 to get infrastructure costs down (need to amend dev agreement to allow)
	Maui	Kamalani Land Acquisition (~400 SF units)									\$ 10,500,000			4thQ FY2024 (Apr-June 2024)		RFP#2 Kamalani 2/3.
16	Maui	Kamalani Infrastructure/Phase 1 (150 of 400 SF units)	400	150	250	Dev Agrmt					\$ 35,122,129	\$ 33,972,696		4thQ FY2024 (Apr-June 2024)	1Q FY2026 (July 2025)	Kamalani Predevelopment, grading, fill, water tank/transmission, roadway and utilities. Homes to be built in two phases. 150 units in Ph1, 250 units in Ph2. Backbone infrastructure to be built in Phase 1. Initial 150 single-family units (60 LIHTC units). Remaining 250 units (60 LIHTC) to be built in future pending funding.
CITY AND COUNTY OF HONOLULU																

DEPARTMENT OF HAWAIIAN HOME LANDS																
ACT 279 IMPLEMENTATION																
Project Status as of: Feb 21, 2024@9:30am																
							Act 279 Implementation Budget (Strategic)		Encumbrance Status as of Nov. 30, 2023							
Island	FY23 Subdivision/Project	Lots	Phase I	Phase II	Activity	FY 2023	FY 2024	Encumbered FY23	Projected Encumbrance FY24 per approved Strategic Plan	Proposed Encumbrance FY24 new PIG Amended Strategic Plan	Projected Deferral FY25 Subject to Leg Funding	Federal Funds Received	Projected Encumbrance Date	Projected Completion Date for 1st Home	Status	
Oahu	Kaupea, Phase 2				Acq	\$ 8,250,000		\$ 8,250,000							Acquisition completed.	
17	Oahu	Kaupea, Phase 2	60	60			\$ 14,750,000			\$ 13,691,321					Development Agreement awarded to Mark Development. Negotiations in progress; amount subject to change. Request to Release Act 279 funds submitted to B&F and Gov in September 2023. Allotment approved on Nov. 8, 2023. Anticipate developer requesting interim home construction financing from Act 279 funds. Final DA = \$13,691,221 (includes traffic signal and small playground/open space community requested). ** Change to \$5m, adjust DA to be 100% LIHTC Rent to Own HHFDC award to cover infrastructure costs. Give Mark Dev site control. May substitute \$5m with NAHASDA funds.	
18	Oahu	East Kapolei IIA	300	300		\$ 14,000,000				\$ 1,000,000					**Do conceptual planning for site. Plans Pacific had done conceptual plans previously. Multi-family homesteads, potentially LIHTC, kupuna/transitional housing to be run by Lunaillo. Issuance of Request for Proposals (RFP) planned.	
19	Oahu	East Kapolei II Master-planned Community (Backbone Infrastructure)	700	450	250	Design offsite imp, IID, IIE, IIF onsite, II-C house construction	\$ 24,000,000	\$ 88,000,000	\$ 33,080		\$ 140,813,000	\$ 60,000,000	\$ 3,700,000			RFQ issued 8/7/23 incorporating backbone infrastructure, East Kapolei II-C, II-D, II-E, and II-F. Responses due 9/8/23. Responses received; undergoing internal review for recommendation to Chair. Request to release Act 279 funds submitted to B&F and Gov in September 2023. Allotment approved on Nov. 8, 2023. Anticipate developer requesting interim home construction financing from Act 279 funds. New Developed lots increase from 421 to 573. II-C house construction on 127 lots. Final DA = \$204,513,000. Defer infrastructure construction for IIF (~250 units to be designed/phased) estimated at \$60m** Replacing \$3.7m with USDA grant money received
20	Oahu	Maui Development	280		280	Dev Agrmt		\$ 60,000,000			\$ 60,000,000				FONSI and Final EA October 2023. Designs in process; bid scheduled for 1st Quarter 2024. Need to elevate site for sewer/drainage-those increased site costs made development prohibitive.	
21	Oahu	Ewa Beach (former NOAA site)	600		600	Dev Agrmt		\$ 48,000,000			\$ 48,000,000				RFQ. Access, sewer, drainage and traffic issues. Addressing Sea Level Rise and other issues will increase construction costs significantly from original estimate and significantly reduce useable area.	
22	Oahu	Ewa Villages (Haseko) Pilina Homes (142 units)				Acq/ Dev Agrmt									Removed from List	
23	Oahu	Waialua (Mill Camp Development Group, LLC)	108	108		Acq/ Dev Agrmt				\$ 24,240,700					Acquisition: \$1,990,000 Source: Act 279 Development: \$12,368,633 Source: Act 279	
24	Oahu	KS Marina Lot 10A Land Acquisition	25		25					\$ 2,500,000					RFP#3 2.88 acres. Potential for 20-25 SF condo homes. (\$1.5m acquisition, \$1m for grading). Check sewer capacity. Requesting release of \$1million funds which lapse June 30, 2024.	
4thQ FY2024 (Apr-June 2024)																
KAUAI COUNTY																
25	Kauai	Hanapepe Residence Lots, Phase 2	82	82		Site Construction	\$ 23,000,000		\$ 17,800,126						Bids open on 12/21/22. Contract awarded to Hawaiian Dredging on 12/29/22. Groundbreaking August 23. Supply chain issues; start in 1st Quarter 2024. Issue RFP for design, construction, financing and marketing of 82 houses. RFQ let on October 6, 2023. Pre-submittal conference on October 13, 2023. Submittal of Qualifications due Nov. 3, 2023. Reviewed developer qualifications. Awarded developer Mark Development in December 2023. Act 279 funds used for \$17,800,126 site work for 82 lots. LIHTC Rent to Own Project. May provide \$5 million in NAHASDA funds to increase viability of HHFDC application.	
26	Kauai	Anahola Kuleana Phase 1 Pastoral	115		115	Site Construction		\$ 5,000,000		\$ 5,000,000					Designs in process. Preliminary road and drainage network by end of 2024.	
	Kauai	Grove Farm Isenberg parcel Land Acquisition								\$ 20,684,160					RFP#3 295.488 Acres with 1000 SF units and 200 SA planned in 5 phases	
4thQ FY2024 (Apr-June 2024)																

DEPARTMENT OF HAWAIIAN HOME LANDS															
ACT 279 IMPLEMENTATION															
Project Status as of: Feb 21, 2024@9:30am															
Act 279 Implementation Budget (Strategic)							Encumbrance Status as of Nov. 30, 2023								
Island	FY23 Subdivision/Project	Lots	Phase I	Phase II	Activity	FY 2023	FY 2024	Encumbered FY23	Projected Encumbrance FY24 per approved Strategic Plan	Proposed Encumbrance FY24 new PIG Amended Strategic Plan	Projected Deferral FY25 Subject to Leg Funding	Federal Funds Received	Projected Encumbrance Date	Projected Completion Date for 1st Home	Status
27	Kauai	Grove Farm Isenberg parcel Phase 1 Development (200 Sf & 40 SA of 1200 units)	240		240	Dev Agrmt									RFP#3 Predevelopment/backbone infrastructure and Phase 2 of 200 SF units and 40 SA lots. Phase 3 will be 800 SF units and 160 SA units. This will be built based on available infrastructure completion and additional funding. Expand existing water plant, transmission lines and tank. Package sewer system for 1st phase of housing.
	Statewide	Land/Project Acquisition			Professional Services			\$ 1,500,000							Project management contract with Bowers+Kubota.
28	Statewide	Scattered Lots	200	200						\$ 2,000,000			4thQ FY2024 (Apr-June 2024)	4thQ FY2025 (Apr-June 2025)	Scattered unawarded lots in various existing homesteads for award. Dev Agrmt being processed.
	Statewide	Land/Project Acquisition			Acq/ Dev Agrmt	\$ 35,000,000									RFP let in November 2022. Eight offers received. Details of five accepted offers below, subject to DA negotiation.
	Statewide	Project Contingencies			various				\$ 5,000,000						Project contingency amounts for encumbered projects in FY 23. Request to Release Act 279 funds submitted to B&F and Gov in September 2023. Allotment approved on Nov.8, 2023
	Statewide	Project Financing/Partnerships (Public/Public; Public/Private)			Vertical construction	\$ 30,000,000				\$ 25,000,000	\$ 75,000,000				Interim house construction financing in order to reduce house pricing. Developers are in process of submitting requests for interim house construction financing. NAHASDA funds may be used to support LIHTC funded Rent with Option to Purchase programs. Move funds from Wailuku to fund \$25m for construction financing
	Statewide	Individual Assistance			Applicant financing					\$ 2,000,000					Leveraging funds with CDFIs funding awards to help individual leasees with loans.
		TOTAL	6,075	2,180	3,659	\$ 172,750,000	\$ 367,250,000	\$ 159,941,367	\$ 90,000,000	\$ 350,300,006	\$ 621,358,296				11/17/22 \$172.75M Allotment released by Governor. 6/27/23 \$21.0M Allotment released by Governor.
		Total Estimated Running Encumbrances						\$ 192,641,367	\$ 249,941,367	\$ 600,241,373	\$ 1,221,599,669				
										\$ 241,373	\$ 621,599,669				Budget Shortfall if all projects encumbered beyond FY24
										FY24 balance					

JOSH GREEN, M.D.
GOVERNOR
STATE OF HAWAII
*Ke Kia'āina o ka Moku'āina 'o
Hawai'i*

SYLVIA J. LUKE
LT. GOVERNOR
STATE OF HAWAII
*Ka Hope Kia'āina o ka Moku'āina
'o Hawai'i*



KALI WATSON
CHAIRMAN, HHC
Ka Luna Ho'okele

KATIE L. DUCATT
DEPUTY TO THE CHAIRMAN
Ka Hope Luna Ho'okele

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

Ka 'Oihana 'Āina Ho'opulapula Hawai'i

P. O. BOX 1879
HONOLULU, HAWAII 96805

Broadband Program

"Kāko 'o I Ka Lāhui: Supporting a Nation Through Connectivity"

Information for the Commission Regarding Community Anchor Institutions

What is a Community Anchor Institution (CAI)?

According to the National Telecommunications and Information Agency, CAI are defined as schools, libraries, medical and healthcare providers, public safety entities, public housing authorities, institutes of higher education, and other community support organizations that provide outreach, access, equipment, and support services to facilitate greater use of broadband service by the entire population and local governments.

Who can use the services provided by the CAI?

To put it plainly, anyone, although the specific rules regarding use are subject to the decisions of the Community Organization in charge of operating the CAI.

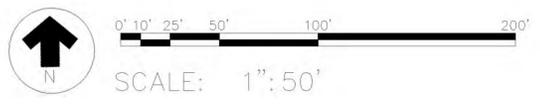
What types of uses are permitted in the CAI?

CAIs play a crucial role in enabling digital access and bridging the digital divide by utilizing broadband services, but they typically don't offer them directly. In other words, CAI are not internet service providers themselves, instead their primary focus in many cases is education, healthcare, and/or community services. The space will have access to high-speed internet, and it will be available to the public, subject to the specific rules of each CAI.

Who controls the CAI?

It is our intention that the community organization that we are partnering with will maintain control over the CAI.

Attached to this document are the plans for the CAI as they are now. Detailed uses for each space within each individual CAI are also included, where they are available.



ULUPONO FARM PLAN
HAWAIIAN HOME LANDS
 ANAHOLA, KAUAI, HAWAII
 TMK: 4-8-3: 19
 Kukulū Kumuhana O Anahola
 April 28, 2022 (topo overlay)
 24"x36" Sheet

Description of the Proposed Action for

The Ulupono Anahola Community Center - Broadband Project Components

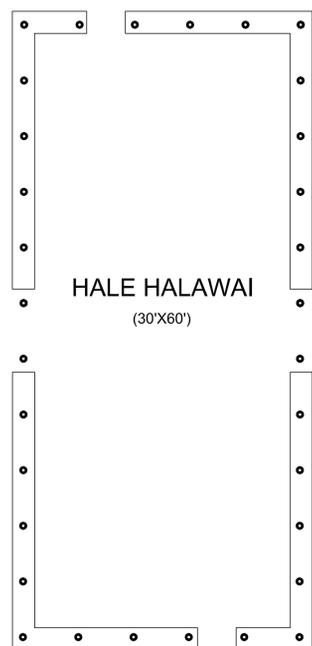
This project initiates a comprehensive strategy for advancing broadband infrastructure. This multifaceted approach includes affordable broadband programs, addressing both the provision of free or reduced-cost broadband services and preventing the disconnection of existing broadband services. Additionally, it actively promotes distance learning, telehealth initiatives, and digital inclusion efforts. These digital inclusion efforts involve activities such as digital equity planning and workforce development, all aimed at fostering widespread broadband adoption across diverse communities.

