

TOWNSCAPE, INC.

Environmental and Community Planning

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DHHL Wai'anae and Nānākuli Regional Plan Update

MEMORANDUM NO. 01

To: PLANNING TEAM
From: Townscape, Inc.
Date: September 11, 2009
Re: Kick-start Meeting

NOTES FROM HOMESTEAD LEADERS' MEETING - SEPTEMBER 10, 2009

Meeting Participants:

Hanalei Y. Aipoalani Olivia Aquino Jeremiah N. Burns Avery Choy Aunty Aggie Cope Lena Esteban Ginger Fuata Michael Kahikina Kapua Keli'ikoa –Kamai Kamaki Kanahale Jackie Ku Linda Lew Airleen Lucero Lori Nordlum	Dolly Naiwi Lokana Keli'ikoa Pua Kapiolani Hew Len-Saga Luia Saga Mapuana Tector Jan Burns (DHHL) Julie-Ann Cachola (DHHL) M. Kaleo Manuel (DHHL) Kalei Young (DHHL) Gigi Cairel (DHHL) Bruce Tsuchida (Townscape, Inc.) Roselyn (Townscape, Inc.)
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The purpose of the meeting was to initiate DHHL's Regional Plan Update process for the Wai'anae and Nānākuli communities by meeting with the leaders of the homestead associations. At the meeting, DHHL's regional plan process was explained and with the help of meeting participants, DHHL preliminarily identified community issues and problems as well as individuals and organizations that should be involved in the planning process.

Meeting handouts available as separate files:

- Wai'anae and Nānākuli Regional Plan Update Homestead Leaders Meeting
- DHHL Beneficiary Consultation (contains meeting agenda)
- Sample Regional Plan Priority Projects

DHHL PLANNING SYSTEM

- Julie Cachola reviewed DHHL's planning framework that was provided as a handout (please see attached).
- **Q:** The Island land use designation plan that the DHHL presented, is the Department considering giving up designation powers? Background to this question: DHHL lands are not subject to county zoning regulations, however, DHHL has Island Plans that identify land use designations for DHHL lands.
A: No, because the Department is the entity that assigns land uses on the Island Plans.
- Related to the above question, it was noted that no island plan is currently available for O'ahu. DHHL recognizes this as an impediment to more comprehensive land use planning for DHHL lands on O'ahu. O'ahu's regional plan updates can be used as a basis for developing an Island Plan for O'ahu.
- Instead of planning exclusively for DHHL lands, DHHL has chosen to apply a regional planning approach that takes into account socio-economic and infrastructure needs of communities around DHHL lands. Additionally, a regional plan carries more weight in the decision making process to fund proposed infrastructure improvements. This is because a regional plan has been endorsed by diverse groups in the region.

PRELIMINARY DISCUSSION ON COMMUNITY ISSUES AND PROBLEMS

Land Use

- Kamaki Kanahele from Nānākuli Hawaiian Homestead Community Association announced several contractual agreements that have been signed for lease of commercial space at Nānākuli Village Center. Tenants will include well known restaurants and stores and will most likely include Longs Drugs. The successes with the commercial space leases have helped to ensure funding for infrastructure and low income housing. Kamaki used this example to stress opportunities that present themselves for communities that control lands. He commented that the community has to take advantage of the regional plan update process to get their voices heard in the DHHL land use decision making process.
- DHHL stated that the department supports income generating activities on DHHL lands such as the commercial space at Nānākuli Village Center. This would allow for a more sustainable revenue flow to support beneficiaries' community-building and other social programs.
- The move by Hawai'i County Council to assert county zoning authority over DHHL properties on the Big Island in 2007 could be a big issue in planning for DHHL lands. DHHL should not lose its independence in assigning appropriate land uses to its lands because that could lead to DHHL losing its ability to provide housing for its beneficiaries as well as to pursue revenue generating activities on its lands. DHHL is a self-sustaining department whose operation is funded from revenues generated from its property holdings.
- **Q:** When will the military lease end on Lualualei lands?
A: Lands currently under military control in Lualualei will continue to be under military control. This is the result of the Hawaiian Homelands Recovery Act of 1995. In return for transferring control of Lualualei lands to the military, DHHL gained control over several military parcels of equal value. However, at such time that the military decides to close their Lualualei facilities, the land must be returned to DHHL.

- **Q:** There will be at least two major development projects happening in or near Wai'anae District: (1) Disney resort development and (2) Kamehameha Schools project in Mākaha. How are these projects going to impact communities along the coast?
A: This would be taken into consideration in the regional plans.

