

ISLAND PLAN

Prepared for



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LIST OF ACRONYMS

The following is a list of terms, abbreviations, and acronyms used in this document.

Α		
	ACOE ALISH AM	U.S. Army Corps of Engineers Agricultural Lands of Importance to the State of Hawai'i Morning
В	BMPs bgs BWS	Best Management Practices below ground surface City and County of Honolulu, Board of Water Supply
D	CBED CCD CIP County CWB CZM	Community-Based Economic Development Census County Divisions Capital Improvements Projects City and County of Honolulu State of Hawai'i, Department of Health, Clean Water Branch Coastal Zone Management
U	DBEDT	State of Hawai'i, Department of Business, Economic Development and Tourism
	DHHL DLNR DOH DPP	State of Hawai'i, Department of Hawaiian Home Lands State of Hawai'i, Department of Land and Natural Resources State of Hawai'i, Department of Health City and County of Honolulu, Department of Planning & Permitting
	DPR	City and County of Honolulu, Department of Parks and Recreation
Ε	ENV	City and County of Honolulu, Department of Environmental Services
F	EPA	U.S. Environmental Protection Agency
' G	F FEMA FIRM	Fahrenheit Federal Emergency Management Agency Flood Insurance Rate Map
-	GIS GP gpd	Geographic Information System DHHL General Plan gallons per day
н	HAR HHC HHCTCP HHLRA HRS HSD	Hawai'i Administrative Rules Hawaiian Homes Commission Honolulu High-Capacity Transit Corridor Project Hawaiian Home Lands Recovery Act Hawai'i Revised Statutes Homestead Services Division

14	H-STP	Honouliuli Sewage Treatment Plant
ĸ	KCDC KS	Kapolei Community Development Corporation Kamehameha Schools
L	LDD LF LMD LSB LUC LUO	DHHL Land Development Division Linear Feet DHHL Land Management Division Land Study Bureau State of Hawai'i, Land Use Commission Land Use Ordinance
N	mgd MFI MPH	Million gallons per day Median Family Income Miles per hour
IN	NAAQS NAHASDA	National Ambient Air Quality Standards Native American Housing Assistance and Self-Determination Act of 1996
0	NHHCA NFIP NOAA NPDES NRCS NVC NWI NWS	Hawaiian Homestead Community Association National Flood Insurance Program National Oceanic and Atmospheric Administration National Pollutant Discharge Elimination System Natural Resources Conservation Service Nānākuli Village Center National Wetland Inventory National Weather Service
O P	OHA OIP	Office of Hawaiian Affairs Oʻahu Island Plan
-	PCDC PM	Papakōlea Community Development Corporation Afternoon
Q R	QLCC	Queen Lili'uokalani Children's Center
S	ROH	Revised Ordinances of Honolulu
т	SHPD SI-STP SMA SNAP SpLH STP SWMM	State Historic Preservation Division Sand Island Sewage Treatment Plant Special Management Area Supplemental Nutrition Assistance Program Special Session Laws of Hawai'i Sewerage Treatment Plant Storm Water Management Model
•	TMDL TMK	Total Maximum Daily Load Tax Map Key

U		
	UH	University of Hawai'i
	UHWO	University of Hawai'i-West O'ahu
	USDA	U.S. Department of Agriculture
	USGS	U.S. Geological Survey
	USFWS	U.S. Fish and Wildlife Service
W		
	WCCHC	Wai'anae Coast Comprehensive Health Center
	WHHA	Waimānalo Hawaiian Homestead Association
	WSCP	City and County of Honolulu Wai'anae Sustainable
		Communities Plan
	WWTP	Wastewater Treatment Plant

HAWAIIAN TERMS¹

ʻĀina hoʻopulapula Ahupuaʻa ʻAuwai Halau	restoration through the land Land division usually extending from the uplands to the sea A ditch or canal Long house, as for canoes or hula instruction; a meeting house
Heiau	Pre-Christian place of worship
Hui Iwi	Club, association, society, corporation, to join or unite Bones, core, bones of the dead
Kauhale	A group of houses comprising a Hawaiian home. In the context of the OIP, a Kauhale is a multi-nuclear family, multi- generational home shared by a single 'ohana
Kuleana	Responsibility
Kūpuna	grandparent, ancestor; starting point, source
Loʻi	Irrigated terrace, especially for taro
Mauka	inland, uplands in a direction opposite of the sea
Makai	At or towards the sea
nā 'ōpio 'Ohana	youth, juvenile including those not yet born
'Ohana Pali	Family, relative; related
r all	Cliff or precipice

¹ Definitions were taken from Ulukau, The Hawaiian Electronic Library. Ulukau consolidates translations of Hawaiian words and sayings from a variety of sources. Not all translations for each term are included here. We extend our gratitude toward Ulukau for the both preservation and accessibility of the Hawaiian Language.

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EXECUTIVE SUMMARY

The O'ahu Island Plan (OIP) was developed to provide recommendations for the future uses of the Department of Hawaiian Home Lands' (DHHL) approximately 8,154 acres (See Figure ES-1) on the island of O'ahu to meet beneficiary and department needs over the next 20 years. Due to limited land holdings and a large number of applicants looking for homesteading opportunities on O'ahu, the OIP also analyzed the need for possible land acquisitions. The OIP is consistent with the General Plan goal of 170 homestead awards per year, or 3,400 homesteads over the next 20 years.

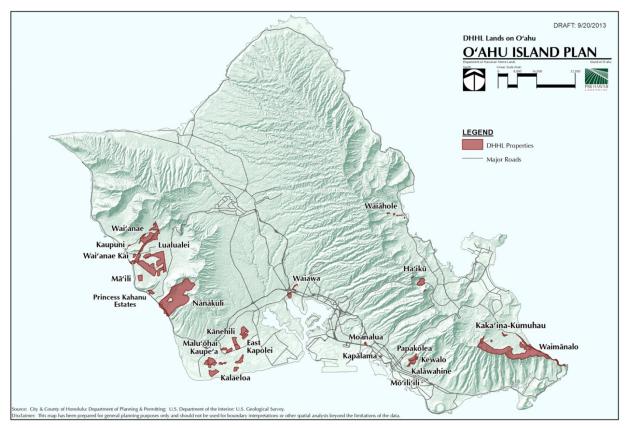


Figure ES-1 DHHL Lands on O'ahu

LAND USE DESIGNATIONS

DHHL landholdings are categorized into ten different land use designations. These land uses are summarized in Table ES-1. There are four homesteading designations: Residential, Subsistence Agriculture, Supplemental Agriculture and Pastoral: three revenue generation designations; Commercial, Industrial and General Agriculture: and three other designations: Special District, Community Use, Conservation, Commercial and Industrial.

Table ES-1: DHHL Land Use Designations

Land Use Designation	Setting, Intent, Purpose [†]	Lot Size	Minimum Infrastructure								
Deergination	HOMESTEADING USES										
Residential	Residential lot subdivisions built to County standards in areas close to existing infrastructure. Residential waiting list. <i>Higher densities allowed on O'ahu.</i>	1 acre or less	Water (potable), all utilities, road access (paved), County standards								
Subsistence Agriculture	Small lot agriculture. Close proximity to existing infrastructure. Lifestyle areas intended to allow for home consumption of agricultural products.	5 acres or less (<i>min.</i> 10,000 sq.ft.)	Water (catchment, potable or surface); road access (unpaved)								
Supplemental Agriculture	Large lot agriculture. Intended to provide opportunities for agricultural production for supplemental income and home use. Agriculture waiting list. <i>Supplemental Agriculture lots not available on O'ahu.</i>	40 acres or less	Water (catchment or surface); road access (unpaved) Not Available on Oʻahu								
Pastoral	Large lot agriculture specifically for pastoral uses. Ranch plan and fencing required. Pastoral waiting list. <i>No Pastoral homesteads or Pastoral waiting list on O'ahu.</i>	1,000 acres or less	Water (for livestock) and road access (unpaved) Not Available on Oʻahu								
	NON-HOMESTEADING USES										
General Agriculture	Intensive or extensive farming or ranching allowed. Uses subject to HRS Chapter 205. May serve as an interim use until opportunities for higher and better uses become available.	To be determined	N/A								
Special District	Areas requiring special attention because of unusual opportunities and/or constraints, e.g. natural hazard areas, open spaces, cultural resources, raw lands far from infrastructure, mixed use areas, and greenways.	To be determined	To be determined								
Community Use	Common areas for community uses and public facilities. Includes space for parks and recreation, cultural activities, community based economic development, utilities, and other public facilities and amenities.	To be determined	County Standards								
Conservation	Environmentally sensitive areas. Lands with watersheds, endangered species, critical habitats, sensitive historic and cultural sites, other environmental factors. Very limited uses.	To be determined	N/A								
Commercial	Lands suitable for retail, business, and commercial activities.	To be determined	County standards								
Industrial	Lands suitable for processing, construction, manufacturing, transportation, wholesale, warehousing, and other industrial activities.	To be determined	County Standards								

 \Uparrow Land Use Designations are utilized Statewide. County refers to the City and County of Honolulu

LAND USE PLAN

The proposed development priorities, implementation plan, and recommendations are based on information gathered throughout the OIP planning process. These recommendations 1) are consistent with DHHL's General Plan, 2) take into consideration beneficiary comments, and 3) fulfill OIP priorities for homestead development.

The OIP proposes land use designations for approximately 6,635 acres of the 8,154 acres on O'ahu. The remaining approximately 1,520 acres located within Lualualei are utilized by the military. These lands were illegally withdrawn from the DHHL inventory by federal executive actions during the territorial period. DHHL will continue to assert its ownership of Lualualei by including the land in its inventory. However, DHHL has no management authority over the land; therefore, no land use designation has been assigned. Land uses proposed for 6,635 acres are discussed below and are summarized in Table ES-2.

Homestead Development

Homestead development has been identified as the top priority for lands identified during the OIP process as unconstrained.

Development Goals and Homestead Absorption Rate

Assuming the General Plan goal of 170 homestead awards per year can be achieved, then approximately 25% (3,029 applicants) of O'ahu's 12,956 applicants can be served within the next 20 years. However, based on the development trends over the last five years, DHHL has not reached the development goal identified in its General Plan. DHHL's current absorption rate is approximately 70 awards per year. At the current absorption rate, approximately 10% of the O'ahu applicants will be served during the next 20 years. If DHHL is able to absorb all homesteads proposed in the OIP during the next 20 years, DHHL will achieve approximately 105% of its General Plan goal for O'ahu.

Residential Homesteads

Residential homestead development is the top priority land use designation for lands identified as unconstrained during the analysis process. Prior to the development of the OIP, Residential homesteads accounted for approximately 1,030 acres, or 13 percent of DHHL's lands on O'ahu. The plan proposes approximately 3,370 homes on 605 acres for new Residential homesteading in Wai'anae, Nānākuli, Kapolei and Papakōlea. The 1,190 homesteads proposed for Kapolei² along with the completion of 59 homes awarded or under construction in Kaka'ina and Kānehili have been identified as priorty development projects.

² The 1,190 residential homesteads include approximately 1,120 homes in East Kapolei II, and 63 proposed, but not awarded or under construction in Kānehili.

Agriculture Homesteads

Prior to the development of the OIP, 61 Subsistence Agriculture homesteads were located upon approximately 105 acres. All unconstrained lands were evaluated for their agriculture potential. Approximately 115 acres scattered within Wai'anae, Waiāhole, and Waimānalo were found to be suitable for agriculture and designated for new Subsistence Agriculture homesteading. Approximately 160 new Subsistence Agriculture homesteads are proposed in the OIP.

In addition to the 115 acres proposed for Subsistence Agriculture homesteading several parcels in Wai'anae and Kapolei were also found to be suitable for agriculture uses and can accommodate back yard and community gardening. While residential homesteading is currently proposed for these areas, the use of alternative housing such as townhomes, duplexes, et cetera could result in a mix of Residential and Subsistence Agriculture Homesteads that achieves the same density as currently proposed in those areas.

Pastoral Homesteads

Approximately four percent of DHHL's 204,006 acres of land are located on O'ahu. In recognizing the severity of the land shortage, the HHCA was originally implemented on O'ahu without awards of pastoral lands or a pastoral waiting list. No lands have been designated for Pastoral homesteading, and there are no pastoral applicant lists on O'ahu.

Revenue Generation Land Uses

Revenue generated on O'ahu lands account for approximately 45% of income generated Statewide. The dispositions on lands proposed for Commercial, Industrial, and General Agriculture lands use designations provided approximately \$6.6 million dollars in revenue annually supporting DHHL's homesteading priority.

Commercial

Approximately 95 acres have been designated as Commercial for the purposes of generating income. Lands with the Commercial land use designations are located within Wai'anae, Kapolei, Kapālama, and Mō'ili'ili.

Industrial

Approximately 680 acres have been designated as Industrial within DHHL's landholdings in Wai'anae, Kalaeloa, Waiawa, Moanalua, Kapālama, and Waimānalo. However, a majority (over 80%) of DHHL's industrial lands are concentrated in Kalaeloa.

General Agriculture

On O'ahu, lands designated for General Agriculture are utilized for intensive or extensive farming/ranching, and where limited energy production can occur. In addition, lands for which a final land use has not yet been determined are also identified as General Agriculture. There are approximately 910 acres designated as General Agriculture in Lualualei, Nānākuli, Waimānalo and Waiāhole.

Other Land Uses

Community Use

Lands designated for Community Use support proposed and existing homesteads. Frequently facilities such as schools, parks clinics, hospitals, fire stations, water storage facilities, churches, etc. serve the entire region in addition to the homestead community. Approximately 315 acres have been identified for Community Use with 75 acres directly benefiting homestead communities. Community use lands are near most of the existing homestead communities and include lands within Wai'anae, Lualualei, Nānākuli, Kapolei, East Kapolei³, Kalāwahine, Papakōlea, Waimānalo, and Hai'kū.

Special District

Approximately 250 acres in He'eia, Wai'anae, Lualualei and Papakōlea have been identified as Special District based on unique conditions including natural, cultural, historic resources, and/or development constraints. In each instance, these Special District lands on O'ahu have the potential to (or already do) create a Hawaiian sense of place for all beneficiaries of DHHL and can play a vital role in retaining cultural relevance and providing educational opportunities for the Native Hawaiian community as a whole.

Conservation

More than 30% of DHHL's O'ahu land holdings have been designated for Conservation. Approximately 2,600 acres of environmentally sensitive areas have been designated in Wai'anae, Lualualei, Nānākuli, Kalāwahine, Papakōlea, Waimānalo, and He'eia.

³ The area identified as East Kapolei is bounded by the Kapolei Golf Course to the west, Fort Weaver Road to the east, 'Ewa Villages to the south and Interstate H-1 to the north. East Kapolei II refers to DHHL's proposed development located to the east of Kualaka'i Parkway.

Area	Wai'anae	Lualualei, & Māʻili°	Nānākuli	Kapolei & East Kapolei	Waiawa	Moanalua	Kapālama	Papakōlea, Kewalo, & Kalāwahine	Mōʻiliʻili	Waimānalo	Haʻikū	Waiāhole	Total By Land Use
				Home	stead L	and Use	Designat	ions					
Residential Total Acres (# of New Homesteads Proposed)	130 (115)	125 (210)	745 (1,835)	345 (1,190)	0	0	0	95 (20)	0	210 (0)	0	0	1,650
Subsistence Agricultural Total Acres (# of New Homesteads Proposed)	50 (5)	140 (130)	0	0	0	0	0	0	0	15 (15)	0	15 (5)	220
Supplemental Agricultural Acres	0	0	0	0	0	0	0	0	0	0	0	0	0
Pastoral Acres	0	0	0	0	0	0	0	0	0	0	0	0	0
			R	evenue G	enerat	ion Land	Use Desi	gnations		•			•
Commercial Acres	0	0	10	80	0	0	3	0	2	0	0	0	95
Industrial Acres	0	3	0	550	75	15	2	0	0	35	0	0	680
General Agriculture Acres	0	95	705	0	0	0	0	0	0	100	0	5	905
				Oth	er Lan	d Use Des	signation	S					
Community Use Acres	10	75	55	35	0	0	0	2	0	120	10	0	310
Special District Acres		10	0	0	0	0	0	15	0	0	130	0	250
Conservation Acres Total By Area	75 360	190 640	825 2,340	0 1,010	0 75	0 15	0 5	65 180	0 2	1,430 1,910	5 145	0 20	2,605

Table ES-2: Land Use Acres® Proposed By Area

° No land use designations have been made for the Lualualei lands utilized by the military, therefore approximately 1,520 are not included on this table. ∞ Land uses acreages greater than 5 acres have been rounded in 5-acre increments and do not match total acres on O'ahu.

PRIORITY DEVELOPMENTS

Residential Homestead Development

The OIP has identified three subdivisions located in Waimānalo and Kapolei as priority Residential developments. The completion of communities currently under construction in Waimānalo (Kaka'ina) and Kapolei (Kānehili) are the top priority. Completion of these developments is anticipated within the next one to five years. East Kapolei is the third high priority subdivision. It is anticipated that the homesteads in East Kapolei will be completed in the next ten years. With approximately 605 acres available for residential homestead development, a shortfall of nearly 1,000 acres is anticipated based on current housing densities and a residential applicant wait list of 9,639 beneficiaries. Therefore, the identification, pursuit, and acquisition of lands suitable for residential homesteading is a high priority.

Subsistence Agriculture Homestead Development

Two priority areas have been identified for Subsistence Agriculture within Waiāhole and Wai'anae. These areas were selected because the parcels are already subdivided and located along existing County roads. These parcels have been identified as a high priority and are recommended for award in the next 1-5 years.

RECOMMENDATIONS

On O'ahu, there are approximately 8,154 acres of DHHL landholdings, and 12,956 applicants awaiting awards. Approximately 45% of the Residential and 19% of the Agriculture Applicants statewide are looking for homesteading opportunities on O'ahu. However, only 4% of DHHL's landholdings are located on O'ahu. The following recommendations are suggestions to maximize DHHL's ability to serve beneficiaries with the limited resources available on O'ahu.

Program Evaluation

Consideration should be given to evaluating all existing leases/ dispositions (homestead and revenue-generation) to ensure conditions are being met. If compliance is not possible, then re-award of the lease to a qualified applicant or revocation of dispositions is recommended. In addition, the type of financial and housing programs/products offered should be evaluated to better match applicants' product/location preferences and financial capacity with homestead offerings to minimize award deferrals.

Under-Performing Assets

The OIP identified conflicts in directives between the Hawaiian Homes Commission Act (Act), ("to provide homesteading opportunities") and other Federal directives, such as the Endangered Species Act (ESA). Lands constrained by Federal directives are not available for homesteading thus limiting acres available to meet the intent of the Act. The OIP also identified lands not conducive to homesteading because of their location on ridgelines, pali, or areas with no access. The O'ahu landholdings were evaluated to identify under-performing assets, and approximately 35% or 2,865 acres of Conservation/Special District lands were identified as under-performing with respect to the primary objective of the Act.

beneficiaries and stakeholders regarding under-performing lands to determine how they can be best utilized to meet the directives of the Act.

New Land Acquisition

The OIP identified a land shortage on O'ahu, therefore, acquisition of new lands is necessary to award homesteads to all O'ahu Applicants. The development of standards are necessary to ensure that all lands acquired are obtained in compliance with the Act, policies set forth by the U.S. Department of the Interior, and other relevant laws, while still being suitable for homesteading or revenue generation. It is recommended that any land acquisition, regardless of how the land is acquired (land exchange, purchase, eminent domain, donations, or gifts) follows a review process that requires land to be formally reviewed and scored on standardized criteria.

1.0 INTRODUCTION

The O'ahu Island Plan (OIP) was developed to provide recommendations for the future uses of Department of Hawaiian Home Lands (DHHL) land holdings on the island of O'ahu to meet beneficiary and department needs over the next 20 years (with an update in ten years). Due to the limited land holdings and the large number of applicants looking for homesteading opportunities on O'ahu, the OIP also synthesized the need for possible land acquisitions. This project was undertaken to meet Section 213(e) of the Hawaiian Homes Commission Act (Act), authorizing planning studies to provide the basis for land use designations and appropriate land management strategies. This introductory section provides the historical context of the Act, an overview of DHHL and its beneficiaries, and summarizes the planning process.

1.1 BACKGROUND OF HAWAIIAN HOMES COMMISSION ACT

The first inhabitants of the Hawaiian Islands arrived nearly two thousand years ago. By the early 1900s, Native Hawaiians had already endured some 125 years of social change following contact with European explorers, missionaries, and entrepreneurs. The changes were devastating for a society that emphasized a deep relationship with the land and sea, rather than with the market economy that dominated life in Europe and the United States. Newly introduced diseases decimated the Native Hawaiian population, and many Hawaiians struggled under the new economic order. In 1919, Prince Jonah Kūhiō Kalaniana'ole encouraged the U.S. government to adopt a policy of 'āina ho'opulapula or "restoration [of Native Hawaiians⁴] through the land." Prince Kūhiō and Territorial Senators Wise and Shingle eventually led the U.S. Congress in passing the Act in 1921.

The Congress of the United States and the State of Hawai'i declared that the policy of the Act is to support self-sufficiency and the self-determination of native Hawaiians in the administration of the Act, and the preservation of the values, traditions, and culture of native Hawaiians. Specific legislation and amendments have ratified the Act into its current form.

As described in the Act, the principal purposes of the Act include, but are not limited to:

(1) Establishing a permanent land base for the benefit and use of native Hawaiians, upon which they may live, farm, ranch, and otherwise engage in commercial or industrial or any other activities as authorized in this Act;

(2) Placing native Hawaiians on the lands set aside under this Act in a prompt and efficient manner and assuring long-term tenancy to beneficiaries of this Act and their successors;

⁴ In this report, an upper case "N" is used in the phrase "Native Hawaiian" when it more generally describes persons with any percentage of Hawaiian ancestry, as for federal programs regarding health and education. When referring to Hawaiian Homes Commission Act beneficiaries, who by definition must be 50 percent Hawaiian ancestry in order to qualify for services, a lower case "n" is used in the phrase "native Hawaiian."

(3) Preventing alienation of the fee title to the lands set aside under this Act so that these lands will always be held in trust for continued use by native Hawaiians in perpetuity;

(4) Providing adequate amounts of water and supporting infrastructure, so that homestead lands will always be usable and accessible; and

(5) Providing financial support and technical assistance to native Hawaiian beneficiaries of this Act so that by pursuing strategies to enhance economic self-sufficiency and promote community-based development, the traditions, culture and quality of life of native Hawaiians shall be forever self-sustaining.

The development of the OIP will provide DHHL with information about the lands on O'ahu to work toward achieving these principle purposes.

Since the passage of the Act, inadequate financial resources and useable lands have limited DHHL's ability to address the principle purposes of the Act and meet the needs of all eligible beneficiaries. In 1959, in a report to the Legislature of Hawai'i, the Hawaiian Homes Commission (HHC) stated, "In the last two decades, the greatest demand for land by qualified Hawaiians under the Act has been on the island of O'ahu. Ironically, since the inception of the rehabilitation program, we have had the least acreage on O'ahu and as a result have been unable to meet the demand of an ever increasing waiting list of applicants."

To address the disparity between DHHL's fiduciary responsibility and capacity, progress has been made to increase developable landholdings and funding. Within the last 20 years, land transfers from the State and Federal Governments to DHHL as well as a cash settlement of \$600 million dollars ⁵ have occurred to address land use and ownership disputes. Act 14, SpLH 1995 authorized the transfer of 16,518 acres of public lands from the Department of Land and Natural Resources (DLNR). Of that, approximately 441 acres were authorized for transfer to DHHL from DLNR on O'ahu. While the settlements and land transfers have resulted in the placement of numerous Hawaiians on homesteads, DHHL's O'ahu lands holdings continue to fall short of what is needed to meet applicant demand. In addition, as recently as May 2012, the State Supreme Court unanimously ruled that the State has failed to fund DHHL adequately, limiting DHHL's ability to meet the provisions of the Act.

1.2 OVERVIEW OF THE DEPARTMENT OF HAWAIIAN HOME LANDS

As a large landowner, DHHL has the dual role of land and resource management in addition to its primary charge of supporting native Hawaiians' return to the land. As described in the 2002 DHHL General Plan, DHHL's mission is: "*To manage the*

⁵ Settlement funds have been dispersed in 30 million dollar installments over 20 years. The last installment will be paid to DHHL in 2014.

Hawaiian Home Lands Trust effectively and to develop and deliver lands to native Hawaiians. We will partner with others towards developing self-sufficient and healthy communities."

DHHL is headed by a nine member executive board, the Hawaiian Homes Commission (HHC). The chair of the HHC serves as a full-time administrator of DHHL. The current chairperson has full charge of and responsibility for the administration and execution of all action approved by the HHC. DHHL is organized into three divisions; Land Management (LMD), Land Development (LDD), and Homestead Services (HSD), along with four offices that report to the chairperson: Administrative Services, Fiscal, Planning, and Information and Community Relations.

DHHL oversees the management of 204,006 acres on six islands. Where feasible, DHHL works independently or with public and private partners, in the development of various homesteading opportunities for native Hawaiians. The primary means by which DHHL promotes the well-being and economic self-sufficiency of its beneficiaries is through the 99-year homestead lease. These leases are provided for residential, agricultural, aguacultural⁶ or pastoral uses for an annual fee of one dollar. Due to DHHL's limited landholdings, there are no opportunities for pastoral leases on O'ahu. However, DHHL has offered a variety of residential products on O'ahu including several construction options including owner-builder, developer-built (turnkey), and selfhelp/sweat equity housing. Although single-family homes are the primary housing product available, DHHL has explored several other housing products on a limited basis on O'ahu. These alternative housing products include multi-family duplex. Kūpuna housing, and rent-with-option-to-purchase (inaccurately referred to as 'rent-to-own'). Table 1-1 provides a summary of DHHL's land holdings on O'ahu, the location of existing homestead communities, and the types of residential products offered during development of these homestead communities.

Some of DHHL's land holdings are appropriate for homesteading. However, some lands, due to location, adjacent land uses, existing and former uses, natural resources, revenue generation opportunities, access, and other conditions may be better suited for non-residential purposes. The LMD is tasked with managing DHHL land holdings not in current homestead use by one of four types of disposition options: there are two options typically utilized for long-term contracts, general leases (up to 65 years), and licenses (up to perpetuity), and two options for the issuance of shorter-term dispositions, revocable permits (month-to-month tenancy), or rights-of-entry. The revocable permit is typically utilized when the final disposition is not known, while rights-of-entry are designed for temporary work/studies for a specified period of time. Revenues from lands

⁶ To date, no aquaculture homestead leases have been awarded on any island.

Moku	Type of Unit Located Within Existing Homesteads	Region°	Homestead in Region (Associated Regional Plan where developed)	Other Areas†	Acres*
Wai'anae	<u>Construction</u> Owner builder Self-help Turn-key	Wai'anae	Kaupuni Wai'anae Wai'anae Kai Lualualei (Wai'anae and Lualualei Regional Plan-2010)	Māʻili	2,472
	Product Single family	Nānākuli	Nānākuli Princess Kahanu Estates (The Regional Plan for the Traditional Native Trust Lands of the Ahupua'a of Nānākuli-2009)	N/A	2,311
'Ewa	<u>Construction</u> Owner builder Self-help Turn-key Product	Honouliuli	N/A Maluʻōhai Kaupeʻa Kānehili East Kapolei II (Kapolei Regional Plan-2010)	Kalaeloa	555 487
	Single family Option-to- Purchase	Waiawa	N/A	Waiawa	76
Kona	<u>Construction</u> Owner builder Self-help Turn-key	Honolulu	Papakōlea Kewalo Kalāwahine (Papakōlea Regional Plan-2009)	NA	177
	<u>Product</u> Single family Multi-family (duplex)	Moanalua Kapālama Mōʻiliʻili	N/A	Shafter Flats Kapālama Mōʻiliʻili	20
Koʻolaupoko	<u>Construction</u> Owner builder Self-help Turn-key	Waimānalo	Waimānalo Kumuhau Kaka'ina (Waimānalo Regional Plan-2011)		1,914
	<u>Product</u> Single family Kūpuna	He'eia Waiāhole	N/A Waiāhole	Haʻikū N/A	147 18
Koʻolauloa		Koʻolauloa	N/A	N/A	0
Waialua		Waialua	N/A	N/A	0
		Total Acre			8,154 [‡]

† Lands located within the region but not adjacent to or associated with a homestead community

"With the exception of Wai'anae and Nānākuli, the region refers to the ahupua'a where DHHL's lands are located. Both the regions of Wai'anae and Nānākuli include lands located within the adjacent Lualualei Ahupua'a

* The acres shown represent all acres held by DHHL in the region, both those utilized for homesteading or by the homestead communities identified above as well as lands not used for homesteading purposes. ‡Due to rounding, acreage will not add up to the total provided as 8,154.

used for commercial, industrial, and other income-producing purposes support administration of the homestead program. According to the June 2012 LMD report, there are 547 long-term dispositions affecting approximately 28,455 acres of DHHL lands statewide. An additional 198 short-term dispositions⁷ affect approximately 49,560 acres.

Only a portion of the lands not in current homestead use generates revenue and is managed with leases, licenses, revocable permits, or rights-of entry. However, all lands within DHHL's inventory require continued management to minimize trespass, illegal dumping and vandalism, to limit liability, and where appropriate, protect cultural and natural resource assets. The management of lands without the specific intent to generate market rents is also performed by LMD. DHHL has been exploring and utilizing various partnering options to manage appropriately all lands that are unlikely to be converted to homestead use or are utilized for revenue generation. Lands that frequently fall into this category are ridge-tops and pali, critical habitats, wetlands, et cetera. Table 1-2 provides a summary of the lands under disposition, revenues generated compared to DHHL's total land holdings.

			nungs menuung		sposition
Total Island Acres			• Disposition° ^{positions} [∞])	Total Disposition	Lands Under Long- Term Disposition as
Island	Acres			Acres [®]	a percentage of
		Dispositions ⁺	Dispositions [†]	(annual income)	Land on all Islands
Hawaiʻi	117,551	30,060	18,260	48,300+	9%
Island		(38)	(224)	(\$6.2 Million)	
Kaua'i	20,575	1,190	170	1,400+	<0.1%
		(52)	(57)	(\$1.3 million)	
Lāna'i	50	25	Undefined	25+	<0.1%
		(1)	(4)	(\$696)	
Maui	30,904	6,280	7,340	13,600+	4%
		(12)	(51)	(\$186,930)	
Moloka'i	25,748	10,145	2,120	12,700+	1%
		(14)	(68)	(\$339,520)	
Oʻahu	8,154	1,890	545	2,400+	0.2%
		(78)	(146)	(\$6.6Million)	
Total	204,006	41,990	36,025	78,000+	14%
		(195)	(550)	(\$14.6 Million)	

Table 1-2: DHHL Landholdings Including those under Disposition*

* June 30, 2012, LMD internal report.

° The report did not identify acres for all dispositions. Where provided acreage is rounded in 5-acre increments.

[∞]Assumes all long-term dispositions identified as expired based on the date have been renewed under similar terms. Income derived from percentage of sales, dollars/ton or other variable disposition terms have not been included in reported annual income.

* Short-term dispositions are all contracts identified as revocable permits or right-of-entry regardless of the length of tenure.

† Long-term dispositions are all contracts identified as General Leases or Licenses regardless of the agreement terms

Approximately 45% of the \$14.6 million annual disposition income is generated through land dispositions on 2,432 acres (224 short and long-term dispositions) on O'ahu. This amounts to 0.2% of all of DHHL's land holdings Statewide. Table 1-3 provides

⁷ According to the annual report there are also an additional seven short term "right of entry" Statewide contracts for the purposes of data collection, invasive species control, munitions/explosives disposal, and construction that do not identify the specific island

additional details regarding the revenue generated on O'ahu. The lands utilized for revenue generation account for approximately 30% of DHHL's lands on O'ahu. With nearly half of all Statewide revenue being generated on O'ahu, these lands are critical to the long-term success of DHHL. While there are exceptions, the land use for areas under general leases and licenses have been identified, and are not likely to revert to homesteading use. All dispositions expiring prior to 2025 have been assessed to determine if the current use should be retained at the end of the disposition period or if they meet criteria to be converted to a homestead land use designation.

Short	Term Dispositions	Long Term Dispositions								
	Right-of-Entry ⁸ (month to month)	Gene	eral Leases	Licenses						
Acres	Income*	Acres	Income*	Acres	Income*					
1,889	\$2,210,000	309	\$481,000							
1,889\$2,210,000233\$3,941,000309\$481,000*Income shown includes fixes annual rents. It does not include revenues generated from per/ton fees, profit sharing, percent of sales, etc. Rounded to nearest \$1,000.										

Table 1-3: Revenue Generation of O'ahu Lands	Table 1-3:	Revenue	Generation	of Oʻahu	ı Lands
----------------------------------------------	------------	---------	------------	----------	---------

1.3 DHHL PLANNING SYSTEM

DHHL has developed a three-tiered planning system to guide planning of its land holdings and policies for resource management, for the benefit of current and future beneficiaries. The planning system includes an over-arching General Plan, followed by Strategic Program Plans and Island Plans, including the O'ahu Island Plan in the second tier and Regional and Development Plans in the third tier. See Figure1-1.

1.3.1 GENERAL PLAN

The first tier is comprised of the General Plan (GP), which was approved by the HHC in February 2002. It is a statewide plan with a long-term perspective that established seven categories of goals and objectives to meet DHHL's mission. The seven categories are: Land Use Planning; Residential Uses; Agricultural and Pastoral Uses; Water Resource; Land Resource Management; Economic Development; and Building Healthy Communities. In the absence of an Island Plan, the GP in conjunction with the Strategic Program Plan and the Regional Plans have been the foundation and guide for DHHL's planning efforts on O'ahu since 2002.

1.3.2 STRATEGIC PLAN

The Strategic Plan creates an action plan for various programmatic areas based on the goals and objectives of the General Plan. The short-term focus of the current Strategic Plan was developed with four goals for the years 2012 through 2017. These goals include: reaffirming and asserting trust status; ensuring the financial well-being of

⁸ At the time of publication, DHHL was evaluating its revenue generation program. All revocable permits are under re-evaluation and are currently being identified as right of entry contracts until the evaluation is completed.

DHHL; providing excellent customer service; and delivering diverse homesteading opportunities. These goals are rooted in the vision, "To build vibrant homestead communities that flourish from the solid foundation of the Hawaiian Home Lands Trust. A trust grounded in commitment to serving and partnering with beneficiaries, implementing sound policies and procedures, following a long-term sustainable financial plan, and practicing an organizational culture that honors the spirit of its founder, Prince Jonah Kūhiō Kalaniana'ole." With the foundation firmly rooted, administrations going forward can work side-by-side with beneficiaries and other partners to create and maintain vibrant homestead communities.

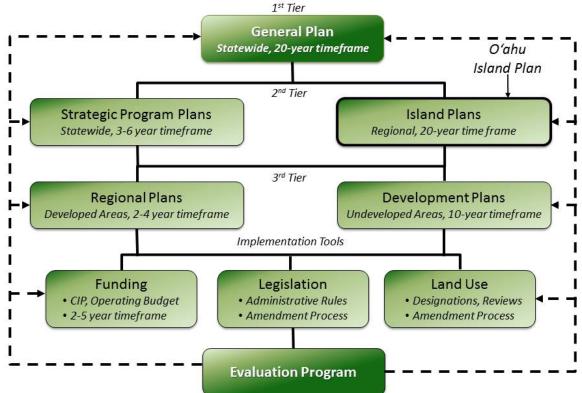


Figure 1-1 DHHL Planning System

1.3.3 ISLAND PLANS

The island Plans are developed to have a longer-term perspective (around 20 years with an update at 10 years). Island Plans establish land use goals and objectives based on the General Plan, develop land use designations to meet the needs of DHHL, and ensure proper stewardship of the 'āina; and identify needs and opportunities of DHHL beneficiaries through surveys, focus groups, Open Houses, community consultations, and workshops with the HHC (see Figure 1-2). Island Plans⁹ have already been developed for Hawai'i Island, Maui, Kaua'i and Moloka'i.

⁹ Due to the limited landholdings on Lāna'i (50 acres), an Island Plan will not be developed.

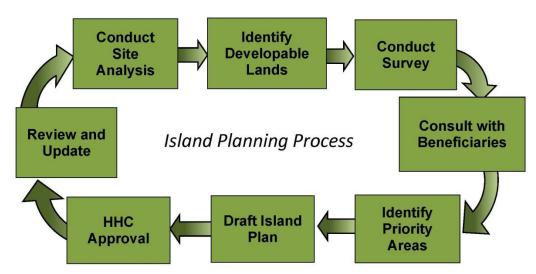


Figure 1-2 Island Planning Process

1.3.4 REGIONAL PLANS

The Regional Plans are developed through a series of meetings with beneficiaries and stakeholders to identify issues and opportunities that affect that region. By proactively engaging the community on regional issues and developing priorities through beneficiary consensus, DHHL is able to affect development rather than reacting to actions by other organizations. The Regional Plans are developed to have a short-term focus of two to four years. A total of 21 Regional Plans have been developed statewide. There are five regional plans for the island of O'ahu. They focus on the regional issues for: Wai'anae, Nānākuli, Kapolei, Papakōlea, and Waimānalo.



Figure 1-3 Regional Plans

2.0 PLANNING STRATEGY FOR THE O'AHU ISLAND PLAN

The O'ahu Island Plan (OIP) was developed over 24-month period. A strategy was developed to understand and balance:

- the needs of the approximately 4,300 lessees in existing homestead communities to maintain/develop healthy communities,
- the desires of approximately 13,000 applicant beneficiaries to obtain homesteads, and
- the needs of DHHL to generate funds for homestead development, and
- the need to effectively manage 8,154 acres in a culturally appropriate, environmentally sensitive, and fiscally responsible manner.

The process began in early 2011. Adoption of the plan is proposed for December 2013. The process schedule is shown in Figure 2-1.

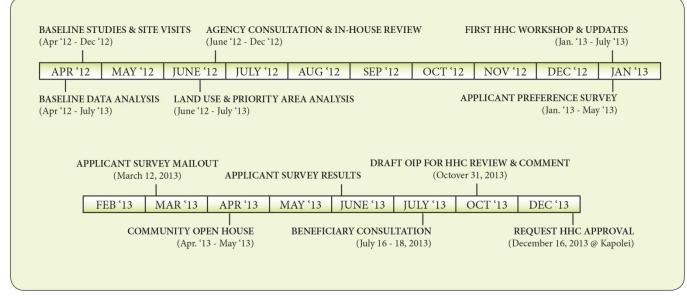


Figure 2-1 O'ahu Island Plan Schedule

2.1 PURPOSE

The OIP is a tool that can be utilized by DHHL as it engages with City and County of Honolulu (County), State and Federal agencies, as well as private organizations, to develop lands on O'ahu. It is being developed to assess and recommend future uses for DHHL landholdings. A six-phase planning process was used to meet this goal. These phases are: (1) baseline analysis of existing physical environmental conditions uses, (2) evaluation of known beneficiary preferences as identified in the five existing regional plans, (3) preliminary identification of appropriate land uses based on those conditions and preferences, (4) stakeholder consultation, (5) community engagement

and input including public commentary, and (6) final land use analysis and recommendations.

As shown in Table 2-2, a total of 12,956 applications were on file for homestead awards on O'ahu as of February 2013.

2.2 APPROACH

On O'ahu, there are approximately 8,154 acres of DHHL landholdings, and 12,956 applicants awaiting awards. These are a very different set of conditions than are found on the islands of Hawai'i, Kaua'i, Maui, or Moloka'i. During the development of those islands plans, the applicant pool was smaller, and the land base was larger (see Tables 2-1, and 2-2) than what is available on O'ahu. An objective of the other Island Plans was to identify priority locations for future homesteading based both on applicants' preferred locations and the needs of DHHL. Due to the large applicant pool and limited acres of DHHL landholdings, all unconstrained lands on O'ahu were analyzed for their homestead potential, and then prioritized based on information provided by DHHL, beneficiaries and the Commissioners.

ISLAND	ACREAGE	% OF TOTAL ACRES					
Hawaiʻi	117,551	58%					
Kauaʻi	20,575	10%					
Lāna'i	50	0.02%					
Maui	31,904	16%					
Molokaʻi	25,748	13%					
Oʻahu	8,154	4%					
Total	204,006	100 %					

Table 2-1: DHHL Statewide Acreage

 Table 2-2: Applicants on O'ahu versus Applicants Statewide

% of Applicants on Oʻahu	45%	19%	33%
Statewide	21,306	17,702	39,008
Oʻahu	9,639	3,317	12,956
	RESIDENTIAL	AGRICULTURE	TOTAL

The evaluation began in early 2011 by conducting an initial analysis of the environmental, cultural, and socioeconomic data relative to DHHL's land holdings on O'ahu. Assessment of environmental conditions was based on review of existing technical and planning materials, site visits, and various geo-spatial analyses. The Land Management Division, Land Development Division and Planning Office collaborated to integrate their existing actions and proposed developments into regional

summaries of DHHL's landholdings. The HHC was briefed on schedule and status periodically throughout the process. Extensive field assessments, as well as interaction with local government officials, were part of the assessment of existing services, physical infrastructure, and requirements for future development within DHHL's landholdings. Townscape Inc., assisted in local government engagement.

Table 2-3 describes the approach taken to determine unconstrained O'ahu land available for consideration for future homesteading. First, all lands constrained by existing homesteading were removed from the pool of lands available for future development. Then lands constrained by long-term leases or long-term licenses were removed. This process was continued until all actions identified on Table 2-3 were completed.

	Analysis Action
1.	Lands not currently leased to beneficiaries for homesteading purposes
2.	Lands not licensed to users under perpetual agreements
3.	Lands without long-term leases expiring after 2022
4.	Slopes less than 25%
5.	Lands outside designated floodways, streams, waterways, or other drainage features
6.	Lands outside designated wetlands
7.	Lands with no critical habitat designations, and identified endangered/threatened species
8.	Lands outside Airfield Clear Zones/Accident Potential Zones
9.	Lands outside Explosive Safety Quantity Distance Arcs
10.	Lands outside designated 100-yr flood plains ¹⁰
11.	Lands outside State Conservation or County Preservation zones ¹¹

Table 2-3:	Oʻahu Island Plan Site Analysis Approach

¹⁰ The use of Native Hawaiian Housing Block Grant funds precludes development of residences within Federal Emergency Management Agency (FEMA)-designated 100-year floodplains. However, through engineering and modifications, the land can be raised outside of the 100-year floodplain. The OIP approach identified flood plains and assessed whether the lands could be utilized for homesteading if modified.

¹¹ Although DHHL is exempt from State and County land use, areas typically identified for State Conservation or County Preservation (P-1) are not ideally suited for homesteading. The OIP approach identified these lands and

Once an initial set of unconstrained lands was developed based on the analytical actions described in Table 2-3, the identification of developable lands for DHHL homesteading use was further refined. The analysis was refined based on the following locational criteria: (1) proximity to landfills, sewer treatment, utilities and/or other industrial uses, (2) proximity to public/community facilities, (3) proximity to cultural sites, (4) soil types and productivity, (5) rainfall, and (6) solar availability. These criteria were selected to identify the highest and best use depending on the differing needs of the various types of homesteading options. The OIP approach specifies which parcels will be designated for homesteading.

With only 4% of DHHL's Statewide land base and 33% of all applicants applying for homesteads on O'ahu, the demand for homestead awards far exceeds availability of lands. Therefore, all unconstrained parcels based on this evaluation approach will be considered first for future homestead development prior to evaluation of any other type of development.¹²

Applicant preference has been an important component in the development of Islands Plans. For O'ahu, SMS Research (SMS) conducted initial focus group studies designed to refine questions for understanding, clarity, and to ensure the right type of information would be captured in the survey tools. The focus groups included both existing lessees as well as applicants. Subsequently, SMS gathered information on applicant demographics as well as their preferences regarding the type of homesteading options, desired community facilities and amenities, and location. The survey focused heavily on housing alternatives in an effort to gauge the type of homesteads that met both the criteria of affordability and desirability. In addition, applicants were queried regarding the disposition of lands not suitable for homesteading. SMS utilized a combination of tools to gain an understanding of the beneficiaries' preferences. These tools included traditional mail surveys, phone surveys and well as electronic surveys. The survey tools as well as the results of the surveys are included in Appendix A.

All O'ahu beneficiaries were afforded the opportunity to provide their preferences regarding housing, location, amenities, land disposition, and their opinions regarding land uses during three Open Houses (Appendix B). The information collected from the survey, and during Open Houses was then evaluated. Evaluation and integration of data collected from the beneficiaries was the final step in the process of developing preliminary land use designations.

These preliminary land use designations were then taken out to the community and presented at beneficiary consultation meetings on O'ahu, as well as to the HHC in a

assessed whether they would be appropriate for homesteading. Those lands received further review to see how they could be best utilized by DHHL.

¹² Lands were automatically excluded in instances where residential development is restricted. DHHL acquired approximately 562 acres of land within Kalaeloa, the former Barber's Point Naval Air Station. Due to the proximity of these lands to the active runways at Kalaeloa Airport (a joint general aviation and military airport) as well as restrictions specified within the Air Installation Compatibility Use Zone Plan, long-term occupancy residential development is not allowed within the those parcels.

workshop held on Maui. The additional information collected during the three beneficiary consultation meetings and the HHC workshops was utilized to refine the land use designations and OIP. All of the inputs helped to refine the plan, including scheduling, land use designations, priority projects and recommendations.

Information collected during the survey (Appendix A), Open Houses (Appendix B), beneficiary consultations (Appendix C), and HHC workshops (Appendix D) were utilized in the development of the land use designations.

2.3 DEVELOPMENT SCENARIOS

Several development alternatives were created for each region on O'ahu based on the background information and input collected through the OIP process. Generally, the alternatives provided a range of low to high intensity development options. Working with DHHL's Land Development Division, and the engineering firm, Mitsunaga & Associates, Inc., the range of necessary infrastructure improvements, and order of magnitude costs were identified and calculated. These alternatives were presented to DHHL staff, the HHC¹³, and to the beneficiary community in July 2013. Preferred alternatives were selected and refined based on beneficiary input, with guidance from DHHL. The final OIP will be presented to the HHC for approval in December 2013.

¹³ The HHC was presented with the draft alternatives via a workshop staff submittal.

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3.0 ISLAND-WIDE ANALYSIS

The island-wide analysis provides a context for the Island Plan through the development of an island profile, overview of DHHL's O'ahu landholdings, land uses, beneficiary preferences and proposed land uses.

3.1 THE ISLAND OF O'AHU PROFILE

O'ahu is the third largest island in the Hawaiian Islands chain, with a land area of approximately 597 square miles. It is located approximately 73 miles southeast of Kaua'i and 26 miles northwest of Moloka'i. From Ka'ena to Makapu'u, it is 45 miles long and is 35 miles at its widest. DHHL's landholdings on the island consists of approximately 8,154 acres and comprises approximately 2% of the total land area of O'ahu (Figure 3-1). It was formed from two shield volcanoes, the Ko'olau and Wai'anae. As the islands expanded they eventually joined in the high Leilehua plain in central O'ahu. The mountain ranges are perpendicular to the prevailing trade wind pattern resulting in distinctive climatic regions and microclimates. Portions of the Ko'olau receive over 250 inches of rain a year, while the drier regions along the coasts and leeward areas often receive less than 20 inches annually.

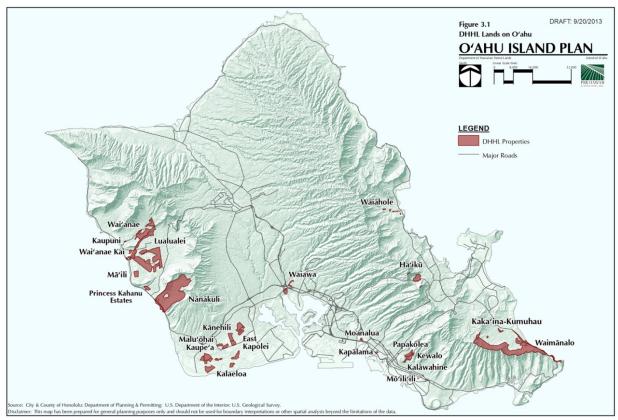


Figure 3-1 DHHL landholdings on O'ahu

3.1.1 POPULATION AND DEMOGRAPHICS

The island of O'ahu is the most populated island in the State of Hawai'i. According to the 2010 U.S. Census, 953,207 people or 70% of the State's population resides on O'ahu. Statewide, approximately 30,392 people reside on DHHL landholdings. Approximately 16,840 people, or 55%, reside on DHHL landholdings on the island of O'ahu. The general O'ahu population is centered primarily in the Kona Moku, within the County's Primary Urban Center. The fastest growing region on the island since 2000 is located in the 'Ewa Moku within the County's 'Ewa District. Table 3-2 provides a summary of some population and demographic characteristics of O'ahu, Census County Divisions (CCD), DHHL regions with statistical data¹⁴ as identified in the 2010 U.S. Census, as well as applicant characteristics identified during the 2013 O'ahu Applicant Survey prepared by SMS.

3.2 O'AHU ISLAND BENEFICIARIES

Since the passage of the Act in 1921, DHHL has awarded homestead leases (residential, agricultural, and/or pastoral leases) to beneficiaries on six islands. As of February 28, 2013, residential homestead leases have been awarded to 4,228 beneficiaries on O'ahu. Another 61 leases have been awarded on O'ahu for agriculture homesteads. In addition to the 4,289 beneficiaries that have been awarded homesteads, another 12,956 beneficiaries have applied for residential and agriculture homestead awards as of February 28, 2013. Table 3-1 provides a breakdown of DHHL's O'ahu beneficiaries.

Beneficiaries	Homest	Total	
	Residential	Agricultural	
Lease Awarded	4,227	61	4,288 (lessees)
Applicants awaiting award	9,639	3,317	12,956 (applicants)
Total [*]	13,866	3,378	

Table 3-1: O'ahu Beneficiaries by Award Status¹⁵

Beneficiaries are eligible to apply for and accept residential and agricultural lease awards.

¹⁴ Since 2000, the U.S. Census has included Hawaiian Home Lands as a geographic area with population data available for most of the Trust lands on O'ahu. Statistical information is not available for Ha'ikū, Kalaeloa, Waiawa, Moanalua, Kapālama, and Mô'ili'ili. These areas were not utilized by DHHL for homesteading during the last census period which correlates well with the lack of information. The Census boundaries do not always coincide with the community boundaries utilized by DHHL to designate different homestead communities or areas. This results in a slightly different breakdown of DHHL data, although the totals are consistent between the Census and DHHL.
¹⁵ Although not shown here, any person that meets the blood quantum requirement of 50% native Hawaiian is also exercised.

Characteristics	Oʻahu	DHHL Oʻahu Applicants⁺	Wai'anae CCD	Wai'anae Homestead	Wai'anae Kai Homestead	Lualualei Homestead	Mā'ili Homestead	Princess Kahanu Estates Homestead	Nānākuli Homestead	'Ewa CCD	Malu'õhai Homestead	Kaupe'a Homestead	Koʻolaupoko CCD	Waimānalo Homestead	Waiāhole Homestead	Honolulu CCD	Papakōlea Homestead	Kewalo Homestead	Kalāwahine Homestead
POPULATION AND AGE																			
Total population	953,207	10,396	48,519	2,201	609	58	323	1,128	5,370	323,118	1,178	1,387	115,164	3,048	27	390,738	1,215	261	319
Median age	36.2	55	30.7	30.2	33.4	26.5	16.5	34.1	30.7	36.0	26.4	29.4	38.4	38.9	34.8	41.9	36.1	37.7	42.4
Population 65 and over (%)	15%	31%	9%	8.7%	12.3%	3.4%	1.5%	9.4%	9.3%	12%	5.3%	5.8%	15%	14.5%	11.1%	18%	13%	14.9%	7.5%
HOUSEHOLD																			
Average household size	2.95	4.3	3.98	4.97	4.11	4.46	6	4.18	5.24	3.3	4.69	4.25	3.13	4.56	3.38	2.55	4.75	5.12	3.39
Median household income	\$70,093	\$70,847	\$55,835	\$74,889	\$70,526	_	_	\$69,861	\$88,309	\$81,599	\$55,625	\$47,386	\$85,088	\$68,594	NA	\$60,667	\$72,000	\$61,563	\$115,625
Percent of individuals living below poverty level (for whom poverty status is determined)*	8.8%	NA	18.7%	2.8%	4.0%	-	_	5.8%	3.4%	5.7%	1.3%	0.0%	7.3%	4.5%	0.0%	10.2%	8.9%	2.5%	4.6%
Percent of households receiving public assistance income (cash)	3.3%	NA	13.2%	9.8%	2.9%	-	-	8.6%	6.6%	3.1%	12.0%	0.0%	2.9%	8.7%	0.0%	2.6%	12.9%	0.0%	0.0%
Percent of households receiving public assistance (food stamps/SNAP*)	6.8%	NA	25.1%	17.6%	17.4%	_	-	15.6%	21.1%	5.2%	8.5%	0.0%	5.1%	13.1%	0.0%	6.0%	24.2%	0.0%	0.0%
Percent of working residents 16 years and over traveling 30+ minutes to work	44.6%	100%+	66.0%	64.2%	69.5%	100%	_	77.2%	58.0%	52.3%	61.2%	100%	48.6%	70.9%	50%	36.0%	26.8%	18.2%	4.2%
		T	T	T	T	HOU	SING MA	RKET	I	I	1	ſ		1	r	T	1	I	1
Occupied Housing Units	311,047	NA	11,746	443	148	13	1	270	1,021	95,285	251	326	35,315	658	8	147,931	256	51	94
Owner- Occupied Housing Units (%)	56.1%	41%	58.8%	92.8%	96.6%	84.6%	0%	97.8%	94.5%	67.5%	73.7%	98.2%	68%	83.1%	50%	48.1%	95.7%	96.1%	95.7%
Renter- Occupied Housing Units (%)	43.9%	59%	41.2%	7.2%	3.4%	15.4%	100%	2.2%	5.5%	32.5%	26.3%	1.8%	32%	16.9%	50%	51.9%	4.3%	3.9%	4.3%
Median monthly housing cost for homes with a mortgage	\$2,326	\$1,334	\$1,718	\$1,059	\$1,119	-	_	\$1,375	\$1,188	\$2,352	\$1,484	_	\$2,540	\$1,212	-	\$2,306	\$1,217	\$938	\$1,536
Median monthly housing cost for occupied units paying rent	\$1,312	\$1,180	\$1,120	-	-	-			\$563	\$1,634	\$1,177	-	\$1,728	\$648	-	\$1,159	\$1,625	-	-
	4.0	0.4	1.0	0.4	4 5	1	IPLOYM	1	0.7	1.0	4.0	0.1	4.0	0.4	4.0	4.4	0.0	4.4	4.5
Workers per household ¹	1.6	2.1	1.8	2.4	1.5	0.3	-	1.9	2.7	1.8	1.8	0.1	1.8	2.1	1.3	1.4	2.2	1.4	1.5
Employed in labor force (%)	66.7%	NA	62.5%	70%	52.3%	100%	_	69.5%	64.1%	69.7%	60.5%	43.4%	67.7%	60.8%	100%	64.4%	58.2%	68.6%	76.2%
Unemployed (%) DHHL landholdings with no data collected by the US Census	5.0%	NA delated av	12.9%	8.1%	9.3%	0.0%	-	11.5%	13.2%	4.7%	13.1%	0.0%	5.0%	5.9%	0.0%	4.0%	6.4%	0.0%	0.0%

DHHL landholdings with no data collected by the US Census in 2010 were deleted even if lessees received awards. Kānehili Homestead was under development during the last census-reporting period and is excluded from this current table of study. While not anticipated, the US Census 2010 identified populations where no homesteads have been awarded in Mā'ili and Kalaeloa. It is assumed the Mā'ili population resides in the State's Temporary Housing project. Further evaluation by the Homestead Services Division and/or Land Management Division is necessary to better understand the population identified as living within Kalaeloa.

* SNAP- Supplemental Nutrition Assistance Program. In 2000, all public assistance was combined, food stamps/SNAP, as well as cash. Many households receiving cash assistance also received food stamps/SNAP Data collected from the U.S. Census, 2000, 2010, and 2006-2010 American Community Survey

Trom DHHL O'ahu Applicant Beneficiary Study for the O'ahu Island Plan, June 2013 prepared by SMS

1. Manually estimated from the US Census, 2006-2010 American Community Survey counts of population 16 years and over in labor force and occupied housing units

° Respondents were asked to identify the longest commute time for a working member in their household, which may or may not be the applicant

An '-' entry indicates that either no sample observations or too few sample observations were available to compute an estimate.

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3.2.1 HOUSEHOLD & HOUSING

The median household income of applicants queried (\$70,847) is slightly higher than the O'ahu median income of \$70,093. Among homestead households, the median income was highly variable based on the homestead community. The median income ranged from a low of \$47,386 for Kaupe'a Homestead Community to a high of \$115,625 for Kalāwahine Homestead Community (see Table 3-2).

Household size was also evaluated and compared to O'ahu averages (island-wide and CCD). Island-wide, the household size was smaller at 2.95 individuals per household than that of applicant households at 4.3. Existing homestead communities were compared to the CCD for the area where the community was located. In each instance, the overall CCD household sizes were smaller than the household sizes of the homesteads located in the area (see Table 3-2). Comments made during Open House events and beneficiary consultation meetings indicating multiple generations living within a single home corresponded to the larger household size data gathered during the Applicant Survey and census.

Current monthly housing expenditures are helpful in understanding what applicants and lessees currently are able to afford. Table 3-2 compares monthly mortgage and rent costs paid by applicants, lessee, and O'ahu households. Generally, applicants spend less monthly on housing costs than O'ahu households.

Household income, size, and monthly housing expenditures are critical factors in determining housing affordability. The median value for a house on DHHL landholdings is between approximately \$100,000 and \$780,000 below the market price of homes within similar areas that are not located on DHHL landholdings (see Table 3-3).

Housing Market	Median Value of Single Family Homes*			
DHHL Oʻahu Lands†	\$250,000			
Oʻahu	\$630,000			
Mākaha-Nānākuli	\$348,500			
'Ewa Plain	\$478,000			
Downtown – Nu'uanu	\$704,000			
Makīkī – Mōʻilʻili	\$1,034,000			
Kailua – Waimānalo	\$870,000			
Windward Coast	\$615,000			
 Phill median value from DHHL O'ahu Applicant Beneficiary Study for the O'ahu Island Plan, June 2013 prepared by SMS From Honolulu Board of REALTORS®, compiled from MLS data as of May 2013. Sales prices included are listed as fee-simple with the exception of three leasehold homes located in Wai'anae, Kapolei and Waimānalo. 				

 Table 3-3: Median Value of Single Family Homes on O'ahu as of May 2013

SMS evaluated affordability and found, "To be able to qualify for a mortgage with payments of about \$1,400 per month, estimated household income would have to be at least \$62,354 assuming the household has no additional debt to be paid monthly (i.e., no outstanding credit card balance or car loan) and a medium credit rating. Given this income requirement, 55 percent of Applicant households would likely not qualify for a mortgage for an average priced DHHL home. Forty-five percent of Applicant households may be able to qualify assuming reasonably good credit ratings and no additional debt."

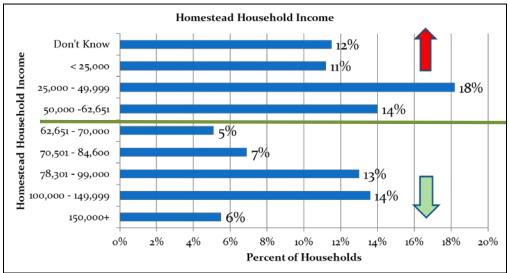


Figure 3-2 Homestead Household Income, 2013 Beneficiary Survey, SMS

Numerous beneficiaries that participated in Open House events and beneficiary consultation meetings commented that DHHL's current housing products are not affordable, mirroring the results found in the survey.

Beneficiaries that receive lease awards are required to arrange and finance home construction/renovations as well as financing of any agricultural activities on their awarded land. DHHL has developed several beneficiary assistance programs that include direct loans, loan guarantees, and classes to develop financial readiness.

Currently there are three types of residential homesteading products available:

- Self-help model utilizing partnerships with organizations like Habitat for Humanity,
- Owner-builder, and
- Developer built, turn-key

The reliance on the developer-built residential homestead option has resulted in a large number of applicants receiving awards Statewide in recent years. On O'ahu, 1,294 applicants were awarded leases between June 30 2001 and June 30 2011. However, rather than a reduction in the applicant list, the list expanded. In June of 2001, there were 8,975 applicants on the O'ahu lists. Within ten years (June 2011), 13,022 beneficiaries were applicants on the O'ahu lists. This was a 45% increase in the

number of applicants awaiting awards since 2001. The success of awarding so many homesteads resulted in motivating many beneficiaries not previously on the O'ahu list, nor tracked by DHHL, to submit an application for future lease awards.

While there has been an increase in awards, some beneficiaries have not accepted a lease awards for a variety of reasons, including: finances, award location, the product type did not match their needs or desires, etc. Although the developer-built homes are significantly below the market price, and therefore more affordable than non-DHHL homes in the same area (see Table 3-3, and Figure 3-2) many applicants may not be able to afford the types of housing products currently offered by DHHL. In an effort to address this, DHHL has created several pilot programs to test various homestead alternatives in an effort to evaluate homesteading options that meet the needs of a variety of beneficiaries, including those in lower income brackets and the elderly.

3.3 BENEFICIARY PREFERENCES

Beneficiaries had multiple opportunities to provide input during the planning process. Information was gathered during focus groups, Open House events and beneficiary consultation meetings, and during Applicant Surveys. The information collected helped in understanding the O'ahu beneficiary population. Their preferences, concerns and ideas related to the O'ahu Island Plan are summarized below. Results from the survey and summaries from the Open House events and Beneficiary Consultation meetings are included in Appendices A, B and C.

3.3.1 HOUSING

Beneficiaries were queried during Open House events and in the Applicant Survey regarding their preferences as it related to new homestead developments, lot size, housing options and agriculture uses¹⁶.

3.3.2 HOMESTEAD LOCATIONS

3.3.2.1 Homestead Preference within DHHL Landholding

Survey and Open House event participants were asked to indicate their preference for homesteading within DHHL landholdings.

3.3.2.2 Homestead Preference on O'ahu

Survey and Open House event participants were also asked to indicate their location preference if they could homestead anywhere on O'ahu, regardless of where DHHL's landholdings are located.

Among residential survey participants, Kapolei in the 'Ewa Moku was the preferred location regardless of the applicants household income. However, the results from the

¹⁶ Maps were developed to assist survey and Open House event respondents select their preferred area for homesteading. The same maps were utilized at the Open House events that were included in the survey and can be found Appendix A.

Open House event results were variable and identified the top locations as those near the Open House event location. As such, the preferred homesteading location at the Waipahu Open House event was Kapolei, Papakōlea/Honolulu at the Farrington Open House event, and Windward (windward was identified as the DHHL landholdings northwest of Kāne'ohe) at the Kalaheo Open House event. However, when data from all Open House events were combined Kapolei was also the most preferred location. Wai'anae and Nānākuli were preferred by the least number of applicants participating in the survey as well as Open House event respondents.

According to SMS, "Among potential landholdings the most desired area for Ag Applicants was Ko'olaupoko followed by a group of four areas that were very close: Central, Honolulu, 'Ewa and Ko'olauloa." Agriculture Open House event respondents overwhelming preferred Ko'olaupoko. None of the Open House event respondents indicated a preference for agriculture homesteading on the Wai'anae Coast, 'Ewa or Honolulu.

3.3.3 HOUSING ALTERNATIVES

Beneficiaries were queried during Open House events and in the Applicant Survey regarding homestead products they would be interested in receiving.

Open House event attendees were asked if they would prefer a duplex townhouse, multi-family townhouse, condominium, single-family rental, multi-family rental, kauhale¹⁷, Kūpuna housing, or dormitory with the option that if their preference was for a single family home, then "no response" was appropriate. Open House event participants were also provided an opportunity to write in their own alternative housing options if there was something they were interested in that was not listed as an alternative. Of the 238 individuals that attended the Open Houses, 174 (73%) participated and responded to this question. The top housing alternative was for Kauhale housing with 34% of all respondents choosing this alternative. Respondents indicated a strong desire for the development of single-family rental options at 24%, and Kūpuna housing at 15%. Many participants indicated their desire for some type of rental option, and there were numerous write-in responses (5% of respondents) for a rent-to-own alternative. When all rental options types were combined, 33% of respondents indicated that rental housing (single family, multifamily, and rent-to-own write in response) was their preferred housing option (Table 3-4 Summaries from Open Houses are included in Appendix B.

Beneficiaries on the O'ahu applicant lists were also provided an opportunity to participate in a mail-in survey. Survey participants were asked if they would be interested in duplex townhouse, multi-family townhouse, condominium, single-family rental, multi-family rental, Kauhale, or Kūpuna housing. Survey results for housing alternatives were also correlated to household income and size. Single-family rental and Kauhale were the top two housing options respectively. The third most popular was duplex townhouse. Results from the survey are included in Appendix A.

¹⁷ Kauhale can be described as multi-family/multi-generational home that can accommodate an extended 'ohana

Alternative Housing Options	Number of Respondents	% of all Alternative Housing Responses
Kauhale	59	34%
Rental- SF	41	24%
Kūpuna	26	15%
Total # of participants responding to this question	174	

Table 3-4: Open House - Top Three Alternative Housing Products

Based on data previously collected by DHHL, pilot tests for several alternative product types are underway. DHHL began product type pilot tests for Kūpuna housing in Waimānalo, "Option-to-Purchase" in Kapolei, and Kauhale concept on Hawai'i Island. Beneficiaries that were selected to take part in these pilot programs are still identified on the respective island applicant wait lists. DHHL will utilize the data from these pilot programs as well as other information including that obtained via surveys, Open Houses, and other beneficiary consultations to assess the viability of these and other homesteading product alternatives.

3.4 LAND USE

There have been many changes since the passage of the Act in 1921. But the core tenet of the Act, "to enable native Hawaiians to return to their lands in order to fully support self-sufficiency for native Hawaiians and the self-determination of native Hawaiians," remains the same.

In 1921, both the United States and the Territory of Hawai'i were agrarian societies. According to the U.S. Census Bureau, the 1920 Census identified a nation in transition as it moved away from predominantly rural populations to a country where more people lived in urban areas. The concept of creating homesteading opportunities is based upon the agrarian society in place at the time the Act was established. Today, only a small percentage of the residents of Hawai'i and the U.S. live in rural areas. While a majority of DHHL's land holdings are located in rural areas, only a few agriculture homesteads were engaged in farming or ranching activities during the site visits. As residents of the State of Hawai'i become more aware and engaged in the concepts of food security and sustainability, DHHL may find more opportunities to support self-sufficiency through active production on Hawaiian Homes Lands either directly through homesteading or through community-based cooperatives among benficiaries.

DHHL is not subject to the City and County of Honolulu (County), nor the State Land Use Commission guidelines, zoning regulations, or other land use designations when developing lands for homesteading. Being exempt from these regulations provides DHHL with the opportunity as well as the responsibility to ensure that DHHL's designated land uses are appropriate and meet the tenets of the Act. The State and County land use regulations are summarized for reference.

3.4.1 STATE LAND USE COMMISSION

The State Land Use Law (Chapter 205, HRS), establishes the State Land Use Commission (LUC) and authorizes this body to designate lands in the State into one of four districts: Urban, Rural, Agricultural, or Conservation. These districts are defined and mapped by the LUC in order to ensure compatibility with neighboring land uses and protection of public health. The State has designated DHHL landholdings into one of its four use districts. However, DHHL will exercise its exemption authority when the State LUC designations conflict with the needs of DHHL and or the core tenets of the Act.

3.4.2 COUNTY LAND USE PLANNING

3.4.2.1 **Comprehensive Planning and Zoning Districts**

The County has adopted eight comprehensive plans (referred to as "Development Plans" or "Sustainable Communities Plans" depending the district) to guide public policy, investment and decision making through the 2025 planning horizon. These "Development Plans" or "Sustainable Communities Plans" then guide implementation of zoning through the Land Use Ordinance (the County's "zoning code").

During the pre-contact era, Oʻahu lands were typically ruled by an Oʻahu aliʻi nui. On several occasions, they were ruled by another island's aliʻi nui. At times, Oʻahu was divided into as few as three, and up to as many as seven Moku. However, six Moku are recognized as the most common divisions for the Island of Oʻahu. These moku include Waiʻanae and Waialua on the west, 'Ewa and Kona to the south, Koʻolaupoko and Koʻolauloa to the east. While these Moku are not utilized by the County's government, the modern district boundaries as identified in the Community Plans¹⁸ are very similar to the traditional ones. Figure 3-3 identifies both the traditional moku boundaries utilized in this plan as well as the County's comprehensive planning district boundaries.

3.4.2.1.1 Waialua Moku/North Shore District

The County's North Shore District includes most of the traditional Waialua Moku. A portion of the Waialua Moku is now incorporated into the County's Central O'ahu District. DHHL has no land holdings in the Waialua Moku.

3.4.2.1.2 Wai'anae Moku/Wai'anae District

The County's Wai'anae District includes most of the Moku of Wai'anae. It extends from Ka'ena Point to Kahe Point with the ocean and the Wai'anae Mountain Range separating it from adjacent districts. The Moku of Wai'anae also extended into the County's Central O'ahu District encompassing a portion of the Leilehua Plain via Kolekole Pass. DHHL holds 4,783 acres within the Wai'anae Moku. These lands are located in three ahupua'a: Wai'anae, Lualualei, and Nānākuli.

¹⁸ Community Plan Districts include those identified for population grown as well as those designated for sustained population with limited or no growth.

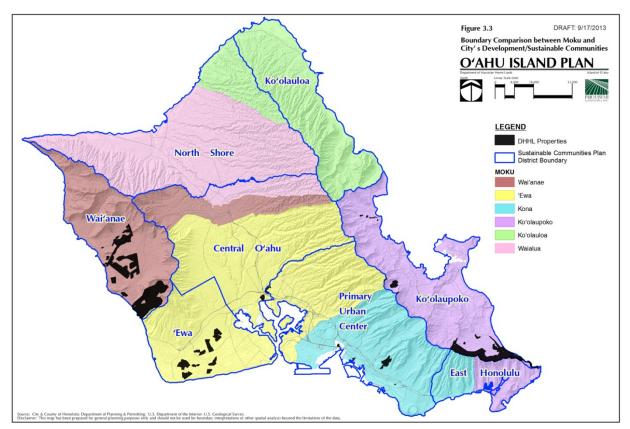


Figure 3-3 Boundary Comparison between Moku and County's Comprehensive Planning Districts

3.4.2.1.3 'Ewa Moku/Central and 'Ewa Districts

The 'Ewa Moku extended from the eastern edge of Nānākuli to the east of Pearl Harbor up to the present day Schofield Barracks and Wahiawa Town. It includes a portion of the County's Primary Urban Center, most of the County's Central O'ahu and all of the County's 'Ewa Districts. DHHL holds 1,094 acres within the 'Ewa Moku. These lands are located in two ahupua'a: Honouliuli and Waiawa.

3.4.2.1.4 Kona Moku/Primary Urban Center and East Honolulu Districts

The Kona Moku extended from east of Pearl Harbor up to the east of Paikō lagoon near Maunalua Bay Beach Park and mauka to the Koʻolau ridgeline. It includes most of the County's Primary Urban Center and the western half of the East Honolulu Districts. DHHL holds 197 acres within the Kona Moku. These lands are located in four ahupua'a: Moanalua, Kapālama, Honolulu, and Waikīkī.

3.4.2.1.5 Koʻolaupoko Moku/Koʻolaupoko and East Honolulu Districts

The Koʻolaupoko Moku extends from Maunalua Bay Beach Park, across the Koʻolau to the northern boundary of the County's Koʻolaupoko District. It includes all of the County's Koʻolaupoko District and the eastern half of the County's East Honolulu District. DHHL holds 2,079 acres within the Koʻolaupoko Moku. These lands are located in three ahupua'a: Waimānalo, Heʻeia, and Waiāhole.

3.4.2.1.6 Koʻolauloa Moku/Koʻolauloa District

The Koʻolauloa Moku includes most of the County's Koʻolauloa District. A portion of the Koʻolauloa Moku is now incorporated into the County's North Shore District. DHHL has no land holdings in Koʻolauloa Moku.

3.4.2.2 County Land Use Ordinance

All lands within the County fall into one of eleven types of zoning districts. These are Preservation, Agricultural, Country, Residential, Apartment, Apartment Mixed Use, Resort, Business, Business Mixed Use, Industrial and Industrial Mixed Use. These districts are further categorized by intensity of land use. Frequently, the zoning districts identified by the County do not coincide with the types of actions occurring on DHHL landholdings. DHHL has engaged the County's Department of Planning and Permitting in a series of meetings to address this and other issues. This process, although not completed at the time of the OIP publication, is important and should be incorporated into future DHHL land use decision-making for its landholdings on O'ahu.

3.4.3 DHHL LAND USE DESIGNATIONS

DHHL landholdings are categorized into ten different land use designations as identified in the General Plan. These land uses are summarized in Table 3-5. There are four homesteading designations: Residential, Subsistence Agriculture, Supplemental Agriculture and Pastoral. The remaining six designations are General Agriculture, Special District, Community Use, Conservation, Commercial and Industrial. The approach described in Table 2-1, 'O'ahu Island Plan Site Analysis Approach,' was utilized as the basis for determining areas suitable for the various designations. The acreage by area and land use designation are summarized in Table 3-6.

Table 3-5: DHHL Land Use Designations

Land Use Designation	Setting, Intent, Purpose [†]	Lot Size	Minimum Infrastructure
	HOMESTEADING USES		
Residential	Residential lot subdivisions built to County standards in areas close to existing infrastructure. Residential waiting list. <i>Higher densities allowed on O'ahu.</i>	1 acre or less	Water (potable), all utilities road access (paved), Count standards
Subsistence Agriculture	Small lot agriculture. Close proximity to existing infrastructure. Lifestyle areas intended to allow for home consumption of agricultural products.	5 acres or less (<i>min.</i> 10,000 sq.ft.)	Water (catchment, potable or surface); road access (unpaved)
Supplemental Agriculture	Large lot agriculture. Intended to provide opportunities for agricultural production for supplemental income and home use. Agriculture waiting list. <i>Supplemental Agriculture lots not available on O'ahu.</i>	40 acres or less	Water (catchment or surface); road access (unpaved) Not Available on Oʻahu
Pastoral	Large lot agriculture specifically for pastoral uses. Ranch plan and fencing required. Pastoral waiting list. <i>No Pastoral homesteads or Pastoral waiting list on O'ahu.</i>	1,000 acres or less	Water (for livestock) and road access (unpaved) <i>Not Available on Oʻahu</i>
	NON-HOMESTEADING USES		
General Agriculture	Intensive or extensive farming or ranching allowed. Uses subject to HRS Chapter 205. May serve as an interim use until opportunities for higher and better uses become available.	To be determined	N/A
Special District	Areas requiring special attention because of unusual opportunities and/or constraints, e.g. natural hazard areas, open spaces, cultural resources, raw lands far from infrastructure, mixed use areas, and greenways.	To be determined	To be determined
Community Use	Common areas for community uses and public facilities. Includes space for parks and recreation, cultural activities, community based economic development, utilities, and other public facilities and amenities.	To be determined	County Standards
Conservation	Environmentally sensitive areas. Lands with watersheds, endangered species, critical habitats, sensitive historic and cultural sites, other environmental factors. Very limited uses.	To be determined	N/A
Commercial	Lands suitable for retail, business, and commercial activities.	To be determined	County Standards
Industrial	Lands suitable for processing, construction, manufacturing, transportation, wholesale, warehousing, and other industrial activities.	To be determined	County Standards

3.4.3.1 Homesteading Designations

3.4.3.1.1 Residential

Residential homestead development is the top priority land use designation for lands identified as unconstrained during the analysis process. Prior to the development of the OIP, Residential homesteads accounted for approximately 1,030 acres¹⁹, or 13 percent of DHHL's lands on O'ahu. Construction is underway for 45 residential homesteads leases awarded in Kaka'ina within the Ko'olaupoko Moku and 14 within Kānehili within the 'Ewa Moku.



3.4.3.1.2 Agriculture

There are two agriculture land use designations, Subsistence and Supplemental. The main difference between the designations involves the size of the homesteads as well as how they are utilized. (HRS 10-3-24, 10-3-25, and 10-3-26)

Subsistence Agriculture homesteads are developed to provide lessees an opportunity to farm, to grow foods for personal consumption, and to reside on awarded homesteads. Beneficiaries receiving Subsistence Agriculture awards are expected to earn income to support their families from a source other than what is grown on the subsistence lot and expressed in their farm or ranch plan. Residences on Subsistence Agriculture lots are allowed. (10-3-24 and 10-3-26)



Supplemental Agriculture homesteads are intended for

lessees to grow food for personal consumption, as well as for lessees to supplement their individual incomes through farm production as expressed in their farm/business plan or /income tax filings. Lessees with Supplemental Agriculture homestead awards are required to submit a farm plan and cultivate two-thirds of their awarded lot, and are allowed to reside on the lot, subject to approval. A supplemental agriculture homestead is not sized to be the sole source of income for the beneficiary. Due to the limited availability of developable lands, Supplemental Agriculture homesteads are not available on O'ahu. (10-3-25 and 10-3-26)

Prior to the development of the OIP, the 61 agriculture homesteads were located upon approximately 105 acres. All agriculture homesteads on O'ahu are Subsistence Agriculture homesteads.

¹⁹ The 1,030 acres includes individual lessee residential homesteads and well as roads and other infrastructure requirements necessary for the development of the existing residential development.

3.4.3.1.3 Pastoral

Pastoral homesteads are large lots intended specifically for pastoral uses. Typically these lots are located in areas with limited rainfall or poor soils, making them poorly suited for cultivation of crops. Due to the limited availability of land, Pastoral homestead lots are not available on O'ahu. DHHL beneficiaries residing on O'ahu interested in pastoral homesteading can apply for Pastoral homestead awards on Kaua'i, Maui, Moloka'i or Hawai'i Islands if they do not have Supplemental or Subsistence Agriculture homestead awards and are not on an Agriculture applicant list.

3.4.3.1.4 Proposed Homesteading (Residential or Subsistence Agriculture)

The OIP identifed approximately 720 acres for the development of future homesteads. Based on existing land holdings, new homesteading opportunities exist within the Wai'anae Moku in Nānākuli and Wai'anae; the 'Ewa Moku in Kapolei; the Kona Moku in Papakolea, and in the Koʻolaupoko Moku in Waimanalo and Waiahole. Based on environmental conditions, surrounding land uses, and proximity to infrastructure, some parcels are better suited for residential or agriculture homestead development than other parcels. In all cases, the developable lands were evaluated for their agriculture potential. Approximately 115 acres scattered within the Wai'anae farm lots, Waiāhole, and in Waimānalo were found to be suitable for agriculture and designated for new Subsistence Agriculture homesteading. The parcels in Papakolea and Nanakuli were found to be more suitable for residential development. The remaining parcels in Wai'anae and Kapolei were found to be suitable for either residential or agriculture homestead development, but were designated at the higher residential density. Approximately 605 acres are proposed for new Residential homesteading. Additionally, all locations identified for future homesteading will require detailed feasibility and environmental studies to ensure appropriate development and to ascertain Planning is already underway in the 'Ewa Moku for environmental constraints. residential homestead development. Within the Kapolei, the Land Development Division (LDD) is in the planning and design phases for approximately 306 residential homesteads already awarded as undivided interest leases.²⁰

3.4.3.2 Non-Homesteading Designations

There are six additional land use designations for activities other than homesteading.

3.4.3.2.1 Revenue Generation Designations

3.4.3.2.1.1 Commercial

This designation has been assigned to areas wellsuited for retail, business and commercial activities. This designation allows for activities similar to allowable uses in the County zoning designations



"business," "business mixed-use," and "resort." Limited energy production through renewable sources such as wind or solar is allowed within this land use designation.

²⁰ The undivided interest lease program was designed to provide lessees with time to prepare financially for homeownership during subdivision development period,

Lands identified for commercial use provide revenue directly to DHHL. Commercial mixed-use activities that include residential-type activities will require HHC approval. Approximately 95 acres have been designated as commercial. Lands within the commercial land use designations are located in the Moku of Wai'anae, 'Ewa, and Kona.

3.4.3.2.1.2 Industrial

Industrial lands are another source of revenue generation for DHHL. These lands have been identified for more intensive uses than lands designated commercial. Activities likely to occur on Industrial lands include resource mining, manufacturing, warehousing, processing, repair, and energy production. There are approximately 680 acres designated as Industrial within the Moku of Wai'anae, 'Ewa, Kona, and Ko'olaupoko. However, the majority of DHHL's industrial lands are concentrated in Kalaeloa within Honouliuli Ahupua'a



of the 'Ewa Moku; and Shafter Flats of Moanalua Ahupua'a and Kapālama in the Kona Moku.

3.4.3.2.1.3 General Agriculture

The term "General Agriculture" is assigned to lands for two purposes: as an interim designation, or for farming. It is utilized to describe land use where intensive or extensive farming/ranching, and/or limited energy production occurs. Energy production could include solar or wind farms. The General Agriculture designation is also utilized for lands that the final land use has not yet been determined. These lands can be a source of revenue for DHHL via month to month "Revocable Permit²¹" dispositions, or limited duration "Right-of-Entry" dispositions for interim uses. The



dual purpose of the term "General Agriculture" has been a source of confusion for the public and many governmental agencies. County documents such as the Wai'anae Sustainable Community Plan considered the lands such as the large pastoral month-to-month leases in Nānākuli to have similar restrictions as lands zoned agriculture in their LUO. However, only lands with long term General Leases or Licenses on lands designated General Agriculture should be viewed as having similar uses to the LUO designation "Agriculture". The temporary nature of this land use designation provides flexibility should an opportunity for residential, commercial, industrial or other higher or better uses become available. These types of uses are not comparable to the LUO's "Agriculture" zoning designations. There are approximately 910 acres designated as

²¹ In 2012, DHHL's LMD began an overhaul of the revocable permit program. At the time of this publication, all revocable permits were converted to right-of-entry permits and are subject to cancellation. For the purposes of this report, the contract types identified in LMD's June 2012 report are utilized.

General Agriculture in Lualualei and Nānākuli within the Wai'anae Moku and Waimānalo and Waiāhole within the Ko'olaupoko Moku.

3.4.3.2.2 Other Designations

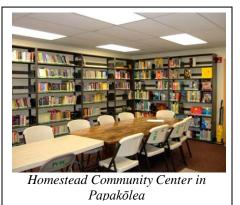
3.4.3.2.2.1 Community Use

Lands identified as Community Use either serve the beneficiary community specifically or the community in general including non-beneficiary populations. Frequently facilities such as schools, parks clinics, hospitals, fire stations, water storage facilities, churches, etc. serve the entire region, not just the homestead community. While the community service providers for these facilities may pay (or have paid) for the use of DHHL landholdings, the terms are not always at market value. For example, the County has been provided with aproximately 80 acres of beach parks in Nānākuli and Waimanalo for gratis since

populations would not have the basic amenities and services that are provided by the County in other more populated areas on the island. In addition to general Community Use lands, there are lands designated for Community Use that serve the beneficiary community directly through local and regional Hawaiian Homestead Associations. These uses may include community centers, cultural facilities, cemetaries, etc. Some community facilities benefitting beneficiaries may include commercial Based centers. These Community Economic Development (CBED) commercial centers provide a



1999. However, without DHHL's contributions of land, many homestead beneficiary



source of revenue for the association and may also be utilized by homesteaders with entrepreneurial interests. Due to the wide variety of CBED activities, these lands may not be designated as Community Use, but rather are designated based on the primary land use.