Ulupono Anahola Community Center - Broadband Project Components		
Component	Size	Purpose
Technology & Cultural Center	7,740 sf	<p>This technology and cultural center is a multifaceted gathering space designed to promote and celebrate artistic expression and cultural activities through online education, telehealth resources, and workshops that build digital skills and workforce capacity. Some key aspects that characterize this center are:</p> <ul style="list-style-type: none"> * Education Programs: Educational initiatives are offered, such as after-school programs, workshops, classes, and lectures. These programs aim to engage the community and nurture STEAM (Science, Technology, Engineering, Art, and Math) skills and career pathways for people of all ages. * Cultural Events: Youth and community members can showcase their multimedia productions through organized cultural events and festivals that celebrate the local community's heritage, traditions, and diversity. This includes food festivals, heritage exhibitions, and cultural performances that unite people. * Library & Resources: The center will house digital resources and multimedia materials related to art, culture, and history and gather digital or video data from Kupuna for future generations. * Community Engagement: This safe space will actively engage with the local community through outreach programs, school partnerships, and collaborative projects. This helps build a sense of belonging and encourages community participation in cultural activities. * Eating & Gathering Space: This center also creates a social atmosphere where students and the community can engage in projects with others who live in different locations and around

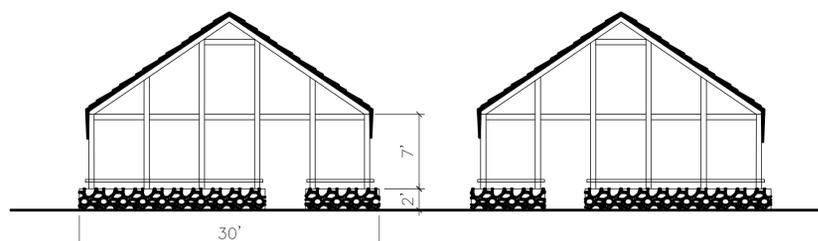
		the world who share similar interests as well as providing food to the community, schools, and programs that educate in economic development through value-added products.
Youth & Community Tech Center	3,168 sf	<p>The youth & community tech center is a safe place that promotes building life skills and professional mentorship through tech equity, where cutting-edge technology empowers young minds in various career pathways.</p> <p>The center serves as a hub for creative expression and as an educational sanctuary, providing a supportive environment that contributes to mental well-being and suicide prevention. Integrating educational initiatives, the center offers workshops on digital literacy, coding, and multimedia production. These programs empower young individuals with valuable skills for the future, fostering a sense of purpose and accomplishment. The positive impact of these educational opportunities extends beyond mere skill acquisition, playing a crucial role in building self-esteem and resilience among the youth.</p> <p>Professional mentorship encourages leadership development and provides different perspectives as youth discover their interests.</p>
Computer & Network Storage	960 sf	This storage area serves as the nerve center for an organization's data storage and retrieval operations. It combines robust physical infrastructure with advanced technologies to create a secure, reliable, and scalable environment for managing the digital assets critical to the organization's functioning.
Restroom & Storage	1,920 sf	<p>(3) Restroom & Storage areas located:</p> <p>#1 - 16' x 40' containing (4) stalls, one lavatory, and two drinking fountains near the Youth Tech Center. It is intended to serve the Youth Tech Center and the Youth Garden area.</p> <p>#2 - Same as #1 - This restroom is intended to serve the Hale Halawai and the surrounding garden area.</p> <p>#3 - Same as #1 - This restroom is intended to serve the east side of the property near the Processing Center</p>
Hale Halawai	1,800 sf	Hale Halawai, with tech & digital capabilities, embraces the integration of modern technology to enhance community interactions, collaboration, and overall functionality. It becomes a dynamic space where traditional

		community gatherings blend seamlessly with digital advancements, creating a vibrant and connected environment.
--	--	--

SCALE: 1/8" = 1'-0"

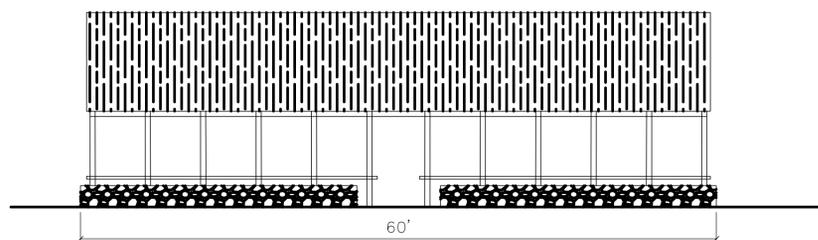


HALE HALAWAI FLOOR PLAN



HALE HALAWAI FRONT VIEW

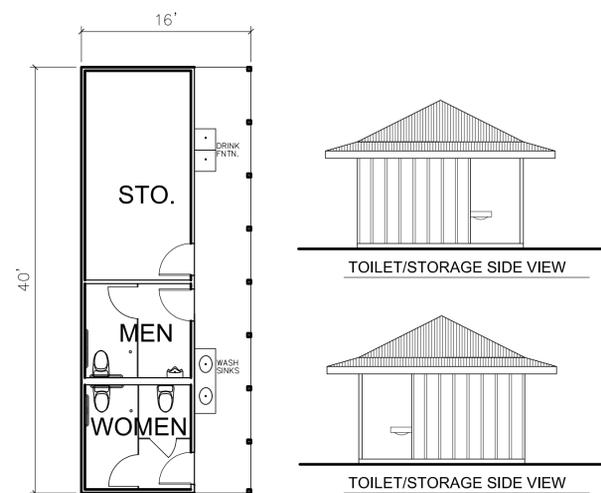
HALE HALAWAI REAR VIEW



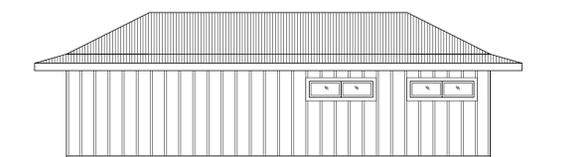
HALE HALAWAI SIDE VIEW

HALE HALAWAI

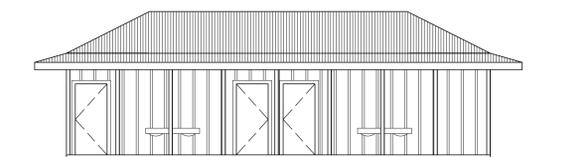
TOILET/STORAGE



TOILET/STORAGE FLOOR PLAN



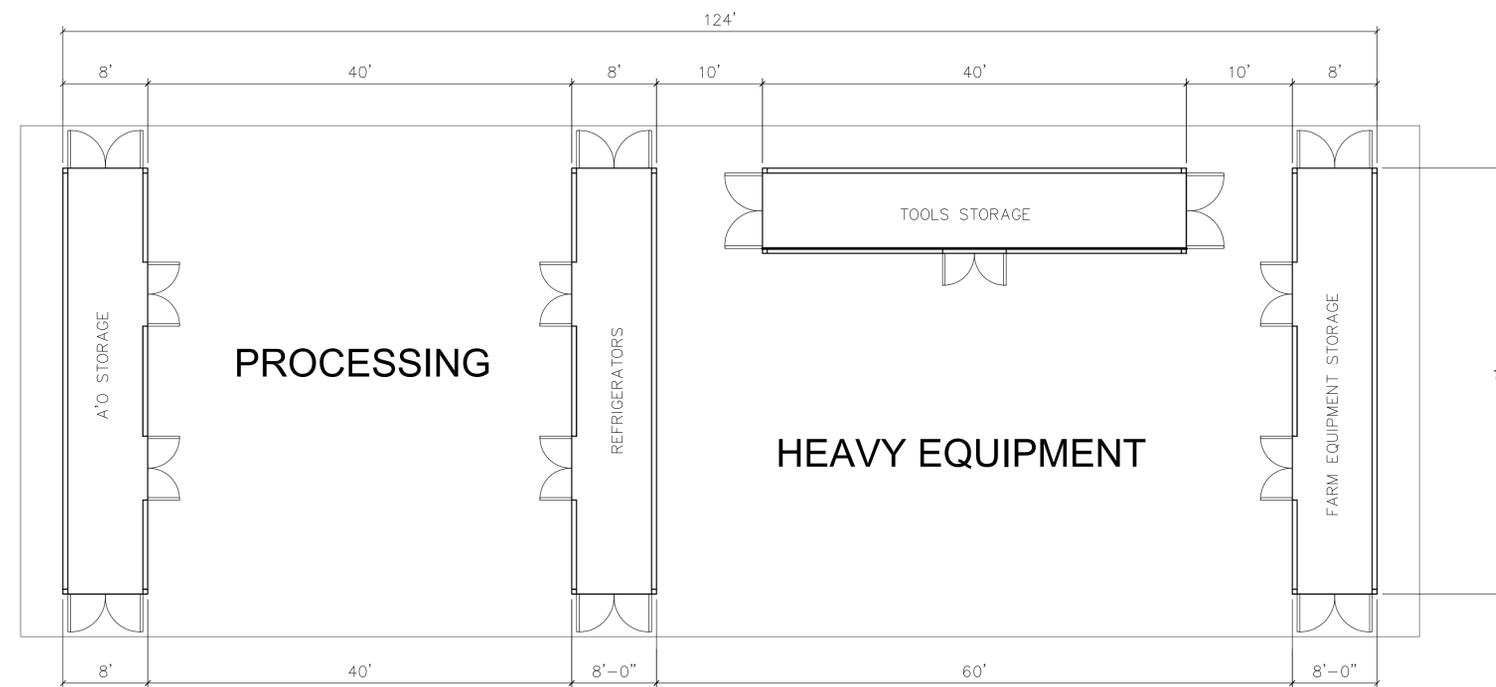
TOILET/STORAGE REAR VIEW



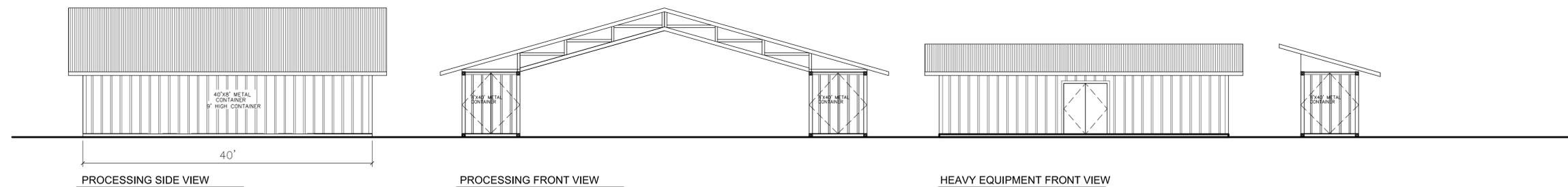
TOILET/STORAGE FRONT VIEW

SCALE: 1/8" = 1'-0"

PROCESSING CENTER



PROCESSING FLOOR PLAN



PROCESSING SIDE VIEW

PROCESSING FRONT VIEW

HEAVY EQUIPMENT FRONT VIEW

ULUPONO FARM PLAN
HAWAIIAN HOME LANDS

ANAHOLA, KAUAI, HAWAII

TMK: 4-8-3: 19

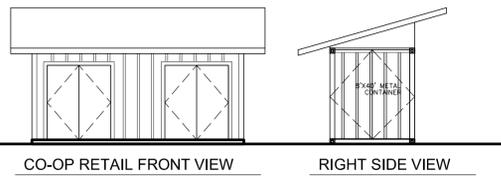
Kukulu Kumuhana O Anahola

February 23rd, 2021

24"x36" Sheet

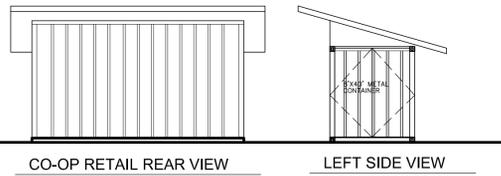
SCALE: 1/8" = 1'-0"

CO-OP RETAIL



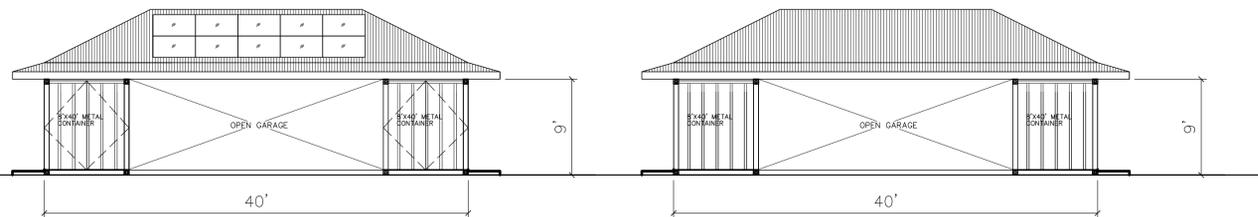
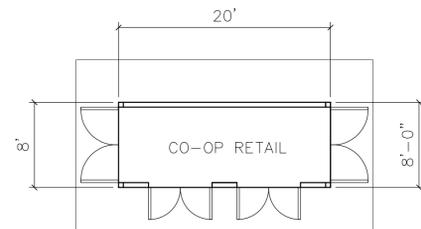
CO-OP RETAIL FRONT VIEW

