



Lāna‘i Regional Plan Development
Beneficiary Meeting
April 29, 2010
Meeting Minutes

PRINCIPALS

THOMAS S. WITTEN, ASLA
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Executive Vice-President

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Executive Vice-President

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Vice-President

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Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

ASSOCIATES

TOM SCHNELL, AICP
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Senior Associate

KEVIN K. NISHIKAWA, ASLA
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Attendance: Yasha-Anne Kahananui-Peralta, Samuel Kahananui Jr., Winnie Basquez, Eleanor L. Kekini, Garrett Hera, Georgette Woody, Wendy Kaopuiki, Kē‘onēhana Manō, Chenoa Manō, Pearl Ah Ho

Staff: Julie-Ann Cachola, Kaleo Manuel

Consultants: PBR HAWAII – Scott Abrigo, Malia Cox

Welcoming:

Julie-Ann Cachola welcomed the participants and thanked the participants for attending and being part of the regional planning process.

Opening Pule:

The opening prayer was given by Auntie Winnie Basquez

Agenda:

Ms. Julie-Ann Cachola introduced the DHHL staff and consulting team. She described the focus of the meeting as a review of the priority projects. If necessary, the community can make revisions to ensure the project descriptions meet their objectives. Ms. Cachola also informed the community that the Hawaiian Homestead Commission would be meeting on Lāna‘i in September. This meeting could provide the community an opportunity to make a statement to the Commission through their presence at the meeting and their actions from now until September.

Regional Planning Process:

Mr. Kaleo Manuel briefly described the DHHL planning process and the benefits of community participation to get the appropriate projects identified based on the needs of the community. On Lāna‘i, the Regional and Island plans are being developed as a combined plan with a 2-3 year perspective to establish the following:

1. Land use goals and objectives from the General Plan.
2. Develop appropriate “zoning” within land holdings to meet needs of beneficiaries while ensuring proper stewardship of the ‘āina.
3. Identify needs, opportunities, and priorities of homestead communities.
4. Identify potential partnerships and funding opportunities.
5. Provide opportunities for beneficiaries to participate and drive the planning of their homestead community and the region.
6. Identify and implement priority projects.

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Review of the Regional Plan Process and Potential Projects:

Mr. Scott Abrigo, PBR HAWAII, provided the community with a description of the elements of the Lānaʻi Regional Plan as well as a brief history of the acquisition DHHL lands on the island. Mr. Abrigo also reviewed the process utilized to develop the priority projects. A list of 28 issues was generated over the course of the regional planning process by community members. These issues were consolidated into nine potential projects. Five priority projects were chosen by consensus of community members present at the March 2010 meeting. These five projects were described in detail to the community.

As a result of the projects selected by the community, DHHL decided to pursue as an additional project, opportunities to acquire additional lands. Ms. Cachola indicated that DHHL was provided information that additional acres might be available. Lands were given to DLNR as part of the agreement that allowed the development of two hotels. Some of these lands are still within the DLNR inventory but no action has been taken up with them. Ms. Cachola hoped that the community would be amenable to adding, "Explore Land Acquisition Opportunities" as an additional priority project, with the idea that these lands may be utilized by the community and DHHL. The community members had no objections to the priority projects as presented nor the additional priority project added.

Open Discussion:

Throughout the evening members of the community were encouraged to discuss, brainstorm, comment, ask questions, and raise issues or concerns. Following is a summary of these discussions.

- Community members discussed some of the drainage issues and provided some historical context regarding erosion from the winter storms in 2007. Community members indicated that debris (mud, etc) often accumulate on Frasier. In addition, the DHHL lands do include several major drainage ways.
- A community member indicated that there are many roaches that come out at night. As time progresses there seem to be more and more. They appear to be coming out of the manholes. It would be really good to "bomb" them.
- A community member expressed gratitude regarding DHHL's forward thinking regarding the addition of the new priority project to Explore Land Acquisition Opportunities.
- Ms. Cachola asked if anyone could recommend individuals that have institutional memory regarding the land transfers to DLNR. Martha Evans (VP Lānaʻi High and Elementary School) and Sally Kay were recommended by community members.

Schedule

The planning schedule was presented to the community. The regional plan is being finalized and will be presented to the Hawaiian Homes Commission on June 22, 2010 in Wailuku, Maui. The next community meeting on Lānaʻi will occur on September 20, 2010 in conjunction with the Hawaiian Homes Commission. Community members are encouraged to show support and attend the September 20, 2010 meeting on Lānaʻi.