There are approximately 315 acres designated as Community Use within the Moku of Wai'anae, 'Ewa, Kona, and Ko'olaupoko. Community Use areas operated by and for the beneficiary community specifically include 75 acres in Wai'anae, Lualualei and Nānākuli in the Wai'anae Moku, Kapolei and East Kapolei within the Honouliuli Ahupua'a of the 'Ewa Moku, Kalawahine, and Papakōlea within the Honouliu Ahupua'a of the Kona Moku, and Waimānalo in the Ko'olaupoko Moku. Lands identified as general Community Use that serve beneficiary and non-beneficiary populations includes approximately 235 acres in the Wai'anae, 'Ewa, Kona, and Ko'olaupoko Moku.

3.4.3.2.2.2 Special District

The Special District designation is utilized for lands with special conditions including unusual opportunities and/or constraints such as natural, cultural or historic resources

or development constraints such as flood control issues, significant distances from infrastructure, mixed-use areas or greenways. These lands may require implementation of some conservation principles or other conditions for development to proceed. However, these lands could also be used for compatible activities if managed correctly. The designation allows for flexibility in future use, while ensuring that DHHL will conduct more in-depth evaluation of special conditions prior to development. In some instances, areas identified for Special District will create a Hawaiian sense of place for all beneficiaries of DHHL. In Wai'anae, Ka'ala Farms is an example of how a Special District can play a vital cultural role for not only the ahupua'a in retaining cultural relevance and education, but for the Native Hawaiian community as a whole. Lands in He'eia Ahupua'a within the Ko'olaupoko Moku, Wai'anae Ahupua'a within the Wai'anae Moku, and Papakōlea in the Honolulu Ahupua'a of the Kona Moku, have been designated Special District. These special areas account for approximately 250 acres of DHHL landholdings on O'ahu.

3.4.3.2.2.3 Conservation

Lands designated for conservation are intended to protect natural and cultural resources. These lands frequently include ridgetops, watershed protection areas, critical habitats, and can also include sensitive historic and/or cultural sites. The DHHL Conservation designation is generally consistent with the State Land Use District Boundary designation. "Conservation." and the comparable County zoning district designation "P-1 Restricted Preservation²²." Approximately 2,600 acres of Conservation lands have been designated in Wai'anae, Lualualei and Nānākuli in the Wai'anae Moku, Kalawahine and



Papakōlea within the Honolulu Ahupua'a of the Kona Moku, and Waimānalo and He'eia in the Ko'olaupoko Moku.

3.4.3.2.2.4 Non-Designated Lands

There are approximately 1,520 acres within the DHHL inventory currently that are part of a land exchange between the Federal Government and DHHL. DHHL is retaining the title to these lands until the terms of the settlement have been satisfied, and all parcels agreed to by the Federal Government have been transferred to DHHL. These lands have not been evaluated to determine an appropriate land use designation because they ultimately will not remain in DHHL's inventory.

²² The County has no jurisdiction over lands within the State Land Use "Conservation District"

			1			Jse Acres	Proposed						
Area	Wai'anae	Lualualei, & Māʻili°	Nānākuli	Kapolei & East Kapolei	Waiawa	Moanalua	Kapālama	Papakōlea, Kewalo, & Kalāwahine	Mōʻiliʻili	Waimānalo	Haʻikū	Waiāhole	Total By Land Use
					estead L	and Use	Designati	ions					
Residential Total Acres (# of New Homesteads Proposed)	130 (115)	125 (210)	745 (1,835)	345 (1,190)	0	0	0	95 (20)	0	210 (0)	0	0	1,650
Subsistence Agricultural Total Acres (# of New Homesteads Proposed)	50 (5)	140 (130)	0	0	0	0	0	0	0	15 (15)	0	15 (5)	220
Supplemental Agricultural Acres	0	0	0	0	0	0	0	0	0	0	0	0	0
Pastoral Acres	0	0	0	0	0	0	0	0	0	0	0	0	0
	<u> </u>		R	evenue (Generat	ion Land	Use Desi	gnations		<u>.</u>			
Commercial Acres	0	0	10	80	0	0	3	0	2	0	0	0	95
Industrial Acres	0	3	0	550	75	15	2	0	0	35	0	0	680
General Agriculture Acres	0	95	705	0	0	0	0	0	0	100	0	5	905
				Ot	her Lan	d Use De	signation	S					
Community Use Acres	10	75	55	35	0	0	0	2	0	120	10	0	310
Special District Acres	95	10	0	0	0	0	0	15	0	0	130	0	250
Conservation Acres	75	190	825	0	0	0	0	65	0	1,430	5	0	2,605
Total By Area	360	640	2,340	1,010	75	15	5	180	2	1,910	145	20	

Table 3-6: Land Use Acres Proposed By Area

° No land use designations have been made for the Lualualei lands utilized by the military, therefore approximately 1,520 are not included on this table.

∞ Land uses acreages greater than 5 acres have been rounded in 5-acre increments and do not match total acres on O'ahu

* Lands within the Lualualei Ahupua'a include all lands within the valley including Wai'anae Kai, and Princess Kahanu Estates. Nānākuli Ahupua'a only includes lands within the Nānākuli Valley. The discussions in Section 4.0 of this document divides the Waianae Moku into two planning areas to match up with the Regional Planning Process Areas which are not divided based on Ahupua'a.

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4.0 WAI'ANAE MOKU

DHHL has approximately 4,783 acres within the Wai'anae Coast portion of the Wai'anae Moku within Nānākuli, Mā'ili, Lualualei, and Wai'anae (Figure 4-1). There are no DHHL landholdings located inland within the Wai'anae Uka area of the Moku. Generally the leeward, coastal area is characterized as dry and sunny.

There are several population centers along the Wai'anae Coast. These population centers are within the towns of Mākaha, Wai'anae, Mā'ili, and Nānākuli. As part of DHHL's Regional Planning process, the Wai'anae Moku has been segregated into two planning areas. The Plan," "Wai'anae and Lualualei Regional (Wai'anae Planning Area) prepared in 2010, includes DHHL land holdings in the ahupua'a of Wai'anae, and Lualualei, including land in the Mā'ili town region, and possible acquisitions in Mākaha²³. "The Regional Plan for the Traditional Native DHHL landholdings of the Ahupua'a of Nānākuli," (Nānākuli Planning Area) also

EXISTING USES

- 632 Residential Homesteads
- 41 Subsistence Agriculture Homesteads
- 95 Acres in long-term contracts agreements
- 1,595 Acres in short-term contracts agreements
- 495 Acres unconstrained for future homestead development

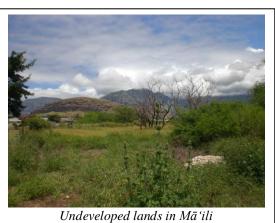
Rounded in 5-acre increments

prepared in 2010, encompasses lands within the Nānākuli Ahupua'a as well as the Princess Kahanu Estates community located in the adjacent Lualualei Ahupua'a. While considered rural, the Wai'anae Coast population has been growing. With a 14.8% increase in population, the Wai'anae Coast had the second fastest rate of growth on O'ahu between the 2000 and 2010 U.S. Census.

4.1 WAI'ANAE PLANNING AREA

4.1.1 EXISTING CONDITIONS

There are approximately 2,525 discontiguous acres within the Wai'anae Planning Area. The lands located within Wai'anae and Lualualei range in elevation from 10 feet to 1,040 feet above sea level. In Mā'ili, the coastal area of Lualualei, DHHL's lands are relatively flat, rising in elevation from 10 feet to approximately 20 feet above sea level.



²³ Lands in Lualualei Valley west of Hakimo Road were included in the Wai'anae Lualualei Regional Planning effort. Subsequent to the release of the 2010 Wai'anae and Lualualei Regional Plan DHHL terminated the process for acquiring lands in Mākaha.

A total of 632 homestead lots have been awarded. This includes 590 Residential awards within Kaupuni, Wai'anae, and Wai'ane Kai; and 42 Subsistence Agriculture lots in Wai'anae and Lualualei. Approximately 225 acres of DHHL landholdings are in short and long term dispositions. Approximately five acres are being utilized by the State of Hawai'i's Public Housing Authority to provide temporary housing, with the disposition set to expire in 2018. The remaining lands in Mā'ili are vacant. In addition, approximately 1,520 acres are utilized by the military. Within the valleys, DHHL landholdings are surrounded by military, residential, and agricultural uses. The lands closest to Farrington Highway are surrounded by industrial and residential uses. A summary of non-homestead uses is provided in Table 4-1.

DHHL landholdings within the Wai'anae Planning Area are located primarily outside of the "Community Growth Boundary" as described in the County's Wai'anae Sustainable Community Plan 2010 update²⁴ (WSCP). The Wai'anae Planning Area lands are currently zoned as P-1, P-2, F-1, AG-1, AG-2, B-2, and I-2 by the County.

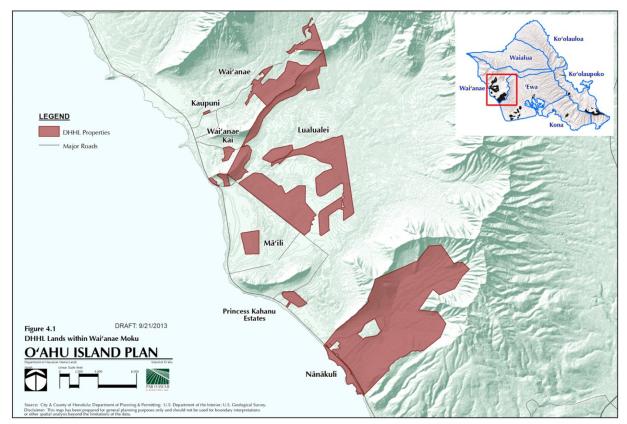


Figure 4-1 DHHL landholdings within the Wai'anae Moku

²⁴ The 2010 update was approved by the Mayor on March 2, 2012, and became effective as Ordinance 12-3.

Type of Disposition*	Total Number	Uses	Acres∱
Leases	5	4 - Community Use - Public 1 - Agriculture	59
Licenses	15	 10 - Utility easement 2 - Community Use - Public 1 - Community Use - Homestead Community 1 - Cultural Resource 1 - Revenue Generation 	139
Right-of-Entry and/or Revocable Permit	6	 Public Service for General Community Agriculture Pasture Industrial Community Use - Public 	27
Other	1	1 - Military Use	1,520
		Total Acreage	1,744

Table 1 1.	Eviating Nam Llam	sectored lleas in the	Wai'anae Planning Area
1 ANIA 4-1	HY	מחז מו פפט ו הגפזפמו	waranae Planning Area

Source: DHHL- Land Management Division, June 30, 2012

 $^{\uparrow}$ Not all dispositions specified acreage

* All dispositions in the 2012 list are included. However, any disposition expiring prior to 2022 received further evaluation and may have been considered unencumbered when determining land use designations.

4.1.2 OPPORTUNITIES AND CONSTRAINTS

DHHL landholdings within the Wai'anae planning area are located in close proximity to the towns of Wai'anae and Mā'ili. The opportunities and contraints within the Wai'anae land holdings follow. Unconstrained lands are shown in Figure 4-2.

Geography

Much of the lands within this area are located along Pu'upāhe'ehe'e. While the sloping topography limits development opportunities on portions of the lands, Pu'upāhe'ehe'e and the other ridgelines along the coast radiate out from the depths of the valleys like tentacles to create mauka makai views that are unique to the Wai'anae Coast. The Pu'upāhe'ehe'e lands are subject to rockfall hazards and are too steep in most areas to economically build homesteads. The Mā'ili parcel is relatively flat with the exception of a steep embankment along the north-eastern perimeter. The flat topography is ideal for development, however, the aforementioned embankment may present some challenges. Any development of the flatter areas should include evaluation of the drainage and geology.

Flooding

A portion of the Mā'ili lands are located within a floodway and/or are within the Tsunami Evacuation zone.

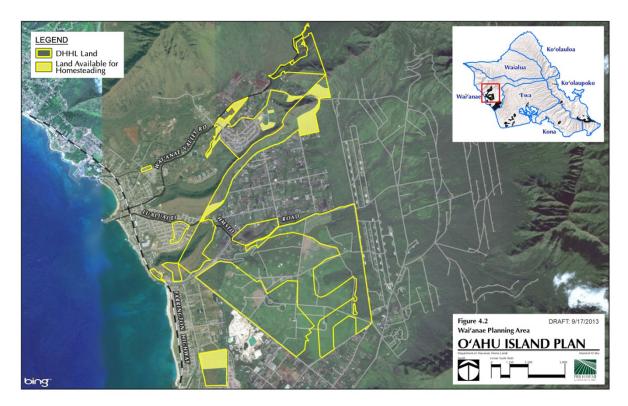


Figure 4-2 Wai'anae Planning Area

Wetlands

Within the Wai'anae Planning Area, there are are both emergent wetlands (28.3 acres), and forested shrub wetlands (1.3 acres) totalling approximately 29.6 acres. The natural drainage within Lualualei Valley has been modified by a series of drainage features that drain into an approximately 26 acre depression. In the past, the area was susceptible to flooding and is currently identified by the U.S. Fish and Wildlife Service as a wetland in the National Wetland Inventory (NWI). The depression has also been identified as "prime" agricultural land with western portions identified as "Good" or "Very Good" by the Agricultural Lands of Importance to the State of Hawai'i (ALISH) and Land Survey Bureau (LSB) rating systems respectively. Residential development in this area should be avoided, however opportunities exist to utilize the area for farming.

Water

A majority of DHHL landholdings in Lualualei and Wai'anae valleys receive between 20 to 33 inches of rain annually. The upper portion of the valleys, where a majority of the undeveloped lands are located, receive between 33 to 48 inches per year. This is not considered sufficient to support agriculture without irrigation or catchment systems. In addition, due to its location leeward of both the Ko'olau and Wai'anae mountain ranges, a rainshadow is created reducing the amount of water flowing into the lower portions of the valleys from the mauka regions. Therefore, successful agricultural activities on DHHL land within the Wai'anae planning area are expected to require irrigation. The limited groundwater resources within the Wai'anae planning region are currently utilized by Federal, County Board of Water Supply (BWS) and private water systems.

Wai'anae Valley. More than half of the potable water supplied by BWS to the Wai'anae

Coast is from outside sources, primarily the Pearl Harbor Aquifer, located within the 'Ewa Moku. Alternatives sources may need to be developed if the Pearl Harbor Aquifer water is reallocated to the meet the growing needs within the 'Ewa Moku. BWS has storage and transmission facilities within both Lualualei and Wai'anae Valleys. In the long-term, improvements to both transmission and storage may be needed to meet the needs of the Wai'anae Coast.

Wastewater

The Wai'anae Coast is serviced by the Wai'anae Sewage Treatment Plant (STP) operated by the County's Department of Environmental Services (ENV). During the fiscal year 2011, the STP processed 3.31 million gallons per day (mgd) of sewage. The STP has a peak capacity to process up to 13.8 mgd of sewage. The Department of Planning and Permitting is currently accepting applications for new sewer connections. The existing sewage conveyance system does not extend into DHHL's lands that have not already been developed for residential homesteading along the Lualualei side of Pu'upāhe'ehe'e. However, DHHL's non-residential lands the Wai'anae side located on of Pu'upāhe'ehe'e are close to the existing sytem. The undeveloped parcel in Mā'ili is less than a 1/4 mile from Farrington Highway along existing roadways with transmission line in place. The close proximity to existing utilities makes the Mā'ili parcel a good candidate for development.

PLANNING CONSIDERATIONS

Opportunities

- Flat topography of several large (15+ acre) areas
- Location near/within existing homesteads
- Proximity to utilities

Constraints

- Rock fall and steep slopes along Pu'upāhe'ehe'e
- Flooding
- Cultural resources
- Traffic
- Military use
- Applicants would prefer homesteading opportunities in other regions

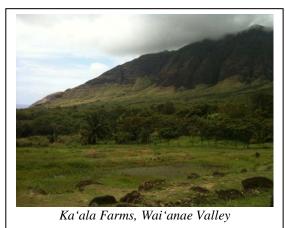
Surrounding Land Uses

DHHL's landholdings are located within rural areas with active farming. Some locations, like the land in Mā'ili, are located downwind from existing farms with livestock. Farming and animal husbandry can generate nuisance odors that should be considered when evaluating the type of development proposed in the region.

Cultural Resources

Ka'ala Farms, located on approximately 93 acres of DHHL landholdings, is a cultural resource for the region. The farm promotes education and cultural restoration.

According to the WSCP, a portion of DHHL landholdings along Pu'upāhe'ehe'e has been surveyed and several archaeological sites were identified. The WSCP identifed two heiau as being located within or in the vicinity of DHHL's landholdings within the Wai'anae Planning area. Development should be avoided in areas of cultural significance. If development is pursued. cultural resources should be integrated where possible and appropropriate mitigations conducted for preservation and conservation of the resource as necessary.



Vacant Parcels

There are several unawarded parcels within the existing Wai'anae homesteads. One parcel was at one time identifed for a possible park. However, with improvements to Kaupuni Neighborhood Park (already located within the Homestead), and the community's interest in taking over the park lease from the County when it expires, the need for another park is reduced, opening up the land for other uses.

Public Services

The Wai'anae Coast Comprehensive Health Center (WCCHC) is located on DHHL landholdings at the base of Pu'upāhe'ehe'e. WCCHC was designed to provide health services to residents of the Wai'anae Coast regardless of ethnicity. Complementary development of DHHL's lands in the vicinity of WCCHC could expand health-related services available along the Coast.

The County's Department of Parks and Recreation is leasing lands to operate Kaupuni Neighborhood Park through 2020. DHHL's Wai'anae beneficiaries identified improvements including the development of a community center, athletic fields and hard courts at Kaupuni Neighborhood Park as a priority project during the 2010 Regional Plan update process. The priority project included recommendations for the homestead community to take over park operations at the expiration of the lease to provide community services and to generate revenue.

The Kamehameha Schools has identified the need for the expansion of educational opportunities for Native Hawaiians from nā 'ōpio to kūpuna along the Wai'anae Coast. DHHL has also found that its beneficiaries benefit from the co-location of educational services with homestead communities. With complementary goals, Kamehameha Schools has entered into a long-term license agreement on approximately 40 acres of DHHL landholdings in Mā'ili where it proposes to develop its Ka Pua program. This provides a unique opportunity for DHHL's remaining vacant lands to be developed in such a manner as to take advantage of the educational programing and facilities proposed by Kamehameha Schools.

The State of Hawai'i has developed a 78-unit multi-family transitional housing complex on approximately 5-acres of land in Mā'ili. When the lease expires in 2018, an opportunity exists for DHHL to utilize the capital improvements to meet the housing needs for up to 78 applicants.

Roadways and Traffic

There is one primary access route through the Wai'anae Coast via Farrington Highway. Traffic congestion and safety have been pervasive problems and can be attributed to regional population increases as well as frequent roadway/infrastructure projects. According to the US Census, the population in the Wai'anae CCD increased nearly 15

percent between 2000 and 2010. The Wai'anae beneficiaries identified transportation corridor improvements as a priority project in the 2010 Regional Plan. Continued growth along the Wai'anae Coast, including development of additional homesteads on DHHL's landholdings without traffic mitigations measures, could exacerbate traffic congestion.

4.1.3 LAND USE PLAN

While a majority of the lands within the Wai'anae Planning Area are already military, utilized by the existing homesteads and community uses, several locations were found suitable for development. Approximately 177 acres have been identified as unconstrained as shown in Figure 4-2. New homesteads are proposed as infill and new subdivisions in and adjacent to existing Wai'anae Homesteads, and in three locations within Lualualei Valley.

Figure 4-3 illustrates the proposed land uses within the Wai'anae Planning Area. The focus for lands within the area will continue to be primarily for homesteading and community services. Lands have also been designated for Conservation, General Agriculture, Special District and Industrial. Approximately 1,520 acres were not designated for any future DHHL land use as they are not under DHHL's

LAND USE PLAN

- 590 Existing Residential Homesteads on 130 Acres
- 320 Proposed Residential Homesteads on 75 Acres
- 42 Existing Agriculture homesteads on 90 Acres
- 140 Proposed Agriculture homesteads on 100 Acres
- 85 Acres Community Use within 5 areas
- 105 Acres Special District (Ka'ala Farms & adjacent pu'u)
- 255 Acres Conservation within 5 areas
- 3 Acres Industrial within 1 contiguous area
- 95 Acres General Agriculture within 3 areas
- 1,520 Acres Other (Military)

Rounded in 5-acre increments

jurisdiction and will ultimately be transferred out of the inventory.

4.1.3.1 Homestead Residential (Existing and Proposed)

The existing residential homestead communities of Kaupuni and Wai'anae Kai will be retained in their current conditions. There is no room for expansion at either of the aforementioned communities. However, the Wai'anae Homestead Community has several opportunities for expansion.

An approximately one acre parcel within the existing Wai'anae residential homesteads was never developed. This infill location is close to existing roadways and infrastructure, and is proposed for Homestead Residential.

An approximately 20 acre area is currently from the existing separated Wai'anae residential homestead by Kaupuni Stream. This area is currently being utilized for agricultural purposes under a month-to-month lease and a long-term lease. A portion the area has been identified as "Prime" under the



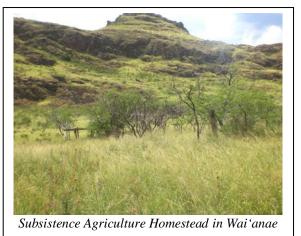
Energy Efficient Home at Kaupuni, Wai'anae

Agriculture Lands of Importance to the State of Hawai'i (ALISH) rating system. Although its Land Study Bureau agricultural productivity rating was poor, its current use for produce cultivation suggests agriculture could be successful in this area. While its location makes it an ideal candidate for the expansion of the existing Wai'anae residential community, applicant preferences indicate residential homesteading in Wai'anae as the least desirable location within DHHL's land. Therefore, it is proposed for Homestead Residential in anticipation of the expiration of the long-term lease in 2030, and is considered a low priority project.

4.1.3.2 Homestead Subsistence Agriculture

Within the Lualualei Ahupua'a, the existing Subsistence Agriculture homesteads located along Pu'upāhe'ehe'e will be retained in their current condition. A total of 19 parcels were originally subdivided as part of the Lualualei Pu'upāhe'ehe'e Subsistence

Agriculture lots and nine have yet to be awarded. When this development was first created, all the lots were awarded to beneficiaries. However, the lessees were asked to relocate to Waiāhole due to several hazardous conditions. Those conditions included: steep slopes, rock fall hazards, and setback restrictions for the storage of explosives within the military controlled areas of Lualualei. While the explosive setback is no longer a factor (storage of different explosives, and correction of an error calculating the original set back distance has moved the



setback limit to within the military controlled area), the vacated parcels will not be

offered for homesteading. Subsistence Agriculture homestead developments are proposed for 83 acres within three areas of Lualualei: 1) at the base of Kaua'ōpu'u, 2) within a parcel formally under military control that is now retained by DHHL, and 3) in the area between Pu'upāhe'ehe'e and Pu'umāi'li'ili. It is anticipated that approximately 133 half-acre subsistence lots can be developed in these three areas. While an environmental assessment was conducted on the former military lands, the base of Kaua'ōpu'u should be further examined prior to development, particularly for cultural resources, and if necessary, the scope of Subsistence Agriculture development reduced.

There are a total of 42 Subsistence Agriculture homesteads within the Wai'anae Planning Area, 11 in Wai'anae and 31 in Lualualei. No changes are recommended for those in areas Wai'anae or in Lualualei along Pu'upāhe'ehe'e. However, the area along Lualualei Homestead Road near the Lualualei Reservoir has not been subdivided. Subdivision of the land into separate parcels for each lessee is currently underway.

There are seven lots that have yet to be awarded, scattered throughout the existing Subsistence Agriculture homesteads in the Wai'anae Ahupua'a. These parcels are proposed for homesteading as Subsistence Agriculture. Although applicants on the agriculture wait list preferred lands outside the Wai'anae Moku, the award of these lots has been identified as a high priority among agriculture awards because little or no site improvements are needed for the HSD to award these parcels.

4.1.3.3 Community Use

There are approximately 85 acres proposed for Community Use. These include Community Use lands benefitting the community as a whole as well as uses benefitting the homestead communities specifically.

Approximately 57 acres will benefit the community as a whole. These include existing uses that will be retained with no changes, such as the Wai'anae Coast Comprehensive Health Center, a church, and a water storage facility, as well as the development of a new facility, the Kamehameha School's Learning Center (Ka Pua) in Mā'ili. The existing Kaupuni Neighborhood Park located within the Wai'anae Homestead benefits the community at large through the year 2022, while it is being managed by the County under the current lease terms. However, the Wai'anae Homestead Community may assume control of the Park as a community center once the lease expires.

Approximately 27 acres currently benefit the homestead communities directly. These include a communal area already developed in Kaupuni Homestead as well as an area proposed for development by the Wai'anae Kai Homestead.

4.1.3.4 Conservation

DHHL owns a majority of Pu'umā'ili'ili and Pu'upāhe'ehe'e ridgelines. The areas with slopes greater than 40% that were not already in homestead use have been designated as Conservation. In addition, a small area located at the outfall for the Lualualei Reservoir also received a conservation designation based on its wetland potential. A total of 269 acres has been designated as Conservation in the Wai'anae Planning Area.

4.1.3.5 **Special District**

Approximately 105 acres has been designated as Special District within the Wai'anae

Planning Area, 97 acres in Wai'anae and eight in Lualualei. Ka'ala Farms is located on the 97 acre parcel located along the slopes of Kaua'ōpu'u in Wai'anae. This Cultural Learning Center is located within a pre-contact agricultural complex. Ka'ala Farms works to identify and restore historic and cultural sites while providing hands-on educational opportunities. The adjacent 8 acres on the Lualualei side of Kaua'opu'u has also been included in the Special District area. The area has been designated Special District in support of Ka'ala Farm's work in the area and to ensure



that a higher level of planning is conducted prior to any development in the area.

4.1.3.6 Industrial

A three-acre area along Farrington Highway adjacent to the existing sewage treatment plant was utilized by the County as a base yard and maintenance facility for County vehicles. However, when the lease expired, the County decided not to pursue a renewal and vacated the property. The capital improvements, including roadways, maintenance bays and a caretaker house, are still located on-site. The area has been designated as industrial, based on potential future uses taking advantage of the existing onsite improvements.

4.1.3.7 General Agriculture

All of the approximately 95 acres proposed for General Agriculture are located within three areas within the Lualualei Ahupua'a. The Lualualei Reservoir is the largest area and has been identified as "Prime" in the ALISH rating system. In addition, portions of the reservoir have also been identified as A and B on the LSB soil productivity rating system making it an ideal location for the pursuit of agricultural activities. lt was not identified for homesteading due to concerns with flooding and its location within a drainage basin. The lands along Pu'umā'ili'ili also met the criteria for a "Prime" ALISH designation. The lands along Pu'upāhe'ehe'e are adjacent to existing homesteads, and in some instances, the lands



Fullualei Reservoir designated for
General Agriculture

were previously awarded as homesteads. The lands along both Pu'umā'ili'ili and Pu'upāhe'ehe'e have been designated as General Agriculture as an interim designation should DHHL decide to pursue a higher and better use in the future.

4.1.3.8 Undesignated Lands

Approximately 1,520 acres within Lualualei have not been assigned a land use designation.

The Act set aside public lands for native Hawaiian benefit in perpetuity. It permitted the transfer of Hawaiian Home Lands only in exchange for lands of equal value. The undesignated lands in Lualualei, O'ahu, were illegally withdrawn from the DHHL inventory by federal executive actions during the territorial period. The Hawaiian Home Lands Recovery Act (HHLRA), Public Law 104-42, authorizes the Secretary of the Interior to determine the value of the lands at Lualualei and other sites that were wrongfully taken by the federal government. These appraisals have been completed, and DHHL has exercised its right to select federal surplus excess, non-ceded lands in Hawai'i as they became available.

To date, DHHL has acquired 843 acres of federal land; however, \$40 million in federal land value is still due to DHHL. Upon completion of the transfer of federal land of equal value, title to lands at Lualualei, O'ahu and other sites would vest with the federal government.

DHHL will continue to assert its ownership of Lualualei by including the land in its inventory. DHHL has no management authority over the land; therefore, no land use designation has been assigned. DHHL will remove the lands at Lualualei from its inventory when it receives full compensation for the value of the land wrongfully taken from the trust and lost income due for past use.

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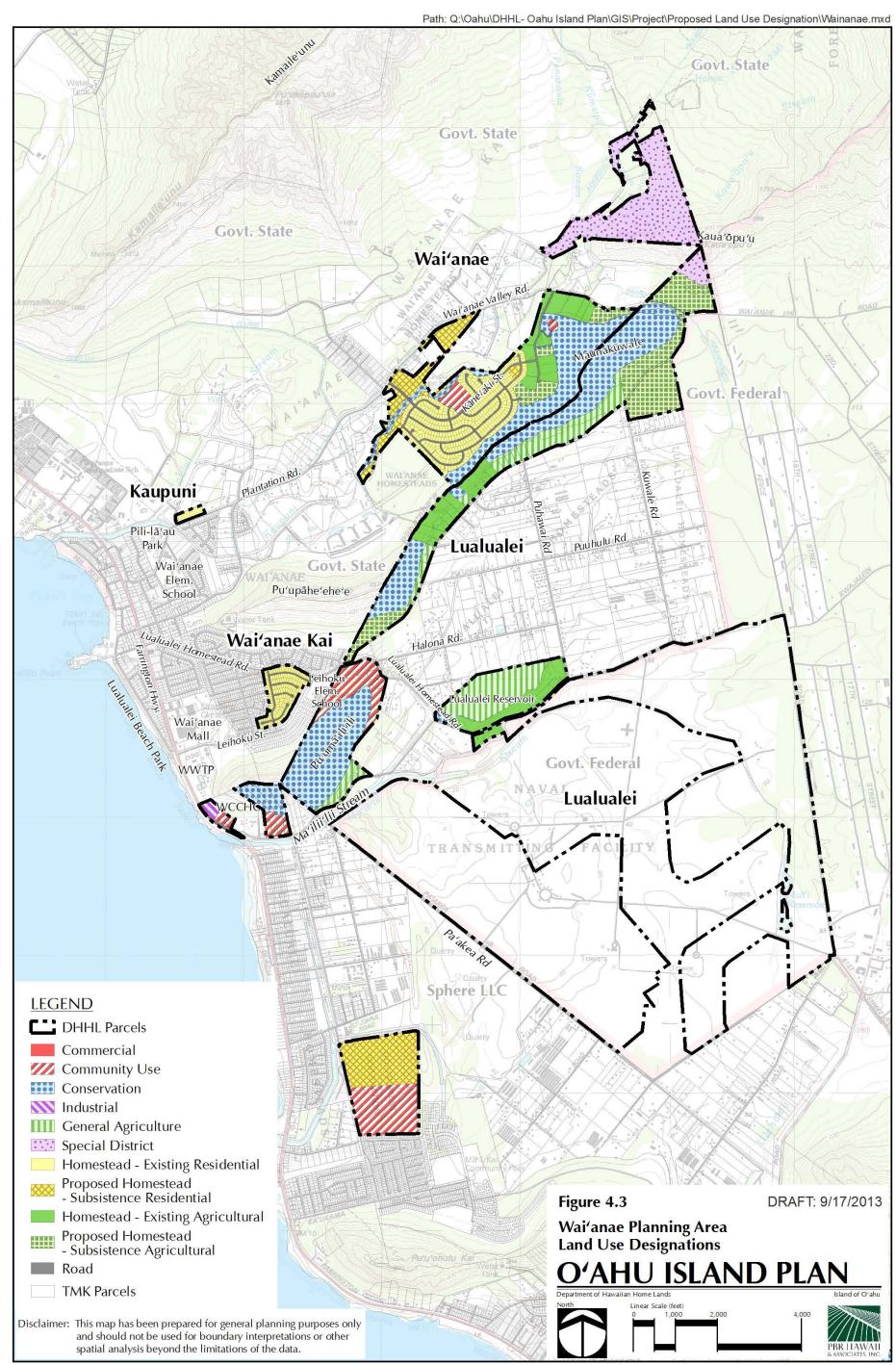


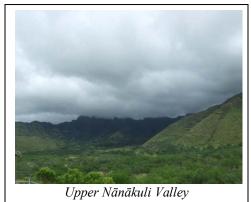
Figure 4-3 Wai'anae Planning Area Land Use Designations

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4.2 NĀNĀKULI PLANNING AREA

4.2.1 EXISTING CONDITIONS

Within the Nānākuli Planning Area, DHHL has approximately 2,257 acres in two non-contiguous areas, 2,204 acres in Nānākuli Valley, and 53 acres in Princess Kahanu Estates. DHHL landholdings encompass nearly all of Nānākuli Valley, from the ridgeline to the beaches makai of Farrington Highway. The lands extend from sea level to approximately 1,600 feet above sea level. Most of the lands surrounding DHHL's landholdings in Nanakuli Valley are vacant or in the Conservation District, with the exception of a residential area to the west. Princess Kahanu Estates is located



between Ulehawa Stream and Pu'u'ohulu. This 53 acre parcel was one of the first turnkey developer/builder Hawaiian Homestead communities in the State. The lands within Princess Kahanu Estates extend from approximately 10 to 60 feet above sea level and are surrounded by residential, agricultural, commercial, and industrial uses.

A total of 1,322 residential homesteads lots have been awarded within the Nānākuli Planning Area, 271 homesteads in Princess Kahanu Estates, and 1,051 homesteads in Nānākuli. No agriculture homesteads have been awarded. Approximately 1,647 acres of DHHL landholdings are in short and long term dispositions. A majority of these encumbered lands (1,564 acres) are constrained by two short-term month-to-month leases. A summary of all the uses under disposition in the Nānākuli Planning Area is provided in Table 4-2.

A majority of the undeveloped DHHL landholdings within the Nānākuli Planning Area are located outside of the Community Growth Boundary as described in the WSCP. The Nānākuli Planning Area lands are currently zoned as P-1, P-2, AG-2, C, and R-5.

4.2.2 OPPORTUNITIES AND CONSTRAINTS

A significant portion of DHHL's landholdings that may be available for development are located within the Nānākuli Ahupua'a. There are no lands available for development within Princess Kahanu Estates. A summary of opportunities and contraints for the potential uses of DHHL's Nānākuli landholdings follows. Land identified as developable for homesteading is shaded yellow as shown in Figure 4-4.

Type of Disposition*	Total Number	Uses	Acres†
Leases	6	2 - Community Use - Public 2 - Community Use - Homestead Community 2 - Utility	17
Licenses∞	39	 22 - Utility Easements 16 - Community Use- Public 5 Churches 7 Education 2 Public Service Community Facilities 1 Emergency Services 1 Park 1 - Community Use - Homestead Community 1 - Revenue Generation 	63
Right-of-Entry and/or Revocable Permit	7	2 - Community Use - Public 2 - Pastoral 1 - Commercial 2 - Other	1,567
	·	Total Acreage	1,647

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Source: LMD, June 30, 2012

* All dispositions listed are included. However, any disposition expiring prior to 2022 received further evaluation when determining land use designation based on the additional evaluation.

† Acreage identified within the Annual Report is included. However, not all dispositions in the 2011 Annual Report included a acreage information. In addition, in some cases the acreage only accounts for the footprint of the building located on the contracted land, not the land surrounding it, even if the land is being utilized by the contracted entity.

∞Includes license to County for parks in Waimānalo and Nānākuli. Half of the acreage identified in the license was allocated to Nānākuli, although the exact acreage within Nānākuli is not known.

Special Management Areas (SMA)

Much of the coastal areas makai of Farrington Highway are located within SMA designated areas. The SMA extends across Farrington Highway at several locations and includes the area currently under a long term lease to the Nānākuli Hawaiian Homestead Community Association (NHHCA). Planning for any future development in these areas will need to take into account best practices in coastal zone management and coastal hazard mitigation.

Water

Within Nānākuli, the lower portion of the valley receives approximately 20 to 33 inches of rain annually. The upper portion of the valley, where a majority of the currently undeveloped lands are located, receives between 33 to 48 inches of rainfall per year. This is not considered sufficient to support agriculture without some type of supplemental irrigation. BWS has storage and transmission facilities in Nānākuli Valley. As described in the Wa'anae Planning area, long-term improvements to both transmission and storage may be necessary to meet the needs of the Wai'anae Coast.

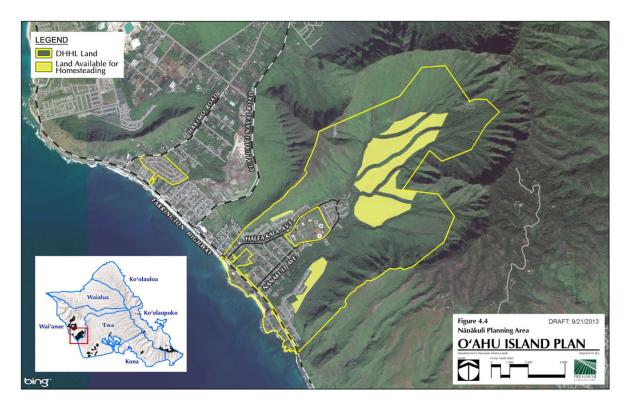


Figure 4-4 Nānākuli Planning Area

Slopes

The perimeter of DHHL's landholdings in Nānākuli Valley has steep slopes in excess of 25 percent. Development in such areas may result in increased infrastructure costs and require additional precautions be taken to protect any future development from hazards associated with potential rockfalls.

Homestead Deterioration

In 1931, DHHL began awarding residential homesteads near the former Nānāikapono School, making Nānākuli the oldest homestead community on O'ahu. Because of the community's age, some homes have become unsafe to occupy. There is an opportunity for homestead rehabilitation. If the homestead has been abandoned, there is also an opportunity for re-award once the home has been made habitable, or is removed for an owner-builder award.

PLANNING CONSIDERATIONS

Opportunities

- Large undeveloped parcels
- Location near/within existing homesteads



Floodina

An intermittent stream, with numerous tributaries in the upper portion of the valley flows through Nānākuli. In particular, the area immediately surrounding the stream in the lower valley is subject to flooding, and is located within the FEMA-designated 100-year flood plain. Development along the stream corridors would be limited to projects that are not covered by the Native American Housing Assistance and Self-Determination Act (NAHASDA) and are consistent with acceptable development within a flood zone.

Wetlands/Agriculture

Within Nānākuli there are seasonal streams, forested shrub, estuary and subtidal wetlands. These wetland features account for approximately 27 acres of the DHHL landholdings. Although there is limited rainfall in the lower portions of the valley, and the LSB rating system rated most of the soils in the valley as very poor, the soils in the floodplain surrounding

PLANNING CONSIDERATIONS

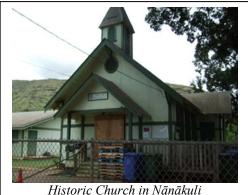
Constraints

- **Steep slopes**
- Flooding
- **Cultural resources**
- **Conservation & Special** Management Areas
- **Traffic impacts**
- **Deteriorating homesteads**
- Applicants would prefer homesteading opportunities in other regions

Nānākuli Stream have been designated as Prime and Other on the ALISH rating system. Residential development in this area should be avoided. However, with appropriate inputs, the area may be suitable for limited agricultural use.

Cultural Resources

The Nānākuli Valley is rich in cultural resources. According to the WSCP, portions of DHHL landholdings have beens surveyed and concentrations of archaeological sites are identified in the mauka regions of the Nānākuli Ahupua'a. These resources provide an opportunity for cultural preservation and education. Any development planning should take into account the likely presence of cultural resources within the valley. In addition to the archaeological resources in the upper valley, several church buildings were built soon after the establishment of the homesteads.



Historic Church in Nānākuli

These historic buildings are part of the rich fabric that makes up this mature homestead community.

Conservation

There are several areas that have conservation constraints. The Nānākuli Forest Reserve is located in the eastern slopes of the valley. In addition, critical habitats for various plants as well as the 'elepaio are located within DHHL's Nānākuli landholdings.

Roadways and Traffic

Nanakuli is the gateway to the Wai'anae Coast, therefore is limited to the only access, via Farrington Highway. Traffic congestion and safety have been pervasive problems along Farrington Highway, and continue to worsen as a result of increasing population and frequent roadway/infrastructure breakdowns. Nānākuli beneficiaries identified safety and transportation corridor improvements as two of five priority projects in their 2010 Regional Plan.

4.2.3 LAND USE PLAN

While developed areas are constrained by existing homesteads and community uses, they account for only 20% (~460 acres) of DHHL's landholdings in the Nānākuli Planning Area. The remaining 1,855 acres are located in the back and ridges of Nānākuli Valley and have not been developed. Within the undeveloped areas, approximately 400 acres were found to be unconstrained and suitable for homestead development, as shown on Figure 4-4. New homesteads are proposed as infill within the existing homestead community and new subdivisions are proposed adjacent to existing Nānākuli Homesteads. All lands within Princess Kahanu Estates are constrained. therefore no new homesteads are planned for that area.

LAND USE PLAN

- 1,319 Existing Residential Homesteads on 390 Acres
- 1,835 Proposed Residential Homesteads on 320 Acres
- 50 Acres Community Use
- 825 Acres Conservation
- 10 Acres Commercial
- 710 Acres General Agriculture

Rounded into 5-acre increments

Figure 4-5 illustrates the proposed land uses within the Nānākuli Planning Area. Homesteading will continue to be the primary focus of the Nānākuli Planning Area.

4.2.3.1 Homestead Residential (Existing and Proposed)

The existing residential homestead communities within Nānākuli Ahupua'a, and Princess Kahanu Estates within Lualualei Ahupua'a, will be retained in their current conditions. There is no room for expansion within Princess Kahanu Estates. However, within Nānākuli Ahupua'a, there are several opportunities for expansion.

An approximately 33 acre area is located along the perimeter of Pili'ōkahe Homestead Community²⁵, east of Nānākuli Stream. This area is currently being utilized for pasturing on a month-to-month basis. Approximately 125 residential lots could be accommodated to the east of the Pili'ōkahe Homesteads. The infrastructure cost estimate for the expansion of Pili'ōkahe was conducted and is described in Table 4-3.

Table 4-3: Co	st Estimate for Development of Pili'ōkahe Residential Homesteads
Expansion	

Pili'ōkahe Exp	ansion
Grading, Clearing, Earthwork	\$1,301,040
Roadway Systems	\$5,704,739
Water Systems	\$3,400,320
Drainage Systems	\$6,076,704
Sewage Systems	\$3,482,160
Elect/Tel Systems	\$756,000
Subtotal	\$20,720,963
10% engineering	\$2,072,096
Total	\$22,793,060
Cost per lot	\$180,897

Approximately four acres is located along the western side of Ulei Loop. During homestead construction, homes were only built on the lower, eastern side of Ulei Loop. This infill project has space to accommodate approximately 20 residential lots along the existing road. The infrastructure cost for the expansion of Nānākuli Homesteads along Ulei Loop was conducted and is described in Table 4-4.

 Table 4-4: Cost Estimate for Development of Nānākuli Residential Homesteads

 Expansion along Ulei Loop

Ulei Loop				
Roadway System (none lots from	nt existing Ulei Loop)			
Clearing & grubbing	\$17,850			
Lot Grading	\$1,250,000			
Water connection to main	\$90,000			
Water System Facilities Charge	\$111,198			
Drainage System	\$538,121			
Sewage Facilities Charge	\$90,000			
Sewer connection to main	\$90,000			
Electrical/Telephone Hookup	\$150,000			
Subtotal	\$2,337,169			
10% Engineering	\$233,717			
Total	\$2,570,886			
Cost per lot	\$102,835			

²⁵ The Pili'ōkahe Homestead Community is often referred by its temporary development name, "Series 7."

Nearly half of the lands identified as developable for homesteading purposes on O'ahu are located within the upper portion of Nānākuli Valley, mauka of the existing residential homesteads. There are numerous dry riverbeds crossing the area, and cultural resources dot the landscape. Based on the assessment conducted, approximately 280 acres met the criteria for homestead development, although the total acreage could be reduced based on discoveries of historic resources. These lands were further evaluated for their homestead subsistence agriculture potential. Although there are large contiguous areas of land, none received high ratings for potential agricultural productivity and annual rainfall is limited. Therefore, these lands were identified for the development of approximately 1,690 residential homesteads only.

Based on the survey, applicants indicated that residential homesteading in Nānākuli within DHHL's land was not desirable when compared to other areas on O'ahu. In addition, the development of approximately 1,830 homesteads is anticipated to have a significant impact on already poor traffic conditions, and aging infrastructure.

4.2.3.2 **Community Use**

There are approximately 50 acres proposed for Community Use. These include Community Use lands benefitting the community as a whole as well as uses specifically benefitting the homestead communities.

Approximately 45 acres will benefit the community as a whole. These include existing uses that will be retained with no proposed changes. Within the Nānākuli Planning Area, most of the Community Use-designated lands provide religious or educational services. The former Nānāikapono School grounds have



Kawaihona o Ka Na'auao, culturally-based public charter school located on DHHL landholdings

become an educational center since the DOE school relocated, housing a variety of educational programs. This educational kīpuka includes a Hawaiian-based charter school, Hawaiian immersion school, Hawaiian culture-based preschools, and an early intervention service center. While these programs benefit the larger Hawaiian community, their presence in Nānākuli directly benefits many homestead families throughout the leeward region, from Mākaha to Kapolei.

Approximately 15 acres currently benefit the homestead communities directly. These include: a community facility with boat storage in Princess Kahanu Estates, and a cemetery in the Nānākuli Homesteads. A vacant area within Pili'ōkahe has also been designated for homestead Community Use based on the community's needs.

The Nānākuli Homestead Community Association, in partnership with several for profit businesses and non-profit organizations, has proposed the development of the Nānākuli Village Center (NVC). The NVC will include both Commercial and Community Use components. The Commercial Use component is discussed in Section 4.2.3.4. The

proposed Community Use component will include the Agnes K. Cope Learning Center and a Boys and Girls Cub.

4.2.3.3 Conservation

DHHL owns a majority of the valley slopes of Nānākuli. The areas with slopes greater than 40% that were not already in homestead use have been designated as Conservation. Portions of Nānākuli have been designated as critical habitat for the 'Elepaio and several native plants. The critical habitats, wetlands, floodways, and streams,²⁶ along with areas identified by the State as "Conservation District" and the County as "P-1 Restricted Preservation," make up the 825 acres designated by DHHL as Conservation.

4.2.3.4 Commercial

Approximately 10 acres of land identified for the development of the NVC are designed to provide

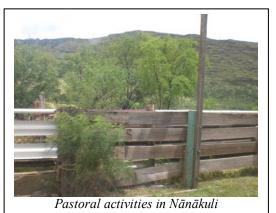


Critical Habitat for the 'Elepaio and several native plants

community-based economic development for the Nānākuli Homestead Community Association. Because of the nature of the proposed land use, these lands have been designated Commercial, not Community Use, although designed to benefit the homestead community. The proposed commercial components of this project include the development of a commercial center, Hale Makana o Nānākuli (an affordable rental housing project), and the International Surfing Hall of Fame.

4.2.3.5 General Agriculture

Approximately 30% of the undeveloped lands in Nānākuli did not meet the criteria for either development or homestead conservation. These lands were evaluated for agriculture potential, however, based on low rainfall and poor ratings within the ALISH and LSB rating systems, the designation of homestead -Subsistence Argriculture was rejected. These approximately 710 acres have been designated as General Agriculture. This allows for the continued use of the area for pasturing, while holding the land in an interim designation, should a higher and better use arise.



²⁶ All streams, both those that run year-round as well as those that flow intermittently during heavy/long periods of rainfall were evaluated to determine appropriate set-backs.

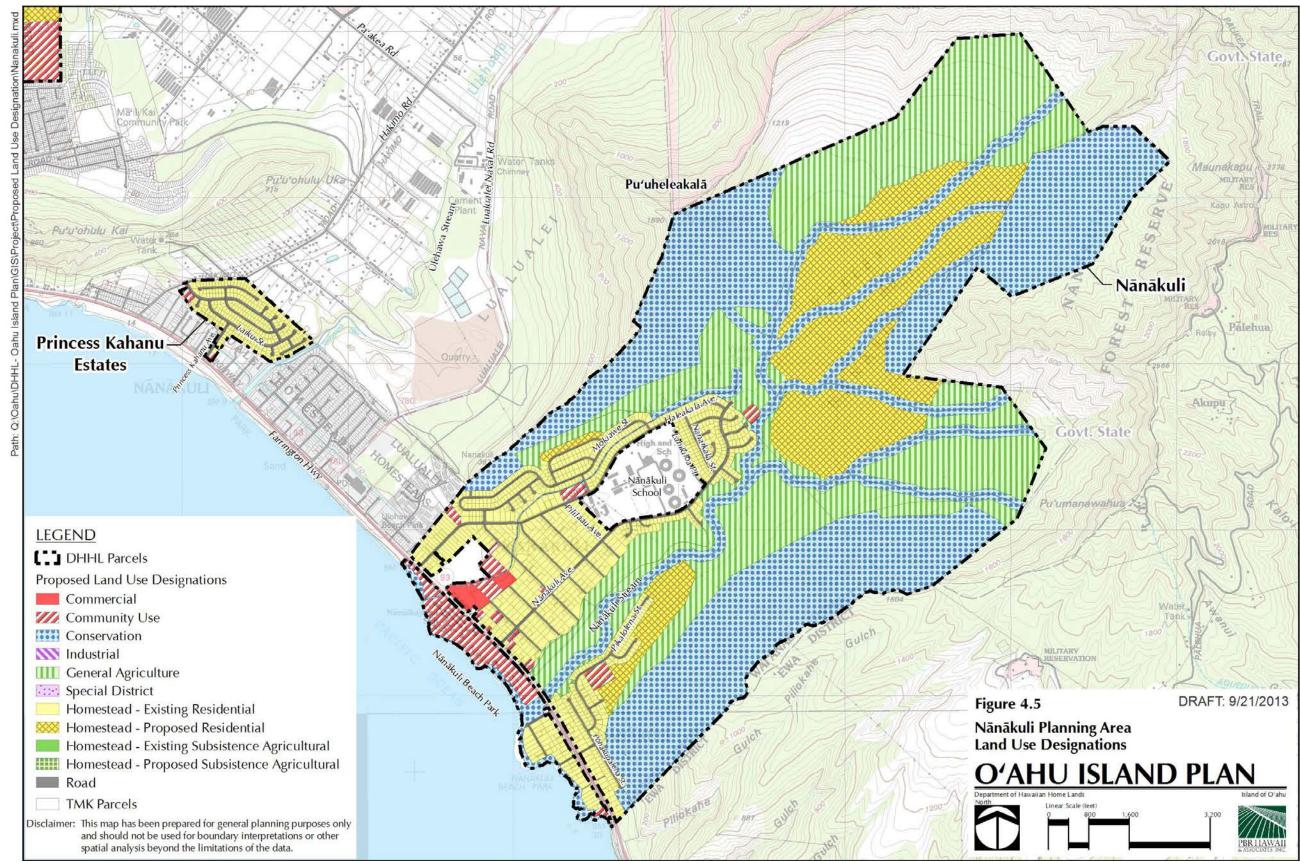


Figure 4-5 Nānākuli Planning Area Land Use Designations

O'AHU ISLAND PLAN department of hawaiian home lands

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5.0 'EWA MOKU

Traditionally the 'Ewa Moku encompassed most of Central O'ahu as well as the present day leeward towns of Waipahu, 'Ewa, Kapolei, and Ko'olina. DHHL has approximately 1,095 acres in the 'Ewa Moku with 1,019 acres on the arid plains within Honouliuli Ahupua'a, and 76 acres within Waiawa Ahupua'a near the West Loch of Pearl Harbor (Figure 5-1).

As part of DHHL's Regional Plan update process, lands within Honouliuli Ahupua'a were included in the Kapolei Regional Plan. There are no homesteading opportunities within DHHL's Waiawa landholdings. Therefore these lands were not included in the Regional Planning process.

EXISTING USES

- 866 Residential Homesteads
- 14 Residential Homesteads under development
- 306 Residential Undivided Interest Awards
- 155 Acres in long-term contracts
- 235 Acres in short-term contracts
- 200 Acres unconstrained for future development

Rounded in 5-acre increments

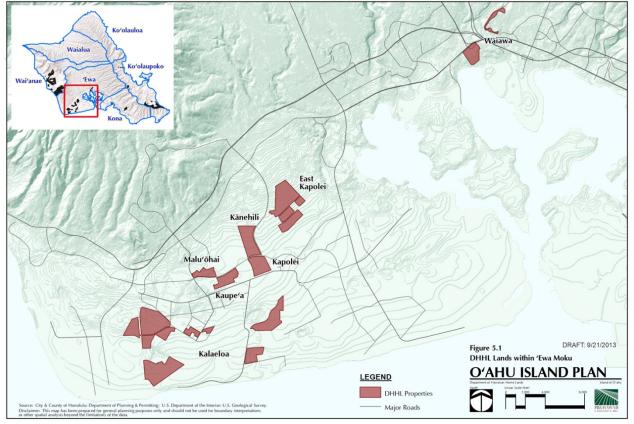


Figure 5-1 DHHL landholdings within 'Ewa Moku

5.1 HONOULIULI AHUPUA'A

5.1.1 EXISTING CONDITIONS

DHHL acquired lands for the purposes of homesteading and revenue generation within

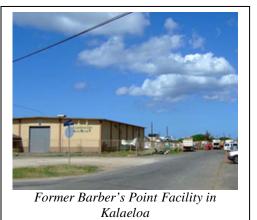
the Honouliuli Ahupua'a. There are approximately 1,018 acres within Honouliuli, 555 acres within Kalaeloa (the former Barber's Point Naval Air Station), and the balance located within Kapolei and East Kapolei.

DHHL's landholdings are in an area that is relatively flat with elevations ranging from five to 110 feet above sea level.

Since the late 1800's, much of the plains within Honouliuli were utilized for agricultural purposes, primarily sugar production. As the sugar industry

declined in the mid 1900's, master planning for the Second City (now known as Kapolei) began. The population has increased substantially between 2000 and 2010, with the 'Ewa CCD growing from a population of 272,328 to 323,118. This represents an 18.7% increase, making it the fastest growing area in the County. Large master-planned communities are proposed throughout the ahupua'a. Honouliuli has also been DHHL's focus for the development of new Homesteads. Since 2000, DHHL has completed the

development of two new homestead communities, Malu'ōhai and Kaupe'a, is constructing new homes in a third community, Kānehili, and is installing infrastructure in a fourth, yet un-named community currently referred to as East Kapolei II. A total of 866 residential homesteads have been constructed and awarded in Honouliuli since 2000. In Kānehili, additional 14 beneficiaries are awaiting an occupancy of their homes that are either under construction or awaiting loan approval. An additional 306 undivided interest leases have been awarded in East Kapolei II. With over one thousand awards since 2000, Honouliuli is the fastest growing Hawaiian Homestead region on O'ahu²⁸.





Malu'ōhai and Kaupe'a Hawaiian Homestead communities are located within the Villages of Kapolei and are surrounded primarily by residential and public service

²⁸ This includes 70 single family rentals, with option to purchase, for native Hawaiians managed by Mark Development Inc. Tenants must still meet blood quantum requirements, as beneficiaries of DHHL, but are not lessees.

facilities such as schools. Kaupe'a is currently zoned R-3.5, A-1 and P-2 by the County. Malu'ōhai is zoned R-5.

Kānehili Hawaiian Homestead Community is a mixture of Residential, Commercial and Community Uses and is currently zoned AG-1 by the County. It is surrounded by undeveloped lands, golf courses, University of Hawai'i-West O'ahu (UHWO) lands, and the mauka extent of Kalaeloa.

DHHL's East Kapolei II parcels are currently vacant and zoned AG-1, although the installation of roadways and utilities is underway. Portions of East Kapolei II are currently under a short-term agricultural disposition. Lands to the north and west of East Kapolei II are currently vacant but are master-planned for the development of Ho'opili, a 12,000 unit community. Construction has been completed on adjacent facilities including the Kroc Center and Ko'oloa'ula residential development, as well as Phase I of the nearby UHWO campus. South of East Kapolei II is the 'Ewa Villages Golf Course.

DHHL's Kalaeloa lands are zoned F-1 by the County and are surrounded by industrial, military, aviation and commercial uses. A majority of these lands are used for revenue generating purposes.

Although a majority of DHHL's Honouliuli lands are not zoned residential, all of the Honouliuli lands are located within the State Urban Land Use District Boundaries and are also within the County's "Urban Growth Boundary" in the Ewa Development Plan. Additionally, DHHL is working with the County Department of Planning and Permitting to clarify the status of the lands in relation to the City and County's zoning and development standards.

Approximately 329 acres of DHHL Honouliuli Lands are in short- and long-term disposition. Approximately 75% of the dispositions totalling 224 acres are located within Kalaeloa. A summary of non-homestead uses is provided in Table 5-1.

5.1.2 OPPORTUNITIES AND CONSTRAINTS

DHHL landholdings are located in the rapidly growing city of Kapolei and within Kalaleoa, the former Barber's Point military installation undergoing redevelopment. A summary of the opportunities and contraints to development of these lands follows. DHHL lands in Kapolei and Kalaeloa are shown on Figures 5-2 and 5-3 respectively. Land identified as developable for homesteading is shaded yellow on Figures 5-2 and 5-3.

Type of Disposition*	Total Number	Uses	Acres†
Leases	6	 Residential Community Use - Homestead Community Commercial Industrial 	135
$Licenses^{\infty}$	14	 5 - Utility Easements 6 - Community Use - Public 2 - Community Use - Education 1 - Revenue Generation 	17
Right-of-Entry and/or Revocable Permit	43	 33 - Industrial/Storage/Parking Agriculture 5 - Commercial Recreation Community Use - Public Stabling 	177
Source: LMD June 20	1	Total Acreage	329

Table 5-1: Existing Non-Homestead Uses in Honouliuli Ahupua'a

Source: LMD, June 30, 2012

*All dispositions listed are included. However, any disposition expiring prior to 2022 received further evaluation when determining land use designation based on the additional evaluation.

† Acreage identified within the Annual Report is included. However, not all dispositions in the 2011 Annual Report included a acreage information. In addition, in some cases the acreage only accounts for the footprint of the building located on the contracted land, not the land surrounding it, even if the land is being utilized by the contracted entity.

∞Mark Development is managing the Rent-with-option-to-purchase component of the Malu'onai Hawaiian Homestead Community.

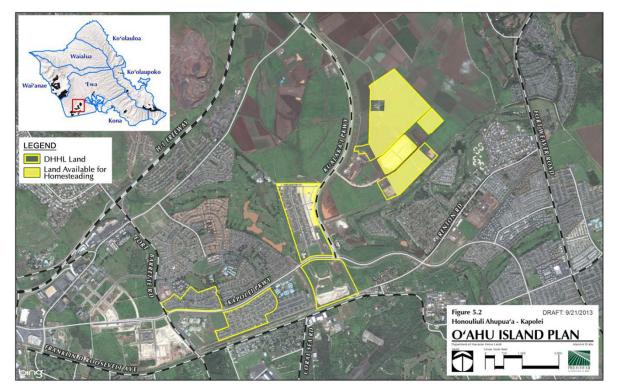


Figure 5-2 Honouliuli Ahupua'a- Kapolei

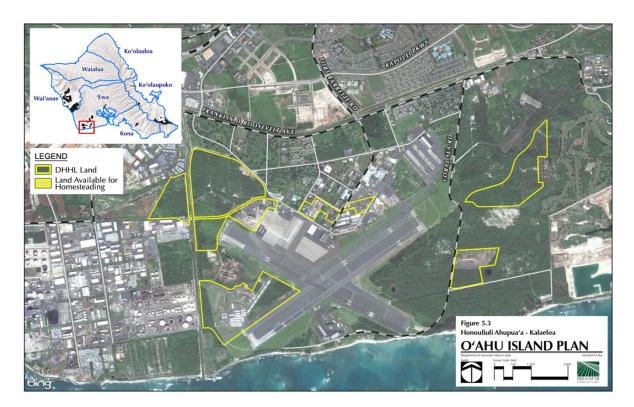


Figure 5-3 Honouliuli Ahupua'a- Kalaeloa

Geography

The DHHL landholdings within Honouliuli are generally flat, however the soils have been found to be expansive in many areas. Existing developments have required the removal and replacement of some soil with non-expansive materials. Future developments will also likely also require mitigation for expansive soils.

Karst topography is found throughout Kalaeloa. The 'Ewa Karst has numerous wet and dry sinkholes/caves that have been a source of rich paleo-environmental and cultural

deposits and a home to threatened animals. Karst topography can also are a hazard during development if weakened limestone collapses under the pressure of heavy machinery. Development of areas with karst deposits should be evaluated to ensure archaeological and biological resources are protected and the safety of construction personnel is ensured.

Historic Resources

Within Kalaeloa, there are significant pre-contact and World War II cultural resources as well as paleo-environmental deposits. The military conducted several investigations of historic resources. Any development should include a review of these reports as well as an investigation of resources within areas proposed for development.



Former Barber's Point Headquarters Building

The region encompassing East Kapolei II was utilized for sugar production since the 1880s, and historic properties²⁹ have been identified within DHHL's landholdings. Plantation-era historic properties such as cane haul roads, flumes, and irrigation ditches are anticipated to be located within the former sugar production areas, and could be located within DHHL's lands.

Protected Species

The unique karst geology is home to several species of plants and animals that are at risk for extinction. Although Honouliuli was utilized intensive agriculture for and military operations, pockets of these species have survived. Within Kalaeloa there are several endangered plants including the akoko, 'ewa hinahina, as well as several listed and threatened animals, including two anchialine pool shrimp and the Hawaiian damselfly. The endangered koʻoloa'ula was discovered within East Kapolei. Habitat Conservation Plans have been developed and reserve areas have been established. Compliance with the Koʻoloa'ula Habitat Conservation Plan is A unique opportunity exists to required. incorporate these drought tolerant native plants into landscaping within future developments.

Agricultural Opportunities

DHHL's landholdings within East Kapolei II and the remainder of Kānehili are identified as "Prime" under the ALISH soils classification system and "Good" in the LSB Detailed Land Classification system. An opportunity exists to integrate agriculture that could include back yard or community gardens into development of these areas while maintaining the density currently proposed.

PLANNING CONSIDERATIONS

Opportunities

- Flat parcels in region of growth
- Excellent soil for agriculture
- Wastewater re-use potential

Constraints

- Endangered species
- Unique geologic formations
- Building restrictions due to nearby airport
- Soil contamination

Wastewater

Honouliuli is serviced by the Honouliuli Sewage Treatment Plant (H-STP) operated by the ENV. During fiscal year 2013, the H-STP processed 25 million gallons per day (mgd) of sewage. A portion of the sewage receives additional treatment and is

²⁹ The former Pesticide Mixing and Loading Facility was located within East Kapolei II. The Architectural Inventory Survey and photographs are an appropriate mitigation and no further mitigation is needed. The building has been demolished and the surrounding contaminated area is being remediated.

available for beneficial re-use in portions of Kapolei and 'Ewa. Based on its relative proximity to H-STP, there may be opportunities for DHHL to utilize reclaimed water for landscaping and agriculture.

Drainage

Kalo'i Gulch is a drainage system for surface water for much of Kapolei and East Kapolei. Man-made modifications including diversions, the use of golf course water hazards have improved drainage and reduced flooding in previously flood-prone areas, such as 'Ewa Villages. Long term management of Kalo'i Gulch is necessary to limit risk from flooding within DHHL's lands, particularly those adjacent to the Gulch such as Kānehili and East Kapolei II.

Contamination

East Kapolei II has been identified by the EPA as a brownfield. An investigation was conducted to determine the location of contaminated soils. The historic, sugar-era, former Pesticide Mixing and Loading Facility, as well as several isolated areas within East Kapolei II were found to be contaminated. A plan was developed and is being implemented to clean up/encapsulate contamination, and to protect the public from inadvertent contamination. Development will follow the recommendations made by the Department of Health and EPA regarding the brownfields.

Development of a New Urban Area

Kapolei, also known as "the Second City," has long been planned as a secondary urban core on Once farmland, Kapolei has been Oʻahu. developed to create opportunities for employment, education, and recreation in addition to new housing. This provides a great opportunity for benficiaries to live in a liveable. walkable community that also includes adequate emplovment and recreational opportunities. Kapolei benficiaries engaged in the planning process to identify four priority projects. These priorities include supporting the development of a



cultural heritage center, new schools, pedestrian/bicycle pathways, and new parks.

Cultural Resources

East Kapolei is the headquarters for DHHL. When DHHL planned its relocation to Kapolei, provisions were made to develop a Native Hawaiian resource kīpuka adjacent to DHHL headquarters. The kīpuka is envisioned as a place for numerous Hawaiian organizations to be co-located, allowing Native Hawaiians to access a variety of resources and services in one area.

Public Services

Kapolei is a rapidly growing region, with public services coming online as the population grows. As a result, some services are still being developed while others appear to be built for significantly larger populations than currently exist. Several public service organizations have chosen to construct facilities in Kapolei in anticipation of continued

population growth. The Kroc Center and the Special Olympics Sports and Wellness Center have both elected to construct their facilities in East Kapolei. The Honolulu Authority for Rapid Transit (HART) is also developing a fixed-rail mass transit system that will initially originate in East Kapolei. The location of these facilities in close proximity to, or within DHHL's landholdings, provides opportunities for collaboration and support of the existing and proposed homesteads in the region, as well as the potential for Transit-Oriented Development (TOD).

5.1.3 LAND USE PLAN

Within the Honouliuli Ahupua'a, the lands makai of Roosevelt Avenue within Kalaeloa (the former Barber's Point Naval Air Station) have been primarily designated for industrial uses. The lands mauka of Roosevelt Avenue have been designated for Homestead Residential, Commercial and Community Use.

The East Kapolei Area has been identified for urban expansion, however, few community facilities are in place. Working with governmental agencies and private organizations, numerous facilities are being built on lands surrounding the area including a

LAND USE PLAN

- 806 Existing Residential Homestead Leases on 150 Acres
- 1,190 Proposed Residential Homestead on 200 Acres
- 35 Acres Community Use
- 80 Acres Commercial
- 550 Acres Industrial

Rounded in 5-acre increments

university, several schools, the mass-transit system and parks. While DHHL's lands in the East Kapolei Area will be focused on Homestead Residential development, community support facilities will also be developed to augment the facilities being planned in the surrounding areas. Figure 5-4 and 5-5 illustrate the proposed land uses within Honouliuli Ahupua'a.

5.1.3.1 Homestead Residential (Existing and Proposed)

There are three existing Homestead Residential communities in Honouliuli. Kaupe'a Homestead Community will be retained in its current condition while both Malu'ohai and Kanehili Homestead Communities are expected to undergo some changes during the 20-year planning cycle. Malu'ohai includes both owner- and renteroccupied homes. The 156 homes that are owned by lessees will be retained as homesteads. However, the rental terms for the approximately 70 renter-occupied homes managed Mark by



Development allows the beneficiary-occupant to eventually purchase the home if they qualify financially. While the land use will remain the same for the Mark Development-

managed homes, the status of these beneficiaries may change from applicant to lessee. Within Kānehili, there are 324 existing homesteads. An additional 77 homes are anticipated to be constructed in Kānehili within the next ten years. Of the 77 homes, 14 are currently under construction or awaiting occupancy. The remaining 63 are proposed.

Within East Kapolei II, approximately 190 acres are proposed for the development of approximately 1,120 Homestead Residential lots. Approximately 306 future lots have been awarded to beneficiaries as undivided interest awards. These awards are on paper only, designed to allow the awardees time to meet financial requirements posed by mortgage lenders. While some infrastructure improvements have been made or are under construction, none of the construction of individual home sites or subdivision of lots has occurred.

The undeveloped lands located within both Kānehili and East Kapolei II were evaluated for agricultural potential. These large contiguous areas received high ratings of "Prime" and "B" (Good) for agricultural productivity by the ALISH and LSB rating systems, respectively. Although these lands are on the leeward side of the island and average less than 33 inches of rain per year, they are also in close proximity to the H-STP. Currently, the H-STP



processes approximately 13.1 million gallons of wastewater per day. Some of the wastewater receives further treatment at the 'Ewa Reclamation Facility, and is reused in the Kapolei and 'Ewa areas, including for golf course irrigation. There may be future opportunities for use of reclaimed water.

These exceptional agricultural conditions as well as the location near mass transit, the University of Hawai'i-West O'ahu Campus, and the growing urban center of Kapolei make these currently largely undeveloped lands ideal for either agricultural or residential use. While residential homesteading is proposed, use of alternative housing such as townhomes, duplexes, et cetera could result in a mix of residential and subsistence agriculture that achieves the same density as currently proposed. An infrastructure cost estimate for East Kapolei II was developed by DHHL's Land Development Division and is described in Table 5-2.

5.1.3.2 **Community Use**

There are approximately 35 acres proposed for Community Use.

Approximately 30 acres will benefit the community as a whole. The only existing facility within the Community Use areas is the East Kapolei Fire Station and Training Center, which will be retained with no changes. Other facilities have been proposed within the Community Use areas, but have not yet been completed.



DHHL created a kīpuka for Native Hawaiian service organizations adjacent to its headquarters building in East Kapolei. While much of the kīpuka is still in the planning stages, organizations have been selected for occupancy of the area. Other Community Use lands benefitting the larger community include the Special Olympics Sports and Wellness Center, and a park within East Kapolei.

Approximately five acres are proposed to benefit the homestead communities directly. The specific activities within these Community Use lands have not yet been determined, but one possible use could be a park to serve the Kānehili Homestead beneficiaries.

An additional 5 acres of the land has been leased to the Kapolei Community Development Corporation (KCDC), a regional Hawaiian Homestead Association to provide community-based economic development opportunities. Although the activities proposed for the parcel will benefit the region's homestead communities, these lands have been designated Commercial, not Community Use, and are not included in the Community Use acreage total.

East Kapolei	II
Mass Grading	\$1,281,633
E-W Road & Road E Extension	\$27,184,142
Geotechnical	\$2,075,381
Water Facility Charges	\$1,893,766
Electrical System	\$4,502,236
Sanitary Sewer	\$5,027,919
Off-site Drainage/Sewer	\$6,124,822
Infrastructure Engineering/Site	
Construction Increments IIA-IIF	\$153,279,427
Total	\$201,369,326
Cost per lot	\$197,035

15% contingency incorporated into costs

5.1.3.3 Commercial

Approximately 80 acres have been designated as Commercial. These lands are located within areas where residential density is restricted by an easement from Kalaeloa Airport (originally established for the military operation of Barbers Point Naval Air Station). While residential use is limited, these lands are located at the intersection of two major roadways, Kualaka'i Parkway and Kapolei Parkway, making them ideal for commercial development. Approximately 65 acres of land has been leased to DeBartolo for



the future development of Ka Makana Ali'i, a regional shopping center that will include shops, restaurants, cinema, office space and a hotel. The remaining lands designated as Commercial are the DHHL headquarters and the proposed KCDC economic development parcel. The remaining approximately five acres located along the frontage of Kapolei Parkway is proposed for Commercial to take advantage of its highly visible location.

5.1.3.4 Industrial

The approximately 550 acres of land within Kalaeloa have been identified as Industrial. Approximately 110 acres are being utilized for energy production and are in long-term dispositions for the purposes of revenue generation. The remaining lands have shortterm license dispositions ending within the next five years, or are operating under month-to-month occupancy. While some of the existing uses within the Kalaeloa parcels are public service-oriented, all lands within Kalaeloa have been designated for Industrial use based on proximity to the active airfield and to provide the greatest flexibility for DHHL when the existing dispositions expire.

Due to the presence of multiple archaeological sites and historic structures, a Historic Preservation Covenant has been tied to the deed for the Kalaeloa parcels that protects historic properties. Consultation with the Hawaii State Historic Preservation Officer (SHPO), as provided by HRS Chapter 6E, is required prior to any ground disturbing activity, installation of signs and fences, or construction or alteration of any structures. (See Appendix G, Kalaeloa Quitclaim Deed)

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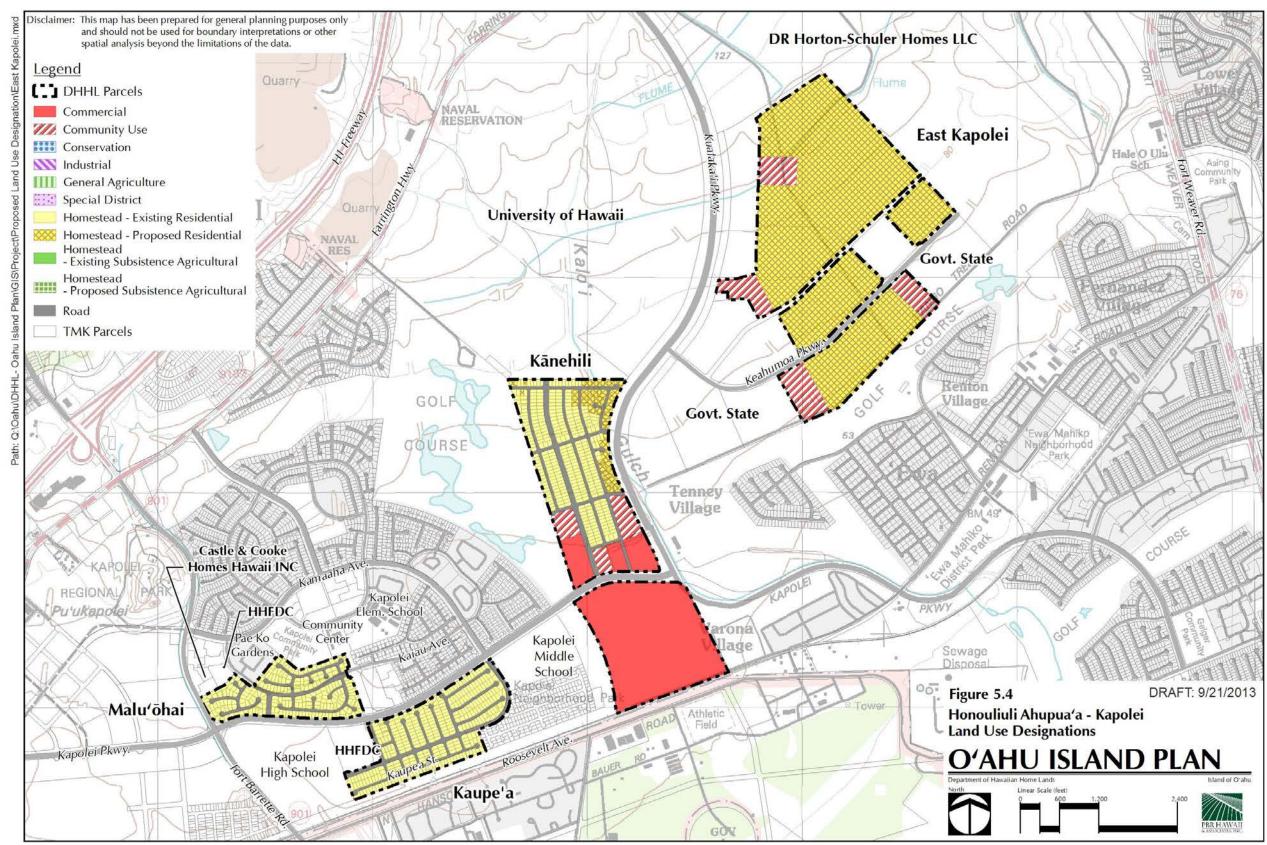


Figure 5-4 Honouliuli Ahupua'a- Kapolei Land Use Designations

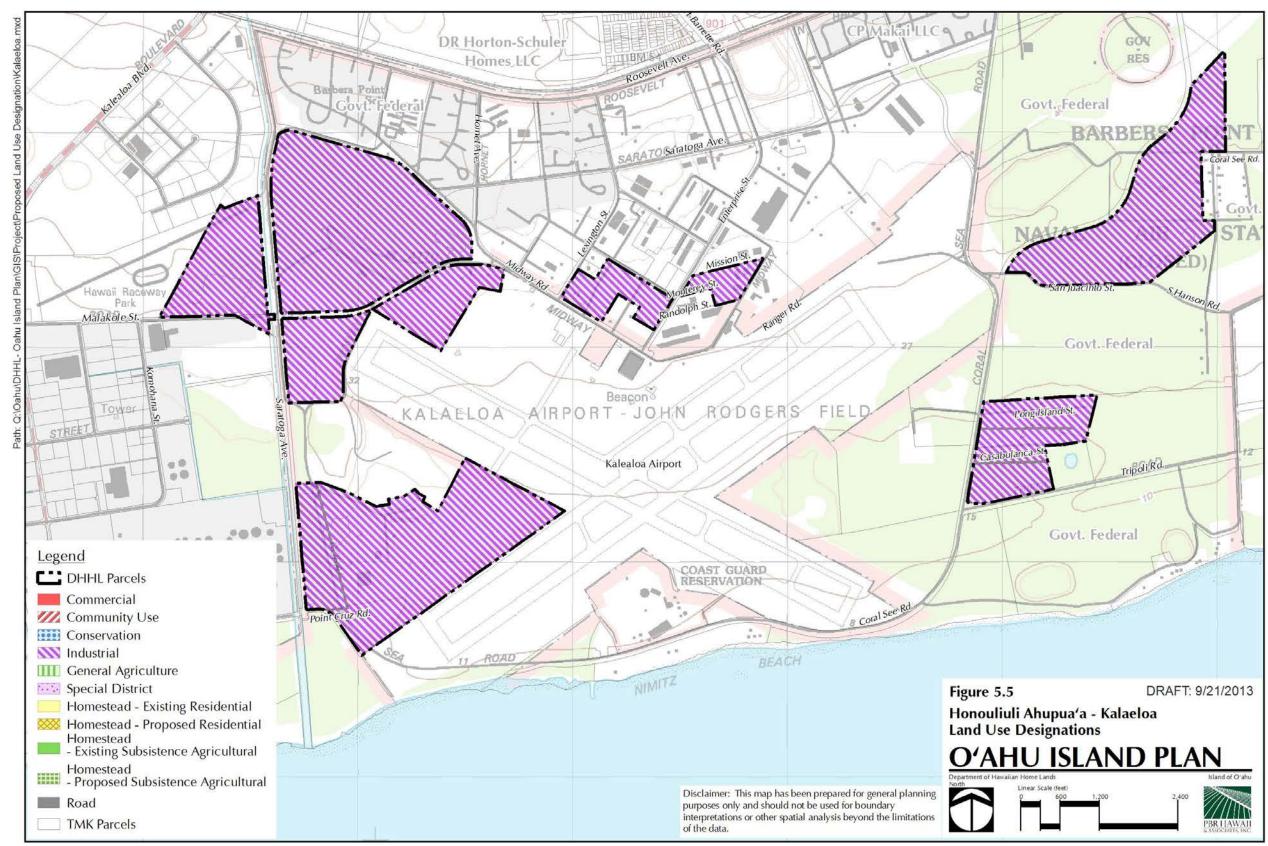


Figure 5-5 Honouliuli Ahupua'a- Kalaeloa Land Use Designations

5.2 WAIAWA AHUPUA'A

5.2.1 EXISTING CONDITIONS

There are two non-contiguous areas totaling approximately 75 acres in Waiawa. The southwestern area adjacent to Leeward Community College is approximately 60 acres and flat. It is being utilized by the County as a base yard for the HART mass transit system and is currently zoned as AG-2. The other parcel consists of a remnant ridgeline with very steep slopes and is adjacent to Manana military housing. It is currently zoned F-1 (Military) by the County.

Approximately 60 acres are in short- and long-term disposition. The remaining lands are vacant. A summary of non-homestead uses is provided in Table 5-3.

Type of	Total	Uses	Acres∱
Disposition*	Number		
Leases	0	None	0
Licenses	1	Utility easement	2
Right-of-Entry and/or Revocable Permit	2	2 - Industrial	58
Total Acreage			60

Table 5-3: Existing Non-Homestead Uses in Waiawa Ahupua'a

Source: DHHL- Land Management Division, June 30, 2012

Not all dispositions specified acreage

*All dispositions in the 2012 list are included. However, any disposition expiring prior to 2022 received further evaluation and may have been considered unencumbered when determining land use designations.

5.2.2 OPPORTUNITIES AND CONSTRAINTS

DHHL landholdings in Waiawa are located near the intersection of H-1 Freeway, H-2 Freeway and Kamehameha Highway (major roadways to Mililani, Waipahu and Pearl City). A summary of the opportunities and contraints to development of these lands follows. DHHL lands within Waiawa Ahupua'a are shown on Figure 5-6.

Geography and Access

The area located adjacent to Leeward Community College is ideal for development based on its proximity to major transportation routes and flat topography. The County is currently utilizing the area under a right-of-entry agreement until a longer term license is executed.

A majority of the mauka parcel in Waiawa is located along the flanks of the hillside where the military's Manana housing is located. These steep slopes limit development. While there are several flat areas, none are ideal for development. Most of the level areas are small and partially located within roadway easements. There are two areas large enough for development. The first area is approximately 2 acres and is located along Waihona Street. It is currently under a month to month disposition. The other area is approximately five acres and is located along the northern portion of the DHHL's land abuts Manana housing. This area is no longer accessible as the result of the sale of the former cane haul road to a private party. Off-site capital improvements within the former cane haul road, including the construction of several buildings have cut off access to this portion of DHHL's parcel.

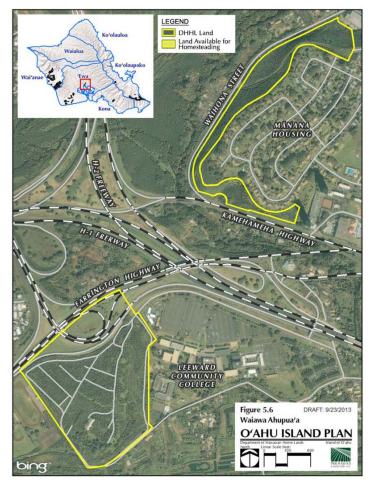


Figure 5-6 Waiawa Ahupua'a

Infrastructure

The existing infrastructure are limited. There is an existing water main within the parce but fluctuating flow and pressure preclude its use should the parcel be developed.

5.2.3 LAND USE PLAN

DHHL's Waiawa lands have limited residential and revenue generation potential, based on current disposition agreements and site constraints. Figure 5-7 illustrates the proposed land uses within Waiawa Ahupua'a.

LAND USE PLAN

75 Acres Industrial

Rounded in 5-acre increments

5.2.3.1 Industrial

All lands within Waiawa are proposed for Industrial designation.

The mauka parcel is located along the perimeter of Manana military housing. Access to the parcel is from the west, through an area designated by the county for industrial activities. Approximately two acres comprised of both flat and sloped areas along Waihona Street currently under a month-to-month disposition for industrial storage may be able to accommodate up to nine 7,500 square-foot



industrial lots if water and other utilities can be brought to the parcel.

Approximately 60 acres located on the larger makai parcel has been licensed to the County gratis for the development of a base yard support facility for the proposed HART rail system currently under construction. DHHL is proposing to exchange these lands with comparably valued lands within the County's surplus inventory. Based on its current use by the County, this area has been designated Industrial. Compensation that is more equitable should be considered for the use of these lands in the event the exchange does not go through or is not completed swiftly.