RIGHT SIDE VIEW



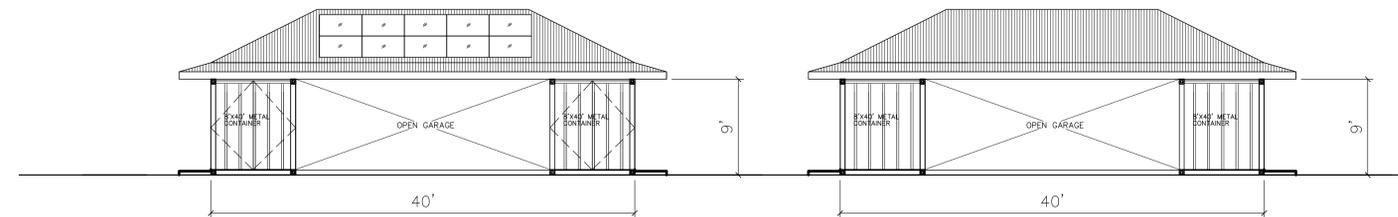
CO-OP RETAIL REAR VIEW

LEFT SIDE VIEW



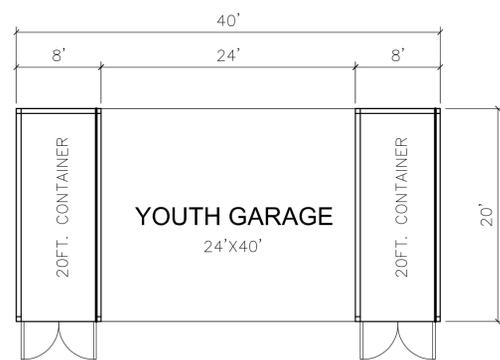
YOUTH GARAGE FRONT VIEW

YOUTH GARAGE REAR VIEW

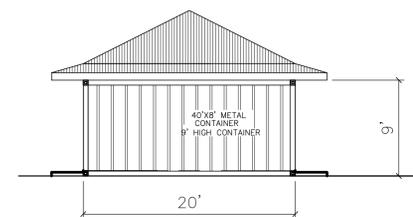


YOUTH STORAGE FRONT VIEW

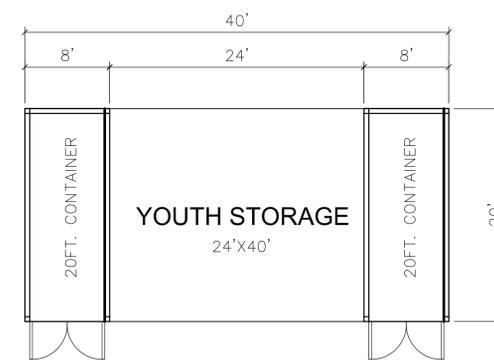
YOUTH STORAGE REAR VIEW



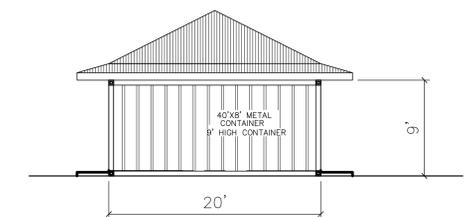
YOUTH GARAGE FLOOR PLAN



YOUTH GARAGE SIDE VIEW



YOUTH STORAGE FLOOR PLAN



YOUTH STORAGE SIDE VIEW

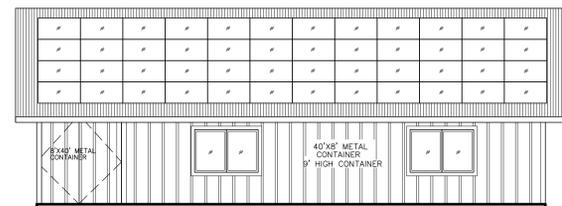
YOUTH GARAGE

YOUTH STORAGE

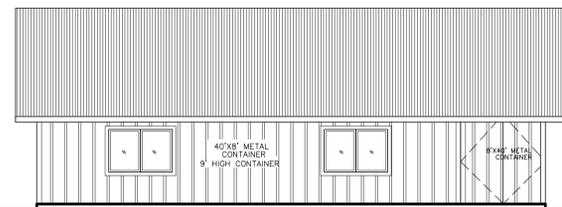
ULUPONO FARM PLAN
HAWAIIAN HOME LANDS
ANAHOLA, KAUAI, HAWAII
TMK: 4-8-3: 19
Kukulu Kumuhana O Anahola
February 23rd, 2021
24"x36" Sheet

SCALE: 1/8" = 1'-0"

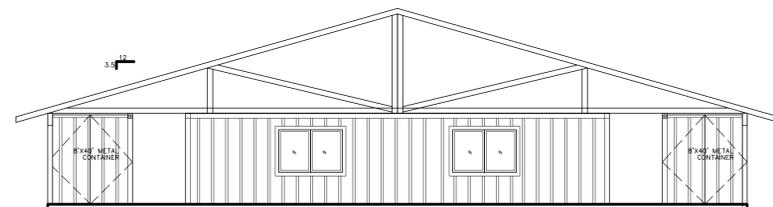
YOUTH CENTER



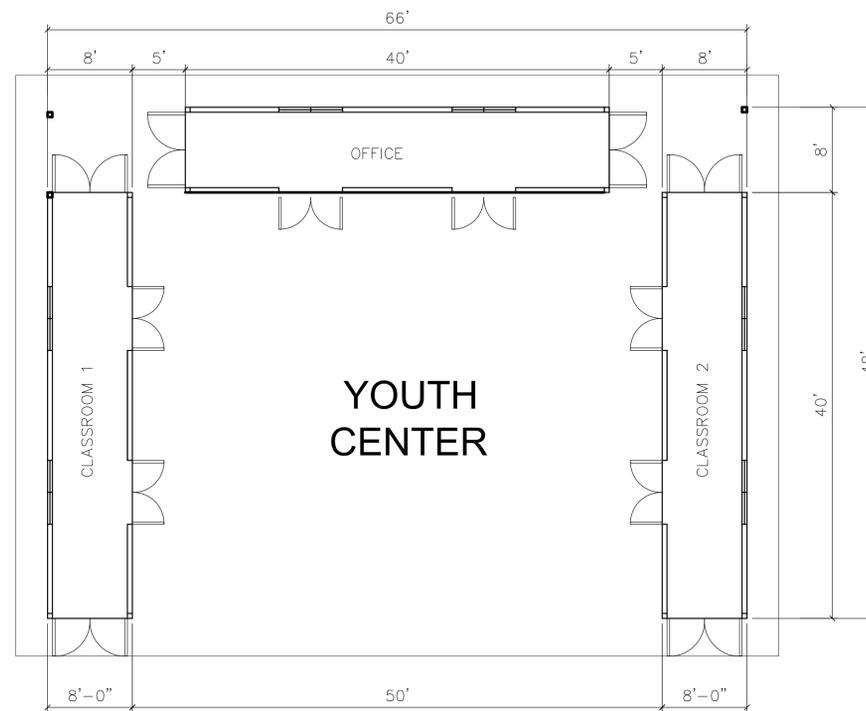
YOUTH CENTER FRONT VIEW



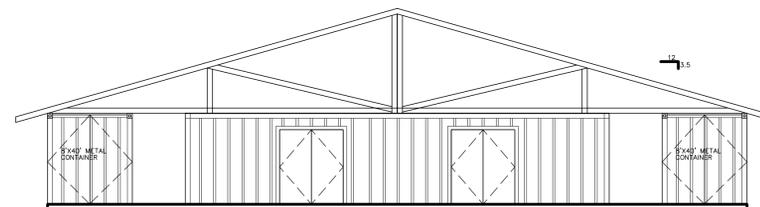
YOUTH CENTER REAR VIEW



YOUTH CENTER LEFT VIEW



YOUTH CENTER FLOOR PLAN



YOUTH CENTER RIGHT VIEW

ULUPONO FARM PLAN
HAWAIIAN HOME LANDS

ANAHOLA, KAUAI, HAWAII

TMK: 4-8-3: 19

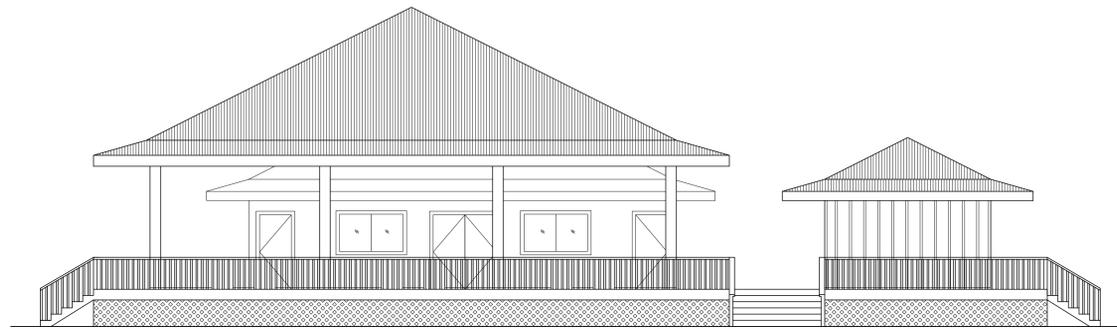
Kukulu Kumuhana O Anahola

February 23rd, 2021

24"x36" Sheet

OFFICE/KITCHEN/TOILETS/
MARAIE PAVILION

SCALE: 1/8" = 1'-0"



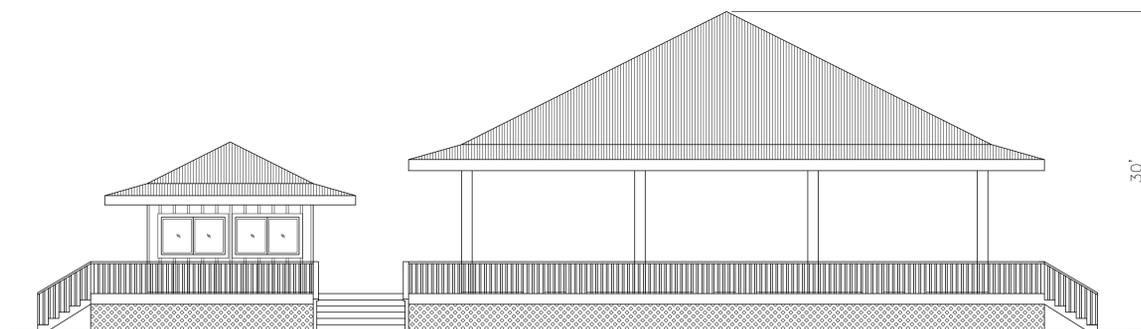
MARAIE/TOILET SIDE ELEVATION



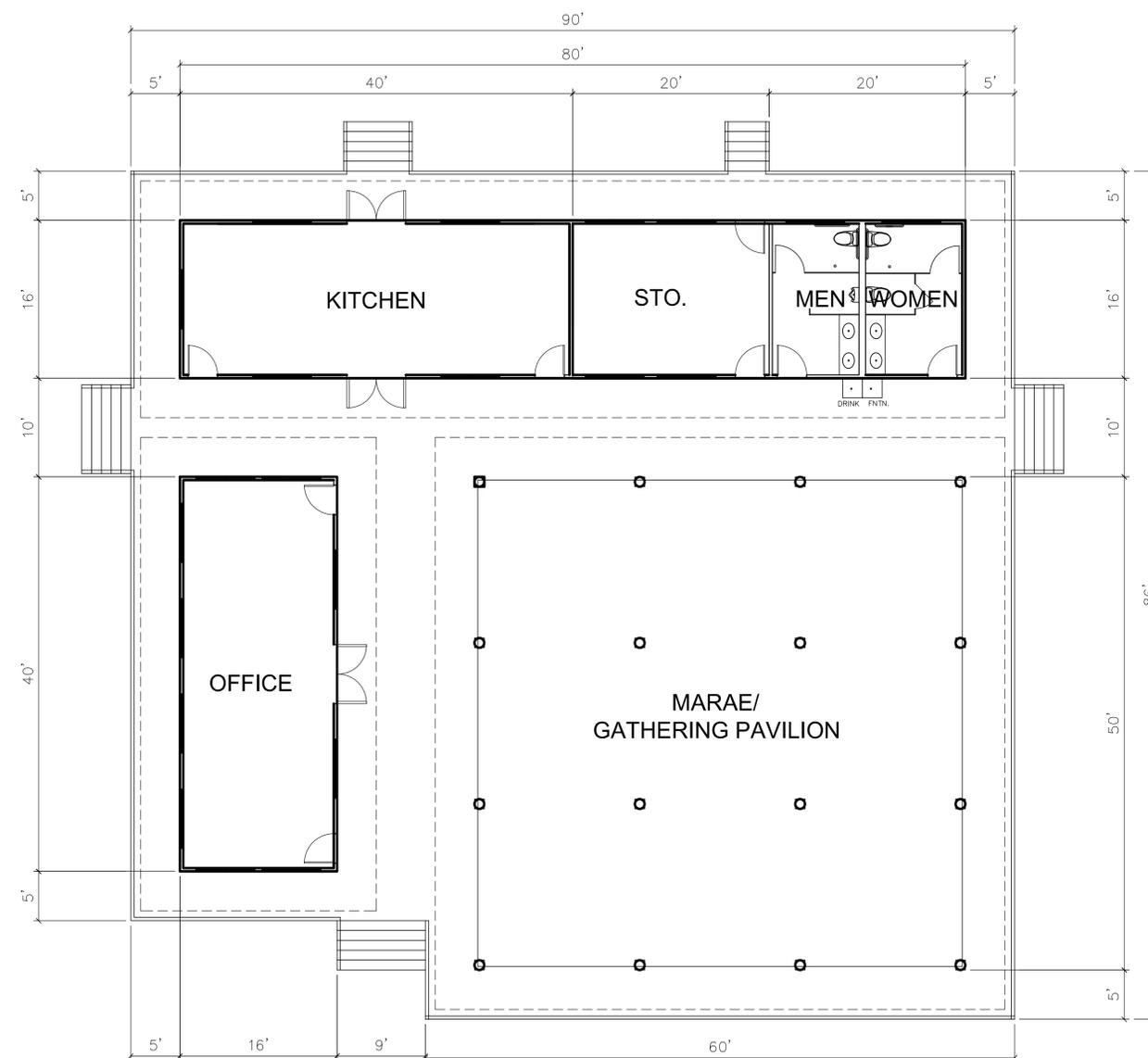
TOILET/KITCHEN REAR ELEVATION



KITCHEN/OFFICE SIDE ELEVATION



OFFICE/MARAIE FRONT ELEVATION



OFFICE/KITCHEN/MARAIE FLOOR PLAN

Ho‘akeolapono Trades Academy and Institute

ESTIMATE AND SCOPE OF SERVICES FOR ULUPONO ANAHOLA COMMUNITY CENTER BROADBAND PROJECT COMPONENTS

This estimate is for Ho‘akeolapono Trades Academy and Institute to construct the Ulupono Anahola Community Center - Broadband Project Components consisting of a 20,068 sq ft site prep and landscaping, with 15,588 total square feet of building plans for Kukulu Kumuhana O Anahola. The scope of services refers to the following structures: Technology & Cultural Center, Youth & Community Tech Center, Community & Network Storage, Restrooms/Storage, and the Hale Halawai.