Adjournment: The meeting was adjourned around 8:00 pm.

2010 Regional Plan Priority Project
Alternative Energy Plan to Reduce Residential Energy Cost

Description

As a state, Hawai'i produces virtually all of its electricity from imported fossil fuels, resulting in Hawai'i having the highest electricity rates in the nation. According to MECO, residential users on the Island of Lāna'i pay more than residences anywhere else in the state at 44 cents per kilowatt hour (kWh). That rate is roughly four times what the average U.S. residential user pays at 11 cents per kWh. Currently on Lāna'i, approximately 90% of the daytime energy production is generated at a diesel generation plant. While crude oil prices are relatively low, hovering around \$80 per barrel, when compared to the peak at \$147 per barrel, the dependence on this fossil fuel for electricity generation continues to make the cost of electricity generation on Lāna'i high. According to HECO representative Darren Pai, "We know that the price of fossil fuels only go in one direction, and that's up....There's also the real potential that there may be some type of carbon taxes or additional costs incurred for using fossil fuels as energy." An on-island solar farm is expected to one day generate up to 30% of the daytime power which may help stabilize energy prices for everyone on Lāna'i.

This has been a major concern of Lāna'i homesteaders, that have a limited economic base and a high utility costs. Therefore, the development of an alternative energy plan to reduce residential energy cost is a priority.

Being proactive on the energy front, the Department of Hawaiian Home Lands "DHHL" recently adopted an Energy Policy – *Ho'omaluō*. The goal of this policy is to enable native Hawaiians and the broader community to work together and lead Hawai'i's effort in achieving energy self sufficiency and sustainability. An objective of this policy is to facilitate the use of diverse renewable energy sources on both large and small scales.

The objective of this project is to reduce energy cost for beneficiaries. A variety of renewable energy opportunities have been identified by the beneficiaries and may meet this objective.

- Development of energy farm on DHHL land
- Retrofit existing homes and install new homes with solar energy, both passive (solar water heating), and electricity generation
- Exploration of energy conservation measures (clothes lines, energy saving fixtures, weatherizing)

Location

Lāna'i City, Hawaiian Home Lands

Status

Not Started

Potential Partners

DHHL, Castle & Cooke, MECO, renewable energy companies

Phasing

1. Coordination with MECO and Castle & Cooke to determine options available based on covenants and restrictions.
2. Determination of applicability of Senate Bill 1338, "A Bill for an Act Relating to Household Energy Demand" regarding use and placement of clotheslines on single-family dwellings.
3. Development of energy reduction strategy
4. Procurement of funds for energy reduction strategy implementation

Cost

Cost will be dependent upon strategy pursued.

2010 Regional Plan Priority Project
Award Remaining 16 Residential Lots

Description

DHHL acquired 50 acres of land from Castle and Cooke on the island of Lāna‘i to provide native Hawaiians an opportunity to become homeowners without moving off-island. There are two applicant lists for Lāna‘i. The lists for these homesteads were generated in such a manner to give preference to natives of Lāna‘i. The first list provided preference to eligible native Hawaiians of Lāna‘i. This list was closed in October 2006. A second applicant list was opened subsequently for eligible native Hawaiians in general. There are still 52 applicants on the first preference list that have not been awarded homesteads. The current Lāna‘i wait list has a total of 61 applicants.

Lots initially became available to applicants on the first Lāna‘i list in 2005. Twenty-nine of the 45 lots in this phase have been awarded. Sixteen lots have not been awarded.

It is a priority for the Department to award the remaining vacant lots. However, it has become apparent that many of the applicants on the list are unable to qualify for the products currently available. DHHL has developed the Home Ownership Assistance Program (HOAP) to assist applicants in becoming lessees. HOAP offers classes, counseling and training to address barriers that native Hawaiians may face in achieving homeownership including: Financial Literacy Services, Job Training and Placement Services, and Addiction Treatment Services. DHHL also recognizes that awarding these lots may require developing alternatives to turn-key construction that reduce product costs. These alternatives could include self-help and other product options. Improving communication between applicants and case workers may help facilitate awarding the remaining lots. DHHL is exploring the creation of a part-time position on Lāna‘i to improve the flow of communication between beneficiaries, both applicants and homesteaders, and the Department.