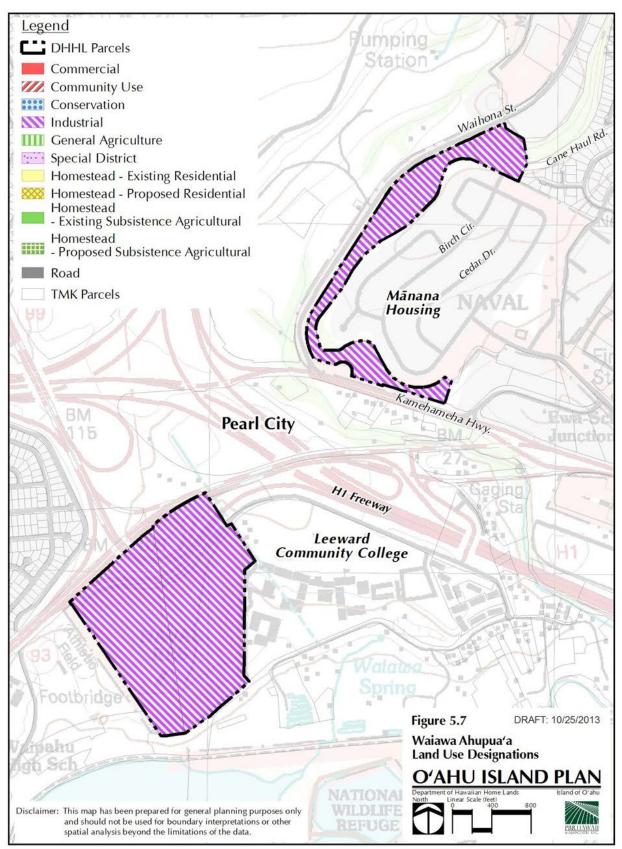


Figure 5-7 Waiawa Ahupua'a Land Use Designations

6.0 KONA MOKU

DHHL has approximately 197 acres in the Kona Moku within the ahupua'a of Honolulu, Moanalua, Kapālama, and Waikīkī (Figure 6-1). These lands are located within the Primary Urban Core (PUC) of O'ahu, the primary business center of the State. The PUC also is the most populous region in the State.

The Papakolea Regional Plan was prepared as part of DHHL's Regional Plan update process for the lands within the Honolulu Ahupua'a in 2009. Lands located within the other ahupua'a, while

EXISTING USES

- 866 Residential Homesteads
- 25 Acres in long-term contracts
- 2 Acres in short-term contracts
- 10 Acres available for homestead development
- 10 Acres available for re-development

Existing uses in excess of 5 acres have been rounded in 5-acre increments

identified as regional assets, do not have any homesteading uses currently and were not part of the Regional Plan effort.

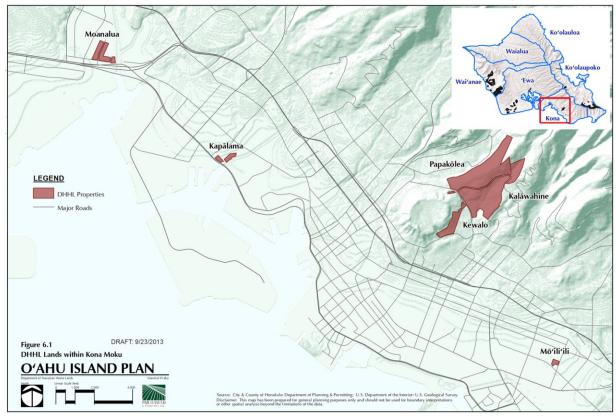


Figure 6-1 DHHL landholdings within Kona Moku

6.1 HONOLULU AHUPUA'A

6.1.1 EXISTING CONDITIONS

There are three homestead communities within the Honolulu Ahupua'a (Papakōlea, Kewalo, and Kalāwahine) encompassing approximately 177 acres. These communities were built on the steep hillsides at the base of the Ko'olau Mountains. These lands extend from approximately 115 feet to 745 feet above sea level.

A total of 407 Residential Homestead lots have been awarded. This includes 64 in Papakōlea, 92 within Kalāwahine, and 251 in Kewalo. DHHL landholdings within the Honolulu



Ahupua'a area are located within the primary urban core and are surrounded by Punchbowl Cemetery, school, residential, and conservation uses. The lands are currently zoned as P-1, P-2, R-5, and R-10 by the County. A portion of DHHL's lands are also located in the Punchbowl Special District, one of seven Special Districts that have been identified by the County with special design guidelines and permit requirements.

Approximately 6 acres are in short- and long-term disposition. A summary of non-homestead uses is provided in Table 6-1.

Type of Disposition*	Total Number	Uses	Acres∱
Leases	0	None	0
Licenses	10	8 - Utility easement2 - Community Use Homestead	5
Right-of-Entry and/or Revocable Permit	2	 Community Use - Homestead Community Use - Public 	<1
· · ·		Total Acreage	6

Table 6-1: Existing Non-Homestead Uses in Honolulu Ahupua'a

Source: DHHL- Land Management Division, June 30, 2012

[†] Not all dispositions specified acreage

*All dispositions in the 2012 list are included. However, any disposition expiring prior to 2022 received further evaluation and may have been considered unencumbered when determining land use designations.

6.1.2 OPPORTUNITIES AND CONSTRAINTS

DHHL landholdings within the Honolulu Ahupua'a (Papakōlea Planning Area) are located in the mauka portion of the city of Honolulu. From a standpoint of proximity to employment, this is an ideal location for homestead residents employed within the

Central Business District of Honolulu. A summary of the opportunities and contraints to development of these lands follow. Unconstrained lands are shown on Figure 6-2.

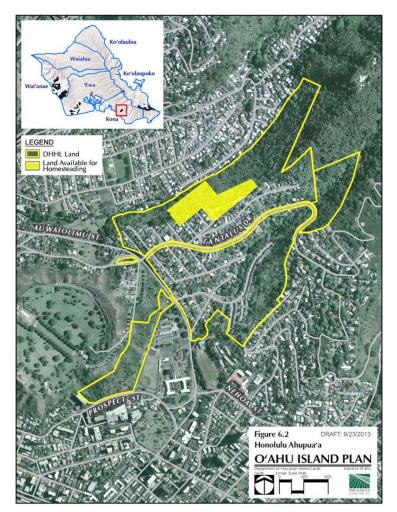
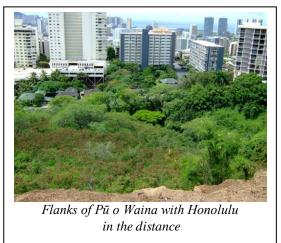


Figure 6-2 Honolulu Ahupua'a

Geography/Geology

Most of the lands within this area are at the base of either the Ko'olau Mountain Range or Pū o Waina³⁰. While there are great views, construction is challenging due to: 1) steep slopes, 2) potential for rock falls, and 3) potential for flooding. Addressing the potential for rock fall hazards in the vicinity of Anianikū Street was included as a priority project during the 2009 Regional Planning process.



³⁰ There are several variations in Hawaiian of the name for Punchbowl crater. They include Puuwaina, Puuwaena, Puu o Wina. Pū o Waina, is the most commonly referenced.

Special District

Portions of Kewalo, and Kalāwahine Homesteads, as well as the undeveloped lands along the eastern flank of Pū o Waina are located within an area designated by the County as the Punchbowl Special (Design) District. While the area is well known for its current use as the National Cemetery of the Pacific, it is a place of deep cultural significance as an area for sacrifice (Pū o Waina). Design guidelines have been developed to ensure that views to and from Pū o Waina are not diminished. Capital improvements in the Punchbowl Special District boundaries are subject to additional requirements imposed by the County.

Watershed/Drainage

The Kanahā Stream³¹ flows between the Kalāwahine residential lots on the east and Papakōlea residential lots on the west before draining into the Makiki Stream as part of the Ala Wai Watershed system. Debris often collects within the Kanahā stream corridor

until heavy rain flushes it downstream Pollutants carried into Kanahā Stream ultimately affect the coastal waters of Māmala Bay and beyond. Beneficiarie residing in the older sections of th Papakolea Planning Area have indicate that drainage and flooding are ongoin problems. Addressing drainage issues for affected the homestead lots and Kanah Stream was included in one of the priorit selected Papakole projects by beneficiaries during the 2009 Regional Pla update process. Drainage may be an issu for any new development.

Wastewater

The DHHL landholdings in Honolulu are serviced by the Sand Island Sewage Treatment Plant (SI-STP) operated by the County's ENV. During the Fiscal Year 2013, the SI-STP processed 57.6 million gallons per day (mgd) of sewage. Although the SI-STP is undergoing improvements to improve the quality of water leaving the plant based upon EPA requriements, the primary concern for the homestead community is the age of the collection

en collects within the Kanahā stream corridor				
n. m of	PLANNING CONSIDERATIONS			
es ne ed	<u>Opportunities</u>			
าg or าā	Location			
ity ea	• Views			
an Je	<u>Constraints</u>			
	 Steep slopes/rock fall 			
re ge ne ar on gh	 Capital improvement restrictions - Punchbowl Special District 			
	 Drainage 			
to ne	Deteriorating infrastructure			

• Aging homes

system within Papakolea and Kewalo. Portions of the sewerage system are 70 years old, and the entire system requires replacement. The collection system does not meet current standards and pipe failures occur frequently. In many instances, the sewer lines run from the homestead to the street above ground. The sewer collection system is

³¹ Kanāha stream is an intermittent stream. Much of the year it is dry, with flowing water only during heavy rains.

located within County roadways, and was previously repaired and maintained by the County. The County is no longer maintaining the system and DHHL has assumed responsibility for maintenance and management of sewer lines in Papakōlea including those that convey sewage from portions of Tantalus (outside of DHHL's landholdings). Any new development will require significant improvements to the existing sewer system. Repair of the sewer collection system was identified by Papakōlea beneficiaries as a priority project during the 2009 Regional Plan update process.

Public Services

The Papakōlea Community Development Corporation (PCDC) operates the Papakōlea Community Center, located on Tantalus Drive, for the benefit of the Homestead Communities. PCDC not only provides recreational facilities, but also provides a space for medical screening, a certified kitchen, and after-school programs.

Vacant Homesteads

Papakolea, established Hawaiian as а Homestead in 1934, is the second oldest homestead community on O'ahu. Because of community's age not the only is the infrastructure deteriorating, a significant number of homes appear to be uninhabitable and/or As part of the 2009 Regional abandoned. Planning process, Papakolea beneficiaries identified as a Priority Project the development of a process to address abandoned/vacant homes, making them habitable for re-award to an applicant on the waitlist. There may be an opportunity to re-award these homesteads if the current lessee agrees to release his/her award.

6.1.3 LAND USE PLAN

Approximately half of DHHL's lands are being utilized for existing Residential Homesteads and Community Use. The remaining lands were



Medical Exam Room at the Community Center

LAND USE PLAN

- 407 Existing Residential Homesteads on 85 acres
- 23 Proposed Residential Homestead on 10 acres
- 2 Acres Community Use
- 15 Acres Special District
- 65 Acres Conservation

Land uses in excess of 5 acres have been rounded in 5-acre increments

evaluated for their homestead development potential. Roughly 10 acres have been identified as unconstrained as shown on Figure 6-2.

New homesteads are proposed within the old Moreira Dairy, and the area on the lower slopes of Pū o Waina have be identified as a unique area requiring more detailed evaluation. Figure 6-3 illustrates the proposed land uses within Honolulu Ahupua'a.

6.1.3.1 Homestead Residential (Existing and Proposed)

There are three existing residential communities in Honolulu. The Kewalo and Kalāwahine Homestead Communities will be retained in their current condition. There is no room for expansion within either community. However, there is an area along the western perimeter, within the former Moreira Dairy lands, that could be developed if an access route to the area can be developed.

Approximately 10 acres have been evaluated for their development potential for additional housing. Within the Honolulu Ahupua'a, DHHL has developed residential homesteads on steeper slopes than other DHHL landholdings elsewhere on O'ahu. While this can result in higher per unit site improvement and infrastructure costs, DHHL has pursued developments within the Honolulu Ahupua'a in the past because of the proximity to downtown Honolulu, and applicant preference for this area. Prior to development of the OIP, DHHL conducted a feasibility study and determined that approximately 23 large residential lots could be developed. As part of the OIP process, the earlier feasibility study was evaluated. While residential development is possible, obtaining access to the area will be critical. An existing residential lot will need to be relocated in order to obtain access. A cost estimate for development of 23 residential lots was prepared and is described in Table 6-2.

Papakōlea Expansio	n
Grading and Roadway Construction	\$1,123,340
Storm Drainage System	\$695,401
Storm Water Detention/Water Quality Basin	\$53,746
Sanitary Sewer System	\$320,954
Wastewater Faculty Charge	\$53,492
Water System	\$267,462
Water Facility Charges	\$160,477
Electrical and Telephone System	\$178,308
Subtotal	\$2,853,181
10% Engineering & Surveying	\$279,944
Total	\$3,133,125
Cost per lot	\$136,222.83

Table 6-2: Cost Estimate for Development of 23 Residential lots in Papakolea

6.1.3.2 **Special District**

Approximately 15 acres of undeveloped land is located along the eastern flank of Pū o Waina. The entire area has been designated as Special District. These lands are located within the core area of the City's Punchbowl Special (Design) District and may be subject to additional permitting requirements. The use of the crater as a National Memorial Cemetery and its significance as a place of pre-contact human sacrifice indicate that additional planning considerations should be given to development in the area. The Special District designation requires that additional in-depth master planning be completed before development can occur on the site.

6.1.3.3 Community Use

There are approximately two acres that have been designated for Community Use, split among three parcels. These parcels include the community center/park, the homestead entrance sign, and a streamside park, and all three directly benefit the existing homestead communities. No changes are proposed for these existing uses.

6.1.3.4 Conservation

DHHL's Honolulu lands are located along the steep slopes between Pauoa and Makīkī, while a deep gully formed by Kanahā Stream separates Papakōlea from Kalāwahine Homesteads. Approximately 65 acres have been identified as Conservation based on the steep terrain and stream setback. There are opportunities for community based restoration efforts.



Kalāwahine Streamside, Mauka Park



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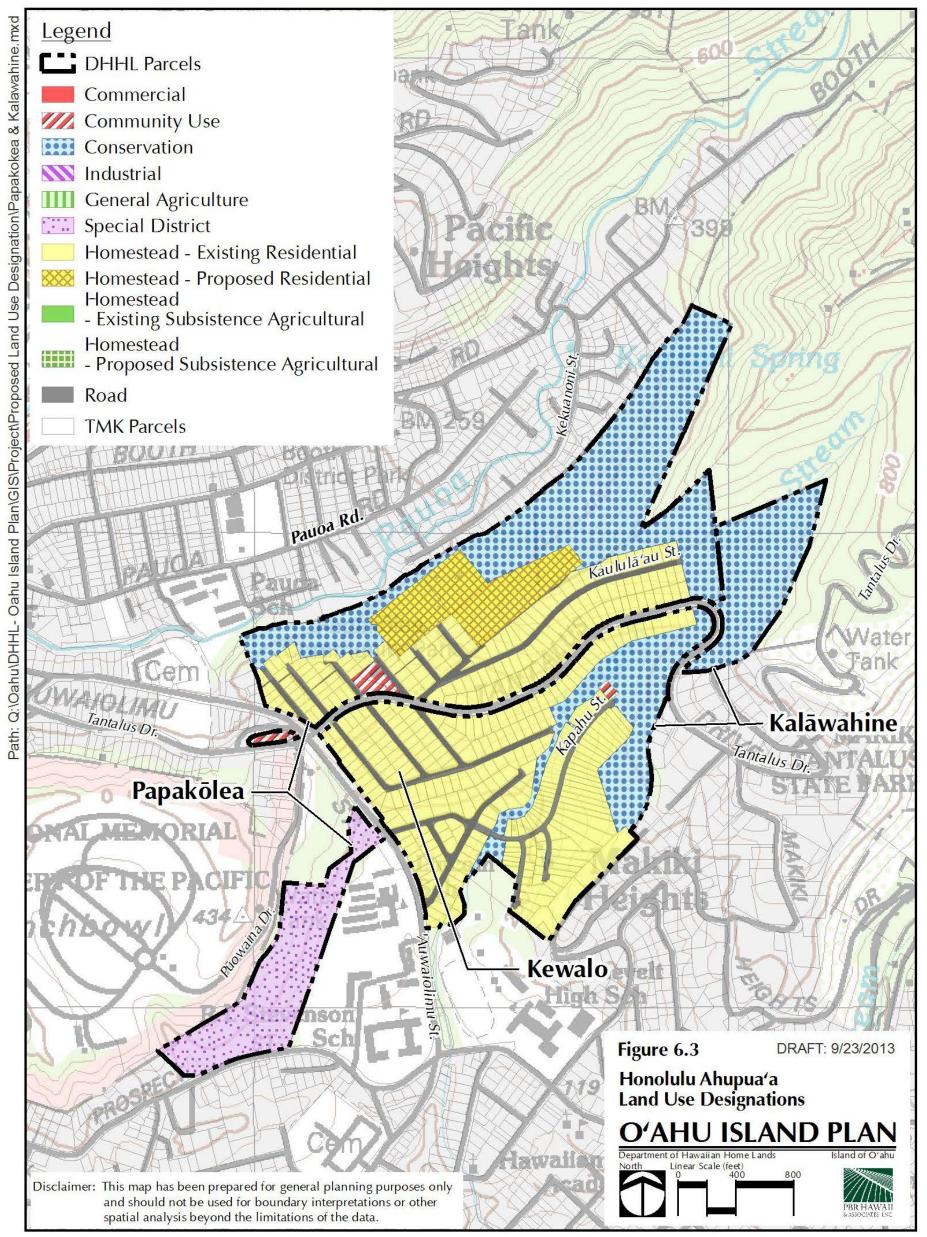


Figure 6-3 Honolulu Ahupua'a Land Use Designations

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6.2 MOANALUA AHUPUA'A

6.2.1 EXISTING CONDITIONS

There are approximately 15 acres within the Moanalua Ahupua'a in an area commonly referred to as Shafter Flats. The lands are flat, at approximately five feet above sea level and are adjacent to Moanalua Stream.

The area is used strictly for revenue generation. The DHHL landholdings are surrounded primarily by industrial uses and have been zoned I-2 Intensive Industrial by the County. A summary of non-homestead uses is provided in Table 6-3.



Type of Disposition*	Total Number	Uses	Acres∱
Leases	17	Industrial	12
Licenses	2	Easement	3
Right-of-Entry and/or Revocable Permit	6	Industrial	1
Total Acreage			4

Source: DHHL- Land Management Division, June 30, 2012

 $^{\uparrow}$ Not all dispositions specified acreage

*All dispositions in the 2012 list are included. However, any disposition expiring prior to 2022 received further evaluation and may have been considered unencumbered when determining land use designations.

6.2.2 OPPORTUNITIES AND CONSTRAINTS

A summary of opportunities and contraints to development of the Moanalua lands follow. There are no lands unconstrained and available for residential development as shown in Figure 6-4.

Flooding/Drainage

All of DHHL's landholdings within Moanalua are located within either the FEMA-designated 100or 500-year floodplains. Due to very low elevation, and proximity to the coastline and Moanalua Stream the area is prone to flooding



Opportunities

Redevelopment

Constraints

Drainage/flooding

and poor drainage particularly when high tides correspond with heavy rain events. These conditions may worsen based upon projected sea level rise.

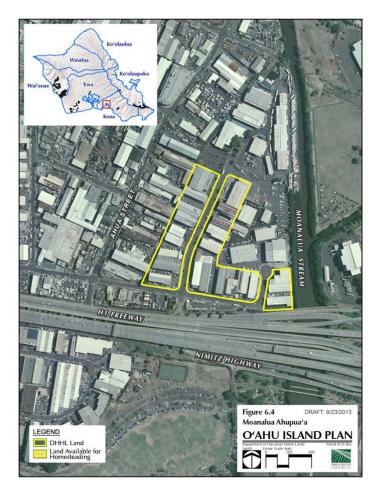


Figure 6-4 Moanalua Ahupua'a

Redevelopment

There are twenty parcels within the Moanalua Ahupua'a generating market rate rent. Sixteen leases expire by 2025, and three parcels are rented on a month to month basis. The prime location of the area within a short distance to both Honolulu International Airport and Honolulu Harbor provide an opportunity for future redevelopment.

6.2.3 LAND USE PLAN

All lands located within the Moanalua Ahupua'a have been identified as Industrial as shown on Figure 6-5. Approximately 10 acres are in longterm dispositions for the purposes of revenue generation. However, the terms for all but one long-term disposition and two easements are set to expire by 2025 or are on a month-to-month

LAND USE PLAN

• 15 Acres Industrial

Rounded in 5-acre increments

occupancy, providing an opportunity for redevelopment within the parameters of Industrial land use designation. Redevelopment could include correcting existing drainage issues and planning for conditions resulting from anticipated future sea level rise.

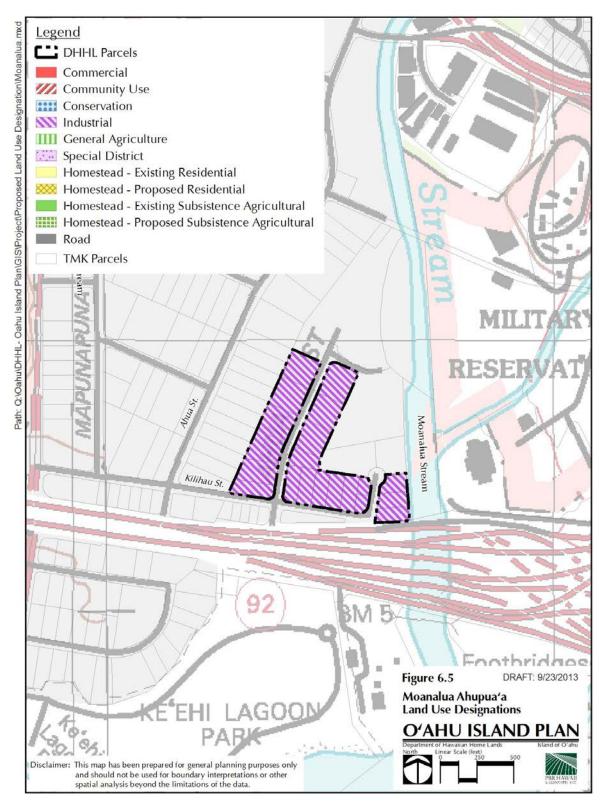


Figure 6-5 Moanalua Ahupua'a Land Use Designations

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6.3 KAPĀLAMA AHUPUA'A

6.3.1 EXISTING CONDITIONS

There are approximately 5 acres within the Kapālama Ahupua'a. The lands are relatively flat, rising from sea level to approximately 5 to 10 feet above sea level and are adjacent to Kapālama Drainage Canal.

The area is used strictly for revenue generation purposes. The DHHL landholdings are surrounded primarily by commercial, industrial and educational uses and have been zoned IMX-1 Industrial-Commercial Mixed Use



by the County. A summary of uses is provided in Table 6-4.

Type of	Total	Uses	Acres ∱
Disposition*	Number		
Leases	2	1 - Industrial 1 - Commercial	4
Licenses	1	Commercial	<1
Right-of-Entry and/or Revocable Permit	0	None	0
		Total Acreage	4

Table 6-4:	Existing Non-Homestead Uses in Kapālama Ahupua'a	

Source: DHHL- Land Management Division, June 30, 2012

[†] Not all dispositions specified acreage

*All dispositions in the 2012 list are included. However, any disposition expiring prior to 2022 received further evaluation and may have been considered unencumbered when determining land use designations.

6.3.2 OPPORTUNITIES AND CONSTRAINTS

A summary of the opportunities and contraints to the development of the Kapālama lands follow. There are no unconstrained lands as shown on Figure 6-6.

Long Term Dispositions

The Kapālama lands are all in long-term revenue generating lease and license agreements with the

PLANNING CONSIDERATIONS

Constraint

• No unconstrained lands

earliest agreement expiring in 2029. Until the expiration of the agreements near the end of this planning cycle, no future development/redevelopment is planned.

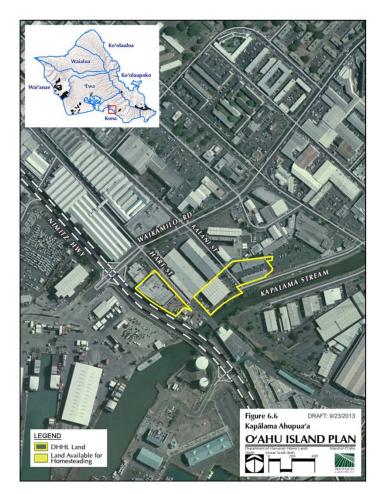


Figure 6-6 Kapālama Ahupua'a

6.3.3 LAND USE PLAN

Within the Kapālama Ahupua'a, the makai lands fronting Nimitz Highway have been designated Industrial. The mauka lands adjacent to the Kapālama Drainage Canal have been designated Commercial. Figure 6-7 illustrates the proposed land uses within the Kapālama Ahupua'a.

- 3 Acres Commercial
- 2 Acres Industrial

6.3.3.1 Commercial

Approximately three acres have been identified as Commercial. An office building, commercial complex and radio station tower consume all three acres. No changes to the existing land uses are proposed.

6.3.3.2 Industrial

Approximately two acres leased to Otani Produce have been identified as Industrial. No changes to the existing land uses are proposed.

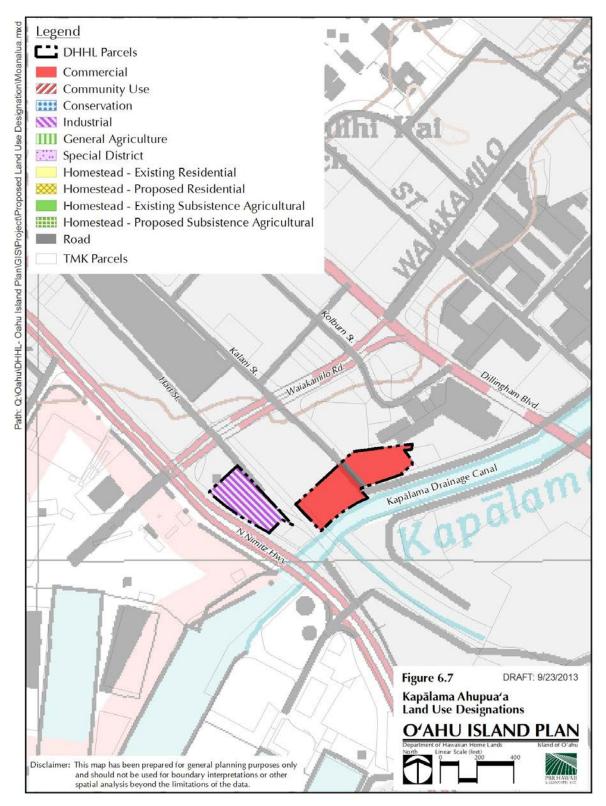


Figure 6-7 Kapālama Ahupua'a Land Use Designations

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6.4 WAIKĪKĪ AHUPUA'A

6.4.1 EXISTING CONDITIONS

DHHL has approximately two acres located in the Mō'ili'ili area of the Waikīkī Ahupua'a. The lands are relatively flat, rising to approximately 10 feet above sea level. The site consists of the former Bowl-O-Drome building and parking lot.

A portion of the parcel is currently being used to generate revenue for DHHL. The parcel was formerly owned by the State Department of Land and Natural Resources, and is currently on a month to month disposition for the use of the parking lot. The DHHL landholdings are surrounded primarily by commercial, residential



and recreational uses. Although utilized for commercial activities for years prior to the transfer to DHHL, the parcel is zoned P-2 General Preservation by the County.

6.4.2 OPPORTUNITIES AND CONSTRAINTS

A summary of the opportunities and contraints to development of the lands in the Mō'ili'ili area of the Waikīkī Ahupua'a follow and are identified on Figure 6-8.

Re-development/Program Improvement

There is an opportunity to redevelop the area to increase revenue generated and possibly provide housing opportunities within a mixed-use building.

The law authorizes the development of multifamily housing and mixed use development. By adopting policies and rules DHHL can maximize the redevelopment opportunities of the Mō'ili'ili parcel to meet both housing and revenue generation needs of the department.

Location

The parcel is located within the neighborhood of

PLANNING CONSIDERATIONS

Opportunities

- Redevelopment
- Central location

Constraints

- Aging infrastructure
- Historic structure
- Hazardous materials

Mōʻiliʻili near the employment centers of Waikīkī and Downtown Honolulu, the University of Hawaiʻi Mānoa campus, and is adjacent to an existing park.

Infrastructure

The infrastructure in the town of Mō'ili'ili is old and undersized. This may limit redevelopment that will result in increased intensity and/or density unless substantive

off-site infrastructure improvements are included in the development plans. Since the existing wastewater collection system is old, the County is implementing major improvements. Until those improvements are completed, a de facto "sewer moratorium" continues to be in place, limiting opportunities for new development that would be viewed as increasing wastewater demand.



Figure 6-8 Waikīkī Ahupua'a

Historic Structure

The former Bowl-o-Drome was built in 1955. While not listed on the Federal or State historic registers it is eligible for listing. Period artwork still adorns some walls within the building. Redevelopment should include consultation with SHPD.

Hazardous Materials

Due to the age of the facility, it is anticipated that hazardous building materials, such as, asbestos, lead-based paint, PCBs, Freon, commonly in use at the time will be encountered. Proper containment, removal, and disposal is necessary and should be done under consultation with DOH.

6.4.3 LAND USE PLAN

The lands within Waikīkī Ahupua'a have been designated for Commercial use as illustrated in Figure 6-9. Redevelopment of the area is proposed to provide increased revenue generation for DHHL, while also addressing the need for housing alternatives through a mixed-

LAND USE PLAN

• 2 Acres Commercial

use, two to ten story building. Commercial, revenue-generating uses are proposed at the street level with up to 126 alternative housing units on the higher floors. This redevelopment proposal may require rule changes in order to be pursued. Should rule changes not occur, the area could be redeveloped without the housing component.

A cost estimate for the development of infrastructure to support a mixed-use building was prepared and is summarized in Table 6-5.

Table 6-5: Development Costs for Commercial, Mixed-Use Development in Mōʻiliʻili, within the Waikīkī Ahupuaʻa

	ient
Commercial Parking (asphalt at grade)	\$164,546
Residential Parking (asphalt at grade)	\$145,918
Comm/Res Site Improvements (walls, signs, lights)	\$62,093
Comm/Res Site Utilities (sewer, water, com, electricity)	\$3,194,675
Commercial Landscaping	\$52,853
Residential Landscaping	\$112,313
Subtotal	\$3,732,398
10% Engineering	\$373,240
Total	\$4,110,000

Mōʻili'ili Mixed Use Development

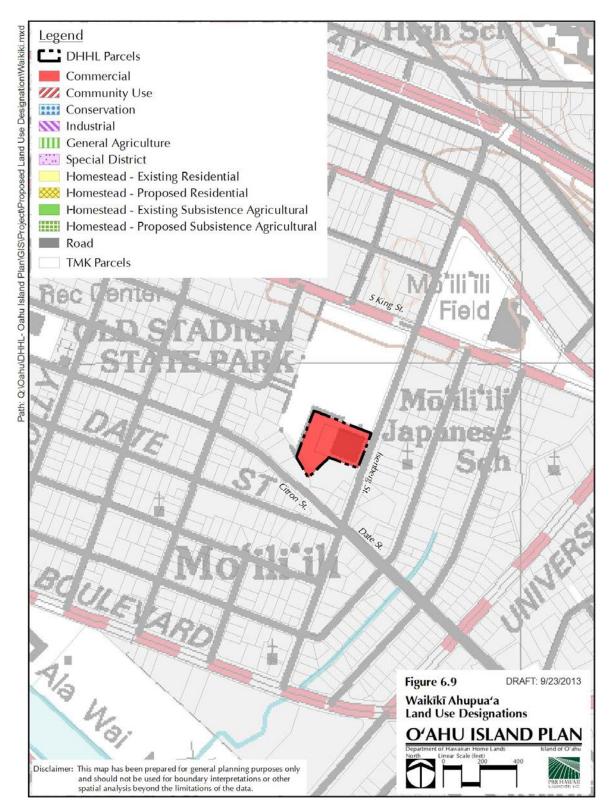


Figure 6-9 Waikīkī Ahupua'a Land Use Designations

7.0 KOʻOLAUPOKO MOKU

DHHL has approximately 2,079 acres within the Waimānalo, He'eia, and Waiāhole Ahupua'a (Figure 7-1). Over 90% of the lands are located within Waimānalo (1,914 acres) These windward ahupua'a are generally cooler and wetter than most of DHHL's other landholdings on O'ahu.

Koʻolaupoko is located outside of the primary urban core but is only a 20 minute drive away from Downtown Honolulu, making it the second most desireable region among surveyed applicants. There are several towns (Kailua, Kāneʻohe, Waimānalo) on the windward side of the island where a majority of the general population resides.

The Waimānalo Regional Plan was prepared as part of DHHL's Regional Plan update

EXISTING USES

- 799 Residential Homesteads
- 19 Subsistence Agriculture Homesteads
- 45 Undivided Interest awards
- 30 Acres long-term contracts
- 10 Acres short-term contracts
- 15 Acres available for homestead development

Rounded in 5-acre increments

process in 2011. Lands located within the other ahupua'a were not identified in the Plan. The Regional Plan update process included Waimānalo lessees as well as applicants with zip codes within the Ko'olaupoko Moku. It should be noted that 17 Homestead-Subsistence

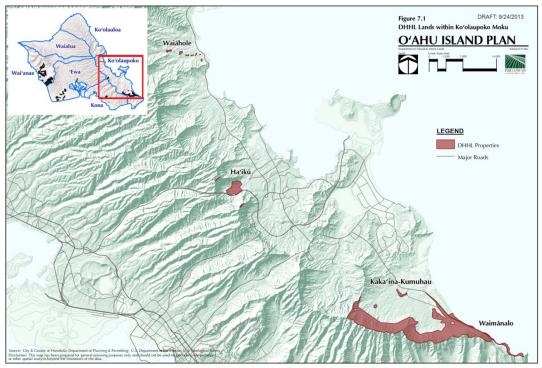


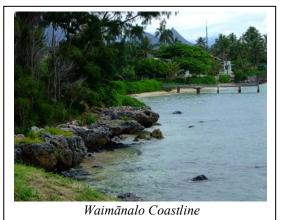
Figure 7-1 DHHL landholdings within Koʻolaupoko Moku

Agriculture lessees residing within the Moku (Waiāhole Ahupua'a), but outside of Waimānalo Ahupua'a, were not part of the Regional Plan update process discussions in an effort to keep the discussions centered on Waimānalo issues. Currently there is no regional plan that includes lands or beneficiaries associated with the ahupua'a of He'eia or Waiāhole.

7.1 WAIMĀNALO AHUPUA'A

7.1.1 EXISTING CONDITIONS

There are approximately 1,914 acres within DHHL's landholdings in Waimānalo. A majority of these lands are along the pali separating Ko'olaupoko from Kona Moku. These lands extend from just five feet above sea level to approximately 2,400 feet. At the beaches, particularly at Makapu'u Point, rainfall averages are between 21 and 33 inches per year. Rainfall steadily increases at higher elevations as one moves northwest from Makapu'u Point. DHHL's ridge lands receive the greatest amount of rain, at up to 88 inches annually.



A total of 799 Residential Homesteads and 2 Subsistence Agriculture leases have been awarded within the Waimānalo and Kumuhau homestead communities. An additional 45 undivided interest leases have been awarded in anticipation of the completion of Kaka'ina homestead community. DHHL landholdings within the Waimānalo Ahupua'a area are located within the "Rural Community Boundary" as identified in the County's *Ko'olaupoko Sustainable Communities* Plan and are surrounded by residential, agricultural, educational, recreational, industrial and conservation uses. DHHL's lands

Approximately 161 acres are in short- and long-term disposition. A summary of non-homestead uses is provided in Table 7-1.

are currently zoned as P-1, P-2, AG-1, AG-2, R-5, R-7.5 and R-10 by the County.

7.1.2 OPPORTUNITY AND CONSTRAINTS

Approximately one-fourth of DHHL's O'ahu lands are located within the Waimānalo Ahupua'a, however, most of the lands are constrained by existing uses or physical conditions. A summary of the opportunities and contraints to the development of DHHL's Waimānalo landholdings follows. Unconstrained lands available for homestead development are shown on Figure 7-2.

Type of Disposition*			Acres∱	
Leases	4	 Community Use Homestead Community Use Public Education Utility Easenent Kūpuna Housing° 	6	
Licenses	10	15 - Utility easement2 - Revenue Generation -telecommunication5 - Community Use Public	98	
Right-of-Entry and/or Revocable Permit	12	 2 - Community Use - Homestead 1 - Conservation 1 - Agriculture 8 - Other Stabling (5) Caretaker (2) 	58	
		Total Acreage	161	

Table 7-1: Existing Non-Homestead Uses in Waimānalo Ahupua'a

Source: DHHL- Land Management Division, June 30, 2012

[†] Not all dispositions specified acreage

* All dispositions in the 2012 list are included. However, any disposition expiring prior to 2022 received further evaluation and may have been considered unencumbered when determining land use designations.

^oWaimānalo Kūpuna Housing provides housing for elderly beneficiaries that meet the blood quantum requirements. They may or may not be on the applicant waiting list.

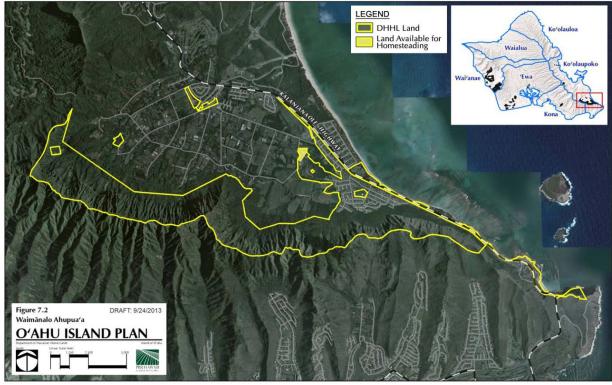


Figure 7-2 Waimānalo Ahupua'a

Geography

Approximately 75% of DHHL landholdings within Waimānalo are located along steep pali. These lands are subject to rock falls and may pose hazards to downslope DHHL and non-DHHL properties. There are several small level areas adjacent to the existing Residential Homestead that may have potential for homesteading if land acquisitions already in progress are finalized. Any development of the flatter areas should include evaluation of the drainage and geology.

Agriculture Potential

Not including the pali lands, most of DHHL's Waimānalo landholdings receive an average of 33 to 48 inches of rain annually. The lands located between the existing homesteads and the Ko'olau Mountains, the lands west of the former coral quarry, the lands along the stream on the eastern perimeter of Kumuhau, as well as the small parcel southwest of Kumuhau³² meet the ALISH rating criteria of "Other Important Agricultural Lands". The eastern perimeter of Kumuhau also received a soil productivity rating of "Good" by the LSB. There is an opportunity for greater success if agricultural activities are pursued within these areas of DHHL's existing landholdings. However, these lands have other geographical conditions (rock fall hazards, gullies, coral outcrops) that need to be considered.

New Uses for the Old Club House

The Old Club House is centrally located at the entrance to the Waimānalo Homesteads. While old, and in need of repair, the facility could be reutilized for a variety of public uses. The Waimānalo Regional Plan identified reuse of this parcel as a priority



Steep Koʻolau Pali

PLANNING CONSIDERATIONS

Opportunities

- Clubhouse redevelopment
- Agriculture potential
- Mineral extraction
- Vacant land

<u>Constraints</u>

- Steep slopes/rock fall
- Drainage
- Aging homes
- Safer transportation

project during the 2011 Regional Plan update process.

³² Portions of the parcel between Kumuhau and the Koʻolau Mountains are also listed as Prime.

Homestead Deterioration

DHHL began awarding Residential Homesteads in Waimānalo in 1938. Because of the community's age, some homes have become unsafe to occupy. There is an opportunity for homestead rehabilitation, particularly if the lessee is elderly and is unable to rehabilitate the home on his/her own.

Flooding/Drainage

There are approximately 2 acres of land that is constrained by natural and man-made drainage features including: numerous streams within the slopes of the Ko'olau and drainageways that run through the Waimānalo and Kumuhau homesteads. Homesteads adjacent to these areas are susceptible to flooding if the drainageways are not kept clear of debris.



Quarry

A former coral quarry was abandoned prior to completing the extraction of coral. A man-made pali was created where quarry operations ceased. There is an opportunity to harvest the remaining coral for use in DHHL projects requiring non-expansive fill,

such as in East Kapolei II, or offer for sale to non-DHHL projects. There are also opportunities for redevelopment of the former coral quarry site once extraction activities cease.

Transportation

Portions of the Waimānalo Homestead community are located within the FEMA-designated tsunami inundation zone and are subject to flooding. These areas need to be evacuated during certain conditions such as tsunami and hurricanes, however, much evacuation of the existing route (Kalaniana'ole Highway) is along the coast and can be dangerous during such conditions. An alternate roadway located inland and traversing through the former quarry has been proposed but never developed. has been Waimānalo benficiaries identified development of an evacuation plan as one of their priority projects during the 2011 Regional Plan update process.

LAND USE PLAN

- 799 Existing Residential Homesteads on 210 acres
- 2 Existing Subsistence Agriculture Homesteads on 5 acres
- 17 Proposed Subsistence Agriculture Homesteads on 10 acres
- 120 Acres Community Use
- 1,430 Acres Conservation
- 35 Acres Industrial
- 100 Acres General Agriculture

Rounded in 5-acre increments

7.1.3 LAND USE PLAN

Within the Waimānalo Ahupua'a, lands have been designated for Homesteads (Residential and Subsistence Agriculture), Community Use, Conservation, Industrial and General Agriculture uses. The land use for a majority of DHHL's Waimānalo lands will not change from its existing uses. However, the old quarry and the lands to the west of the quarry are being proposed for different land uses to generate income and develop homesteads. Figure 7-3 illustrates the proposed land uses within Waimānalo Ahupua'a.

7.1.3.1 Homestead Residential (Existing)

Within the two recently developed Waimānalo communities, Kumuhau and Kaka'ina, there are no opportunities for expansion. However, within the Waimānalo Homestead Community there are approximately 5 acres that meet the criteria for homestead development. These lands are surrounded by an approximately 50 acre parcel that DHHL is acquiring from DLNR as part of the Act 14 land settlement. Together, these two parcels could approximately 360 accommodate residential homesteads. However, without the acquisition,



development of the approximately 5-acre parcel already within DHHL's inventory would limit future expansion. Therefore, although the area meets the criteria for homestead development, it has been designated General Agriculture as an interim use, until such time that DHHL acquires the adjacent parcel.

No additional residential homesteads are proposed for Waimānalo. However, construction of Kaka'ina, a 45-unit community, is underway and have been designated for the 45 undivided interest lessees.

7.1.3.2 Homestead - Subsistence Agriculture (Existing and Proposed)

Currently, two Subsistence Agriculture homesteads have been awarded within Waimānalo. No changes are proposed to these lands. An additional 17 homesteads are proposed in the area to the west of the former quarry, along Waikūpanaha Street. This area is currently being utilized on a month-to-month basis primarily for stabling activities. The approximately ten acres along Waikūpanaha Street were evaluated and determined to be suitable for homesteading. The lands were identified as "Other Important Agricultural Lands" on ALISH maps, but "Poor" soil productivity by the LSB. Based on their



rural location, these lands were proposed for the development of Subsistence Agriculture Homesteads.

7.1.3.3 Community Use

There are approximately 120 acres proposed for Community Use.

Approximately 85 acres will benefit the community as a whole. These Community Use lands includes most of the coastline and beach parks from Waimānalo to Makapu'u. Other Community Use lands include a children's center, church, and preschool.

The remaining 35 acres proposed for community designation directly benefit homestead use communities. The Waimānalo Hawaiian Homes Association (WHHA) is managing approximately 25 acres of lands under shortand long-term disposition with DHHL. WHHA has created a community center on approximately 5 acres that includes a comfort station, pavilion, office space, and a certified kitchen surrounding landscaped grounds that can function as overflow space for events in the pavilion. These facilities are heavily utilized by the homestead community and are



frequently rented out as a method of revenue generation. The WHHA is proposing to expand its facilities to encompass all lands under their management. The remaining

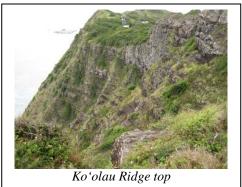
areas proposed for Community Use include the old homestead clubhouse.

7.1.3.4 Conservation

There are approximately 1,430 acres that have been designated Conservation. These lands primarily consist of the steep pali along the Ko'olau as well as two stream/drainage channels. The hardened within Waimānalo channel the Homestead community is separated by setback areas managed by the adjacent homeowners. The natural channel within Kumuhau has not been hardened; therefore, a wider area has been placed in Conservation to accommodate the variability of the area affected by the stream.

7.1.3.5 Industrial

Approximately 35 acres within the former quarry has been designated for Industrial use. This land use designation may accommodate additional mineral extraction and/or an industrial park.³³. While WHHA has indicated its desire to manage these lands, they





³³An industrial park was proposed during the 2011 Regional Plan update process.

are not currently under a long-term disposition. A majority of the lands are under month-to-month occupancy for agricultural uses.

7.1.3.6 General Agriculture

The remaining approximately 100 acres within the Waimānalo Ahupua'a have been designated for General Agriculture. There are approximately five acres located along Kalaniana'ole Highway adjacent to the Waimānalo Polo Field. These lands are being utilized for stabling activities. Based on their location between the polo fields and the highway, these lands have been designated for General Agriculture, consistent with their current use. The remaining lands have been designated as General Agriculture interim designations. as The



approximately five acres to the west of the Waimānalo Homestead Community has been designated General Agriculture in anticipation of acquisition of the adjoining lands. At such time, the five acres will be re-evaluated to determine the highest and best use, which may not be General Agriculture. The approximately 25 acres of lands that are located at the base of the Ko'olau are rugged and may be subject to rock falls. However, should adequate mitigation measures be developed, this area may be suitable for Subsistence Agriculture Homesteads or Commercial. Therefore this area has also been identified as General Agriculture as an interim use.

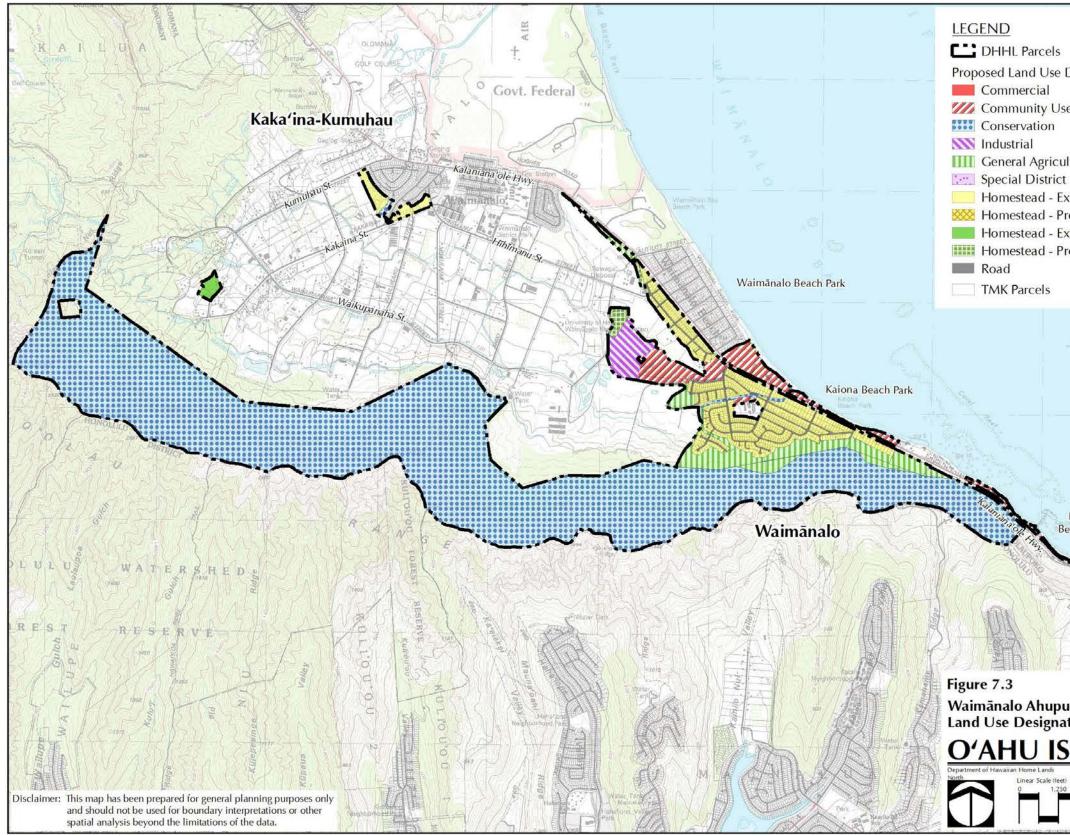


Figure 7-3 Waimānalo Ahupua'a Land Use Designations

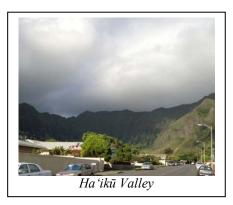
- Proposed Land Use Designations **////** Community Use General Agriculture Homestead - Existing Residential 🗱 Homestead - Proposed Residential Homestead - Existing Subsistence Agricultural Homestead - Proposed Subsistence Agricultural Mānana Island Kāohikaipu Island
- Kaupō Beach Park Makapu'u Makapu'u Beach Park Point DRAFT: 9/24/2013 Waimānalo Ahupua'a Land Use Designations O'AHU ISLAND PLAN Island of Q'a PBR HAW

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7.2 HE'EIA AHUPUA'A

7.2.1 EXISTING CONDITIONS

There are approximately 145 acres within three separate areas in the 'ili of Ha'ikū within He'eia Ahupua'a. There are two smaller portions totalling approximately five acres at the top of the ridgeline between 2,320 and 2,720 feet above sea level. The remaining 140 acres are located on the valley floor between 280 and 680 feet above sea level. These lands are surrounded by conservation and residential uses.



Ha'ikū was operated by the military as an OMEGA Navigation System Station³⁴. When DHHL acquired the lands in Ha'ikū from the military as part of the HHLRA, the building and associated infrastructure were intact. In its current state, the infrastructure has been vandalized and is substandard. The current condition can be described as follows: the utility conduits have been damaged/destroyed; the electrical wiring in the buildings and within the roadways are missing; and the buildings have been vandalized to the point that only the walls of the buildings remain. Even the roadway looping

through the parcel is in severe disrepair and nearly impassable in some segments because of overgrown vegetation.

DHHL landholdings in Ha'ikū within He'eia Ahupua'a are located outside of the County's Koolaupoko Sustainable Communities Plan's Rural Community Boundary and are currently zoned as P-1 by the County. They are not being used for revenue generation or homesteading. There are two long term licenses on 26 acres for educational and public purposes.

7.2.2 OPPORTUNITIES AND CONSTRAINTS

A summary of the opportunities and contraints to development of Ha'ikū follow. There are no unconstrained lands available for homestead development as shown on Figure 7-4

PLANNING CONSIDERATIONS

Opportunities

- Agriculture potential
- Bamboo harvesting
- Vacant land

Constraints

- Infrastructure accessibility
- Flooding/drainage
- Cultural resources

³⁴ The military originally utilized the facility for a radio-navigation system. It was converted to the Omega Station in the 1960s.

Infrastructure

While there are numerous infrastructure remnants throughout the valley, what remains is a liability rather than an asset. Any development in the valley will require new infrastructure with the exception of the roadways. It is possible that sections of the existing roadway can be repaired and reused.

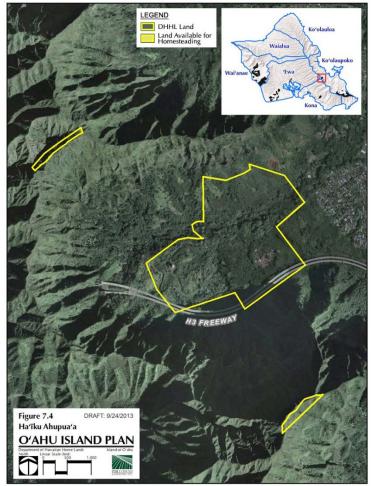


Figure 7-4 He'eia Ahupua'a

Sustainable Harvesting

Bamboo has overgrown much of the area. While this has had a negative effect on the infrastructure, there is an opportunity to utilize the bamboo as an income-producing crop.

Agricultural Potential

Ha'ikū Valley receives an average of 88 to 135 inches of rainfall annually. The LSB has designated most of the valley with a "Poor" soil productivity rating and there are no ALISH designated lands in the valley. Although Ha'ikū received low ALISH and LSB soil ratings, the valley has abundant water resources and historic evidence of cultivation

in the valley by native Hawaiians³⁵ suggests that certain agricultural pursuits may be successful. Any potential agriculture activity should be trial tested and evaluated before investing in infrastructure needed for larger-scale agriculture production.

Wetlands and Flooding

There are three perennial streams that cross through Ha'ikū and eventually drain into He'eia Pond. These constantly running streams provide an opportunity for traditional cultural practices in the valley.

Cultural and Historic Resources

The history of Ha'ikū extends long before its use as a military radio navigation station. Pre-contact, the area was occupied by Hawaiian healers. In the early 1940's, the Hawaiian families still living in the valley were relocated when the military began its occupation. Based on traditional accounts of heiau and other cultural resources in the valley, it is likely that much was destroyed during the installation of copper wiring that criss-crossed a few feet below the valley floor³⁶. In addition to pre-contact era sites, the military's use of the valley (and ridgelines) is also a



part of the historic fabric of World War II. The remnant stairway, on adjacent State land, known today as the "Stairway to Heaven," was part of the massive infrastructure system supporting the radio navigation system decommissioned in 1997. The stairway leads to one of DHHL's two ridge top parcels.

7.2.3 LAND USE PLAN

Lands in Ha'ikū within He'eia Ahupua'a have been designated for Community Use, Conservation and Special District. Based on the unique history of the area, nearly 90 percent of the valley will be designated as Special District (see Figure 7-5)

7.2.3.1 Community Use

Ke Kula 'o Samuel M. Kamakau is a Hawaiianfocused, public charter school that has made Ha'ikū its home. The curriculum focuses on Hawaiian values and culture. The school's location on approximately 10 acres in Ha'ikū perpetuates the area's rich Hawaiian history grounded in la'au lapa'au. The school's curriculum includes: the study of Hawaiian medicinal plants integrated within science programs; farming and gardening with



³⁵ Handy, Handy, and Pukui. 1991. *Native Planters in Old Hawaii: Their Life, Lore and Environment*. Bishop Museum Press. Honolulu, Hawaii.

³⁶ Copper wire was installed underground throughout the valley to amplify radio signals.

Hawaiian medicinal plants; and creating a place of learning and practice of Hawaiian medicine for all Hawaiian teachers. The school benefits the community as a whole. Its use is consistent with the proposed Community Use land use designation and is supportive of the Special District Designation proposed for the remainder of the valley.

7.2.3.2 Conservation

DHHL's landholdings within Ha'ikū in He'eia Ahupua'a include approximately five acres in two parcels located along the ridgeline that were formerly utilized for anchoring radio communication wiring when the military occupied the valley. These remote areas have been designated Conservation for consistency with the State and County designations of "Conservation" "P-1 Restricted and Preservation" respectively.

LAND USE PLAN

- 10 Acres Community Use
- 5 Acres Conservation
- 130 Acres Special District

Rounded in 5-acre increments

7.2.3.3 Special District

The area in general may have agricultural potential due to the high rainfall, presence of streams, and historical accounts of successful native Hawaiian cultivation of the area. Ha'ikū contains many cultural and archaeological sites further suggesting a significant native Hawaiian presence once existed in the area. Given DHHL's limited land on Oahu for agricultural uses, the potential for future agriculture in Ha'ikū should be explored under a variety of land dispositions based upon further study and analysis. Several other organizations are interested in evaluating the agricultural and cultural resources in the valley for appropriate use, protection, and management. Therefore, the remaining 130 acres in Ha'ikū have been designated Special District.

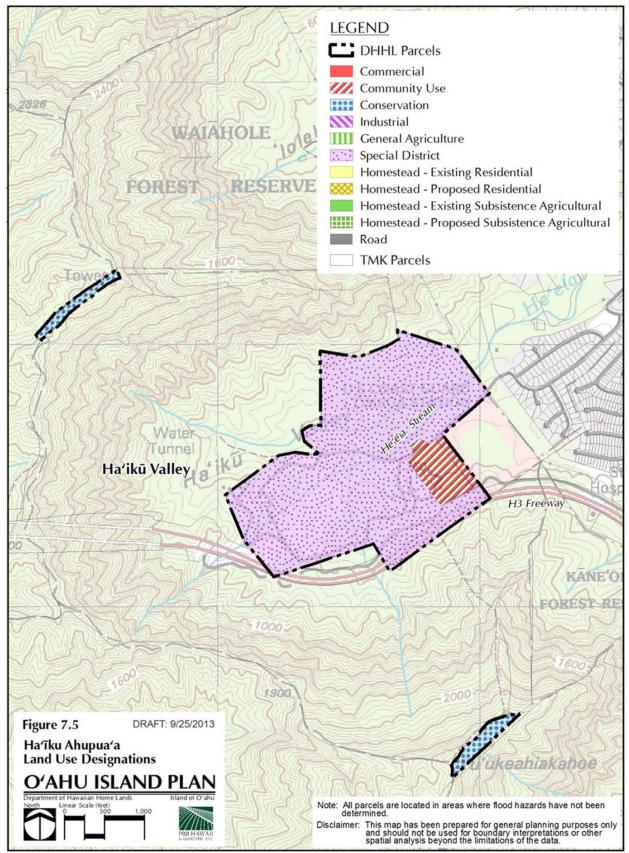


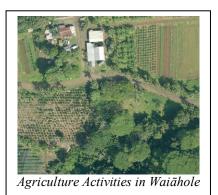
Figure 7-5 He'eia Ahupua'a Land Use Designations

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7.3 WAIAHOLE AHUPUA'A

7.3.1 EXISTING CONDITIONS

There are approximately 20 acres scattered throughout Waiāhole Ahupua'a, a rural valley located along the northern portion of Ko'olaupoko Moku. All but one parcel can be accessed via Waiāhole Valley Road. The lands extend from approximately 10 feet above sea level to an elevation of 270 feet. The lands are zoned "AG-2 General Agricultural" by the County and all but the four largest parcels are located within the County's Koolaupoko Sustainable Communities Plan Rural Community Boundary. The four parcels outside the



County's "Rural Community Boundary" in an area identified as "Agricultural" within the Koolaupoko Sustainable Communities Plan.

DHHL has awarded 17 Agriculture Homesteads in Waiāhole. There are no other uses on DHHL landholdings in Waiāhole.

7.3.2 OPPORTUNITIES AND CONSTRAINTS

A summary of the opportunities and contraints to development of the Waiāhole lands follows. Unconstrained lands available for homestead development are shown on Figure 7-6.

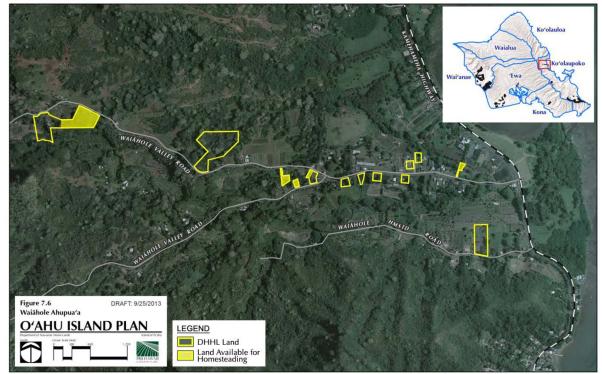


Figure 7-6 Waiāhole Ahupua'a

Agricultural Potential

All but two of the parcels in Waiāhole meet the criteria to be considered "Important Agricultural Lands" based on the ALISH map. In addition, the parcels receive an average of 48 to 66 inches per year. The combination of quality soil and higher rainfall makes the area ideal for agricultural pursuits.

Steep Slopes

One of the parcels is overgrown and has an approximately 30-foot elevation change from Waiāhole Valley to the interior of the parcel, increasing development complexity.

7.3.3 LAND USE PLAN

Lands within the Waiāhole Ahupua'a have been

PLANNING CONSIDERATIONS

Opportunities

- Agriculture potential
- Vacant lots

<u>Constraints</u>

Steep slopes

designated for Subsistence Agriculture Homestead use and General Agriculture (see Figure 7-7).

7.3.3.1 Homestead- Subsistence Agriculture (Existing and Proposed)

Within the Waiāhole Ahupua'a, the 17 existing Subsistence Agriculture Homesteads located along Waiāhole Valley and Waiāhole Valley Homestead Road will be retained in their current condition.

Waiāhole is ideal for agricultural uses, therefore, all available lands have been designated for Subsistence Agriculture and are anticipated to yield approximately seven homesteads. There are currently five unawarded vacant parcels with direct access to Waiāhole Valley Road. All but one parcel could be awarded once connections are made to the existing infrastructure along Waiāhole Valley Road. The remaining parcel is larger and could vield an additional three homesteads once subdivided and infrastructure connections are made.

LAND USE PLAN

- 17 Existing Subsistence Agriculture Homestead on 10 Acres
- 7 Proposed Subsistence Agriculture Homestead on 5 Acres
- 5 Acres General Agriculture

Rounded in 5-acre increments

7.3.3.2 General Agriculture

Due to the rugged terrain and steep slope, one approximately five acre parcel was found unsuitable for homestead development. While directly accessible from Waiāhole Valley Road, the immediate change in elevation makes access to the interior of the parcel from the roadway difficult; therefore this parcel has been designated for General Agriculture.

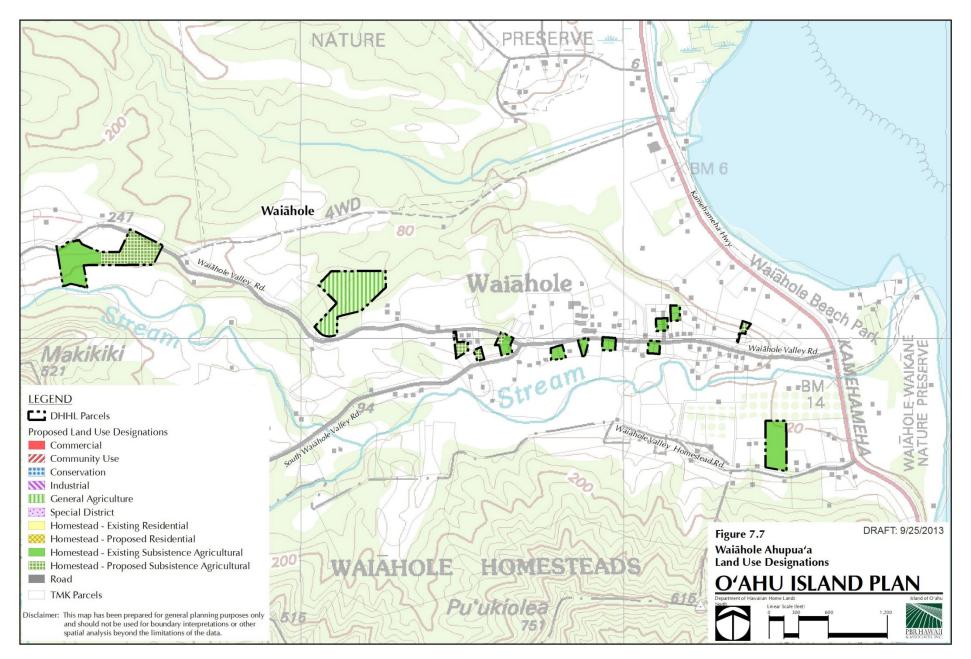


Figure 7-7 Waiāhole Ahupua'a Land Use Designations

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8.0 PRIORITIES & RECOMMENDATIONS

The OIP has been prepared as a guide for development of DHHL landholdings on O'ahu over the next 20 years. The following summarizes the proposed development priorities and implementation plan, as well as recommendations based on information gathered throughout the planning process. These recommendations 1) are consistent with DHHL's General Plan, 2) take into consideration beneficiary comments, and 3) fulfill OIP priorities for homestead development, as identified in the "Approach" described in Section 2.2.

8.1 **PRIORITIES**

8.1.1 DEVELOPMENT PRIORITIES

8.1.1.1 Homestead Development

Homestead development is the highest priority of the OIP.

8.1.1.1.1 DHHL's Homesteading Development Goals and Capacity

The DHHL General Plan has identified a statewide homestead development goal of 500 homesteads awards per year. Based on the percentage of applicants that are on the O'ahu island applicant list, this translates to an O'ahu goal of 170 awards per year, or 3,400 homesteads over the next 20 years. If the development goal of 170 awards per year can be achieved, then approximately 25% of O'ahu applicants can be served during the next 20 years. However, based on the development trends over the last five years, DHHL has not reached the development goal identified in its General Plan. DHHL's current absorption rate is approximately 70 awards per year. At the current absorption rate, approximately 10% of the O'ahu applicants will be served during the next 20 years. If DHHL is able to absorb all homesteads proposed in the OIP during the next 20 years, DHHL will achieve approximately 105% of its General Plan goal for O'ahu.

The actual number of homesteads awarded will be dependent upon the financial capacity of DHHL and the applicants, as well as the housing and financial products available.

The capacity of DHHL to fulfill its goals is directly related to funding support. The Nelson lawsuit against DHHL and the State argued that the Hawaii State Constitution required "sufficient sums" should be provided to DHHL to fulfill the spirit and intent of the Hawaiian Homes Commission Act. On May 9, 2012, the Hawaii Supreme Court determined that "sufficient sums" must be provided to DHHL for administrative and operation expenses. This does not mandate funding for lots, loans or rehabilitation programs. Once the Nelson decision is fully implemented the financial capacity of the department will be on a firmer footing.

There are approximately 350 beneficiaries that hold undivided interest leases for residential homesteads on O'ahu. These awards are located in Waimānalo and in Kapolei. There has been and continues to be an effort to provide these lessees with available inventory prior to opening any lots to the O'ahu island-wide waitlist.

Due to economic challenges for the families as well as for DHHL, many of the undivided interest lessees are struggling to qualify either for developer built or self-help homes. In the last few years, absorption has been at the average rate of 70 units per year. Should the recommendations regarding affordability and alternative financing in the OIP as well as the forthcoming "Housing Alternatives Development" project be implemented, it is expected that the absorption rate for the products offered in the future will improve significantly.

It is anticipated that homestead development over the next 20 years will fall somewhere between the existing award rate and the total number homesteads proposed in the OIP.

8.1.1.1.2 Homestead Development on O'ahu

Approximately 730 acres or 10% of DHHL's landholdings on O'ahu were found to be suitable for homestead development. The plan proposes the development of approximately 3,620 Homesteads, 3,380 Residential Homesteads, and 160 Subsistence Agricultural Homesteads. Development priority has been placed on proposed homesteads in areas where offsite infrastructure 1) is already in place; 2) is under development; or 3) requires limited resources to connect to existing infrastructure.

8.1.1.1.2.1 <u>Residential Homesteads</u>

The priority for residential development is the completion of the 59 homes awarded to lessees at Kaka'ina in Waimānalo and Kānehili within Kapolei, followed by the build out of approximately 1,120 homesteads in East Kapolei II.

8.1.1.1.2.1 <u>Subsistence Agriculture Homesteads</u>

The priority for Subsistence Agriculture development is agricultural infill in Wai'anae and Waiāhole.

8.1.1.1.3 Homestead Density

Approximately 605 acres are proposed for residential homestead development in Kānehili, East Kapolei, Mā'ili, Wai'anae, Nānākuli and Papakōlea. Based on the preference for minimum lot sizes of 5,000 square feet (as identified through the Applicant Survey and by Open House participants) residential homesteads can be developed at a maximum density of six lots per acre.

Approximately 130 acres are proposed for Subsistence Agriculture homesteads in Wai'anae, Waiāhole, Lualualei, and Waimānalo. Agricultural applicants indicated their preference for a minimum-sized lot for a Subsistence Agriculture award of ³/₄ to 1 acre. Based on the limited availability of lands, and the size of existing unawarded parcels, approximately 160 Subsistence Agriculture homestead lots of approximately ³/₄ acre or less can be developed.

8.1.1.2 **Revenue Generation Development**

A secondary priority is the development of commercial and industrial lands for revenue generation. Revenue generation is necessary to fund and implement the OIP's top priority of homestead development. These land uses will be developed based upon market demand, and in some instances, infrastructure availability.

8.1.1.3 General Agriculture Development

A majority of the lands designated for General Agriculture can be immediately placed under disposition, or are in existing dispositions. However, some lands may have a lower demand depending on the specific environmental conditions and location of the area. Potential General Agriculture dispositions yielding the highest revenues should have the highest priority.

8.1.1.4 Conservation

Conservation lands should be protected, particularly those impacting watershed management. This would likely entail the continuation and deepening of relationships with both the State Department of Land and Natural Resources and the County Board Water Supply (and any other relevant County agencies) regarding the management and protection of watershed areas.

8.1.1.5 **Special District Development**

Development of Special District lands should be driven by community and stakeholder interest. Planning activities within Special District lands will require cooperation among all interested parties to ensure successful outcomes that are both culturally and environmentally appropriate.

8.1.2 IMPLEMENTATION OF HOMESTEADING PRIORITIES

The OIP prioritizes Homestead development based on specific site conditions and applicant preference. High priority developments are proposed as part of Phase I, and are expected to be completed within the first ten years of the OIP planning period. Medium- and low-priority developments are proposed for Phase II. Phase II will be developed during Years 10 through 20 of the OIP planning cycle (and beyond). Table 8-1 identifies the implementation and phasing plan for development of all homesteads proposed in the OIP.

8.1.2.1 Residential Homestead Priorities

8.1.2.1.1 High Priority Residential Development

Two priority areas have been identified, Waimānalo and Kapolei. The completion of communities currently under construction in Waimānalo (Kaka'ina) and Kapolei (Kānehili) are the top priority. Completion of these developments is anticipated within the next one to five years. Looking forward, the planning, design, construction and occupancy of homes within the former agricultural lands of East Kapolei have also been identified as a high priority. It is anticipated that the homesteads in East Kapolei will be completed in the next ten years. A preliminary lotting (subdivision layout) plan has been developed for East Kapolei (as shown in Figure 8-1). This conceptual subdivision layout assumes the average lot will be approximately 5,000 square feet for a single-family residence. The subdivision layout can be modified if DHHL develops alternative housing products or modifies the minimum lot size.

In addition to the development of Kaka'ina, Kānehili and East Kapolei, acquisition of lands located within areas of high applicant preference ('Ewa, Kona and Ko'olaupoko)³⁷ is a high priority for residential development. The approximately 605 acres available for residential homestead development is not adequate to meet the needs of 9,639 applicants assuming a density of six single-family homes per acre. Approximately 1,600 acres would be necessary to meet the needs of all residential applicants (assuming all applicants desire single-family homes). As such, additional lands are required to meet the residential demand. The identification, pursuit, and acquisition of additional lands can be a lengthy process. Therefore, acquisition of lands suitable for residential homesteading is a high priority in order that planning activities can commence prior to the development of the low priority developments proposed in Section 8.2.1.3 or the end of the OIP's planning cycle.

³⁷ The 2013 Applicant Survey identified Honolulu (Kona Moku and portion of Ko'olaupoko Moku), Ko'olaupoko (Ko'olaupoko Moku), 'Ewa (roughly Honouliuli Ahupua'a of 'Ewa Moku) as the top three areas for homesteading regardless of where DHHL has lands.

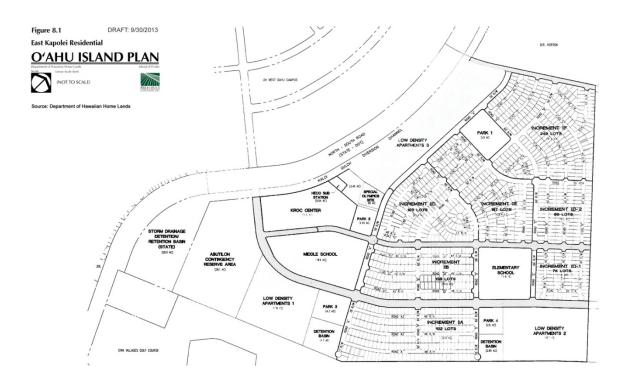


Figure 8-1 East Kapolei Residential

8.1.2.1.2 Medium Priority Residential Development

There are five developments that have been given a medium priority for residential development. All of these proposed developments are located along the Wai'anae Coast, an area of lesser applicant preference.

In Mā'ili, the former Voice of America site is ideally suited for redevelopment based on its flat terrain, and its close proximity to Farrington Highway and the availability of existing infrastructure. Kamehameha Schools has executed a market rate, long-term lease on a portion of the parcel to develop an educational complex to support na 'ōpio to Kūpuna. When completed, this will be a great resource should an adjacent Hawaiian homestead be constructed. Although the physical conditions and surrounding resources are ideal for a new homestead community, its location in a lower preference area has resulted in this being identified as a medium-priority residential development. This development is proposed for construction within the next 10 to 20 years. A preliminary lotting plan is shown on Figure 8-2. This subdivision layout is subject to revision based on the types of housing products pursued.



Figure 8-2 Māʻili Residential

Two of the five medium-priority developments are small infill projects. Both projects are located along existing roadways. The developments include approximately 10 infill lots within the Wai'anae Homestead and 15 infill lots within the Nānākuli Homestead along Ulei Loop. Preliminary lot plans have been developed and are shown on Figure 8-3 and Figure 8-4 respectively.



Figure 8-3 Wai'anae Infill

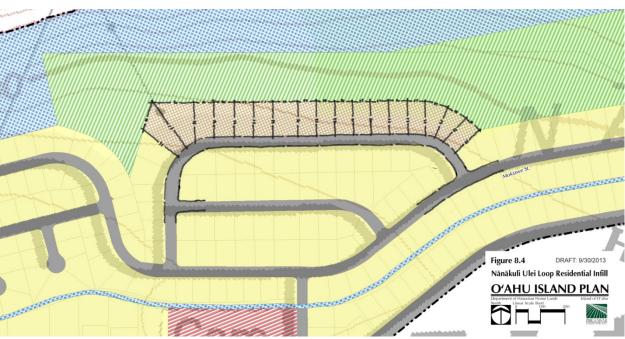


Figure 8-4 Nānākuli Ulei Loop Infill

The two remaining medium-priority developments are expansions of existing homestead communities. Neither of these will require the development of large expanses of raw, previously undeveloped lands. An expansion is proposed east of Pili'ōkahe Homestead Community in Nānākuli and is anticipated to include approximately 125 homesteads as shown on Figure 8-5. The Wai'anae Homestead Community in Wai'anae is proposed for expansion westward, on the opposite side of Kaupuni Stream. Approximately 105 lots are proposed for this area (refer to Figure 8-6) once the existing general agriculture lease expires.



Figure 8-5 Pili'ōkahe Expansion

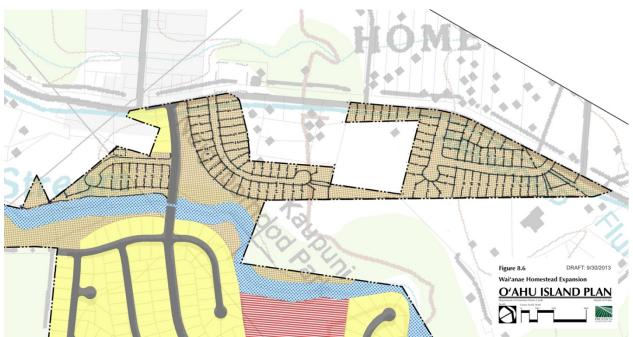


Figure 8-6 Wai'anae Homestead Expansion

8.1.2.1.3 Low Priority Residential Development

The remaining residential homesteads proposed in Nānākuli and Papakōlea have been given the lowest priority based on their location within an area of low applicant preference, potential environmental impacts and difficult development. Infrastructure costs for Papakōlea are summarized in Table 6-2.

The mauka portions of Nānākuli Valley are located in a pristine area that has not been subjected to development. While the area met the criteria for homestead development,

O'AHU ISLAND PLAN DEPARTMENT OF HAWAIIAN HOME LANDS

creating suitable access to the new homestead will require crossing through the lower reach of Nānākuli Stream and several of its tributaries. It is also anticipated that undiscovered cultural resources are located throughout the upper valley and may be encountered. New infrastructure will need to be brought to the upper valley from Farrington Highway because the existing infrastructure does not have adequate capacity to accommodate approximately 1,690 additional homes. The addition of this many new homes is also anticipated to impact traffic going through the area and along Farrington Highway. Should this development be pursued, economies of scale could be achieved, making it a cost-effective development if no contingencies arise regarding the use of pristine undeveloped lands.

The Kona Moku is the top location choice for applicants regardless of where DHHL has lands on O'ahu, and Papakōlea is the second location choice for applicants when looking within DHHL lands. Although development of the former Moreira Dairy is located in a high preference area, it would be a difficult and expensive project based on its location. This parcel, while previously used for agricultural activities, is not currently accessible. In order to develop adequate access for approximately 20 homes that meets County subdivision standards, at least one existing residential homestead lessee would need to be relocated. In addition, during beneficiary Open Houses, the existing lessees in the area strongly objected to development of the former Moreira Dairy citing concerns regarding drainage and flooding. Additionally, the aging infrastructure in Papakōlea does not have the capacity to accommodate the proposed additional 20 homes.

While both upper Nānākuli Valley and Papakōlea have been identified for homestead development, it is recommended that alternate lands be acquired via land exchange, gift, purchase, etc. in lieu of developing these areas. Acquisition of alternate lands for homesteading purposes has been identified as a high priority for residential development as described in Section 8.2.1.1. If alternative lands cannot be acquired, then development of Nānākuli Valley and Papakōlea should be pursued within the next 15 to 20 years in order to meet the DHHL General Plan goals for Homestead awards.

8.1.2.2 Subsistence Agriculture Homestead Priorities

8.1.2.2.1 High Priority Subsistence Agriculture Development

Two priority areas have been identified for Subsistence Agriculture within the Waiāhole and the Wai'anae Planning Area.

Waiāhole was identified as the top location for agriculture homesteading by applicants during the 2013 Applicant Survey and by Open House respondents. There are four lots that have not yet been awarded in Waiāhole. These lots have been subdivided and are located along existing County roads; therefore, they have been identified as a high priority. It is anticipated that these lots could be awarded in the next 1-5 years. The remaining three-acre parcel identified for homestead development has not been subdivided and received a lower priority.

Wai'anae was identified as one of the least desirable locations for agriculture homesteading by applicants during the 2013 Applicant Survey and by Open House

respondents, however, there are seven lots interspersed amongst the existing Wai'anae farm lots that are subdivided and located along existing County roads. These lots do not require any additional off-site infrastructure development and are ready for award by Homestead Services Division, therefore they have been identified as a high priority. It is anticipated that these lots could be awarded in the next 1-5 years.

8.1.2.2.2 Medium Priority Subsistence Agriculture Development

Three areas have been identified as medium-priority for development of Subsistence Agriculture homesteads. These are located within Waiāhole, Waimānalo, and within the Wai'anae Planning Area.

Waiāhole was overwhelmingly identified as the top priority area for agriculture awards, and a majority of the parcels were identified as high priority developments. In an effort to maximize the number of applicants serviced, one approximately three-acre parcel could be subdivided to create three ³/₄-acre homesteads rather than award only one, three-acre homestead. This is a medium priority project and is proposed for completion within Phase II.

8.1.2.2.3 Low Priority Subsistence Agriculture Development

All Subsistence Agriculture developments proposed in the OIP have been identified as high- or medium-priority. There are no low-priority Subsistence Agriculture developments proposed in the OIP implementation plan.

8.1.2.3 Infrastructure Cost Estimates

Cost estimates have been developed for several areas proposed for Homestead Residential and one area proposed for Commercial use. The areas identified for Homestead Residential use include the high priority East Kapolei Development, and the low priority area Papakōlea Expansion area. East Kapolei was selected because of the large area involved, and the potential capacity for a large number of awards. Papakōlea Expansion was selected because this was identified as a high preference area by applicants. The Commercial area within the Mō'ili'ili area of the Waikīkī Ahupua'a was also selected because of its mixed-use potential and applicants' preference for housing opportunities within the urban-core. The law authorizes the development of multifamily housing and mixed use development. DHHL has the opportunity to adopt policies and rules to maximize full utilization of this and other parcels.The Mō'ili'ili parcel could meet the housing needs for up to 125 beneficiaries once policy and rule changes are implemented.

Kakaʻina ConstructionRKānehili ConstructionRKānehili KānehiliRWaiʻanae Farm LotsSu AWaiāholeSu Su	IomesteadResidentialResidentialResidentialSubsistenceAgricultureSubsistence	Planning AreaWaimānaloHonouliuliHonouliuliWai'anaePlanning Area	Proposed 45 [↑] 14 [↑] 63 5	High High High	(years) Phase I (1-5 year) Phase I (1-5 year) Phase I		
ConstructionKānehiliRConstructionRKānehiliRWai'anaeSuFarm LotsAWaiāholeSu	Residential Residential Subsistence Agriculture Subsistence	Honouliuli Honouliuli Wai'anae	14 [†] 63	High	(1-5 year) Phase I (1-5 year)		
ConstructionKānehiliRWai'anaeSuFarm LotsAWaiāholeSu	Residential Subsistence Agriculture Subsistence	Honouliuli Wai'anae	63	_	(1-5 year)		
Wai'anae Su Farm Lots A Waiāhole Su	Subsistence Agriculture Subsistence	Wai'anae		High	Phase I		
Farm Lots A Waiāhole Su	Agriculture Subsistence		5		(1-5 year)		
Waiāhole Su	Subsistence	Fianining Area	, ,	High	Phase I (1-5 year)		
I A	Agriculture	Waiāhole	<5	High	Phase I (1-5 year)		
	Residential	Honouliuli	1,120	High	Phase I (1-10 year)		
Māʻili R	Residential	Wai'anae Planning Area	270	Medium	Phase II (10-20 year)		
Wai'anae R Infill	Residential	Wai'anae Planning Area	10	Medium	Phase II (10-20 year)		
Wai'anae R Expansion	Residential	Wai'anae Planning Area	105	Medium	Phase II (10-20 year)		
Nānākuli Ulei R Loop Infill	Residential	Nānākuli Planning Area	15	Medium	Phase II (10-20 year)		
	Residential	Nānākuli Planning Area	125	Medium	Phase II (10-20 year)		
Lualualei Su	Subsistence Agriculture	Wai'anae Planning Area	130	Medium	Phase II (10-20 year)		
Waimānalo Su	Subsistence Agriculture	Waimānalo	15	Medium	Phase II (10-20 year)		
	Subsistence Agriculture	Waiāhole	<5	Medium 10-20	Phase II (10-20 year)		
Upper R Nānākuli Valley	Residential	Nānākuli Planning Area	1,690	Low	Phase II (15-20+ year)		
Papakōlea R Expansion	Residential	Papakōlea	20	Low	Phase II (15-20+ year)		
Total Agricul	Total Agriculture Units 160* Total Residential 3,370* Units						

Table 8-1.	Homestead Develo	nment Priority	and Phasing
	Tiomesteau Develo	ринсин понну	and masing

[†]The 59 units being developed at Kaka'ina and Kānehili are not included in the proposed residential total because homesteads have been awarded and construction is in progress. They are shown here as part of the implementation plan.