Estimated Project Total: **\$4,013,244.47**

Description	Total price
Plans/ Permitting	\$150,000
Site Prep	\$90,136
Rolloff/ Equipment Rentals	\$200,000
Septic+Plumbing	\$90,306
Cement Foundations	\$632,040
Framing	\$1,403,060
Roofing	\$150,204
Doors/ Windows	\$100,340
Insulation/ Drywall	\$50,170
Painting	\$50,102
Flooring	\$80,272
Finish Work	\$250,680
HVAC	\$175,000
Solar Panels + Battery	\$330,000
Electrical/ Fiber Optics/ Internet/ Security Systems	\$320,340
MISC	\$200,000
Landscaping/ Irrigation	\$90,000
Subtotal	\$3,832,650
GE Tax 4.712%	\$180,594.46
	Cost per square foot \$199.98

***Labor (Included in Price): \$1,500,000**

Waiohuli Hawaiian Homesteaders Association, Inc.
Proposed Computer Center Addition
January 9, 2024

Waiohuli Hawaiian Homestead is comprised of approximately 380 native Hawaiian family households residing on the rural upcountry slopes of Kula, Maui, Hawaii. The Waiohuli Hawaiian Homesteaders Association, Inc. (WHHA) was organized in 1999 with a mission to “combine efforts with the Department of Hawaiian Home Lands (DHHL) for the betterment of all native Hawaiian homeland beneficiaries. As the recognized homestead organization for Waiohuli, WHHA is a Maui-based, mission driven organization that leverages it’s strengths and resources to the long-term sustainability of Waiohuli. Since its formation, WHHA has concentrated on projects and initiatives that promote and support economic opportunities for the Waiohuli Hawaiian homestead community.

In 2018, WHHA launched its “Waiohuli Economic Development Opportunities” (“WE DO”) initiative. “WE DO” involves a public-private collaboration with WHHA and Pueo Development LLC and combines 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. The goal of “WE DO” is to provide short- and long-term economic opportunities that will foster greater self-sufficiency for homeland beneficiaries through capacity building and jobs homegrown at Waiohuli Hawaiian homesteads.

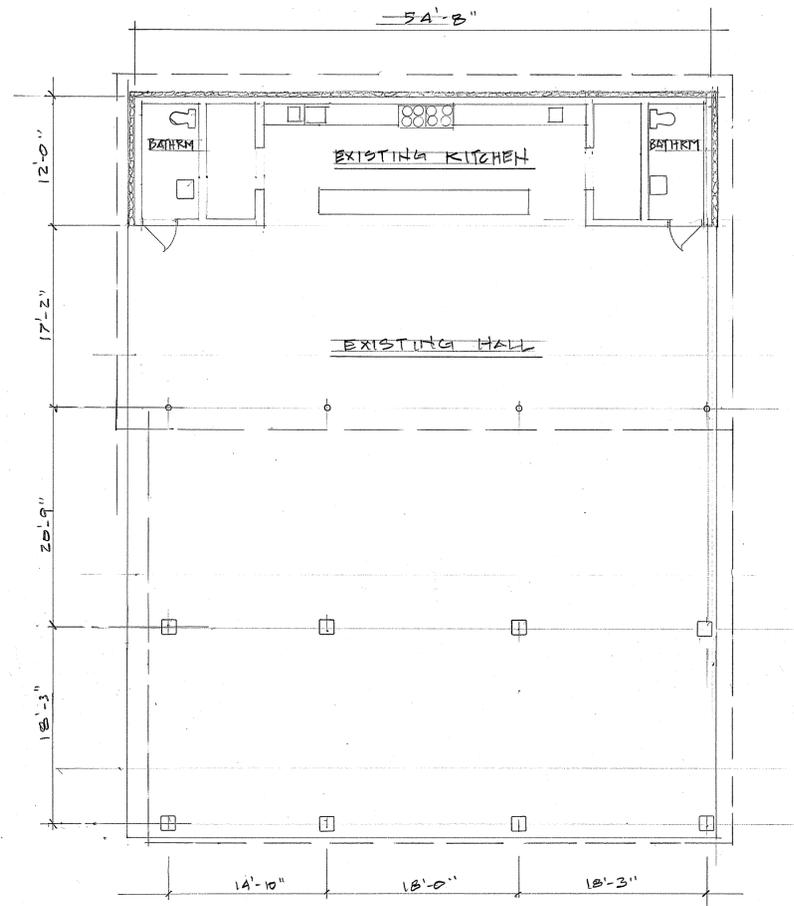
After completing our due diligence requirements in October 2023, the Hawaiian Homes Commission approved the issuance of a 65-year general lease to WHHA to implement “WE DO” on 150 acres of homestead lands, subject to terms and conditions. WHHA has teamed up with Maui-based professionals, engineers, contractors and funders for the pre-development phase starting with conducting an environmental assessment.

Training and technical assistance is paramount for “WE DO”’s success. WHHA sought and received grant funds to secure a Maui-based service provider for capacity building and development-related job training. WHHA was also awarded grant funds to design and construct a 1,600 s.f. workforce development center at Waiohuli.

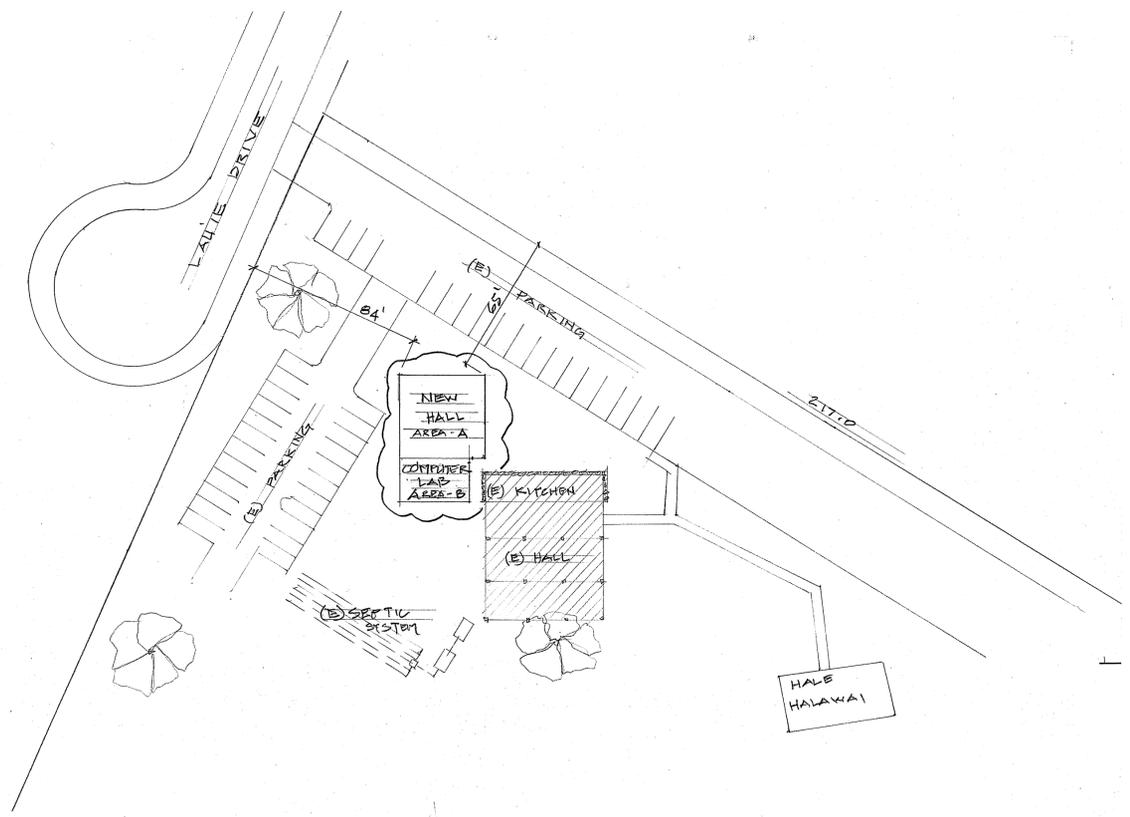
WHHA is excited of the opportunity for funding through the Tribal Broadband Connectivity Program (TBCP) to construct a computer center as an expansion to the workforce development center. A computer center will compliment and directly support all of the efforts to date for “WE DO”. It can provide multiple benefits for Waiohuli’s native Hawaiian homestead community such as remote learning, telehealth and even telework options in conjunction with “WE DO” while enabling affordable broadband programs. As designed, it can simultaneously provide training support for classes being conducted at the workforce development center.

A cost proposal and building plans has been prepared by our general contractor and is attached for consideration.

- The cost to construct the computer center addition is \$478,943.00
- The plans reflect the computer center as an addition to the workforce development center currently being built.



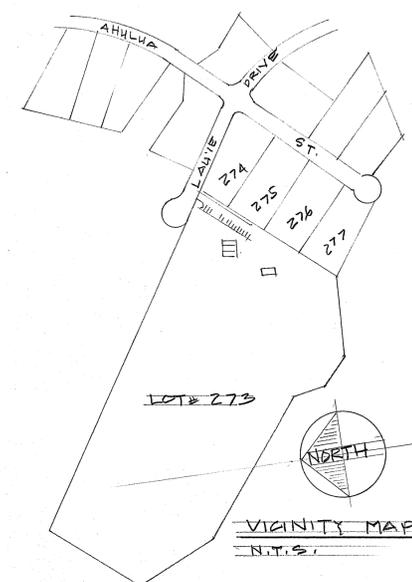
EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"



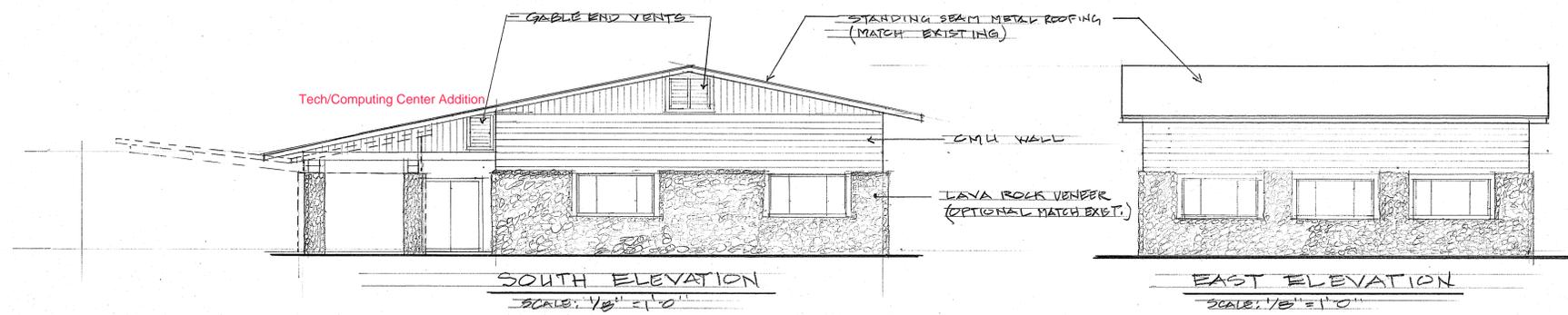
SITE PLAN (PARTIAL)
SCALE: 1" = 40'

FLOOR AREAS

- 1) AREA-A NEW HALL
40'-0" x 40'-0" = 1,600 S.F.
- 2) AREA-B COMPUTER LAB
20'-0" x 32'-8" = 653.0 S.F.
- 3) AREA-C CORRIDOR
8'-0" x 20'-0" = 160.0 S.F.

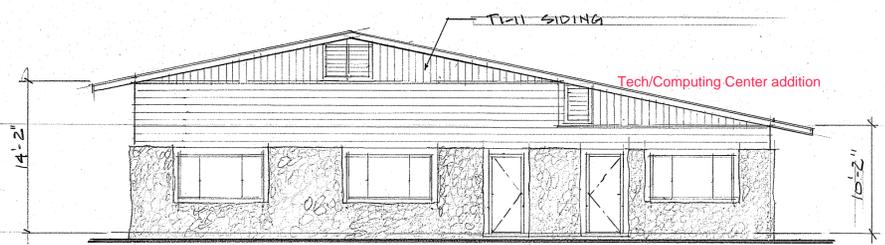


VICINITY MAP
N.T.S.