The objective of this project is to award the remaining 16 lots.

Location

Lāna‘i City, Hawaiian Home Lands, Phase I

Status

Not Started

Potential Partners

DHHL, Self-help housing partners, Construction Companies

Phasing

Not applicable

Cost

Not applicable

2010 Regional Plan Priority Project
Establish a Hawaiian Homestead Community Association

Description

The establishment of a Hawaiian Homestead Community Association is a priority for Lāna‘i beneficiaries. On Lāna‘i, native Hawaiians have been provided an opportunity to become homeowners on Hawaiian Home Lands. By working together as an association, the beneficiaries on Lāna‘i can represent the interests of the lessees; they can monitor and manage resources on site; and they can access other resources available to the community. Moreover, they can take advantage of the Department’s resources aimed at developing the capacity of Hawaiian Homestead Community Associations Statewide.

The Department has been working with Hawaiian Homestead Community Associations to support *Community Development* (a process creating improvements or stabilizing the standards of living of a community) and support *Sustainability* (a strategy that approaches economic development with a goal of also benefiting the local environment and quality of life). In 2009, DHHL developed a capacity building program (Kūlia i ka Nu‘u--Strive for Excellence) designed to support democratically-elected homestead associations that are not only responsive to community needs, but also represent the interest of their constituency. The goals of the program are:

1. An elected leadership that ensures transparency and accountability in homestead activities
2. Strengthened organizational capacity
3. Effective homestead association programs to better serve both the beneficiaries and the community
4. Sustainability of both the association and the community
5. Strategic partnerships to leverage resources and funding

The objective of this project is to establish a Lāna‘i Hawaiian Homestead Community Association. If it so chooses, the association may participate in the Kūlia i ka Nu‘u program in order to access organization training, technical assistance, and Department grants.

Location

Lāna‘i City

Status

Not Started

Potential Partners

DHHL

Phasing

1. Convene Lāna‘i lessees in order to establish a Hawaiian Homestead Community Association
 - a. Identify purpose and goals
 - b. Develop guidelines for composition of board (51% should be DHHL beneficiaries)
 - c. Formalize and adopt by-laws
 - d. Elect leaders and board members
 - e. Incorporate Association

Cost

\$1,500 -- Staff Travel

2010 Regional Plan Priority Project
Interim Use and Management of Vacant and Undeveloped Lands

Description

The DHHL landholdings on Lāna‘i include 50 acres in Lāna‘i City of which approximately 15 acres have been developed into 45 residential lots. Twenty-nine of the 45 lots have been awarded and beneficiaries' homes have been constructed. The remaining 16 lots are un-awarded and remain vacant. The remainder of the DHHL landholdings, roughly 35 acres, is undeveloped.

The vacant residential lots may pose potential safety hazard. In the past, community members moving throughout the developed neighborhood have been impeded by overgrown vegetation from vacant lots that cover the sidewalks. This overgrowth of vegetation also makes it difficult to see around corners when driving. Finally, the overgrowth increases the fuel load, heightening fire risk. While the vegetation has been cut back, overgrowth will continue to present an on-going problem in the community until the lots are awarded.

The undeveloped parcels of DHHL may also pose several safety hazards. Similar to the vacant residential lots, the overgrowth of vegetation on the undeveloped parcels poses an increased fire risk. The undeveloped DHHL land is also frequented by all terrain vehicles as a "convenient" off-road site close to town. Beneficiaries are concerned for the safety of the individuals engaged in this activity, and the potential liability to the Department. In addition to the increased safety concerns from fire risk and off-road activities, drainage of the undeveloped lands may affect erosion control and drainage of the residential lots (both vacant and awarded lots along the western side of Kamoku Street).

Based on the similar nature of the issues relating to the vacant residential lots and undeveloped lands, two projects are proposed, the development of a program for interim land use as well as the creation of a long-term management program of vacant and undeveloped lands

The development of an interim use program has the potential to eliminate use of the undeveloped areas for off-road activities. It also provides a mechanism to control access and vegetation by utilizing the land rather than allowing it to remain fallow. Coordination of the interim uses should include Castle and Cooke to ensure adherence to the covenants and restrictions associated with the DHHL landholdings. Development of a management program may provide some employment opportunity to on-island landscape professionals, address safety concerns by reducing fire hazards, and minimize the drainage and erosion issue.