8.2 **RECOMMENDATIONS**

8.2.1 BENEFICIARY AWARDS

Lease conditions and the products delivered have a major impact on the success of beneficiary awards. Evaluation of both is recommended to maximize housing opportunities for applicants.

8.2.1.1 Lease Conditions

All leases awarded to beneficiaries include conditions for continued use of the leased lands. Because DHHL has a limited land base on O'ahu, compliance with these conditions is necessary to maintain the planned use of the lands in perpetuity, allowing future generations to enjoy the benefits that current lessees are afforded. While there are some nuances that differ between developments, most residential leases have a set of standard conditions included in the lease. Specific requirements are included in each lease, and DHHL has developed a lessee handbook for residential awards to assist the lessee in understanding both their kuleana and their rights. Agricultural awards also include a set of conditions in the lease. While most conditions do not directly affect DHHL island-level planning, the conditions of active cultivation/development on agricultural leases, and the terms of occupancy for residential leases do affect land use, particularly when breaches occurring frequently. The effects of breaches of lease conditions are worsened when there is not enough land to award leases to all applicants. Failure to comply with these conditions were observed during site visits, and discussed during Open House and Beneficiary Consultation meetings with individuals. These compliance issues were also identified during previous Regional Planning efforts and various studies done for DHHL over the years.

For residential lessees, occupancy by the lessee is required. Within older communities, home abandonment was observed, and was also identified as an issue of concern during the Regional Plan process. Vacant leases that are unoccupied provide an opportunity for rehabilitation and reward to an applicant awaiting a residential homestead if the existing lessee cannot come to terms with the occupancy requirements identified in the lease and described in the residential lessee handbook.

For agricultural lessees, in addition to having a farm plan, at least two thirds of the parcel must be actively cultivated or developed at all times or as provided in the lease. Extensive site investigations were conducted of DHHL's O'ahu lands. With the exception of the Waiāhole homesteads, very few of the 61 agricultural lots showed any signs of active cultivation, which are indicative of violations of lease conditions. In many instances, DHHL's agriculture homestead lots were adjacent to non-DHHL landholdings actively being cultivated. Many agricultural leases were observed to be used for storage of non-agricultural equipment and no cultivation was visible.

DHHL's Statewide Agricultural Program is currently being evaluated and redeveloped. Changes to the program may affect conditions applied to existing leases, and how newly developed agricultural leases will be awarded in the future. Program revisions should take into consideration utilizing agricultural clusters to maximize cultivated areas, as well as developing systems of shared use. With over 3,550 applicants awaiting agricultural awards on O'ahu alone, DHHL may also need to develop opportunities and programs to educate current agricultural lessees to improve cultivation success, and if necessary, create a system to re-award lots to the next eligible applicants awaiting an award if current lessees are unable meet lease conditions.

8.2.1.2 Products

O'ahu applicants were queried regarding possible alternative housing options. Across all income categories, the top choice was single-family rentals followed by Kauhale and duplex townhomes. Open House respondents identified the top housing alternative as Kauhale followed by single-family rentals. Based on the beneficiary preferences, the types of housing and financing options should be expanded.

8.2.1.2.1 Financial Products

The SMS survey of applicants describes the challenge of providing affordable housing tailored to the needs and financial capability of homestead applicants on O'ahu. Given the average DHHL turnkey home price of \$250,000, the homestead home buyer would require an estimated household income of \$70,000 to sustain monthly payments of \$2,226 (PITI) on a \$240,000 mortgage. Consider:

- 57% of homestead applicant households have income below the 80% HUD income level
- Only 39% of O'ahu applicants may be able to qualify for the average priced DHHL turnkey home based on household income
- 55% of current homeowner households pay less than \$1,500 per month for mortgage
- 70% of current renter households pay less than \$1,500 per month for rent.

DHHL currently accepts a wide range of federal, state, county, and private programs geared to making homeownership more accessible to various target groups. The alternative financing programs available are shown on Table 8-2.

There are other programs that support affordable housing by providing the ability to reduce housing costs, reduce infrastructure improvement costs, increase the capacity for applicants to qualify for mortgages, and cover administrative and real estate costs. Other alternative models include self-help, owner-builder, rental, and rent with option to purchase.

It is recommended that additional financial products that support affordable homeownership, as well as expansion of rental products, be developed. Financial products that reduce monthly housing payments would increase the number of applicants qualified for homes on DHHL land.

8.2.1.2.2 Housing Products

DHHL primarily offers single-family, owner-occupied homes. However, in an effort to expand the types of housing products offered, several pilot housing programs are underway. DHHL's pilot programs include a Kūpuna housing complex, a "rent-with-

option-to-purchase" community, and a single Kauhale. Based on the applicant's preferences for rentals and Kauhale, regular and frequent evaluation of each program should be scheduled to evaluate how these products should be incorporated into the proposed homesteads identified in the OIP.

Table 8-2: Alternative Financing, Selected Programs Available on Hawaiian Home	Э
Lands	

TARGET GROUP BY MFI*	PROGRAM
80% - 140%	Federal Housing Administration
	FHA 247 Loans
80% - 140%	Veterans Administration VA Loans
50% - 120%	USDA Rural Development RD Loans
0% - 80%	Native Hawaiian Housing Block Grant
	NAHASDA Loans
All	DHHL Direct Loans
All	Private Mortgage Insurance Loans
0% - 80%	Habitat for Humanity
0% - 80%	USDA Rural Development Self-Help
0% - 80%	FHA Multifamily Loans Section 962

*MFI refers to Median Family Income

DHHL has a limited land base on O'ahu. To maximize the number of beneficiaries served within existing landholdings, consideration should be given to vertical development and smaller lot sizes. While condominium ownership and Kūpuna housing were not top preferences among applicants, both received strong interest among applicants surveyed. With over 9,000 residential applicants on O'ahu, many of them older, providing a variety of housing products (including those with reduced exterior maintenance requirements) will increase the types of beneficiaries that can be served by DHHL.

It is recommended that existing rules be expanded to allow a variety of housing products to be developed and offered.

8.2.1.2.3 Subsistence Agriculture Products

There are 3,317 applicants awaiting an agricultural award on Oʻahu. The Oʻahu Island Plan recommends 160 new subsistence homestead agricultural awards on 115 acres in Waiʻanae, Waiāhole, and Waimānalo. There is insufficient land for traditional single lot subsistence homestead agricultural awards. On Oʻahu, other agricultural products are needed to support food self-sufficiency among native Hawaiians.

It is recommended that based on O'ahu's limited land base, DHHL explore alternative agricultural opportunities, consider adopting rules, and, or developing program guidelines as needed. For example:

- The adoption of urban agriculture uses in residential areas and appropriate siting of new residential homes to provide sufficient land on an urban house lot so that small gardens or livestock areas can be setup.
- The designation of lands in existing homestead areas reserved for drainage or other open spaces for crop production under a community garden program.
- The formation of partnerships with large farms that can function as agricultural incubators. This could also provide interim uses of DHHL land while allowing beneficiaries to engage in farming and receive technical assistance.
- Incorporation of Hydroponics and, or backyard aquaculture into existing and proposed residential homesteads.

It is recommended that development of urban agriculture consider access to support infrastructure such as farmers' markets, cooling facilities, or commercial kitchens. O'ahu homesteaders and applicants would then have opportunities to use alternative agricultural areas and facilities, gain knowledge and experience in crop and livestock development, and expand their ability to grow their own food.

8.2.2 UNDER-PERFORMING ASSETS

DHHL has identified the need to maximize the productivity of its land assets to meet the provisions of the Act. Sometimes the directive of the Act ("to provide homesteading opportunities") conflicts with other Federal directives, such as the Endangered Species Act (ESA). On O'ahu, DHHL has set aside lands for habitat preservation and the protection of critical habitats. These lands, while meeting the directives of ESA, are constrained in meeting the provisions of the directives of the Act. In other instances, the landholdings are not conducive to homesteading, most often because of their location on ridgelines, pali, or areas with no access. The O'ahu landholdings have been evaluated to identify under-performing assets (see Table 8-3). Approximately 2,600 acres of land identified as wetlands, critical habitat, listed species habitat, steep slopes (greater than 40%), "Conservation" (as defined by the LUC), "P-1 Restricted Preservation" (as defined by the County Land Use Ordinance), or with limited or no access, have been characterized as underperforming. Lands designated as Special District may also have limited development potential, however, they are frequently rich in cultural resources and/or considered a community resources. Lands designated Special District account for approximately 250 acres of DHHL's lands.

Moku	Ahupua'a	DHHL Land Use Designation	Under- Performing Lands (Acres)*	% of acres in Ahupua'a
	Wai'anae	Conservation	75	18%
		Special District	95	25%
Wai'anae	Lualualei	Conservation	190	8%
		Special District	10	<1%
	Nānākuli	Conservation	825	3%
Kana	Honolulu	Conservation	65	37%
Kona		Special District	15	9%
	Waimānalo	Conservation	1,430	75%
Koʻolaupoko	He'eia	Conservation	5	5%
-		Special District	130	88%
				35% of Oʻahu
			Total 2,850 acres	Lands

Table 8-3: Under-Performing Assets and Lands Designated as Special District

*Rounded in 5 acre increments. Does not match the total number of acres identified as Special District or Conservation.

Both applicants and lessees were queried regarding lands that did not support the directives of the Act, either directly through homesteading, or indirectly through revenue generation. During Open Houses and Beneficiary Consultation meetings, the responses were overwhelmingly to keep the lands in the inventory. Moreover, follow up discussions indicated a general concern that the lands would not be available for the public to use (in the case of beach parks), or that DHHL would exchange the lands but not get better lands in return. The responses from the Applicant Survey were not as definitive. Less than half of the respondents indicated the lands should be kept in the inventory. At least 37% were unsure what should be the disposition of the lands. Questions were raised by survey respondents indicated a concern with the disposition of the land (what would happen once it was out of the inventory), what properties DHHL would acquire, and whether it would mean that the survey respondent would get an award.

Resources located on these types of lands may be better managed by the State Department of Land and Natural Resources (DLNR), or a private entity such as the Nature Conservancy. Based on comments, survey results, and limited development potential, DHHL should consider beginning a dialogue with beneficiaries and stakeholders regarding these lands and how they can be best utilized to meet the directives of the Act while addressing the concerns of the beneficiaries.

8.2.3 NEW LAND ACQUISITION

The residential homesteads proposed in upper Nānākuli Valley and Papakōlea have been given the lowest priority based on their location within an area of low applicant preference, potential environmental impacts and difficult development conditions, and the acquisition of alternate land is recommended in lieu of developing these areas. Assuming a density of six lots per acre, approximately 285 acres need to be acquired to accommodate the 1,715 residential homesteads proposed in these low priority areas.

In addition to acquiring lands as an alternative to development of upper Nānākuli Valley and Papakōlea, additional lands are necessary to meet the demand for homestead awards for all O'ahu Applicants. An additional 3,075 acres are necessary to meet the homesteading needs of all applicants on the residential and agriculture lists that are not otherwise accommodated assuming full implementation of the OIP.

It is recommended that a systematic approach be developed to identify and acquire approximately 1,390 acres of land suitable for residential development and 1,970 acres suitable for subsistence agriculture development in areas of high applicant preference.

At the present, there is no standard acquisition review criteria or process established. The development of standards are necessary to ensure that the lands acquired are obtained in compliance with the Act, HHLRA, and policies set forth by the U.S. Department of the Interior, while being suitable for homesteading or revenue generation.

In the past, DHHL acquired lands through HHLRA that met legal requirements, but which had limited homesteading or revenue generation potential. Therefore, in addition to legal compliance, it is critical that all potential acquisitions are reviewed to determine development and use potentials. One example of this is the acquisition of approximately 145 acres in Ha'ikū from Federal Government excess lands. In 1997, an independent study was conducted identifying the highest and best use of the lands as the development of 27 estate-type residential lots with no revenue generation potential. The report also indicated the parcel had limited municipal water and sewer services and road access. Without a standardized process to reject Ha'ikū, DHHL acquired the land because it could yield some homesteads. The OIP process has identified that 93% of the Ha'ikū acquisition is an underperforming asset. There are no opportunities for homesteading and there is very limited revenue generation potential (there is a possibility of revenue generation through agroforestry, however, it is not being pursued at present).

It is recommended that any land acquisition, regardless of how the land is acquired (land exchange, purchase, eminent domain, donations, and gifts), follow a review process that allows for lands to be rejected if certain types of conditions cannot be met except under extenuating circumstances. These conditions could include the following as they relate to O'ahu Acquisitions:

- A homestead density can be achieved that is consistent with current DHHL Residential or Subsistence Agriculture developments, if acquisition is pursued for homesteading purposes.
- Estimated off-site infrastructure costs are comparable to the average cost for current DHHL developments.
- Slopes are less than 25 percent.

- Lands have not been identified as critical habitats or floodways.
- Development potential is not significantly reduced based upon obligatory development restrictions (i.e. location at the end of a runway, within blast zone, habitat conservation requirements, deed restrictions, etc.).
- Acquisitions identified for homesteading are located within areas of high applicant preference.
- Lands have revenue generating potential.

DHHL is currently pursuing several land acquisitions on O'ahu. It is recommended that thorough due diligence of each parcel be conducted utilizing a methodology based on the above recommendations to ensure that each land acquisition supports the Act.

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Prepared for

1 ahn



Prepared by



December 2013

Appendix A Applicant Survey

-DHHL O'ahu Applicant Beneficiary Study for the O'ahu Plan



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> Conducted for PBR Hawaii June 2013

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SMS Amiliations and Associations:

Experian International Survey Research Solutions Pacific, LLC SMS Consulting, LLC 31 Marketing & Communications

Background

In February 2013 PBR Hawaii engaged SMS Research & Marketing Services to conduct a study of Department of Hawaiian Home Lands (DHHL) Applicant Beneficiaries currently on the residential and agricultural wait lists for O'ahu. The objective of the study was to quantitatively identify demographic characteristics about the Applicants and their desired housing requirements to contribute to and support the O'ahu Island Plan.

Methodology

To ensure that the maximum number of Applicants had the opportunity to contribute to the study, it was determined that a mail survey be conducted with all Applicants with a valid mailing address. In February 2013 SMS received a list of 13,342 names from DHHL. SMS consolidated the list by removing duplicates and any incomplete addresses. The updated list of 10,683 breaks out as follows:

- ✤ 756 Agricultural list only
- 7,270 Residential list only
- 2,659 Applicants on both the Agricultural and Residential lists.

This updated list was screened using the program "Smart Mailer" for the US Postal Service required review for accurate addresses. This screening resulted in 287 (3%) of addresses being rejected and 786 (7%) of addresses being replaced. A total of 10,396 surveys were mailed first class to Applicants in March 2013. To increase response rates, DHHL sent out numerous email reminders to Applicants and the cut-off date for returning the survey was extended to the middle of May.

The table to the right shows the final number and disposition of responses as of the May 10, 2013.

	Final Mailing	
Mailing Overview	Counts	%
Mailed out	10,395	
Returns due to bad addresses	198	2%
Net sent out	10,197	
Completed Surveys	2300	22.6%
By mail	2086	20.5%
Online	214	2.1%
Incomplete	24	
Total Received back	2324	

DHHL O`ahu Applicant Beneficiary Study for the O`ahu Plan

Page 1 August 2013 The returned completed surveys broke out as follows:

- 1,724 Only Residential Waitlist
- 33 Only Agriculture Waitlist

Total

100.0

• 542 On Both Residential and Agriculture Waitlist.

Therefore there was a total of 2,266 Residential Surveys completed providing a reliability factor of +/-1.8% at the 95% confidence level. There was a total of 575 Agriculture surveys providing a reliability factor of +/-3.7% at the 95% confidence level.

SMS compared the two pieces of information we knew about the Applicants from the original list provided by DHHL: their "number" or position on the O'ahu list and the date when the Applicant submitted their application. We compared that breakout (column on the left) with the same information from the surveys that were completed and returned (column on the right).

Information from the Applicant List provided by DHHL					<u>lr</u>	nforma		om the irveys	e compl	<u>eted</u>	
		Positio	n on DHHL I	List				Position	on DHHL L	ist	
		Frequency	Percent	Valid Percent	Cumulative Percent			Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1-1000	1844	17.7	17.7	17.7	Valid	1-1000	292	12.7	12.8	12.8
	1001-2000	1797	17.3	17.3	35.0		1001-2000	333	14.5	14.6	27.3
	2001-3000	1723	16.6	16.6	51.6		2001-3000	351	15.3	15.3	42.7
							3001-4000	228	9.9	10.0	52.6
	3001-4000	1051	10.1	10.1	61.7		4001-5000	163	7.1	7.1	59.8
	4001-5000	609	5.9	5.9	67.6		5001-6000	165	7.2	7.2	67.0
	5001-6000	562	5.4	5.4	73.0		6001-7000	169	7.3	7.4	74.4
	6001-7000	610	5.9	5.9	78.8		7001-8000	175	7.6	7.7	82.0
	7001-8000	687	6.6	6.6	85.5		8001-9000	202	8.8	8.8	90.9
	8001-9000	739	7.1	7.1	92.6		9001+	209	9.1	9.1	100.0
		0.000			1.000	001110	Total	2287	99.4	100.0	
	9001+	773	7.4	7.4	100.0	Missing	System	13	6	00/000	

	When Submitted DHHL Application						w	hen Submitte	d DHHL App	lication	
		Frequency	Percent	Valid Percent	Cumulative Percent			Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Before 1985					Valid	Before 1985	197	8.6	8.6	8.6
Valid		1463	14.1	14.1	14.1		1985 - 1994	325	14.1	14.2	22.8
	1985 - 1994	1882	18.1	18.1	32.2		1995 - 1999	327	14.2	14.3	37.1
	1995 - 1999	1483	14.3	14.3	46.4		2000 - 2004	439	19.1	19.2	56.3
	2000 - 2004	1757	16.9	16.9	63.3		2005 - 2007	432	18.8	18.9	75.2
	2005 - 2007	1645	15.8	15.8	79.2		2008 - 2010	269	11.7	11.8	87.0
	2008 - 2010	1036	10.0	10.0	0.000		After 2010	298	13.0	13.0	100.0
					89.1		Total	2287	99.4	100.0	
	After 2010	1129	10.9	10.9	100.0	Missing	System	13	6		
	Total	10395	100.0	100.0		Total		2300	100.0		

The comparison showed that a larger percent of Applicants who more recently submitted their application completed a survey compared with earlier applicants. This is consistent with a larger percent of the 4000+ numbers on the DHHL list completing the survey compared with the numbers below 4000. To adjust for this discrepancy SMS

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D SMS	August 2013

weighted the survey results against the position on the DHHL list to more accurately reflect the O'ahu Applicant population as a whole.

Residential Applicant Characteristics

DHHL Applicants on the O'ahu list are older, more likely to be widowed, own homes and have larger household sizes compared with O'ahu residents who identify as Native Hawaiian or other Pacific Islander alone, and with all O`ahu residents.

Characteristics	O`ahu Applicants	O`ahu Hawaiians Alone ¹	O`ahu Residents²
Age			
Under 35	10%	36%	29%
35 - 44	11%	20%	17%
45 - 54	22%	19%	18%
55 - 64	27%	13%	16%
64 - 74	21%	7%	10%
75 +	10%	5%	10%
Est. Median Age	55	38	47
Marital Status			
Married	44%	45%	51%
Single	20%	37%	28%
Separated	4%	3%	2%
Divorced	19%	9%	10%
Widowed	13%	7%	10%
Mean Travel Time	34	29	27
Home Ownership			
Owner-occupied	63%	41%	58%
Renter-occupied	34%	59%	42%
Average Household size - DHHL	4.30		
Avg HH size Owners		4.18	3.14
Avg HH size Renters		3.83	2.72

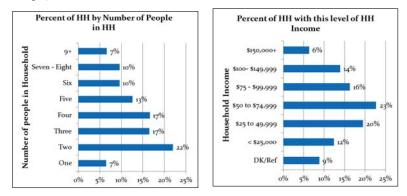
¹ 2010 US Census, 2006-2010 American Community Survey, City & County of Honolulu, Native Hawaiian and Other Pacific ²² 2010 US Census, 2005-2010 American Committing Solder, for marital status used female)
²² 2010 US Census, 2005-2010 American Community Survey, City & County of Honolulu, Total Population (for age distribution used age 20 & older, for marital status used female)

DHHL O`ahu Applicant	Beneficiary	Study for the C)`ahu Plan
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Characteristics	O`ahu Applicants	O`ahu Hawaiians Alone ³	O`ahu Residents ⁴
Household Income			
Less than \$25,000	9%	20%	15%
\$25,000 to \$49,999	22%	22%	20%
\$50,000 to \$74,999	25%	18%	19%
\$75,000 to \$99.999	21%	15%	15%
\$100,000 to \$149,999	16%	14%	18%
\$150,000+	7%	10%	13%

HUD Median Income Levels & Homestead Families

Native Hawaiian households tend to have higher household income. However, they also have a larger number of household members, as shown earlier and illustrated in the graph below.

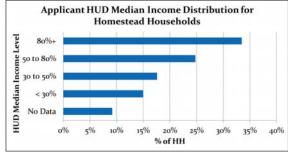


Using the HUD Median Income methodology of combining household income and household size is a better way of understanding the ability of Applicants to afford housing.

³ 2010 US Census, 2006-2010 American Community Survey, City & County of Honolulu, Native Hawaiian and Other Pacific Lander alone. (for age distribution used age 20 & older, for marital status used female)
^{4 4} 2010 US Census, 2006-2010 American Community Survey, City & County of Honolulu, Total Population (for age distribution used age 20 & older, for marital status used female)

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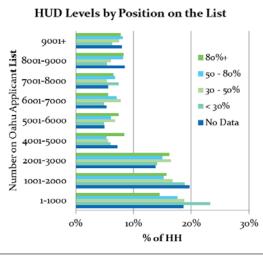
Fifty-seven percent of Applicant Homestead Households (using number of members expected to move into a homestead unit and the income of those members) are below 80% of HUD Median Income. This is a level considered "Low and Very Low



Income" by HUD standards. If we redistribute the "no data" households proportionately this increases to 63 percent. Much of the discussion moving forward in this report will relate to these HUD Median Income categories to indicate what Applicant households may be able to afford or their qualifications for financing.

As shown in the graph to the right, twenty-three percent of households with HUD Median Income levels below 30 percent are within the numbers 1 to 1,000 on the Applicant List for O'ahu. Fifty-six percent of households with income below 30% HUD median income levels are within the top 3,000 on the list.

Fifty-two percent of applicants in the 1 to 1,000 range have household incomes below 80% of HUD Median Income levels. This suggests that while those highest on the waiting list may receive offers of



housing awards, at least half of them may not have the income to pay for the housing option that comes with that award. Meanwhile those applicants with waiting list

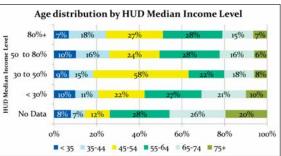
DHHL O`ahu Applicant Beneficiary Study for the O`ahu Plan © SMS

Page 5 August 2013 numbers of 4,000 to 9,000+ are more likely to have household incomes above 80% of HUD Income Levels.

One distinctive characteristic of applicants by HUD income levels is age. Applicants in below 30% and the "no data" households are significantly more likely to be age 55 and older.

This corresponds to their place on the wait list with the earlier applicants more likely to be older. In addition to having lower incomes older applicants may also be less willing to commit to longer term loans such as a mortgage.

Other characteristics of Applicants by HUD Income level are shown in the table to the right. Those households with incomes below the 30 percent HUD levels are less likely to live in a single family dwelling, less likely to own their current home, more likely to live in public housing and have fewer numbers of bedrooms. They have the fewest people in their household and also the fewest number of employed adults.



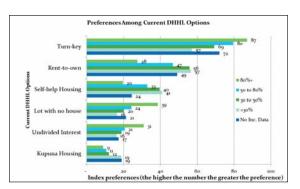
	No Data	<30%	30 to 50%	50 - 80%	80%+
Estimated #	903	1506	1816	2555	3454
% live in SFD	62%	39%	51%	58%	71%
% Public housing (including Sect 8)	3%	17%	6%	1%	1%
% Homeowner	75%	40%	50%	63%	74%
Current # of Bedrooms (mean)	3.2	2.5	3.0	3.0	3.3
# Employed adults (mean)	2.2	1.5	1.9	2.2	2.4
# people in HH (mean)	4.7	4.0	4.6	4.4	4.1
Longest commute time (mean)	44 min	40 min	41 min	42 min	41 min

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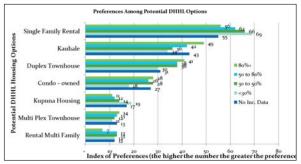
Desired Housing Options

The survey asked applicants to identify their first, second and third preference for type of housing they would like to receive. SMS indexed preferences on a scale of 1 to 100 with 100 being the most desired and 1 being the least desired options. Of those options currently



offered by DHHL the most popular is a "Turn-key Developer Built Home," preferred by all HUD income categories. A "Rent-to-Own House" and "Self-help Housing" also ranked high in among the 50% and below HUD Income categories. Those applicants with HUD Median Income levels of 80% and above were much more likely to prefer "Turn-key," "Lot with water, sewer and no house," and "Undivided Interest (a lot in a yet to be developed community)."

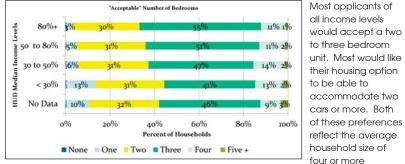
Among possible housing options that DHHL may consider offering in the future, the most



preferred option especially among lower income households was a "Single-family Rental Home." This was followed by a "Kauhale Style (a multi-family, multigenerational home)" and a "Duplex Townhouse."

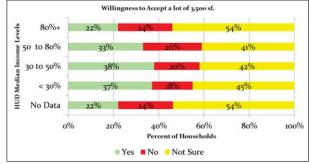
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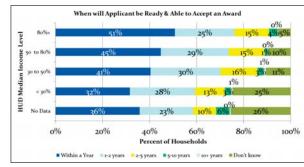
members per household.

When resident applicants were asked if they would be willing to "accept a lot of approximately 3,500 square feet if there was more community space and amenities" many applicants responded "not sure." This was especially true



among those 80%+ and "no data" households. As noted earlier these two Income categories were significantly more likely to own their current home.

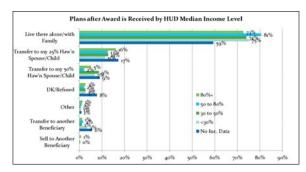
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When asked "if you received a homestead award today, when would you be willing to relocate and financially ready to accept the award" the group that would be most ready within a year is the 80%+ households. The groups that are least

ready within the first year and don't know when they would be ready are the "no data" and the below 30% groups. Those households with higher HUD median income levels are more certain when they might be able to accept an award. Those households that are lower income are less certain when they would be willing and able to accept an award. Seventy-five percent of the "no data" households are current homeowners and older which may make them less certain of when they would accept an award.

When considering options after they receive an award, the majority of Applicants (74%)



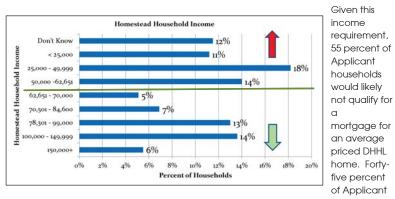
plan to live in their award alone or with their family. Another 20 percent plan to transfer their award to a spouse or child. Only a few beneficiaries plan to transfer or sell their award to another beneficiary. Ability to Qualify for Financing or be able to Afford a New Home

Housing Affordability Example	
Average DHHL Turn Key House Price	\$250,000
Down Payment	\$ 10,000
Loan Amount	\$240,000
Monthly principal & interest payment (5% for 30 years)	\$ 1,288
Estimated Insurance per month	\$ 166
Monthly Principal & Interest (5%) & Insurance	\$ 1,454
Estimated Household Income required to qualify for a mortgage (28% ratio, assuming no additional monthly debt, medium credit rating)	\$ 62,354

A challenge for DHHL Applicants is that while the land rent/fee is very low, the price for a house to put on that land can be much more difficult to afford. The following is an example of income levels required for a DHHL average priced home. Based on recent offerings, SMS has assumed an average price of

\$250,000 for a house on DHHL land, well below \$630,000, the median market price for single-family houses on O'ahu⁵. For purposes of this example we have assumed a 4 percent down payment of \$10,000. The estimated cost for insurance would be approximately \$166 per month. Therefore the monthly principal and interest (at 5%, 30-year) and insurance payment is approximately \$1,454 per month.

To be able to qualify for a mortgage with payments of about \$1,400 per month, estimated household income would have to be at least \$62,354 assuming the household has no additional debt to be paid monthly (i.e., no outstanding credit card balance or car loan) and a medium credit rating.



households may be able to qualify assuming reasonably good credit ratings and no

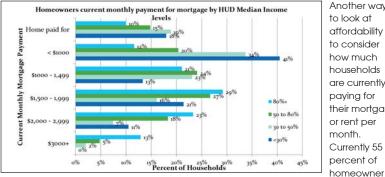
⁵ Prudential Locations, Hawaii Real Estate Market Report, May 2013.

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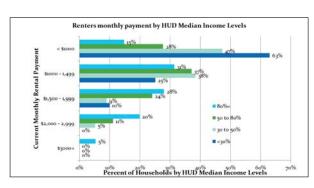
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Page 9 August 2013 additional debt. Note that this is a conservative example; some financial institutions may be willing to accept a higher housing cost-to-income ratio, for example up to 40 percent of monthly income.



Another wav to look at affordability is to consider how much households are currently paying for their mortgage or rent per month. Currently 55 percent of

households are paying less than \$1,500 per month on their mortgage. Thirteen percent of applicant households currently pay no mortgage. While they may be able to sell their current home to move into a new home, given the older age of many applicants it is unclear how many would willing and/or able to finance a new home.



Of those households that are renting, 70 percent are paying less than \$1,500 per month.

Looking at both aroups together suggests that only 45 percent of homeowners and 30 percent of renter households could easily pay \$1,500 per month to finance a

new home, because that is the level they are currently paying or more.

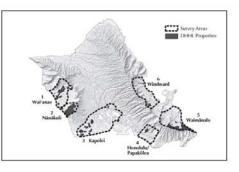
While the average price of a DHHL home is significantly below the median market price on O`ahu , it is likely that many households will not be able to afford their most desired

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option of a Turn-key home. This financial reality may be a reason why Rent-to-Own and Single Family Rental Options ranked relatively high on the preferred options list.

Desired Communities and Community Characteristics

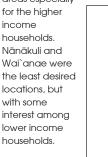
Applicants were referred to the map below and asked to identify their first through sixth

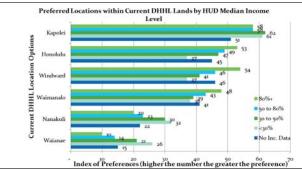


preference for the location they would like to receive their residential award. SMS indexed preferences on a scale of 1 to 100 with 100 being the most desired and 1 being the least desired options.

This first graph shows that among all HUD income groups Kapolei is the preferred

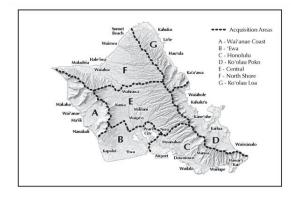
location within the current land holdings of DHHL. This is especially true of lower income households. Honolulu, the Windward side and Waimānalo were the next most desired areas especially





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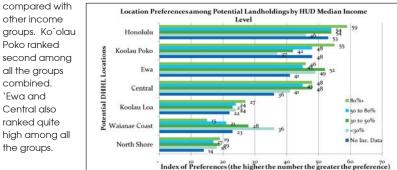
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Applicants referred to the map below for areas where DHHL may be able to acquire

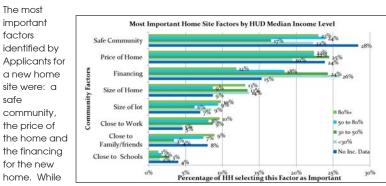
lands in the future. Applicants were again asked to identify their first through sixth preference for the location they would like to receive their residential award. SMS indexed preferences on a scale of 1 to 100 with 100 being the most desired and 1 beina the least desired options.

For most income groups Honolulu was the preferred location if DHHL could acquire new lands there. Only the below 30% households rated another location higher – `Ewa. This below 30 percent group also showed greater preference for the Wa`ianae Coast

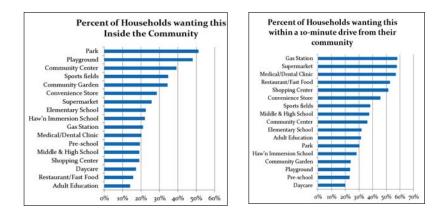


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safety rated very high among all income levels, financing was the most important for households below 30 percent HUD Median income level.

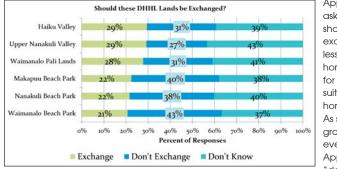


Applicants had very similar responses when identifying those amenities they would like inside of their community (walking distance) v. within a ten minute drive from their community.

Parks, playgrounds, a community center, sports fields and a community garden were the most desired amenities within the community. However, Applicants would like a gas station, supermarket, medical/dental clinic, restaurants/fast food outlets and

DHHL O`ahu Applicant Beneficiary Study for the O`ahu Plan © *SMS* Page 14 August 2013 shopping center within a 10-minute drive. Parents were more likely to want schools nearby.

Policy Question



Applicants were asked if "DHHL should consider exchanging land less suitable for homestead use for land more suitable for homestead use." As shown in the graph for almost every site more Applicants said "don't

exchange" than supported exchanging the lands. However, the largest percentage of responses for each land area was "don't know." In calls taken by SMS some of the questions Applicants had related to these questions were:

- > "If the land was exchanged what would be done with it?"
- > Who would DHHL exchange with? For what properties?
- > Would I be able to get an award if the land was exchanged?

Based on the calls received Applicants would like more details before deciding on whether DHHL lands should be exchanged.

Computer Usage

Applicants were asked about their access to an Internetconnected electronic device and their online behaviors. Approximately 69 percent of applicants (6,975) send emails and/or access websites through the Internet. Of those, 68 percent (4,747) access some form of social media such as a Facebook page.



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Agricultural Applicants

There are about 756 Applicants only the wait list for an O'ahu Agricultural award (Ag). There are an additional 2,659 Applicants who are on both the wait lists for an Ag award and a residential award. Of these that were mailed a survey, 33 completed Ag-only surveys and 542 completed surveys from Applicants who are on both lists were returned for a total of 575 completed Ag surveys.

Of those Applicants on the Ag waiting list 24 percent of them are currently farming. Within this group of Applicants currently farming, about three-quarters of them are doing subsistence farming described in the survey as "growing crops to supply minimal needs of the immediate family living in the household. This would include a garden in the yard or plot in a community garden." About 12 percent of these Ag Applicants are doing supplemental farming described as "growing crops to supplement income from other sources, i.e. selling at farmer's markets, etc." Another two percent of these currently farming Ag Applicants say they are doing commercial farming, described as "grow cops as your primary source of income." Approximately 11 percent of Applicants who are currently farming said "other" that they described as "growing flowers, fruit trees, etc." Only a fourth of Ag Applicants are currently farming and of these most are farming at the subsistence level.

Eighty-nine percent of Ag Applicants would like to use their future Ag award "to build a house and grow crops" – subsistence farming. About half of this group said the smallest lot size they would be willing to accept for their award is ¾ to 1 acre; the remainder was spread among the other three options.

Smallest Acceptable Lot Size	% of Subsistence Applicants Willing to Accept
1/4 acre or less	15.8%
1/4 to 1/2 acre	22.7%
1/2 to 3/4 acre	12.5%
34 to 1 acre	48.9%

Eight percent of Ag Applicants would like to use their future Ag award "to grow crops only" – supplemental farming. About 43 percent of these applicants would be willing to accept a lot size of one acre or less.

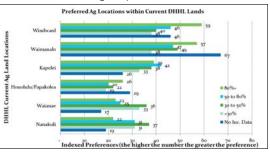
Smallest Acceptable Lot Size	% of Supplemental Applicants Willing to Accept
Up to 1 acre	43.0%
1 to 2 acres	23.5%
2 to 3 acres	8.8%
3 to 5 acres	8.7%
More than 5 acres	16.3%

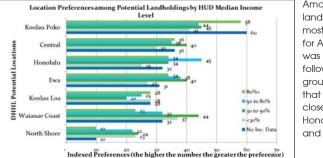
DHHL O`ahu Applicant Beneficiary Study for the O`ahu Plan
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Page 17 August 2013 Approximately two percent of Ag Applicants would like a commercial lease, no house, which would be covered by a DHHL General Lease.

Applicants were referred to the DHHL Current Holdings map shown earlier and asked to

identify their first through sixth preference for the location they would like to receive their residential award. SMS indexed preferences on a scale of 1 to 100 with 100 being the most desired and 1 being the least desired options. Ag Applicants most desired location was Windward and Waimānalo followed by Kapolei.



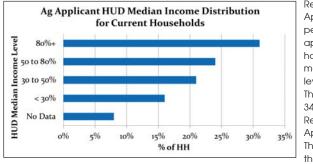


Among potential landholdings the most desired area for Ag Applicants was Ko`olau Poko, followed by a group of four areas that were very close: Central, Honolulu, `Ewa, and Ko`olau Loa.

Overall Ag applicants are very similar to Residential applicants. The table below highlights where the characteristics are different.

Characteristics	Ag Applicant Only	Both	Residential Only
Currently live on DHHL Land	24%	13%	12%
Currently live in single-family unit	66%	56%	59%
Four or more adults employed in HH	54%	35%	31%
Longest commute to work over 60 minutes	39%	32%	25%
Willing & able to accept an award within a year	59%	44%	43%
Married	71%	60%	60%
Median Age	50	52	57
Average # of years on wait list	16	13.5	15

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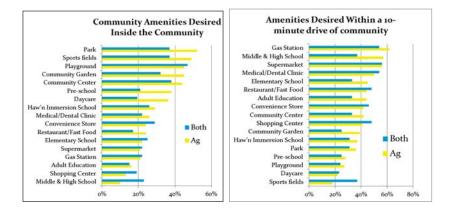


The distribution of Ag households by HUD Median income levels is very similar to

Residential Applicants. Only 31 percent of these applicant households have median income levels above 80%. This compares with 34 percent for Residential Applicants. Therefore many of the financial

challenges facing Residential Applicants would also be facing Ag Applicants.

Desired community amenities for Ag Applicants are very similar to Residential Applicants. In the graphs below the "both" category reflecting those on both wait list are more similar to those desires of Residential Applicants.



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Survey

1.	Do you currently live on DHHL land? (DARKEN		c. Working Adult #3	
	ONE)			
	Yes	10.	Is your home owned or rented by sor there? (DARKEN ONE)	meone living
2.	What list on Oahu are you signed up for?		Owned by someone living here	0
	(DARKEN ONE)		Rented by someone living here	
	Residential		Live here rent-free	
	Agricultural			
	BothO	11.	What is the total income of all employ your household before taxes in 2012	
	There is no Pastoral list for Oahu			
			Less than \$10,000 \$10,000 to \$14,999	
ι.	What kind of housing unit do you live in now?		\$15,000 to \$14,999	
	(DARKEN ONE)		\$15,000 to \$24,999 \$25,000 to \$34,999	
	Single-family detached unitO		\$35,000 to \$49,999	
	Duplex or townhouseO		\$50,000 to \$54,850	
	Apartment/Condominium		\$54,851 to \$62,650	
	Public Housing	1	\$62,651 to \$70,500	0
	Public Assisted Housing (Section 8)O	1	\$70,501 to \$74,999	0
	Other (specify)O		\$75,000 to \$78,300	
Ĺ.	How many years have you lived in this housing		\$78,301 to \$84,600	
	unit? (WRITE NUMBER)		\$84,601 to \$90,850	
			\$90,851 to \$97,100	
	Years		\$97,101 to \$99,999	
			\$100,000 to \$103,400 \$103,401 to \$149,999	
j.	How many bedrooms are in your housing unit?		\$150,000 to \$199,999	
	(WRITE NUMBER)		\$200,000 or more	
	Bedrooms		DON'T KNOW/REFUSED	Ö
	your household? (WRITE NUMBER) People		household? (DARKEN ONE) Home paid for, or no rent paid	0
			Less than \$200	
	How many families live in your household? (WRITE		\$200 to \$499	
	NUMBER)		\$500 to 799	
	Families		\$800 to \$999	
			\$1,000 to \$1,249	
3.	How many adults are employed in your household?		\$1,250 to \$1,499	0
	(WRITE NUMBER) (IF NONE, SKIP TO Q.10)		\$1,500 to \$1,999	0
	People		\$2,000 to \$2,499	
			\$2,500 to \$2,999	
	In the spaces below, record the one-way commute		\$3,000 to \$3,499	
	time from your home to work on a normal work day		\$3,500 to \$3,999	
	for up to three employed persons with the longest		\$4,000 to \$4,499	
	commutes. Record commute time for the person		\$4,500 to \$4,999	
	with the longest commute first, then the next longest commute and so on up to three. (WRITE		\$5,000 or more	
	NUMBER) a. Working Adult #1		DON'T KNOW/REFUSED	0
	Minutes		stions Q13 to Q24 for applicants on the Agricultural-only applicants please sl	
	b. Working Adult #2			
	Minutes	1		
013	DHHL O'ahu Applicant Survey			Pa
SM	IS, Inc.			March 2

	If you were to move into a ho how many Homestead Family yourself), would live in the ne NUMBER) People	/ memt	pers (in	cluding		they were available which of property would you most like ONLY ONE CIRCLE IN EACH to your first choice [1]. Then da [2] in the second column. Ther [3] in the third column.)	coLUI arken yo	eive? (D MV. The our secon	ARKE circle d cho
							1"	2 nd	3rd
١.	Of those in your Homestead would be under age 18? (WR)			any		Duplex townhouse (2 units)	0	0	0
		IE NUI	ABER)			Multi-plex townhouse (3 -12 units)	0	0	0
	People under age 18					Condominium apartment I own	0	0	0
	Of those in your Homestead	Family	how m	anv		Single-family rental home	0	0	0
1	would be over age 65? (WRIT			uny		Rental within a multi-family	0	0	0
	People over age 65					complex	0	0	0
						A multi-family, multi-generational home (Kauhale style)	0	0	0
i,	How many bedrooms would		ed in yo	our new		Kupuna Housing	0	0	0
	housing unit? (WRITE NUMBE	ER)				Room within a dormitory-type	0	0	
	Bedrooms					facility	0	0	0
ę	If you were to be offered a Ho in 2014, which of the followin	g types	of pro			The size of the home The size of the vard/lot			
		g types re? (D/ MIV. Th an your irken yo	of pro ARKEN le circle second lur third	ONLY next to choice [2] choice [3]	22	The size of the yard/lot Developments on Oahu are t clustered lots with more sha Would you be willing to acce 3,500 square feet if it had mo	rending red con pt a lot re com	g toward nmunity of appro	small space
	in 2014, which of the followin would you most like to receiv ONE CIRCLE IN EACH COLU your first choice [1]. Then dark in the second column. Then da	g types re? (D/ MV. Th en your	of pro ARKEN le circle second	ONLY next to I choice [2]	22	The size of the yard/lot Developments on Oahu are t clustered lots with more sha Would you be willing to acce 3,500 square feet if it had mo amenities? (DARKEN JUST OI amenities?	rending red con pt a lot re com	g toward nmunity of appro munity s	small space ximat
	in 2014, which of the followin would you most like to receiv ONE CIRCLE IN EACH COLU your first choice [1]. Then dark in the second column. Then de in the third column.	g types re? (D/ MIV. Th an your irken yo	of pro ARKEN le circle second lur third	ONLY next to choice [2] choice [3]	22	The size of the yard/lot Developments on Oahu are to clustered lots with more sha Would you be willing to acce 3,500 square feet if it had mo amenities? (DARKEN JUST OI Yes.	rending red con pt a lot re com VE)	g toward nmunity of appro munity s	small space ximat pace
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	In 2014, which of the followin would you most like to receiv ONE CIRCLE IN EACH COLU your first choice [1]. Then dark in the second column. Then de in the third column.) cot with water, sewer, but no house furm-Key (Developer Built home) Jadvided Interest (A lot in a yet o be developed community) Kupuna housing	g types re? (D/ MV. Then your inken your niken your o	of pro ARKEN te circle second our third 0 0 0	OWLY next to choice [2] choice [3] 3 rd 0 0		The size of the yard/tot Developments on Oahu are to clustered lots with more sha Would you be willing to acce 3,500 square feet if it had mo amenities? (DARKEN JUST ON Yes	rending red con pt a lot re com VE) d, do yo ily	g toward nmunity of appro munity s ou plan t 6 Hawaiia	small space pace 0 0 0 0
	In 2014, which of the followin would you most like to receiv ONE CIRCLE IN EACH COLU your first choice [1]. Then dark in the second column. Then de in the third column.) Lot with water, sewer, but no house furm-Key (Developer Built home) Judivided Interest (A lot in a yet to be developed community) Cupuna housing A rent-to-own house	g types re? (D/ MV. Then your unken your unken your 0 0 0 0	s of pro ARKEN le circle second ur third 2 nd 0 0 0 0	OWLY next to choice [2] choice [3] 3 rd 0 0 0 0		The size of the yard/tot Developments on Oahu are to clustered lots with more sha Would you be willing to acce 3,500 square feet if it had mo amenities? (DARKENJUSTON Yes	rending red com pt a lot re com VE) d, do yo ily	g toward nmunity : of appro munity s ou plan t 6 Hawaiia 6 Hawaiia	smalli space pace 0 0 0 0 0
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24. What is the total income of all employed adults in your Homestead Family before taxes in 2012?

(DARKEN ONE)	
Less than \$10,000	.0
\$10,000 to \$14,999	0
\$15,000 to \$24,999	.0
\$25,000 to \$34,999	0
\$35,000 to \$49,999	O
\$50,000 to \$54,850	O
\$54,851 to \$62,650	.0
\$62,651 to \$70,500	.0
\$70,501 to \$74,999	
\$75,000 to \$78,300	.0
\$78,301 to \$84,600	O
\$84,601 to \$90,850	.0
\$90,851 to \$97,100	
\$97,101 to \$99,999	O
\$100,000 to \$103,400	O
\$103,401 to \$149,999	.0
\$150,000 to \$199,999	O
\$200,000 or more	.0
DON'T KNOW/REFUSED	0

FOR APPLICANTS ON THE OAHU AGRICULTURAL LIST ONLY. (RESIDENTIAL ONLY APPLICANTS SKIP TO Q30.)

25.	Are you or your spouse currently farming?					
	Yes					
	No					
	(If No Skip to Q27)					

26. If yes, what type of farming are you currently doing? (DARKEN JUST ONE) Subsistence farming (grow crops to supply

minimal needs of the immediate family living in the household. This would include a garden in your yard or a plot in a community garden.)O Supplemental farming (grow crop to supplement income from other sources, i.e., selling at 0 farmer's market etc.) Commercial farming (grow crops as your primary source of income) 0 Other (specify) 0

27.	How do you intend to use your agricultural award? (DARKEN JUST ONE)
	Build house & grow crops (Subsistence)
	Grow crops only (Supplemental)
	Commercial level, no house (General Lease)O (If this is your answer please skip to Q.30)

28.	lot size you would I	istence" use, what is the smallest be willing to accept for your
	agriculture award? Q30)	(DARKEN JUST ONE, THEN SKIP TO
	Vacre or less	0

0

0

0

1/4 to 1/4 acre

1/2 to 1/4 acre .

1/4 to 1 acre

2013 DHHL O'ahu Applicant Survey SMS, Inc.

29. If you chose "Supplemental", what is the smallest lot size you would be willing to accept for your agriculture award? (CHOOSE JUST ONE) Linto 1 nore -

op to 1 dole	~
1 to 2 acres	0
2 to 3 acres	0
3 to 5 acres	0
More than 5 acres	0

TO BE ANSWERED BY ALL APPLICANTS 30.

Within DHHL's current landholdings on Oahu, where would you like to receive an award? Refer to the map Q30 on the back of the cover letter. In the spaces below, identify your preferred location for your award. Residential Applicants complete column #1. Agricultural Applicants complete column #2. Show your preference by placing a "1" in the box next to your first choice, a "2" in the box of your second choice and so on. You can

LOCATION	1. RESIDENTIAL APPLICANT	2. AGRICULTURAL APPLICANT
1. Walanae		
2. Nanakuli		
3. Kapolei		
4. Honolulu/Papakolea		
5. Waimanalo		
6. Windward		

31. If DHHL is able to acquire new lands and you could receive an award anywhere on Oahu where would you like to receive an award? Refer to the map Q31 on the back of the cover letter. In the spaces below, identify your preferred location for your land award. Residential Applicants complete column #1. Agricultural Applicants complete column #2. Show your preference by placing a "1" in the box next to your first choice, a "2" in the box of your second choice and so on. You can indicate up to seven in each column if you like, but there are no ties.

LOCATION	1. RESIDENTIAL APPLICANT	2. AGRICULTURAL APPLICANT
A. Waianae Coast		
B. Ewa		
C. Honolulu		
D. Koolau Poko		
E. Central		
F. North Shore		
G. Koolau Loa		

32	In my future Homestead Community I would like the
	following services: inside the Homestead
	Community; within a 10-minute drive; or don't need.
	(DARKEN ONE ANSWER DER LINE)

	Inside the Homestead (Walking Distance)	10- minute Drive	Don't Need
Daycare	0	0	0
Pre-school	0	0	0
Bementary school	0	0	0
Hawaiian immersion school	0	0	0
Middle and High School	0	0	0
Adult Education/Job training classes	0	0	0
Convenience store	0	0	0
Gas station	0	0	0
Supermarket	0	0	0
Shopping center	0	0	0
Restaurants/Fast Food Outlets	0	0	0
Medical/dental clinic	0	0	0
Community Center	0	0	0
Community Garden	0	0	0
Park	0	0	0
Play ground	0	0	0
Area for Active Recreation – Sports fields	0	0	0
Other? (Please specify)	0	0	0

33. If you received a Homestead award today, when would you be willing to relocate and financially ready to accept the award? (DARKEN ONLY ONE)

Within a year	0
1 to 2 years from now	0
2 to 5 years from now	0
5 to 10 years from now	0
More than 10 years from now	0
Don't know	0

34. Should DHHL consider exchanging land less suitable for homestead use for land more suitable for homestead use? (ONE RESPONSE FOR EACH LOCATION)

LOCATION	Yes Exchange	No Don't Exchange	Don't Know	
Nanakuli Beach Park	0	0	0	
Waimanalo Beach Park	0	0	0	Mahalo! Please re envelope provided
Makapuu Beach Park	0	0	0	
Waimanalo Pali lands	0	0	0	
Haiku Valley	0	0	0	
Upper Nanakuli Valley	0	0	0	

DEMOGRAPHICS 35. What is your current marital status?

Married O Single, never married O Single, never married O Single, never married O Divorced O What is your gender? Male Male O Female O Years old O 38. Do you or someone in your household have a computer, smart phone, tablet or similar device in your house? Yes one or more O No none of these O No O No O Yes O No O No O Yes O No O SkiP TO Q 42 If yes, is it connected to the Internet? Yes O No O No O No O Me alone O O O you or another member of your household acce Facebook, Twitter or other types of social media through the internet? Me alone O Me and others O O you or another member of you		
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Appendix B

Open House Summaries and Comments

-Open House #1, Waipahu High School April 20, 2013
-Open House #2, Farrington High School April 27, 2013
-Open House #3, Kalaheo High School May 4, 2013
-2013 Open Houses, Attendee Preference Results
-Open House Comments- April 20, 27 and May 4, 2013



PRINCIPALS THOMAS S. WITTEN, ASLA President		Oʻahu Island Plan Open House #1, Waipahu High School April 20, 2013 Summary	
R. STAN DUNCAN, ASLA Executive Vice-President	Commissioner:	Renwick V.I. "Uncle Joe" Tassill	
RUSSELL Y. J. CHUNG, FASLA, LEED [®] AP Executive Vice-President	Chairman's Office: Staff:	Darrell Young, Deputy Director Derek Kimura, Darrell Yagodich, Kaleo Manuel, Bob	
VINCENT SHIGEKUNI Vice-President		Freitas Jr., Julie-Ann Cachola, Nancy McPherson, Ulu Lota, Darrell Ing, Kuuwehi Hiraishi, Rene Kondo and	
GRANT T. MURAKAMI, AICP, LEED [®] AP Principal	Consultants:	Kanaʻi Kapeliela PBR Hawaii – Scott Abrigo, Malia Cox	
W. FRANK BRANDT, FASLA Chairman Emeritus	Handouts:		
	Handouts:	Oʻahu Island Plan Newsletter No. 1 Open Houses "Save the Dates" card	
ASSOCIATES		Open House Questionnaire/Stamp Card	
TOM SCHNELL, AICP Senior Associate		Budget Call to Action/Nelson Case	
RAYMOND T. HIGA, ASLA Senior Associate	Attendees:	Applicants: 39 (65%) Lessees: 16 (27%)	
KEVIN K. NISHIKAWA, ASLA Associate		Other: 5 (8%)	
KIMI MIKAMI YUEN, LEED [*] AP Associate	Meeting Format: This more informal meeting format allowed attendees to come and go based on their schedules and have one on one discussions with the DHHL		
SCOTT ALIKA ABRIGO, LEED [®] AP Associate	Trust's staff and consultant team. Although informal, a welcoming/pule as well a summary of data collected, and closing of the open house were built into the		
SCOTT MURAKAMI, ASLA, LEED [®] AP Associate	schedule.		
DACHENG DONG, LEED [®] AP Associate	Opening: The meeting was opened with pule by Commissioner Joe Tassill.		
		Jlu Lota of the Planning Office individually welcomed ribed the open house format during the check in process.	
HONOLULU OFFICE 1001 Jikahog Street, Suite 650 Honolula, Hawaii 96813-3484 Tele (808) 522-3631 Fax: (8009 523-1400 E-mail: syaadmingepbrhawaii.com	Stations: Attendees were encouraged to go to each of the six stations set up within the cafeteria at their own pace. The stations were designed to both provide information on a particular issue/subject as well as gather information from attendees. Attendees were encouraged to ask questions and provide feedback throughout the open house.		
KAPOLEI OFFICE 1001 Kamokila Boulevard. Kapolei Bauläding, Suite 313 Kapolei, Hawai 96707-2005 Tek: (808) 521-5631 Fax: (808) 535-3163	House. For clarity th	ary of the information shared and collected during the Open the comments have been grouped by the station the comments r than the station where the comments were made.	

O'ahu Island Plan Open House Summary Open House #1 - Waipahu High School April 20, 2013

STATION 1 - DHHL

The first station was designed to provide attendees with information regarding the Hawaiian Homestead Act, DHHL's mission, and organization of the DHHL Trust. Station 1 provided attendees with a breakdown of DHHL's landholdings, applicants, and lessees State-wide compared with O'ahu only. In addition, Station 1 identified the location of the existing residential and agriculture lessees. This background information was provided to help provide attendees with some context as they moved to the subsequent stations.

Comments/Questions/Concerns

This was the first station that most attendees stopped at, therefore many questions and concerns were related to information discussed at other stations. In some cases staff provided a response, then redirected attendees to the relevant station and suggested they ask the question again. Comments pertaining to DHHL Trust, the mission, applicant/lessee data and implementation of the act follow.

- Beneficiaries
 - o Applicants
 - Applicant is on lists for two different islands (residential on Maui, Agriculture on O'ahu)
 - Applicant requests DHHL Trust negotiate with him/her to take the O'ahu lot, not Maui
 - Lessees
 - The number of existing residential leases in Kapolei should be checked for accuracy
- Administrative Rules
 - Sale of Leases/Homes
 - Why does DHHL Trust allow the sale of homestead leases? Response the Act does not say that you cannot sell. There are no regulations in place.
 - Sale of leases with no \$\$ back to the Department is wrong
 - Administrative rules should be changed .
 - Provide input on the Administrative Rules to stop sale of leases
 - The burden of proof should be on the lessee. Instead of saying the law does not prohibit we should say the law does not say you can do it
 - There is a rule to stop the sale of leases, it is the HHCA
- Rehabilitation
 - A translation of 'Aina Ho'opulapula and rehabilitation should be discussed. What do those terms really mean?
 - What does a self-sufficient and healthy community look like? Is it eating off the land? The ahupua'a model equals food security
 - Consider rehabilitating foreclosed homes for those with less income
 - o Kaupuni was not successful. It is not self-sufficient. What happened?
- General Comments
 - o A better reporting system is needed to give information early on

PLANNING + LANDSCAPE ARCHITECTURE + ENVIRONMENTAL STUDIES + ENTITLEMENTS / FERMITTING + GRAPHIC DESIGN

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STATION 2 - DHHL PLANNING SYSTEM

This station provided attendees with an overview of the planning system as well as the steps taken to get from the General Plan through award of leases.

- *General Plan* This plan guides the DHHL Trust over the long-term (20 year time frame) by establishing goals and objectives for DHHL Trust which are utilized during island plan development
- *Island Plan* The Islands Plans have a long-term perspective (20 year time frame with an update every 10 years) created to establish:
 - o Implementation of land use goals and objectives from the General Plan
 - Development of appropriate land uses for land holdings to meet needs of beneficiaries while ensuring proper stewardship of the 'āina
 - Identification of needs and opportunities of beneficiaries through surveys, focus groups, open houses and community consultation
 - o Exploration of island specific issues, such as limited land base on O'ahu
 - o Setting of development priorities
- *O'ahu Island Plan* The development of the O'ahu Island Plan will be conducted in four steps: (1) Data Collection, (2) Analysis, (3) Draft Plan Development, (4) Adoption of Final Plan. Currently the Trust is collecting data.

Comments/Questions/Concerns

There were no additional comments directly related to this section.

STATION 3 - HOMESTEAD USES

This station provided attendees with an overview of the where DHHL Trust has lands on O'ahu, and the areas where conditions warrant further evaluation to determine if homesteading is feasible. Attendees were provided an opportunity to indicate their preferences as it related to new homestead developments, lot size, housing options and agriculture uses. Following is a table of the results.

Within DHHL landholdings, a majority of residential respondents (60%) indicated a preference for homesteading in Kapolei, while half of the agriculture respondents preferred Wai'anae.

Preference within DHHL	Residential Applicant Preference	Farm Applicant Preference
Waiʻanae	1	2
Nānākuli	3	0
Kapolei	24	0
Honolulu/Papakolea	6	0
Waimānalo	2	1
Windward	4	1
Total Responses	40	4

O'ahu Island Plan Open House Summary Open House #1 – Waipahu High School April 20, 2013

If given an opportunity to homestead anywhere on O'ahu, respondents indicated a preference for Central (33%) followed closely by 'Ewa (27%).

Preference outside DHHL	Residential Applicant Preference	Farm Applicant Preference
Wai'anae Coast	4	0
'Ewa	13	0
Honolulu	5	0
Koʻolau Poko	4	0
Central	16	1
North Shore	3	0
Koʻolau Loa	4	0
Total Responses	49	1

Respondents overwhelmingly (80%) indicated that they would prefer a 5,000 square foot lot even if a 3,500 square foot lot came with shared facilities and community amenities.

Lot Size	Preference for 3500 sq ft	Preference for 5000 sq ft
Total Responses	8	32

Attendees were provided with a list of housing alternatives to a single family home. These alternatives are not currently being offered by DHHL. Attendees were asked what they would prefer if they were offered these options, keeping in mind that if their only preference was for a single family home, then no response was appropriate. Respondents indicated that there is a need for the development of Kūpuna housing with 27% of respondents indicating this as their top housing alternative. Respondents indicated a strong desire for the development of single family rental options. When combined, 41% of respondents indicated that rental housing was their top alternative housing option.

Alternative Housing	Number of
<u>Options</u>	Respondents
Duplex	4
Multi-Townhouse	0
Apartment/Condominium	1
Rental- SF	12
Rental-MF	0
Kauhale	0
Kūpuna	13
Dorm	2
(WI) Rent to Own	7
Total Responses	39

(WI) indicates "write in" comments

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Attendees were asked how they would utilize an agricultural award if they received one. While there were limited responses, agriculture applicants indicated overwhelmingly that they would use it for subsistence rather than for income generation (supplemental or commercial use).

<u>Agriculture Use</u>	Number of Respondents
Subsistence	5
Supplemental	0
Commercial	1
Total Responses	6

<u>Comments/Questions/Concerns</u> Additional comments pertaining to homestead uses follow.

- Agriculture Homesteads
 - More agriculture land is needed on O'ahu
 - o Consider awarding agriculture leases first then do training
 - There are 3,000 agriculture applicants. They should be placed. If the list cannot be satisfied based on land holdings, then the list should be closed
 - o I'd like to see a subsistence agriculture lot
 - o Consider garden plots for homesteaders to use now
 - o I would like something between subsistence and supplemental

STATION 4 - COMMUNITY USES

Attendees were provided with opportunities to discuss and evaluate what features(s) of a community were important to each of them. Attendees identified both their amenities/facilities that were most important, if and how they were willing to support those amenities as well as amenities that their existing communities are lacking. Attendees indicated that the three amenities that they would most like in close proximity/within the homestead are Community Center, Playground and Supermarket. Attendees overwhelmingly indicated that they would be willing to pay a fee for amenities, but also had many comments regarding maintenance costs. Following are tables of the results.

<u>Amenities</u>	Walk	Drive
Daycare	4	0
Adult Education/Job Training Classes	4	2
Elementary School	9	0
Hawaiian Immersion School	12	1
Middle School	5	0
High School	4	0
Convenience Store	0	0

O'ahu Island Plan Open House Summary Open House #1 – Waipahu High School April 20, 2013

<u>Amenities</u>	Walk	Drive
Gas Station	1	1
Supermarket	15	5
Shopping Center	9	3
Restaurants/Fast Food	1	1
Medical/Dental Clinic	12	2
Community Center	21	0
Community Garden	4	0
Park	7	1
Playground	17	0
Area for Active Recreation (i.e. sports fields)	13	0
(WI) Church	7	0
(WI) Fitness Center	1	0
(WI) Bike/Jogging paths	1	0
(WI) Cemetery	1	0
(WI) Imu		0
(WI) Choose Amenity by		
Healthy Community	1	0
Criteria		
Total Responses	149	16

(WI) indicates "write in" comments

Maintenance Costs	Yes	No
Pay a Fee	42	1
Sweat Equity	22	3
Forgo	4	18
Total Responses	68	22

Comments/Questions/Concerns

A lot of discussion stemmed from questions posed at this station. Comments follow:

- Amenities
 - Request for information
 - We provided DHHL Trust with information regarding the amenities we want 10 years ago
 - Why is DHHL Trust asking questions previously asked
 - Schools
 - Improvement needed
 - Better teachers to teach our children
 - o Spiritual/Cultural Centers
 - Integrate into homestead
 - Spiritual Centers should be within the community. Homesteaders should not have to drive outside to go to church

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- There is a high demand for church facilities
- Kapolei has 3-4 churches
- Create an imu area in Kānehili
- Proximity to Services
 - Kūpuna can't/don't drive
 - Emergency Services
 - Confusion regarding emergency services jurisdiction. Some applicants thought there was no 911 service within HHL lands
 - HHL are serviced by emergency responders
- Maintenance of Facilities
 - Paying Fees
 - Who collects?
 - Who gets the fees?
 - If community own facility the community association should pay
 - If DHHL Trust owns facility, then they (community) shouldn't pay
 - o Sweat Equity
 - Sweat equity doesn't work
 - No one will show up
 - Some will be involved, but it should be a shared responsibility
 - o Maintenance
 - Park should be public, and not require maintenance be paid/done by community
 - Difficult to determine how maintenance will be done if the specific amenity has not be identified
 - Consider fee or sweat equity, not both
 - o Giving Back
 - Those living in the community should give back to the community

STATION 5 - REVENUE

In support of the Hawaiian Homes Commission Act, the DHHL Trust develops new homesteads, manages lands, provides loans and other services to beneficiaries, performs asset repair and replacement, and conducts administrative activities. Portions of DHHL Trust's lands are utilized to generate money that supports these activities. This use of a portion of lands not needed for homesteading for revenue generation is conducted under Commission direction and has been authorized under Section 204 of the Act since the original Act was enacted by the U.S. Congress. Attendees were provided with general information regarding the average cost to develop a new residential homestead lot.

Comments/Questions/Concerns

Comments pertaining to revenue generation and homestead costs follow.

- Infrastructure
 - o Attendees were not aware that DHHL paid for infrastructure costs

O'ahu Island Plan Open House Summary Open House #1 – Waipahu High School April 20, 2013

o Agriculture leases should not need infrastructure if you live elsewhere

- Churches are free, they don't need money
- Mortgages
 - o Homesteads cost \$260,000 not \$225,000
 - A 2nd mortgage/lien should be placed on property to prevent speculation
 - How do delinquent loans affect applicants? Response: DHHL Trust absorbs the loss meaning there is less money available for new loan applicants and new developments
- Toll Booth as a way to generate income

STATION 6 - PRESERVATION USES

DHHL Trust's land inventory on O'ahu includes lands that are not suitable for homestead development. The inventory includes lands that support the general public, steep lands and pali, conservation lands, drainage/wetlands, etc. Attendees were provided with an opportunity to indicate their views on keeping the lands or exchanging the lands for those more suitable for homestead use. Following is a table of those results.

Land Use	Exchange	Keep	Unsure
Public Use	8	29	4
Beach Park	7	31	3
Steep Lands/Pali	29	15	3
Conservation	11	25	3
Drainage	16	20	5
Total Responses	71	120	18

Comments/Questions/Concerns

A lively discussion stemmed from questions posed at this station. Comments pertaining to preservation and other non-homesteading uses follow.

- Exchange/Keep
 - Keep
 - Consider license or lease rather than exchange
 - Collect fees from existing users
 - Charge
 - The State is hard to trust
 - Why exchange, just ask for more lands (multiple attendees indicated agreement with this sentiment
 - Exchange
 - Consider exchange with restrictions limiting future use
- Types of that should be retained
 - o Keep lands with water resources

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Mid-Day Summary: At approximately 12:30 p.m., attendees were gathered together and findings from the morning were shared by DHHL staff and its consultants. A brief question and answer period ensued. Attendees had questions about the audit, and selling of leases. Commissioner Tassill discussed the benefits of owner-builder homes and reminded attendees that the Commissioners and the Trust serve the beneficiaries. One attendee reminded the group that while there are concerns regarding the rules under which DHHL operates, it is important to be active participants in the rule making consultations.

Attendees were informed that two more open houses are scheduled. The information will be similar to the presentations at this open house. Beneficiaries are welcome to attend, and are encouraged to tell other beneficiaries to share their mana'o.

End-Day Summary: While attendees continued to have discussions with DHHL's staff and consultants, no attendees were at the open house at 2:45, the time scheduled for the final wrap up, therefore an end of day summary was not conducted.

Adjournment: The Open House adjourned at approximately 3:00 pm.

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O'ahu Island Plan Open House #2, Farrington High School PRINCIPALS April 27, 2013 THOMAS S. WITTEN, ASLA President Summary R. STAN DUNCAN, ASLA Executive Vice-President Chairman's Office: Darrell Young, Deputy Director RUSSELL Y. J. CHUNG, FASLA, LEED AP Staff: Darrell Yagodich, Bob Freitas, Julie-Ann Cachola, Nancy Executive Vice-Presiden McPherson, Darrell Ing, Dean Oshiro, Linda Chinn, Kaipo VINCENT SHIGEKUNI Duncan, Ku'uwehi Hiraishi, Michele Ikeda, Michelle Vice-President Brown, Trisha Paul, Kealaonalani Pruet GRANT T. MURAKAMI, AICP, LEED[®]AP **Consultants:** PBR Hawaii - Scott Abrigo, Malia Cox Principal W. FRANK BRANDT, FASLA Attendees: Applicants: 67 (68%) Chairman Emeritus Lessees: 17 (17%) Other: 15 (15%) ASSOCIATES Handouts: O'ahu Island Plan Newsletter No. 1 TOM SCHNELL AICP Open House "Save the Dates" card Senior Associate Open House Questionnaire/Stamp Card RAVMOND T HIGA ASLA "What is an Open House?" Handout Senior Associate KEVIN K. NISHIKAWA, ASLA Meeting Format: The more informal "open house" format allowed attendees to come and go based on their schedules and have one on one discussions with the Associate DHHL Trust's staff and consultant team. Although informal, a welcoming/pule SCOTT ALIKA ABRIGO, LEED[®]AP with introductions and orientation were built into the schedule. The schedule was modified from Open House #1, eliminating the mid-day summary, due to the fact that participants tended to arrive early and leave by 1:00 p.m. SCOTT MURAKAMI, ASLA, LEED AP DACHENG DONG, LEED AP Opening: The meeting was opened with pule by a volunteer. Associate Welcoming: Ms. Michelle Ikeda and Ms. Trisha Paul greeted participants and provided materials at check in. Staff Planner Nancy McPherson welcomed participants, introduced staff and briefly described the open house format. Stations: Attendees were encouraged to visit each of the six stations set up within the cafeteria at their own pace. The stations were designed to provide E-mail: sysadmin@pbrhawaii.com information on a particular issue/subject as well as gather information from attendees. Attendees were encouraged to ask questions and provide feedback throughout the open house. 1001 Kamokila Boulevard Kapolei Building, Suite 313 Following is a summary of the information shared and collected during the Open House. For clarity, comments have been grouped by the station the comments were related to, rather than the station where the comments were made.

O'ahu Island Plan Open House Summary Open House #2 - Farrington High School April 27, 2013

STATION 1 - DHHL

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The first station provided attendees with information regarding the Hawaiian Homestead Act, DHHL's mission, and organization of the DHHL Trust. Station 1 provided attendees with a breakdown of DHHL's landholdings, applicants, and lessees State-wide compared with O'ahu only. In addition, Station 1 identified the location of existing residential and agriculture lessees. This background information was provided to help provide attendees with some context as they moved to the subsequent stations. At this event, one staff member covered both Station 1 and Station 2.

Comments/Questions/Concerns

Comments pertaining to Station 1 follow.

- Pule Attendee stated that as guests of the event, attendees should not be asked to pule. DHHL should pray and open the event
- Mission Statement It appears that the mission statement on the board is different from mission statement previously provided. Attendee asked, "Why? Something is wrong with that."
- Beneficiaries
 - Applicants
 - Consider allowing applicants to switch to another island so family can get on the land
 - . Be more efficient to get applicants off the list
 - Find a way as Kūpuna are getting old
 - Awards for Homesteads in Kapolei
 - I don't believe applicants were offered Kapolei twice
 - My father was not contacted for Kapolei homestead
- Governance
 - o Ceded Lands
 - Give back ceded lands
 - There are different kinds of ceded lands
 - Leases

•

- Sales
 - Should not be allowed
- No!
- Rental
 - Individuals are renting homesteads to outsiders Vacant
 - Why allow homes to stay vacant for so long
 - Offer vacant as rent to own
 - Use the lease/Re-award
- o Hawaiian Homestead Commission
 - Problem is political
 - Beneficiaries should vote instead of HHC being chosen by the governor

PLANNING + LANDSCAPE ARCHITECTURE + ENVIRONMENTAL STUDIES + ENTITLEMENTS / PERMITTING + GRAPHIC DESIGN

KIMI MIKAMI YUEN, LEED^{*}AP

Associate

Associate

HONOLULU OFFICE 1001 Bishop Street, Suite 650 Honolulu, Hawai'i 96813-3484 Tel: (808) 521-5631 Fax: (808) 523-1402

KAPOLEI OFFICE

Kapolei, Hawai'i 96707-2005 fel: (808) 521-5631 Fax: (808) 535-3163

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STATION 2 - DHHL PLANNING SYSTEM

This station provided attendees with an overview of the planning system as well as the steps taken to get from the General Plan through award of leases.

- *General Plan* This plan guides the DHHL Trust over the long-term (20 year time frame) by establishing goals and objectives for DHHL Trust which are utilized during island plan development
- *Island Plan* The Islands Plans have a long-term perspective (20 year timeframe with an update every 10 years) created to establish:
 - o Implementation of land use goals and objectives from the General Plan
 - Development of appropriate land uses for land holdings to meet needs of beneficiaries while ensuring proper stewardship of the 'āina
 - Identification of needs and opportunities of beneficiaries through surveys, focus groups, open houses and community consultation
 - o Exploration of island specific issues, such as limited land base on O'ahu
 - Setting of development priorities
- *O'ahu Island Plan* The development of the O'ahu Island Plan will be conducted in four steps: (1) Data Collection, (2) Analysis, (3) Draft Plan Development, (4) Adoption of Final Plan. Currently the Trust is collecting data.

Comments/Questions/Concerns

No comments were related specifically to the issues discussed at this station

STATION 3 - HOMESTEAD USES

This station provided attendees with an overview of the where DHHL Trust lands are located on O'ahu, and areas where conditions warrant further evaluation to determine if homesteading is feasible. Attendees were provided an opportunity to indicate their preferences as it related to new homestead developments, lot size, housing options and agriculture uses. Following is a table of the results.

Within DHHL landholdings, slightly less than half of residential respondents (43%) indicated a preference for homesteading in Papakōlea/Honolulu, while the highest number of agriculture respondents preferred Nānākuli followed closely by Windward.

Preference within DHHL	Residential Applicant Preference	Farm Applicant Preference
Waiʻanae	1	0
Nānākuli	5	5
Kapolei	19	2
Honolulu/Papakōlea	32	2
Waimānalo	8	2
Windward	8	4
Total Responses	73	15

O'ahu Island Plan Open House Summary Open House #2 - Farrington High School April 27, 2013

If given an opportunity to homestead anywhere on O'ahu, residential respondents indicated a preference for Honolulu (35%) followed closely by Central (34%). Agricultural respondents indicated a preference of North Shore (36%) for farming.

Preference outside DHHL	Residential Applicant Preference	Farm Applicant Preference
Wai'anae Coast	0	0
'Ewa	2	0
Honolulu	23	0
Koʻolau Poko	5	3
Central	22	3
North Shore	3	5
Koʻolau Loa	10	3
Total Responses	65	14

Respondents overwhelmingly (82%) indicated that they would prefer a 5,000 square foot lot even if a 3,500 square foot lot came with shared facilities and community amenities.

Lot Size	Preference for 3500 sq ft	Preference for 5000 sq ft
Total Responses	12	55

Attendees were provided with a list of housing alternatives to a single family home. These alternatives are not currently being offered by DHHL. Attendees were asked what they would prefer if they were offered these options, keeping in mind that if their only preference was for a single family home, then no response was needed. Respondents indicated that there is a need for the development of Kauhale housing, with 43% of respondents indicating this as their top housing alternative. Respondents indicated a strong desire for the development of single family rental options. When all rental options types were combined, 29% of respondents indicated that rental housing (single family and multifamily) was their top alternative housing option.

Alternative Housing Options	Number of Respondents
Duplex	1
Multi-Townhouse	3
Apartment/Condominium	6
Rental- SF	16
Rental-MF	6
Kauhale	33
Kūpuna	9
Dorm	2
(WI) Homeless	1
Total Responses	77

(WI) indicates "write in" comments

Number of Attendees were asked how they would Agriculture Use Respondents utilize an agriculture award if they Subsistence 29 received one. Agriculture applicants Supplemental 4 indicated overwhelmingly (78%) that they Commercial 4 would use it for subsistence rather than 37 **Total Responses**

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Comments/Questions/Concerns

for supplemental or commercial use.

Additional comments pertaining to homestead uses follow.

- Agriculture
 - DHHL should not allow commercial GMO farming
 - o DHHL should see if Gailbraith and Monsanto lands can be bought back. Land is rich land for agriculture
- Land Base
 - o Papakōlea was inventory before Honolulu, and should therefore be listed first on lists
 - o Until we know when DHHL is going to get more lands and the source, attendees should not be asked where they would like DHHL to acquire more land
- Homestead Development
 - Consider building homes by Lincoln/Pū O Waina
 - o Build condos/high rise building in Waikiki/town
 - o Consider high density on Lili'uokalani Street as well as Isenberg
- Acquisition
 - o Bless DHHL with more land, it is all ours anyway
 - o More agriculture land is needed

STATION 4 - COMMUNITY USES

Attendees were provided with opportunities to discuss and evaluate what features(s) of a community were important them. Attendees identified both the amenities/facilities that were most important, if and how they were willing to support those amenities, as well as amenities that their existing communities are lacking. Following are the results.

Attendees indicated that the three amenities that they would most like in close proximity to or within the homestead are Medical/Dental Clinic (15%), Hawaiian Immersion School (11%) and Active Recreation Areas (11%).

Amenities	Support
Medical/Dental Clinic	47
Hawaiian Immersion School	34

O'ahu Island Plan Open House Summary Open House #2 - Farrington High School April 27, 2013

Amenities	Support
Area for Active Recreation (i.e. sports fields)	34
Adult Education/Job Training Classes	22
Community Garden	20
Community Center	19
Supermarket	14
Daycare	13
Gas Station	10
Park	10
Elementary School	9
Middle School	8
Shopping Center	7
Playground	7
High School	6
(WI) Senior Housing	6
Convenience Store	5
Restaurants/Fast Food	5
(WI) Library/Reading Center	5
(WI) Aquaponics	4
(WI) Health/Wellness Center	4
Other - nothing specified	4
(WI) Safe Zone for Youths	3
(WI) Public Safety Facilities (fire station,	3
hospital, etc.)	3
(WI) Cemetery	2
(WI) Kūpuna Gathering Facilities	2
(WI) Hawaiian Museum	2
(WI) Hospital	1
(WI) Pu'uhonua Healing Cultural Center	1
(WI) Fishing Village	1
(WI) Medicinal Garden	1
(WI) Sustainable Gardens	1
(WI) IMO Pig Farming (no smell technology)	1
(WI) Our House	1
Total Responses	312

(WI) indicates "write in" comments

Attendees overwhelmingly indicated that they would be willing to pay a fee for amenities, but also had many comments regarding maintenance costs.

<u>Maintenance Costs</u>	Yes	No
Pay a Fee	57	28
Sweat Equity	72	11
Forgo	6	74
Total Responses	135	113

Attendees were asked to think about their own communities and identify amenities and services that are not adequate or unavailable. Following are attendees' responses:

- Library/Reading Center (talk story)
- Kūpuna
 - Adult Day Care
 - Senior Living Housing
 - Kūpuna Housing
- Cultural Facilities
 - Pu'uhonua (healing)
 - Hawaiian Museum
 - Oral Tradition Research Center
 - History and Educational Center for Kūpuna to Keiki
- o Charter School
- o Grave yards
- o Centers
 - · For next generation: Keiki through teenager
 - Safe zone for youth
 - Community Recreation Center (multi-use)
 - Health and Wellness Center
- o Dormitory for college students
- o Community Stability
 - Work opportunities (paying a living wage)
 - Job training is very important
 - If a family already has a homestead, do they still need services
 - Focus on training and development for keiki
 - Supermarkets should be community owned
- o Public Safety Facilities
 - Fire station
 - Hospital
- o Food
 - Fishing
 - Fishing Village
 - Aquaponics for all Hawaiians that live on Hawaiian Homelands to sustain and be self-sufficient
 - Gardens -
 - Medicinal Gardens
 - Sustainable Gardens

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O'ahu Island Plan Open House Summary Open House #2 - Farrington High School April 27, 2013

- Pig Farming (Korean/Hawaiian/No smell technology, i.e. indigenous microorganisms)
- Agriculture lots should provide product to community stores
- o Less Commercial Real-estate Development and more residential
- Põhaku Quarry

Our House

Comments/Questions/Concerns

There were a lot of thought provoking discussions that stemmed from questions posed at this station. Comments follow:

- Services
 - o Hawaiian Trusts should work together
 - It is too bad that OHA and DHHL are not together. They should be working together to service all Hawaiians
 - o Daycare
 - Daycare for all ages is needed
 - o Hawaiian Home Lands Resource Office
- Maintenance of Facilities
 - o Don't just shut down facilities
 - DHHL needs to come back to community to ask them to put their heads together on what can be done. Everyone is working to same goal will come up with something
 - o Why are fees and sweat equity two different options. They should be together
 - o Fees
 - Paying a fee is dependent on the facility/service
 - If you use the facility/service, you should pay
 - If affordability is a problem, then individual/family should be able to work in lieu of the fee
 - Paying a fee to rent facility, or for a service provided makes sense
 - Small fee okay
 - Consider sliding scale
 - Build fee into mortgage
 - o Fee Alternatives/Suggestions for reducing costs
 - Community fundraisers in lieu of fees
 - Should not pay a fee because it should be our kuleana to take care of the facility
 - Instead of a fee for water, just develop water source on property
 - Consider using solar and wind to reduce facility costs
 - Build fees into mortgage
 - Hire Beneficiaries
 - DHHL should hire beneficiaries to do maintenance
 - Sweat equity for pay: Beneficiaries need to live too

STATION 5 – REVENUE

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In support of the Hawaiian Homes Commission Act, the DHHL Trust develops new homesteads, manages lands, provides loans and other services to beneficiaries, performs asset repair and replacement, and conducts administrative activities. Portions of DHHL Trust's lands are utilized to generate money that supports these activities. This use of a portion of lands not needed for homesteading for revenue generation is conducted under Commission direction and has been authorized under Section 204 since the original Act was enacted by the U.S. Congress. Attendees were provided with general information regarding the average cost to develop a new residential homestead lot.

Comments/Questions/Concerns

Comments pertaining to revenue generation and homestead costs follow.

- Homestead Development
 - Homesteads need to be kept affordable
 - o Don't use Developers, political
- Revenue Generation
 - o Get back rent for the airport. It has not been paid
 - o General Lease rents are too low. The contract amounts should be re-evaluated

STATION 6 - PRESERVATION USES

DHHL Trust's land inventory on O'ahu includes lands that are not suitable for homestead development. The inventory includes lands that support the general public, steep lands and pali, conservation lands, drainage/wetlands, etc. Attendees were provided with an opportunity to indicate their views on keeping the lands or exchanging the lands for those more suitable for homestead use. Following is a table of those results.

Land Use	Exchange	Keep	Unsure
Public Use	34	42	0
Beach Park	32	54	0
Steep Lands/Pali	35	47	1
Conservation	21	68	1
Drainage	32	51	2
Total Responses	154	262	4

Comments/Questions/Concerns

A lively discussion stemmed from questions posed at this station. Comments pertaining to preservation and other non-homesteading uses follow.

O'ahu Island Plan Open House Summary Open House #2 - Farrington High School April 27, 2013

• Exchange/Keep/Unsure

- о Кеер
 - Be efficient with what is in inventory to get applicants off the list
 - Use lands for alternative energy, wing & solar
- Exchange
 - Exchange only when necessary
 - Exchange wetlands for higher drier lands
 - Exchange if DHHL is not making \$\$ from it
 - Need to be logical- DHHL needs land for homesteading
- Unsure
 - Need to know if it is ceded lands before a decision can be made regarding exchange
 - It depends on if lands are comparable
 - Keep until Kana'iolowalu is done
 - Need to hear dialogue on exchange first

Mid-Day Summary: This was eliminated from the schedule based on observed attendance patterns.