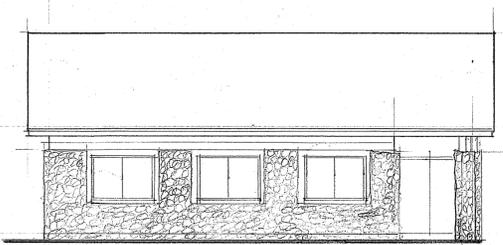


SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

EAST ELEVATION
SCALE: 1/8" = 1'-0"

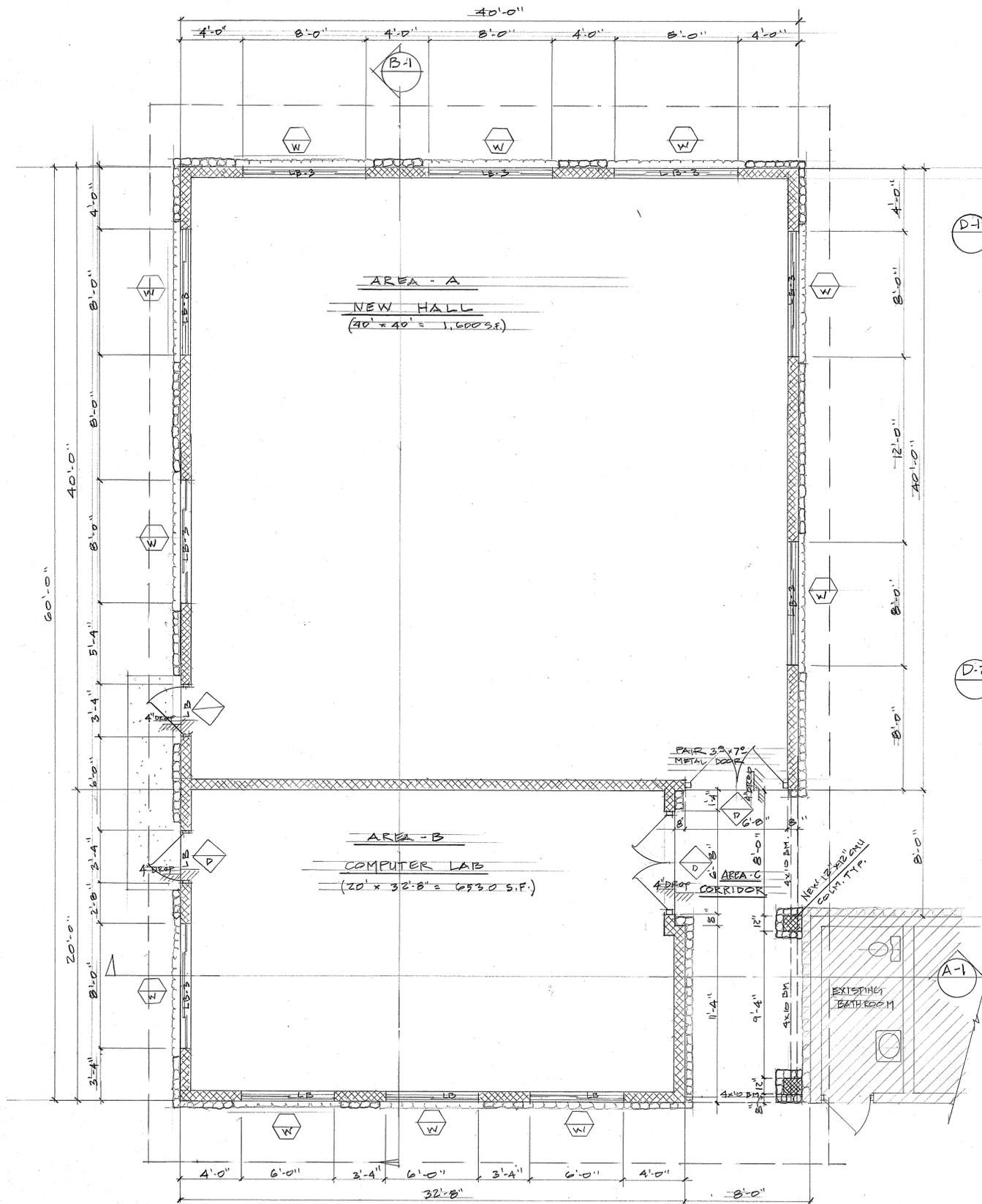


NORTH ELEVATION
SCALE: 1/8" = 1'-0"

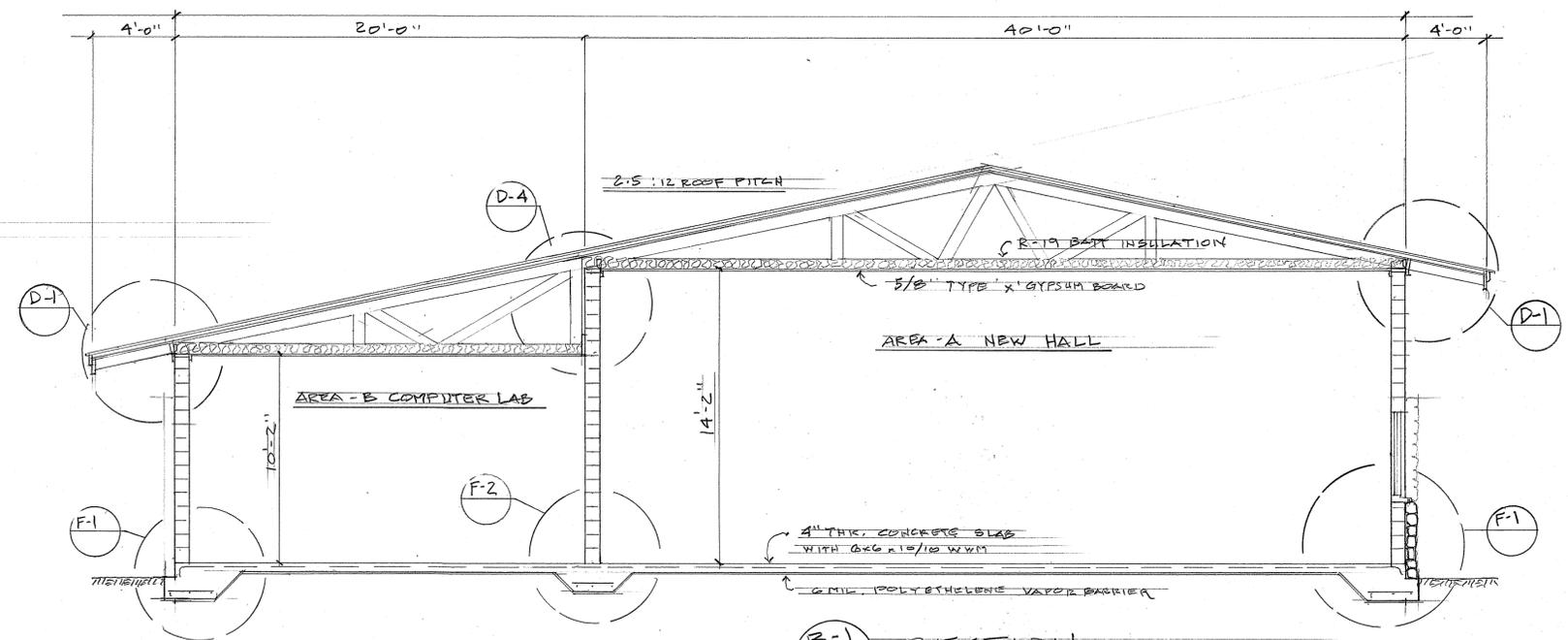


WEST ELEVATION
SCALE: 1/8" = 1'-0"

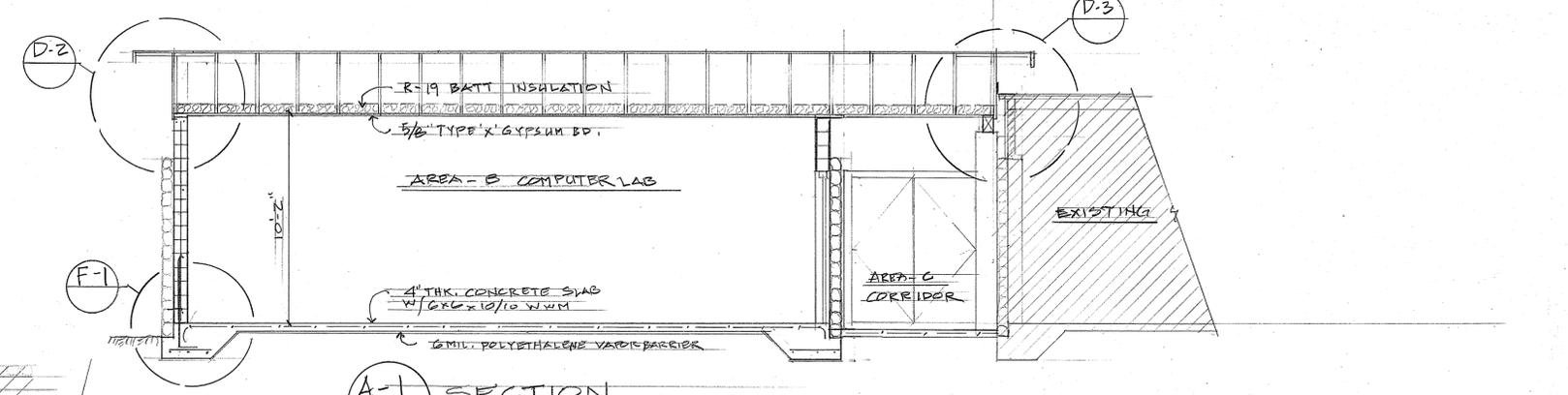
NEW HALL & COMPUTER LAB		
WAIHOLI COMMUNITY CENTER		
HAWAIIAN HOMESTEAD LANDS		
KULA	MAUI	HAWAII
TMK:	BOBBY HALL (C) 1-808-722-6753	SHEET
LOT #	B-MAIL: oahu@pacific@maui.com	1 OF 3
LOT AREA:	PERRY ARTISTES (C) 808-352-0831	
	E-MAIL: perryartistes@gmail.com	



FLOOR PLAN
SCALE: 1/4" = 1'-0"