Property Management/Homestead Association Rights and Responsibilities

- **Q:** What is the impact to associations holding DCCRs, with regard to Kalawahine court decision? Why is the Developer setting rules? Background to this question: Homeowners of Kalawahine Homesteads in Honolulu have disputed the Declaration of Covenants, Conditions, and Restrictions (DCCRs) imposed on them as part of the lease agreement with DHHL. A DCCR is a set of rules pertaining to home modifications with the purpose of ensuring a cohesive-looking neighborhood. At issue here is whether DHHL beneficiaries should be subject to a set of DCCRs developed by a developer instead of by DHHL.
A: Attorney General's office needs to clarify the meaning of Kalawahine's decision. DHHL is now tasked with the job to clarify and set rules.
- Regarding partnership between DHHL, homestead associations, and outside private entities, a comment was made about the need to include the homestead association right from the beginning of any negotiation on a potential partnership. The case in point was Nānākuli Homestead Association's refusal to allow Verizon to construct cell phone towers on Nānākuli homestead lands. The Association felt that they were not included in the original negotiations between DHHL and Verizon. Recently, however, DHHL has amended its policy to make sure that the community associations are consulted right from the beginning of any potential DHHL/private sector partnership.
- **Q:** Who pays for repair of DHHL homes? How do we get home repair funds without going through a loan process?
A: Currently, funding maybe available for home repairs as part of the federal stimulus funding through the Native American Housing Assistance and Self Determination Act (NAHASDA) program.

Infrastructure

- **Q:** The "bridge to nowhere" is never used. Has no walkway path on either end, both ends are gated and locked, not easily accessible if its intent is a pedestrian bridge. Why?
A: Will follow up on that status.
- **Q:** How legal is the "red zones" by Zablan beach area and camp site? (On the Akaka's side). Who put the signs up and who red zoned the area?
A: Will follow up and report back.
- **Q:** Sewer digging on Haleakala Avenue, are homesteaders getting "hooked up"?
A: Will follow up on this question.
- Related to the above question, a participant commented that it would be nice to give DHHL residents the option to hook up to sewer lines whenever sanitary sewers are being installed near a community. Some community members may take advantage of this opportunity. A comment was also made about the high cost of sewer fees. Grant programs to help with sewer hook up should be made available to the community.
- participant suggested that DHHL analyze sewer service maps to know who is being serviced and who is not. This should be included in the regional plans.

- **Q:** who should be responsible to trim trees around HECO power lines? HECO poles impact to area is a concern.
A: City and County is responsible to clear tree branches obstructing utility lines along public roads.
- Need cemeteries.

INDIVIDUALS/ORGANIZATIONS THAT SHOULD BE INVOLVED

The following is the list of suggested individuals/organizations to be involved in the meetings:

<p>Individuals: Elected officials Neighborhood members DOE principals in the area Cultural practioners Joe Lapilio from Wai’anae Coast Coalition Eric Enos from Ka’ala Farm Gary and Kukui Maunakea-Forth from Ma’o Farm Joyce O’Brien from Wai’anae Coast Comprehensive Health Center Tom Lenchenko Wai’anae Harbor Master William Aila</p>	<p>Organizations: Related agencies within City and County of Honolulu OHA DOE HECO Nānākuli Ranch Churches Habitat for Humanity Honolulu Community Action Program (HCAP) Kamehameha Schools Military Representatives Mākaha Resorts Alu Like Local businesses Disney Longs Drugs Zippys Queen Lili’uokalani Children Center Ke Ola Mamo Cultural organizations PVT Land Company Waimanalo Landfill Wai’anae Comprehensive Health Center Wai’anae Coast Coalition Boys and Girls Club</p>
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- DHHL noted that not all of the suggested individuals and organizations will necessarily be invited to community meetings. DHHL and consultant want to make sure that community meetings will be manageable in size and will also give enough opportunities for participants to provide their input. Therefore, some of the individuals/organizations may be consulted separately.

NEXT MEETINGS

Per community input, next meetings have been rescheduled to:

Wai'anae Regional Plan Update Process

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| • Planning Meeting #2: Identify Issues and Projects | Oct 12, 2009 (Monday) |
| • Planning Meeting #3: Review draft and finalize priority projects | Nov 4, 2009 (Wednesday) |
| • Planning Meeting #4: Review priority project write ups | Nov 19, 2009 (Thursday) |
| • Hawaiian Homes Commission Approval | Dec 15, 2009 (Tuesday) |

Nānākuli Regional Plan Update Process

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| • Planning Meeting #2: Identify Issues and Projects | Oct 8, 2009 (Thursday) |
| • Planning Meeting #3: Review draft and finalize priority projects | Oct 28, 2009 (Wednesday) |
| • Planning Meeting #4: Review priority project write ups | Nov 12, 2009 (Thursday) |
| • Hawaiian Homes Commission Approval | Dec 15, 2009 (Tuesday) |