End-of-Day Summary: No attendees were at the open house at the time of the final wrap-up, therefore an end of day summary was not conducted.

Adjournment: The Open House adjourned at approximately 3:00 pm.



house.

Kapolei, Hawai'i 96707-2005

Tel: (808) 521-5631

Fax: (808) 535-3163

O'ahu Island Plan Open House #3. Kalaheo High School PRINCIPALS May 4, 2013 THOMAS S. WITTEN, ASLA President Summary R. STAN DUNCAN, ASLA Executive Vice-President **Commissioner:** Renwick V.I. "Uncle Joe" Tassill RUSSELL Y. J. CHUNG, FASLA, LEED AP Chairman's Office: Jobi Masagatani, Chairman Executive Vice-President Staff: Darrell Yagodich, Bob Freitas, Julie Ann Cachola, Ulu VINCENT SHIGEKUNI Lota, Kaleo Manuel, Nancy McPherson, Trisha Paul, Vice-President Darrell Ing, Linda Chinn, Kahana Albinio, Marbeth GRANT T. MURAKAMI, AICP, LEED[®] AF Aquino, Juan Garcia Principal **Consultants:** PBR Hawaii - Scott Abrigo, Malia Cox W. FRANK BRANDT, FASLA Chairman Emeritus Attendees: Lessees: 19 (24%) Applicants: 39 (49%) Other: 21 (27%) ASSOCIATES TOM SCHNELL AICP Handouts: O'ahu Island Plan Newsletter No. 1 Open House Questionnaire/Stamp Card RAVMOND T HIGA ASLA "What is an Open House?" Handout Senior Associate KEVIN K. NISHIKAWA, ASLA Meeting Format: The more informal "open house" format allowed attendees to come and go based on their schedules and have one on one discussions with the KIMI MIKAMI YUEN, LEED^{*}AP Associate DHHL Trust's staff and consultant team. Although informal, a welcoming/ with SCOTT ALIKA ABRIGO, LEED[®]AP introductions and orientation were built into the schedule. Associate Opening: The meeting was opened with pule by Commissioner Tassill. SCOTT MURAKAMI, ASLA, LEED AP Associate DACHENG DONG, LEED AP Welcoming: Ms. Ulu Lota and Ms. Trisha Paul greeted participants and provided Associate materials at check in. Ms. Nancy McPherson welcomed participants, introduced staff and described the open house format. Chairman of the Hawaiian Homes Commission and DHHL Director Jobie Masagatani welcomed the group and made opening remarks. HONOLULU OFFICE 1001 Bishop Street, Suite 650 Honolulu, Hawai'i 96813-3484 Stations Tel: (808) 521-5631 Attendees were encouraged to visit each of the six stations set up within the Fax: (808) 523-1402 E-mail: sysadmin@pbrhawaii.com cafeteria at their own pace. The stations were designed to provide information on a particular issue/subject as well as gather information from attendees. Attendees were encouraged to ask questions and provide feedback throughout the open KAPOLEI OFFICE 1001 Kamokila Boulevard Kapolei Building, Suite 313

> Following is a summary of the information shared and collected during the Open House. For clarity, comments have been grouped by the station the comments were related to, rather than the station where the comments were made.

O'ahu Island Plan Open House Summary Open House #3 - Kalaheo High School May 4, 2013

STATION 1 - DHHL

The first station provided attendees with information regarding the Hawaiian Homestead Act, DHHL's mission, and organization of the DHHL Trust. Station 1 provided attendees with a breakdown of DHHL's landholdings, applicants, and lessees State-wide compared with O'ahu only. In addition, Station 1 identified the location of the existing residential and agriculture lessees. This background information was provided to help provide attendees with some context as they moved to the subsequent stations. One staff member covered Station 1 and Station 2.

Comments/Questions/Concerns

This was the first station that most attendees stopped at, and therefore many questions and concerns were related to information discussed at other stations. Staff members would often provide a response, but redirect attendees to ask the question again at the relevant station. Comments pertaining to DHHL Trust, the mission, applicant/lessee data and implementation of the act follow.

- Beneficiaries
 - Applicants
 - Notify all applicants for Oahu, including those living elsewhere¹
 - Lessees
 - Lease should be for 199 years up front, rather than later on
- Governance
 - DHHL Purpose
 - We missed the purpose of DHHL, we missed the living community
 - We almost missed the Pu'uhonua
 - Hawaiians are a robust culture. It is time to take a stand on healthy living . from the ovaries, which in fact connects us to our ancestors
 - Taxes
 - Homesteaders do not own land, should not pay property taxes
 - Leases
 - Sales
 - No sale of leases
 - No house, no selling
 - Realtors should go through DHHL when dealing with original award _
 - _ Homestead should be made available to applicants on list first
 - Native Hawaiians not on list get houses before applicants _
 - Establish time limit before house can be sold (e.g. 10 years)
 - Division of Lease
 - Big lots should be divided
 - Successorship
 - DHHL should notify successors when there are changes in the successorship/lease

¹ All applicants regardless of the location of their current residence were invited to participate in all aspects of the Oahu Island Plan process.

PLANNING + LANDSCAPE ARCHITECTURE + ENVIRONMENTAL STUDIES + ENTITLEMENTS / PERMITTING + GRAPHIC DESIGN

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 Allow application rights to be transferred to Hawaiians with ¼ blood quantum

STATION 2 - DHHL PLANNING SYSTEM

This station provided attendees with an overview of the planning system as well as the steps taken to get from the General Plan through award of leases.

- *General Plan-* This plan guides the DHHL Trust over the long-term (20 year time frame) by establishing goals and objectives for DHHL Trust which are utilized during island plan development
- *Island Plan* The Islands Plans have a long-term perspective (20 year timeframe with a 10 year update) created to establish:
 - o Implementation of land use goals and objectives from the General Plan
 - Development of appropriate land uses for land holdings to meet needs of beneficiaries while ensuring proper stewardship of the 'āina
 - Identification of needs and opportunities of beneficiaries through surveys, focus groups, open houses and community consultation
 - o Exploration of island specific issues, such as limited land base on O'ahu
 - o Setting of development priorities
- *O'ahu Island Plan* The development of the O'ahu Island Plan will be conducted in four steps, (1) Data Collection, (2) Analysis, (3) Draft Plan Development, (4) Adoption of Final Plan. Currently the Trust is collecting data.

Comments/Questions/Concerns

No comments were related specifically to the issues discussed at this station

STATION 3 - HOMESTEAD USES

This station provided attendees with an overview of the where DHHL Trust has lands on O'ahu, and the areas where conditions warrant further evaluation to determine if homesteading is feasible. Attendees were provided an opportunity to indicate their preferences as it related to new homestead developments, lot size, housing options and agriculture uses. Following is a table of the results.

Within DHHL landholdings, slightly less than half of residential respondents (45%) indicated a preference for homesteading in Windward, followed by Waimānalo at 27%. All agriculture applicants also indicated a preference for Windward (67%) and Waimānalo (33%).

O'ahu Island Plan Open House Summary Open House #3 - Kalaheo High School May 4, 2013

Preference within DHHL	Residential Applicant Preference	Farm Applicant Preference
Waiʻanae	2	0
Nānākuli	2	0
Kapolei	7	0
Honolulu/Papakolea	4	0
Waimānalo	15	4
Windward	25	8
Total Responses	55	12

If given an opportunity to homestead anywhere on O'ahu, residential respondents indicated a preference for Ko'olaupoko (62%) followed by Ko'olauloa (13%). Agricultural respondents indicated a preference of Ko'olaupoko (79%) for farming.

Preference outside DHHL	Residential Applicant Preference	Farm Applicant Preference
Wai'anae Coast	2	0
'Ewa	1	0
Honolulu	5	0
Koʻolau Poko	28	11
Central	2	0
North Shore	1	0
Koʻolau Loa	6	3
Total Responses	45	14

Respondents overwhelmingly (80%) indicated that they would prefer a 5,000 square foot lot even if a 3,500 square foot lot came with shared facilities and community amenities.

Lot Size	Preference for 3500 sq ft	Preference for 5000 sq ft
Total Responses	11	45

Attendees were provided with a list of housing alternatives to a single family home. These alternatives are not currently being offered by DHHL. Attendees were asked what they would prefer if they were offered these options, keeping in mind that if their preference was for a single family home, then no response was needed. Respondents indicated that there is a need for the development of Kauhale housing, with 45% of respondents indicating this as their top housing alternative. Respondents indicated a strong desire for the development of single-family rental options (22%). When all rental options types were combined, 28% of respondents indicated that rental housing (single family, multifamily, and rent-to-own) was their top alternative housing option.

Alternative Housing Options	Number of Respondents
Kauhale	26
Rental- SF	13
Apartment/Condominium	6
Kūpuna	4
Duplex	2
(WI) Rent-to-own	2
(WI) Homeless	2
Multi-Townhouse	1
Rental-MF	1
Dorm	1
Total responses	58

(WI) indicates "write in" comments

Attendees were asked how they would utilize an agriculture award should they receive one. Agriculture applicants indicated overwhelmingly (85%) that they would use it for subsistence rather than for supplemental or commercial use.

<u>Agriculture Use</u>	Number of Respondents
Subsistence	44
Supplemental	7
Commercial	1
Total Responses	52

Comments/Questions/Concerns

Additional comments pertaining to homestead uses follow.

- Agriculture
 - o DHHL should not allow commercial GMO farming
 - DHHL should see if Gailbraith and Monsanto lands can be bought back. Land is rich land for agriculture
- Land Base
 - o Sustainable development of Bowl-a-drome parcel
- Homestead Development
 - Keep houses affordable
 - Accessibility by the disabled and elderly should be considered when developing homes
 - o One respondent stated, "Go swimming"

O'ahu Island Plan Open House Summary Open House #3 - Kalaheo High School May 4, 2013

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STATION 4 - COMMUNITY USES

Attendees were provided with opportunities to discuss and evaluate what features(s) of a community were important to them. Attendees identified both the amenities/facilities that were most important, if and how they were willing to support those amenities, as well as amenities that their existing communities are lacking. Following are the results.

Attendees indicated that the three amenities that they would most like in close proximity to or within the homestead are a Medical/Dental Clinic (15%), Adult Education/Job Training Classes (12%) and Community Center (10%).

Amenities	Support
Medical/Dental Clinic	31
Adult Education/Job Training Classes	25
Community Center	21
Area for Active Recreation (i.e. sports fields)	19
Supermarket	18
Hawaiian Immersion School	13
Playground	13
Convenience Store	12
Daycare	11
Shopping Center	10
Park	9
Elementary School	8
Community Garden	7
High School	6
Restaurants/Fast Food	6
Middle School	2
Gas Station	1
(WI) Pu'uhonua Cultural Center	1
Total Responses	213

(WI) indicates "write in" comments

Attendees overwhelmingly indicated that they prefer to keep the amenities, but were divided regarding how the maintenance would be done, either through the payment of fees or through volunteerism.

<u>Maintenance Costs</u>	Yes	No
Pay a Fee	41	5
Sweat Equity	32	2
Forgo	13	0
Total Responses	86	7

Attendees were asked to think about their own communities and identify amenities and services that are not adequate or unavailable. Following are attendees' responses:

o Services

 Police Station (multiple respondents) (one respondent identified the need for this specifically in Waimānalo)

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- Hospital (multiple respondents)
- Fire Station (in Waimānalo)
- Medical Dental offices
- Wal-Mart- Windward
- Kaiser Clinic
- Convenience Store
- Keiki Services
 - Free accessible child-based activities for "latch-key" kids. Where do kids go/what do they do if parents cannot pay for A+ or other afterschool activities
- Cultural Facilities
 - Pu'uhonua
 - Marae- fishing culture kauhale
- o Education
 - Scholarships
 - Dormitory
 - Stipends
 - Bus to UH campuses (bus should have kitchen)
 - Exchange student programs for lessee's family members, and successors
- o Community Stability
 - Work opportunities
 - Everyone needs to get out an work, enough free lunch
 - Tasomosh mentality
 - Create a Hawaiian credit union for Hawaiians in order to think money
 - Bundling is stupid, it is illegal
- o Food
 - Plantings should be for food, not beautification

Comments/Questions/Concerns

There were a lot of thought provoking discussions that stemmed from questions posed at this station. Comments follow:

O'ahu Island Plan Open House Summary Open House #3 - Kalaheo High School May 4, 2013

Services
 O Education

- All schools, not matter the level are important
- Preschools, early education is important
- Build talents (music, instruments, singing)
- Computer labs
- Learning about cultures (Tahitian, Hawaiian, etc.)
- Tutoring/mentoring programs
- Leaders of the future
- Job training for all ages, not just adults
- o Health and Well-being
 - Medical and dental facilities within the community would be great provided they are small
 - Physical activities
 - Nutrition
- o Community Facilities
 - · Community facilities are important, but homes are more important
 - Get out of the community to access facilities
 - What is the difference in park size?
- Maintenance of Facilities
 - Prioritize want and reach an agreement (within the community) since money and time is limited
 - o Association
 - Needed to manage neighborhood, junk cars (Waimānalo), and unkempt yards
 - An association allows you to have a say in your community. Respondent willing to pay a fee to organize community
 - Consider design guidelines (control maintenance)
 - Develop "Pride of Place Guidelines"
 - o Fees
 - Create realistic fee where community members have a say
 - Fee Alternatives/Suggestions for reducing costs
 - Sweat equity is voluntary and might not work
 - How do you make homesteaders keep up with the work?

STATION 5 – REVENUE

In support of the Hawaiian Homes Commission Act, the DHHL Trust develops new homesteads, manages lands, provides loans and other services to beneficiaries, performs asset repair and replacement, and conducts administrative activities. Portions of DHHL Trust's lands are utilized to generate money that supports these activities. This use of a portion of lands not needed for homesteading for revenue generation is conducted under Commission direction and has been authorized under Section 204 since the original Act was enacted by the U.S. Congress. Attendees were provided with general information regarding the average cost to develop a new

residential homestead lot.

Comments/Questions/Concerns

Comments pertaining to revenue generation and homestead costs follow.

- DHHL focus should be income based. Revenue is needed to support the mission
- Focus should be homes and dorms for the future, not revenue

STATION 6 - PRESERVATION USES

DHHL Trust's land inventory on O'ahu includes lands that are not suitable for homestead development. The inventory includes lands that support the general public, steep lands and pali, conservation lands, drainage/wetlands, etc. Attendees were provided with an opportunity to indicate their views on keeping the lands or exchanging the lands for those more suitable for homestead use. Following is a table of those results.

Land Use	Exchange	Keep	Unsure
Public Use	25	32	4
Beach Park	19	39	3
Steep Lands/Pali	32	30	3
Conservation	18	37	3
Drainage	23	33	2
Total Responses	117	171	15

Comments/Questions/Concerns

A lively discussion stemmed from questions posed at this station. Comments pertaining to preservation and other non-homesteading uses follow.

- Exchange/Keep/Unsure
 - Keep
 - Conservation and water shed should stay in inventory to protect it from state development
 - Beach parks would be commercialized if turned over to State
 - Ha'ikū should be kept for cultural education, la'au lapa'au
 - Keep all in inventory for future generations, otherwise the State is in "Breach of Trust"
 - One day it is going to come down to natural resources, fighting over water, etc. Do not want to have to fight for water, fishing grounds

o Exchange

- DHHL needs land for homesteading
- If DHHL can't use it, why keep it

O'ahu Island Plan Open House Summary Open House #3 - Kalaheo High School May 4, 2013

Acquisition

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- Get Bellows back from Federal government
- Development within environmentally constrained lands
 - If federal government can fill wetlands, DHHL should also be allowed to fill

Mid-Day/End-Day Summaries: These were eliminated from the schedule based on observed attendance patterns.

Adjournment: The Open House adjourned at approximately 3:00 pm.

O'ahu Island Plan- 2013 Open Houses Attendee Preference Results

Open House	April 20, 2	April 20, 2013		013	May 4, 2	013	Combined	
	Statio	n 3- HOMI	ESTEAD USES					
Preference within DHHL	Res	Farm	Res	Farm	Res	Farm	Res	Farm
Wai'anae	1	2	1	0	2	0	4	2
Nānākuli	3		5	5	2	0	10	5
Kapolei	24		19	2	7	0	50	2
Papakolea/Honolulu	6		32	2	4	0	42	2
Waimānalo	2	1	8	2	15	4	25	7
Windward	4	1	8	4	25	8	37	13
Totals	40	4	73	15	55	12	168	31
Preference outside DHHL	Res	Farm	Res	Farm	Res	Farm	Res	Fari
Wai'anae Coast	4		0	0	2	0	6	0
'Ewa	13		2	0	1	0	16	0
Honolulu	5		23	0	5	0	33	0
Koʻolau Poko	4		5	3	28	11	37	14
Central	16	1	22	3	2	0	40	4
North Shore	3		3	5	1	0	7	5
Koʻolau Loa	4		10	3	6	3	20	6
Totals	49	1	65	14	45	14	159	29
Lot Size	3500	5000	3500	5000	3500	5000	3500	
Lot Size Totals	3500 8	5000 32	3500 12	5000 55	3500 11	5000 45	3500 31	500 132
Totals						-		-
Totals Alternative Housing Options	8		12		11	-	31	13.
Totals Alternative Housing Options Duplex	8		12		11	-	31	13
Totals Alternative Housing Options Duplex Multi-Townhouse	8 4 0		12 1 3		11 2 1	-	31 7 4	13
Totals Alternative Housing Options Duplex Multi-Townhouse Condominum	8 4 0 1		12 1 3 6		11 2 1 6	-	31 7 4 13	13
Totals Alternative Housing Options Duplex Multi-Townhouse Condominum Rental- SF	8 4 0 1 12		12 1 3 6 16		11 2 1 6 13	-	31 7 4 13 41	13
Totals Alternative Housing Options Duplex Multi-Townhouse Condominum Rental- SF Rental-MF	8 4 0 1 12 0		12 1 3 6 16 6		11 2 1 6 13 1	-	31 7 4 13 41 7	13.
Totals Alternative Housing Options Duplex Multi-Townhouse Condominum Rental- SF Rental-MF Kauhale	8 4 0 1 1 12 0 0 0		12 1 3 6 16 6 33		11 2 1 6 13 1 26	-	31 7 4 13 41 7 59	13. 13.
Totals Alternative Housing Options Duplex Multi-Townhouse Condominum Rental- SF Rental-MF Kauhale Kūpuna	8 4 0 1 1 12 0 0 0 13		12 1 3 6 16 6 33 9		11 2 1 6 13 1 26 4	-	31 7 4 13 41 7 59 26	13. 13.
Totals Alternative Housing Options Duplex Multi-Townhouse Condominum Rental- SF Rental-MF Kauhale	8 4 0 1 1 12 0 0 0		12 1 3 6 16 6 33		11 2 1 6 13 1 26	-	31 7 4 13 41 7 59	13. 13.
Totals Totals Alternative Housing Options Duplex Duplex Multi-Townhouse Condominum Condominum Rental- SF Rental- SF Rental-MF Kauhale Kūpuna Dorm Dorm	8 4 0 1 1 2 0 0 1 3 2		12 1 3 6 16 6 33 9 2		11 2 1 6 13 1 26 4 1	-	31 7 4 13 41 7 59 26 5	13. 3
Totals Totals Alternative Housing Options Duplex Duplex Multi-Townhouse Condominum Condominum Rental-SF Rental-SF Rental-MF Kauhale Kūpuna Dorm Write In- rent to own	8 4 0 1 1 2 0 0 1 3 2		12 1 3 6 16 6 33 9 2 -		11 2 1 6 13 1 26 4 1 2	-	31 7 4 13 41 7 59 26 5 9	13. 3
Totals Alternative Housing Options Duplex Multi-Townhouse Condominum Rental- SF Rental-MF Kauhale Kūpuna Dorm Write In- rent to own Write In-Homeless Shelter	8 4 0 1 1 12 0 0 0 0 13 2 7 7		12 1 3 6 16 6 33 9 2 -		11 2 1 6 13 1 26 4 1 2	-	31 7 4 13 41 7 59 26 5 9 26 3	133 8 9 5
Totals Alternative Housing Options Duplex Multi-Townhouse Condominum Rental- SF Rental- MF Kauhale Kūpuna Dorm Write In- rent to own Write In-Homeless Shelter Other	8 4 0 1 12 0 0 0 13 2 7 - 0 0		12 1 3 6 16 6 33 9 2 2 - 1		11 2 1 6 13 1 26 4 1 2 2 2	-	31 7 4 13 41 7 59 26 5 5 9 3 3 0	133 8 9 5
Totals Alternative Housing Options Duplex Multi-Townhouse Condominum Rental- SF Rental- MF Kauhale Kūpuna Dorm Write In- rent to own Write In-Homeless Shelter Other	8 4 0 1 12 0 0 13 2 7 - 0 39		12 1 3 6 16 6 33 9 2 2 - 1		11 2 1 6 13 1 26 4 1 2 2 2	-	31 7 4 13 41 7 59 26 5 5 9 3 3 0	133 8 9 5
Totals Alternative Housing Options Duplex Multi-Townhouse Condominum Rental- SF Rental- MF Kauhale Kūpuna Dorm Write In- rent to own Write In-Homeless Shelter Other Totals	8 4 0 1 1 12 0 0 0 13 2 7 7 7 5 0		12 1 3 6 16 6 33 9 2 2 - 1		11 2 1 6 13 1 26 4 1 2 2 2	-	31 7 4 13 41 7 59 26 5 5 9 3 3 0	13. 3 2 5
Totals Alternative Housing Options Duplex Multi-Townhouse Condominum Rental- SF Rental-MF Kauhale Kūpuna Dorm Write In- rent to own Write In-Homeless Shelter Other Totals	8 4 0 1 12 0 0 13 2 7 - 0 39		12 1 3 6 16 6 33 9 2 - 1 1 77		11 2 1 6 13 1 26 4 1 1 2 2 2 58	-	31 7 4 13 41 7 59 26 5 9 26 5 9 26 5 9 26 5 9 9 26 5 7 9 26 5 7 9 26 5 7 9 26 5 7 26 5 9 26 5 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	4 13
Totals Alternative Housing Options Duplex Multi-Townhouse Condominum Rental- SF Rental- MF Kauhale Kūpuna Dorm Write In- rent to own Write In-Homeless Shelter Other Totals	8 4 0 11 12 0 0 13 2 7 - 0 39 5		12 1 3 6 16 6 33 9 2 - 1 1 77 29		11 2 1 6 13 1 26 4 1 2 2 2 2 58 58	-	31 7 4 13 41 7 59 26 5 9 26 5 9 3 0 17 4 78	4 13. 13. 13. 13. 13. 13. 13. 13.

O'ahu Island Plan- 2013 Open Houses Attendee Preference Results

Open House	April 20, 2	2013	April 27, 2013	May 4, 2013	Combined				
Station 4: COMMUNITY USES									
Amenities	Walk	Drive	Nearby	Nearby	Nearby				
Daycare	4	0	13	11	28				
Adult Education/Job Training Classes	4	2	22	25	53				
Elementary School	9	0	9	8	26				
Hawaiian Immersion School	12	1	34	13	60				
Middle School	5	0	8	2	15				
High School	4	0	6	6	16				
Convenience Store	0	0	5	12	17				
Gas Station	1	1	10	1	13				
Supermarket	15	5	14	18	52				
Shopping Center	9	3	7	10	29				
Restaurants/Fast Food	1	1	5	6	13				
Medical/Dental Clinic	12	2	47	31	92				
Community Center	21	0	19	21	61				
Community Garden	4	0	20	7	31				
Park	7	1	10	9	27				
Playground	17	0	7	13	37				
Area for Active Recreation									
(i.e. sports fields)	13	0	34	19	66				
WI- Church	7	0	0	0	7				
WI-Fitness Center	1	0	0	0	1				
WI-Bike/Jogging paths	1	0	0	0	1				
WI-Cemetery	1	0	2	0	3				
WI-Choose Amenity by healthy	1	0	0	0	1				
Community Criteria WI-Hospital	<u> </u>	0	0	0	1 1				
•									
WI-Kupuna Gathering Facilities	0	0	2	0	2				
WI-Library/Reading Center	0	0	5	0	5				
WI-Senior Housing	0	0	6	0	6				
WI-Puu Honua Healing Cultural center	0	0	1	1	2				
WI-Fishing Village	0	0	1	0	1				
WI-Safe Zone for Youths	0	0	3	0	3				
WI-Medicinal Garden	0	0	1	0	1				
WI-Hawaiian Museum	0	0	2	0	2				
WI-Aquaponics	0	0	4	0	4				
WI-Sustainable Gardens	0	0	1	0	1				
WI-Health/Wellness Center	0	0	4	0	4				
WI-IMO Pig Farming									
(no smell technology)	0	0	1	0	1				
WI-Public Safety Facilities	0	0	3	0	3				
(fire station, hospital, etc.) WI-Our House	0	0	1	0	3 1				
Other- nothing specified	0	0	4	0	4				
WI= Write IN	0	0	+	0	4				
Totals	149	16	312	213	690				

O'ahu Island Plan- 2013 Open Houses **Attendee Preference Results**

April 20, 2	2013	April 27, 2	013	May 4, 2	013	Combi	ined
Statio	n 4: COMN	UNITY USES					
Yes	No	Yes	No	Yes	No	Yes	No
42	1	57	28	41	5	140	34
22	3	72	11	32	2	126	16
4	18	6	74	13	0	23	92
68	22	135	113	86	7	289	142
Stati	on 6: PRE	SERVATION					
^{kchange} ^{éep}	Insure	^{kchange} ^{èep}	I ^{nsure}	^{xchange} éen	Insure	^{kchange} eer	Unsure
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Public Use Beach Park

Steep Lands/Pali

Conservation

Drainage

Totals

ID	Applicant, Lessee, Both, Other?	City	Event Date	Event Name	Comments	Issues or Keywords
1	L	Waianae	4/20/2013	OIP Open House #1	(Overall) Maika'i! STN 3 - Ag: Those with acreage should share or have the kuleana of providing for the community. More Equitable "shares" Some of the equity should go back into the dept. after/if selling. How can I help? I want to offer assistance to dept. somehow. Have a volunteer division? Want to help - KOKUA - with policy & procedures if needed, or loan collection (wherever) Anti-speculation clauses on mortgages like Habitat for Humanity	Share, kokua, equitable, volunteer, anti-speculation
2	A	Mililani	4/20/2013	OIP Open House #1	Notification: Why is it we did not get the postcard for this until yesterday, April 19!? At least 3 weeks notice is much more appropriate. STN 3 - Ag: Residential and Farm Leases: 42 Wai'anae, 2 Waimanalo, 17 Wai ahole - I have been an applicant for Ag. Land since 1976. I am still waiting. Subsistence farming X Supplemental Farming I would like to do a little of both. I can do both. How much longer do I wait?	Ag, farming, waiting, late notification
3	A		4/20/2013	OIP Open House #1	STN 2: More houses on Oahu, res. lot 5,500 (sq. ft.) STN 4: Church (Sanctuary), Bike paths/jogging paths. Who does the fee go to? Why can't the fee be paid already? STN 6: Why should we exchange - why not ask for more land?	Fees, land exchange
4	A	Waianae	4/20/2013	OIP Open House #1	STN 1: We can't afford down payment 10,000. We had offers before for Kapolei but have bills we're working on to clear credit, then working on down payment \$10,000. Then put me to work to help out cuz on disability. If we would have kept our section eight when we got offerred Lot on Kapolei we still have bad credit. STN 3: We need more space for privacy and security. For cars grandchildren to play and grow. I think there's enough land to give more land more space. In Nana Kule Waiane I can afford a fixer upper with more space and exstend house. Put more rooms. For my family, grandkids to live. With school, shopping, parks. STN 4: Community uses, what we want: supermarket, playground STN 5: It's a good idea because we pay less for the home. Where we can afford mortgage payments. STN 6: If there's ridge land that we can trade I think we should so Hawaiian people can afford a home on this property. We have to do something now before we die at least for our childrens' children to live on. Or else will be homeless on the beach.	
5	A	Waianae	4/20/2013	OIP Open House #1	STN 1: What about rehabilitah Forclosure homes for those with less money? I want a place where I can extend. STN 2: Where do we start from cause Ive been of the list since 1984 Ive been offord like Kapolei but I can't afford it, so I keep on turn it down. I would like to see something happens where I can afford it with my income. STN 3: I need more spaces and yard STN 4: Need STN 5: It's a good idea because we pay less for the home. Where we can afford mortgage payment STN 6: If there's ridge land that we can trade I think we should. So Hawaiian people can afford a house on this property. We have to do something now.	rehabilitate homes, can't afford, more space, yard, trade land

ID	Applicant, Lessee, Both, Other?	City	Event Date	Event Name	Comments	Issues or Keywords
6	A	Waipahu	4/20/2013	OIP Open House #1	CMNT 1: Why are there so many abandon board homes "Keep out sign" - numerous properties that can get used for applicants on the waiting list. Especially since there is a limit amount of acres on Oahu available. How can we get these board up homes? CMNT 2: Why is DHHL allowing lessees to sell for big profit. I feel DHHL should get that % of profit, if turned around and sold - right away by lessees. Even people are all selling their undivided interest when they don't need it. COME ON! Do Something!!	reuse abandoned homes, selling leases, selling undivided leases
7	L	Pearl City	4/20/2013	OIP Open House #1		offer foreclosure homes, more workshops
8	A	Pearl City		OIP Open House #1	CMNT 1: Exchange land that can't be used for Building homes. CMNT 2: Make larger homes. Six Bedroom and 3 full baths. CMNT 3: Want solar on roofs. CMNT 4: Four car garage. CMNT 5: Need to find out where we are on the list.	Exchange land, larger homes, solar roofs, four car garage
9	0		4/20/2013	OIP Open House #1	a community center	community center
10	A	Kapolei	4/20/2013		STN 3: Why do we (Hwn Home Land) built more homes for kupuna? We (Hawaiians) are getting older each year. When will the Hawaiian Home Land will built a Kupuna Homes in Kapolei? Hawaiian Home Land need to move faster than ever before.	kupuna homes
11	A	Waipahu	4/20/2013	OIP Open House #1	Bring on the list from 1983 How can I better my understanding of qualifying for hawaiian homes?	
12	L	Kaneohe	4/20/2013	OIP Open House #1	I found this open house to be very informational and interesting. Mahalo nui loa for providing these workshops. Incorporate more of these.	More workshops
13	A	Waianae	4/20/2013	OIP Open House #1	CMNT 1: Why doesn't local banks support loans for 1st time home owners, who want to remodel or a "fixer upper" on an abandoned property & house?	remodel abandoned homes
14	A	Waimanalo	4/20/2013	OIP Open House #1	I really enjoyed your Open House with all the different stations to help explain what DHHL has for the Hawaiian people that are not sure about some things that are questionable. Your staff has been a great help for me and the questions that I had and their answers were very helpful. Keep up with the good work you have for the Hawaiian people of Hawaii. Mahalo.	
15	L	Honolulu		?	CMNT 1: Must a garage be attached to the home dwelling in order to get an O.K. to build the structure?	attached garage
16	A	Honolulu	4/27/2013	OIP Open House #2	Q1: is there a better way for me to take financial help classes here in town? Q2: Is there classes that I can take to better help me to prepare financially to buy a homestead for when it is my turn? CMNT 1: So many people I know in my generation turn down homestead loans because they were underequipped knowledge-wise and not financially there to buy or lease. It's wonderful you are striving to acquire more land, but I would like to see more classes to help those like me be better prepared to get our own. Not everyone get rich families to co-sign. LOL!! Mahaloz!! CMNT 2: Personally I cannot complain. I currently live in a 1 bedroom apt. with my husband and 4 keiki. I would accept <u>any</u> available place for my babies. People who already have homesteads shouldn't complain! Sheesh!!	financial help, more education

ID	Applicant, Lessee, Both, Other?	City	Event Date	Event Name	Comments	Issues or Keywords
17	A	Honolulu	4/27/2013	OIP Open House #2		condos/apartments Downtown, lower rates, more farming, sustainability
18	A	Honolulu	4/27/2013	OIP Open House #2	CMNT 1: I don't get to check email all the time only when I get connect thru when I volunteer at work CMNT 2: checking- in my mind went blank so the email address is wrong	
19	А	Honolulu	4/27/2013	OIP Open House #2	(no questions or comments)	
20	A	Honolulu		House #2	(no questions or comments)	
21	A	Honolulu	4/27/2013	OIP Open House #2	CMNT 1: Yes would like to have information on the outer islands of Hawaii. Since I am an applicant on Maui ag land.	Outer islands
22	В	Honolulu	4/27/2013	House #2	(no questions or comments)	
23	L	Waianae	4/27/2013	OIP Open House #2		short notice, Regional Plans, priority projects
24	L	Honolulu	4/27/2013	OIP Open House #2	CMNT 1: Can you have a lease and still sign up for an agricultural lot or pastoral lot?	res lease and ag/pastoral
25	A	Honolulu	4/27/2013	OIP Open House #2	CMNT 1: First, I appreciate all what DHHL prepared to educate us re: what will help us + our families, what is involved in obtaining Hawaiian homes. CMNT 2: Second, this workshop provided very valuable information. Having separate stations was very helpful, everyone who spoke to us did a great job. CMNT 3: This is my first workshop + I'm grateful to have been able to attend. I'm looking forward to hearing about what more will be presented for the Hawaiian people.	valuable information
26	A	Waialua	4/27/2013	OIP Open House #2	CMNT 1: I enjoyed information. All who answered my questions, very personable. Much appreciated. Hopefully I will have a chance to purchase a home. I do have cash to pay and be mortgage free. Everyone here today exceptionally pleasant.	cash, mortgage free
27	L	Honolulu		House #2	CMNT 1: Great information. I have one thing to say, Hurry up with the leases. Thanks.	Hurry up w/leases
28	A	Honolulu	4/27/2013	OIP Open House #2	CMNT 1: Mahalo for providing this meet & greet function. There were some issues that were addressed & concerning items such as 1. accepting less land, 2. Financing/pricing, 3. exchanging. CMNT 2: Overall the work DHHL is doing is great. Just saddens me to think we need to bargain just to accomplish a goal. Pricing will be a key factor in allowing families/lessees oportunity to keep their homes.	decreasing lot size, financing, pricing, land exchange

ID	Applicant, Lessee, Both, Other?	City	Event Date	Event Name	Comments	Issues or Keywords
29	A	Honolulu	4/27/2013	OIP Open House #2	Q1: Why did the land space decrease over time since you folks started w/offerring hawaiian homesteads, it decreased so much and Oahu is still suffering because we heard all day through the sections, "we are running out of land on Oahu." We heard you folks, and understand all of your	Keiki Station good, decreasing lot size bad, need more homes in Honolulu/Central Oahu, award faster, applicant task force
30	L	Honolulu	4/27/2013	OIP Open House #2		lease extension, lease transfer, 2 car garage, home repair resources,
31	A	Honolulu	4/27/2013	OIP Open House #2	CMNT 1: No comments, very pleased.	
32	A	Honolulu	4/27/2013	OIP Open House #2		swap unused lands, subsistence ag, self- sufficiency
33	A	Honolulu	4/27/2013	OIP Open House #2	CMNT 1: At every station it helped me realized how important DHHL is committed to the individuals feed back on how they will develop the homes.	feedback
34	A	Honolulu	4/27/2013	OIP Open House #2	(no questions or comments)	
35	A	Honolulu	4/27/2013	OIP Open House #2	(no questions or comments)	
36	A	Honolulu	4/27/2013	OIP Open House #2	CMNT 1: Would love to see the Mo'ili'ili DDHL site developed into a High Rise. I will fully support that project as I live on Coyne St. Papakolea DHHL is all taken up. Unless you can find someone to sale. Please let me know of any further developments. Mahalo.	Build Moiliili High Rise,
37	A	Honolulu	4/27/2013	OIP Open House #2	CMNT 1: What is the problem of EVERYONE saying "the Lord's Prayer" in <u>OUR HAWAIIAN</u> <u>LANGUAGE</u> ? & HOLDING HAND IN A CIRCLE. NOTE: How come a person went around asking those who came today "If they could do pule?" <u>We</u> are guest.	pule, protocol
38	A	Waimanalo	4/27/2013	OIP Open House #2	It was nice to talk face-to-face and get answers to our immediate concerns. I appreciate being involved in the planning process because when I do obtain my own home someday, I will certain be thankful for having it, in a community that I helped plan.	participation, communication

ID	Applicant, Lessee, Both, Other?	City	Event Date	Event Name	Comments	Issues or Keywords
39	L		4/27/2013	OIP Open House #2	 Bring back the marae. Stop the open houses. Stop the planning. Get the show on the road according to the Organic Act or abrogate it. Money, time, effort wasted. Stop the political and equity abuse of power. <u>-Compliance</u> = mandatory (This <u>is not being addressed</u>.) -Participation = choice (Too many open houses, too many planning meetings and development with nothing to show, but black and white on paper.) -Are you really proud of our lifestyle? -Are you proud enough to bring it back? -How far back do you intend to go, to bring us forward? -Do the people really think they can do it better than Western living? What a waste of resources. 	abuse of power, planning is a waste of resources
40	A	Pearl City	4/27/2013	House #2	No Comments	
41	A		4/27/2013	OIP Open House #2	(no questions or comments)	
42	A	Honolulu	4/27/2013		Every station that I went to everything that I listen to was very clear and understanding + questions was answered.	
43	A	Waianae	4/27/2013	OIP Open House #2	(no questions or comments)	
44	A	Honolulu	4/27/2013	OIP Open House #2	No comments on my behalf	
45	L	Ewa Beach	4/27/2013	OIP Open House #2	CMNT 1: With as many people showing up for an open house, it would have been more effective to have more than 1 host/presenter per station. Open question session could have a varied length of time per station especially when there are individuals who have a large number of questions. CMNT 2: May I suggest a wider use of the space available rather than having everyone congregate in the middle of the caf. lots of wasted space. Station 5 & 6 so close together.	More than one staff per station, too crowded
46	A	Mililani	4/27/2013	OIP Open House #2	Concerns about certain things Thank You!	
47	A	Honolulu	4/27/2013	OIP Open House #2	Station #1 & 2: Continue 50% Hwn. Beneficiaries still have chance with less. Station #3: 3,500 sq.ft. small. Big families won't work.	Keep 50% Blood Quantum, 3500 sf lot too small
48	A	Honolulu	4/27/2013	OIP Open House #2	(no questions or comments)	
49	A	Honolulu	4/27/2013	OIP Open House #2	(no questions or comments)	
50	A	Honolulu	4/27/2013		I am living now in Waikiki, and want to buy a condo, maybe 2 bedrm with a lanai, laundry, kitchen etc. work and daily activities are convenient for me. I believe DHHL should consider building condos in Waikiki.	want a condo, build condos in Waikiki
51	A	Honolulu		House #2	(no questions or comments)	
52	A	Honolulu	4/27/2013	OIP Open House #2	(no questions or comments)	

ID	Applicant, Lessee, Both, Other?	City	Event Date	Event Name	Comments	Issues or Keywords
53	A	Honolulu	4/27/2013	OIP Open House #2	Mahalo for having this meeting - appreciate it.	
54	A	Kailua	5/4/2013	OIP Open House #3	Please develop more Kupuna Housing If we elders cannot afford Homestead Lots. Kupuna - Housing is our only outlet for housing.	Kupuna housing
55	A	Kaneohe		OIP Open House #3	Thank you for making time to consider the thoughts and ideas of the Applicants. I feel [that] the sense of the department is really trying to move forward and really " <u>make a difference</u> ." Mahalo.	moving forward, making a difference
56	A	Kaneohe		OIP Open House #3	(no questions or comments)	
57	L	Waianae	5/4/2013	OIP Open House #3	Our future generation that are 50% plus blood quantum should not be looking or even thinking "houseless." DHHL 20 year planning should include "design thinking" that would fit its purpose to the Hawaiian (Act 21) of 1921. rehabilitation Act amendment which to rehabilitate Hawaiians (native 50% blood quantum) onto their land. as amended.	"Design Thinking"
58	L	Honolulu	5/4/2013	OIP Open House #3	Q1: Why was 14 acres of homestead lands on the Papakolea side of Punchbowl approved for nonlessee (homestead) occupation? Q2: Why was this parcel (14 acres) status never made public to the beneficiaries? per Linda Chinn	Why 14 acres on side of Punchbowl not for homesteading?
59	A	Honolulu	5/4/2013	OIP Open House #3	(no questions or comments)	
60	A	Honolulu	5/4/2013	OIP Open House #3	Excellent communication workshop! We need more lands to develop for Hawaiians. Development of condos and apartments is an excellent avenue to help place Hawaiians in a home. Also, Kapolei Community Shopping Center is another great way to bring in revenue for future land purchases. It also appears another great way to employ Hawaiians and develop business owners of Hawaiian ancestry. Mahalo!	Need more lands, condos & apartments, Kapolei Community Shopping Center
61	A	Marysville	5/4/2013	OIP Open House #3	Q1: What is the likelihood of land trading for land specifically in Kailua/Lanikai? Q2: If land trades were implemented, would beneficiaries have a chance to vote? Q3: Could "Pride of Place" guidelines or standards be implemented before lessees are awarded?	trade for land in Kailua/Lanikai, vote on land trades, "Pride of Place" guidelines/standards
62	A			OIP Open House #3	A Lot of Information! Mahalo!	information
63	A	Kaneohe	5/4/2013	OIP Open House #3	See Yellow Sheet (evaluation)	
64	A			OIP Open House #3	Very Informative. Thank you for sharing.	informative
65	A	Kaneohe	5/4/2013	OIP Open House #3	More open houses and informational meetings	More open houses
66	A	Kaneohe		OIP Open House #3	Need more open houses	More open houses
67	A	Kaneohe		OIP Open House #3	My husband has proved 3x of his 50% Hawaiian. Every time they say something is missing. Who is taking the information.	proving native Hawaiian

O'ahu Island Plan Open House Comments - April 20, 27 and May 4, 2013

ID	Applicant,	City	Event	Event	Comments	Issues or Keywords
	Lessee, Both, Other?		Date	Name		
68	A	Waimanalo		OIP Open House #3		repetitive format, forum more efficient
69	L	Waimanalo		OIP Open House #3	Did not like format.	not a good format
70	A	Honolulu		OIP Open House #3	Workshop was very informative and consultants/staff clarified questions I had. Looking forward to future workshops. Enjoyed this a lot, mahalo.	Informative, future workshops
71	A	Waimanalo		OIP Open House #3	Excellent layout and process used to gather important community input and feedback. Maika'i!!	layout and process

Appendix C Beneficiary Consultation Report and Comments

-O'ahu Island Plan Beneficiary Consultation Report and Comments, October 28, 2013

STATE OF HAWAII DEPARTMENT OF HAWAIIAN HOME LANDS

OCTOBER 28, 2013

To: Chairman and Members Hawaiian Homes Commission

Through: Darrell Yagodich Planning Program Administrator

From: Nancy McPherson, Planner NMM

Subject: O'ahu Island Plan Beneficiary Consultation Report

INFORMATIONAL ITEM

This summary of Beneficiary Consultation activities is being submitted to the Hawaiian Homes Commission in order to better communicate beneficiary issues and concerns relative to the O'ahu Island Plan (OIP), as well as describe how those issues and concerns are being responded to during Draft Plan preparation.

DISCUSSION

Project Description

The O'ahu Island Plan is a new island plan, which upon completion by the end of 2013 will bring the total number of completed island plans to five (5) statewide. This will complete the initial cycle of island plans for the DHHL Planning System. Island Plans are island specific 20-year visioning documents that provide for appropriate land uses at the regional level on each island. They examine infrastructure needs and opportunities from an island wide perspective, gauge beneficiary needs and demands, propose plans for both homesteading and nonhomesteading uses, estimate costs for both on- and off-site infrastructure, and based on these findings, identify priority areas for homestead development, community use and income generation. A standard regional planning methodology is used for all the Island Plans.

Beneficiary Consultation Process

The Department's Beneficiary Consultation Policy, approved in January 2009, recognizes that meaningful, timely, and effective beneficiary consultation is essential to the successful implementation of Commission policies, programs, and projects.

The consultation category "Development of Department Plans" applies to the O'ahu Island Plan project by PBR HAWAII, Inc. which is subject to the requirement to perform beneficiary consultation to the maximum extent possible. This informational submittal outlines the extent of the systematic, programmed efforts made over the last two years to perform community outreach and beneficiary consultation, and incorporate the data gained during that process into the Draft Island Plan.

Applicant Preference Survey

The survey was mailed out March 12, 2013 and responses were received and tallied through May 12. Extra time to receive responses was allowed, which helped to achieve a 23 percent response rate, with 214 responses submitted online via a web survey link on the SMS website. The final report was reviewed, accepted, and posted to the DHHL website.

Hawaiian Homes Commission Updates

Workshops and updates on the O'ahu Island Plan, which have included powerpoint presentations and handouts detailing the project's methodology, activities and timeline, were presented to the Hawaiian Homes Commission at the following regularly scheduled meetings:

- February 20, 2013 (Workshop, Item A-2)
- March 19, 2013 (Update, Item G-2)
- April 22, 2013 (Status Report, Item G-1)
- July 22, 2013 (Status, Item A-2, with Water Policy)
- August 19, 2013 (Workshop/Update, Item A-2)

Comments from Commissioners and Beneficiaries were noted at all meetings. A table summarizing Beneficiary Consultation activities through July was submitted to the Commission at their meeting on July 22, 2013.

Informational Newsletters

The first O'ahu Island Plan Newsletter was mailed out to 12,585 applicants and lessees on April 23 and was preceded by a "Save the Date" postcard regarding the Open House schedule. Newsletter #1 contained information on the Island Plan process and schedule, Hawaiian Home Lands on O'ahu, opportunities for beneficiary participation including dates for the Open Houses and Beneficiary Consultation Meetings, and the deadline for returning the Applicant Preference Survey. (See Exhibit A)

Once the Applicant Preference Survey deadline had passed and Open House Comments were compiled, a second O'ahu Island Plan Newsletter was mailed out to 12,688 applicants and lessees on July 2. Newsletter #2 shared information about the survey and a sampling of comments and mana'o from the Open Houses, as well as the schedule and location of Beneficiary Consultation Meetings. (See Exhibit B)

Open Houses and Beneficiary Consultation

Designed to provide beneficiary outreach, information and education, and gather mana'o, three Open House meetings were held in April and May of 2013. Beneficiaries expressed an appreciation for the outreach effort by staff, said they felt more informed from attending the events, and hoped that such events would be held more regularly. Additional engagement with beneficiaries took place during three Beneficiary Consultation Meetings held on July 16th, 17th and 18th, 2013.

All handouts distributed at the April 20, 24 and May 4 Open Houses and the July 16, 17 and 18 Beneficiary Consultation meetings were posted to the DHHL website. (See Exhibit C)

All comments, responses and evaluations from the Open Houses and Beneficiary Consultation Meetings have been compiled, summarized and formatted into tables:

- 1. April 20, 24 and May 4, 2013 Open House comments and responses (see Exhibit D)
- 2. July 16, 17 and 18, 2013 Beneficiary Consultation meeting comments and responses (see Exhibit E)

The following table presents attendance numbers for all six meetings.

Meeting	Attendance (signed in)	No. of Comments	No. of Evaluations
Open House			
April 20, 2013	60	63	47
Waipahu High School			
Open House			
April 24, 2013	99	58	86
Farrington High School			
Open House			
May 4, 2013	79	25	61
Kalaheo High School			
Beneficiary Consultation			
July 16, 2013	34	109	0
Waipahu High School			
Beneficiary Consultation			
July 17, 2013	34	93	0
Farrington High School			
Beneficiary Consultation			
July 18, 2013	16	24	0
Kalaheo High School			

Table 1: O'ahu Island Plan Beneficiary Outreach

Four (4) comments were received via email during the Beneficiary Consultation comment period that ran from July 19 to August 19, 2013. The emails are attached to this report as Exhibit F.

ANALYSIS OF KEY QUESTIONS, COMMENTS, THEMES

The depth, breadth, and thoughtfulness of the comments received on the O'ahu Island Plan, and on the Department's operations in general, have been impressive, educational and humbling. Beneficiaries care very much about assisting DHHL in finding better ways to move applicants off of the waiting list and onto Hawaiian Home Lands. Many of them are very knowledgeable about various areas of O'ahu, including history, features of the land, and what homestead communities need in order for homesteaders to be healthy and happy. There is a heightened level of concern for the kupuna, who have been on the waiting list the longest and who have the greatest sense of urgency but in some cases the most challenges financially. While many of the comments received pertained more generally to programmatic aspects of DHHL's administration of the HHCA, other comments were more specific and directly related to land use and the other purposes of the O'ahu Island Plan. The following table lists the primary categories of the latter type of comments that emerged during the community engagement and beneficiary consultation process:

Comment Category	Staff Recommendations
HOUSING PRODUCTS	
Housing Types: Provide for a full range of housing, including	Response: These issues are incorporated in the OIP
kupuna-friendly, rentals, 'ohana and kauhane units, apartments,	implementation section.
live-work, owner-builder, and rentals with option to purchase	Recommendation: The Alternative Housing Development Study is
	underway. While the HHCA authorizes a range of housing
	products, programs and rules will need to be developed.
Housing Continuum: Allow for	Response: These issues are
equity capture so beneficiaries	incorporated in the OIP
can transition through housing	implementation section. No
types at different life stages.	further action.
Increase Densities: Build multi-	Response: These issues are
family housing in appropriate	incorporated in the OIP
areas, like Honolulu's urban core.	implementation section.
	Recommendation: The Alternative Housing Development Study is underway. While the HHCA authorizes a range of housing products, programs and rules will need to be developed. The Bowl-o- Drome site is identified for mixed use, higher density development.
Affordability: What's being	Response: Comment noted in OIP
offered is not affordable to those on the waiting list. Bring	implementation section.
housing costs down.	Recommendation: Tighten scope of work for Alternative Housing Development study to focus on affordability.
SUBDIVISION DESIGN	
Lot Sizes & Configuration: Should be more conducive to beneficiary	Response: These issues are incorporated in OIP implementation
lifestyles.	section. No further action.

Table 2: Comments and Recommendations

Comment Category	Staff Recommendations
Community Design: Should emphasize	Response: These issues are
walkability, quality of life,	incorporated in OIP implementation
culture, improved access to	section. No further action.
community services, amenities, and	
facilities.	
Common Areas: More self-help,	Response: In most cases, common
volunteer, and co-management for	areas are authorized by DCC&R or
use and development of common	other land conveyance documents.
areas. Lower fees.	Use, development, and management
	provisions are included in these
	documents. Capacity-Building
	technical assistance and grants to
	beneficiary associations are
	available through the HHC-approved
	Native Hawaiian Development
	Program. No further action.
Parks: The park in Waianae isn't	Response: The OIP considers the
big enough.	need for common areas such as
	parks.
	Recommendation: In future
	subdivisions, ensure that adequate
	land is set aside for parks.
LAND TRANSFERS & ACQUISITIONS	
Environmental Constraints: Avoid	Response: Environmental
development in steep and flood	constraints were incorporated in
prone areas.	the OIP land analysis process. No
	further action.
Undevelopable Lands: Exchange out	Response: Land exchange criteria are discussed in the OIP
steep pali lands.	implementation section. No
	further action.
Acquisitions: Acquire more	Response: These issues are
homestead land in Central Oahu,	incorporated in OIP implementation
Town, and Windward Oahu.	section. No further action.
AGRICULTURE	Section. No further action.
Agriculture: Increase agriculture	Response: Oahu applicants
opportunities and subsistence	recognize that, due to limited
agriculture awards. Support urban	land, different types of
	agricultural products are needed
lagriculture & food sustainability	
agriculture & food sustainability	
agriculture & food sustainability in residential areas.	on Oahu to support food
-	on Oahu to support food sustainability. These issues are
-	on Oahu to support food sustainability. These issues are incorporated in OIP implementation
-	on Oahu to support food sustainability. These issues are incorporated in OIP implementation section. The Agricultural Policy
-	on Oahu to support food sustainability. These issues are incorporated in OIP implementation

Comment Category	Staff Recommendations
Use of Ag Areas for Residential:	Response: Due to the shortage of
Take land out of residential uses	land on Oahu, developable land has
behind Kaupuni Stream.	been evaluated in order to address
	the waiting list. No further
	action.
CULTURAL & NATURAL RESOURCES	
Natural & Cultural Resources: No	Response: The Haiku Valley
development in Haiku Valley.	property was evaluated and, based
	on its historic, cultural, and
	environmental qualities, the
	"Special District" land use
	designation is recommended in the
	OIP. It is not recommended for
	homestead uses. No further
	action.
Shoreline:	Response: Coastal property was
Shorerine.	evaluated and, based on
	environmental, natural hazards,
	and community use concerns, the
	"Community" land use designation
	is recommended in the OIP. It is
	not recommended for homestead
	uses. No further action.
REVENUE-GENERATION	uses. No further action.
Revenue Lands:	Response: Beneficiaries
	understand the need to generate
	revenues to support the homestead
	program. The OIP sets aside
	suitable lands for revenue land
	uses. There is a need to increase
	our capacity to plan, develop, and
	manage our revenue assets to
	improve land use, land value, and
	returns. No further action.
	recurs. No futcher action.
Make the OIP pa'a so it gets	Response: The DHHL Planning
implemented no matter who is in	System provides a framework for
charge.	policy, land use, program, and
	policy, land use, program, and regional planning. It is tied to
	policy, land use, program, and regional planning. It is tied to implementation mechanisms with
	policy, land use, program, and regional planning. It is tied to
	policy, land use, program, and regional planning. It is tied to implementation mechanisms with ongoing evaluations and updates.
	policy, land use, program, and regional planning. It is tied to implementation mechanisms with ongoing evaluations and updates. Recommend: Implement the HHC-
	policy, land use, program, and regional planning. It is tied to implementation mechanisms with ongoing evaluations and updates.

Beneficiaries provided a number of good suggestions for keeping development costs down so DHHL can move more native Hawaiians, more quickly, back onto the land, and for ways to keep them in their homes, including:

- offering lower cost housing alternatives
- using rural standards for site improvements and infrastructure
- volunteering/self-help/owner-builder housing
- higher density (SFD and condo) and mixed-use housing
- infrastructure cost recapture
- rehabilitation and re-award of vacant housing stock
- support for land exchange and acquisition for homesteading
- Ohana units / second dwellings for kupuna
- Redistribution of ag land for those on the ag waitlist
- Housing types for all life stages (rentals/SFD/apts/kupuna)
- Financial literacy & homeowner preparedness education
- Ag parks and use of marginal lands for agriculture
- Infill opportunities working with developers of large residential projects
- Increasing revenue generation from non-homesteading land

RESPONSES AND RECOMMENDATIONS

The department is already either currently working on or in the process of investigating many of the ideas offered by the beneficiaries during consultation for the O'ahu Island Plan. While applicable to DHHL programs and operations state-wide, policy language in the O'ahu Island Plan supportive of these initiatives will be included in appropriate areas, such as the Implementation section. In some cases, rules are needed to implement amendments to the Hawaiian Homes Commission Act already enacted. Such "low hanging fruit" are implementation actions that can be taken in the short term:

- The Planning Office will draft rules to be taken through the Beneficiary Consultation process, then to the Hawaiian Homes Commission, in 2014. Those rules will facilitate implementation of a number of the suggestions listed above.
- A revival of the Agriculture Program is being designed and will also go out for Beneficiary Consultation in 2014, as will the Water Policy Plan and Program.

- The program for education and training in financial literacy and homeownership readiness has been restarted, and the NAHADSA program has initiated assistance with housing rehabilitation for existing lessees.
- A feasibility analysis of the Mo'ili'ili "Bowl-o-Drome" parcel is underway, as is a study of alternative housing development focused on O'ahu.
- All of these initiatives will facilitate implementation of the goals of the O'ahu Island Plan by providing more tools and authority to move beneficiaries off of the waiting list and onto Hawaiian Home Lands.

While not all comments have been formally addressed or responded to per se, they all have been incorporated into land use and other policy recommendations in the Draft O'ahu Island Plan, following the approved Island Plan methodology and planning process. Some comments and questions are better incorporated at the Regional or Policy Plan level, and some have to do with the need for implementation of existing legislation and programs, or the administration of the Hawaiian Homes Commission Act in general. Comments and feedback related to beneficiary preference for location and types of homes, increasing densities, community amenities and uses, ability to accept an award, suitability of land for specific land uses, special opportunities and constraints for specific parcels or areas, level of comfort with the idea of land exchanges and acquisitions, and use of land for income generation for the Trust have been made special note of and incorporated into proposed land uses and recommendations in the Draft Plan.

While the Draft Plan must stay focused on proposed land uses and potential areas for homestead development, all the rich mana'o that has been shared over the last several years regarding Hawaiian Home Lands on O'ahu has and will continue to improve the job DHHL does as well as assure successful implementation of the O'ahu Island Plan. DHHL is grateful for all the quality input provided and participation by beneficiaries in the O'ahu Island Plan planning process.

NMM

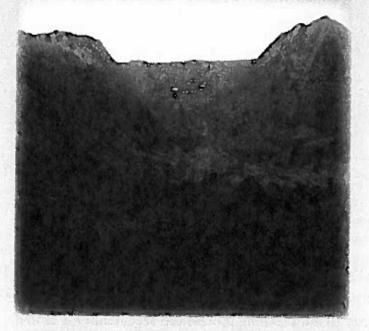


Prepared by the Department of Hawaiian Home Lands Planning Office

April 2013

The O'ahu Island Plan is being developed to provide recommendations for future uses of Hawaiian Home Lands (HHL) on the island of O'ahu. This planning effort is being undertaken to provide a sound basis for land use designations and appropriate land management strategies. Once completed and approved by the Hawaiian Homes Commission, the O'ahu Island Plan will be utilized as a guide to meet beneficiary and HHL needs over the next 20 years.

The Department of Hawaiian Home Lands (DHHL) has a limited land base on O'ahu, which is why consultation with beneficiaries is a critical component of Island Plan development. We invite you to take part in planning the future of Hawaiian Home Lands here on O'ahu.





For more information contact: Nancy McPherson Senior Planner, Planning Office Department of Hawaiian Home Lands

Phone: (808)620-9519 Fax: (808)620-9559 E-mail: nancy.m.mcpherson@hawaii.gov Online at www.dhhl.hawaii.gov or Facebook, Twitter, Flickr, & YouTube





Prepared by the Department of Hawaiian Home Lands Planning Office

July 2013

AHALO NUI to everyone who has participated in the Oahu Island Plan process so far, by completing a survey and/ or attending one (or more!) of the Open Houses that were held this Spring.

Applicant Preference Survey

The deadline for submitting surveys by mail or online was April 30, 2013. Mahalo to all of our applicants who completed and returned a survey by the deadline – we were able to achieve close to a 23 percent response rate!

Survey Responses	Mailed Out	By Mail	Online	Total	
Number of Surveys	10,395	2,300	214	2,234	
Response Rate		20.5 %	2.1 %	22.6 %	

The information and mana'o you provided is important to the Island Plan process. A special "Maika'i!" to those who completed the online survey – DHHL will continue to work on providing new ways that we can use technology to make it easier and more convenient for our beneficiaries to participate in the process.



For more information contact: Nancy McPherson Senior Planner, Planning Office Department of Hawaiian Home Lands

Phone: (808)620-9519 Fax: (808)620-9559 E-mail: nancy.m.mcpherson@hawaii.gov



Open House Meetings Our first Open House was held in West O'ahu on April 20, our second in town on April 27 at Farrington High School, and our last on May 4 on the Windward side. Based on attendee comments and evaluations (more info inside), the Open Houses

Open House Attendance						
Open House	Applicants	Other	Total			
Waipahu April 20	39	16	5	60		
Farrington April 27	67	17	15	99		
Kalaheo May 3	39	19	21	79		

were a big hit! Mahalo to everyone who took the time out of their Saturdays to join us for communication, education and island planning for Hawaiian Home Lands and give us their mana'o. We appreciate your participation and hope you learned a lot and had a good time. DHHL staff really enjoyed the face-to-face time with all the beneficiaries!

EXHIBIT "B"

Visit us online at www.dhhl.hawaii.gov

or Facebok, Twitter, Flickr. & YouTube

You



DEPARTMENT OF HAWAIIAN HOME LANDS BENEFICIARY CONSULTATION

O'ahu Island Plan

Open House 2013 10:30 a.m. to 3:00 p.m.

<u>AGENDA</u>

10:30	Welcome/Pule (15 min)
10:45	Visit Stations at Your Own Pace (1 hr 45 min)
12:30	Summary of Comments & Information Gathered (15 min)
12:45	Visit Stations at Your Own Pace (2 hrs)
2:45	Summary of Comments, Information Gathered & Wrap up
3:00	Pau



DEPARTMENT OF HAWAIIAN HOME LANDS BENEFICIARY CONSULTATION

O'ahu Island Plan

Open House 2013 10:30 a.m. to 3:00 p.m.

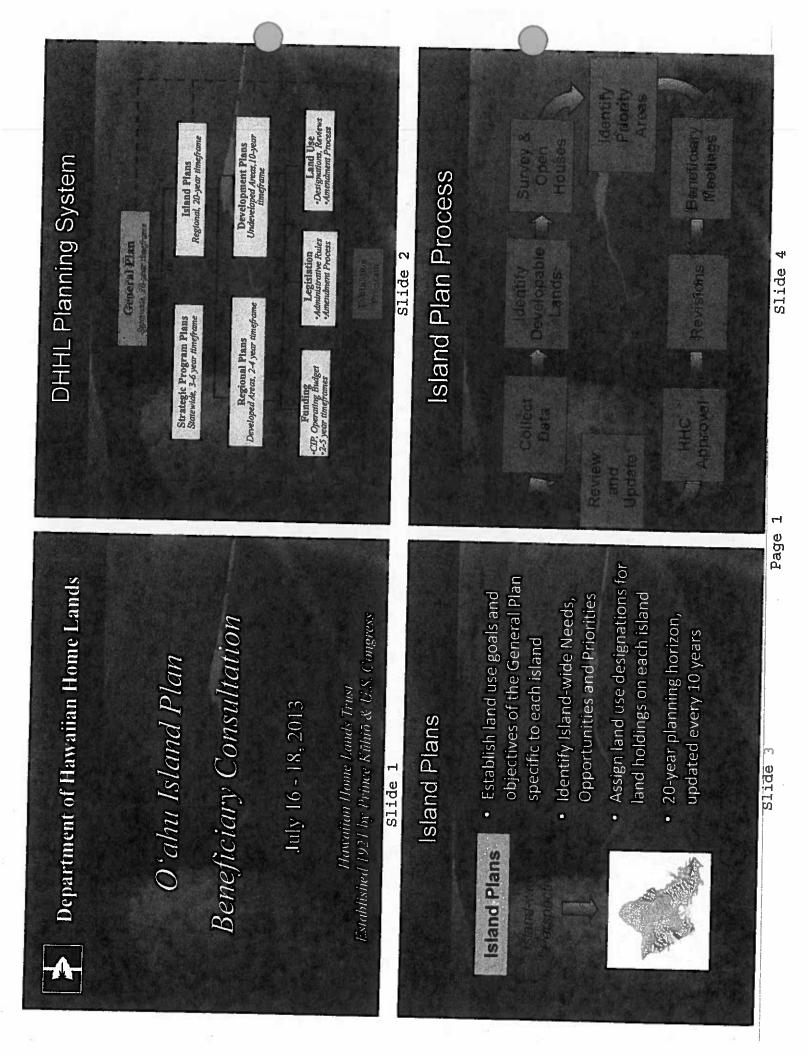
<u>AGENDA</u>

10:30 a.m. Welcome/Pule/Orientation (15 min)

10:45 a.m. Visit Stations at Your Own Pace (4 hrs)

2:45 p.m. Wrap up / Next Steps / Mahalo (15 min)

3:00 p.m. Pau



Date of the second		
Applicant Preference Survey	 2,300 (23%) completed surveys were returned by cut- off date of May 13, 2013 2,086 by mail 2,14 online 2,14 on	<section-header><section-header><section-header><text><text></text></text></section-header></section-header></section-header>
Oʻahu İsland Plan - _{Process}	 Conduct Beneficiary Engagement Hold Focus Groups Hold Focus Groups Conduct Applicant Preference Survey Conduct Applicant Preference Survey Conduct Applicant Preference Survey Conduct Beneficiary Open Houses Refine Land Use Designations Refine Land Use Designations Hontify Priority Areas for Development Identify Priority Areas for Development Identify Priority Areas for Development Britis Recommendations Submit Plan to Commission for Approval (Sept.) 	<section-header><section-header><text><text><text><text><text></text></text></text></text></text></section-header></section-header>

Land Use Summary	Special District - 252 acres (3.2%) Ha'ikù Valiey, Punchbowi, ka'ala Farms Evictinan Docial 100	Existing Residential Homesteads – 845 acres (10.8%) Existing Agricultural Homesteads– 102 acres (1.3%) Wai'anne, Waimānala, Waiainole Roads– 193 acres (2.5%)	Other-1,074 ac (13.7%) Navy occupied lands in Luaivalei Proposed Homesteading-851 acres (10.8%)	tidai'anae. Nānākuli, Kapolei, Papakōlea, Waimānaio	Homestead Development	 Applicant Preference for Kapolei/Central O'ahu, Ko'olaupoko (wineward & Weimönoio), and Town Proposed Homesteading Based upon Available Lands 851 acres (10.8% of al! DHHL lands) 605 acres (~3,083 homesteads) along Wailanae Cost 	 71.2% of 851 acres proposed for homesteading 418 acres (49%) in Nănăkurii Valley 188 acres (22%) in Wai'anze & Luaiuaiei Valleys 134 acres (15.7%) in Kapolei 	– 805 homesteads – 92 acres (10.8%) in Koʻolaupoko – 356 homesteads	 – 15 acres (1.7%) in Tov – 87 inomesteads – No DHHL land holdin 	5 Slide 20
Land Use Summary	 Commercial - 80 acres (1.0%) - ivieets 1% commercial in Strategic Plan Community Use Homestead – 92 acres (1.2%) - Nănăkuli Village Center, KCDC, PCDC, Waimānalo Homestead Village 	Center Community Use Public – 253 acres (3.2%) – Beach Parks, Community Parks, Fire Stations, Water tanks, schools, churches, etc.	 Conservation - 2,545 ac (32.4%) Poli, conservation londs, wetlands, critical habitats Industrial - 672 ac (8.6%) Koloeion (558 creat closing with 11 and 12 and	 General Agriculture – 893 ac (11.4%) Nănăkuli Valiey, Wai'anae, Wainănalo Slide 17 	Proposed Density	 -12,956 Homesteads Applicants -9,639 Residential -3,317 Agricultural 	 Plan recommends development of 4,342 homesteads 4,242 Residential 100 Agricultural 	-Meets -44 % of Residential Demand	Contraction of the second second	Page

Preliminary Recommendations

- Consider alternative housing options to increase density
 - Multi-family (Higher Density)
 - Duplex (2-units)
- Multi-Plex (4 -12 units) - Apartment (Vertical)
- Mixed use (Homesteading/Revenue Generation) – Multi-family/Commercial/Office project
 - Condominium Projects
 - Multi-family (Young couples)
 - Single family (Families)
- -Kūpuna housing (Empty nesters)
 - -Rentals (Interim)

Slide 25

Page 7

O'ahu Island Plan – Land Use Designations

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griculture General

better uses are available. Lands with this designation being land banked are subject to re-designation. of this land use is for commercial level agriculture and land banking until opportunities for higher and Large contiguous lands including poor, marginal, fair, good, and prime agricultural areas. The purpose

Setting, Intent, Purpose on O'ahu

Farming and/or ranching are allowed. Uses may be subject to HRS Chapter 205. Residential

occupancy is not allowed.

Special District ----

Use

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Commercial

natural/man-made hazards, open spaces, cultural resources, mixed use areas, greenways, and limited infrastructure access, etc. The purpose of this land use is to address the unique opportunities and Areas requiring special attention because of unusual opportunities and/or constraints, e.g. constraints identified with further planning. Areas designated for community uses and facilities. This could include space for parks and recreation, facilities. The purpose of this land use if to provide space for homestead and public community cultural activities, schools, water storage, emergency facilities, and other public amenities and facilities

use is to limit development within these areas. Agricultural uses may be allowed based upon specific Lands with watersheds, critical habitats, sensitive historic and cultural sites. The purpose of this land conservation issues found on the parcel. Residential occupancy is not allowed.

provide revenue to DHHL Trust and/or Homestead Community Associations Mixed uses are allowed. Land designated for retail, business, and commercial activities. The purpose of this land use is to

warehousing, and other industrial activities. The purpose of this land use is to provide revenue to Lands designated for processing, construction, manufacturing, transportation, wholesale, DHHL Trust. Residential occupancy is not allowed.

Variable ot Sizes

O'ahu

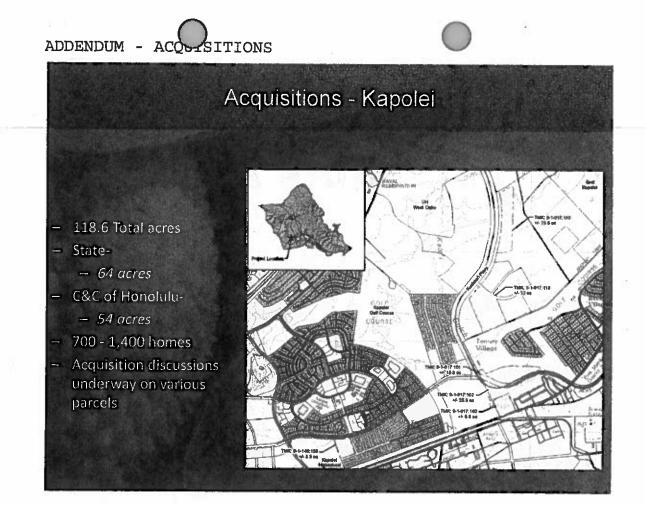
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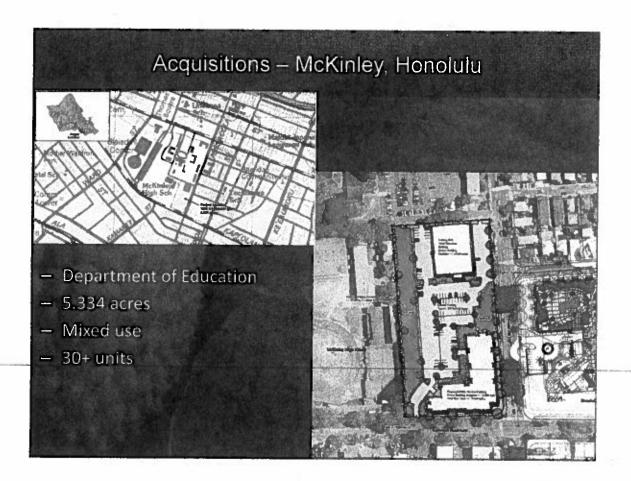
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-Survey and Open House results indicated a strong Proposed Homesteading – 851 acres (10.8%) Wai'anae, Nānākuli, Kapolei, Papakõlea, Waimānalo

preference for homesteads in Kapolei, Town and Windward

-Based on availability of developable lands

-90% of the proposed homesteads are in Leeward O'ahu -58% in Nānākuli

-29% proposed units are within top 3 preferred regions, Kapolei, Town and Windward

Proposed Density

Plan Proposes development of 4,342 homesteads Waimānalo = 40 Waiahole = 10– Lualualei = 41 – Waianae = 8 Agricultural = 100 1 East Kapolei = 805 – Waimānalo = 316 – Nānākuli = 2,505 Kalawahine = 18 Wai'anae = 240 Papakōlea = 69 Residential = 4,242 - Ma`ili = 288 1 E

Proposed Density

Plan Proposes development of 4,342 homesteads

- 4,242 Residential
 - 100 Agricultural

-44 % of Residential Demand (9,639 Applicants) Applicant List Demand

-3% of Agricultural Demand (3,317 Applicants)

Assumes DHHL develops majority of homesteads on the Leeward Coast DHHL Development Goal (170 lots a year) -10 Year = 1,700 new homesteads -20 Year = 3,400 new homesteads

Phase One - 1-10 Year Plan

- Waimânalo = 40 1-10 Year Plan Proposes development of 1,467 - Waiahole = 10 Lualualei = 42 Wai'anae = 8 Agricultural = 58 – East Kapolei = 805 – Nānākuli = 2,506 – Kalawahine = 18 – Waj'anae = 240 Residential = 1,409 - Ma`ili = 288 homesteads

- Papakõlea = 69
- DHHL's Development Capacity = 170 lots a year or 1,700 homesteads over 10 years

******INSERT - PAGE 1*****

- Waimānalo = 316

Exhibit D: O'ahu Island Plan Open House Comments Table

THEME	COMMENT	RESPONSE
Equity of ag land	Division of ag land	Revived Ag Program will
distribution	should be more	deal with this issue, inc.
	equitable	reconfiguration of ag lots
Equity recapture	Portion of equity	DHHL looking into drafting
	should go back to	rules to create
	Dept. from sale. Put	mechanisms to recover a
	anti-speculation	portion of infrastructure
	clauses on mortgage,	costs
	like Habitat	
Volunteering	Want to help DHHL	Not at this time, but this
_	somehow - is there a	is a good idea that will
	volunteer division?	be looked into.
Ag homesteading	On ag waitlist since	Revival of ag program is
	1976 and still want to	undowiou of ag program is
	farm	underway, ag homestead awards will resume
Community	Why is there a fee?	
Association fees	, mi 15 chere a ree:	Common areas and community facilities must be
		maintained
Affordable housing	Don't have down	
	payment or good	Looking at options for
	credit; Pricing will	those in that situation,
	be a key factor in	e.g. rentals; ideas for
	allowing families/	alternative housing to
		lower prices being
	lessees opportunity to keep their homes.	investigated.
Lot size	Need more space for	
	privacy, security,	Larger lots possible on
	cars, grandchildren.	outer islands. Not enough
	3,500 sq. ft. won't	land on O'ahu for large
	work for big families.	lots. Looking at
	WOIK LOT DIG LAMILLES.	alternatives, like
Land exchanges	Trade ridge land so	clustering.
Lana chemangeb	Hawaiians can have a	Feedback has been mixed.
		All exchanges will need
	home; swap lands so	additional consultation.
	there will be lands	There are strong feelings
	for Hawaiians to have	on both sides of the
	a roof over their	issue, and it depends on
	heads.	which lands are being
Foreclosures & re-	Dourse show 1	considered.
awards	Reuse abandoned homes.	Looking at ways to improve
AMUTUS	No poho!	the process. There are
		legal hurdles and
Drofite fue 1		procedural issues.
Profits from lease	Shouldn't be allowed,	DHHL looking into drafting
transfers	or DHHL should get a	rules to govern
	share	transactions, allow for
	12.25	mechanism to recover
		infrastructure costs

THEME	COMMENT	RESPONSE
Educational Workshops	Should hold more, and regularly, to educate applicants	DHHL wants to expand outreach and education for applicants - may need more staff and funding to do this.
Kupuna housing / kupuna on waitlist	We are getting older each year - DHHL needs to move faster than ever before. Kupuna housing our only option now.	DHHL will be drafting rules to allow for ohana units, looking for opportunities to provide more and better housing for kupuna.
Financial literacy & preparedness	Want to take classes so I'm prepared when it's my turn	Revamping and restarting the homeownership financial readiness program
Economic self- sufficiency	Need options for economic self- sufficiency, farming, sustainability;	Revival of ag program is underway, ag homestead awards will resume, investigating urban agriculture opportunities
Food self- sufficiency, sustainability	Want to be able to grow crops-fruits and vegetables-raise chickens, rabbits and other animals to supplement our food supply and be more self sufficient	Revival of agricultural program, award of ag leases, and increase in urban agriculture opportunities, could improve food self- sufficiency for homesteaders
High Density Residential	Condos/apts needed in downtown Honolulu. Develop Moʻiliʻili site into a high rise.	Examining feasibility of Mo'ili'ili site for high rise, exploring housing alternatives with higher densities.
Regional Plans	What will happen with Regional Plans?	All Regional Plan info and projects have been incorporated into or accounted for in the Plan. Regional Plans are still valid.
Organizing Applicants	Propose subcommittee of applicants to raise awareness of issues with other applicants and let voices be heard at the Legislature	Contact the Association of Hawaiians for Homestead Lands (AHHL), a statewide advocate of applicants on the waiting list - they are supposed to provide that resource.



EXHIBIT E

O'ahu Island Plan Beneficiary Consultation Meeting Comments

THEME	TYPICAL COMMENT	RESPONSE
Affordable housing	Can't afford what DHHL is offering	DHHL is currently generating ideas for alternative housing options with lower prices.
Kupuna housing / kupuna on waitlist	Need more and better housing for kupuna, more programs like adult day care, acquire McKinley site and build kupuna housing project	DHHL will soon be drafting rules to allow for ohana units, looking for sites and partners to provide more and better housing for kupuna.
Multi-generational housing / SFD	Have a right for SF home, especially since mo'opuna are living with us & we've been on the list a long time.	A single family home is the ideal, but with O'ahu's limited land base and large waiting list, DHHL has to look at alternatives also
Increase density / smaller lots	Can lower density from 5,000 sf to 3,500 sf by using shared driveway. Can accommodate more people on the land, and still feels good when properly designed.	DHHL is looking into lowering costs and increasing densities, using "Smart Growth" and Low Impact Design principles
Ohana units / 2 DU's on one lot	Will there be ohana housing so that children will be able to care for parents who are aging but are still independent to some degree(multi- generations)?	DHHL will soon be drafting rules to allow for ohana units, so that kupuna can age in place with their children in close proximity
Multi-family	We don't want density like KPT.	Multi-family housing would have to be well designed to avoid a "public housing" feel

THEME	TYPICAL COMMENT	RESPONSE
Mixed use	Do at Bowl-o-Drome;	DHHL examining
	Create live-work	feasibility of
	situations, student	various scenarios
	dorms	
		and options for the site
Foreclosures & re-	More support services,	Looking at ways to
awards	home rehab programs	improve the process.
	Paogzamb	There are legal
		hurdles, procedural
		issues. Resuming
	7	financial literacy
		education
Rentals and rent-	Need to define better,	DHHL wants to expand
to-own	clarify process	outreach, education
		for applicants - may
		need more staff
		and/or funding.
Self help housing,	Use volunteers to	DHHL is looking into
volunteering	develop lands, do it	how best to increase
	ourselves, more variety	affordability of
	with owner builder, DHHL	housing types -
. A.	puts in infrastructure	owner builder is one
	first.	of the options
Financial literacy	Need to revamp HOAP	Revamping and
& preparedness	program	restarting the
		homeownership
	-35-	financial readiness
		program
Land acquisitions	Acquire more land for	Acquisitions are a
& exchanges	res and ag	key component of the
		implementation plan
Ag awards and use of farm lots	Make ag parks, acquire	Revival of ag
OF TATE TOUS	on Windward side,	program will help
Special District	terrace steep lands.	implement
includes mixed use	Why is mixed use part of	Definition covers
Incrudes mixed use	Special District? I'm	existing uses that
	worried that someone	don't fit neatly
8	will interpret that as	into the other
	commercial development.	designations, not
Community	Need columbarium,	new commercial uses.
amenities and	immersion school; raise	There is a need for
facilities	fees for Community uses	cemeteries and
	Lees for community uses	columbaria in some
		areas, also schools.
		DHHL reexamining
		lease rent
		structure.

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THEME	TYPICAL COMMENT	RESPONSE
Site improvements/	Trust should get \$ back	DHHL looking into
infrastructure	if sold. Rural standards	drafting rules to
	- lowers costs.	govern transactions, ways to recover or lower site dev't costs.
Lands along shoreline	Use for res - why saving, and for whom?	Residential uses not advised for coastal high hazard areas - community/cultural uses are preferred
Housing Alternatives / mix of housing types	Doesn't have to be fully developed; tents, containers, dorms; mix smaller and larger lot and house sizes	DHHL studying alternative housing types, will be discussing with beneficiaries
Integration into market rate housing	Working with Horton?	DHHL considering, may approach developers with infill idea
Cemeteries	There are no affordable cemeteries just for homesteaders anywhere. We're all expected to use city and county or private cemeteries.	DHHL will work with beneficiaries to identify areas for cemeteries and columbaria
Continuum of housing	Need different types of housing at different stages of life - 8 Gen.	DHHL examining this concept - need Rules to implement.
Land shortage on Oʻahu	Acquire more land for res and ag	Acquisitions are a key component of the implementation plan
Commercial uses / revenue generation	Get more revenue - charge market rents	DHHL reexamining all dispositions, lease rent structure
Flooding / drainage	Need to fix existing problems in older communities before building new ones. Area behind Kaululaau in Papakolea is watershed.	Has to be a balance between maintaining homesteads and developing new ones. Will reexamine infill proposed for Papakolea.
Waianae Coast more desirable if access improved	Waianae & Nanakuli least desired because only one way in or one way out. Need more roads.	DHHL will work with Honolulu City and County to facilitate improved access.

THEME	TYPICAL COMMENT	RESPONSE
Housing in Town	Need to densify (but not like KPT), Town	Analyzing Moʻili`ili site for high
	preferred location	rise/mixed use, exploring higher density housing alternatives.
DeBartolo / Ka Makana Alii	Hire Beneficiaries for construction and operations	Community Benefits package in negotiation with developer
Consuelo parcel	Homestead association requesting Consuelo parcel for community use (Columbarium)	Site being evaluated for residential homestead - infill less costly than opening up new lands
Area behind Kaupuni Stream	Behind Kaupuni Stream should be out of residential use.	Site being evaluated for residential homestead - infill less costly than opening up new lands
Special District lands at Puowaina	Base of Puowaina not a good place for development; Should be in residential use (condo); Cultural center planned for mauka end.	Community is split on what are best uses of that parcel - will need more planning, outreach



O'ahu Island Plan stephen kalilimoku to: nancy.m.mcpherson@hawaii.gov 07/10/2013 04:22 AM Hide Details From: stephen kalilimoku <shaste2000@hotmaii.com> To: "nancy.m.mcpherson@hawali.gov" <nancy.m.mcpherson@hawali.gov>,

Aloha Nancy,

My name is Stephen Kalilimoku, i am an applicant for HHL, but live in Seattle. My wife an i will be retiring 12/2015 and are looking to retire on O'ahu.

I think DHHL is being short sighted, regarding unusable lands. Everything has a use of some sort and i believe these lands should be looked at in terms of generating usage or income. Homes can be built on hill sides, but if that is completely impossible can it generate an income i.e. Solar and Wind energy. This is a feasible idea and would create jobs for homestead residents. I am totally against swapping or selling of Hawalian lands, because we will always be on the short end of the stick. If such a process is used, then it should not be approved by committee, but opened to a vote by those on the application role. Let Hawalians decide their and their children's future.

Community amenities should always have Police and Fire departments to protect our investments and a medical facility.

I'd like information on how much it cost to develop new residential sites, where is the money coming from now, what dept is deciding and handling those fund and the process used to approve funding.

Also i was not a wear of foreclosed and vacant homes. Can you tell me where I can obtain this information.