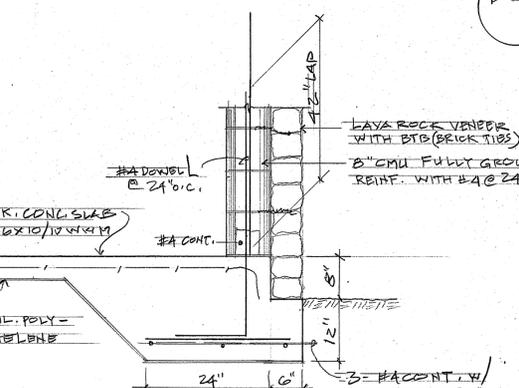
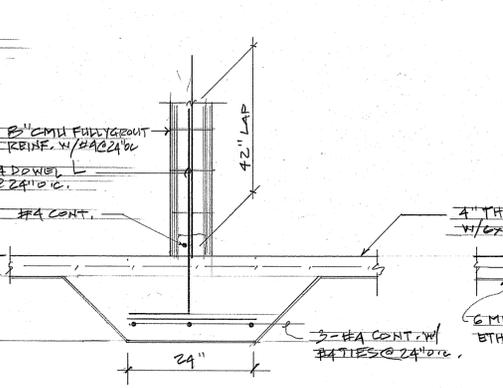
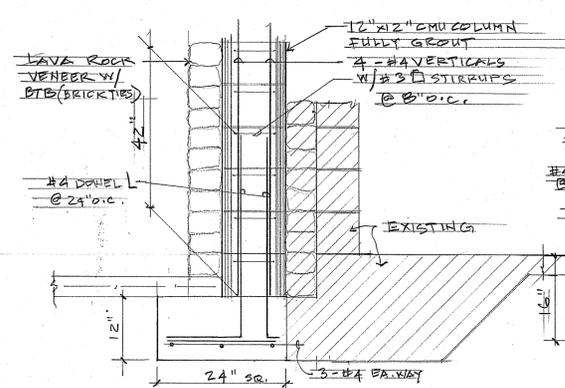
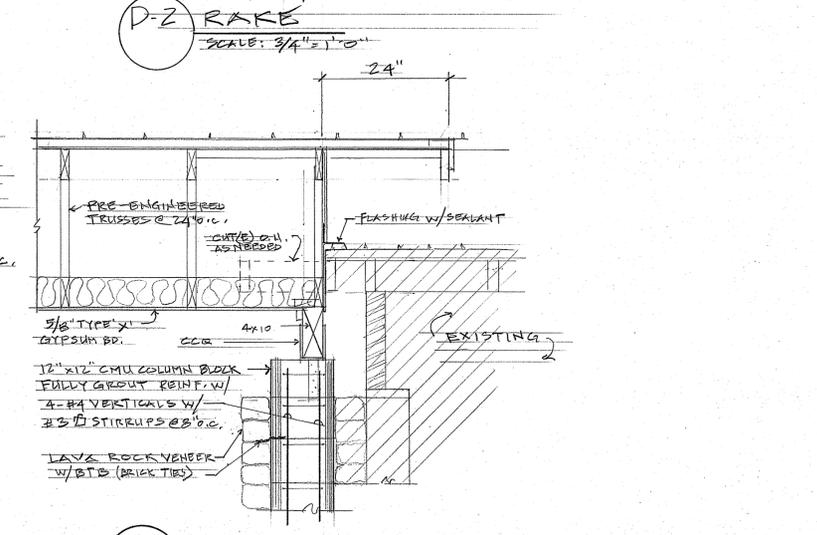
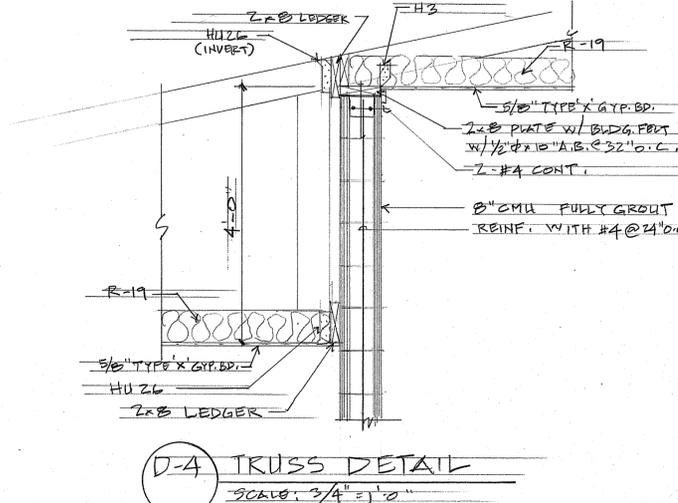
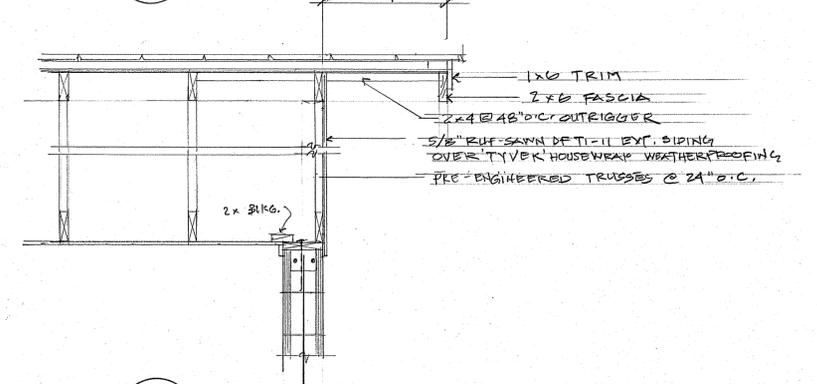
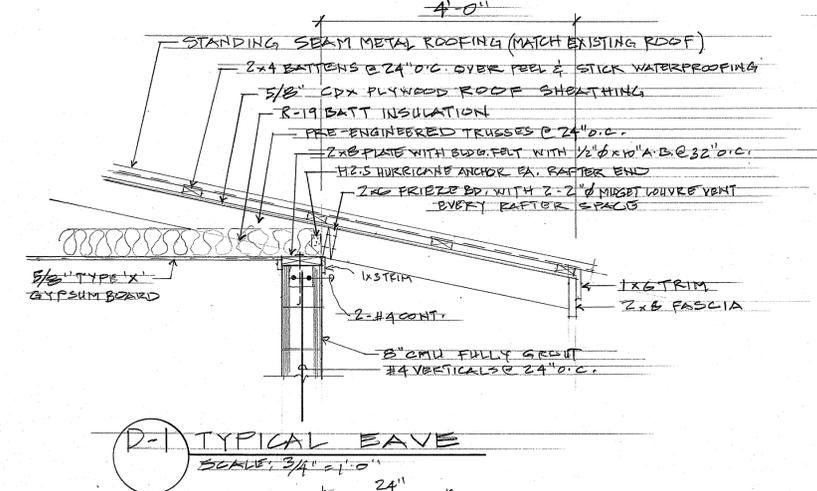
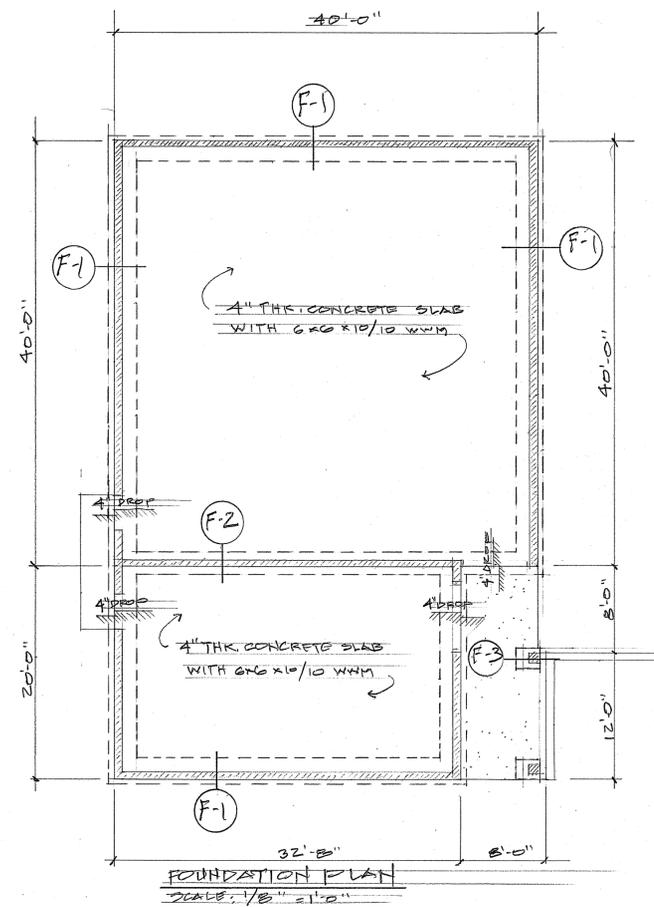
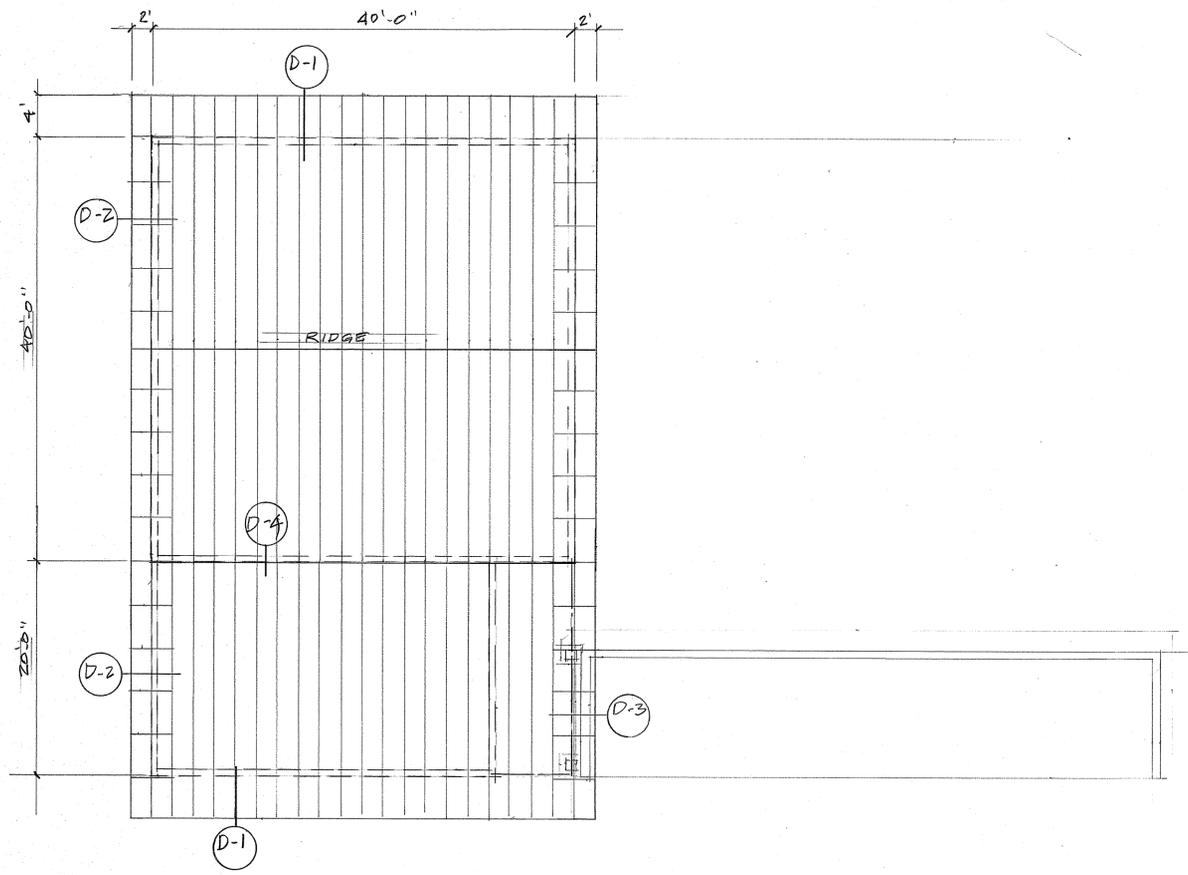


B-1 SECTION
SCALE: 1/4" = 1'-0"



A-1 SECTION
SCALE: 1/4" = 1'-0"

NEW HALL & COMPUTER LAB		
WAIHOULI COMMUNITY CENTER		
HAWAIIAN HOMESTEAD LANDS		
KULA, MAUI, HAWAII		
TRK:		SHEET
LOT #		2
LOT AREA:		OF



F-3 COLUMN FOOTING
SCALE: 3/4" = 1'-0"

F-2 THICKENED SLAB
SCALE: 3/4" = 1'-0"

F-1 PERIMETER FOOTING
SCALE: 3/4" = 1'-0"

NEW HALL & COMPUTER LAB		
WAIHOULI COMMUNITY CENTER		
HAWAIIAN HOMESTEAD LANDS		
KULA,	MAUI,	HAWAII
TRK:	BOBBY HALL (C) 1-800-722-6753	SHEET
LOT #	E-MAIL: aukaipae@icgmaill.com	3
LOT AREA:	PERKINATATE (C) 808-357-0831	OF
	E-MAIL: perkinatate@igmail.com	

Waiohuli Community Center
Tech/Computing Center Addition

	Tech Center	Notes
SITE WORK (Square Feet)	800	
Total		To be completed under separate permit and prior 0 to start of addition
CONCRETE-MASONRY		
Total		To be completed under separate permit and prior 0 to start of addition
FRAMING		
Total	\$ 24,500	
ROOFING		
Total	\$ 31,167	
DOORS/WINDOWS		
Total	\$ 4,735	
INSULATION		
Total	\$ 5,000	
DRYWALL/ PLASTER		
Total	\$ 2,667	
PAINTING		
Total	\$ 6,167	
HVAC		
Total	\$ 30,400	
FINISH WORK		
Total	\$ 4,083	
FLOORING		
Total	! \$ 6,000	
ELECTRICAL	!	
Total	\$ 262,600	
MISC.		
Total	\$ 31,000	
Contingency/Balance of Plant	! \$ 50,000	
<hr/>		
Total - Building	\$ 458,319	
GE Tax	\$ 20,624	
Grand Total	<u>\$ 478,943</u>	
Cost Per Sq. Ft		\$ 599
Labor (*)	\$ 130,000	
(*) included in Grand Total		



'O Maku'u Ke Kahua Community Center



We serve and engage the community by supporting small local businesses, growing food, and teaching others about Native Hawaiian culture, traditions, and values.

Māla Ho'oulu 'ike

Started in 2018, Māla Ho'oulu 'ike hosts peer to peer workshops that promote self-sustainability while focusing on Hawaiian cultural methods in agriculture. This program welcomes over 300 people yearly across all ages from various organizations, school, and other institutions.

Maku'u Community Center

Our dream is to create a safe space for our community to learn, teach, interact, and serve one another through Native Hawaiian traditions. To do this, our goal is to create a building that hosts programs, events, workshops, health & wellness, and other activities that will help improve and connects our community.

Maku'u Farmers Market

On market days, Maku'u Farmers Market is home to over 150 food and craft vendors and welcomes over 3,000 visitors and patrons. Our busy open-air market spans approximately 5 acres and features locally-sourced and locally-owned products and crafts.

DONATE TODAY!



GET IN TOUCH

Makuu.org

info@makuu.org

(808) 989 1136

 [@makuufarmersmarket](https://www.instagram.com/makuufarmersmarket)

 [/makuufarmersmarket](https://www.facebook.com/makuufarmersmarket)







LIC# BC-28644

Maku'u Community Center

General Requirements	
General Requirements	576,000.00
Concrete	
Concrete Foundations	993,202.50
Concrete Site Walks	65,820.00
Metals	
Reinforcing	197,191.50
Structural Steel	598,219.50
Fasteners	17,120.50
Wood and Plastic (Framing Package)	
Framing (Labor)	29,935.50
Finish Carpentry (Materials)	67,354.50
Finish Carpentry (Labor)	39,561.50
Thermal & Moisture Protection	44,400.00
Insulation	14,923.00
Standing Seam Metal Roofing	106,732.50
Doors & Windows	
Doors and Windows / Glass & Glazing / Louvers	76,342.50
Finishes	
Bathroom & Kitchen Tile Floors & Base	16,950.00
Cabinets	55,878.00
Acoustical Paneling	43,200.00
Gird Ceiling	14,696.00
Drywall	50,944.50
Painting	219,655.50
Specialties	
Bath Accessories / Partitions	20,700.00
Signage	10,055.00
Equipment	
Food Service Equipment	175,440.00
Plumbing	
Plumbing	101,995.00
Fire Sprinkler	166,683.50
HVAC	
HVAC	82,795.00
Electrical	
Electrical	381,235.00
Earthwork	
Earthwork (Site Work)	1,063,897.50
Earthwork (Site Utility Trenching)	47,004.50
Exterior Improvements	
Plantings and Landscaping	92,823.00
Subtotal	5,370,756.00
Insurance	91,302.85
Subtotal	5,462,058.85
Contractor Contengency	109,241.18
Subtotal	5,571,300.03
Contractor Fee 10%	557,130.00
Subtotal	6,128,430.03
Estimated General Excise Tax	288,771.62
Total	6,417,201.65
PROPOSED CONTRACT AMOUNT	
	6,417,201.65



'O Maku'u ke kahua community center | www.makuu.org | (808)989.1136 | omakuukekahuacc@gmail.com

January 12, 2024

Proof of Funds letter for Tribal Broadband Connectivity program

Welina mai 'Oukou ka Tribal Broadband Connectivity program reviewers

We at the 'O Maku'u ke kahua community center ('OMKKCC) would like to express our deep appreciation for the Tribal Broadband Connectivity program and the opportunities in which it provides for communities such as ours.

We are writing this letter to confirm that 'OMKKCC will have sufficient funds to cover the remaining balance of the project after the possibility of this award has been issued.

Once again, we would like to thank you for your support and for providing us with the opportunity to participate in this important program. We look forward to working with you to bring high-speed internet to our community.

Mahalo nui loa,

Lauae Kekahuna; Executive Director of 'OMKKCC

KEAUKAHA PANA‘EWA FARMERS ASSOCIATION



RESILIENCY & AGRICULTURAL INNOVATION HUB DESIGN CHARRETTE EXECUTIVE SUMMARY

Waiākea, Island of Hawai‘i,
Hawai‘i

Tax Map Key: (3) 2-1-025:091

Prepared By:



111 S. King Street, Suite 170
Honolulu, Hawai‘i 96813

OCTOBER 2021

Executive Summary

Table of Contents

PROJECT DESCRIPTION	3
Resiliency Hub.....	4
Methodology and Timeline.....	5
CONCEPTUAL MASTERPLAN AND PROGRAMMING	5
SUMMARY OF REPORTS	8
Archaeological Reconnaissance Survey.....	8
Biological Assessment.....	8
Traffic Assessment Report.....	8
Utilities & Infrastructure.....	9
CONCLUSION	10
LIST OF TABLES AND FIGURES	
Table 1. Summary of Environmental Conditions.....	4
Table 2. Consultations.....	5
Table 3. Site Features & Programming.....	7
Figure 1. Conceptual Master Plan.....	11

PROJECT DESCRIPTION

Located in South Hilo, the Keaukaha Hawaiian Homestead was the first residential homestead developed on Hawai'i Island in 1921. In 1976, the Keaukaha Pana'ewa Homestead was established. The first agricultural land awards for this homestead were given to fifty Keaukaha native Hawaiians, who were forced to leave their homes and relocate due to the construction of the Hilo International Airport. Now named the Keaukaha Pana'ewa Farmer's Association (KPFA), its mission is to support, motivate and educate the Keaukaha Pana'ewa agricultural lessees to establish a viable sustainable farm community; preserve Hawaiian culture; achieve self-sufficiency, pono management, and respect for the 'āina (land).

