

Request for Trust Lands from the Hawaiian Home Land Trust
Department of Hawaiian Home Lands

This application is completed by an interested party in requesting lands designated as Hawaiian homestead under the Hawaiian Homes Commission Act (HHCA). HHCA lands are to be used for homesteading purposes for beneficiary native Hawaiians (residential, agricultural or pastoral), and when necessary, in the best interest of the trust and its beneficiaries, for public purpose, commercial and multipurpose use.

Section I: Name of Applicant Requesting Trust Lands

Name of Requesting Organization: Papaikoua Community Development Corp

Address of Organization: 250 Tantalus Dr. Honolulu HI 96813

Officers and/or Principal Representatives: Richard Soo, President, Orson E. B. Puni Kula'auoha (EID) (Board Roster Attached)

Mission of Organization: PCDC strives to promote self-determination by its community's assets; developing strong & effective leaders & mobilize

Date Incorporated: 2000 State of Incorporation: HAWAII

Section II: Type of Organization

Requesting Organization – Non-Profit

Type of Non-Profit: Private Nonprofit – governed by self appointed board
 Member Nonprofit – governed by voting members
 *Homestead Organization – governed by HHCA beneficiary memb

*Non-profit is Democratically Elected by and for HHCA Beneficiaries or a Subsidiary thereof

Capacity Assessed by DHHL Kulia Ika Nuu Program: Yes No

Current Capacity and Service to HHCA Beneficiary Community: PCDC received Stage 4 Kulia Ika Nuu status in October 2010. PCDC a All Required training sessions convened by DHHL Kulia Ika PCDC has effectively managed + operated the Papaikoua Cor Center + Park for the past 10 yrs. LA awarded to PCDC in Jun

Requesting Organization – Individual or Business

Individual Sole Proprietorship Partnership
 Corporation Limited Liability Corporation Other

Is an Individual HHCA Beneficiary/is Owned by an HHCA Beneficiary Yes No

Requesting Organization – Government Agency

Federal State County

Section III: Land Request Instrument, Terms & Purpose

Applicant requests the following land transaction instrument:

Right of Entry Revocable Permit Easement:
 License General Lease Other:

Land Description: Puowaina (Punchbowl Special District) ^{14 acres}
Island: Oahu Tax Map Key No.: (1)2-2-05: 35

Term: 3 yrs Payment Amount: Undetermined Market value land rents
 Gratis/or Less than Market value land rents \$ _____

*If Gratis or Less than Market - Explain Why the Trust Should Not be Compensated:

PCDC will conduct a community-master plan + initial surveys for future development as defined in the Papakōlea Regional Plan (priority projects). Community will need access property in order to conduct initial work on for Papakōlea

Land Use or Purpose:

As identified in our Regional Plan - Papakōlea plans to develop

1) Native Hawaiian Learning Center, 2) Kupuna Supportive Hui and 3) Puowaina Interpretive Center.

Land Use Benefit to the Trust and/or its Beneficiaries: The above projects provide jobs, educational opportunities, businesses generated + in the long term a resource-sharing future for the benefit of the Papakōlea region.

If Applicant is Not a Homestead Beneficiary Organization or a Subsidiary Thereof, Describe the Applicant is Partnered with Such Organizations: _____

Section IV. Relevant HHCA Sections to Non-Homesteading Trust Land Disposition

The HHCA addresses non-homesteading public purpose licenses, such as community facilities, commercial or multi-purpose functions, when such purpose supports the overall mission and well-being of the trust and its HHCA beneficiaries.

Section 207(c) – This application relates to which of the following four categories under Section 207 of the Hawaiian Homes Commission Act wherein a License may be issued:

- Section 207(c)(1) – Railroads, Telephone Lines, Electric/Utility Lines, Gas Mains, etc; OR
- Section 207(c)(1)(A) – Churches, hospitals, public schools, post offices and other improvements for public purposes; OR
- Section 207(c)(1)(B) – Theatres, garages, service stations, markets, stores and other mercantile establishments (all of which shall be owned by native Hawaiians or by organizations formed and controlled by native Hawaiians); OR
- Section 207(c)(2) – Reservations, roads and other right of way, water storage and distribution facilities and practice target ranges of the United States;
- None of the Above

Section 204(a)(1) – Lands not required for leasing under 207(a) (homesteading), DHHL may issue a general lease for public, commercial or multipurpose use. This application is a commercial or multipurpose use:

- Land use or improvements will generate commercial profit to the applicant
- Land use or improvements will not generate commercial profit to the applicant

Section 204(a)(2)/220.5– Lands not required for leasing under 207(a) (homesteading), DHHL is expressly authorized to negotiate, prior to negotiations with the general public, the disposition of Hawaiian homelands or any improvements thereon to a native Hawaiian, or organization or association owned or controlled by native Hawaiians, for commercial, industrial or other business purposes in accordance to section 171HRS.

- This Land Request IS made by an *HHCA Homestead Beneficiary Organization.
- This Land Request IS NOT made by an *HHCA Homestead Beneficiary Organization or individual or business owned and controlled by HHCA Beneficiaries.

Section V. Beneficiary Consultation, Applicant Capacity and Land Use Benefit Analysis

Trust Lands represent a finite amount of land, with thousands of HHCA eligible beneficiaries awaiting award under the Residential, Agricultural or Pastoral Homesteading program, as well as dozens of Homestead Associations controlled by HHCA Beneficiaries working on homestead based development projects.

As a result, the applicant acknowledges that part of the process of considering applications for trust land should include the following:

1. Beneficiary Consultation

- a. A Notice of All Land Requests to License/Lease Hawaiian Home Lands for non-homesteading purposes should be sent to all Homestead Associations with an opportunity for beneficiaries of the trust to comment and provide input.
- b. All input received should be provided to the Hawaiian Homes Commission.

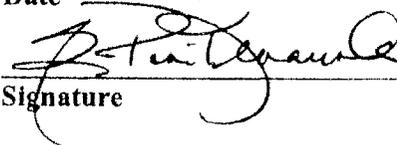
2. Applicant Capacity

- a. If a Nonprofit Organization – should be assessed by DHHL Kulia i ka Nuu capacity program to determine financial, programmatic, governance and leadership capacity and determine legal structure. Additional information may be required to be submitted to DHHL.
- b. If an Individual/Business – should be assessed by DHHL to determine financial and leadership capacity and legal structure. Additional information may be required to be submitted to DHHL.

3. Land Use Benefit Analysis

- a. The land requested should have a direct or significant indirect benefit to the trust or to the beneficiaries of the trust. Additional information may be required to be submitted to DHHL.
- b. The land requested should comply with the spirit and intent of Section 207(c) and Section 204(a)(2)/220.5 of the Hawaiian Homes Commission Act, as amended, by engaging beneficiary organizations. Additional information may be required to be submitted to DHHL to determine if Beneficiary Organizations are directly connected to the land request use.

The following authorized representative, submits this request for Hawaiian home lands:

<u>Papakolea Community Development Corporation</u>	May 7, 2012
Print Individual or Organization Name	Date
<u>P. Puni Kekaula, Executive Director</u>	
Authorized Representative Name & Title	Signature