Mahalo,

Steve Kalilimoku

- Forwarded by Norgaard -- cota/DHHL/StateHiUS on 08/20/2013 08:45 AM --

"faithhnil@aoi.com" <faithhnil@aoi.com> 07/18/2013 09:01 PM

To "dhhl.planning@hawali.gov" <dhhl.planning@hawaii.gov>

cc Faith Mahuka <faithhnli@aol.com>, "someone@starbutletin.com" <someone@starbutletin.com> Subject Pastoral land on Hawali for exchange on Oahu

All your plans looks over whelming, but how long will it take to become reality? I have been on the wait list for pastoral land in Kona for almost 20 years and a resident home on Oahu for 15 years. I am too old to farm and close to retirement. My children are grown, I have no use for a large home. I wish in the near future to have a small farm where I can be self sufficient. as for now a 2 bedroom home in Kapolei would be great. Would it be possible to move my name from the list for Kona to Walanae, since it is the most undesirable area. I grew up in Nanakull Valley on land that was leased by the DHHL to Lau Ranch back in the 1951. Raised my children on an acre of land purchased for \$60,000 with a 3 bedroom hicks home. Before I left that area, across the street became homestead land. Location is Paheehee Rd, Walanae 96792, I would like a Noni Farm one day which needs a lot of sunshine. Nanakull to Yokohama was the best place to raise a family.

I am sure you have heard this story a hundred times over, and people like me eventually give up.

I sat in the Kamehameha School Auditorium waiting for my name to be called watching Governor Lingle and the former Director of DHHL hand out awards. All in vein, like cattle we were gathered together hoping our names would be called. My daughter & her husband were called, and I was on the list before them. But I was happy for them, and left to return to work. We were all excited for their home, only to find out they did qualify for a mortgage. My daughter was determined and followed every step, signed up with Carpenters Union that Lingle was supported by. Went thru the program with promises of helping to build her own home by the DHHL. Nothing happened except disappointment. I strongly agree on helping the Hawaiian people that at least tried. Where is the reprorations for being humiliated by Realtors. Being treated like cattle with promises of greener pastures. We have been humiliated and used by everyone that makes money of the land.

The Ceded Lands should be revenue to make the Hawaiian people not be homeless. Not have to pay for Medical & Education would be a great asset to our future generation. Where has all the funding gone, why is there no committee for organizing help for those with no money. When you don't worry about where the next meal is coming from or where is home, education begins.. Education is the key for every Hawaiian for a better future. Go back and think about what has been promised by the Kings & Queens for their people, and how our generation have been pushed and shoved around for money. Hawaiians are proud & loving people that has lost their land to the Rich.

Sent from Windows Mail



Herbert Kihoi <herbert_kihoi@yahoo.com> 07/25/2013 05:59 PM Please respond to Herbert Kihoi <herbert kihoi@yahoo.com>

To "dhhl.planning@hawaii.gov" <dhhl.planning@hawali.gov> cc

Subject Oahu Island Plan (Open House Comments 4/20-4/27-5/4 2013

Lisa, please forward letter to DHHL. Thank you Herbert Emmett Kihoi, Jr 41-339 Walakeala St Waimanala, Hawaii 96795 Phone: (808) 259-8006

July 25, 2013 Department of Hawalian Home Lands PO Box 1879 Honoiuiu, Hawali 96805 Dear Jobie M. K. Masagatani, Chair Hawalian Homes Commission and Director, Department of Hawalian Home Lands,

Subject: Oahu Island Plan

Approximately ninty per-cent of comments read were complaints on waiting for land and financial problems. We are fired of hearing about plans, plans and more plans. When will the DHHL Impliment plans that will put all the beneficiaries on the waiting list on lands before the beneficiaries are all gone. I applied over 45 years ago for both residential (received after 33yrs) and still waiting for a pastorial lease. At that time 45 years ago I kind of remembered that there were like 44,000 beneficiaries, today there are 36,000 beneficiaries we now have 8,000 beneficiaries less. Every year there will be less and less beneficiaries. Many will die homeless.

Place all the beneficiaries on land and let them die with pride and dignity. I will resubmit my plan on placing all beneficiaries on land by creating native Hawalian Villages, native Hawalian Stewardships and native Hawaiian Towns. I lived in Samoa for six years and know this can be accomplish.

Aloha, Herbert Emmett Kihol Jr.



Questions

Deborah Cabato

Nancy.M.McPherson@hawaii.gov 08/11/2013 01:31 PM Hide Details From: Deborah Cabato <wildcats001@msn.com> To: "Nancy.M.McPherson@hawaii.gov" <nancy.m.mcpherson@hawaii.gov>,

Aloha

If this email reaches you in error please forward to the correct person.

I have searched DHHL web site and found it very informative.

However, i am confused and would like more information. The website has far too much information and everything seems to be spread all over the place. It would be nice to see all questions and answers at one place but categorized.

i am on the wait list at 1612 agriculture and 6355 for residential.

With the information for the 20 year plan, i most likely will not receive a lease for either agriculture or residential. I will be in my eighties in 20 years.

People who are still living at that time are usually on a fixed income and most likely would not qualify financially for a lease.

My questions are for me and my 2 children.

i think i am correct in that I can transfer my position on the wait list to one of them, but what about the other child? How will he or she be able to hold a lease?

Can my children purchase a homestead when it is offered for sale? Are the financial options and assistance available to them, as it is for me?

Are abandoned, vacant and foreclosed homestead properties available? If yes where can we find out information about these?

Can I renovate or replace a home on homestead property at a earlier date then the time it takes to wait for my time on the wait list? Or could my children if I can transfer to them?

When are people that are on the wait list allowed to choose undivided interest lots? How far in advance of infrastructure?

How can we find information concerning rent to own lease property? Especially for our children.

We are interested in central Oahu, Kapolei or Waimanalo areas.

I receive the emails but have just started this recently. Your offer for the public to attend meetings is a good thing.

They are confusing as to exactly what the topic is going to be. I am sure DHHL understands it but for us to attend on a limited schedule (maybe 1 or 2 per year) it would be nice to be able to understand what the exact topic is. What is the scope of it? Some of it is just to complex and some of it is veg. I do not seem to be able to get the live feed.

Mahalo Spencer Cabato

Meeting	Location	Date	Group/ Topic	Source	Comments	Response/Recommendation
BC#1	Waipahu	7/16/2013	Leeward	CmntP1	Kupuna Housing – better def.; daycare? only; need helper; grandchildren	DHHL is looking into ways to provide more flexibility for living situations in kupuna housing/ for kupuna, e.g. ohana units, kauhale etc.
BC#1	Waipahu	7/16/2013	Leeward	CmntP1	Have a right for SF home esp. since mo'opuna living with us & on list long time.	Single family is the most expensive housing type. Not everyone is finacially capable.
BC#1	Waipahu	7/16/2013	Leeward	CmntP1	Kupuna Housing should be only option	There needs to be more of a priority placed on housing for kupuna.
BC#1	Waipahu	7/16/2013	Leeward	CmntP1	Can lower density from 5,000 sf to 3,500 sf by using shared driveway	DHHL is looking at zero lot line, duplex, other options to increase density.
BC#1	Waipahu	7/16/2013	Leeward	CmntP1	Having (sp?) transient – why rule to go to bottom of list?	Will look at amending rules re: transferring to another island list
BC#1	Waipahu	7/16/2013	Leeward	CmntP1	Foreclosure policy in Waianae - need to review	Reexamining loan program, including foreclosure process.
BC#1	Waipahu	7/16/2013	Leeward	CmntP1	There's nice houses that are available. The process taking too long. But houses are broken down. "As is" not good condition.	Looking into rehab options. Would need to contract out for rehab, some need demo
BC#1	Waipahu	7/16/2013	Leeward	CmntP2	If there's kupuna housing built. Fear that older Hawaiians will be stuck with kupuna housing, cannot get single family.	Do they want SF for themselves, or their ohana? Many kupuna can't qualify for SF on fixed income.
BC#1	Waipahu	7/16/2013	Leeward	CmntP2	Is rent to own only for multifamily?	Looking at SF rental options
BC#1	Waipahu	7/16/2013	Leeward	CmntP2	I have issue with rental housing. More development in Kapolei is bad plan.	East Kapolei has already been approved and master planned, waiting for CIP money.
BC#1	Waipahu	7/16/2013	Leeward	CmntP2	HOAP program needs to be improved. Wasn't working.	In progress. Why wasn't it working?
BC#1	Waipahu	7/16/2013	Leeward	CmntP2	Are all the DHHL lands accounted [for] in the inventory?	Yes.
BC#1	Waipahu	7/16/2013	Leeward	CmntP2	What is land acquisition?	Getting more land through exchanges, purchases or legal settlements.
BC#1	Waipahu	7/16/2013	Leeward	CmntP2	We are paying Koʻolina taxes. It costs more to live there than Hawaii Kai.	Property taxes pay for services such as police and fire protection. Need to discuss w/C&C
BC#1	Waipahu	7/16/2013	Leeward	CmntP2	It's a small % of land that is community use in Leeward Coast.	How much more land is needed for CU?
BC#1	Waipahu	7/16/2013	Leeward	CmntP2	How many acres of Lualualei left to transfer to Feds? What's the total acreage?	1,074 acres at Lualualei is still in the inventory but is under federal control at this time.
BC#1	Waipahu	7/16/2013	Leeward	CmntP3	The homestead association has request in for Consuelo parcel for community use (Columbarium)	Will follow up with LMD
BC#1	Waipahu	7/16/2013	Leeward	CmntP3	People leaving cars in DLNR leased property.	Enforcement (E-Team)
BC#1	Waipahu	7/16/2013	Leeward	CmntP3	Not all farm lots in ag production	Will be addressing with Ag Program/Plan later this year
BC#1	Waipahu	7/16/2013	Leeward	CmntP3	What is "Special District"?	Lands that have unique resources, for instance, cultural properties. Lands that require more attention, care, planning.
BC#1	Waipahu	7/16/2013	Leeward	CmntP3	Is Hawaiian Homes exempt from rules?	Yes, land use and zoning, but land use on the map will be subject to DHHL rules.

Meeting	Location	Date	Group/ Topic	Source	Comments	Response/Recommendation
BC#1	Waipahu	7/16/2013	Leeward	CmntP3	Is Hawaiian Home Lands exempt from EIS or EA?	No, because use of state lands is a trigger, and the Hawaii Supreme Court has established that DHHL is subject to Ch. 343 HRS.
BC#1	Waipahu	7/16/2013	Leeward	CmntP3	Who controls gate in back of Waianae Valley? Sometimes open, sometimes closed.	Will follow up with LMD
BC#1	Waipahu	7/16/2013	Leeward	CmntP3	What happens to the people who didn't move from dangerous land? They should sign release for DHHL liability.	Pahe'ehe'e Ridge is a special situation.
BC#1	Waipahu	7/16/2013	Leeward	CmntP3	Was Comprehensive lands (WCCHC) a land exchange?	
BC#1	Waipahu	7/16/2013	Leeward	CmntP3	I think Waianae & Nanakuli least desired because only one way in or one way out. Need more roads.	DHHL will have to work with HC&C, State DOT to pursue transportation alternatives, new roads
BC#1	Waipahu	7/16/2013	Leeward	CmntP4	Even if it's last preferred option, people in Leeward would want to see more housing	Where would be the best locations for new housing?
BC#1	Waipahu	7/16/2013	Leeward	CmntP4	Define rent to own better	So noted.
BC#1	Waipahu	7/16/2013	Leeward	CmntP4	Current leeward residents should be first preference for leeward lot.	Has only been done on Lana'i
BC#1	Waipahu	7/16/2013	Leeward	CmntP4	Get plenty people on leeward coast want to live homestead. They waiting.	But can they qualify financially for mortgage? Need good credit, enough household income
BC#1	Waipahu	7/16/2013	Leeward	CmntP4	Consuello lot should be reserved for future community use.	So noted.
BC#1	Waipahu	7/16/2013	Leeward	CmntP4	Behind Kaupuni Stream should be out of residential use.	So noted.
BC#1	Waipahu	7/16/2013	Leeward	CmntP4	The existing park is not big enough	So noted.
BC#1	Waipahu	7/16/2013	Leeward	CmntP4	Need site for immersion school, looking at Special District in Waianae	So noted.
BC#1	Waipahu	7/16/2013	Leeward	CmntP4	Can immersion school be free for Hawaiian[s]?	Yes, it's public.
BC#1	Waipahu	7/16/2013	Leeward		We want to keep our kids in the area. Now immersion have to go to Palolo after they get to older grades.	So noted.
BC#1	Waipahu	7/16/2013	Leeward	CmntP4	Have Waianae meeting for OIP. Don't conflict with NB meeting.	Apologies – didn't check NB schedule, was not aware of meeting conflict.
BC#1	Waipahu	7/16/2013	Central		Base of Puowaina – not a good place for development – too much spiritual energy there.	Any kind of development? What would be appropriate?
BC#1	Waipahu	7/16/2013	Central	CmntP1	Varona – OHA – Get people in homes.	Varona lands have development limitations
BC#1	Waipahu	7/16/2013	Central	CmntP1	Get congressional delegation involved – get a fair shake re: military-occupied lands	So noted.
BC#1	Waipahu	7/16/2013	Central		[Beneficaries need] financial literacy classes <u>before</u> getting a mortgage	Revival of HOAP program underway
BC#1	Waipahu	7/16/2013	Windward	CmntP1	Would be nice if DHHL got Bellows	Tried, military changed its mind
BC#1	Waipahu	7/16/2013	Windward		Smaller lots easier to take care, can have higher density. Larger houses need more infrastructure because get more people, larger families	What about ohana units, kauhale?
BC#1	Waipahu	7/16/2013	Windward		Larger houses I take care and prefer larger houses. It feels like the beneficiaries lose if they get smaller house, less land	It's one way to get more applicants off the wait list and into homes

Meeting	Location	Date	Group/ Topic	Source	Comments	Response/Recommendation
BC#1	Waipahu	7/16/2013	Windward	CmntP1	Have a mix of housing; provide choices for beneficiaries.	Housing Alt's Study.
BC#1	Waipahu	7/16/2013	Windward	CmntP1	Depends on age. Older want to downsize. Elderly hard to take care big house. Not sure kids want to live with parents.	Housing Alt's Study, continuum of housing
BC#1	Waipahu	7/16/2013	Windward		What happened to Kunia lands? When did it become Monsanto?	Lands were never in DHHL inventory
BC#1	Waipahu	7/16/2013	Windward	CmntP1	Concerned that DHHL shouldn't have to purchase. State should spend \$, they owe us. Why spend more trust \$?	Will cost \$ in legal fees to go after more land
BC#1	Waipahu	7/16/2013	Windward	CmntP2	Getting little return from commercial leases	DHHL gets \$2 million/yr. from 300 acres of commercial land
BC#1	Waipahu	7/16/2013	Windward	CmntP2	What about acquiring mainland properties, like in Las Vegas?	So noted.
BC#1	Waipahu	7/16/2013	Windward	CmntP2	Create live-work situations	Exploring mixed use in Town
BC#1	Waipahu	7/16/2013	Kapolei	CmntP1	Abutilon – Red Ilima – Akoko – are they thriving?	Under state DLNR until 2021
BC#1	Waipahu	7/16/2013	Kapolei	CmntP1		UH – for housing. Has a plot plan. Can be the aff. hsng?
BC#1	Waipahu	7/16/2013	Kapolei	CmntP1	Can we use Gen. Ag. In RP/license/GL lands for ag waitlisters?	May need infrastructure, has other problems
BC#1	Waipahu	7/16/2013	Kapolei	CmntP1	Are revenues we are getting at fair market value?	Yes.
BC#1	Waipahu	7/16/2013	Kapolei	CmntP1	When are we finalizing OIP?	Sept. 2013
BC#1	Waipahu	7/16/2013	Kapolei	CmntP1	Once plan is pa'a, how can we be assured that future administrations can't change it?	Commission needs to adopt the Planning System in its entirety
BC#1	Waipahu	7/16/2013	Kapolei	CmntP1	What happens to the Regional Plans?	Folded into Island Plan, then will need updating soon
BC#1	Waipahu	7/16/2013	Kapolei	CmntP1	The Organic Act said to get people back on the land. Were there any rules for how to do that back then?	No. Studies were doen and recommendationd made.
BC#1	Waipahu	7/16/2013	Kapolei	CmntP1	Getting people back on the land is the most important thing. Give people the land as it is. 70% not suitable?	We've lost lawsuits for not providing water.
BC#1	Waipahu	7/16/2013	Kapolei		How about a cemetery next to state and federal land so when they die on the list they can have a place to stay on homestead? Put cemetery in front of federal land in Waianae.	So noted.
BC#1	Waipahu	7/16/2013	Kapolei		Plan only looking forward. Need to evaluate past plans and projects, learn from mistakes. May be justifiable reasons why, but we don't have that info.	Evaluation needs to be done systematically –important tool for the Trust
BC#1	Waipahu	7/16/2013	Kapolei		Assess how many on waitlist have been offered and passed on to a relative. How many deferred or transferred?	Good data that needs to be collected and analyzed
BC#1	Waipahu	7/16/2013	Kapolei		How many new applications does DHHL get every year and how much does it increase? How many folks will pass away due to age?	Good data that needs to be collected and analyzed
BC#1	Waipahu	7/16/2013	Kapolei		Could a reason for survey results showing less preference for kupuna housing be fewer elderly respondents?	Survey adjusted for this
BC#1	Waipahu	7/16/2013	Kapolei	CmntP2		DHHL looking at how to do this, how to monitor or regulate sales

Meeting	Location	Date	Group/ Topic	Source	Comments	Response/Recommendation
BC#1	Waipahu	7/16/2013	Kapolei	CmntP2	Existing 1 acre lots – if not using, downsize them to 5,000 sq. ft. and give others an opportunity.	Ag program/plan under development
BC#1	Waipahu	7/16/2013	Leeward	GSheet1	Requesting a meeting be held in our Waianae Community – this meeting conflicted with Nanakuli Neighborhood Board. Hold at Kaha'aina Café/WCCHC – Kam School Learning Center	We apologize for not checking NB schedule, were not aware of meeting conflict.
BC#1	Waipahu	7/16/2013	Leeward	GSheet1	Assist in promoting/advancing Kaupuni Park/Community Center	So noted.
BC#1	Waipahu	7/16/2013	Leeward	GSheet1	Columbarium at WVHC/Mauka	So noted.
BC#1	Waipahu	7/16/2013	Leeward	GSheet1	Immersion school site a) Kam Learning School b) WVH	So noted.
BC#1	Waipahu	7/16/2013	Leeward	GSheet2	Why wasn't this meeting in Kapolei? Or Waianae?	Neutrality, applicant zip codes
BC#1	Waipahu	7/16/2013	Leeward	GSheet2	What is the status of Lualualei NAVMAG lands? Or WCCHC lands?	
BC#1	Waipahu	7/16/2013	Leeward	GSheet2	Kapolei – Conservation land, how are the plants? Are they thriving, or does it still need protection?	USFWS until 2021
BC#1	Waipahu	7/16/2013	Leeward	GSheet2	What about lands that are currently being held by a RP, G.L. or leased to non-homestead eligible entitiesare they available for residential development? Or available to wait-listed residential/ Ag applicants? Are they at fair market value or buddy-buddy rates?	Entire program being reevaluated. Most lands are not suitable for residential - no infrastructure, development constraints. All dispositions are charged fair market rents unless they are to beneficiary org's and for community use.
BC#1	Waipahu	7/16/2013	Leeward	GSheet2	Why was this meeting scheduled at same time as Nanakuli-Maili NB? It's best not to conflict w/those preestablished meetings that already draw active kanaka.	
BC#1	Waipahu	7/16/2013	Leeward	GSheet2	I like the idea of multi-[family] housing (duplex, condo, apts etc.) & rentals. Our people need affordable housing@ the various stages of their lives.	DHHL looking into "continuum of housing" concept, rule amendments.
BC#1	Waipahu	7/16/2013	Leeward	GSheet2	What about the HOAP or other similar programs that prepare our people financially for housing? Can that program be reestablished & a similar one for H.S. and college kanaka?	Program redesign underway
BC#1	Waipahu	7/16/2013	Leeward	GSheet3	Make a Waianae meeting	Not enough time/staff
BC#1	Waipahu	7/16/2013	Leeward	GSheet3	Make meeting at Kahaaina Café (Waianae Coast Comprehensive)	So noted
BC#1	Waipahu	7/16/2013	Leeward	GSheet4	What is the rate of applications for homesteads? How does DHHL plan to manage new apps when there is not enough land?	Applications are always growing. DHHL trying to get enough fnding from state to be fully staffed. Staffing has not kept up with workloads.
BC#1	Waipahu	7/16/2013	Leeward	GSheet4	How does any plan sustain itself when there's a change in leadership @DHHL?	Implewmentation is key to success of any plan. Need to make it pa'a with rule amendments.
BC#1	Waipahu	7/16/2013	Leeward	GSheet5	No development in Ha'iku. The 'aina downstream is being preserved by others to support your mission ('aina ho'opulapula). Trade it. Sell it to KS for preservation (since it was KS's and stolen from the trust in the first place). No development. Our keiki will thank us.	So noted.

Meeting	Location	Date	Group/ Topic	Source	Comments	Response/Recommendation
BC#1	Waipahu	7/16/2013	Economic Devt for nH from DeBartolo Project	GSheet6	Regarding the construction project (Ka Makana Alii) shopping mall. I am very interested in taking part in the construction and building of the mall working directly with the general contractors who have been selected to build the mall, as my self and my company can render services for concrete placement/concrete pumping at on any level as we have pumped many high rise structures in Town, Waikiki, etc. No project too large for our capabilities.	LMD (Linda Chinn) is handling lease terms and community benefits
BC#1	Waipahu	7/16/2013		GSheet7	How are you addressing those that have waited on the list, primarily those 65+ in age, waiting on the list for 25-40 years?	DHHI is looking into options for our growing kupuna applicant population.
BC#1	Waipahu	7/16/2013		GSheet7	Rather than an Exchange Initiatives, <u>keep</u> [land] and have state, C&C relocate. Those lands are already developed.	Very difficult to relocate Board of Water Supply facilities, fire stations etc.
BC#1	Waipahu	7/16/2013		GSheet8	Regarding Oahu's Ag Lands – What happened to Kunia's Ag Lands? Supposedly there is several hundreds of acres in the upper Kunia area.	Kunia lands were not in the inventory, and have not been offered to DHHL. Will look into it.
BC#1	Waipahu	7/16/2013		GSheet9	The first and only priority is contacting those waiting on the list for their mana'o about where they want to go NOW, not tomorrow. You are avoiding and stalling with plans and more plans.	Land use plans help DHHL focus its efforts on homestead development where it makes the most sense, can yield the most lots with the lowest per-lot development cost.
BC#1	Waipahu	7/16/2013		GSheet9	Amend above: [name withheld] is on the "undivided interest" list for Kapolei (during Micah Kane). He is now 71 and anxious to transfer his lease to his older son, before it doesn't happen. His son is financially ready.	
BC#1	Waipahu	7/16/2013		GSheet9	On slide 14 is a 77% (6,054 acres) is not suitable for homesteading. Have you considered a revenue generating cemetery, so we really can put our people on their land that will not be disturbed like the "rail," and instead of buying them at Hawaiian Memorial Cemetery? I suggest right next to land occupied by the federal govt or state as blazing remainder of their failed responsibility to take care of the first people (kanaka maoli) first on the waiting list. If homesteading is not the people's desire for Waianae and North Shore, then marae, cultural, cemetery is very suitable.	Perhaps back of Nanakuli Valley?
BC#1	Waipahu	7/16/2013		GSheet9	Second, work on accessible roads to undesirable lands and make them desirable. Especially if the land is already ours to do it without delay.	Often getting the water to the land is the problem. Hard to justify spending trust \$ to upgrade roads for entire region.
BC#1	Waipahu	7/16/2013		GSheet9	There are no affordable cemeteries specific for homesteaders anywhere. We all expected to use city and county or private cemeteries.	DHHI will look at identifying additional Community Use lands for cemeteries for every homestead area.
BC#1	Waipahu	7/16/2013		GSheet9	Kaleo was an excellent group moderator. Overall, good meeting.	Mahalo.

Meeting	Location	Date	Group/ Topic	Source	Comments	Response/Recommendation
BC#1	Waipahu	7/16/2013		GSheet10	As the generations pass on there will be less families to meet the blood quantum requirement. Will the blood quantum be lowered so that future Hawaiians will be able to receive homes?	Issue is ongoing for DHHL. O'ahu Island Plan deals mainly with land use, supply of land for homesteading, not demand.
BC#1	Waipahu	7/16/2013		GSheet10	Will there be ohana housing in the near future? So that children will be able to care for parents who are getting up in age but are still independent to some degree, (multi-generations) with two homes on one lot?	DHHL looking into it
BC#1	Waipahu	7/16/2013		GSheet11	Is land used for schools (Roosevelt, Stevenson, Lincoln) originally DHHL lands, but whose status was changed by govt. for education purposes?	DOE - State land exchange
BC#1	Waipahu	7/16/2013	Use Puowaina land for residential	GSheet11	Is the land behind Lincoln and Stevenson schools going to be used for homesteading purposes? (Rather than money generating purposes i.e. Kupuna Housing, Visitor's Center for Punchbowl Cemetery). These are not a positive move.	Special District means that more study and planning are needed.
BC#1	Waipahu	7/16/2013	Acquisition - Ag land at Kunia	GSheet12	Please look into above Royal Kunia on the left side of the road. Properties were sold for \$39,000 per acre (agriculture area) in 2010. Now going for \$1,000,000 per acre by Garcia Realty (4- partners) are involved. This area would be good for homestead or agricultural. I did call yesterday. Please look into this area – the view is fantastic	So noted.
BC#1	Waipahu	7/16/2013	Economic Devt for nH from DeBartolo Project	DY Notes	DeBartolo should hire a certain percentage from the homesteads. Suggest DeBartolo approach Alu Like (employment services) to coordinate efforts of community college (workforce programs) to teach our homesteaders how to be competitive in applying for and qualifying for jobs being created by DeBartolo. Help them be more competitive in landing the jobs.	Part of community benefits agreement? - LMD
BC#1	Waipahu	7/16/2013	Economic Devt for nH from DeBartolo Project	DY Notes	DeBartolo should provide business opportunities for native Hawaiians. Suggest DeBartolo reserve kiosk spaces for native Hawaiians. DHHL should approach OHA to provide business training and business financing to assist native Hawaiian small businesses.	Part of community benefits agreement? - LMD
BC#1	Waipahu	7/16/2013	Award lots in Waianae	DY Notes	DHHL should take its available improved Waianae lots and make awards. If no one takes those lots, that is proof that people don't want the Waianae Coast. Then you can prove you need to acquire more lands elsewhere.	So noted.
BC#1	Waipahu	7/16/2013	Don't spend trust \$ on land purchase	DY Notes	I don't want DHHL to purchase land. All of your limited resources should be to develop land for settlement, not use what little money you have to purchase land. It is the State's responsibility to make sure DHHL has sufficient lands.	So noted.
BC#1	Waipahu	7/16/2013	Smaller lots ok	DY Notes	I like smaller lots. I understand you can accommodate more people on the land. I have seen other developments which, when properly designed, feel good even on a smaller lot.	DHHL is studying ways to increase density while creating healthier, more liveable communities.

Meeting	Location	Date	Group/ Topic	Source	Comments	Response/Recommendation	
BC#1	Waipahu	7/16/2013	No jumping the waiting list	DY Notes	I've seen in Kanehili where a lessee gives their lot to their daughter, then buys another lot from someone else. It's not right. I was on the waiting list for 20 years before I got a homestead. Don't allow people to by-pass the waiting list.	So noted. DHHL looking into rule amendments to deal with the situation - right now we have no rules to discourage this.	
BC#1	Waipahu	7/16/2013	Min. lot size 7500sf	DY Notes	I like larger lots. I believe HHCA set aside lands for native Hawaiians to settle and be self-sufficient. How can you be self- sufficient with lots smaller than 7,500 sf?	Looking into more urban ag, how best to award lots. If less than 1 acre, may be all residential awards.	
BC#2	Farrington	7/17/2013	Central	LgGrp	Bowl O Drome - Water? Need more due diligence	Yes.	
BC#2	Farrington	7/17/2013	Central	LgGrp	Manana – Railroad going through; Industrial use-trucking?	Very marginal piece	
BC#2	Farrington	7/17/2013	Central	LgGrp	Role of DLNR in land exchange?	Large role - State to state.	
BC#2	Farrington	7/17/2013	Central	CmntP1	There's a need to intensify residential development in town. Use land for residential.	Looking at oppy's to do that	
BC#2	Farrington	7/17/2013	Central	CmntP1	Special district [in] Papakolea should be put in residential. Doesn't have to be house - can be condo.	Height limits due to viewshed, may have 'iwi there	
BC#2	Farrington	7/17/2013	Central	CmntP1	The community residents are talking about putting houses on special district possibility.	Needs more analysis.	
BC#2	Farrington	7/17/2013	Central	CmntP1	Building house mauka will cause flooding. Watershed area.	Set for Years 10-20 – will try to acquire better land first	
BC#2	Farrington	7/17/2013	Central	CmntP1	The proposed houses may be too costly - there are hazard issues, rock stabilization.	Set for Years 10-20 – will try to acquire better land first	
BC#2	Farrington	7/17/2013	Central	CmntP1	Were families evicted from (yellow right) area?	The land was previously DLNR's.	
BC#2	Farrington	7/17/2013	Central	CmntP1	How did it change from DLNR to DHHL?	It was negotiated with DLNR	
BC#2	Farrington	7/17/2013	Central	CmntP1	Is there a way to resolve flooding?	DHHL looking at that as part of due diligence.	
BC#2	Farrington	7/17/2013	Central	CmntP2	Existing drainage in Papakolea not adequate.	Will need drainage and sewer improvements.	
BC#2	Farrington	7/17/2013	Central	CmntP2	That what makes list longer because not easily developed.	Looking at acquisitions, alternatives.	
BC#2	Farrington	7/17/2013	Central	CmntP2	Are there Kupuna housing possibilities?	DHHL looking into it.	
BC#2	Farrington	7/17/2013	Central	CmntP2	Survey not accurate. Kupuna needs were not captured.	Will research more with Housing Dev't Alt's.	
BC#2	Farrington	7/17/2013	Central	CmntP2	Kalawahine was promised for kupuna housing.	Decision of past administration to build housing	
BC#2	Farrington	7/17/2013	Central	CmntP2	Are existing homesteads in town reserved for special needs?	DHHL has relocation policy for health needs. Wouldn't be reserved.	
BC#2	Farrington	7/17/2013	Central	CmntP2	Special district area, can it be for homes?	It's a possibility. Need to have further talks with community about preferences.	
BC#2	Farrington		Central	CmntP2	Can only develop on a [portion] of 14 acres in special district because of terrain. Cultural center planned in mauka end. An AIS needs to done to ID cultural properties.	13 acres out of a total of 16 acres are considered developable. Slopes are a problem.	
BC#2	Farrington	7/17/2013	Central	CmntP3	Tell Congress we need more money for DHHL.	So noted.	
BC#2	Farrington	7/17/2013	Central	CmntP3	Can we have 'tents' as part of Kauhale housing?	Could look into yurts, other alternatives.	
BC#2	Farrington	7/17/2013	Central	CmntP3	Can storage containers be a dwelling?	If it meets county standards.	

Meeting	Location	Date	Group/ Topic	Source	Comments	Response/Recommendation	
BC#2	Farrington	7/17/2013	Central	CmntP3	Cannot turn storage container as dwelling - I seen it.	We have designs for kauhale using containers.	
BC#2	Farrington	7/17/2013	Central	CmntP3	More owner builder options. Provide that option. DHHL put in infrastructure first.	DHHL is looking into it as part of Housing Dev't. Alternatives Study.	
BC#2	Farrington	7/17/2013	Central	CmntP3	Are there other areas in Honolulu that DHHL can acquire?	DHHL is looking into it.	
BC#2	Farrington	7/17/2013	Central	CmntP3	Most beneficiaries qualify for HUD not from bank. Need to accommodate that.	NAHASDA program looking into it.	
BC#2	Farrington	7/17/2013	Central	CmntP3	Bowl-o-drome would be cheaper than Papakolea.	It still will be expensive to build a highrise	
BC#2	Farrington	7/17/2013	Central	CmntP3	[B-O-D] Would be good site for dormitory for leeward college students. [They] Drop out cause [they live] too far.	So noted.	
BC#2	Farrington	7/17/2013	Central	CmntP4	Dormitory would be rental?	Yes. Dormitory would come out of Kauhale density.	
BC#2	Farrington	7/17/2013	Central	CmntP4	Is mixed use commercial and residential?	Yes.	
BC#2	Farrington	7/17/2013	Central	CmntP4	Mixed-use might cause water issues - lack of it.	So noted.	
BC#2	Farrington	7/17/2013	Central	CmntP4	If they rent, where does money go?	Not determined yet.	
BC#2	Farrington	7/17/2013	Central	CmntP4	Do HUD families qualify for higher density projects? Will developers accept HUD families, want those?	We have NAHASDA funding for those families at 80% of HUD median income and below.	
BC#2	Farrington	7/17/2013	Central	CmntP4	Acquiring property would add to inventory.	Yes.	
BC#2	Farrington	7/17/2013	Central	CmntP4	How do we acquire land?	Multiple ways: buy, trade, sue, donation.	
BC#2	Farrington	7/17/2013	Central	CmntP5	Where does land rent money go?	To trust fund, used for CIP/infrastructure.	
BC#2	Farrington	7/17/2013	Central	CmntP5	Kupuna housing will be important because of baby-boomers.	So noted.	
BC#2	Farrington	7/17/2013	Central	CmntP5	We don't want density like KPT	So noted.	
BC#2	Farrington	7/17/2013	Central	CmntP5	We want housing options that can accommodate 8 generations.	So noted.	
BC#2	Farrington	7/17/2013	Central	CmntP5	The majority of those on wait list don't necessarily want full developed community.	So noted.	
BC#2	Farrington	7/17/2013	Central	CmntP5	Would Shafter Flats be used for residential?	No, because of safety issues, industrial area.	
BC#2	Farrington	7/17/2013	Central	CmntP5	If the property becomes vacant, then consider for residential.	DHHL looking into it.	
BC#2	Farrington	7/17/2013	Central	CmntP5	How do we fit HUD family into Kauhale?	DHHL looking into it.	
BC#2	Farrington	7/17/2013	Central	CmntP5	Existing DHHL housing options not affordable by HUD.	So noted.	
BC#2	Farrington	7/17/2013	Central	Cmnt6	Work with developers to provide housing we can afford. We don't want to lose our home.	DHHL is aware of this and working on it.	
BC#2	Farrington	7/17/2013	Windward	CmntP1	Haiku – can develop homes there?	Very few, and at great cost - slopes & streams increase dev't. cost per lot.	
BC#2	Farrington	7/17/2013	Windward	CmntP1	Superfund Site	Still owned by military – need to clean up	
BC#2	Farrington	7/17/2013	Windward	CmntP1	Correa Ranch – On CON. Weddings up there.	Will refer to LMD land manager.	
BC#2	Farrington	7/17/2013	Windward	CmntP1	Wong Farm – moving them to do homestead?	Yes.	
BC#2	Farrington	7/17/2013	Windward	CmntP1	Exchange the Pali	So noted.	
BC#2	Farrington	7/17/2013	Windward	CmntP1	Bad traffic problems on existing roads - will need infrastructure upgrades.	So noted.	

Meeting	Location	Date	Group/ Topic	Source	Comments	Response/Recommendation
BC#2	Farrington	7/17/2013	Windward	CmntP1	Make ag park so everyone can help each other.	So noted.
BC#2	Farrington	7/17/2013	Windward	CmntP1	Make Waiahole lots into Ag park.	So noted.
BC#2	Farrington	7/17/2013	Windward	CmntP1	Aquaculture along coast	So noted. Would be allowable under Community Use.
BC#2	Farrington	7/17/2013	Windward	CmntP1	Acquire more Ag land on Windward side - has more resources.	So noted.
BC#2	Farrington	7/17/2013	Windward	CmntP1	Bring coastal land more into homestead use - Res; Ag opportunities.	Lands in coastal high hazard areas are more suitable for community uses. Keep res. out of harm's way.
BC#2	Farrington	7/17/2013	Windward	CmntP1	Opportunities for volunteers to help develop lands – (yields?) community support and know what's happening.	So noted.
BC#2	Farrington	7/17/2013	Windward	CmntP1	Surveys should ID skills and abilities for volunteering.	So noted.
BC#2	Farrington	7/17/2013	Windward		We have a problem we're talking (sp) too – maybe they (native Hawaiians) can help.	
BC#2	Farrington	7/17/2013	Windward	CmntP2	Kupuna Housing – Visitors, age of caregivers, etc. – problems.	DHHL looking into kupuna housing alt's.
BC#2	Farrington	7/17/2013	Windward	CmntP2	Generational Housing – but who has to qualify for the loan?	Everyone's income is taken into account.
BC#2	Farrington	7/17/2013	Windward	CmntP2	Why don't we do the more creative housing types? Financing?	Housing alternatives study.
BC#2	Farrington	7/17/2013	Windward	CmntP2	Slightly higher lease fees? Need to generate more revenue.	So noted.
BC#2	Farrington	7/17/2013	Windward	CmntP2	Self-help – We do it ourselves.	One of the housing alternatives being looked at.
BC#2	Farrington	7/17/2013	Windward	CmntP2	Segregate land value and house value.	So noted.
BC#2	Farrington	7/17/2013	Windward	CmntP2	With owner builder, would have more variety, interest.	So noted.
BC#2	Farrington	7/17/2013	Windward	CmntP2	Use steep lands for Ag - Terracing	So noted.
BC#2	Farrington	7/17/2013	Windward	CmntP2	DHHL should get infrastructure costs back if sold.	DHHL looking into rule amendments.
BC#2	Farrington	7/17/2013	Windward	CmntP2	Community uses, etc. need to pay more lease/license fees, esp. on Oʻahu – limited land.	So noted.
BC#2	Farrington	7/17/2013	Windward	GSheet1	Four vacant homes in Waimanalo	Looking into rehabilitation and reawarding of homes. Difficult if still under a homestead lease.
BC#2	Farrington	7/17/2013	Highrise condos OK		Open to vertical housing – Oahu [land] limited – survey waitlist and ask if can get condo in 2 years vs. SF home in 30 years are they open?	So noted.
BC#2	Farrington	7/17/2013	Papakolea	GSheet3	Papakolea (Punchbowl/Auwaiolimu section) should be for residential use, not 1) kupuna health center and 2) cultural learning center and Punchbowl parking lot and visitors' center.	So noted.

Meeting	Location	Date	Group/ Topic	Source	Comments	Response/Recommendation
BC#2	Farrington	7/17/2013	HCA		Working with beneficiaries & HH Waitlisters on a daily basis, looking at and helping them to understand their true affordabilities – I would like to recommend the following: 1) Alternative housing (their more affordable) – rental properties, kauhale, mixed use, multiplex and condo; 2) Transitional programs – rentals/dorms, condos/apts, single family, kupuna/kauhale; 3) Applicant support programs – homeowner preparation, financial education/one on one counseling; 4) Post purchase support services – understand the value and kuleana of HH, understand their impact on the Trust, basic repair and maintenance; 5) Successor support – prepare successors, financial education/one on one counseling.	So noted. DHHL looking into making improvements in these areas, reviving programs.
BC#2	Farrington	7/17/2013		GSheet5	Heard about the land area facing Anianiku St. in Kewalo area? Discuss this area.	So noted.
BC#2	Farrington	7/17/2013		GSheet6	McKinley property could be a good acquisition – might be a good property for kupuna apartments.	So noted.
BC#2	Farrington	7/17/2013			Yellow HS designation behind Kaululaau will be very difficult to build because that area is a major watershed for Papakolea. Draining and flooding major issue for the area.	So noted.
BC#2	Farrington	7/17/2013		GSheet6	I support mixed use for Bowl-a-drome property. Like dormitory idea for the area. Good meeting.	So noted. Mahalo.
BC#2	Farrington	7/17/2013		GSheet7	Please change the info sessions in August to Oahu. Makes no sense.	Plan has already been delayed, contract will expire in December, with no extensions.
BC#2	Farrington	7/17/2013			In the same – Please change the final approval by the Commission to Oahu HHS meeting. Mahalo.	Plan has already been delayed, contract will expire in December, with no extensions.
BC#2	Farrington	7/17/2013		GSheet8	Of the 7,000 applicants on your plan, how many are expected to receive on your 10 year plan, guestimation, or at least offered?	For the first 10 years, 1,467 homesteads are proposed to be developed and awarded.
BC#2	Farrington	7/17/2013		GSheet8	Where is Koa Ridge?	Central Oʻahu plateau, across Costco Waipio and west of H-2 freeway
BC#2	Farrington	7/17/2013		GSheet8	Have you found fewer and fewer people applying because the 50% Hawaiians are dying off?	The data shows that there are almost as many qualified beneficiaries that have yet to apply, as are on the list now. We have seen a steady increase in applications over the years.
BC#2	Farrington	7/17/2013			Why are the beach front properties not being talked about? Are they being saved for priority applicants?	Most are in coastal high hazard areas and should be reserved for recreational and coastal access use.
BC#2	Farrington	7/17/2013		GSheet9	Kupuna housing? (Nursing home)	DHHL is looking into various kinds of kupuna housing, assisted living, ohana
BC#2	Farrington	7/17/2013		GSheet9	Partnering	DHHL identifying partners for various projects on Oʻahu

Meeting	Location	Date	Group/ Topic	Source	Comments	Response/Recommendation
BC#2	Farrington	7/17/2013				DHHL reviving program to assist families with financial literacy, credit problems etc.
BC#2	Farrington	7/17/2013			I'm listed for agriculture, how can it be expedited? What is possibility of getting an agriculture lot, preferably in Waimanalo?	DHHL reviving Ag program, will be providing more information later this year.
BC#2	Farrington	7/17/2013		GSheet11	Where in East O'ahu is the large parcel being considered?	KS has land in E. Oʻahu
BC#2	Farrington	7/17/2013		GSheet11		Ag program will look into acquiring additional ag land for Oʻahu

Meeting	Location	Date	Group/ Topic	Source	Comments	Response/Recommendation
BC#3	Kalaheo	7/18/2013	Central	CmntP1	[Build high density] 100+ units, with parking. Good for younger beneficiaries going to [school]	So noted.
BC#3	Kalaheo	7/18/2013	Windward	CmntP1	What is Special District?	
BC#3	Kalaheo	7/18/2013	Windward	CmntP1	Why is Ha'ikū designated as a Special District?	
BC#3	Kalaheo	7/18/2013	Windward	CmntP1	Ha'ikū would be good for homestead	
BC#3	Kalaheo	7/18/2013	Windward	CmntP1	What's the point of holding land that DHHL cannot develop?	Exchange
BC#3	Kalaheo	7/18/2013	Windward	CmntP1	Exchange land for Bellows	We tried to get it as part of the federal settlement – military changed its mind.
BC#3	Kalaheo	7/18/2013	Windward	CmntP1	How many acres in Waiāhole for homestead? How did the parcels become so chopped up?	Settlement w/State – land exchange with DLNR in '03 or '04. All have been awarded.
BC#3	Kalaheo	7/18/2013	Windward	CmntP1	Why is mixed use district part of Special District?	It's hard to define in other designations
BC#3	Kalaheo	7/18/2013	Windward	CmntP1	What is definition of mixed use? I'm worried that someone will interpret that as commercial development.	Will refine that definition to cover existing uses.
BC#3	Kalaheo	7/18/2013	Windward	CmntP2	Kamakau Charter [School] is on land in Special District. What do they have there [e.g. facilities, structures]?	Scholl has basic rudimentary structures up now. Project has had development challenges.
BC#3	Kalaheo	7/18/2013	Windward	CmntP2	Did Kamakau choose to be there?	Yes, on 10 acres. Trying to use it all.
BC#3	Kalaheo	7/18/2013	Windward	CmntP2	What are restrictions of residential area designation? Can we have a [home based] business?	Yes, as long as not a nuisance and neighbors are ok with it.
BC#3	Kalaheo	7/18/2013	Windward	CmntP2	Has DHHL approached KS or OHA to exchange Ha'ikū for more developable lands?	Yes, there have been preliminary discussions with OHA and KS.
BC#3	Kalaheo	7/18/2013	Windward	CmntP2	Don't put Ha'ikū on the survey for preference if cannot be an option to use [for homesteading]. [Creates] false expectations.	
BC#3	Kalaheo	7/18/2013	Windward	CmntP2	Windward is where I want to be. Not Kapolei.	
BC#3	Kalaheo	7/18/2013	Windward	CmntP3	DHHL can look at properties to acquire in Koolau Loa. Those are desirable areas.	
BC#3	Kalaheo	7/18/2013	Windward	CmntP3	Kakaina, is that future residential?	Yes, homestead development is in progress. Land by Wong Farm is future residential.
BC#3	Kalaheo	7/18/2013	Windward	CmntP3	What are we going to do about traffic in Waimanalo?	
BC#3	Kalaheo	7/18/2013	Windward	CmntP3	DOT proposed highway expansion, but residents opposed [in order] to keep country atmosphere. Rural.	
BC#3	Kalaheo	7/18/2013	Windward	CmntP3	How do we know where we are on the waiting list? Been waiting 54 years. Seems like nothing is done to get people off the list.	The waitlist is online and gets updated every July. Can call DHHL (Applications)
BC#3	Kalaheo	7/18/2013	Windward	GSheet1	How long more I have to wait for Waimanalo Homestead? I sign 1959 – now it is 2013. What is my future at all? Waimanalo is a must. Haiku Valley will be good.	
BC#3	Kalaheo	7/18/2013	Windward	GSheet2	Haiku and Waiahole/Waikane	Preferred areas for subsistence and cultural activities, but very few lots, difficult and expensive to subdivide



Department of Hawaiian Home Lands

O'ahu Island Plan Beneficiary Consultation

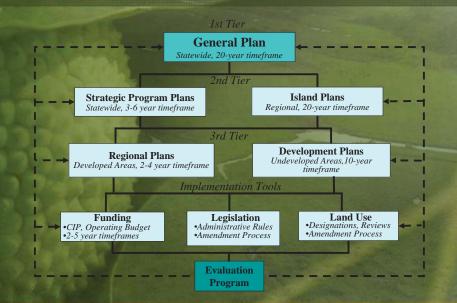
July 16 - 18, 2013

Hawaiian Home Lands Trust Established 1921 by Prince Kūhiō & U.S. Congress

O'ahu Island Plan - Agenda

6:00	Welcome/Orientation/Pule (10 min)
6:10	Large Group Presentation (30 min)
6:40	Comments/Questions/Concerns (20 min)
7:00	Break (10 min)
7:10	Breakout Group Discussions (45 min)
7:55	Closing
8:00	Pau

DHHL Planning System



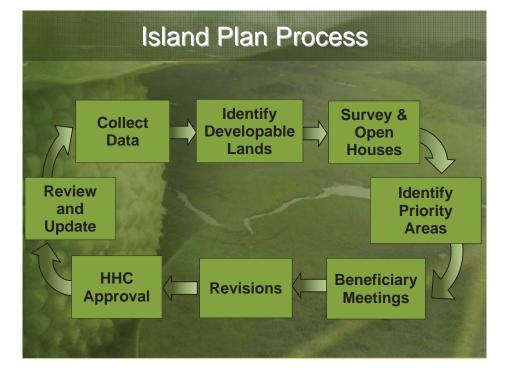
Island Plans

Island Plans

Island-wide Perspective



- Establish land use goals and objectives of the General Plan specific to each island
- Identify Island-wide Needs, Opportunities and Priorities
- Assign land use designations for land holdings on each island
- 20-year planning horizon, updated every 10 years



O'ahu Island Plan - Goals

- Guide development of existing DHHL Trust lands via land use designations
- Incorporate existing Regional Plan priorities
- Evaluate need for additional lands
- Evaluate ways to increase densities
- Develop protocols for working with the City & County of Honolulu

O'ahu Island Plan - General Information

- Trust Lands on O'ahu:
 - 7,940 Acres (as of April 2013)
- O'ahu Beneficiaries
 - 4,289 Lessees (as of February 2013)
 - 4,228 Residential Awards
 - 61 Agriculture Awards
 - 12,956 Applicants (as of February 2013)
 - 9,639 Residential Applicants
 - 3,317 Agricultural Applicants

O'ahu Island Plan Stakeholders

Who is involved?

- Beneficiaries
 - Applicants on O'ahu List
 - Oʻahu Lessees
 - Beneficiary Organizations
- DHHL Trust
- City and County of Honolulu
- Native Hawaiian Trusts
- Other Public Agencies

O'ahu Island Plan - Process

- Develop Island-wide Profile
- Conduct Evaluation of O'ahu's Trust Lands
 - Evaluate and assess land holdings
 - Identify Unconstrained Lands
 - Estimate Infrastructure Costs
 - Identify Reasonably Developable Lands
 - Develop Preliminary Land Use Designations
- Gather Information from Stakeholders
- Brief Hawaiian Homes Commission

O'ahu Island Plan - Process

- Conduct Beneficiary Engagement
 - Hold Focus Groups
 - Conduct Applicant Preference Survey
 - Conduct Community Open Houses
- Refine Land Use Designations
- Conduct Beneficiary Consultation Meetings
- Identify Priority Areas for Development
- Identify Potential Acquisitions
- Prepare Land Use Analysis & Recommendations
- Submit Plan to Commission for Approval (Sept.)

Applicant Preference Survey

- 2,300 (23%) completed surveys were returned by cutoff date of May 13, 2013
 - 2,086 by mail
 - 214 online
- O'ahu Applicant Characteristics
 - Applicants are likely to have a median age of 55 be married and live in Hawaii.
 - Applicants typically have larger households and higher household income than Households on O'ahu.
 - When household income and size are combined, 57% of Applicant Households have an income below 80% HUD Median Income level.

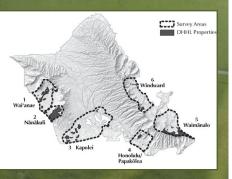
Applicant Preference Survey Applicant Characteristics

Location Preference within DHHL Landholdings Among Residential Applicants

Highly Preferred Locations

Kapolei Papakōlea/Honolulu Windward Waimānalo

Least Desired Locations Wai'anae Nānākuli



Applicant Preference Survey Applicant Characteristics Location Preference On O'ahu **Among Residential Applicants**

Highly Preferred Locations

Honolulu **Ko**ʻolaupoko 'Ewa Central

Least Desired Locations Wai'anae Coast North Shore



Applicant Preference Survey Applicant Characteristics

Preferred House Type based on Currently Available

Highly Preferred Turn-Key (top choice) Rent-to-Own

Least Desired Kūpuna housing

Preferred House Type among Alternatives being Assessed

Highly Preferred Single-Family Rental (top choice) Kauhale Style

Least Desired

Kūpuna housing **Multi-Plex Townhouse Multi-Family Rental** Room within a Dorm

Available Lands Summary

Region	Area	Total Acres	Acres Available
	Lualualei	1,551	83
Wai'anae	Mā'ili	89	48
Wai anae	Wai'anae	370	57
	Wai'anae Kai	25	0
	Nānākuli	2,307	418
Nānākuli	Princess Kahanu Estates	54	0
	Kapolei	67	0
	East Kapolei	214	134
Kapolei/Kalaeloa	Kalaeloa	562	0
каројеј/кајаејоа	Kānehili	92	0
	Kaupe'a	55	0
	Malu'ōhai	38	0
Pearl City/Waiawa	Pearl City	76	0
	Shafter Flats	14	0
Honolulu Makai	Kapālama	4	0
	Mōʻiliʻili	2	0
Honolulu	Papakõlea	97	12
monoraid	Kalawahine	81	13
Waimānalo	Kaka'ina/Kumuhau	20	0
waimanaio	Waimānalo	1,971	92
Ha'īkū	Haʻīkū	146	0
Waiahole	Waiahole	18	4
Updated: 7/11/20	13 Total	: 7,852	851

- Oahu Total = 7,852 acres

- 851 acres (11%) is developable for homesteading

- 7,001 (89%) Not developable
 - 12% (947 acres) currently homesteaded

- 77% (6,054 acres) is not suitable for homesteading, or is already in community use

or revenue generation

O'ahu Island Plan – Land Use Designations

Ten land use designations

- Four homesteading designations:
 - Residential (existing) (proposed)
 - Subsistence Agricultural (existing) (proposed) 8888 KO
 - Supplemental Agricultural (existing) (proposed)
 - Pastoral (No Pastoral Homesteads on O'ahu)
- Six Non-Homesteading designations:
 - General Agriculture
 - Special District
 - Community Use *mail (homestead)* **SSS** (public)
 - Conservation mm
 - Commercial
 - Industrial IIII

Land Use Summary

- Commercial 80 acres (1.0%)
 - Meets 1% commercial in Strategic Plan
- Community Use Homestead 92 acres (1.2%)
 - Nānākuli Village Center, KCDC, PCDC, Waimānalo Homestead Village Center
- Community Use Public 253 acres (3.2%)
 - Beach Parks, Community Parks, Fire Stations, Water tanks, schools, churches, etc.
- Conservation 2,545 ac (32.4%)
 - Pali, conservation lands, wetlands, critical habitats
- Industrial 672 ac (8.6%)
 - Kalaeloa (559 acres), Shafter , Kapālama, Wai'anae
- General Agriculture 893 ac (11.4%)
 - Nānākuli Valley, Wai'anae, Waimānalo

Land Use Summary

Special District - 252 acres (3.2%) Ha'Tkū Valley, Punchbowl, Ka'ala Farms Existing Residential Homesteads – 845 acres (10.8%) Existing Agricultural Homesteads – 102 acres (1.3%) Wai'anae, Waimānalo, Waiahole Roads – 193 acres (2.5%) Other – 1,074 ac (13.7%) Navy occupied lands in Lualualei Proposed Homesteading – 851 acres (10.8%)

Wai'anae, Nānākuli, Kapolei, Papakōlea, Waimānalo

Proposed Density

Proposed Homesteading – 851 acres (10.8%) Wai'anae, Nānākuli, Kapolei, Papakōlea, Waimānalo

-Survey and Open House results indicated a strong preference for homesteads in Kapolei, Town and Windward

-Based on availability of developable lands

-90% of the proposed homesteads are in Leeward O'ahu -58% in Nānākuli

-29% proposed units are within top 3 preferred regions, Kapolei, Town and Windward

Proposed Density

Plan Proposes development of 4,342 homesteads

- 4,242 Residential
- 100 Agricultural

Applicant List Demand

- -44 % of Residential Demand (9,639 Applicants)
- -3% of Agricultural Demand (3,317 Applicants)

DHHL Development Goal (170 lots a year) -10 Year = 1,700 new homesteads -20 Year = 3,400 new homesteads

Assumes DHHL develops majority of homesteads on the Leeward Coast

Proposed Density

Plan Proposes development of 4,342 homesteads

- Residential = 4,242 Agricultural = 100
 - Ma`ili = 288
 - Wai'anae = 240
 - Waianae = 8
 - Nānākuli = 2,505
 - East Kapolei = 805
 - Kalawahine = 18
 - Papakolea = 69
 - Waimānalo = 316

- Lualualei = 41

- Waimānalo = 40
- Waiahole = 10

1-10 Year Plan Proposes development of 1,467 homesteads

- Residential = 1,409
- Agricultural = 58- Lualualei = 42

– Waimānalo = 40

– Waiahole = 10

- Wai'anae = 8

Phase One - 1-10 Year Plan

- Wai'anae = 240

– Ma`ili = 288

- Nānākuli = 2,506
- East Kapolei = 805
- Kalawahine = 18
- Papakolea = 69
- Waimānalo = 316

DHHL's Development Capacity = 170 lots a year or 1,700 homesteads over 10 years

Phase Two – 10 - 20 Year Plan

10–20 Year Plan Proposes development of 2,875 homesteads

Residential = 2,833

– Ma`ili = 288

- Lualualei = 42
- Wai'anae = 240
- Nānākuli = 2,506
- East Kapolei = 805
- Kalawahine = 18
- Papakolea = 69
- Waimānalo = 316

DHHL's Development Capacity = 170 lots a year or 1,700 homesteads over 10 years

Homestead Development

- Applicant Preference for Kapolei/Central O'ahu, Ko'olaupoko (Windward & Waimānalo), and Town
- Proposed Homesteading Based upon Available Lands 851 acres (10.8% of all DHHL lands)
 - 605 acres (~3,084 homesteads) along Wai'anae Coast
 - 71.2% of 851 acres proposed for homesteading
 - 418 acres (49%) in Nānākuli Valley
 - 187 acres (22%) in Wai'anae & Lualualei Valleys
 - 134 acres (15.7%) in Kapolei
 - 805 homesteads
 - -92 acres (10.8%) in Koʻolaupoko (Waimanalo)
 - 316 homesteads
 - 15 acres (1.7%) in Town
 - 87 homesteads
 - No DHHL land holdings in Central O'ahu

Agricultural = 42

- Wai'anae = 8
- Waimānalo = 40
- Waiahole = 10

Preliminary Recommendations

Non-homesteading Lands Exchange Initiative

- -Consider impacts of Non-Homesteading/Non-Revenue Generation Lands - 3,050 acres (38.8%)
- -Conservation Lands
- -Community Use Public
- -Special Districts Lands
- Consider land exchange initiative
- Exchange Non-Homesteading/Non-Revenue Generation
 Lands for better lands in Kapolei/Central O'ahu,
 Ko'olaupoko (Windward & Waimānalo), and Town

Preliminary Recommendations

Non-Homesteading Lands Exchange Initiative

- 3,050 acres for possible exchange
 - Conservation Lands (DLNR)
 - Beach Parks (City and County)
 - Public Facilities (C&C & State)
 - Haiku (DLNR)
- Beneficiary Consultation
 - Open House results Beneficiaries prefer to keep lands in DHHL's inventory
 - Survey results Applicants indicated that more information was necessary to decide on land exchanges
 - Hold future beneficiary consultation meetings on this issue

Preliminary Recommendations

Reassess developing 3,084 additional homesteads (71% of proposed homesteads) on the Wai'anae coast of O'ahu.

- Impacts of adding 3,084 new homes to the coast
 - 13,256 more people
 - Socio-Economic Impacts
 - Infrastructure Impacts
 - Traffic Impacts
- Priority Project Mā'ili (Voice of America)
 - KS partnership
 - Flat, readily available infrastructure
 - 288 homesteads with potential for alternative housing products to increase total number of homesteads

Preliminary Recommendations

Acquire homesteading ready lands or consider homesteading opportunities on Oahu

- Land Exchange (State and Private)
 - Focus on Kapolei, Central, Honolulu, Windward
- Purchase
 - Agriculture Lands (Discounted)
- Leverage Affordable Housing Credits/Exemptions
- Development Partnerships
 - Partner with developers to integrate homesteads into proposed projects
 - Koa Ridge (Castle and Cooke)
 - Hoʻopili (D.R. Horton)

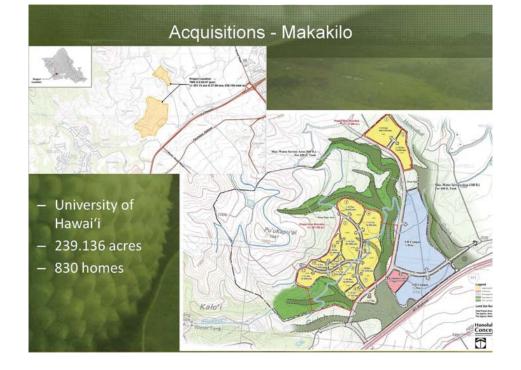
Preliminary Recommendations

Consider alternative housing options to increase density

- Multi-family (Higher Density)
 - Duplex (2-units)
 - Multi-Plex (4 -12 units)
 - Apartment (Vertical)
- Mixed use (Homesteading/Revenue Generation)
 - Multi-family/Commercial/Office project
- Condominium Projects
 - Multi-family (Young couples)
 - Single family (Families)
 - Kūpuna housing (Empty nesters)
 - Rentals (Interim)

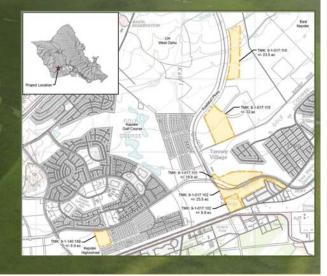
Preliminary Recommendations

- Consider acquisition of lands suitable for homesteading
- Acquisition Summary
 - Makakilo 39.136 ac (830 homes)
 - Kapolei 118 ac (700 1,400 homes)
 - Lualualei 8 acres (72 homes)
 - McKinley 5.334 acres (30 homes)
 - Total = 1,632 2,332 homes
- Doesn't include evaluation of large land owner parcels in
 - Waiawa
 - East Oʻahu
 - North Shore



Acquisitions - Kapolei

- 118.6 Total acres
- State-
- 64 acres
- C&C of Honolulu 54 acres
- 700 1,400 homes
- Acquisition discussions underway on various parcels





O'ahu Island Plan

15 MINUTE BREAK THEN SMALL GROUP DISCUSSION (45 MIN.)

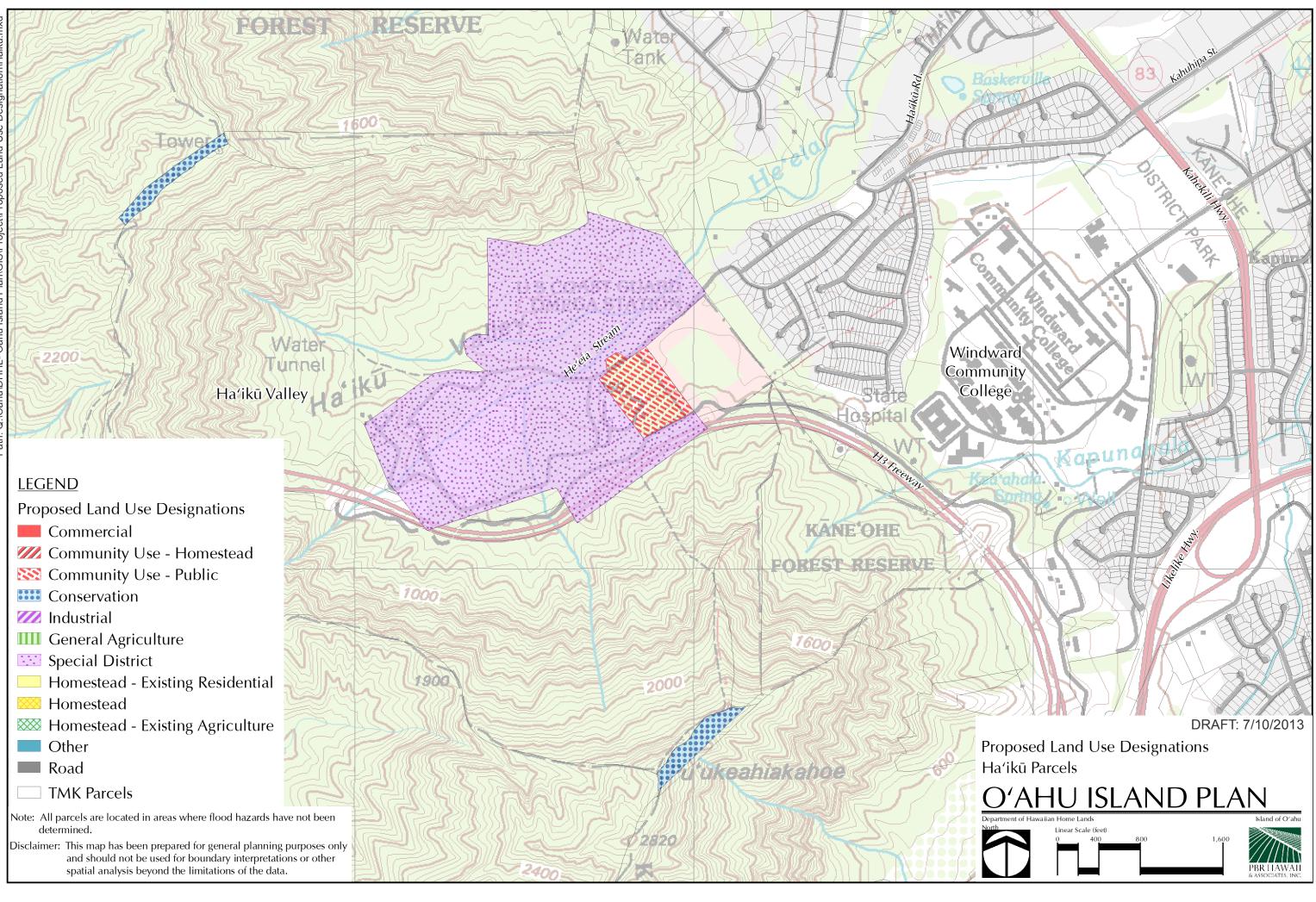
O'ahu Island Plan

~MAHALO~

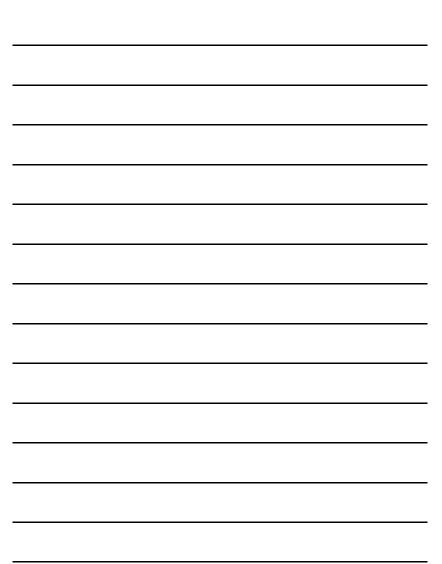
Contact:

Nancy McPherson, Senior Planner DHHL Planning Office

808-620-9519 nancy.m.mcpherson@hawaii.gov



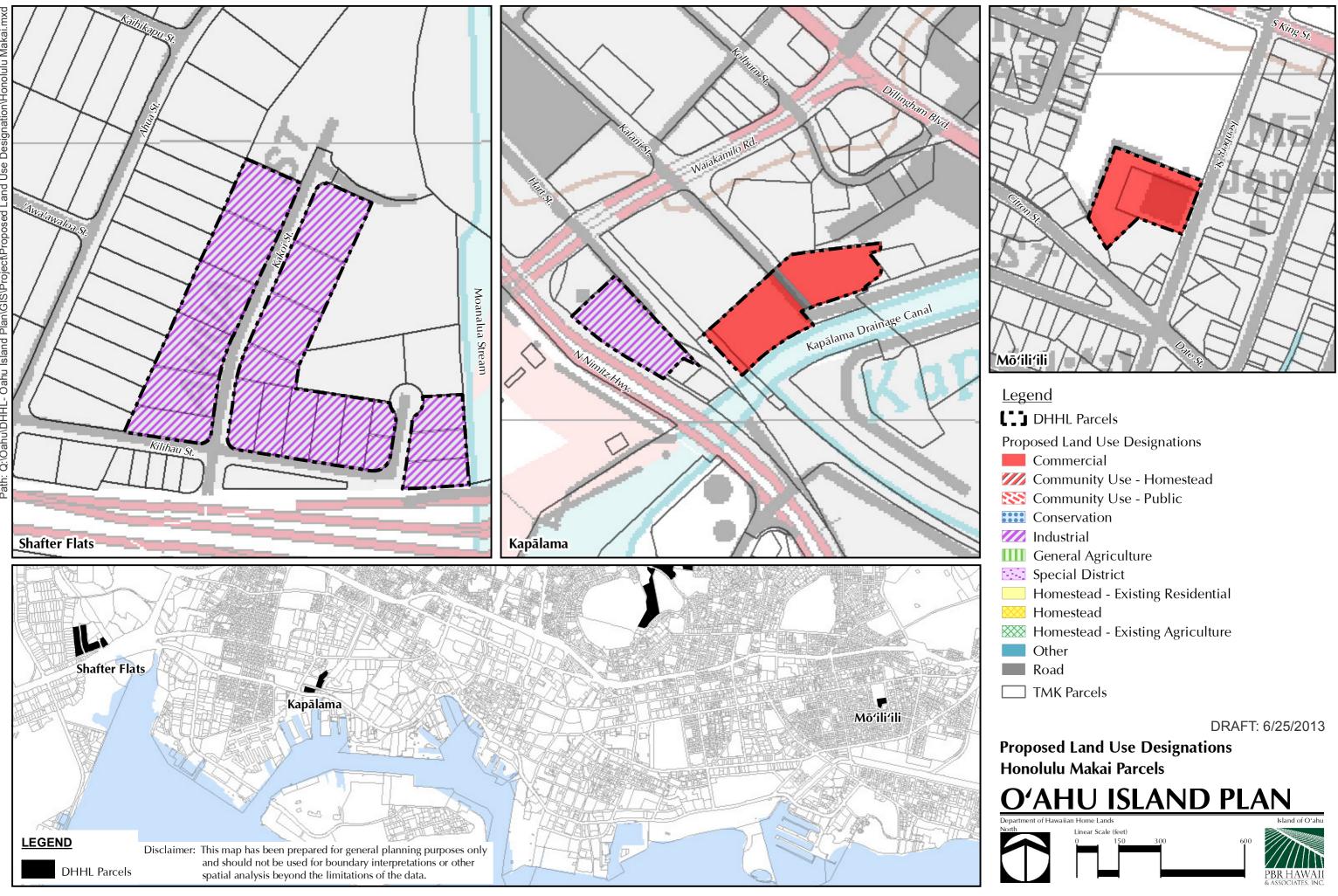
Haʿīkū	
Land Use Designation	Acres
Commercial	0
Community Use - Homestead	0
Community Use - Public	10
Conservation	7
Industrial	0
General Agriculture	0
Special District	130
Homestead - Existing Residential	0
Homestead - Existing Agriculture	0
Roads	0
Other	0
Available for Homesteading	0
Total Acres	146



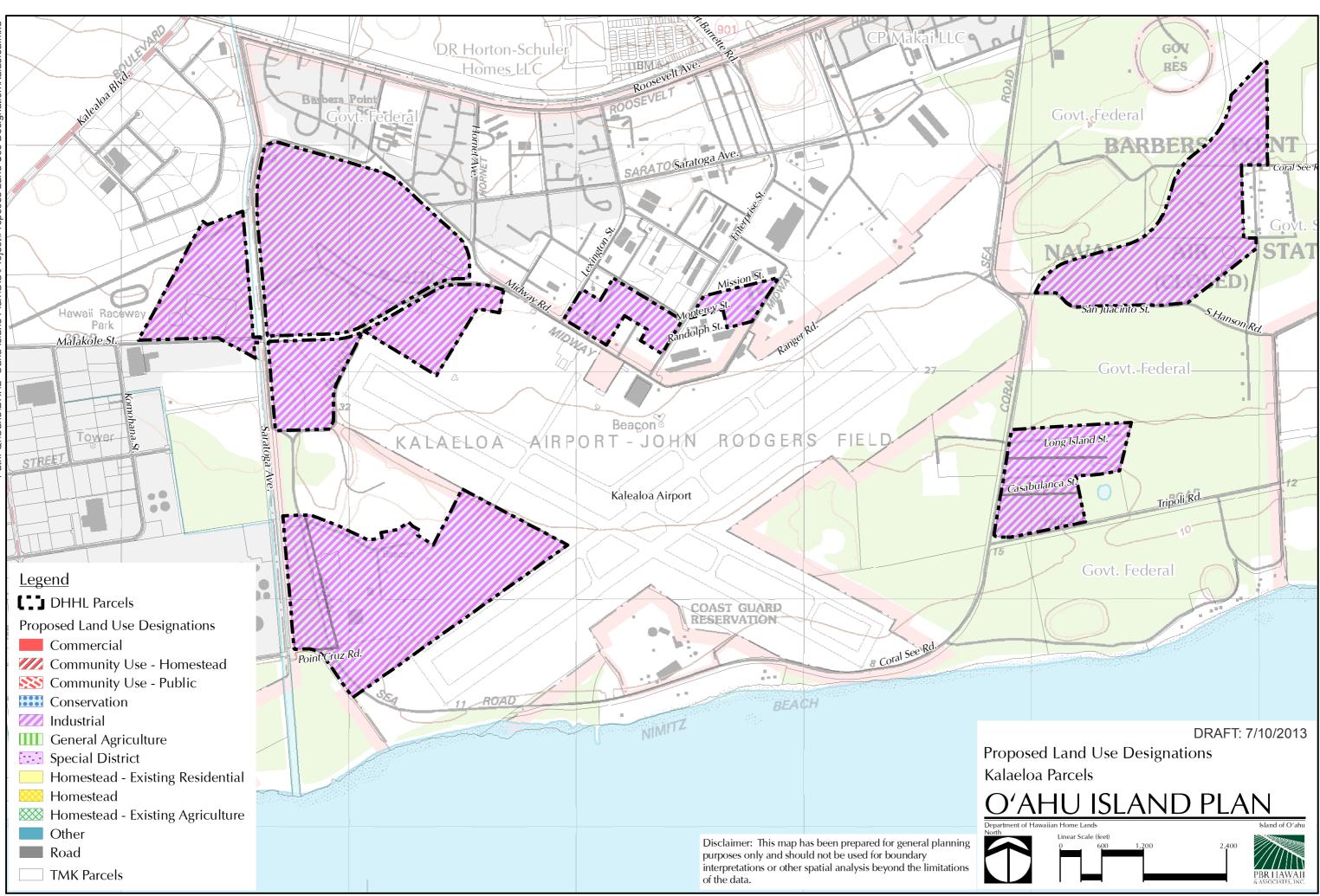
Due to rounding, sum of acreage may not equal total acres shown

NOTES



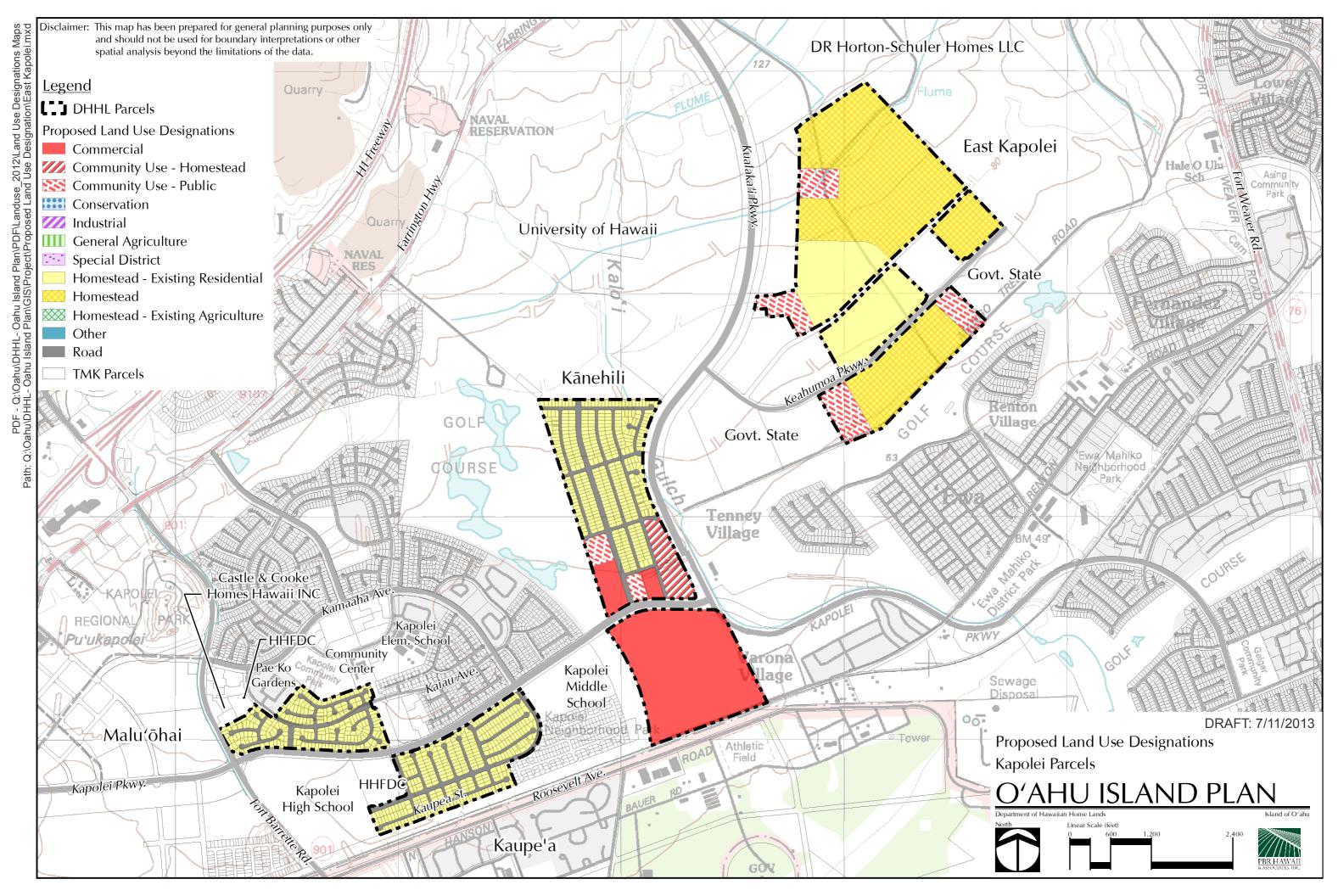


Honolulu Makai	
Land Use Designation	Acres
Commercial	5
Community Use - Homestead	0
Community Use - Public	0
Conservation	0
Industrial	15
General Agriculture	0
Special District	0
Homestead - Existing Residential	0
Homestead - Existing Agriculture	0
Roads	0
Other	0
Available for Homesteading	0
Total Acres	20

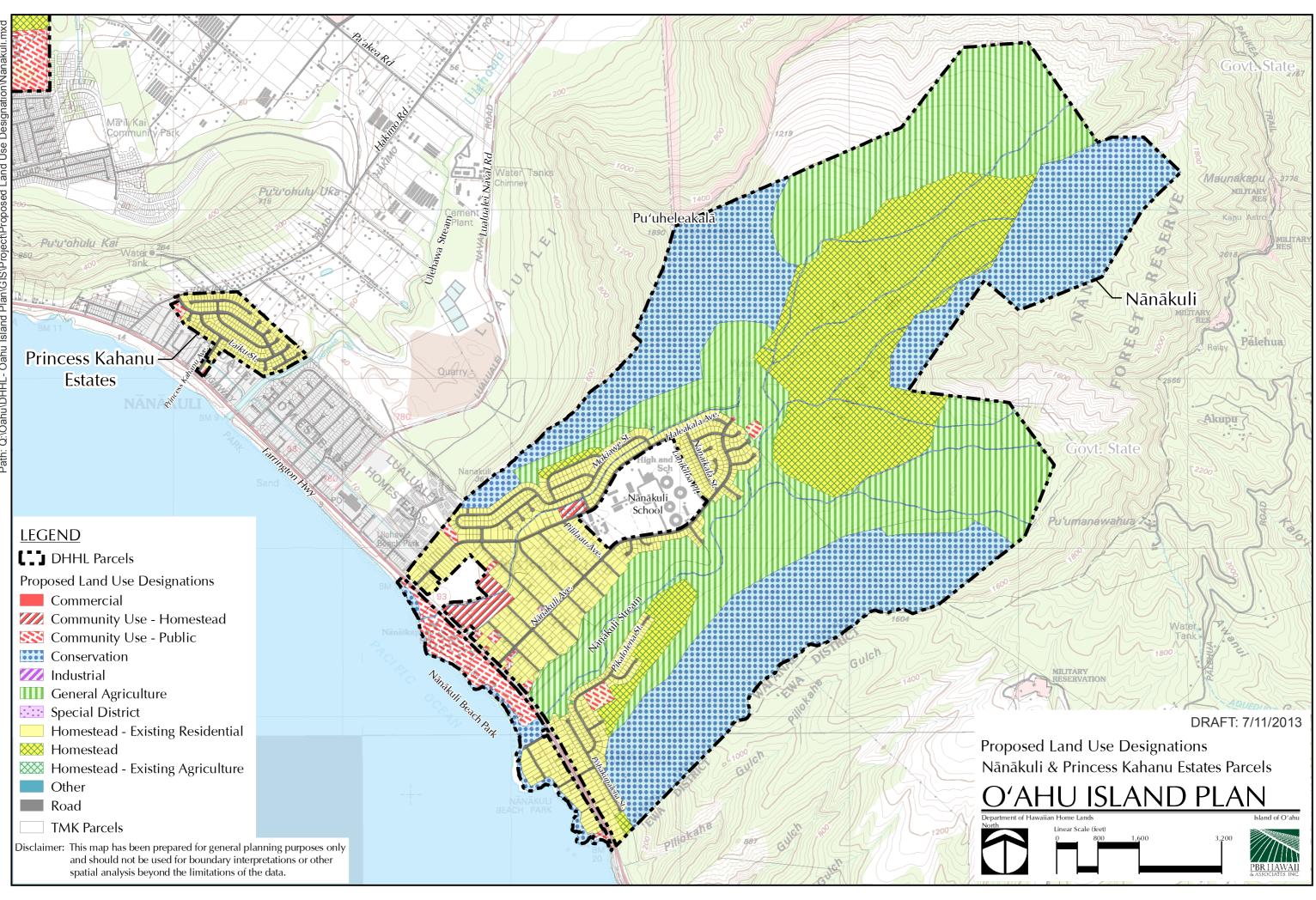


Kalaeloa	
Land Use Designation	Acres
Commercial	0
Community Use - Homestead	0
Community Use - Public	C
Conservation	C
Industrial	559
General Agriculture	C
Special District	C
Homestead - Existing Residential	C
Homestead - Existing Agriculture	C
Roads	3
Other	C
Available for Homesteading	C
Total Acres	562