KPFA is a Hawaiian Homes Commission Act Beneficiary Association controlled by beneficiaries, as defined by the Hawaiian Home Land Recovery Act, 109 §537, and is registered with the U.S. Department of the Interior, 43 CFR §§47.10 and 48.6. KPFA is also recognized by the State of Hawai'i Department of Hawaiian Home Lands as the representative organization for DHHL beneficiaries and their 'ohana on Pana'ewa Hawaiian Home Land trust lands.

In 2012, KPFA incorporated the Keaukaha Pana'ewa Community Alliance (KPCA) to serve as KPFA's non-profit 501(c)(3) partner entity and fiscal sponsor for private, state, and federal grants. KPFA also manages the Ho'oulu 'Āina Community Project (HACP), which encourages Native Hawaiian homesteaders to actively farm for cultural, economic, health and self-sufficiency benefits. In addition to community engagement workshops and instructional, hands-on demonstrations, HACP has documented oral histories and farming practices of Hawaiian homesteaders.

KPFA currently operates the Pana'ewa Farmer's Market and Resource Hub and Kea'ahuli O Pana'ewa, a two-acre food security demonstration project. KPFA secured grants and established partnerships to provide agricultural workshops, educational programming, and resources for community members. KPFA coordinated the distribution and delivery of food, PPE, keiki supplies during the height of the COVID pandemic and continues to provide COVID testing kits to the community.

KPFA is proposing to develop a Resiliency & Agricultural Innovation Hub (Pana'ewa Hub) for a 10.63- acre parcel on Hawaiian Home Lands, identified as Tax Map Key (3) 2-1-025:091 located on 363 Railroad Avenue in Hilo Hawaii. The Pana'ewa Hub will consist of a series of pavilions connected by a lanai deck encompassing a central mound (piko). The pavilions will be designed as flexible spaces that can accommodate a range of programs. A kitchen and equipment storage area will also be included to support KPFA operations.



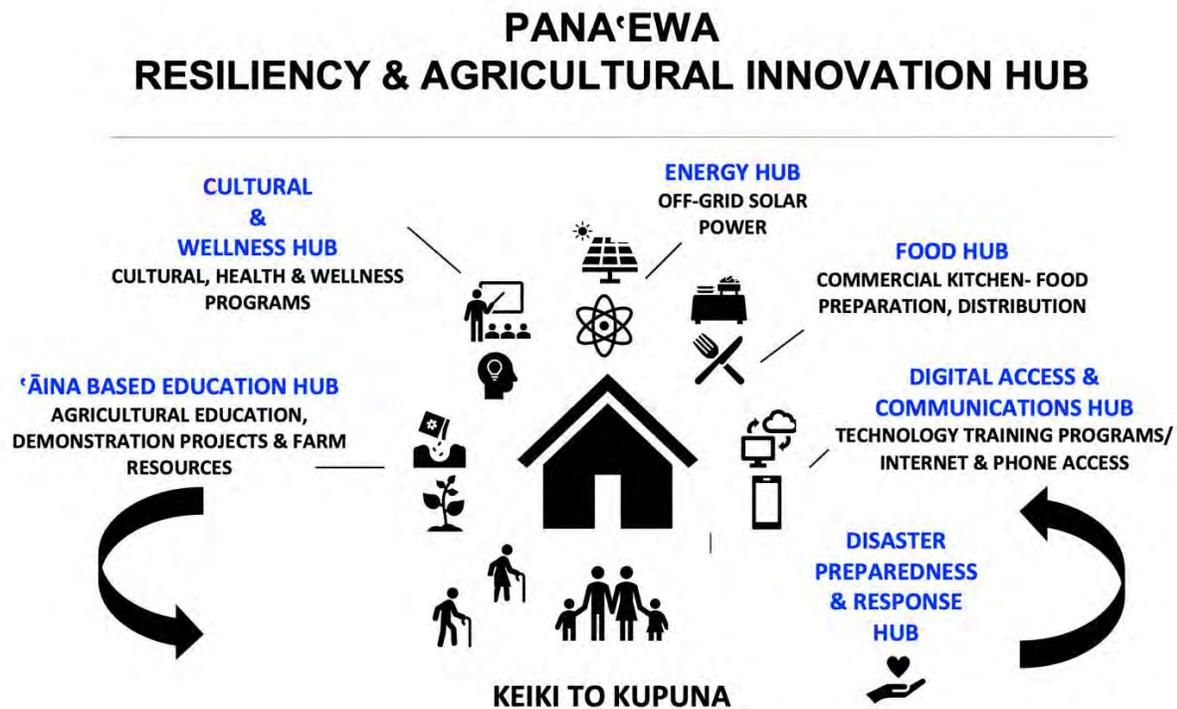
The structures will be orientated to honor the direction towards Mauna Kea and Mauna Loa. The grounds surrounding the hub will be utilized for parking, outdoor learning spaces, innovative agricultural demonstration areas, and a community garden.

Resiliency Hub

After a tumultuous hurricane season several years ago, Kīlauea’s destruction in Puna, and the government’s response to these events, KPFA community members recognized that they needed their own resilient ‘place and space’, as well as a safe haven for community members to prepare for, during, and post-recovery from a natural disaster. Moreover, KPFA’s community experience with COVID enhanced our concerns that we should be fully prepared to respond to a community crisis.

Through intensive community driven strategic planning¹, the Pana’ewa Hub evolved as the number one community priority. The Pana’ewa Hub purpose is twofold. First, in accordance with KPFA’s strategic plan, the Pana’ewa Hub will be a community serving facility with a commercial kitchen and facilities for keiki to kūpuna programming; digital access, technology and agricultural training; and includes an agricultural demonstration area to support ‘ohana enrichment, community economic sustainability, and economic food security.

Second, the Pana’ewa Hub, in its design and capacity, can be activated to support the community, coordinate communication and resources, and ensure physical and social needs can be met in preparation of, during, and post-recovery of a natural disaster or pandemic related event. The primary resources will include water, food security, off-grid energy production, access to clean drinking water, emergency communication technologies, storage for emergency equipment, and training for disaster preparedness and response.



¹ All KPFA homestead beneficiaries were invited to two all-day strategic planning workshops in 2018 and 2019. Community participants selected a resilient community facility for programs and services as their top strategic priority.

Table 1: Summary of Environmental Conditions

Tax Map Key (TMK)	(3) 2-1-025:091
Ahupua'a	Waiākea
Island	Hawai'i Island
State Land Use District	Urban
Hawai'i County Zoning	MG-1a (General Industrial District)
Department of Hawaiian Home Lands (DHHL) Land Use Classification	Commercial
Land Use Pattern Allocation Guide (LUPAG)	Urban Expansion
Topography	Relatively flat, undulating ground with an elevation change of 6 ft.
Rainfall	About 140 inches per year
Soils	Papai extremely cobbly highly decomposed plant material, 2 to 10 percent slopes
Land Study Bureau (LSB)	No Classification
Agricultural Lands of Importance to the State of Hawai'i (ALISH)	Prime
Flood Hazard	Zone X, minimal flood hazard
Sea Level Rise Exposure Area (SLR-XA)	This parcel is located outside of the SLR-XA
Tsunami Evacuation Zone	This parcel is located outside of the tsunami evacuation zone
Lava Hazard Zone	2
Wildfire Ignition Density	High (2.18 sq. mi/yr.)
Census Tract	206 Hilo: Keaukaha-Pana'ewa
Total Population	6,282
Native Hawaiian Population	1263 (20.11%)
Median age	34
Avg. Family Income	58,516
Below Poverty	629
Housing: Rented	491
Housing: Owned	3339

Methodology and Timeline

The Project was scoped for site condition analysis, conceptual master plan, infrastructure, and utilities assessment, three technical studies (Flora/Fauna, Traffic, Archaeology), and three workshops with KPFA community members (beneficiaries) and stakeholders. See Table 2 below.

Date	Name	Affiliation
Oct. 17, 2020	Charrette #1	KPFA Community Members & Stakeholders
Aug. 11, 2021	Justine Kamelamela	Ho'oulu 'Āina Community Project
Aug. 21, 2021	Charrette #2	KPFA Community Members & Stakeholders
Sept.17, 2021	Dotty Kelley-Paddock	Hau'ula Community Association (HCA)
Sept.17, 2021	Sean Naleimale	State Historic Preservation Division (SHPD)
Sept. 25, 2021	Charrette #3	KPFA Community Members & Stakeholders
Oct. 1, 2021	Dr. Noa Lincoln	University of Hawai'i Department of Plant and Soil Sciences

CONCEPTUAL MASTER PLAN AND PROGRAMMING

The conceptual masterplan was formed through KPFA community member workshops that were specific to KPFA's mission and community-driven priorities for the site. In the process of collecting foundational words and stories from KPFA, a vision statement was created to describe the project:

Our Keaukaha Pana'ewa Farmers community honors the first Pana'ewa Nui homesteaders by carrying on the vision of a sovereign and thriving people committed to the guardianship of our resources in this pu'uhonua of well-being, gratitude, and growth.

Within the balance between the existing site (abundance of water, sun, and life) and the origins of the site (ancestors who pioneered the land), lives legacy and honor. This vision is translated into the project's very own masterplan DNA where the spirit of the community coming together is embraced through creating a space for resiliency, agricultural, digital access, and technological innovation. Additionally, honoring the importance of Mauna Kea and Mauna Loa was incorporated into the site design. This simple, yet powerful, relationship anchors the hub and sits within the natural landscape of the site.

Masterplan DNA

KPFA Resiliency & Agricultural Innovation Hub Masterplan DNA:

1. Resilience

The Pana'ewa Hub represents shelter and the unique feeling of being safe, a Resiliency Hub that serves the community with protection and provision when they are in need. As a resilient strategy against hurricanes, natural disasters and community crisis's, the Pana'ewa Hub focuses on nature-based solutions that help mitigate wind and water. Surrounding the property are native tree species that are resilient to strong winds, and a moat to divert water or prevent flooding; all natural barriers that protect the site. Innovative agricultural areas will be located behind and intertwined around the Pana'ewa Hub facility. As a result, the Pana'ewa Hub and innovative agricultural areas will remain safe and protected throughout all seasons.

2. Central Mound

A Central Mound creates a communal space, further expressing the feeling of coming together and being protected. This open space can house small to large group activities and performances. A central location for demonstration activities such as Hula, Kilo Hōkū, Kilo Honua, Lā'au Lapa'au (native plants), and Ho'okani Pila (music) - an open space for amphitheater and stepped seating. The Central Mound also offers an open view and visual connection towards Mauna Kea and Mauna Loa.

3. Lumi (Pavilion)

In extension to the Central Mound, is the Lumi (pavilion). Depending on their use, each Lumi can grow and be flexible using sliding walls and screens.

- a. LUMI 1: Community Digital Access Pavilion, Kūpuna/Keiki engagement activities, 'ohana gatherings, technology & agricultural workshops (i.e., Indigenous Polyforestry)
- b. LUMI 2: Commercial Certified Kitchen, Restrooms, Storage, Office, Sleeping Quarters
- c. LUMI 3: Equipment Storage & Warehouse
- d. LUMI 4 & 5: Spaces for educators to host Kilo and Agriculture programs.

4. Lifted Lanai

The Lifted Lanai allows spaces to stay cooler and enables the ground underneath to help with rain and water mitigation. A protected indoor-outdoor deck connects all the Lumi pavilions together, providing additional spaces that can be used during private and public events. The Lanai ensures ease for Kūpuna to find their way to their next class.

KPFA's community-driven strategic direction, programming, and demographic workshops encompassed the understanding that the hub will meet a variety of community needs. Applying the strategy of flexibility and modularity, the conceptual masterplan incorporates large indoor-outdoor gathering spaces built on a structural grid; most of which are covered for protection and integrated with sustainable systems, such as photovoltaic panels for power, and rain collection for water. The full KPFA agricultural innovation and resilience hub site features and programming can be found in Table 3, Site Features and Programming.

Table 3. Site Features and Programming

Site Features	Area
Agriculture Innovation Projects (Green)	3+Acres
Central Mound	700 sf
Lifted Lanai (Covered, Open-Air)	8,000 sf
Parking #1/ 70 Stalls (Standard + ADA) Two Drop- Offs	30,000 sf
Parking #2 – Overflow Parking	3,000 sf
Others (Paving & Decks)	TBD
Program	Area
Community Digital Access Pavilion (250 people max)	2,570 sf
Front Lanai	500 sf
Back Lanai	500 sf
Total	3,570 sf
Commercial Certified Kitchen Outdoor Prep	1,960 sf
Process & Store/Refrigeration Vendor	870 sf
Stations	
Total	2,830 sf
Backup Power & Storage for Hub	800 sf
Imu Facility (Outdoor)	1,300 sf
Restrooms & Showers	1,160 sf
Male – Min. 3 stalls Female – Min.	
3 stalls ADA – Min. 1 stall	
Office	950 sf
Storage Files	
Conference Room	835 sf
Classroom for Training & Storage	
Backup Power & Storage for Hub	800 sf
Equipment Storage/ Warehouse	2,220 sf
Farm Dwelling	835 sf
Open (Kipuka) Pavilions	1,900 sf
Community Use Educational Use	
Program Total	16,400 sf

The Pana'ewa Hub is located within the DHHL Commercial district, which is designated for retail, business, and commercial activities. The purpose of this land is to provide revenue to DHHL Trust and/or Homestead Community Associations. Mixed uses are allowed. Permitted uses and minimum infrastructure on DHHL Commercial land must meet county standards. The programming is also applicable to Hawai'i State and County zoning. State Urban districts include activities or uses as provided by ordinances or regulations of the respective county. Likewise, permitted uses in the County MG-1a district include, but are not limited to: agricultural products processing, aquaculture, broadcasting stations, catering establishments, commercial parking lots, community buildings, food manufacturing, and greenhouses.