The objectives of this project are the following:

1. Develop Program for Interim Land Use
 - a. Community Agricultural/Farming
 - b. Other used to be determined by Beneficiaries and the Department
2. Create Long-term Management Program of Vacant and Undeveloped Lands
 - a. Restrict Access to Vacant Lands
 - b. Address Liability Issues stemming from Unauthorized Access
 - c. Hire on-island landscape contractor
 - i. Vegetation Control on Vacant Lots and within Planting Strips.
 - ii. Clear lands / Develop Fire Break on Undeveloped Land
 - d. Develop Drainage/Erosion Control Program (the program could include drainage swales, vegetative control, retaining walls, etc.)

Location

Vacant lots and undeveloped parcel(s) within the Lāna‘i Homestead Community

Status

DHHL is developing a contract for vegetation control. Interested Lāna‘i residents have been provided information for applying for the contract. As of April 2010, a contract has not been awarded.

Potential Partners

DHHL, Castle and Cooke, Department of Agriculture

Phasing

1. Vacant and Undeveloped Land Program
 - a. Develop potential interim land use for vacant and undeveloped lands.
 - i. Develop a transparent process to determine possible interim uses.
 1. Series of Community Meetings
 2. Working/Focus Group
 - ii. Develop a list of potential interim uses.
 - iii. Prioritize list of potential interim uses.
 - iv. Select Interim uses
 1. Public Vote
 2. Ballot
 3. Other
 - v. Submit selected interim uses for review
 - vi. Approval by DHHL/Castle and Cooke
 1. Right of entry permit
 2. Other
 - vii. Implement interim uses
 - viii. Monitoring
 - b. Long-term management program of vacant and undeveloped lands
 - i. Organize a committee or working group
 - ii. Develop a maintenance schedule
 - iii. Submit schedule to DHHL for review
 - iv. In conjunction with DHHL, prepare a Request for Proposals (RFP) to select a contractor
 1. Develop criteria for selection
 2. Organize a selection committee
 - v. Go out with RFP
 - vi. Select contractor for vegetation maintenance
 - vii. Implement maintenance contract
 - viii. Updates on performance of contractor

Cost

Not applicable

2010 Regional Plan Priority Project
Install Speed Control Mechanism along Main Street

Description

The safety of community members, particularly keiki is important to the residents of the Lāna‘i Homestead Community. While the wide lane along Kamoku Street was designed for driver visibility, this stretch of roadway has become unsafe due to speeding vehicles. Cars speeding along the main street create a safety hazard, particularly with the children playing in the streets.

The beneficiaries would like to see speed control devices installed to reduce vehicular speed on Fifth Street near the entrance to the Lāna‘i Homestead Community. Additional speed control devices along Kamoku Street should be installed to maintain slower speeds once vehicles enter into the community.

The Department also sees the benefit of controlling speeds within the residential community. DHHL continues to strive for the development and/or maintenance of safe, livable communities for beneficiaries and their families.

The objective of this project is the installation of permanent speed control devices along Fifth and Kamoku Streets.

Location

Fifth Street and Kamoku Street

Status

Not Started

Potential Partners

DHHL, County of Maui-Department of Transportation, County of Maui- Public Works Department, County of Maui-Traffic Safety Council, Castle & Cooke

Phasing

1. Design speed control on Kamoku and Fifth Street (4-6 weeks)
2. Submit Permits/approvals for installation (6-8 weeks)
3. Begin Construction (3 weeks)

Cost

\$20,000



Potential Areas for Speed Control Mechanism



DEPARTMENT OF HAWAIIAN HOME LANDS
BENEFICIARY CONSULTATION

**Lānaʻi Regional Plan
Beneficiaries Meeting**

Thursday, April 29, 2010

Lānaʻi High & Elementary School Cafeteria

6:00 p.m. to 8:00 p.m.

AGENDA

- I. Pule and Introductions
- II. Purpose of Meeting
- III. Regional Plan Mechanism
 - What are regional plans?
 - How are they used?
 - How are they developed (process)?
- IV. Review of Priority Project Write Ups
- V. Open Floor Discussion
- VI. Next Step: June 22, 2010
Hawaiian Homes Commission Approval
Paukūkalo, Maui

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