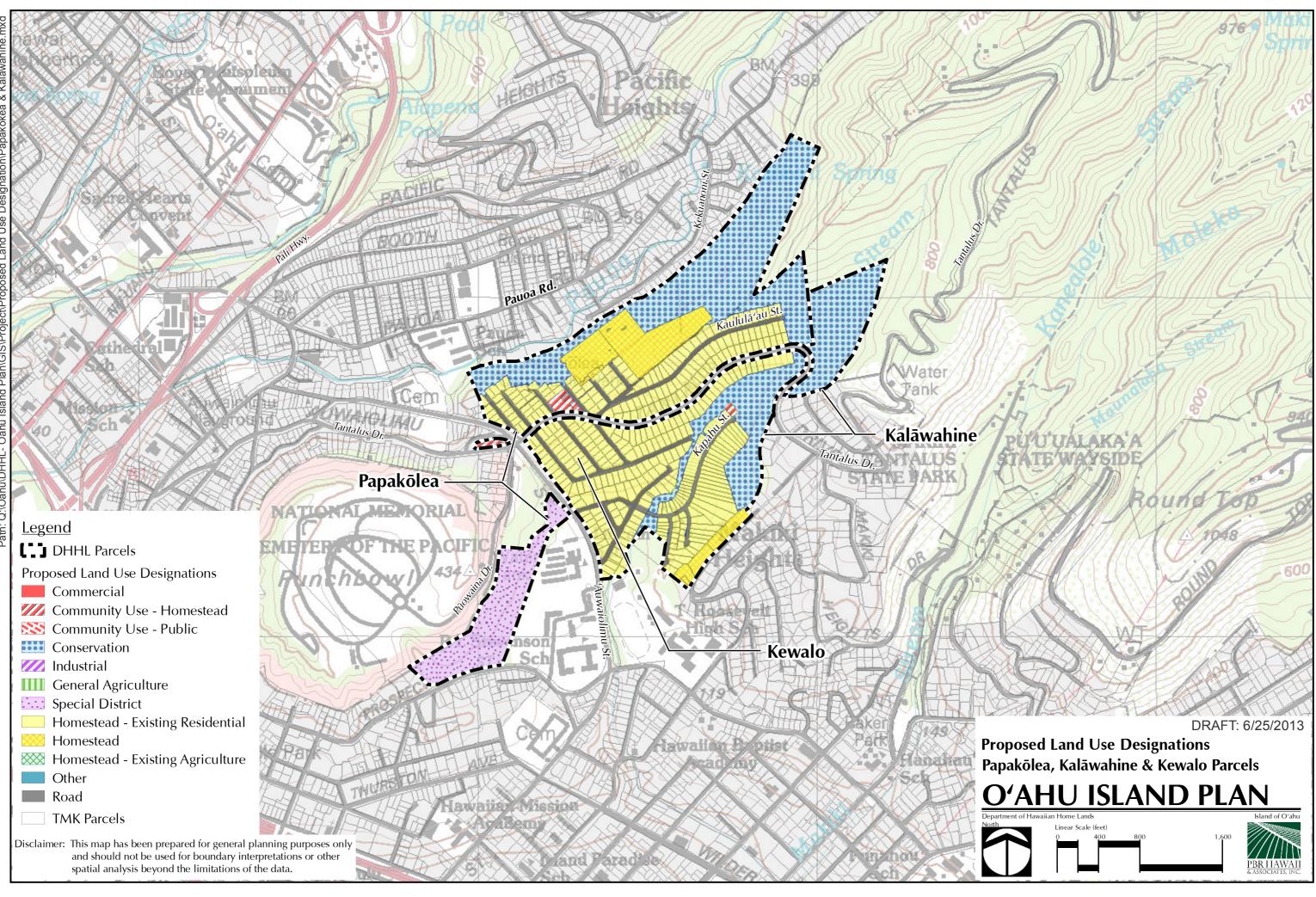




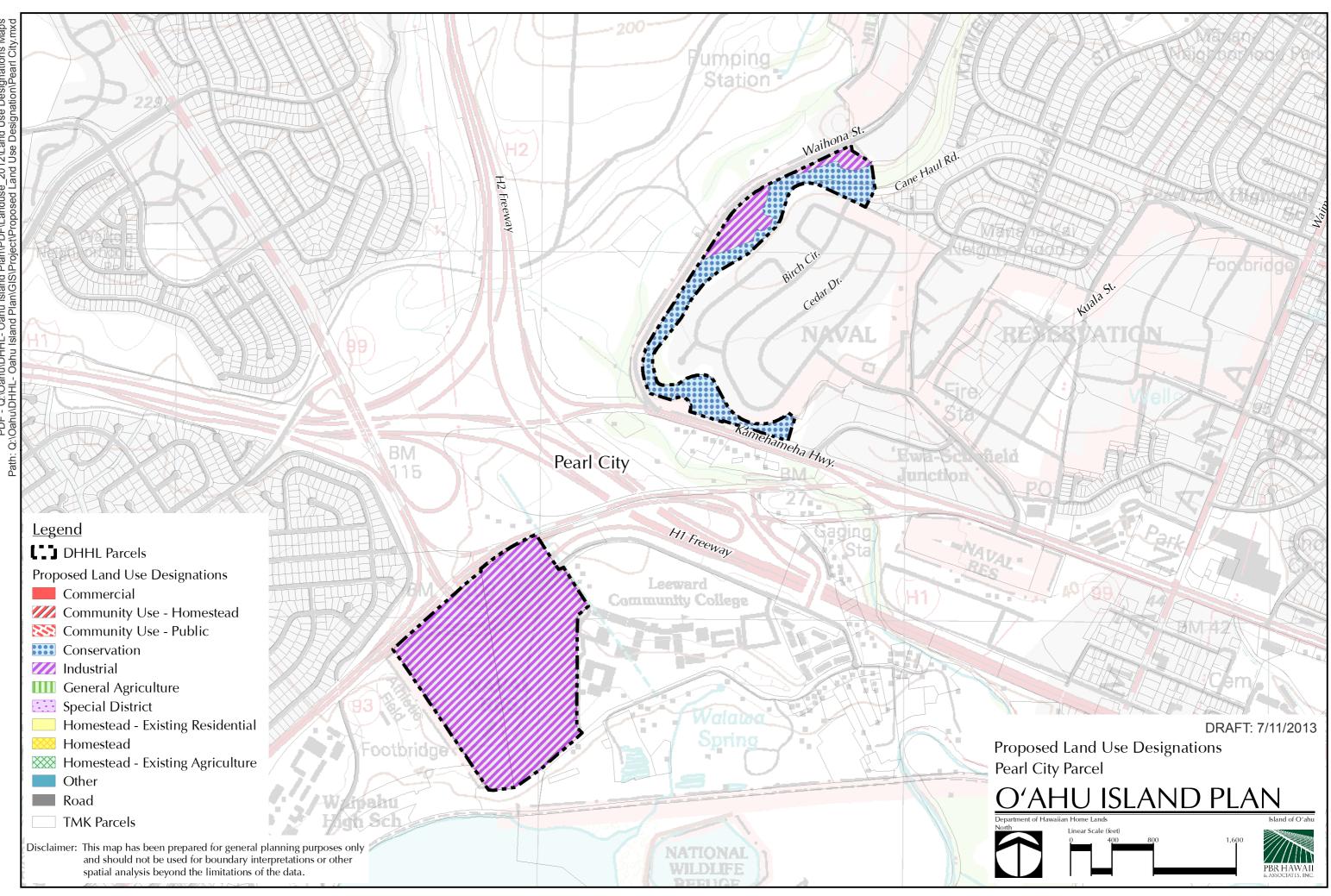
Kapolei	
Land Use Designation	Acres
Commercial	76
Community Use - Homestead	10
Community Use - Public	32
Conservation	0
Industrial	0
General Agriculture	0
Special District	0
Homestead - Existing Residential	170
Homestead - Existing Agriculture	0
Roads	44
Other	0
Available for Homesteading	134
Total Acres	466



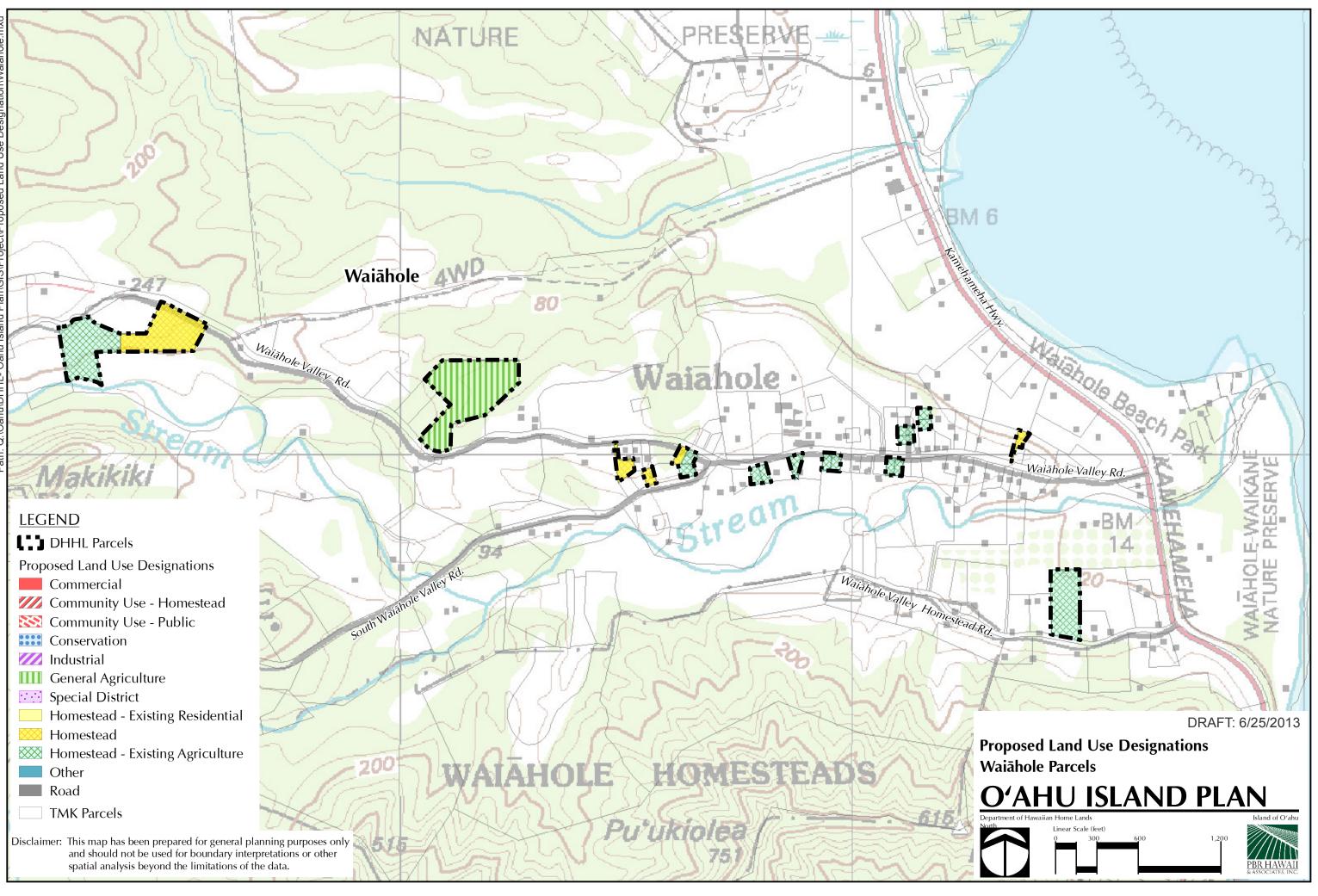
Nānākuli & Princess Kahanu Estates		
Land Use Designation	Acres	
Commercial	0	
Community Use - Homestead	19	
Community Use - Public	49	
Conservation	753	
Industrial	0	
General Agriculture	724	
Special District	0	
Homestead - Existing Residential	331	
Homestead - Existing Agriculture	0	
Roads	66	
Other	0	
Available for Homesteading	418	
Total Acres	2,361	



Papakōlea, Kalāwahine, and Kewalo	
Land Use Designation	Acres
Commercial	0
Community Use - Homestead	2
Community Use - Public	0
Conservation	65
Industrial	0
General Agriculture	0
Special District	16
Homestead - Existing Residential	68
Homestead - Existing Agriculture	0
Roads	11
Other	0
Available for Homesteading	15
Total Acres	177



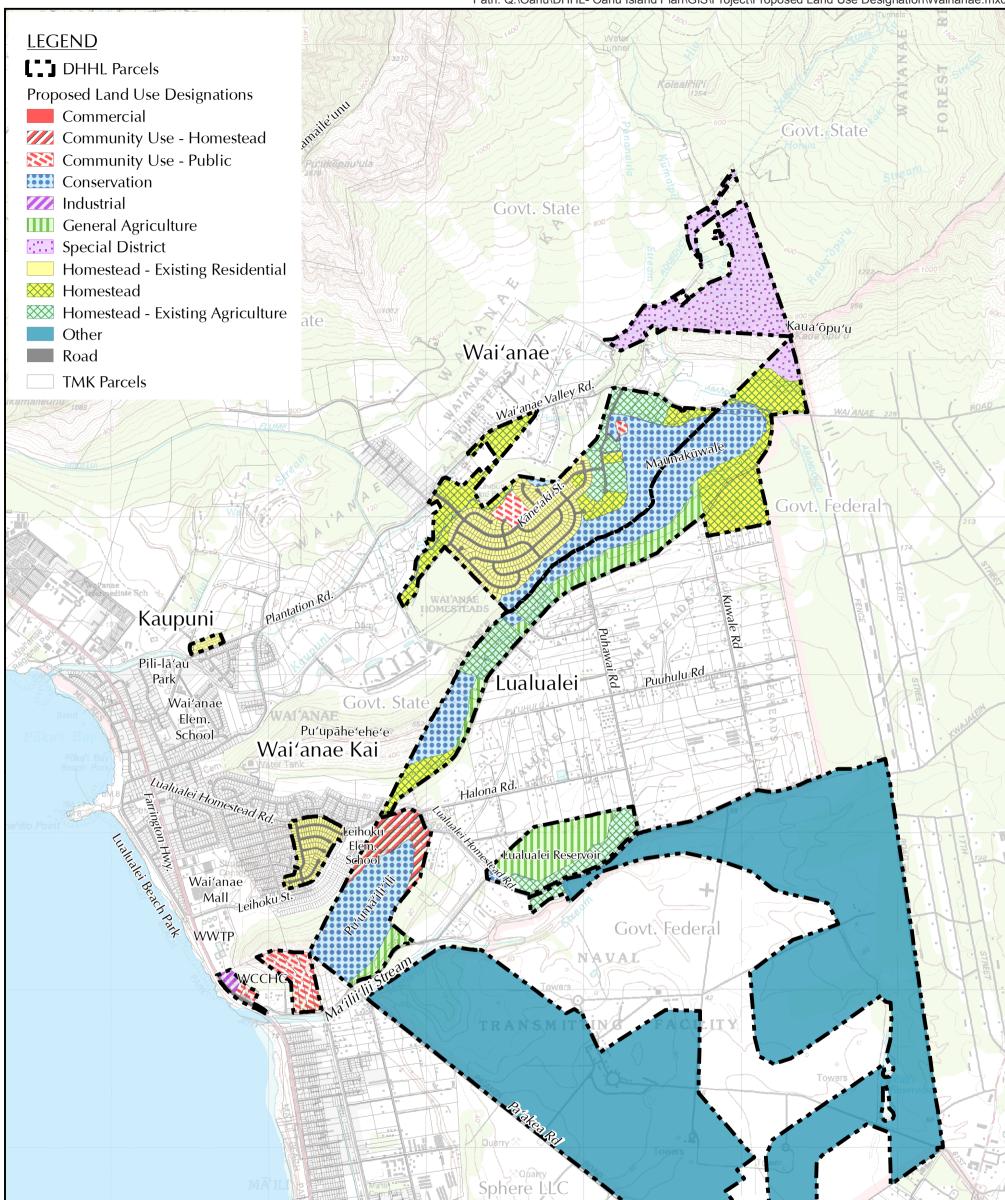
Pearl City	
Land Use Designation	Acres
Commercial	0
Community Use - Homestead	0
Community Use - Public	0
Conservation	15
Industrial	61
General Agriculture	0
Special District	0
Homestead - Existing Residential	0
Homestead - Existing Agriculture	0
Roads	0
Other	0
Available for Homesteading	0
Total Acres	76



Waiāhole	
Land Use Designation	Acres
Commercial	0
Community Use - Homestead	0
Community Use - Public	0
Conservation	0
Industrial	0
General Agriculture	6
Special District	0
Homestead - Existing Residential	0
Homestead - Existing Agriculture	8
Roads	0
Other	0
Available for Homesteading	4
Total Acres	18



PDF -Q:\Oahu\DHHL- Oahu Island Plan\PDF\Landuse_2012\Land Use Designations Maps Path: Q:\Oahu\DHHL- Oahu Island Plan\GIS\Project\Proposed Land Use Designation\Wainanae.mxd

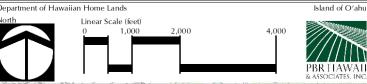


Pu'u'ohulu Ka

DRAFT: 7/11/2013

Proposed Land Use Designations Wai'anae, Wai'anae Kai & Lualualei Parcels

O'AHU ISLAND PLAN

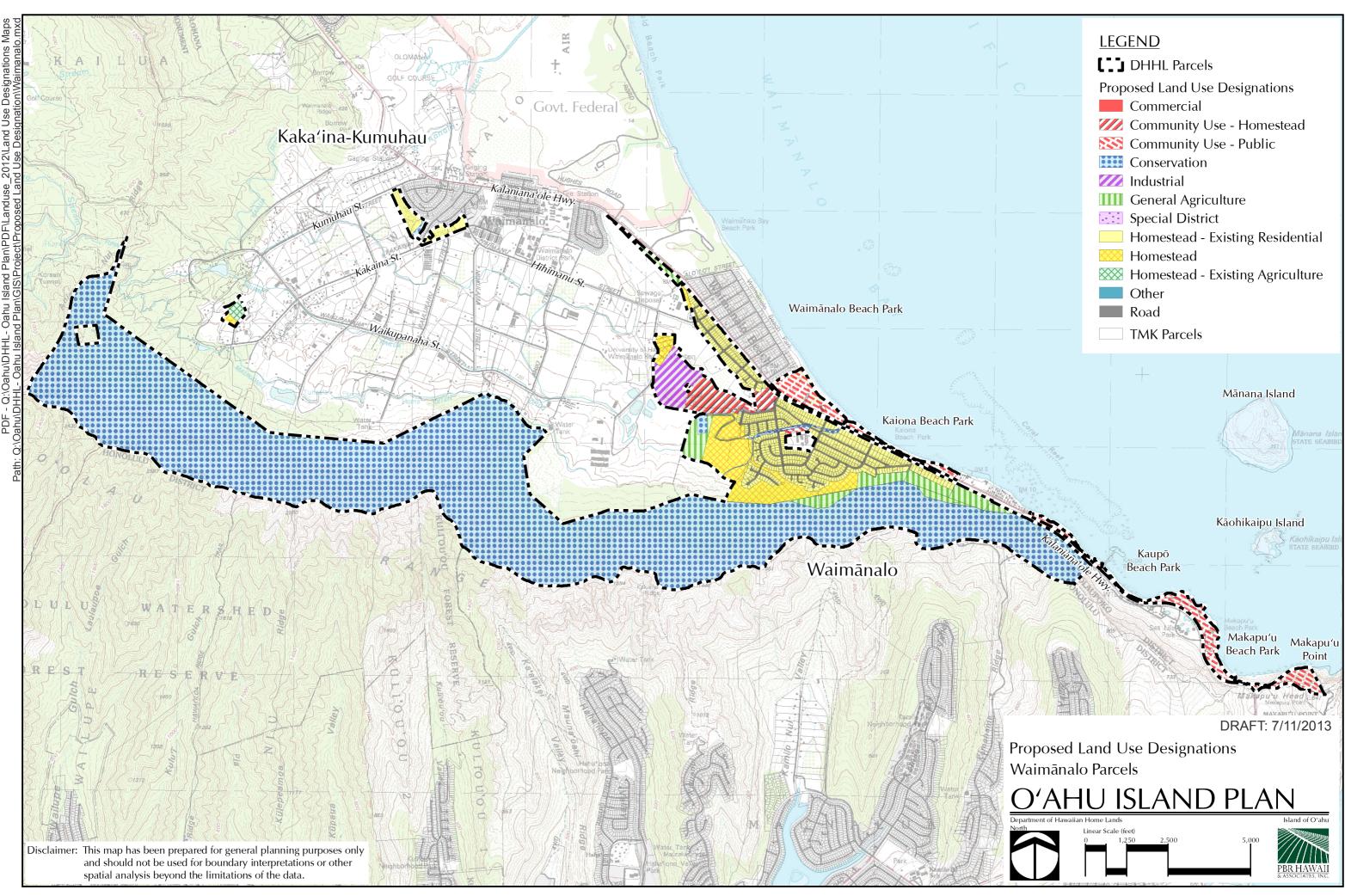


Disclaimer: This map has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data.

Wai'anae, Wai'anae Kai and Lualualei	
Land Use Designation	Acres
Commercial	0
Community Use - Homestead	27
Community Use - Public	73
Conservation	249
Industrial	3
General Agriculture	95
Special District	106
Homestead - Existing Residential	99
Homestead - Existing Agriculture	89
Roads	30
Other	1,074
Available for Homesteading	188
Total Acres	2,034

Due to rounding, sum of acreage may not equal total acres shown

NOTES



Waimānalo			
Land Use Designation	Acres	Land Use Designation	Acres
Commercial	0	Special District	0
Community Use - Homestead	34	Homestead - Existing Residential	176
Community Use - Public	88	Homestead - Existing Agriculture	5
Conservation	1,456	Roads	37
Industrial	34	Other	0
General Agriculture	68	Available for Homesteading	92
	Total Ac	cres: 1,990	

Due to rounding, sum of acreage may not equal total acres shown

NOTES

Appendix D Hawaiian Homestead Commission OIP Workshop Summaries

-Presentation, February 2013

OIP Status Report, March 19, 2013

OIP Status Report, April 22, 2013

Workshop presentation July 2013

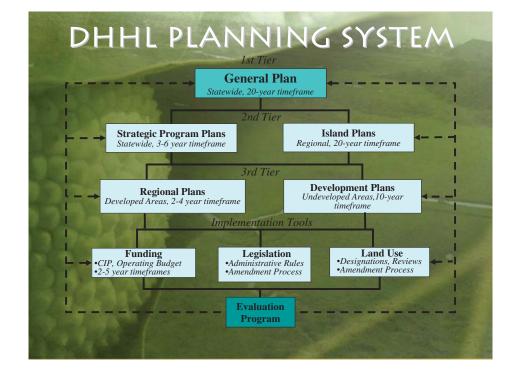


Department of Hawaiian Home Lands

Oʻahu Island Plan

February 19, 2013

Hawaiian Home Lands Trust Established 1921 by Prince Kūhio & U.S. Congress



GENERAL PLAN

General Plan

Statewide Perspective



- Establishes goals/objectives
 - What should be accomplished
 - How to accomplish within timeframe
- Defines Land Use Designations to be applied via Island Plans
- Long-term perspective
 - 20-year plan
 - Updated every 10 years
 - Internal review every 5 years

STRATEGIC PROGRAM PLANS

Strategic Program Plans

Statewide Perspective



- Translates General Plan policies and priorities into specific action plans for each program area
- Program areas:

-Community Development -Economic Development -Resource Management -Water Resources -Land Use -Agriculture -Pastoral Use -Housing

- Energy

- Statewide focus
- 3-6 year timeframe

ISLAND PLANS

Island Plans

Island-wide Perspective



- Establish land use goals and objectives of the General Plan specific to each island
- Identify Island-wide Needs, Opportunities and Priorities
- Assign land use designations for land holdings on each island
- 20-year planning horizon, updated every 10 years

REGIONAL PLANS

Regional Plans



- For established and new homestead communities
- Identify needs and desires of specific homestead communities
- Participation via homestead association, stakeholder, & community meetings
- Priority projects may include CIP, zoning changes, land, programs

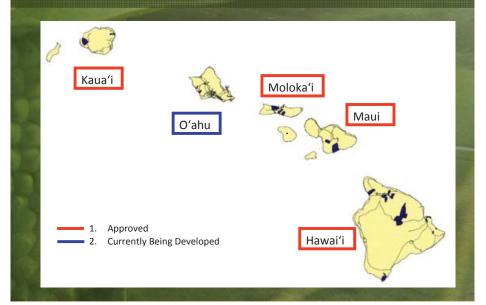
DEVELOPMENT PLANS

Development Plans

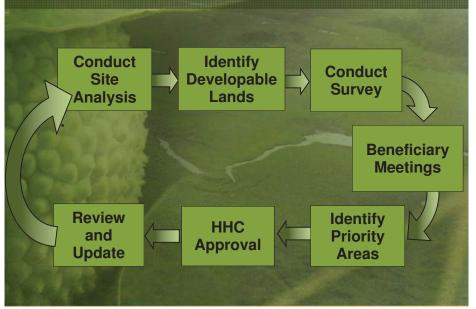
> Tract-Specific Perspective

- Coordinate development and use of vacant lands within each tract (ahupua'a)
- Detail land use, design, and on-site infrastructure requirements
- Follow priority areas of each island plan
- 10 year timeframe

4 ISLAND PLANS STATE-WIDE



ISLAND PLAN PROCESS



O'AHU ISLAND PLAN GOALS

- Guide development of existing DHHL Trust lands via land use designations
- Incorporate existing Regional Plan priorities
- Evaluate need for additional lands
- Evaluate ways to increase densities
- Develop protocols for working with the City & County of Honolulu

O'AHU ISLAND PLAN GENERAL INFORMATION

- Trust Lands on O'ahu:
 - 6,726 Acres (as of January 2012)
- O'ahu Beneficiaries
 - 4,288 Lessees (as of June 30, 2012)
 - 4,228 Residential Awards
 - 60 Agriculture Awards
 - 13,368 Applicants (as of June 30, 2012)
 - 9,949 Residential Applicants
 - 3,419 Pastoral Applicants

O'AHU ISLAND PLAN STAKEHOLDERS

Who is involved?

- Beneficiaries
 - Applicants on O'ahu List
 - Oʻahu Lessees
 - Beneficiary Organizations
- DHHL Trust
- City and County of Honolulu
- Native Hawaiian Trusts
- Other Public Agencies

O'AHU ISLAND PLAN PROCESS

- Develop Island-wide Profile
- Conduct Evaluation of O'ahu's Trust Lands
 - Evaluate and assess land holdings
 - Identify Unconstrained Lands
 - Estimate Infrastructure Costs
 - Identify Reasonably Developable Lands
 - Develop Preliminary Land Use Designations
- Gather Information from Stakeholders
- Brief Hawaiian Homes Commission

O'AHU ISLAND PLAN PROCESS

- Conduct Beneficiary Engagement
 - Hold Focus Groups
 - Conduct Applicant Preference Survey
 - Conduct Community Open Houses
- Refine Land Use Designations
- Identify Priority Areas for Development
- Identify Potential Acquisitions
- Prepare Land Use Analysis & Recommendations
- Conduct Beneficiary Consultation Meetings
- Submit Plan to Commission for Approval (Sept.)

O'AHU ISLAND PLAN TIMELINE

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP
1. First HHC Workshop (O'ahu), then monthly updates to Commission		19th	18th	22nd	20th	17th	22nd		
2. Beneficiary Survey (March mail-out)									
3. Community Open Houses (3)					1		-		
4. Agency & In-house Consultations									-
5. Draft Preparation		- Street	6						
6. Beneficiary Consultation									
5. Draft OIP - HHC Review (Maui)								19th	
6. Final OIP - HHC Approval (Kona)									23r

O'AHU ISLAND PLAN

~ MAHALO ~

QUESTIONS?

STATE OF HAWAII DEPARTMENT OF HAWAIIAN HOME LANDS

MARCH 19, 2013

To: Chairman and Members, Hawaiian Homes Commission

Through: Darrell Yagodich, Planning Program Administrator

From: Nancy McPherson, Planner WWW

Subject: Informational Item: Status Report on O'ahu Island Plan

DISCUSSION

The O'ahu Island Plan is a new island plan underway, which upon completion in Fall of 2013 will bring the total number of completed island plans to five (5) statewide. This will complete the initial cycle of island plans for the DHHL Planning System.

The Hawaiian Homes Commission was given a workshop on the O'ahu Island Plan at its last meeting on February 19, 2013 (Item A-2). The Island Plan process and project timeline were shared, and at that time the Planning Office offered to present the Commission with a monthly informational update on the Island Plan's progress going forward. This is the first of those progress reports.

Island Plan Schedule

The O'ahu Island Plan tasks are currently on schedule, as summarized in Table 1.

Table 1: O'ahu Island Plan Schedule

TASK	STATUS	PERTINENT DATES				
Baseline Studies	completed	End of 2012				
Preliminary Site Visits	completed	End of 2012				
Applicant Survey	Finalized	Survey mailed out March 14 Surveys returned by April 2				
Community Outreach Campaign	In progress	Ongoing				
O'ahu Homestead Community Briefings	In progress	March 18 Community Meeting, Kapolei April 22 Community Meeting, Waimānalo				

ITEM NO. G-2

TASK	STATUS	PERTINENT DATES				
Informational Open Houses	In planning/ preparation, securing venues	April 20 (tent. Town), April 27 (tent.Leeward/Central/NS) and May 4 (tent. Windward)				
Baseline Data Analysis and Land Use Alternatives	In progress	To be completed June 2013				
Agency & in-house consultations	Scheduling	March through May 2013				
Identify Preferred Land Use Designations	In progress	February to July 2013				
Beneficiary Consultation	In planning/ scheduling venues	Scheduled for July 16, 17 and 18				
Establish Priority Areas for Homestead development	In progress/ Researching	March through July 2013				
Identify Community Rehabilitation & Revitalization Opportunities	In progress/ Researching	March through July 2013				
Identify Community Use, Environmentally & Culturally sensitive areas	In progress/ Researching	March through July 2013				
Develop "Order of Magnitude" cost estimates for infrastructure	Initiating when data is adequate	April through July 2013				
Meet w/large landowners & developers re: partnerships	In progress/ Researching	April through July 2013				
Prepare Implementation Plan	In progress/ Researching	April through July 2013				
Prepare Draft Plan for Commission	In progress/ Researching	June and July 2013				
Commission Island Plan Workshop	In progress/ Researching	August 19, Wailuku, Maui				
Commission Action Item	In progress/ Researching	September 23, Kona, Hawaii				

Comments, suggestions and feedback from the Commission are most welcome and appreciated. Mahalo.

NMM

-2-

ITEM NO. G-2

STATE OF HAWAII DEPARTMENT OF HAWAIIAN HOME LANDS

April 22, 2013

To: Chairman and Members, Hawaiian Homes Commission

Darrell Yagodich, Planning Program Administrator

From: Nancy McPherson, Planner

Subject: Status Report on O'ahu Island Plan

MOTION/ACTION

Through:

None; for information only.

DISCUSSION

The Hawaiian Homes Commission was given an orientation workshop on the O'ahu Island Plan at its meeting on February 20, 2013 (Item A-2). This is the second in a series of monthly status reports to the Commission on the progress of the O'ahu Island Plan.

Within the DHHL Planning System, the goal of the O'ahu Island Plan is to ensure coordinated, integrated, and orderly development of Hawaiian home lands to meet the mission of the Trust and needs and desires of our beneficiaries. Objectives include:

- Provide a basis to determine priorities, allocate resources, and make results-oriented decisions.
- Designate land uses in accordance with DHHL General Plan themes regarding homesteading uses, common or community uses, revenue-producing uses, and conservation or protective uses.
- Coordinate and integrate DHHL plans into state and county land use, infrastructure, and program plans.
- Given the limited land base on Oahu, explore ways to serve a larger native Hawaiian base through land

-1-

ITEM NO. G-1

acquisitions, land exchanges, and new development models.

- Ensure beneficiary outreach and participation.

Island Plan Schedule

The O'ahu Island Plan tasks continue to be on schedule, as summarized in Table 1.

Table 1: O'ahu Island Plan Schedule

TASK	STATUS	PERTINENT DATES				
Baseline Studies	Completed	End of 2012 (physical, environmental, regulatory, infrastructure characteristics)				
Preliminary Site Visits	Completed	Follow up visits in April and May				
Applicant Survey	Finalized	Survey mailed out March 12 Surveys due by April 30				
Community Outreach Campaign	In progress	Webpage content is currently being designed				
O'ahu Homestead Community Briefings	In progress	March 18 Kapolei & April 22 Waimanalo community meetings				
Informational Open Houses	In progress	Saturdays from 10:30 am to 3:00 pm in cafeteria: - April 20 - Waipahu HS - April 27 - Farrington HS - May 4 - Kalaheo HS				
Baseline Data Analysis and Land Use Alternatives	In progress	To be completed June 2013				
Agency & in-house consultations	Scheduling	March through May 2013 - DHHL Divisions - Public Agencies - Hawaiian Agencies				
Identify Preferred Land Use Designations	In progress	February to July 2013				
Beneficiary Consultation (evenings, 6-8 p.m., in school cafeterias)	In planning confirming venues	Evenings 6-8 p.m. in cafeteria: - July 16 - Waipahu HS - July 17 - Farrington HS - July 18 - Kalaheo HS				

-2-

TASK	STATUS	PERTINENT DATES
Establish Priority Areas for Homestead Development	In progress Researching	March through July 2013
Identify Community Rehabilitation & Revitalization Opportunities	In progress Researching	March through July 2013
Identify Community Use, Environmental & Cultural Areas	In progress Researching	March through July 2013
Develop "Order of Magnitude" cost estimates for infrastructure	Initiating when data is adequate	April through July 2013
Meet w/large landowners & developers re: partnerships	In progress Scheduling	April through July 2013
Prepare Implementation Plan	In progress Researching	April through July 2013
Prepare Draft Plan for Commission	In progress Researching	June and July 2013
Commission Island Plan Workshop	In progress Researching	August 19, Wailuku, Maui
Commission Action Item for Approval	In progress Researching	September 23, Kona, Hawaii

Comments, suggestions and feedback from the Commission are most welcome and appreciated. Mahalo.

NMM

-3-

ITEM NO. G-1

STATE OF HAWAII DEPARTMENT OF HAWAIIAN HOME LANDS

April 22, 2013

Chairman and Members, Hawaiian Homes Commission To:

J)unu jugi Through: Darrell Yagodich, Planning Program Administrator

From: Nancy McPherson, Planner

Subject: Status Report on O'ahu Island Plan

MOTION/ACTION

None; for information only.

DISCUSSION

The Hawaiian Homes Commission was given an orientation workshop on the O'ahu Island Plan at its meeting on February 20, 2013 (Item A-2). This is the second in a series of monthly status reports to the Commission on the progress of the O'ahu Island Plan.

Within the DHHL Planning System, the goal of the O'ahu Island Plan is to ensure coordinated, integrated, and orderly development of Hawaiian home lands to meet the mission of the Trust and needs and desires of our beneficiaries. Objectives include:

- Provide a basis to determine priorities, allocate resources, and make results-oriented decisions.
- Designate land uses in accordance with DHHL General Plan themes regarding homesteading uses, common or community uses, revenue-producing uses, and conservation or protective uses.
- Coordinate and integrate DHHL plans into state and county land use, infrastructure, and program plans.
- Given the limited land base on Oahu, explore ways to serve a larger native Hawaiian base through land

acquisitions, land exchanges, and new development models.

- Ensure beneficiary outreach and participation.

Island Plan Schedule

The O'ahu Island Plan tasks continue to be on schedule, as summarized in Table 1.

TASK	STATUS	PERTINENT DATES
Baseline Studies	Completed	End of 2012 (physical,
		environmental, regulatory,
		infrastructure
		characteristics)
Preliminary Site Visits	Completed	Follow up visits in April
		and May
Applicant Survey	Finalized	Survey mailed out March 12
		Surveys due by April 30
Community Outreach	In progress	Webpage content is
Campaign		currently being designed
O`ahu Homestead	In progress	March 18 Kapolei & April 22
Community Briefings		Waimanalo community
		meetings
Informational Open	In progress	Saturdays from 10:30 am to
Houses		3:00 pm in cafeteria:
		- April 20 - Waipahu HS
		- April 27 - Farrington HS
		- May 4 - Kalaheo HS
Baseline Data Analysis	In progress	To be completed June 2013
and Land Use		
Alternatives		
Agency & in-house	Scheduling	March through May 2013
consultations		- DHHL Divisions
		- Public Agencies
		- Hawaiian Agencies
Identify Preferred Land	In progress	February to July 2013
Use Designations		
Beneficiary Consultation	In planning	Evenings 6-8 p.m. in
(evenings, 6-8 p.m., in	confirming	cafeteria:
school cafeterias)	venues	- July 16 - Waipahu HS
		-July 17 - Farrington HS
		-July 18 - Kalaheo HS

Table 1: O'ahu Island Plan Schedule

TASK	STATUS	PERTINENT DATES
Establish Priority Areas	In progress	March through July 2013
for Homestead	Researching	
Development		
Identify Community	In progress	March through July 2013
Rehabilitation &	Researching	
Revitalization		
Opportunities		
Identify Community Use,	In progress	March through July 2013
Environmental & Cultural	Researching	
Areas		
Develop "Order of	Initiating	April through July 2013
Magnitude" cost	when data	
estimates for	is adequate	
infrastructure		
Meet w/large landowners	In progress	April through July 2013
& developers re:	Scheduling	
partnerships		
Prepare Implementation	In progress	April through July 2013
Plan	Researching	
Prepare Draft Plan for	In progress	June and July 2013
Commission	Researching	
Commission Island Plan	In progress	August 19, Wailuku, Maui
Workshop	Researching	,
Commission Action Item	In progress	September 23, Kona, Hawaii
for Approval	Researching	

Comments, suggestions and feedback from the Commission are most welcome and appreciated. Mahalo.

NMM



Department of Hawaiian Home Lands

Oʻahu Island Plan Commission Workshop

August 19, 2013

Hawaiian Home Lands Trust Established 1921 by Prince Kūhiō & U.S. Congress

O'ahu Island Plan - Timeline

			APR						
1. First HHC Workshop (O'ahu), then monthly updates to Commission	19 th Workshop	18th	22nd	20th	17th	22nd	19 th Workshop		
2. Beneficiary Survey (March mail-out)					Report Due				
3. Community Open Houses (3) April 20, 27 & May 4									
4. Agency & In-house Consultations									
6. Beneficiary Consultation July 16, 17 & 18									
5. Draft Preparation									
6. Draft OIP - HHC Review (Kona)								23 rd	
7. Final OIP - HHC Approval (Maui)									21st
2. Time on - Inte Apploval (Maul)			*						2150

O'ahu Island Plan – Land Use Designations

Land Use Designation	Setting, Intent, Purpose on O'ahu For Homesteading Designations	O'ahu Lot Sizes
Residential	Residential in-fill and subdivisions in areas near existing infrastructure. The intent is to accommodate applicants on the residential waiting list. Residential occupancy is required.	5,000 to 7,500 square feet
Subsistence Agricultural	Small agriculture/aquaculture lots located on marginal to good lands near existing infrastructure. The purpose of this land use is to accommodate applicants on the agriculture wait list intent on growing agriculture products for home consumption. Residential occupancy is required on new leases. A Farm plan and 2/3 lot cultivation is required.	0.25 acre to 0.5 acre
Supplementa Agricultural 	Large lot agriculture/aquaculture located on marginal to prime lands. Location is not dependent upon existing infrastructure. The purpose of this land use is to accommodate applicants on the agriculture waiting list with opportunities for agricultural production to supplement lessee's household income and personal consumption. Commercial agriculture activities allowed. Residential occupancy is not allowed. Farm plan and 2/3 lot cultivation is required.	1-5 acres
Pastoral	Large lot agriculture specifically for pastoral uses located on marginal lands. Commercial pastoral activities are allowed. Residential occupancy allowed. Ranch plan and fencing required. Pastoral homesteads are not available on O'ahu.	Not Available on Oʻahu

O'ahu Island Plan – Land Use Designations

Land Use Designation		Oʻahu Lot Sizes
General Agriculture	Large contiguous lands including poor, marginal, fair, good, and prime agricultural areas. The purpose of this land use is for commercial level agriculture and land banking until opportunities for higher and better uses are available. Lands with this designation being land banked are subject to re-designation. <i>Farming and/or ranching are allowed. Uses may be subject to HRS Chapter 205. Residential</i> <i>occupancy is not allowed.</i>	Variable
Special District	Areas requiring special attention because of unusual opportunities and/or constraints, e.g. natural/man-made hazards, open spaces, cultural resources, mixed use areas, greenways, and limited infrastructure access, etc. <i>The purpose of this land use is to address the unique opportunities and constraints identified with further planning</i> .	To be determined
Community Use	Areas designated for community uses and facilities. This could include space for parks and recreation, cultural activities, schools, water storage, emergency facilities, and other public amenities and facilities. The purpose of this land use if to provide space for homestead and public community facilities.	Variable
Conservation	Lands with watersheds, critical habitats, sensitive historic and cultural sites. The purpose of this land use is to limit development within these areas. Agricultural uses may be allowed based upon specific conservation issues found on the parcel. Residential occupancy is not allowed.	Variable
Commercial	Land designated for retail, business, and commercial activities. The purpose of this land use is to provide revenue to DHHL Trust and/or Homestead Community Associations Mixed uses are allowed.	Variable
Industrial	Lands designated for processing, construction, manufacturing, transportation, wholesale, warehousing, and other industrial activities. <i>The purpose of this land use is to provide revenue to</i> DHHL Trust. Residential occupancy is not allowed.	Variable



Department of Hawaiian Home Lands

Oʻahu Island Plan

Scott Abrigo PBR Hawaii

Applicant Preference Survey

- 13,343 Oahu Applicants
- Consolidated list = 10,683
- 10,396 surveys were mailed (after address screening)
- 2,300 (23%) completed surveys were returned by cut-off date of May 13, 2013
 - 2,086 by mail
 - 214 online
- DHHL made numerous efforts to encourage beneficiaries to return completed surveys

O'ahu Applicant Characteristics

- Applicants are likely to have a median age of 55 be married and live in Hawaii.
- Applicants typically have larger households and higher household income than households on O'ahu.
- 57% of Applicant Households have an income below 80% HUD Median Income level.
- Over half (55%) of current homeowners and nearly ¾ (70%) of current renters pay less than \$1,500/month for housing
- Less than half (45%) of applicants would likely qualify for mortgage on an average priced developer built house based on income (assuming a cost of \$1,454/month)

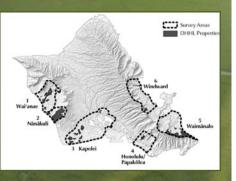
Applicant Preference Survey Applicant Characteristics

Location Preference within DHHL Landholdings Among Residential Applicants

Highly Preferred Locations

Kapolei Papakōlea/Honolulu Windward Waimānalo

Least Desired Locations Wai'anae Nānākuli



Applicant Preference Survey *Applicant Characteristics* Location Preference On O'ahu Among Residential Applicants

Highly Preferred Locations

Honolulu Koʻolaupoko 'Ewa Central





Applicant Preference Survey Applicant Characteristics

Preferred House Type based on Currently Available

<u>Highly Preferred</u> Turn-Key (top choice) Rent-to-Own Least Desired Kūpuna housing

Preferred House Type among Alternatives being Assessed

<u>Highly Preferred</u> Single-Family Rental (top choice) Kauhale Style

<u>Least Desired</u> Kūpuna housing Multi-Plex Townhouse Multi-Family Rental Room within a Dorm

O'ahu Island Plan - General Information

- Trust Lands on O'ahu:
 - 8,154 Acres (as of August 2013)

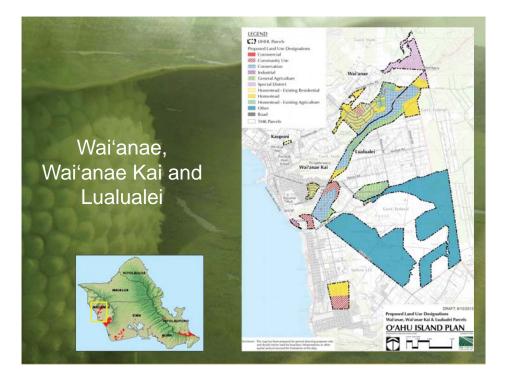
• O'ahu Beneficiaries

- 4,289 Lessees (as of February 2013)
 - 4,228 Residential Awards
 - 61 Agriculture Awards
- 13,569 Applicants (as of February 2013)
 - 10,115 Residential Applicants
 - 3,454 Agricultural Applicants



O'ahu Island Plan – State Wide Comparison

Lands on	ISLAND	ACREAGE	% OF TOTA	AL ACRES
Oʻahu versus	Hawaiʻi	117,5	551 589	%
	Kaua'i	20,5	575 109	%
total	Lāna'i		50 0.02	2%
Statewide	Maui	31,9	004 169	%
	Molokaʻi	25,7	748 139	%
	Oʻahu	8,1	L 54 4%	/ D
	Total	203,9	982 100	%
Applicants on Oʻahu		RESIDENTIAL	AGRICULTURA	L TOTAL
versus total	Oʻahu	10,115	3,454	13,569
Statewide	Statewide	21,745	18,071	42,794
Statemac	% of Applicants on Oʻahu	47%	19%	32%



Wai'anae, Wai'anae Kai and Lualualei



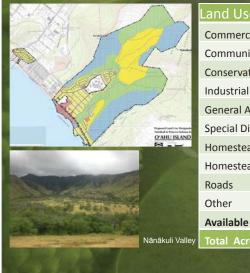
Land Use Designation	Acres
Commercial	0
Community Use	100
Conservation	250
Industrial	3
General Agriculture	95
Special District	105
Homestead - Existing Residential	100
Homestead - Existing Agricultural	90
Roads	30
Other	1,500
Available for Homesteading	180
Total Acres	2,470

Due to rounding, sum of acreage may not equal total acres shown

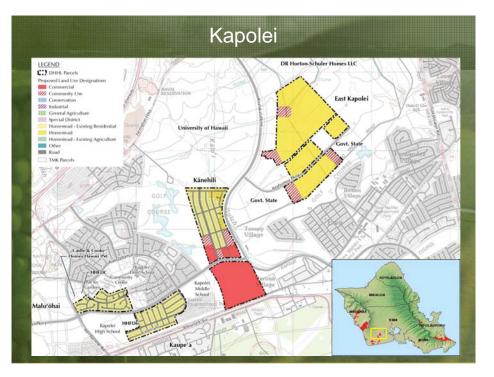
Nānākuli & Princess Kahanu Estates



Nānākuli & Princess Kahanu Estates



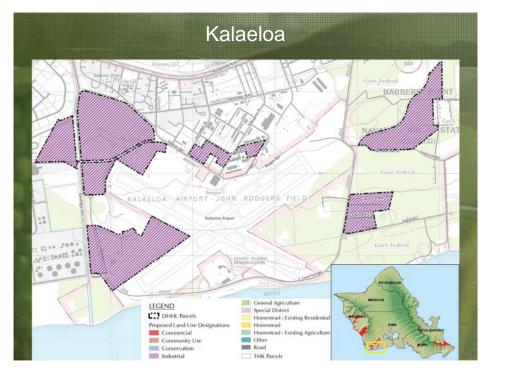
Acres
0
70
750
0
730
0
330
0
70
0
420
2,360



Kapolei



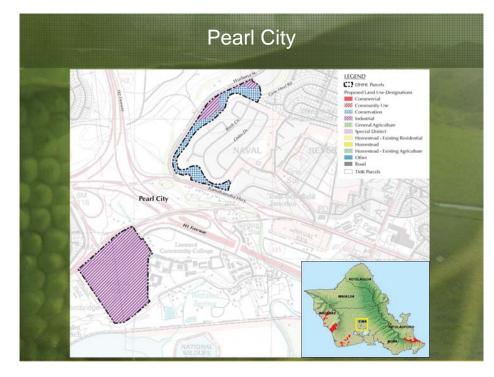
Land Use Designation	Acres		
Commercial	80		
Community Use	40		
Conservation	0		
Industrial	0		
General Agriculture	0		
Special District	0		
Homestead - Existing Residential	110		
Homestead - Existing Agricultural	0		
Roads	40		
Other	0		
Available for Homesteading	200		
Total Acres	460		



Kalaeloa



Land Use Designation	Acres
Commercial	0
Community Use - Homestead	0
Community Use - Public	0
Conservation	0
Industrial	560
General Agriculture	0
Special District	0
Homestead - Existing Residential	0
Homestead - Existing Agricultural	0
Roads	3
Other	0
Available for Homesteading	0
Total Acres	560

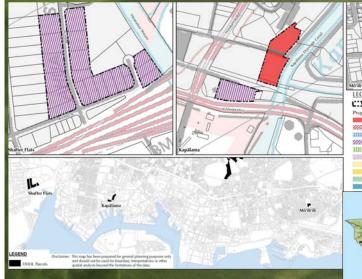


Pearl City



Land Use Designation	Acres			
Commercial	0			
Community Use - Homestead	0			
Community Use - Public	0			
Conservation	20			
Industrial	60			
General Agriculture	0			
Special District	0			
Homestead - Existing Residential	0			
Homestead - Existing Agriculture	0			
Roads	0			
Other	0			
Available for Homesteading	0			
Total Acres	80			
of acreage may not equal total acres shown				

Honolulu Makai





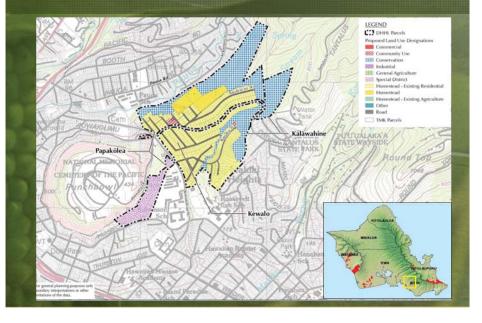


Honolulu Makai

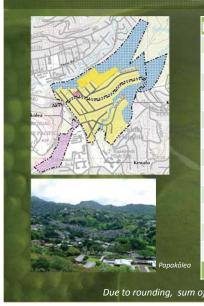


Land Use Designation	Acres			
Commercial	5			
Community Use - Homestead	0			
Community Use - Public	0			
Conservation	0			
Industrial	15			
General Agriculture	0			
Special District	0			
Homestead - Existing Residential	0			
Homestead - Existing Agricultural	0			
Roads	<1			
Other	0			
Available for Homesteading	0			
Total Acres	20			
Due to rounding, sum of acreage may not equal total acres				

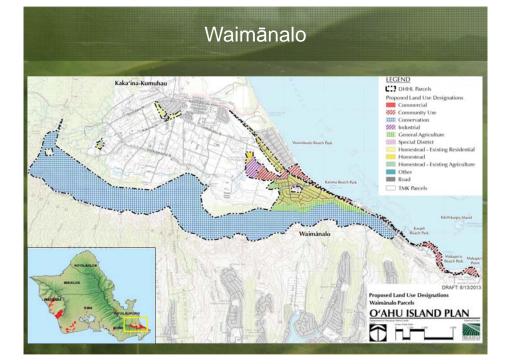
Papakolea, Kalāwahine, and Kewalo



Papakōlea, Kalāwahine, and Kewalo



Land Use Designation	Acres			
Commercial	0			
Community Use - Homestead	2			
Community Use - Public	0			
Conservation	65			
Industrial	0			
General Agriculture	0			
Special District	15			
Homestead - Existing Residential	70			
Homestead - Existing Agricultural	0			
Roads	10			
Other	0			
Available for Homesteading	10			
Total Acres	180			
of acreaae may not eaual total acres shown				



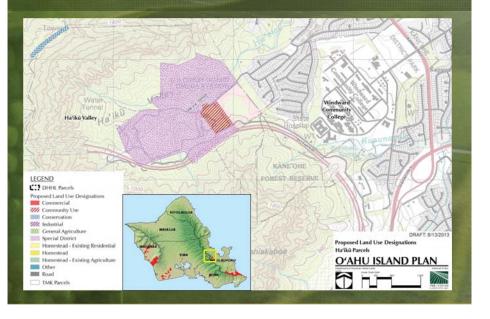
Waimānalo

Land Use Designation	Acres	Land Use Designation	Acres	
Commercial	0	Homestead - Existing Residential	170	
Community Use - Homestead	30	Homestead - Existing Agricultural	5	
Conservation	1,430	Roads	40	
Industrial	30	Other	0	
General Agriculture	100			
Special District	0	Available for Homesteading	10	
Due to rounding, sum of acreage may not equal total acres shown Total Acres: 1,910				





Ha'īkū

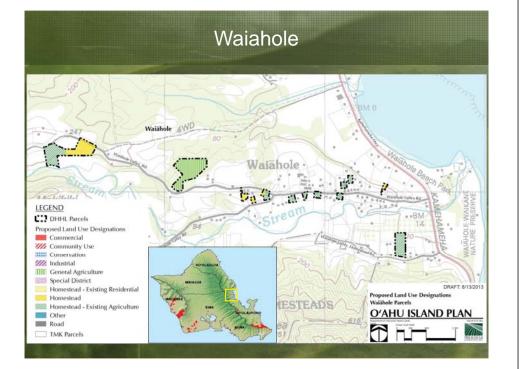


Ha'īkū

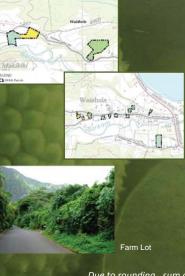




	Land Use Designation	Acres		
The second second	Commercial	0		
Mar 1	Community Use - Homestead	0		
	Community Use - Public	10		
- AL-	Conservation	10		
ALC: NO.	Industrial	0		
经济主任 任	General Agriculture	0		
Printer	Special District	130		
	Homestead - Existing Residential	0		
	Homestead - Existing Agricultural	0		
the last	Roads	0		
ALC: NOT THE REAL PROPERTY OF	Other	0		
Omega	Available for Homesteading	0		
Station	Total Acres	150		
Due to rounding, sum of acreage may not equal total acres shown				



Waiahole



and Use Designation	Acres
Commercial	0
Community Use - Homestead	0
Community Use - Public	0
Conservation	0
Industrial	0
General Agriculture	6
Special District	0
Homestead - Existing Residential	0
Homestead - Existing Agricultural	8
Roads	0
Other	0
Available for Homesteading	4
Total Acres	18

Due to rounding, sum of acreage may not equal total acres shown

Land Use Summary

Commercial - 80 acres (1%)

– Meets 1% commercial in Strategic Plan

Community Use – 340 acres (4%)

Beach Parks, Community Parks, Fire Stations, Water tanks, schools, churches, Community Centers, etc.

Conservation – 2,500 acres (31%)

- Pali, conservation lands, wetlands, critical habitats

Industrial – 700 acres (8%)

– Kalaeloa (559 acres), Shafter , Kapālama, Wai'anae

- General Agriculture 950 acres (11%)
 - Nānākuli Valley, Wai'anae, Waimānalo

Land Use Summary

- Special District 250 acres (3%)
 - Haʻīkū Valley, Punchbowl, Kaʻala Farms
- Existing Residential Homesteads 780 acres (10%)
- Existing Agricultural Homesteads 100 acres (1%)
 - Waiʻanae, Waimānalo, Waiahole
- Roads 190 acres (2%)
- Other 1,500 ac (19%)
 - Navy occupied lands in Lualualei
- Proposed Homesteading 830 acres (10%)





• Waiʻanae, Nānākuli, Kapolei, Papakōlea

Proposed Density

Proposed Homesteading – 830 acres (10%)

- -Survey and Open House results indicated a strong preference for homesteads in Kapolei, Town and Windward
- -Based on availability of developable lands
 - –97% of the proposed homesteads are in Leeward O'ahu–50% in Nānākuli
 - –25% proposed units are within top 3 preferred regions,
 Kapolei, Town and Windward

Proposed Density

Plan Proposes development of 4,300 homesteads

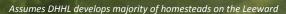
- 4,237 Residential
- 63 Agricultural

Applicant List Demand

-42 % of Residential Demand (10,115 Applicants)

-2 % of Agricultural Demand (3,317 Applicants)

DHHL Development Goal (170 lots a year) -10 Year = 1,700 new homesteads -20 Year = 3,400 new homesteads (125%)





Waimānalo



Proposed Density

Plan Proposes development of 4,300 homesteads

- Residential = 4,237
 - Agricultural = 63– Lualualei = 42 – Mā'ili = 270
 - Wai'anae = 240
- Waianae = 8
- Nānākuli = 2,510
- Waimānalo = 6
- Kānehili = 77
- Waiahole = 7
- East Kapolei = 1,120
- Papakolea = 20

Total Residential = 4,237

- Mā'ili = 270
- Wai'anae = 240
- Nānākuli = 2,510
- Kānehili = 77
- East Kapolei = <u>1,120</u>
- Papakolea = 23
- Years 1-10 Development Proposed:
 - Residential: 1,197
- Agricultural: 15

Total Agricultural = 63

– Lualualei = 42

– Waianae = 8

- Waimānalo = 6

- Waiahole = 7

Phase Two – 11-20 Year Plan

11-20 Year Plan Proposes development of 3,091 homesteads Agricultural = 63

- Residential = 4,237
 - Mā'ili = 270
 - Wai'anae = 240
 - Nānākuli = 2,510
 - Kānehili = 77
 - East Kapolei = 1,120
 - Papakolea = 23
- Years 2-20 Development Proposed:
 - Residential: 3,043
- Agricultural: 48

– Lualualei = 42

– Waimānalo = 6

- Waiahole = 7

- Waianae = 8

Homestead Development

- Applicant Preference for Kapolei/Central O'ahu, Koʻolaupoko (Windward & Waimānalo), and Town
- Proposed Homesteading Based upon Available Lands
 - 830 acres (10% of all DHHL lands)
 - 585 acres (~3,020 homesteads) along Wai'anae Coast
 - 70% of 830 acres proposed for homesteading
 - 418 acres (50%) in Nānākuli Valley
 - 184 acres (22%) in Wai'anae & Lualualei Valleys
 - 200 acres (25%) in Kapolei
 - 1,199 homesteads
 - 13 acres (1%) in Town
 - 23 homesteads
 - No DHHL land holdings in Central O'ahu



Phase One – 1-10 Year Plan

1-10 Year Plan Proposes development of 1,212 homesteads

Homestead Development

Assess developing 3,020 additional homesteads (70% of proposed homesteads) on the Wai'anae coast of O'ahu.

- Impacts of adding 3,020 new homes to the coast
 - -Approximately 13,000 more people
 - -Socio-Economic Impacts
 - -Infrastructure and Traffic Impacts
- Applicant preference

Consider alternate options to developing more homesteads on the Waianae Coast.

Oahu Island Plan Recommendations

- Develop Phase 1 (1-10 years)
 - 1,200 Homesteads
 - Kānehili
 - East Kapolei
 - Scattered Agriculture Lots
- Concurrently acquire lands in Kapolei/Central O`ahu, Windward and Honolulu
 - Non-homesteading/Non-Revenue Lands Exchange
 - Alternative Housing Options
 - Acquisition



Non-homesteading/Non-Revenue Generation Land Exchange

- Non-Homesteading/Non-Revenue Generation Lands = 3,000 acres (37%)
 - Conservation Lands
- Community Public Use Lands
- Certain Special Districts Lands
- Exchange Non-Homesteading/Non-Revenue Generation Lands for lands in Kapolei/Central O'ahu, Ko'olaupoko (*Windward & Waimānalo*), and Town
- Additional Beneficiary Consultation Required
 - Open House results Beneficiaries prefer to keep lands in DHHL's inventory
 - Survey results Applicants indicated that more information was necessary to decide on land exchanges

Alternative Housing Options

Consider alternative housing options to increase density

- Multi-family (Higher Density)
 - Duplex (2-units)
 - Multi-Plex (4 -12 units)
 - Apartment (Vertical)
- Mixed use (Homesteading/Revenue Generation)
 - Multi-family/Commercial/Office project
- Condominium Projects
 - Multi-family (Young couples)
 - Single family (Families)
 - Kūpuna housing (Empty nesters)
 - Rentals (Interim)

Acquisition

Acquire homesteading ready lands (raw and developed) or consider homesteading opportunities on O`ahu

- Evaluation Criteria and Process for Land Acquisitions
 - -Review Criteria
 - -Meets requirements of the Law (HHCA & HHLRA)
 - -Advances DHHL program
 - -Development of property is feasible
 - -Reflect beneficiary preferences
 - -Agreement on valuation method

Acquisition

Acquire homesteading ready lands (raw and developed) or consider homesteading opportunities on Oahu

- Possible methods of acquisition
 - -Land Exchanges
 - -Purchase
 - -Eminent Domain
 - -Donations and Gifts
 - -Foreclosures
 - -Individual Real Estate Transaction for Scattered lots

Next Steps

- 1. Draft O`ahu Island Plan Report (September)
- 2. Final O`ahu Island Plan Report (October)
- 3. Hawaiian Homes Commission Approval (October)





Department of Hawaiian Home Lands

Oʻahu Island Plan Commission Workshop

Mahalo

Appendix E Cost Estimates

-Summary

-Mōʻiliʻili

-Papakōlea

Ulei Loop

Pili'ōkahe

Upper Nānākuli Valley

DHHL Order of Magnitude Cost Estimates

September 25, 2013

Costs reported in Stadium Bowl-O-Drome, and Moreira Dairy development plans were escalated 2% per year. In addition for the Moreira Dairy site, cost to construct detention/water quality basins were added. The requirement for storm water detention and water quality controls were implemented after the cost estimates for the above projects were done. Stadium site does not require detention/water quality controls since the lot is less than five acres and is paved.

Nanakuli Ulei Loop site, assumed 25 lots with lot grading, cut off ditch along base of hill, cost for sewer and water connections and facilities charge, and detention basin were included in the estimate without benefit of topographic survey or topography. Ulei Loop fronting the lots is fully developed with curb gutter and sidewalk, drainage system, water system, and electrical/telephone/CATV systems. City sewer system was assumed.

2013 Infrastructure Cost

2013 Infrastructure Cost Revised

Stadium Bowl-O-Drome (Moʻi	li'ili)	
I =	2%	
n =	13 years	
2013 Total Cost	\$4,110,000	
Moreira Dairy (Papakolea)		
number of lots =	23	
I =	2 %	
n =	20 years	
2013 Total Cost	\$3,133,125	
Cost per lot =	\$136,223	
Nanakuli Illai Laan		revision in italics
Nanakuli Ulei Loop number of lots	25	
	25	17 \$2,220,020
2013 Total Cost	\$2,570,886	\$2,328,926
Cost per lot	\$102,835	\$136,996

Moʻiliʻili (Stadium Bowl-o-Drome)

Department of Hawaiian Homelands

Updated order of magnitude infrastructure cost estimates November 8, 2013

Source: Residential Development Feasibility Study Stadium Bowl-O-Drome Site Townscape, Inc. May 1, 2000

Sewer Capacity: page 3-6

Potential constraint on new development in the Moiliili area is the limited capacity of the existing pump station in Waikiki and sewer lines from McCully, Moiliili, Lower Manoa and Kapahulu areas. However, there is no moratorium on new sewer hook-ups in the Moiliili area.

It is recommended that an application for sewer connection be submitted to the City Department of Planning and Permitting in order to identify potential sewer system deficiencies.

Water Capacity, page 3-6

The existing potable water source, storage and transmission facilities for the Moiliili area are adequate for current level of use.

Drainage Capacity, page 3-7

Because of the existing level of development in the area and the Bowl-O-Drome's existing impervious surfaces (building and paved areas), significant impacts on the drainage system are not anticipated with redevelopment of the property as multi-family housing.

Infrastructure Order of Magnitude Cost Estimate 2000 Cost

Development	Parking (asphalt at	Site Improvements (walls, signs,	Site Utilities (sewer, water,		
	· ·		· · · ·	Les de certeres	Tatal
Туре	grade)	lights)	com, elect.)	Landscaping	Total
Commercial	\$106,000				\$106,000
Residential	\$94,000				\$94,000
Comm/Res		\$40,000	\$2,058,000		\$2,098,000
Commercial				\$34,048	\$34,048
Residential				\$72,352	\$72,352
Total	\$200,000	\$40,000	\$2,058,000	\$106,400	\$2,404,400

Moʻiliʻili (Stadium Bowl-o-Drome)

2013 Cost

13 years 2% n = I =

		Escalation			
		Rate 2000 to	Subtotal 2013	20%	
Infrastructure Work Items	2000 Costs	2013	Costs	Contingency	2013 Costs
Commercial Parking (asphalt at grade)	\$106,000	1.2936	\$137,122	\$27,424	\$164,546
Residential Parking (asphalt at grade)	\$94,000	1.2936	\$121,598	\$24,320	\$145,918
Comm/Res Site Improve (walls, signs, lights)	\$40,000	1.2936	\$51,744	\$10,349	\$62,093
Comm/Res Site Util (sewer,water,com,elect)	\$2,058,000	1.2936	\$2,662,229	\$532,446	\$3,194,675
Commercial Landscaping	\$34,048	1.2936	\$44,044	\$8,809	\$52,853
Residential Landscaping	\$72,352	1.2936	\$93,595	\$18,719	\$112,313

Subtotal	\$3,732,398
10% Engineering	\$373,240
Total	\$4,105,638
Rounded Total	\$4,110,000

Papakolea (Moreira Dairy)

Department of Hawaiian Homelands

Update Order of Magnitude Cost Estimates November 8, 2013

Source: Site Assessment and Feasibility Report Kalawahine (TMK 2-4-34:08) and Moreira Dairy Farm (TMK 2-2-53:07) and Waimanalo (TMK 4-1-03:15 & 78) Oahu, Hawaii Group 70 International February 12, 1993

Papakolea-Moreira Dairy Farm

Topography, page 27

Most of the site includes steep rocky terrain. Gradual sloping areas are contained along the ridge Site elevations range from 200 to 625 feet. Slope averages from approximately 15% to 20% along the top of the ridge with typical slope of 60% across the hillside. The balance of the site consists of steep mountainous terrain.

Soils, page 28

Buildings on steep slopes are susceptible to sliding when the soil is saturated. Foundations and retaining wall are also susceptible to cracking

Access, page 29

Accessibility to the project site is limited to one entry point at the end of Moreira Street. At the intersection of Tantalus Drive, Moreira Street is a 40 foot right of way which narrows to 20 feet

Public road constructed to City and County Standards would not be feasible. A private roadway is proposed. Existing conditions present problems to widen Moreira Street to 36 foot right of way.

Storm Drainage System

Storm drain system installed in the proposed roadway to serve the proposed development and discharge into Pauoa Stream. The City and County would require a detailed drainage study to confirm potential problems in area.

Water System

The project is within Category 2 where limited amount of water is available. The area has limited storage capacity. A detailed water master plan would be required by the Board of Water Supply before the adequacy of existing water system can be confirmed.

Papakolea (Moreira Dairy)

Sewer System

Existing 8" sewer main within Moreira Street be extended with the new roadway. Sewer Adequacy Application and details of the development would be required by the Division of Waste Water Management to confirm if existing sewer systems are adequate to serve the new development.

Proposed Development

A total of 23 single family lots can be accommodated within the developable portion of the site without resorting to excessive grading and without requiring major retaining walls. Average lot size would be approximately 10,000 square feet. Lots along both sides of a private 36 foot wide roadway.

1993 Infrastructure Development Cost

Grading and Roadway Construction	\$630,000
Storm Drainage System	\$390,000
Sanitary Sewer System	\$180,000
Wastewater Faculty Charge	\$30,000
Water System	\$150,000
Water Facility Charges	\$90,000
Electrical and Telephone System	\$100,000
Subtotal	\$1,570,000
Contingency 20%	\$314,000
Engineering & Surveying 10%	\$188,400
Total	\$2,072,400
Cost per lot	\$90,104

2013 Cost

number of lots =

n = 20 years

23

2%

l =

		Escalation			
		Rate 1993 to		20%	
Work Items	1993 Cost	2013	2013 Subtotal	Contingency	2013 Cost
Grading and Roadway Construction	\$630,000	1.4859	\$936,117	\$187,223	\$1,123,340
Storm Drainage System	\$390,000	1.4859	\$579,501	\$115,900	\$695,401
Storm Water Detention/Water Quality Basin					\$53,746
Sanitary Sewer System	\$180,000	1.4859	\$267,462	\$53,492	\$320,954
Wastewater Faculty Charge	\$30,000	1.4859	\$44,577	\$8,915	\$53,492
Water System	\$150,000	1.4859	\$222,885	\$44,577	\$267,462
Water Facility Charges	\$90,000	1.4859	\$133,731	\$26,746	\$160,477
Electrical and Telephone System	\$100,000	1.4859	\$148,590	\$29,718	\$178,308
Engineering & Surveying 10%	\$157,000	1.4859	\$233,286	\$46,657	\$279,944

Subtotal 2013 E	Estimated Cost	\$3,133,125
	Total	\$3,133,125
	Cost per lot	\$136,223

Papakolea (Moreira Dairy)

Additional Cost for Detention/Water Quality Bas Average lot size including roadway	ins 6000 square feet 0.14 acres
Impervious area	0000 square reet 0.14 acres
House including carport	2000 square feet
Roadway (50 frontage)	600
	2600 square feet 0.06 acres
Runoff per lot	
Q = CIA	
	for undeveloped area
	for impervious area
	for lot & roads
	inches for 1-hour rainfall
Tc = 10 Correction Factor =	minutes 2.4
	inches per hour
A = 0.14	acres
Q = 0.47	cfs per improved lot
Q = 0.40	cfs per undeveloped lot
Flow and cost per drainage outlet:	
Excavation cost =	\$58 per cubic yard
Drainage Area No. Jumber of Lot 1 23	Total runoff in cf w/10min TcTotal runoff in cf w/10min TcQ forforQ forcf w/10 min Tcundevelopedundevelopeddeveloped lotsfor developedlots (cfs)lots(cfs)lots95560116487
Assume detention/water	quality basin under road
	Req'd Length
Pipe Size	Full Area (cf) (feet) Cost/foot Cost
36	7.07 3539 \$250 \$884,711
48	12.57 1990 \$300 \$597,127
60	19.63 1275 \$350 \$446,096
Assume excavated deter	ntion basin
Required stor	
Excavation co	5 · · ·
	\$53,746

Required Storage in

cubic yards 927

Department of Hawaiian Home Lands Order of magnitude cost estimates 8-Nov-13 11/15/2013, revisions in red/italics

4.25 acres along Ulei Loop Nanakuli, Oahu

Source:

Cubdivision Lovert						
Subdivision Layout:						
•	e Area (acre: No. Lots					
Residentia						
	4.39					
Assume:						
	25 lots		frontage	150 foo		7500 square feet
	17 lots	75 foot	frontage	150 foo	t depth 1	1250 square feet
Development Cost						
Developm	ent Component					
Roadway	System (none lots front exist	ing Ulei Loop)				
Clearing 8	& grubbing		4.25 acre @		\$3,500 per acre =	= \$14,875
Lot Gradir	ng	25	17361 cubic yard	s	\$60 per CY =	\$1,041,667
Water cor	nnection to main	25	\$3,000 per conne	ction		\$75,000
Water Sys	stem Facilities Charge	25	20 fu		\$185.33 per fu	\$92,665
Drainage					•	\$448,434
-	acilities Charge	25	\$3,000 per lot			\$75,000
	nnection to main	25	\$3,000 per conne	ction		\$75,000
Electrical/	Telephone Hookup	25	\$5,000 per lot			\$125,000
			• • •	Sul	ototal	\$1,947,641
					% contingency	\$389,528
					ototal	\$2,337,169
				109	% Engineering	\$233,717
				Tot		\$2,570,886
					st per lot	\$102,835
						<i>\</i> ,000

Nanakuli Ulei Loop

Development Component

Roadway System (none lots front existing	ng Ulei Loop)				
Clearing & grubbing		4.25	acre@	\$3,500 per acre =	\$1 <i>4</i> ,875
Lot Grading	17	17708	cubic yards	\$60 per CY =	\$1,062,500
Water connection to main	17	\$3,000	per connection		\$51,000
Water System Facilities Charge	17	20	fu	\$185.33 per fu	\$63,012
Drainage System					\$385,950
Sewage Facilities Charge	17	\$3,000	per lot		\$51,000
Sewer connection to main	17	\$3,000	per connection		\$51,000
Electrical/Telephone Hookup	17	\$5,000	per lot		\$85,000
				Subtotal	\$1,764,338
				20% contingency	\$352,868
				Subtotal	\$2,117,205
				10% Engineering	\$211,721
				Total	\$2,328,926
				Cost per lot	\$136,996

Lot grading:	5 feet grading in back to 0 feet grading in front
grading volume per lot:	694 cubic yard/lot
Total grading volume:	17361 cubic yards
Clearing & grubbing:	4.25 acres

Lot grading

grading volume per lot total grading volume 5 feet grading in back to 0 feet grading in front 1042 cubic yards/lot 17708 cubic yards

Cut off ditch: 1500 linear feet pipe connection cut off ditch to drainage system in road:

2 each @

200 linear feet

Additional Cost for Detention/Wa	iter Quality Basins					
Average lot size including roadwa Impervious area	a 7500 square feet	0.17	acres	11250	square feet	0.26 acres
House including carp	•				square feet	
Roadway existing	0 2000 square feet	0.05	acres	0 2000	square feet	0.05 acres
Runoff per lot		Runoff per lot				
Q = CIA		Q = CIA				
C= 0.65	5 for undeveloped area	C=		0.65	for undeveloped area	
C = 0.9	9 for impervious area	<i>C</i> =		0.9	for impervious area	
C = 0.72	2 for lot & roads	<i>C</i> =		0.69	for lot & roads	
i= 2	2 inches for 1-hour rainfall	i=		2	inches for 1-hour rainfall	
Tc = 10) minutes	Tc =		10	minutes	
Correction Factor =	2.4	Correction Facto	r =		2.4	
$I_{50} = 4.8$	3 inches per hour	150 =		4.8	inches per hour	
A = 0.17	7 acres	<i>A</i> =		0.26	acres	
Q = 0.59	9 cfs per improved lot	Q =		0.86	cfs per improved lot	
Q = 0.54	4 cfs per undeveloped lot	Q =		0.81	cfs per undeveloped lot	

Flow and cost per drainage outlet:

Excavation cost = \$58 per cubic yard

		Total runoff in			
	Q for	cf w/10min Tc		Total runoff in	
	undevelop	for		cf w/10 min Tc	Required
Drainage	ed lots	undeveloped	Q for developed	for developed	Storage in
Area No. umber of Lo	(cfs)	lots	lots (cfs)	lots	cubic yards
1 25	13	8058	15	8884	826
1 17	17	10200	15	8781	1419

Nanakuli Ulei Loop

Assume excavated detention basin Required storage =			1419 cubic	vards
Excavation cost =			\$50 per ci	•
			\$70,950	uolo yala
			φ10,900	
Riser for detention basin			\$5,000	
Pipe to drainage system 2 @		\$3,000	\$6,000	
Connection to drainage system 2 @		\$2,000	\$4,000	
Cut off ditch	1500 linear feet @	\$200	\$300,000	
			,,	
	Total drainage		\$385,950	
Assume excavated detention basin				
Required storage =			826 cubic	yards
Excavation cost =			\$58 per ci	ubic yard
			\$47,934	
Riser for detention basin			\$8,500	
Pipe to drainage system 2 @		\$5,000	\$10,000	
Connection to drainage system 2 @		\$3,500	\$7,000	
Cut off ditch	1500 linear feet @	\$250	\$375,000	
	Total drainage		\$448,434	

DHHL COST ESTIMATE 11/08/13 rev November 18, 2013

Old Cemetery Area		
Number of Lots	178 lots	126 units
	43 acres	
COST SUMMARY		

Work Item			Cost	
Clearing and Grubbing			\$150,500	\$150,500
Earthwork			\$933,700	\$933,700
Major Road			\$1,928,238	\$1,928,238
Collector Road			\$2,825,712	\$2,825,712
Drainage System			\$5,063,920	\$5,063,920
Sewer System			\$3,057,800	\$2,901,800
Water System			\$3,027,175	\$2,833,600
Electrical/Telephone/CATV	126 lot @ per k	\$5,000		\$630,000
Electrical/Telephone/CATV	178 lot @ per lc	\$5,000.00	\$890,000	
		Subtotal	\$17,877,044	\$17,267,470
	20%	Contingency	\$3,575,409	\$3,453,494
		Subtotal	\$21,452,453	\$20,720,963
	Engineering 10% of cons	struction cost	\$2,145,245	\$2,072,096
	Total	\$23,597,698	\$22,793,060	
	Cost per lot		\$132,571	\$180,897.30

ROAD

RUAD							
	Major Road 56' ROW, 36' AC pavement, 2-c	curb & gutter, 2-	3' sidewalks				
	Item	-	Quantity	unit	Cost/Unit		Cost
	2" AC Pavement		4 S	Ϋ́	\$40	0.00	\$160
	6" Base Course		0.67 C	Y	\$75	5.00	\$50
	Curb & Gutter on each side of road		2 L	inear Foot	\$45	5.00	\$90
	3' Wide' Concrete Sidewalk on each side of	road	6 S	quare Feet	\$25	5.00	\$150
					Total-per linear	foot	\$450
	Collector Road 44' ROW, 24' AC Pavement,	2-curb & gutter	, 2-3' sidewalk				
	Item		Quantity	unit	Cost/Unit		Cost
	2" AC Pavement		2.67 S	Y	\$40	0.00	\$107
	6" Base Course		0.44 C	Y	\$75	5.00	\$33
	Curb & Gutter on each side of road		2 L	inear Foot	\$45	5.00	\$90
	3' Wide Concrete Sidewalk on each side of road		6 S	6 Square Feet \$25			
					Total-per linear	foot	\$380
CLEARING AND	GRUBBING	43 ac	res	\$3,500) per acre		\$150,500
EARTHWORK							
				cubic yards	unit cost		Earthwork cost
	Excavation			13900		\$58	\$806,200
	Embankment (borrow 15,600 embankment	- 13,900 excava	tion)	1700		\$75	\$127,500
					subtotal		\$933,700
	ROAD	Road		Road Cost	Major Road		Collector Rd
		Length Ro	ad Unit Cost				

NO/AB	rtouu		110000 0001	Major Road	001100101 110
	Length	Road Unit Cost			
Road A Intersection w/Farrington Hwy		\$600,000	\$600,000		
Major Road A	350	\$450	\$157,588		
Major Road B	2600	\$450	\$1,170,650		
Collector Road C	1300	\$380	\$493,740		
Collector Road D	1380	\$380	\$524,124		
Collector Road E	300	\$380	\$113,940		
Collector Road F	1400	\$380	\$531,720		
Collector Road G	1080	\$380	\$410,184		
Collector Road H	1980	\$380	\$752,004		
TOTAL ROAD	10390		\$4,753,950	\$1,928,238	\$2,825,712

WATER SYSTEM									
	Road Length	8" Waterline	6" waterline	FH	\	Vaterline Unit		FH	FH
	feet	feet	feet	each		Cost	Waterline Cost	unit cost	cost
Major Road A	350	350)		0	\$210	\$73,500	\$7,600	\$0
Major Road B	2600	2600)		8	\$210	\$546,000	\$7,600	\$60,800
Collector Road C	1300	1300)		4	\$210	\$273,000	\$7,600	\$30,400
Collector Road D	1380	1380)		4	\$210	\$289,800	\$7,600	\$30,400
Collector Road E	300		300		1	\$210	\$63,000	\$7,600	\$7,600
Collector Road F	1400	1400)		5	\$210	\$294,000	\$7,600	\$38,000
Collector Road G	1080	1080)		3	\$210	\$226,800	\$7,600	\$22,800
Collector Road H	1980	1850			3	\$210	\$388,500	\$7,600	\$22,800
	10390			Subtotal Wa	ater Co	ost	\$2,154,600		\$212,800
			lots @			ı per lot	\$185	•	\$466,200
	Water Faculties Charge	178	3 lots @			ı per lot	\$185	per fu	\$659,775
				TOTAL WA					\$3,027,175
				TOTAL WA	TER C	COST			\$2,833,600
SEWER SYSTEM		o" O "	N N	0.41					
		8" Sewerline	3" Sewerlin∉ feet	SMH	2	Sewerline Unit Cost	Sewerline Cost	SMH Unit Cost	SMH Cost
	Major Dood A	feet 350		each	4	\$220			
	Major Road A Maior Road B	2600			1		\$77,000	\$7,000	\$7,000
	Collector Road C	1300			9 4	\$220 \$220	\$572,000	\$7,000 \$7,000	\$63,000
							\$286,000	. ,	\$28,000
	Collector Road D Collector Road E	1380 300			4 1	\$220 \$220	\$303,600 \$66,000	\$7,000 \$7,000	\$28,000 \$7,000
	Collector Road F	1400			4	\$220 \$220	\$308,000	\$7,000 \$7,000	\$28,000
	Collector Road G	1400			4 5	\$220 \$220	\$237,600	\$7,000 \$7,000	\$28,000 \$35,000
	Collector Road H	1980			5 6	\$220 \$220	\$435,600	\$7,000 \$7,000	\$42,000
	subtotal	10390			34	φ220	\$2,285,800	\$7,000	\$238,000
	Subtotal	10390	0		34		ع2,205,000 Subtotal Sewer Cos	~ +	\$2,523,800 \$2,523,800
							Subiolal Sewel CO	51	φ2,020,000
	Sewer Connection Charge	126	178	Lots		\$3,000	per lot	\$534.000	\$378.000
	- 3					. ,			
							TOTAL SEWER C		\$3,057,800
							TOTAL SEWER C	OST	\$2,901,800

WATE

DRAINAGE SYSTEM

	- <u> </u>			Subtotal	\$26,42
	Connection to drainage system Riser in detention basin	1	each each	\$5,000 each \$7,500 each	\$5,00 \$7,50
Detention Ba	asin Required storage	240	cubic yards @	\$58 per cubic yard	\$13,92
			Subtotal	\$5,037,500	
	outlet structure	1 each	\$8,500 each Subtotal	<u>\$8,500</u> \$762,250	
	36" drain line	1050 Linear Feet	\$375 per LF	\$393,750 \$8,500	
	30" drain line	600 Linear Feet	\$300 per LF	\$180,000	
	24" drain line	300 Linear Feet	\$275 per LF	\$82,500	
	manhole	3 each	\$7,000 per MH	\$21,000	
Drainline H	catch basin	9 each	\$8,500 per CB	\$76,500	
			Subiolal	Φ403,000	
		I Each	58,500 each Subtotal	\$8,500	
	outlet structure	1 each	\$250 per LF \$8,500 each	\$300,000 \$8,500	
	manhole 18" drain line	5 each 1200 Linear Feet	\$7,000 per MH	\$35,000	
Drainline G	catch basin	7 each	\$8,500 per CB	\$59,500	
				. ,	
		1 00011	Subtotal	\$599,250	
	outlet structure	1 each	\$8,500 each	\$8,500	
	Lined Chnl	700 Linear Feet	\$250 per LF	\$175,000	
	18" drain line	1250 Linear Feet	\$275 per LF	\$343,750	
Drainline F	catch basin manhole	6 each 3 each	\$8,500 per CB \$7,000 per MH	\$51,000 \$21,000	
				.,,,	
			Subtotal	\$1,594,000	
	Lined Chnl	3600 Linear Feet	\$250 per LF	\$900,000	
	Outlet Struct	200 Linear Feet	\$300 per LF \$8,500 each	\$60,000 \$8,500	
	24" drain line 30" drain line	1600 Linear Feet 200 Linear Feet	\$275 per LF \$300 per LF	\$440,000 \$60,000	
	18" drain line	250 Linear Feet	\$250 per LF	\$62,500 \$440,000	
	manhole	3 each	\$7,000 per MH	\$21,000	
Drainline B/D		12 each	\$8,500 per CB	\$102,000	
			Subtotal	\$1,679,000	
	Lined Chnl Rd B/C	2900 Linear Feet	\$100 per LF	\$290,000	
	Lined Chnl Rd C	1700 Linear Feet	\$250 per LF	\$425,000	
	Outlet Struct	1 Linear Feet	\$8,500 each	\$8,500	
	36" drain line	200 Linear Feet	\$375 per LF	\$75,000	
	24" drain line	900 Linear Feet	\$275 per LF	\$247,500	
	manhole 18" drain line	1900 Linear Feet	\$7,000 per MH \$250 per LF	\$56,000 \$475,000	
		8 each			

TOTAL DRAINAGE SYSTEM \$5,063,920 DHHL COST ESTIMATE November 8, 2013

Nanakuli Large & Small Lots Number of Lots	Large Valley Small Valley Total	572 lots 238 lots 810 lots	
COST SUMMARY LARGE VALLEY Work Item Clearing and Grubbing Earthwork			Cost \$595,000 \$3,173,400
Erosion Control Major Road Collector Road Drainage System Sewer System			\$4,160,310 \$9,905,184 \$10,163,878 \$11,909,200
Water System Electrical/Telephone/CATV	EZO lat @ par	lot \$5,000,00	\$14,231,775
Electrical/Telephone/CATV	572 lot @ per	Subtotal 20% Contingency Subtotal	\$2,860,000 \$56,998,747 \$11,399,749 \$68,398,497
	Engineering 10	0% of construction cost Total	\$6,839,850 \$75,238,346
		Cost per lot	\$131,536
COST SUMMARY SMALL VALLEY Work Item Clearing and Grubbing Earthwork			Cost \$833,000 \$2,408,600
Erosion Control Major Road Collector Road Drainage System Sewer System Water System			\$3,187,770 \$2,764,944 \$3,885,426 \$4,781,850 \$4,171,371
Electrical/Telephone/CATV	238 lot @ per		\$1,190,000
		Subtotal 20% Contingency	\$23,222,961 \$4,644,592
		Subtotal	\$27,867,553
	Engineering 10	0% of construction cost	\$2,786,755
		Total	\$30,654,308
		Cost per lot	\$128,800