Summary of Reports

Archaeological Reconnaissance Survey

An Archaeological Reconnaissance Survey (ARS) was conducted by Keala Pono on July 12-13th, 2021. The pedestrian survey covered approximately 91% of the study area. One acre (9%) of the parcel was not walked due to impenetrable brush. One archaeological site (Site 1) was identified and consists of three abandoned cars, structural remains, and historic artifacts. The site as a whole likely dates to the 1960s or later, with the cars and at least one artifact probably dating to the 1950s. The site is in fair to poor condition, with all features heavily deteriorated. An archaeological inventory survey or data recovery program is recommended to document the site and more fully identify the cars and artifacts.

A consultation with the State Historic Preservation Division (SHPD) recommends completing an Archaeological Inventory Survey (AIS) to further document the sites. It is anticipated that documentation of the site would be adequate in moving towards a "no historic properties affected" determination.

Biological Assessment

A walk-through survey was completed by Hui Kū Maoli Ola and G70 on July 21st, 2021. The perimeter survey identified 59 plant taxa and three fungi taxa, of which seven species (~11%) may be considered native (either indigenous to Hawai'i or of Polynesian introduction). Eight species of avifauna and four species of terrestrial fauna were identified, all of which have been introduced to Hawai'i. There were no proposed or endangered species observed. Strawberry guava dominated the vegetation of the project's forested area. See Figure 3. Other abundant plant species include octopus tree, gunpowder tree, fruit trees, miconia, and bingabing. Indigenous plants include pockets of 'ōhia lehua, pepeiao, pōpolo, forked fimbry, and moa. Avifauna observed include cattle egret, red cardinal, zebra dove, spotted dove, red-billed leiothrix, house sparrow, saffron finch, and common mynah. Of the terrestrial fauna, green anole lizards and feral pigs were observed, and coqui frogs could be heard from the project area.

The report recommends the removal of invasive plant species to the extent possible, primarily, strawberry guava, miconia, bingabing, and a patch of juvenile gunpowder trees. Cleared areas should immediately be replanted and/or monitored to prevent invasive plants from reestablishing presence. The planting of traditionally cultivated plants that are compatible with the parcel, such as kukui, mai'a (banana), niu (coconut), noni, 'ōhi'a 'ai (mountain apple), 'ulu (breadfruit), 'awa, kalo (taro), kī, kō (sugarcane), māmaki, 'ōlena (tumeric), 'uala (sweet potato), and uhi (yam), is recommended. Furthermore, invasive species control is recommended for feral pigs and little fire ants. Project site should be monitored for possible Rapid 'Ōhi'a Death (ROD) and potential 'Ōpe'ape'a (Hawaiian Hoary Bat) populations.

Traffic Assessment Report

A Traffic Assessment Report (TAR) was conducted from August 11th, 2021, to August 15th, 2021, by Traffic Management Consultants to analyze the existing peak hour traffic in vicinity of the project site. Turning movement traffic count surveys were conducted at the intersections of:

- a) Maka'ala Street and Railroad Avenue
- b) The Home Depot Driveway and Railroad Avenue
- c) Pu'ainako street and Railroad Avenue

A highway capacity analysis was used to determine Levels of Service (LOS) ranging from best LOS "A" to the worst LOS "F". LOS "D" is the minimum acceptable LOS according to Hawai'i County Code "Concurrency Requirements". A traffic count survey was conducted on Railroad Avenue to determine peak periods of traffic. Peak weekday traffic hours occur from 7:15 AM to 8:15 AM and again from 3:15 PM to 4:15 PM. During peak AM traffic, Maka'ala Street and Railroad Avenue operated at LOS "D". Pu'ainako Street and the Home Depot Driveway operated at LOS "C" and "D", respectively. During peak PM hours, Maka'ala Street and Railroad Avenue operated at LOS "D". Pu'ainako Street and the Home Depot Driveway operated at LOS "C". Weekend traffic was higher on Saturday, and the peak hour of traffic on Saturday is from 10:45 AM to 11:45 AM. During this hour, Maka'ala Street operated at LOS "D". Pu'ainako Street and the Home Depot Driveway operated at LOS "C" and "B", respectively.

Utilities and Infrastructure

Proposed Site Access, Parking and Safety

The property will continue to be accessed off of Railroad Ave. Proposed improvements will include three new driveway aprons off of the public roadway, including a driveway in and a driveway out of the proposed parking lot. A third driveway will be located across the intersection with Maka'ala Street, which will function more as a service entry to the farm. Pedestrian access will continue to be limited with no surrounding public sidewalks serving the project site.

Proposed Water Infrastructure

The property is currently serviced by the County of Hawai'i Department of Water Supply (DWS). The existing 5/8-inch domestic water meter and lateral would likely be replaced with a larger service to meet the needs of the Pana'e'wa Hub facility. In addition, it is expected that the building may need to have a fire sprinkler, which will require a new fire service lateral and backflow preventor to be installed off of the existing 12" public water main on Railroad Avenue.

Proposed Wastewater Infrastructure

Since municipal wastewater service is not available from the County, onsite wastewater treatment systems are required and will need to be design and constructed as required by State regulations. Due to the anticipated amount of wastewater generated, it is likely that a wastewater treatment plant (WWTP) is required. It is likely that some form of aerobic treatment would be used along with disposal of effluent in a large absorption field to be located somewhere on the property. Due to the variable flow expected as well as redundancy requirements an equalization tank and emergency generator are recommended.

Proposed Electrical/Telecom

The property does not currently have electrical or telecom service. However, at the appropriate time, a service request can be submitted to the utilities to bring in service to the proposed building and other facilities. The new service would likely come from the existing pole on the northwest corner of the property and run overhead to the building.

Proposed Drainage Infrastructure

The project site generally slopes from south to north and is heavily vegetated, except in the area currently cleared for the 1-acre farmer's market. There is no existing drainage infrastructure onsite. The proposed drainage infrastructure for the project will be limited to swales, culverts, rain gardens, and drainage sumps. Runoff will flow overland to swales and through culverts, then into landscape or farm areas. Rain gardens and sumps will be created in these areas to manage runoff, allowing for evapotranspiration and infiltration into the ground. Improvements will be designed and constructed as required by County Standards.

CONCLUSION

The Keaukaha Pana'ewa Farmers Association (KPFA) is proposing to develop a Resiliency & Agricultural Innovation Hub for a 10.63-acre parcel on Hawaiian Home Trust Lands located on 363 Railroad Avenue in Hilo, Hawaii. Resilience Hubs are community-serving facilities that support residents and coordinate resource distribution and services before, during, or after a hazardous event.

Three design charrettes with KPFA were held, and four additional consultations were conducted. An Archaeological Reconnaissance Survey, Biological Assessment, Preliminary Traffic Assessment Report, and Conceptual Utility and Infrastructure Study have been completed for the site. The proposed conceptual masterplan is consistent with DHHL land use designations as well as State and County zoning.

With consultant G70, KPFA completed an environmental assessment in July 2023 and will complete a Chapter 6E HRS Historic Preservation Review by the end of 2024. Architectural and Engineering Plans with a permit and construction set will be completed by January-February 2025.

The KPFA Pana'ewa Hub Program DNA embodies resiliency through central components, including a central mound or piko, lumi pavilions, lifted lanai, and agricultural sites encompassing the site. The pavilions will be designed as flexible spaces that can accommodate a range of agricultural, technology, digital access, cultural, and educational programs. Through community-run programming and services, the Resilience & Agricultural Innovation Hub will further the community's vision of becoming a sovereign and thriving people acting in guardianship of their own pu'u honua.



Pana'ewa Resiliency & Agricultural Innovation Hub

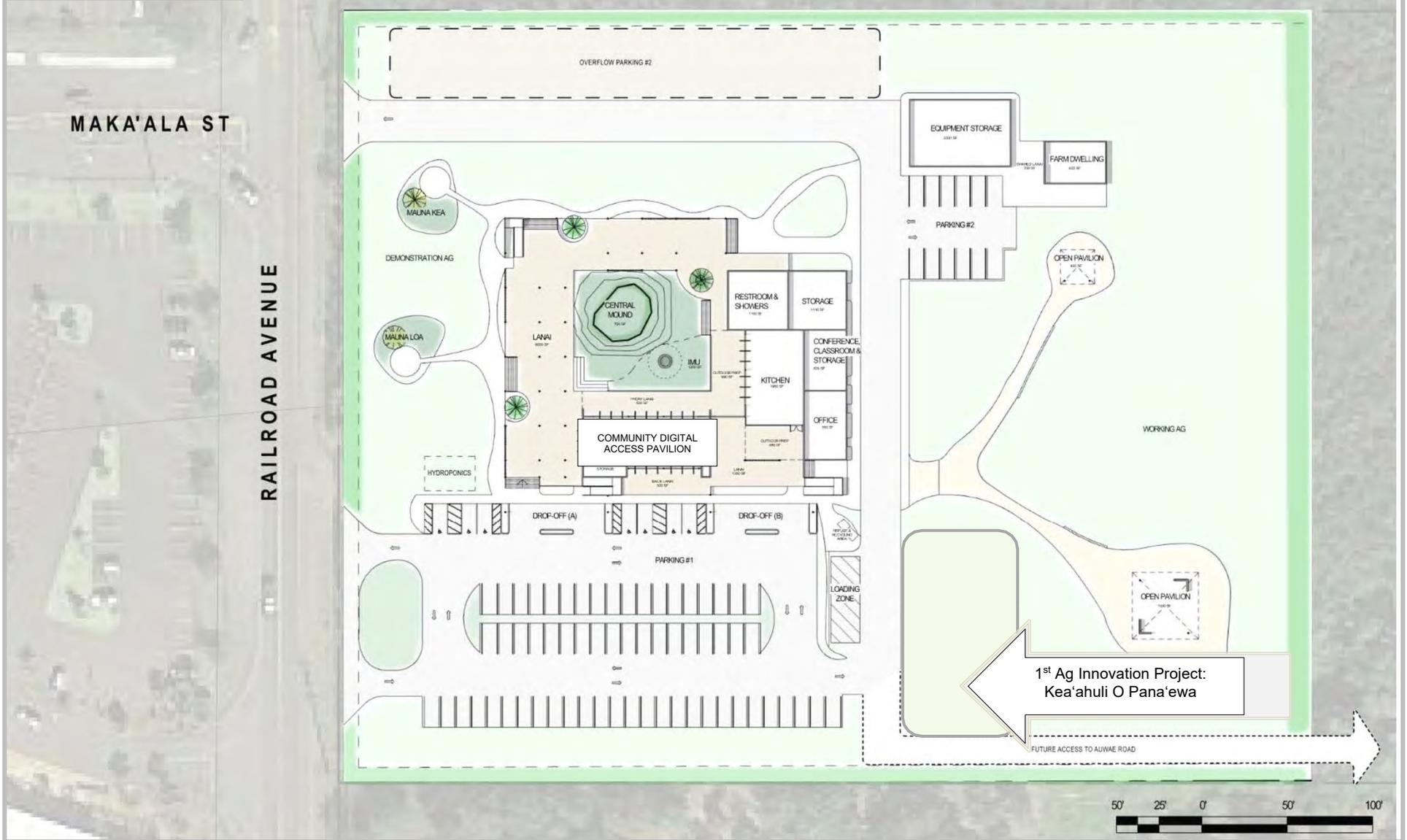


Figure 1. Conceptual Master Plan

KPFA Pana'ewa Hub Estimated Construction Budget

	<u>Sq Ft</u>	<u>Per Sq Ft</u> <u>Cost</u>	<u>Cost</u>
Community Digital Access Pavilion	2570	750	1,927,500
Front & Back Lanai	1000	450	450,000
Offices	950	750	712,500
Classrooms / Conference Rm	835	750	626,250
stalls	1160	750	870,000
Backup Power & Storage for Innovation Hub	800	750	600,000
			<hr/>
			\$ 5,186,250
Parking #1: 70 Stalls (Standard + ADA) Two Drop-	30000		<hr/>
			400,000
			<hr/>
			\$ 5,586,250

January 12, 2024

RE: Letter of Commitment

Aloha~

I am writing on behalf of the Keaukaha Pana‘ewa Farmers Association. In the event, the Tribal Broadband Connectivity Program partially funds the construction of the Pana‘ewa Resilience & Agricultural Innovation Hub (Pana‘ewa Hub), we commit to securing additional grant and/or community investment funds to pay for the completion of the Pana‘ewa Hub facility and parking area.

The Pana‘ewa Hub is a critical component of our community resilience focus and will provide a myriad of opportunities for our Hawaiian homestead community from agricultural innovation to digital equity.

Your consideration to include the Pana‘ewa Hub for funding is greatly appreciated.

Sincerely,

A handwritten signature in blue ink, reading "Maile Lu'uwai", enclosed in a thin blue rectangular border.

Maile Lu‘uwai
President
Keaukaha Pana‘ewa Farmers Association