ROAD

Major Road 56' ROW, 36' AC pavement, 2-curb & gutter, 2-3' sidewalks

Item	Quantity unit	Cost/Unit	Cost	
2" AC Pavement	4 SF	\$40.00	9 \$160	
6" Base Course	0.67 CY	\$75.00	\$50	
Curb & Gutter on each side of road	2 Linear Foot	t \$45.00) \$90	
3' Wide Concrete Sidewalk on each side of road	6 Square Fee	et \$25.00) <u>\$150</u>	
		Total	\$450 per linear foot	

Collector Road 44' ROW, 24' AC Pavement, 2-curb & gutter, 2-3' sidewalk

	Item	Quantity	unit	Cost/Unit	Cost	
2" AC P	avement	2.67 S	F	\$40.00	\$107	
6" Base	Course	0.44 C	Y	\$75.00	\$33	
Curb &	Gutter on each side of road	2 Li	near Foot	\$45.00	\$90	
3' Wide	Concrete Sidewalk on each side of road	6 S	quare Feet	\$25.00	\$150	
				Total	\$380 per linear foot	

LARGE VALLEY CLEARING AND GRUBBING	170 acres	\$3,500 j	per acre	\$595,000
EARTHWORK		cubic yards	unit cost	Earthwork cost

	00010 jaia0		Editaria officiation of the second	
Excavation	49800	\$58	\$2,888,400	
Embankment (borrow 68500 embankment - 64700 excavation)	3800	\$75	\$285,000	
	su	btotal	\$3,173,400	

ROAD		Road Length		Road Cost
		(feet)	Road Unit Cost	
Major Road		9240	\$450	\$4,160,310
Collector Road		26080	\$380	\$9,905,184
	TOTAL ROAD	35320		\$14,065,494

WATER SYSTEM

		Road Length	8" Waterline	6" waterline	FH	Waterline Unit		FH	FH
	inches	feet	feet	feet	each	Cost	Waterline Cost	unit cost	cost
Major Roac	23	.1 9240	9240		20) \$210	\$1,940,400	\$7,000	\$140,000
Collector R	8	.7 3480	3480		ç	\$210	\$730,800	\$7,000	\$63,000
Collector R	2	.1 840		840	2	2 \$210	\$176,400	\$7,000	\$14,000
Collector R	2	.6 1040		1040	2	2 \$210	\$218,400	\$7,000	\$14,000
Collector R	3	.1 1240		1240	3	3 \$210	\$260,400	\$7,000	\$21,000
Collector R	5	.9 2360		2360	7	7 \$210	\$495,600	\$7,000	\$49,000
Collector R	4	.4 1760		1760	4	\$210	\$369,600	\$7,000	\$28,000
Collector R	6	.1 2440	2680	2680	7	7 \$210	\$562,800	\$7,000	\$49,000
Collector R	4	.2 1680		1680	6	\$\$\$\$\$\$\$\$	\$352,800	\$7,000	\$42,000
Collector R	4	.9 1960		1960	Ę	5 \$210	\$411,600	\$7,000	\$35,000
Collector R	4	.7 1880		1880	Ę	5 \$210	\$394,800	\$7,000	\$35,000
Collector R	3	.9 1560		1560	4	\$210	\$327,600	\$7,000	\$28,000
Collector R	2	.1 840		840	2	2 \$210	\$176,400	\$7,000	\$14,000
Collector R	3	.1 1240		1240	4	\$210	\$260,400	\$7,000	\$28,000
Collector R	6	.3 2520		2520	8	3 \$210	\$529,200	\$7,000	\$56,000
Collector R	3	.1 1240		1240	4	\$210	\$260,400	\$7,000	\$28,000
		35320		0	Subtotal Water	Cost	\$7,467,600		\$644,000

		TOTAL WATER C	OST		\$14,231,775
Water Faculties Charge	572 lots @	20 fu per lot	\$185 per fu	\$2,120,175	
		S	ubtotal Reservoir Cost	\$4,000,000	
0.50 MG Reservoir		500000 gallons	5 per gallon	\$2,500,000	
0.30 MG Reservoir		300000 gallons	5 per gallon	\$1,500,000	

SEWER SYSTEM

	8" Sewerline	6" Sewerline	SMH	Sewerline Unit			
	feet	feet	each	Cost	Sewerline Cost	SMH Unit Cost	SMH Cost
Major Road "A"	3600		40	\$220	\$792,000	\$7,000	\$280,000
Collector Road B	920		11	\$220	\$202,400	\$7,000	\$77,000
Collector Road C	820		4	\$220	\$180,400	\$7,000	\$28,000
Collector Road D	1010		4	\$220	\$222,200	\$7,000	\$28,000
Collector Road E	1250		4	\$220	\$275,000	\$7,000	\$28,000
Collector Road F	2370		9	\$220	\$521,400	\$7,000	\$63,000
Collector Road G	1530		5	\$220	\$336,600	\$7,000	\$35,000
Collector Road H	2480		10	\$220	\$545,600	\$7,000	\$70,000
Collector Road I	1770		7	\$220	\$389,400	\$7,000	\$49,000
Collector Road J	2090		6	\$220	\$459,800	\$7,000	\$42,000
Collector Road K	1790		7	\$220	\$393,800	\$7,000	\$49,000
Collector Road L	1450		5	\$220		\$7,000	\$35,000
Collector Road M	820		4	\$220	\$180,400	\$7,000	\$28,000
Collector Road N	1160		6	\$220	\$255,200	\$7,000	\$42,000
Collector Road O	2760		11	\$220	\$607,200	\$7,000	\$77,000
Collector Road P	1290		4	\$220		\$7,000	\$28,000
Sewerline A1		500	1	\$185	\$92,500	\$7,000	\$7,000
Sewerline A2		850	4	\$185	\$157,250	\$7,000	\$28,000
Sewerline A3		350	2	\$185	\$64,750	\$7,000	\$14,000
Sewerline A4		400	3	\$185		\$7,000	\$21,000
Sewerline C1		250	2	\$185	\$46,250	\$7,000	\$14,000
Sewerline D1		650	3	\$185	\$120,250	\$7,000	\$21,000
Sewerline E1		400	2	\$185	\$74,000	\$7,000	\$14,000
Sewerline E2		900	3	\$185		\$7,000	\$21,000
Sewerline E3		400	2	\$185		\$7,000	\$14,000
Sewerline F1		1150	4	\$185	. ,	\$7,000	\$28,000
Sewerline F2		350	2	\$185		\$7,000	\$14,000
Sewerline G1		650	3	\$185	\$120,250	\$7,000	\$21,000
Sewerline I1		750	4	\$185	. ,	\$7,000	\$28,000
Sewerline I2		550	3	\$185	. ,	\$7,000	\$21,000
Sewerline J1	300		1	\$220		\$7,000	\$7,000
Sewerline J2		700	4	\$185	\$129,500	\$7,000	\$28,000
Sewerline J3		400	2	\$185	. ,	\$7,000	\$14,000
Sewerline J4		350	3	\$185		\$7,000	\$21,000
Sewerline K1		650	3	\$185	. ,	\$7,000	\$21,000
Sewerline K2		400	3	\$185	. ,	\$7,000	\$21,000
Sewerline L1	300		1	\$220		\$7,000	\$7,000
Sewerline L2		550	2	\$185	. ,	\$7,000	\$14,000
Sewerline M1		300	1	\$185	+ ,	\$7,000	\$7,000
Sewerline N1		750	3	\$185		\$7,000	\$21,000
Sewerline O1		650	3	\$185	. ,	\$7,000	\$21,000
Sewerline O2		500	3	\$185		\$7,000	\$21,000
Sewerline P1		400	3	\$185		\$7,000	\$21,000
Sewerline P2		400	3	\$185		\$7,000	\$21,000
subtotal	27710	14200	210		\$8,723,200	-	\$1,470,000
					Subtotal Sewer	Cost	\$10,193,200

er Connection Charge		572 Lots		\$3,000 per lot		\$1,716,000		
						TOTAL SEWER COST	-	\$11,909,200
DRAINAGE SYSTEM		Unit	Unit Cost		Subtotal			
Catch Basins	283	each	\$7,500 p	oer CB	\$2,122,500			
18" Drainline	16100	linear feet	\$250 p	oer linear foot	\$4,025,000			
24" Drainline	4600	linear feet	\$275 p	oer linear foot	\$1,265,000			
30" Drainline	1350	linear feet	\$325 p	oer linear foot	\$438,750			
36" Drainline	1450	linear feet	\$375 p	oer linear foot	\$543,750			
Outlet Structure	8	each		per structure	\$68,000			
Culvert on Road A	200	linear feet		oer linear foot	\$100,000			
Cut Off Ditch	1000	linear feet		oer linear foot	\$250,000			
Detention Basins	23291	cubic yards		per cubic yard	\$1,350,878			
			TOTAL DRAINA		\$10,163,878			
LL VALLEY								
CLEARING AND GRUBBING		238	acres	\$3,500	per acre	\$833,000		
EARTHWORK				cubic yards	unit cost	Earthwork cost		
Excavation				31700	\$58	\$1,838,600		
Embankment (borrow 39300 e	mbankment - 3170	0 excavation)		7600	\$75	\$570,000		
					subtotal	\$2,408,600		
EROSION CONTROL								
ROAD		Road Length		Road Cost				
		()	Road Unit Cost					
Major Road		7080	\$450	\$3,187,770				
Collector Road		7280	\$380	\$2,764,944				
	TOTAL ROAD	14360		\$5,952,714				
ER SYSTEM								
	Road Length	8" Waterline	6" waterline	FH	Waterline Unit		FH	FH

		Road Length	8" Waterline	6" waterline	FΗ	Waterline Uni		FH	FH
	inches	feet	feet	feet	each	Cost	Waterline Cost	unit cost	cost
Major Roac	17.7	7080	7080		1	16 \$21	\$1,486,800	\$7,600	\$121,600
Collector R	2.2	880		880		3 \$21	\$184,800	\$7,600	\$22,800
Collector R	2.2	880		880		2 \$21) \$184,800	\$7,600	\$15,200
Collector R	2.2	880		880		3 \$21	\$184,800	\$7,600	\$22,800
Collector R	2.2	880		880		2 \$21) \$184,800	\$7,600	\$15,200
Collector R	2.5	1000		1000		2 \$21	\$210,000	\$7,600	\$15,200
Collector R	3.3	1320		1320		4 \$21	\$277,200	\$7,600	\$30,400
Collector R	2.8	1120		1120		3 \$21	\$235,200	\$7,600	\$22,800
Collector R	0.8	320		320		1 \$21	\$67,200	\$7,600	\$7,600
subtotal		14360	7080	7280	3	36	\$3,015,600		\$273,600
	Total road length	49680							
Water Facu	238	lots @	20	fu per lot @	\$18	35 per fu	\$882,171		
				Т	otal Water S	ystem			

TOTAL WATER COST

\$4,171,371

SEWER SYSTEM

SEWER SYSTEM							
	8" Sewerline	6" Sewerline	SMH	Sewerline Unit			
	(feet)	(feet)	(each)	Cost	Sewerline Cost	SMH Unit Cost	SMH Cost
Major Road Q	6920		29	\$220		\$7,000	\$203,00
Collector Road R		750	3	\$185	\$138,750	\$7,000	\$21,00
Collector Road S		650	4	\$185	\$120,250	\$7,000	\$28,00
Collector Road T		670	3	\$185		\$7,000	\$21,00
Collector Road U		680	3	\$185	\$125,800	\$7,000	\$21,00
Collector Road V		750	3	\$185		\$7,000	\$21,00
Collector Road W		800	4	\$185	\$148,000	\$7,000	\$28,00
Collector Road X		800	5	\$185	\$148,000	\$7,000	\$35,00
Collector Road Y		720	1	\$185	\$133,200	\$7,000	\$7,00
Sewerline Q1		600	3	\$185	\$111,000	\$7,000	\$21,00
Sewerline R1		650	3	\$185	\$120,250	\$7,000	\$21,00
Sewerline S1		650	4	\$185	\$120,250	\$7,000	\$28,00
Sewerline T1		650	3	\$185	\$120,250	\$7,000	\$21,00
Sewerline U1		550	3	\$185	\$101,750	\$7,000	\$21,00
Sewerline V1		800	5	\$185	\$148,000	\$7,000	\$35,00
Sewerline V2		150	0	\$185	\$27,750	\$7,000	\$
Sewerline W1		600	3	\$185	\$111,000	\$7,000	\$21,00
Sewerline W2		300	0	\$185	\$55,500	\$7,000	\$
subtotal	6920	10770	79		\$3,514,850		\$553,00
					Subtotal Sewer	Cost	\$4,067,85
Sewer connection Charge		238 lo	ots \$3,0	000 per lot	\$714,000		
					TOTAL SEWER	COST	\$4,781,850
DRAINAGE SYSTEM							
Catch Basins	64	each	\$7,500 per CB	\$480,000			
18" Drainline	8100	linear feet	\$250 per linear for	. ,			
24" Drainline	650	linear feet	\$275 per linear foo				
Outlet Structure	4	each	\$8,500 per structure	\$34,000			
Cut Off Ditch		linear feet	\$250 per linear for				
Culvert on Road Q		linear feet	\$500 per linear foo				
Detention Basins		cubic yards	\$58 per cubic ya	. ,			

Upper Nanakuli Valley Drainage Large Valley

DRAINAGE LARGE VALLEY

runoff per lot	
A =	0.3 acrs per lot
C =	0.6
=	4.8 inches/hr
Q = CIA	0.86 cfs/lot
Inlet spacing	250 feet for pipes 36" or less in diameter
	500 feet for larger pipes and box drains
Inlet Capacity	4 cfs for 4% gutter grade

4 cfs for 4% gutter grade 5 lot for inlet

LARGE VALLEY

Detention Basin

LARGE V	ALLEY					
			No. of			
			Catch		Line Size	Line
	Drainline	Location	Basins	Q	w/s=5%	Length
GREEN	E1	Road E	2	2	18	450
	D1	Road D	2	3	18	450
	C1	Road C	2	4	18	450
	A1	E1-D1	3	16	18	250
	A1	D1-C1	3	28	24	250
	A1	C1-B1	3	40	24	250
	E2	Road E	2	4	18	250
	D2	Road D	2	3	18	250
	B1	TO E2	4	9	18	250
	B1	E2-D2	2	17	18	250
	B1	D2-C	2	24	18	250
	B1	C-mid B!	2	33	24	450
	B1	mid B1-A1	0	40	24	350
	A1	B1-Culvert	2	88	36	500
		Subtotal	31		18"	2850
					24"	1300
					36"	500

1453 cubic yards

			No. of			
			Catch		Line Size	Line
	Drainline	Location	Basins	Q	w/s=5%	Length
BLUE	G1	Road G	4	9	18	400
	G1	Road G	2	13	18	400
	G1	Road G	0	22	18	350
	F1	Road F	4	3	18	550
	F1	Road F	2	13	18	400
	F1	Road F	2	22	18	350
	F1	Road F	0	30	24	500
	A2	Road A	4	9	18	400
	A2	Road A	2	16	18	400
	A2	Road A	2	25	24	200
	A2	Road A	3	28	24	500
	A2	G1-F1	2	64	30	400
	A2	F1-outlet	2	103	36	150
	A2	outlet	0	105	36	400
		Subtotal	29		18"	3250
					24"	1200
					30"	400
					36"	550

						00	000
	Outlet Struc	ture	1 e	ach			
	Detention B	asin	4487 ci	ubic y	ards	i	
			No. of				
			Catch			Line Size	Line
	Drainline	Location	Basins	Q		w/s=5%	Length
ORANGE	B2	Road B	4	~	3	18	500
ONTIOL	62	outlet	0		12	18	150
		Subtotal	4		12	18"	650
		Cubiolai	-			10	000
	Outlet Struc	ture	1 e	ach			
	Detention B	asin	1496 ci	ubic y	ards		
			No. of				
			Catch			Line Size	Line
	Drainline	Location	Basins	Q		w/s=5%	Length
PINK	B3	Outlet	2		6	18	150
	20	ounor	-		0		100
	Outlet Struc	ture	1 e	ac			
	Detention B	asin	556 ci	ubic v	ards		
				,			
			No. of				
			Catch			Line Size	Line
	Drainline	Location	Basins	Q		w/s=5%	Length
YELLOW	N1	Road N	4		3	18	300
WEST							250

YELLOW	N1	Road N		4	3	18	300
WEST				2	8	18	350
				2	12	18	200
	Road A		2	25	24	350	
			2	28	24	300	
			0	37	24	150	
	Subtotal		98	18"		850	
				24"		800	

Upper Nanakuli Valley Drainage Large Valley

Outlet Stru Detention		1 e 1795 c	ac ubic yards			
Dotorniorri	Daoin		abio yaiac			
		No. of Catch		Line Size	Line	
Drainline		Basins	Q	w/s=5%	Length	
K2	Road K	4	2	18	400	
K2	Road K	2	11	18	400	
K2-K1	Road K	2	20	18	400	
K1	Road K-J	0	27	24	250	
J1	Road J	4	3	18	400	
J1	Road J	2	10	18	350	
J1	Road J	2	17	18	400	
J1	J1-H1	0	53	30	400	
11	Road I	4	8	18	350	
11	Road I	2	17	18	400	
	11	Road I	0	26	24	3
	H1	Road H	5	6	18	3
	H1	Road H	2	67	30	3
	H1	outlet	0	98	36	4
		Subtotal	175		18"	34
					24"	5
					30" 36"	7 4
	Outlet Struct	ure	1	each		
	Detention Ba			cubic yards		
		No. of Catch		Line Size	Line	
Drainline	Location	Basins	Q	w/s=5%	Length	
M1	Road M	2	3	18	150	
M1	Road M	2	6	18	200	
M1-L1		2	9	18	350	
L1	Road L	4	3	18	400	
L1	Road L	2	12	18	250	
L1	Road L	2	17	18	250	
L1	Road L	0	22	18	250	
H1	Road H	4	7	18	400	
H1	Road H	3	16	18	300	
H1	Road H	2	28	24	450	
				04	000	
H1	Road H	2	35	24	300	
	Road H	1	35 70	30	250	
				30 18"	250 2550	
	Road H	1		30 18" 24"	250 2550 750	
	Road H	1		30 18"	250 2550	
H1 Outlet Stru	Road H Subtotal	1 26 1 e	70 ach	30 18" 24" 30"	250 2550 750	
H1	Road H Subtotal	1 26 1 e 3077 c	70	30 18" 24" 30"	250 2550 750 250	
H1 Outlet Stru Detention	Road H Subtotal ucture Basin	1 26 1 e 3077 c No. of Catch	70 ach ubic yards	30 18" 24" 30" Line Size	250 2550 750 250 Line	
H1 Outlet Stru Detention Drainline	Road H Subtotal Icture Basin Location	1 26 1 e 3077 c No. of Catch Basins	70 ach ubic yards Q	30 18" 24" 30" Line Size w/s=5%	250 2550 750 250 Line Length	
Drainline O2	Road H Subtotal Icture Basin Location Road O	1 26 1 e 3077 c No. of Catch Basins 4	70 ach ubic yards Q 4	30 18" 24" 30" Line Size w/s=5% 18	250 2550 750 250 Line Length 500	
H1 Outlet Stru Detention Drainline O2	Road H Subtotal Icture Basin Location	1 26 3077 c No. of Catch Basins 4 2	20 ach ubic yards Q 4 13	30 18" 24" 30" Line Size w/s=5% 18 18	250 2550 750 250 Line Length 500 400	
H1 Outlet Stru Detention Drainline O2	Road H Subtotal Acture Basin Location Road O Road O outlet	1 26 3077 c No. of Catch Basins 4 2 0	70 ach ubic yards Q 4	30 18" 24" 30" Line Size w/s=5% 18 18 18	250 2550 750 250 Line Length 500 400 300	
H1 Outlet Stru Detention Drainline O2	Road H Subtotal Incture Basin Location Road O Road O	1 26 3077 c No. of Catch Basins 4 2	20 ach ubic yards Q 4 13	30 18" 24" 30" Line Size w/s=5% 18 18	250 2550 750 250 Line Length 500 400	
H1 Outlet Stru Detention Drainline O2 O2 Outlet Stru	Road H Subtotal Icture Basin Location Road O Road O Road O outlet Subtotal Icture	1 26 3077 c No. of Catch Basins 4 2 0 6 1 e	20 ach ubic yards Q 4 13 16 ach	30 18" 24" 30" Line Size w/s=5% 18 18 18"	250 2550 750 250 Line Length 500 400 300	
H1 Outlet Stru Detention Drainline O2 O2 Outlet Stru	Road H Subtotal Icture Basin Location Road O Road O Road O outlet Subtotal Icture	1 26 3077 c No. of Catch Basins 4 2 0 6 1 e 1068 c	20 ach ubic yards Q 4 13 16	30 18" 24" 30" 5% 18 18 18"	250 2550 750 250 Length 500 400 300 1200	
H1 Outlet Stru Detention O2 O2 Outlet Stru Detention	Road H Subtotal Icture Basin Location Road O Road O outlet Subtotal Icture Basin	1 26 3077 c No. of Catch Basins 4 2 0 6 1 e 1068 c No. of Catch	20 ach ubic yards Q 4 13 16 ach ubic yards	30 18" 24" 30" 	250 2550 750 250 Length 500 400 300 1200	
H1 Outlet Stru Detention O2 Outlet Stru Detention Drainline	Road H Subtotal Incture Basin Location Road O Road O Road O outlet Subtotal Incture Basin Location	1 26 1 e 3077 c No. of Catch Basins 4 2 0 6 1 e 1068 c No. of Catch Basins	20 ach ubic yards Q 4 13 16 ach ubic yards Q	30 18" 24" 30" Line Size w/s=5% 18 18" Line Size w/s=5%	250 2550 750 250 Length 500 400 300 1200	
H1 Outlet Strr. Detention O2 Outlet Strr. Detention Drainline P1	Road H Subtotal Incture Basin Location Road O outlet Subtotal Incture Basin Location Road P	1 26 3077 c No. of Catch Basins 4 2 0 6 1 e 1068 c No. of Catch Basins 4	20 ach ubic yards Q 4 13 16 ach ubic yards Q 2	30 18" 24" 30" Line Size w/s=5% 18 18" Line Size w/s=5% 18 18" 18"	250 2550 750 250 Length 500 400 300 1200	
H1 Outlet Stru Detention O2 O2 Outlet Stru Detention P1 P1	Road H Subtotal Location Road O Road O outlet Subtotal Location Road P Road P	1 26 3077 c No. of Catch Basins 4 2 0 6 1068 c No. of Catch Basins 4 2 0 6 1068 c 1068 c 1068 c	20 ach ubic yards Q 4 13 16 ach ubic yards Q 2 11	30 18" 24" 30" 5 Line Size w/s=5% 18" Line Size w/s=5% 18 18"	250 2550 750 250 Length 500 400 300 1200 Line Length 400 400	
H1 Outlet Stru Drainline O2 O2 Outlet Stru Detention I Drainline P1 P1	Road H Subtotal Icture Basin Location Road O outlet Subtotal Icture Basin Location Road P Road P Road P	1 26 1 e 3077 c No. of Catch Basins 4 2 0 6 1 e 1068 c No. of Catch Basins 4 2 0 0 6	20 ach ubic yards Q 4 13 16 ach ubic yards Q 2 11 22	30 18" 24" 30" 5 Line Size w/s=5% 18 18" 5 Line Size w/s=5% 18 18 18	250 2550 750 250 Length 500 400 300 1200 Line Length 400 400 200	
H1 Outlet Stru Drainline O2 O2 Outlet Stru Detention I Drainline P1 P1	Road H Subtotal Location Road O Road O outlet Subtotal Location Road P Road P	1 26 1 e 3077 c No. of Catch Basins 4 2 0 6 1 e 1068 c No. of Catch Basins 4 2 0 4 2 0 4 2 0 4 2 0 4 2 0 4 2 0 4 2 0 0 4	20 ach ubic yards Q 4 13 16 ach ubic yards Q 2 11 2 2 2	30 18" 24" 30" Line Size w/s=5% 18 18" Line Size w/s=5% 18 18" 18" 18" 18" 18" 18" 18"	250 2550 750 250 Length 500 400 300 1200 Line Length 400 400 200 400	
H1 Outlet Stru Detention O2 O2 Outlet Stru Detention	Road H Subtotal Icture Basin Location Road O outlet Subtotal Icture Basin Location Road P Road P Road P	1 26 3077 c No. of Catch Basins 4 2 0 6 1068 c No. of Catch Basins 4 2 0 0 6 4 2 0 0 4 2 0 0 4 2 0 0 4 2 0 0 4 2 0 0 7	20 ach ubic yards Q 4 13 16 ach ubic yards Q 2 11 22 2 4	30 18" 24" 30" 5% 18 18" 18" Line Size w/s=5% 18 18" Line Size w/s=5% 18 18"	250 2550 750 250 Length 500 400 300 1200 Line Length 400 400 200 450	
H1 Outlet Stru Drainline O2 O2 Outlet Stru Detention I Drainline P1 P1	Road H Subtotal Icture Basin Location Road O outlet Subtotal Icture Basin Location Road P Road P Road P	1 26 1 e 3077 c No. of Catch Basins 4 2 0 6 1 e 1068 c No. of Catch Basins 4 2 0 4 2 0 4 2 0 4 2 0 4 2 0 4 2 0 4 2 0 0 4	20 ach ubic yards Q 4 13 16 ach ubic yards Q 2 11 2 2 2	30 18" 24" 30" Line Size w/s=5% 18 18" Line Size w/s=5% 18 18" 18" 18" 18" 18" 18" 18"	250 2550 750 250 Length 500 400 300 1200 Line Length 400 400 200 400	
H1 Outlet Stru Drainline O2 O2 Outlet Stru Detention I Drainline P1 P1	Road H Subtotal Location Road O Road O outlet Subtotal Location Road P Road P Road P Road P Road A	1 26 3077 c No. of Catch Basins 4 2 0 6 1068 c No. of Catch Basins 4 2 0 4 2 0 4 2 0 4 2 0	20 ach ubic yards Q 4 13 16 ach ubic yards Q 2 11 22 2 4	30 18" 24" 30" 5% 18 18 18" 5% Line Size w/s=5% 18 18" 18 18 18 24	250 2550 750 250 Length 500 400 300 1200 Line Length 400 400 200 400 200 50 150	
H1 Outlet Stru Drainline O2 O2 Outlet Stru Drainline P1 P1 A4 Outlet Stru	Road H Subtotal Location Road O Road O outlet Subtotal Incture Basin Location Road P Road P Road P Road P Road P Road A Subtotal	1 1 e 3077 c No. of Catch Basins 4 2 0 6 1 e 1068 c No. of Catch Basins 4 2 0 4 2 0 1 e 1068 c 1 e 1 e 1 e 1 e 1 e 1 e 1 e 1 e	20 ach ubic yards Q 4 13 16 ach ubic yards Q 2 11 22 2 4 29 ach	30 18" 24" 30" Line Size W/S=5% 18 18" Line Size W/S=5% 18 18 18" 24 18" 24 18" 24 18" 24 18" 18 18 18 18 18 18 18 18 18 18	250 2550 750 250 Length 500 400 400 300 1200 Line Length 400 400 400 400 400 400 50 150	
H1 Outlet Stru Drainline O2 O2 Outlet Stru Drainline P1 P1 A4 Outlet Stru	Road H Subtotal Location Road O Road O outlet Subtotal Incture Basin Location Road P Road P Road P Road P Road P Road A Subtotal	1 1 e 3077 c No. of Catch Basins 4 2 0 6 1 e 1068 c No. of Catch Basins 4 2 0 4 2 0 1 e 1068 c 1 e 1 e 1 e 1 e 1 e 1 e 1 e 1 e	20 ach ubic yards 4 13 16 ach ubic yards Q 2 11 22 2 4 29	30 18" 24" 30" Line Size W/S=5% 18 18" Line Size W/S=5% 18 18 18" 24 18" 24 18" 24 18" 24 18" 18 18 18 18 18 18 18 18 18 18	250 2550 750 250 Length 500 400 400 300 1200 Line Length 400 400 400 400 400 400 50 150	
H1 Outlet Stru Detention O2 O2 Outlet Stru Detention P1 P1 P1 P1 A4 Outlet Stru Detention	Road H Subtotal Location Road O Road O outlet Subtotal Incture Basin Location Road P Road P Road P Road P Road P Road A Subtotal	1 26 3077 c No. of Catch Basins 4 2 0 6 1068 c No. of Catch Basins 4 2 0 4 2 0 12	2 ach ubic yards Q 4 13 16 ach ubic yards Q 2 11 22 2 4 29 ach ubic yards	30 18" 24" 30" Line Size W/s=5% 18 18" Line Size W/s=5% 18 18" 24 18" 18" 18" 18" 18" 18" 18" 18"	250 2550 750 250 Length 500 400 400 300 1200 Line Length 400 400 400 400 400 400 50 150	
H1 Outlet Stru Detention O2 O2 Outlet Stru Detention P1 P1 P1 P1 A4 Outlet Stru Detention	Road H Subtotal Location Road O Road O outlet Subtotal Location Road P Road P Road P Road A Subtotal	1 26 3077 c No. of Catch Basins 4 2 0 6 1068 c 1068 c No. of Catch Basins 4 2 0 4 2 0 12 12	2 ach ubic yards Q 4 13 16 ach ubic yards Q 2 11 22 2 4 29 ach ubic yards	30 18" 24" 30" Line Size w/s=5% 18 18" Line Size w/s=5% 18 18" 24 18" 24"	250 2550 750 250 Length 500 400 300 1200 Line Length 400 400 200 400 200 450 150	
H1 Outlet Stru Detention O2 O2 Outlet Stru Detention P1 P1 P1 P1 A4 Outlet Stru Detention	Road H Subtotal Location Road O Road O outlet Subtotal Location Road P Road P Road P Road A Subtotal	1 26 3077 c No. of Catch Basins 4 2 0 6 1068 c 1068 c No. of Catch Basins 4 2 0 4 2 0 12 12	2 ach ubic yards Q 4 13 16 ach ubic yards Q 2 11 22 2 4 29 ach ubic yards	30 18" 24" 30" Line Size W/s=5% 18 18" Line Size W/s=5% 18 18" 24 18" 18" 18" 18" 18" 18" 18" 18"	250 2550 750 250 Length 500 400 300 1200 Line Length 400 400 400 200 400 150 150 1850 150	
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Upper Nanakuli Valley Drainage Small Valley

DRAINAGE SMALL VALLEY
DIVANAOL OMALL VALLET
runoff per lot

A = C = I = Q = CIA 0.3 acrs per lot 0.6 4.8 inches/hr 0.86 cfs/lot

Inlet spacing

Detention Basin

Inlet Capacity

PINK

250 feet for pipes 36" or less in diameter 500 feet for larger pipes and box drains 4 cfs for 4% gutter grade 5 lot for inlet

		No. of Catch		Line Size	
Drainline	Location	Basins	Q	w/s=5%	Line Length
U1	Road U	2	3	18	500
T1	Road T	2	3	18	500
S1	Road S	2	3	18	500
R1	Road R	2	3	18	500
Q1	Road Q	4	12	18	200
Q1	Road Q	2	22	18	250
Q1	Road Q	2	34	24	200
Q1	Road Q	2	50	24	250
Q1	Road Q	0	54	24	200
	Subtotal	18	18	В"	2450
			24	4"	650

3333 cubic yards

GREEN	Drainline Q3 X X W1 W3 V1 Q2 Q2 Q2	Location Road Q Road X Road X Road X Road W Road W-X Road V Road Q Road Q Outlet Subtotal	No. of Catch Basins 2 2 2 1 1 2 4 0 0 4 4 0 0 4 4 2 3 3 24	9 16 3 23 3 5 10 22		18 18 18 18 18 18 18 18 18 18	Line Length 250 200 400 450 250 500 400 350 150
BLUE	Outlet Struc Detention B Drainline Q4 Q4			-		18 18	Line Length 250 150
	Outlet Struc Detention B			each cubic yards	18"		400
ORANGE	Drainline Q6	Location Road Q outlet	No. of Catch Basins 4 4 0	8	Line Size	18 18 18	Line Length 400 400 150
	Outlet Struc Detention B			each cubic yards	18"		950
YELLOW	Drainline Q5	Location Road @	No. of Catch Basins 4 2 2 2 0	8 12 16	Line Size	18 18 18 18 18	Line Length 250 250 250 250 250 150
		Subtotal	10		18"		1150
	Outlet Struc Detention B			each cubic yards	3		
	Total	Catch Basins	64	24"DL	18' DL	650	8100
Outlet Stru Detention			each cubic yards				
Total	Catch Basir	64		18" DL 24"DL		100 650	
	Outlet Struc Detention B			each cubic yards	6		

Cut Off Ditch on west side of Small Valley 2050 linear feet

Culvert on Road Q beginning 200 linear feet

Appendix F Press Releases and Mailings

Fress Releases and Mailings

-Press Release April 16, 2013

-Save the Date Postcard, April 2013

-OIP Newsletter #1, April 2013

-Press Release July 10, 2013

-Beneficiary Consultation Invitation, July 1, 2013

-OIP Newsletter #2, July 2013



NEWS RELEASE

FOR IMMEDIATE RELEASE April 16, 2013

DEPARTMENT OF HAWAIIAN HOME LANDS LAUNCHES BENEFICIARY OUTREACH FOR O'AHU ISLAND PLAN

Beneficiary Mana 'o Crucial to DHHL Planning Process

KAPOLEI, O'AHU — The Department of Hawaiian Home Lands invites beneficiaries to take part in planning the future of Hawaiian Home Lands on O'ahu. The Department is developing the O'ahu Island Plan to guide DHHL management and development of trust lands on the island over the next 20 years.

Beginning this month, the Department will host three Open House workshops to gather beneficiary input on the issues unique to O'ahu and its current and future homesteaders. Workshops are open to applicants on the O'ahu applicant lists, as well as lessees who currently reside on homestead lots on O'ahu.

The Open House workshops will take place on:

- Saturday, April 20th from 10:30 a.m. 3:00 p.m. at Waipahu High School Cafeteria
- Saturday, April 27th from 10:30 a.m. 3:00 p.m. at Farrington High School Cafeteria
- Saturday, May 4th from 10:30 a.m. 3:00 p.m. at Kalāheo High School Cafeteria

These workshops are part of an ongoing discussion about what needs to be in place on O'ahu to help further DHHL's mission of developing and delivering homesteads to native Hawaiian beneficiaries.

A survey was sent to DHHL beneficiaries on the O'ahu residential and agricultural waitlists regarding the development of new homesteads on the island. Beneficiaries are reminded the survey deadline is **Tuesday**, **April 30, 2013.**

The O'ahu Island Plan is being developed by DHHL's Planning Office in consultation with PBR HAWAII and Associates. The O'ahu Island Plan is the last of five island plans developed as part of DHHL's planning system.

For more information, visit <u>www.dhhl.hawaii.gov</u>.

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MEDIA CONTACT

Darrell T. Young Deputy to the Chair Department of Hawaiian Home Lands (808) 620-9510 Darrell.T.Young@hawaii.gov



dhhl.hawaii.gov | Facebook.com/DHHL.Hawaii.gov | Twitter.com/dhhl | Flickr.com/dhhl | YouTube.com/thedhhl

SAVE THE DATE

Aloha!

The Department of Hawaiian Home Lands invites you to take part in planning the future of Hawaiian Home Lands on O'ahu.

The DHHL Planning Office is developing the O'ahu Island Plan (OIP), and your mana'o is crucial to the planning process. One of the first opportunities to participate is to attend any one of <u>three</u> Open House Workshops being held islandwide.

Mahalo, and we hope to see you there!

Open House Workshops

April 20, 2013 10:30 a.m. - 3:00 p.m Waipahu High School Cafeteria

April 27, 2013 10:30 a.m. - 3:00 p.m. Farrington High School Cafeteria

May 4, 2013 10:30 a.m. - 3:00 p.m. Kalaheo High School Cafeteria

*Locations subject to change with notice





Remember to Return Your Survey by April 30!



NEWS RELEASE

FOR IMMEDIATE RELEASE July 10, 2013

DHHL RAMPS UP O'AHU ISLAND PLAN OUTREACH

Beneficiary Mana 'o on DHHL Land Use Designations Sought

KAPOLEI, O'AHU — The Department of Hawaiian Home Lands invites beneficiaries to participate in planning the future of Hawaiian Home Lands on O'ahu. The Department is developing the O'ahu Island Plan to guide DHHL management and development of trust lands on the island over the next 20 years.

The Department will host three Beneficiary Consultation meetings to gather input on draft proposed land use designations for O'ahu. Beneficiary Consultation meetings are open to beneficiaries on the O'ahu applicant lists, as well as lessees who currently reside on homestead lots on the island.

The Beneficiary Consultation meetings are scheduled as follows:

- Tuesday, July 16, 2013
 6:00 p.m. 8:00 p.m.
 Waipahū High School Cafeteria
- Wednesday, July 17, 2013
 6:00 p.m. 8:00 p.m.
 Farrington High School Cafeteria
- Thursday, July 18, 2013
 6:00 p.m. 8:00 p.m.
 Kalāheo High School Cafeteria

These meetings continue the ongoing discussion initiated in the spring about what needs to be in place on O'ahu in order to help further DHHL's mission of developing and delivering homesteads to native Hawaiian beneficiaries.

Outreach efforts began in March with a survey sent to DHHL beneficiaries on the O'ahu residential and agricultural waitlists regarding the development of new homesteads on the island. Informational Open Houses in communities across O'ahu followed in April and May to explain the planning process and gather initial beneficiary mana'o. Results from our survey and Open Houses will be available for review on the DHHL website prior to Beneficiary Consultations.

The O'ahu Island Plan is being developed by DHHL's Planning Office in consultation with PBR HAWAII and Associates. The O'ahu Island Plan is the last of five island plans developed as part of DHHL's planning system. For more information and to download relevant documents, please visit the O'ahu Island Plan beneficiary consultation page at: http://dhhl.hawaii.gov/po/beneficiary-consultation/2013-beneficiary-consultations/oip/

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FOR MORE INFORMATION: Nancy M. McPherson Senior Planner Department of Hawaiian Home Lands (808) 620-9519 Nancy.M.McPherson@hawaii.gov

MEDIA CONTACT

Blaine C. Fergerstrom Information & Community Relations Office Department of Hawaiian Home Lands (808) 620-9590 Blaine. C. Fergerstrom@hawaii.gov

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NEIL ABERCROMBIE GOVERNOR STATE OF HAWAII

JOBIE M. K. MASAGATANI CHAIRMAN HAWAIJAN HOMES COMMISSION

> DARRELL T. YOUNG DEPUTY TO THE CHAIRMAN

STATE OF HAWAII DEPARTMENT OF HAWAIIAN HOME LANDS P. O BOX 1379 HONOLULI HAWAII 96805

July 1, 2013

Dear Oahu Waitlist Applicants and Lessees:

This letter is an invitation for you to attend an upcoming informational Beneficiary Consultation meeting. Three meetings are scheduled: one for West Oahu communities, a second meeting for Central Oahu communities, and a third meeting for East Oahu and Windward communities. These meetings will provide information on beneficiary participation received to date, describe the research supporting the proposed draft land use designations, and present other planning proposals to be included in the *Draft O'ahu Island Plan* (Plan). You will also shortly be receiving the *O'ahu Island Plan Newsletter #2* in the mail, which provides an update on the planning process and a sample of the information that will be presented in depth at the Beneficiary Consultation meetings.

The Island Plans are island-specific, 20-year visioning documents that designate land uses for Hawaiian home lands. The purpose of the *O'ahu Island Plan* is to provide overarching guidance and recommendations for appropriate land uses at the regional level. The Plan will examine infrastructure needs and opportunities from an island wide perspective, gauge beneficiary wants and needs, propose areas for homesteading and non-homesteading uses, estimate costs for on- and off-site infrastructure, and, based on these findings, identify priority areas for homestead development, community use and income generation. Oahu is the last island to get an Island Plan.

We invite you to participate in these meetings to provide your feedback and input on the following days and times:

Place: Waipahu High School Cafeteria, Waipahu (94-1211 Farrington Highway) Date: Tuesday, July 16, 2013 Time: 6:00 p.m. to 8:00 p.m.

Place: Farrington High School Cafeteria, Kalihi (1564 North King Street) Date: Wednesday, July 17, 2013 Time: 6:00 p.m. to 8:00 p.m.

Place: Kalaheo High School Cafeteria, Kailua (730 Iliaina Street) Date: Thursday, July 18, 2013 Time: 6:00 p.m. to 8:00 p.m. Oahu Waitlist Applicants and Lessees July 1, 2013 Page 2

In addition, we will continue to post materials on the Department of Hawaiian Home Lands website as they become available. Please visit the O'ahu Island Plan web page at:

http://dhhl.hawaii.gov/po/beneficiary-consultation/2013-beneficiary-consultations/oip/

We look forward to hearing your manao and hope that you will make the time to attend. If you have any questions, please contact Nancy McPherson of the Planning Office at (808) 620-9519 or by email at Nancy.M.McPherson@hawaii.gov.

Aloha,

Jobie M. K. Masagatani, Chairman Hawaiian Homes Commission

O'AHU ISLAND PLAN

Beneficiary Consultation Meetings

These meetings provide beneficiaries an opportunity to review and comment on land use designations and development priorities for Hawaiian Home Lands on O'ahu before they are sent to the Commission for review as the draft O'ahu Island Plan.

Beneficiary Consultation Meetings

Other Important Dates

July 16, 2013 6:00 p.m. - 8:00 p.m. Waipahu High School Cafeteria

July 17, 2013 6:00 p.m. - 8:00 p.m. **Farrington High School Cafeteria**

July 18, 2013 6:00 p.m. - 8:00 p.m. Kalaheo High School Cafeteria Hawaiian Homes Commission O'ahu Island Plan Workshop (For Information Only) August 19 & 20, 2013 9:30 a.m. Wailuku, Maui

> **Final Approval** September 23 & 24, 2013 Kona, Hawai'i



Prepared by the Department of Hawaiian Home Lands Planning Office

AHALO NUI to everyone who has participated in the Oahu Island Plan pro-.cess so far, by completing a survey and/ or attending one (or more!) of the Open Houses that were held this Spring.

Applicant Preference Survey

The deadline for submitting surveys by mail or online was April 30, 2013. Mahalo to all of our applicants who completed and returned a survey by the deadline - we were able to achieve close to a 23 percent response rate!

Survey Responses	Mailed Out	By Mail	Online	Total
Number of Surveys	10,395	2,300	214	2,234
Response Rate		20.5 %	2.1 %	22.6 %

The information and mana'o you provided is important to the Island Plan process. A special "Maika'i!" to those who completed the online survey - DHHL will continue to work on providing new ways that we can use technology to make it easier and more convenient for our beneficiaries to participate in the process.



For more information contact: Nancy McPherson Senior Planner, Planning Office Department of Hawaiian Home Lands

Phone: (808)620-9519 Fax: (808)620-9559 E-mail: nancy.m.mcpherson@hawaii.gov

PERMIT NO. 574 ΙΗ 'ΛΊΛΙΟΝΟΗ **US POSTAGE PAID STANDARD DRESORTED**



20899 i'iswaH ,ululonoH

P.O. Box 1879

CAHU ISLAND PLAN Beneficiary Participation Newsletter

July 2013



Open House Meetings

Our first Open House was held in West O'ahu on April 20, our second in town on April 27 at Farrington High School, and our last on May 4 on the Windward side. Based on attendee comments and evaluations (more info inside), the Open Houses

Open House Attendance								
Open House	Applicants	Lessees	Other	Total				
Waipahu April 20	39	16	5	60				
Farrington April 27	67	17	15	99				
Kalaheo May 3	39	19	21	79				

were a big hit! Mahalo to everyone who took the time out of their Saturdays to join us for communication, education and island planning for Hawaiian Home Lands and give us their mana'o. We appreciate your participation and hope you learned a lot and had a good time. DHHL staff really enjoyed the face-to-face time with all the beneficiaries!

> Visit us online at www.dhhl.hawaii.gov or Facebok, Twitter, Flickr, & YouTube



THE HAWAIIAN HOMESTEAD ACT OF 1920

was enacted by Congress in 1921 to "...enable native Hawaiians to return to their land in order to fully support self-sufficiency..." The Department of Hawaiian Home Lands (DHHL) was created in 1960 as a condition of Statehood to administer the Act and is overseen by the Hawaiian Homes Commission. DHHL is unique as both a federally authorized trust for native lands, and a state agency.

DHHL'S MISSION (from DHHL General Plan, 2002) Our mission is to manage the Hawaiian Home Lands trust effectively and to develop and deliver lands to native Hawaiians. We will partner with others towards developing self-sufficient and healthy communities.

CONGRATULATIONS! Our gift card winners are:

Loretta Spencer, Kapolei Waipahu Open House Highway Inn Gift Card

Kimberley Kahikina, Waimānalo Farrington Open House Longs Drugs Gift Card

> Bernadette Chu, Kāne'ohe Kalaheo Open House Safeway Gift Card

WHAT WE HEARD

Mana'o from each Open House has been summarized, and will be reported in detail during the Beneficiary Consultation meetings in July. Here are some of the highlights:

On workshops: "Have more workshops - print answers to questions brought up at this workshop"

On face-to-face time: "It was nice to talk face-to-face and get answers to our immediate concerns. I appreciate being involved in the planning process because when I do obtain my own home someday, I will certain[ly] be thankful for having it, in a community that I helped plan." **On involving applicants:** "Thank you for making time to consider the thoughts and ideas of the applicants. I feel a sense that the depart-

ment is really trying to move forward and really 'make a difference' Mahalo."

the keiki corner!"

On leases: "I have one thing to say - hurry up with the leases!"

On foreclosed/vacant homes: "Consider rehabilitating foreclosed homes for those with less income." On financial preparedness: "So many people I know in my generation turn down homestead loans because they were underequipped knowledge-wise and not financially there to buy or lease. It's wonderful you are striving to acquire more land, but I would like to see more classes to help those like me be better prepared to get our own."



On generating revenue: "General Lease rents too low. The contract amounts should be re-evaluated." On kūpuna housing: "Please develop more Kūpuna Housing if we elders cannot afford Homestead Lots. Kūpuna Housing is our only outlet for housing."

On food sustainability: "Find other ways for revenue, for example, On including keiki: "Mahalo for more farming or sustainability options or teaching Hawaiians how to sustain."

> **On land acquisitions:** "Keep Beaches - access is important for community users"

> On preservation uses: "Use lands for alternative energy, like wind and solar"

> We are considering all comments and are working to respond to the concerns and issues within the Draft Oʻahu Island Plan. We will also use comments to improve future open houses and the quality of our engagement with beneficiaries. *Mahalo piha!*



LAND USE DESIGNATIONS

Proposed Land Use Designations are being developed based on the Act, the General Plan, and the Hawaii Administrative Rules as well as opportunities and constraints to development (slopes, wetlands and floodways, adjacent infrastructure such as roads and utilities) for each particular piece of land. To arrive at



 ASELINE .pr '12 - I	0102120	S & SITE V		ENCY CONSUL' r '12 - Dec '12)	TATION & IN-I	HOUSE REVIE	W FIR	ST HHC WORK	SHOP & UPDA (Jan. '13 - July		APPLICANT SU (March	RVEY MAILO 12, 2013)		.NT SURVE
APR '1	.2 M.	IAY '12	JUNE '12	JULY '12	AUG '12	SEP '12	OCT '12	NOV '12	DEC '12	JAN '13	FEB '13	MAR '13	APR '13	MAY '1
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1,062 acres Nānākuli lands constrained by steep slopes.

these proposed land uses, the consultants have used Geographic Information Systems (GIS) technology, information from site visits and beneficiary feedback, and discussions with various stakeholders such as DHHL divisions, other state and county agencies, adjacent landowners and Native Hawaiian organizations.



DRAFT OIP FOR HHC REVIEW & COMMENT /EY RESULTS (August 19, 2013 @ Maui)								
ʻ13	JUNE '13	JULY '13	AUG '13	SEP '13				
NEFIC	CIARY CONSUI (July 16 -			IC APPROVAL , 2013 @ Kona)				

O'AHU ISLAND PLAN Open House Results - A Sampling

The results from all three Open Houses include a sampling of comments gathered at each station. This data, along with the Applicant Preference Survey results, the land use constraints analysis, additional consultation with other agencies, and the formal Beneficiary Consultations in July, will guide DHHL in developing land use designations and policies for the Draft O'ahu Island Plan.

STATION 1 - HAWAIIAN HOME LANDS TRUST & DHHL

Information on the Hawaiian Homes Commission Act, DHHL's mission, DHHL Trust; breakdown of landholdings, applicants, and lessees in the State versus O'ahu; location of existing lessees.

On sale of leases: "Sale of leases with no money to the department is wrong."

"Sales should not be allowed"

"Establish time limit before house can be sold (e.g. 10 years)"

On foreclosed/vacant homes: "Consider rehabilitating foreclosed homes for those with less income."

"Offer vacant as rent to own"

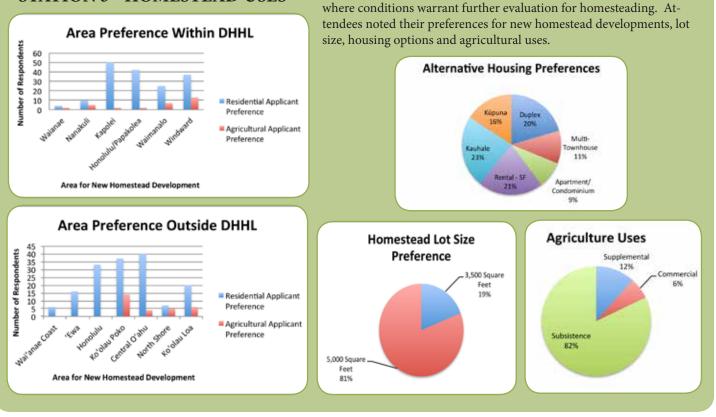


Overview of the location of DHHL Trust lands on O'ahu, and areas

STATION 2 - DHHL PLANNING SYSTEM

Overview of the planning system; steps taken to get from the General Plan through award of leases.

STATION 3 - HOMESTEAD USES







At this station, attendees discussed and evaluated features of a community important to them, if and how they were willing to support those amenities, as well as amenities and facilities that their existing communities are lacking.

Write-in ideas: Police Station, Hospital, Library, Adult Day Care/Daycare, Fishing Hālau, Imu, Spiritual Centers/ Churches, Multi-Use Community Recreation Center, Health & Wellness Center, Community-Owned Supermarkets, Medicinal Gardens, Sustainable Gardens, Pig Farming, Pōhaku Quarry, Hawaiian Home Lands Resource Office, Hawaiian Credit Union.

STATION 5 – REVENUE

At this station, attendees learned the amount of revenue needed to cover the average cost of developing a new residential homestead lot. A portion of DHHL Trust's lands are utilized for generating money in support of activities such as developing new homesteads, managing land, providing loans and other services to beneficiaries

On generating revenue:

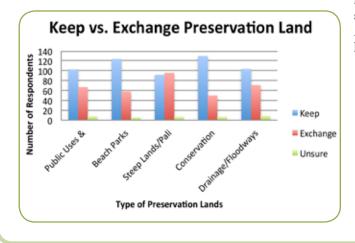
"DHHL focus should be income based. *Revenue is needed to support the mission*"

"Focus should be homes and dorms for the future, not revenue"

"Toll booth as a way to generate income"

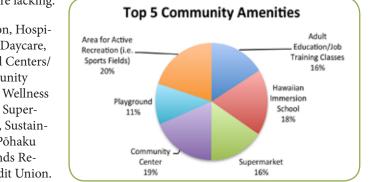
"Was not aware that DHHL paid for infrastructure cost"

STATION 6 - PRESERVATION USES



O'AHU ISLAND PLAN **Open House Results - A Sampling**

STATION 4 - COMMUNITY USES







DHHL's land inventory on O'ahu includes lands not suited for homesteading, including lands that support the general public, steep lands and pali, conservation lands, drainage/wetlands, etc. Attendees provided their views on keeping or exchanging these lands for lands more suitable for homestead use.

On land exchanges:

"If there's ridge land that we can trade I think we should, so Hawaiian people can afford a house on this property."

> "It doesn't make any sense to have lands that is in no use for the people."

> > "Keep lands with water resources"

"Exchange wetlands for higher drier lands"

Appendix F Site Visit Handouts

-Wai'anae Moku, April 2011 -Honouliuli Ahupua'a, April 2011

-Kona Moku, May 2011

-Koʻolaupoko Moku, May 2011



PRINCIPALS THOMAS S. WITTEN, ASLA President

R. STAN DUNCAN, ASLA Executive Vice-President

RUSSELL Y. J. CHUNG, FASLA, LEED[®] AP Executive Vice-President

VINCENT SHIGEKUNI Vice-President

GRANT T. MURAKAMI, AICP, LEED[®] AP Principal

W. FRANK BRANDT, FASLA Chairman Emeritus

ASSOCIATES TOM SCHNELL AICP

RAVMOND T HIGA ASLA Senior Associate

KEVIN K. NISHIKAWA, ASLA

KIMI MIKAMI YUEN, LEED*AP Associate

SCOTT ALIKA ABRIGO, LEED[®]AP Associate

SCOTT MURAKAMI, ASLA, LEED AP Associate

DACHENG DONG, LEED AP Associate

HONOLULU OFFICE 1001 Bishop Street, Suite 650 Honolulu, Hawai'i 96813-3484 Tel: (808) 521-5631 Fax: (808) 523-1402 E-mail: sysadmin@pb

KAPOLELOFFICE

1001 Kamokila Boulevard Kapolei Building, Suite 313 Kapolei, Hawai'i 96707-2005 Tel: (808) 521-5631 Fax: (808) 535-3163

O'AHU ISLAND PLAN

Wai'anae Moku Site Visits Agenda April 14-15, 2011

MĀKAHA VALLEY

I. MĀKAHA

- A. Site information: 1. 236 acres (current zoning P-2, C, AG-2)
 - 2. Current Uses: raw land, Golf Course
 - 3. Leases, Licenses, ROE, RP-NONE

B. Potential Uses:

- 1. Estimated 236 acres
- 2. Uses as proposed in Draft EA April 2010
- a. 600 single family units
- b. Recreation (bike/jogging paths)
- c. Community Center
- d. Community Commercial
- e. Conservation
 - f. Cultural Landscape (Special District)
- 3. Other proposed uses
 - a. Project as proposed in DEA
 - b. 400 single family unit plan
 - c. Agriculture homesteading
 - d. Higher density multifamily

C. Community Issues:

Pending

- D. Timeline: Exploration of acquisition opportunities
- E. Visit: to Clubhouse only
- (Directions: Farrington, R-Mākaha Valley Road)

DHHL- O'ahu Island Plan Site Visits: Wai'anae Moku Page 2

Wai'anae VALLEY

II. KAUPUNI

A. Site Information:

- 1. Approximately 3.4 acres (current zoning Ag-2)
- Wetlands: none identified
- 2. Current Homestead Uses: 18 residential lots, Community/Ag center
- 3. Non-homestead uses Leases, Licenses, ROE, RP -none identified
- B. Potential Uses for Available Lands:

No lands estimated to be available All lands leased or proposed for community use

C. Community Issues:

Financing Shared garden

D. Timeline:

Lease Selection: complete Construction complete: assumed complete need verification Move-in-date: TBD

E. Visit: Drive through (Directions: L-Old Government Road, L-Plantation Road- after Pilila'au Park)

III. Wai'anae

A. Site information:

- 1. Approximately 366 acres (current zoning P-2, AG-2) Wetlands: Two freshwater emergent wetlands approximately 2 acres
- 2. Current Homestead Uses: 425 residential lots, 11 agricultural lots
- 3. Non-homestead uses

Type of Use	Total number	Acres ¹
Leases	1	11
Licenses	7	108
Right of Entry	0	0
Revocable Permit	2	15
Total acreage		134

¹ Acreages are approximation. Not all leases, licenses, ROE, RP include acreage information

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Wetlands: 'Eku Stream and tributaries. Not currently part of DHHL inventory

a. Leases:

- i. Wong Hon Hin, Inc 11.052 acres, expires 2030 Parcel ID 220 DHHL Lease Number S-5326
- b. Licenses:
 - i. Ka'ala Farms, Inc (community/culture) 97.764 acres, expires 2033 Parcel ID 222 DHHL License Number S-5326
 - ii. Ka Hana o Ke Akua UCC (church)
 3.35 acres, expires 2030
 Parcel ID 236
 DHHL License Number 465
 - iii. C&C of Honolulu, Department not specified (easement)
 0.01 acres, perpetual
 Parcel ID 223 (cannot be identified on map)
 DHHL License Number 295
 - iv. C&C of Honolulu, Public Works (Utility Easement) Acreage not provided, perpetual Parcel ID 219, 225, 226 (all except 226 cannot be identified on map). DHHL License Number 63
 - v. C&C of Honolulu, Public Works (Public Service) 7.05 acres, expires 2022 Parcel ID 229 DHHL License Number 119
 - vi. HECO & GTE HTCO (utility easement) Acreage not provided, perpetual Parcel ID 221, 227, 230 (all except 221 cannot be identified on map). DHHL License Numbers 594, 150
 - vii. Wai'anae TV & Communications Corporation (Utility easement) Acreage not provided, perpetual Parcel ID 228, 231, 232 (all except 232 cannot be identified on map). DHHL License Number 152
- c. ROE: None identified
- a. Revocable Permit: (month to month tenancy) Total acreage identified as potentially available: 15.071 acres

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- i. Xian Xing Huang & Hong Fang Gan (Agriculture) 8.671 acres Parcel ID 224 DHHL RP Number 396
- Kanard Hicks (Agriculture)
 6.4 acres
 Parcel ID 237, 238
 DHHL RP Number 451
- B. Potential Uses for Available Lands: Estimated Acreage available: 16.5 acres under RP + ??² Potential Use: Ag homestead leases
- C. Community Issues: unknown
- D. Timeline: unknown
- E. Visit Schedule:
 - 1. Drive through Wai'anae homestead community (Directions: mauka on Plantation Road turns into Wai'anae Valley Road)
 - 2. Access to Kaua'opu'u parcel
 - 3. Access to Pu'upāhe'ehe'e (Wai'anae Valley side)

LUALUALEI VALLEY

IV. LUALUALEI

- A. Site information:
 - 477 acres (current zoning P-1, P-2, F-1, AG-1, AG-2, B-2, I-2) Wetlands: Lualualei Reservoir-26.3 acres of emergent wetland and 1.3 acres of forested shrub wetlands
 - 2. Current Homestead Uses: 149 residential lots, 30 agricultural lots
 - 3. Non-homestead uses

Type of Use	Total number	Acres ³
Leases	1	3
Licenses	6	20
Right of Entry	0	0
Revocable Permit	2	12
Total acr	eage	34

Additional lands may be available once homestead lease (primarily agriculture lot) TMK s are received and incorporated into GIS layer.
 Acreages are approximation. Not all leases, licenses, ROE, RP include acreage information

a. Leases:

- i. Wai'anae Coast Comprehensive Health Center 2.619 acres, expires 2027 Parcel ID 95, 96, 97 DHHL Lease Number 221
- b. Licenses:
 - i. Wai'anae Kai Community (Community) 1.9 acres, expires 2019 Parcel ID 98 DHHL License Number 489
 - T-Mobile (Telecommunication-revenue generation)
 0.011 acres, expires 2017
 Parcel ID 101
 DHHL License Number 683
 - iii. HECO & GTE HTCO (Easement) 0.034 acres, expires 2012 Parcel ID 102 DHHL License Number 289
 - iv. C&C of Honolulu, BWS (Easement)
 (i) 11.849 acres, perpetual Parcel IDs 103, 107 (cannot be identified on map) DHHL License Number 396
 - (ii) 0.018 acres, perpetual Parcel ID 93 DHHL License Number 421
 - v. C&C of Honolulu, department not identified (Easement) 3.084 acres, perpetual Parcel IDs 109, 110 (cannot be identified on map) DHHL License Number 347
 - vi. State of Hawai'i, DOE- Leihōkü (Easement) 0.014 acres, perpetual Parcel ID 108 DHHL License Number 224
- c. ROE: None
- d. Revocable Permit: (month to month tenancy) Total acreage identified as potentially available: 12 acres

DHHL- Oʻahu Island Plan Site Visits: Waiʻanae Moku Page 6

- i. Frances Kama-Silva 10 acres Parcel IDs 99, 100 DHHL RP Numbers 166, 187
- ii. Wai'anae District Comprehensive Health & Hospital Board, Inc. (Public Service)
 2 acres
 Parcel ID 234, 235 (cannot be identified on map)
 DHHL RP Number 407
- **B. Potential Uses for Available Lands:** Estimated Acreage available: 12 acres + ??⁴ Potential Use: Ag homestead leases
- C. Community Issues: unknown
- D. Timeline: unknown
- E. Visit:

 Wai'anae Kai homestead Community (Directions: makai on Wai'anae Valley Road, *L*-Mill Street, *L*-Lualualei Homestead, *R*-Hokuukali Street)

 Pu'upāhe'ehe'e (Lualualei side)- Ag and preservation areas (Directions: *R*-Lualualei Homestead/ *L*-Halona Rd/ *L*-Puhawai Rd/ *L*-Pahe'ehe'e Rd. then back to Puhawai/*L*-Pu'uhulu Rd/ *L*-Kuwale/ *R*-Government Rd)

break for lunch-Kahumana?- Directions: L- Kuwale/ R-Lualualei Homestead Rd

- 3. Pu'umā'ili'ili parcels
 - a. Access to Ag parcel (Directions: makai on Lualualei Homestead Rd on right)
 - b. Access to Pu'uMĀ'ILI'ili (Directions: makai on Lualualei Homestead Rd, R Mā'ili'ili Rd on right
 - c. Access to parcels adjacent to WC-Comp Health Center
- d. Access to Base-yard

<u>MĀʻILI</u>

V. MĀʻILI

A. Site Information:

- 1. 89.3 acres (current zoning AG-2)
 - Wetlands: adjacent to drainage canal, none within parcel
- 2. Current Homestead Uses: none
- 3. Non-homestead uses

⁴ Additional lands may be available once homestead lease (primarily agriculture lots) TMK s are received and incorporated into GIS layer.

Type of Use	Total number	Acres ⁵
Leases	2	5.6
Licenses	0	0
Right of Entry	0	0
Revocable Permit	0	0
Total acreage		5.6

a. Leases:

- State of Hawai'i, Hawai'i Public Housing Authority 5 acres, expires 2018 Parcel ID 239 DHHL Lease Number 283
- ii. State of Hawai'i, Dept. of Human Services
 0.6 acres, expires 2029
 Parcel ID 240
 DHHL Lease Number 285
- b. Licenses: None identified
- c. ROE: None identified
- d. RP: None identified

B. Potential Uses for Available Lands:

Estimated acres available: 83.7 Potential Use: Residential homestead leases, Ag homestead leases, Industrial, Commercial, Education

C. Community Issues: unknown

B. Timeline: unknown

C. Visit: Directions: Farrington Highway, R on St. John Road, L Kulaaupuni St on right

<u>NĀNĀKULI</u>

VI. PRINCESS KAHANU

- A. Site Information:
 - 1. 52.3 acres (current zoning P-2, R-5) Wetlands: drainage canal crosses access roadway
 - 2. Current Homestead Uses: 271 residential lots
 - 3. Non-homestead uses

⁵ Acreages are approximation. Not all leases, licenses, ROE, RP include acreage information

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Type of Use	Total number	Acres ⁶
Leases	0	0
Licenses	0	4
Right of Entry	0	0
Revocable Permit	0	0
Total acreage		4

- a. Leases: None identified
- b. Licenses:
 - BWS Easement (utility easement) 11.849 acres (among several TMKs along Wai'anae Coast), perpetual Parcel ID 105 (utility) DHHL License Number 396
 - Princess Kahanu Estate Association (community)
 0.97 acres, perpetual
 Parcel ID 104 (cannot be identified on map)
 DHHL License Number 406
 - iii. KSBE (Education)
 1.217 acres, 2060
 Parcel ID 121
 DHHL License Number 373
 - iv. The Gas Company (utility easement)
 0.027 acres, perpetual
 Parcel ID 120 (cannot be identified on map)
 DHHL License Number 366
- c. ROE: None identifiedd. RP: None identified
- B. Potential Uses for Available Lands: No lands estimated to be available All lands under license or homestead lease
- C. Community Issues: unknown
- D. Timeline: unknown
- E. Visit:

Directions: Head on Farrington Highway towards Diamond Head, L on Princess Kahanu Avenue

⁶ Acreages are approximation. Not all leases, licenses, ROE, RP include acreage information

VII. Nānāikapono

A. Site Information:

- 1. 18.052 acres (current zoning R-5) Note: acreage shown on figure is based on zoning and not accurate Wetlands: 0.25 acres estuary, subtidal
- 2. Current Homestead Uses: none
- 3. Non-homestead uses

Type of Use	Total number	Acres ⁷
Leases	0	0
Licenses	9	2.55 ⁸
Right of Entry	0	0
Revocable Permit	0	0
Total acreage		2.55

a. Leases: NONE

b. Licenses:

- i. Aha Punana Leo (Education) 0.46 acres, LEASE EXPIRED Parcel ID 122 DHHL License Number 612
- ii. His Highest Praise Westside Church (Church)
 0.035 acres, LEASE EXPIRED
 Parcel ID 123
 DHHL License Number 613
- iii. Honolulu Community Action Program, Inc. (Education)
 0.056 acres, LEASE EXPIRED
 Parcel ID 124
 DHHL License Number 614
- iv. INPEACE 0.046 acres, LEASE EXPIRED (Education) Parcel ID 125 DHHL License Number 623
- v. Ka Waihona O Ka Na'auao, A Charter School (Education)
 0.342 acres, LEASE EXPIRED
 Parcel ID 126
 DHHL License Number 611
- vi. KSBE

⁷ Acreages are approximation. Not all leases, licenses, ROE, RP include acreage information ⁸ Acreage is not reflective of licensees actual usage DHHL- Oʻahu Island Plan Site Visits: Waiʻanae Moku Page 10

> 0.586 acres, expires 2014(Education) Parcel ID 127 DHHL License Number 619

vii. The Pacific American Foundation (Education) 0.022 acres, LEASE EXPIRED Parcel ID 128 DHHL License Number 626

 viii.Wai'anae Coast Early Childhood-Parent Child Development Center (Community)
 0.028 acres, LEASE EXPIRED
 Parcel ID 130
 DHHL License Number 610

ix. Verizon Wireless (Telecomm-revenue generation)
 0.148 acres, expires 2021
 Parcel ID 129
 DHHL License Number 513

c. ROE: None identified

d. RP: None identified

B. Potential Uses for Available Lands:

Total lands constrained by license: 2.5 acres Land not constrained by license 15.55 acres Current assumption all lands constrained by users. License acreage is for buildings not land.

C. Community/User Issues: Space Allocation, Access

- D. Timeline: unknown
- E. Visit:

Directions: Head on Farrington Highway towards Diamond Head, R into KS driveway after Haleakalā Ave.

VIII. NĀNĀKULI

- A. Site information:
 - 1. 2291.2 acres (current zoning P-1, P-2, AG-2, C, R-5) Wetlands: 3.2 acres seasonal stream, 2.6 acres stream, 21 acres forested shrub
 - 2. Current Homestead Uses: 1051 residential lots
 - 3. Non-homestead uses

Type of Use	Total number	Acres ⁹
Leases	4	13
Licenses	13	32
Right of Entry	1	na
Revocable Permit	8	1570
Total acreage		1616

a. Leases:

- Nānākuli HHCA (community) 11.96 acres, expires 2073 Parcel ID 134 DHHL Lease Number 281
- Hale Ola Ho'opakolea (public service)
 0.46 acres, LEASE EXPIRED
 AVAILABLE for homesteading, pending completion of Nānākuli HHCA
 Parcel ID 146
 DHHL Lease Number 240
- iii. Hawai'ian Tel (utility easement)
 0.212 acres, expires 2032
 Parcel ID 148
 DHHL Lease Number 114
- iv. HECO (utility easement)
 0.212 acres, expires 2030
 Parcel ID 157, 165, 178, 180, 189, 190, 191 (notes: 180 is within boundaries of a non-DHHL parcel, and 157 cannot be identified on map).
 DHHL Lease Number S-3897

b. Licenses:

- Nānākuli Door of Faith Mission (Church)
 1.49 acres, expires 2028
 Parcel ID 136
 DHHL License Number 501
- St. Rita's Catholic Church (Church) 0.86 acres, expires 2028 Parcel ID 141 DHHL License Number 503

⁹ Acreages are approximation. Not all leases, licenses, ROE, RP include acreage information.

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- iii. Resurrection of Life Church (Church)
 0.505 acres, expires 2018
 Parcel ID 142
 DHHL License Number 414
- iv. Wai'anae Coast Culture & Arts Society, Inc (Community)
 0.712 acres, LICENSE EXPIRED
 Available for homestead infill if not renewed
 Parcel ID 143
 DHHL License Number 621
- v. Nānāikapono Protestant Church (Church) 1.01 acres, expires 2028 Parcel ID 145 DHHL License Number 504
- vi. C&C Honolulu Parks and Recreation (Public Service) 25.9 acres (Estimate. Area identified in annual report is 80.29 acres for parks facilities in Nānākuli, and Waimānalo), LICENSE EXPIRED Parcel ID 296 DHHL License Number 547
- vii. C&C Honolulu Fire Station-Nānākuli (Public Service) 0.488 acres, expires 2036 Parcel ID 147 DHHL License Number 656
- viii.C&C of Honolulu BWS (Utility Easement) Acreage not provided for most, perpetual Parcel ID 131, 137, 138, 149, 151, 152, 158, 183, 185, 186 (all except 151 cannot be identified on map. 158 is water tank).
 DHHL License Numbers 171, 298, 315, 546, 299
- ix. C&C of Honolulu, Public Works (Utility easement) Acreage not provided for most, perpetual Parcel ID 159, 160, 166, 179, 187, 193, 194, 195 (all except 166 cannot be identified on map).
 DHHL License Numbers 377, 148, 367, 62, 375
- State of Hawai'i, Dept. of Transportation (Utility easement)
 0.047 acres, perpetual
 Parcel ID 167
 DHHL License Number 542

- xi. HECO & GTE HTCO (Utility Easements) Acreage not provided, perpetual Parcel ID 132, 139, 150, 153, 154, 161, 162, 163, 168, 169, 177, 181, 182, (all except 150, 168, and 169 cannot be identified on map). DHHL License Numbers 172, 190, 346, 68, 147, 371, 369, 335
- xii. Wai'anae TV & Communications Corporation (Utility Easements) Acreage not provided for most, perpetual Parcel ID 140, 156, 164, 170 (all except 170 cannot be identified on map). DHHL License Numbers 173, 149
- xiii.U.S. Army Pacific Ocean Division, ACOE (Utility Easements)
 1.164 acres perpetual
 Parcel ID 133, 155, 188 (all except 170 cannot be identified on map).
 DHHL License Number 255

c. ROE:

- Hawai'i Paragliding Assn. (Public Service?) Access Easement, expires 2014 Parcel ID 192 DHHL ROE Number 412
- d. Revocable Permit: (month to month tenancy) Total acreage identified as potentially available: 1,571.46 acres
 - Wai'anae Coast Comprehensive Health Center (Public Service)
 0.712 acres
 Parcel ID 144
 DHHL RP Number 191
 - Wai'anae Valley Farm (pastoral use) 438.1 acres
 Parcel ID 171
 DHHL RP Number 122
 - iii. Ms. Mary Ann Higashi (pastoral use)
 1.2 acres
 Parcel ID 172
 DHHL RP Number 171
 - iv. Ms. Charlene Ching (caretaker)
 0.1148 acres
 Parcel ID 173
 DHHL RP Number 239

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- v. Paling & Sons Trucking & Equipment Rentals (Commercial) 1.033 acres
 Parcel ID 174
 DHHL RP Number 335
- vi. Highway Construction, Ltd. (Industrial)
 0.861 acres
 Parcel ID 175
 DHHL RP Number 381
- vii. Okada Trucking, Ltd./Mr. Paul Nihei (industrial) 3.44 acres Parcel ID 176 DHHL RP Number 433

 viii.Mr. Robert D. Lyman (pastoral use) 1126 acres Commercial opportunities Parcel ID 184 (identification on map assumed, TMK provided cannot be mapped) DHHL RP Number 127

B. Potential Uses for Available Lands: Flood plain Lands: 29.6 acres

Ag/Preservation Lands: 1853 acres (approximately 1570 acres have RP) Potential Uses: Industrial, Community, Commercial, Homestead Ag, Natural Resource Preservation

- C. Community Issues: unknown
- D. Timeline: unknown
- E. Visit Schedule:
 - Nānānkuli homestead Community Wai'anae side of Nānākuli Stream (Directions: Farrington heading toward Diamond Head, L- Nānākuli Ave, (side streets as necessary), L- Haleakalā Ave (heading makai)
 - Access to Ag and Preservation Lands Wai'anae side of Homestead (Directions: From Haleakalā Ave (heading makai), R-Mokiawe Street, R-Ulei Loop. Access also from Nānākuli Ave.
 - 3. Access to Ag and Preservation Lands (Directions: *L-Farrington Highway heading toward Diamond Head, L- after St. Rita Catholic Church*)

- Nānānkuli homestead Community Diamond Head side of Nānākuli Stream, Makai of Farrington (Directions: L-Farrington Highway toward Diamond Head, R-Laumania Ave (R-Keaulana/or Pōhakunui), L-Piliokahi Ave)
- Nānānkuli homestead Community Diamond Head side of Nānākuli Stream, Mauka of Farrington (Directions: Cross-Farrington Highway on Piliokahi, L-Pohakupalena, R-Pikaiolena

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PRINCIPALS THOMAS S. WITTEN, ASLA President

R. STAN DUNCAN, ASLA Executive Vice-President

RUSSELL Y. I. CHUNG, FASLA, LEED[®] AP Executive Vice-President

VINCENT SHIGEKUNI Vice-President

GRANT T. MURAKAMI, AICP, LEED[®] AP Principal

W. FRANK BRANDT, FASLA Chairman Emeritus

ASSOCIATES TOM SCHNELL, AICP

Senior Associate

RAYMOND T. HIGA, ASLA Senior Associate

KEVIN K. NISHIKAWA, ASLA Associate

KIMI MIKAMI YUEN, LEED[®]AP Associate

SCOTT ALIKA ABRIGO, LEED[®]AP Associate

SCOTT MURAKAMI, ASLA, LEED[®]AP Associate

DACHENG DONG, LEED[®]AP Associate

HONOLULU OFFICE 1001 Bishop Street, Suite 650 Honolulu, Hawal'i 96813-3484 Tel: (808) 523-15631 Fax: (808) 523-1402 E-mail: sysadmin@pbrhawail.com

KAPOLEI OFFICE 1001 Kamokila Boulevard Kapolei Building, Suite 313 Kapolei, Hawal'i 96707-2005 Tel: (808) 521-5631 Fax: (808) 535-3163

<u>Oʻahu Island Plan</u>

Honouliuli Lands Site Visits Agenda April 28, 2011

<u>KAPOLEI</u>

I. Kānehili

- A. Site Information:1. 159 acres (current zoning AG-1)
 - Wetlands: portion of Kalo'i Gulch, a temporarily flooded scrub/shrub wetland
 - Current Homestead Uses: 255 residential lots
 Non-homestead uses

Type of Use	Total number	Acres ¹
Leases	1	9
Licenses	5	<1
Right of Entry	0	0
Revocable Permit	0	0
Total acr	eage	9

All leases and licenses identified in this section were identified as Kapolei in Annual Report. They are assumed to be located within Kānehili. However, none of the TMK provided could be identified on the map.

a. Leases:

Wells Fargo Bank (Office-Non Revenue Generation)
 9.215 acres, expires 2031
 Parcel ID 91 (cannot be identified on map)
 DHHL License Number 279

b. Licenses:

 Hawai'i Maoli c/o Association of Hawaiian Civic Club and Chaminade University of Honolulu (Community-Education/Office Complex)
 0.11 acres, expires 2036
 Parcel ID 84 (cannot be identified on map)
 DHHL License Number 642

¹ Acreages are approximation. Not all leases, licenses, ROE, RP include acreage information

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- Ke Ola Mamo, Inc (Public Service)
 0.26 acres, expires 2029
 Parcel ID 92 (cannot be identified on map)
 DHHL License Number 713
- iii. Hawai'i Housing Finance & Development Corporation (Easement) Acreage not provided, perpetual Parcel ID 90 (cannot be identified on map) DHHL License Number 665
- iv. C&C of Honolulu BWS (Utility Easement) Acreage not provided, perpetual Parcel ID 85, 88 (cannot be identified on map) DHHL License Number 663
- V. C&C of Honolulu Wastewater Management (Utility Easement) Acreage not provided, perpetual Parcel ID 86, 89 (cannot be identified on map) DHHL License Number 664
- c. ROE: None identified
- d. RP: None identified
- B. Potential Uses for Available Lands: No lands estimated to be available All lands under license or homestead lease
- C. Community Issues: TBD
- D. Timeline: TBD
- E. Visit: Drive through
- II. East Kapolei
 - A. Site Information:
 - 1. 214acres (current zoning AG-1) Wetlands: None Identified
 - 2. Current Homestead Uses: 415 homestead leases (undivided interest)
 - 3. Non-homestead uses

Type of Use	Total number	Acres
Leases	0	0
Licenses	1	2
Right of Entry	1	4
Revocable Permit	1	200
Total acr	eage	206

a. Leases: None Identified

b. Leases:

- Special Olympic Hawai'i (Public Service)
 2.455, 65 year lease, expiration not provided Parcel ID 2, 3 (cannot be identified on map)
 DHHL License Number 740
- c. Right of Entry:
 - State of Hawai'i, DOT (Easement)
 3.62 acres, LEASE EXPIRED
 Parcel ID 4 (cannot be identified on map)
 DHHL License Number 389

d. Revocable Permit:

i. Aloun Farms, Inc. 200 acres, LEASE EXPIRED Parcel ID 1 (cannot be identified on map) DHHL License Number S-7152

B. Potential Uses for Available Lands:

No lands estimated to be available All lands proposed for homestead development, community use, public service

- C. Community Issues: TBD
- D. Timeline: TBD
- E. Visit: Drive through Directions: L-Kapolei Parkway, L-Kualaka'i Parkway, R-Palehua Road

III. Kaupe'a

- A. Site Information:
 1. 52.3 acres (current zoning R-3.5, A-1, P-2) Wetlands: None Identified
 - 2. Current Homestead Uses: 326 residential lots
 - 3. Non-homestead uses

Type of Use	Total number	Acres
Leases	0	0
Licenses	1	N/A
Right of Entry	0	0
Revocable Permit	0	0
Total acreage		N/A

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- a. Leases: None Identified
- b. License: None Identified
 - i. Hawaiian Electric Industries, Inc (Easement) Acreage not provided, perpetual Parcel ID 213, 214 DHHL License Number 662
- c. Right of Entry: None Identified
- d. Revocable Permit: None Identified
- B. Potential Uses for Available Lands: No lands estimated to be available All lands under license or homestead lease
- C. Community Issues: TBD
- D. Timeline: TBD
- E. Visit:

Directions: Get Back onto Kapolei Pkwy heading towards Wai'anae, L-Kama'aha Ave. Homestead located on Kama'aha and surrounding. Exit subdivision via Puainako Street.

IV. Malu'ohai

A. Site Information:

- 1. 38 acres (current zoning R-5) Wetlands: None Identified
- 2. Current Homestead Uses: 156 residential lots
- 3. Non-homestead uses

Type of Use	Total number	Acres
Leases	1	9
Licenses	0	0
Right of Entry	0	0
Revocable Permit	0	0
Total acreage		9

a. Leases:

 Village 6, RTO, LP- Kapolei (Ho'olimalima) (Residential) 8.5, expires 2056

Parcel ID 215, 216,217 (TMKs identified do not correspond with location of Ho'olimalima Community) DHHL License Number 740

- b. License: None Identified
- c. Right of Entry: None Identified

d. Revocable Permit: None Identified

B. Potential Uses for Available Lands: No lands estimated to be available

All lands under homestead and residential rental lease

- C. Community Issues: TBD
- D. Timeline: TBD
- E. Visit:

Directions: L-Kapolei Pkwy, R-Malu'ōhai, R-Kaiau Ave, Enter into homestead communities by taking R-Owakālena St, L- Koanimakani St, L-Kuipuakukui Street, L-Owakālena St. Exit homestead community by taking R- Kaiau and re-enter by taking a left onto Ualakupu St.

KALAELOA

I. Kalaeloa

A. Site Information:

 560 acres (current zoning F-1) Note: acreage shown on figure is based on zoning and not accurate Wetlands: Seasonally flooded excavated channel along portion of the perimeter of several western parcels

- 2. Current Homestead Uses: none
- 3. Non-homestead uses

Type of Use	Total number	Acres ²
Leases	0	0
Licenses	5	13
Right of Entry	0	0
Revocable Permit	42	100
Total acreage		113

a. Leases: NONE

- b. Licenses:
 - i. Narcanon Hawai'i (Public Service) 0.69 acres, expires 9/30/2011 Parcel ID 28 DHHL License Number 648
 - ii. State of Hawai'i, Human Services (Public Service)
 1.157 acres, expires 2018
 Parcel ID 29
 DHHL License Number 705

² Acreages are approximation. Not of leases, licenses, ROE, RP include acreage information

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- iii. Nānākuli Housing Corporation (Public Service)
 5 acres, LEASE EXPIRED
 Parcel ID 42
 DHHL License Number 604
- iv. Hawai'i Community Development Enterprises, LLC (Commercial 5.257 acres, LEASE EXPIRED Parcel ID 66 DHHL License Number 603
- v. State of Hawai'i, DOE (Education) 1 acre, LEASE EXPIRED Parcel ID 67 DHHL License Number 600
- c. ROE: None identified
- d. Revocable Permit: (month to month tenancy) Total acreage identified as potentially available: 100 acres
 - i. VIP Sanitation, Inc. (Commercial) 1.081 acres Parcel ID 27 DHHL License Number 340
 - ii. Mr. Herbert M. Nuuanu, Jr. (Industrial) 0.689 acres Parcel ID 30 DHHL License Number 272
 - iii. American Hauling, Inc. (Commercial)
 0.017 acres
 Parcel ID 31
 DHHL License Number 303
 - iv. Black Businessman and Woman Foundation (Commercial) Acreage not provided Parcel ID 32 DHHL License Number 312
 - v. BENDCo (Commercial) Acreage not provided Parcel ID 33 DHHL License Number 313
 - vi. Professional Driving Academy (Commercial) 0.479 acres Parcel ID 34 DHHL License Number 327

- vii. R & KA Equipment (Commercial) 0.411 acres Parcel ID 35 DHHL License Number 341
- viii. Hawai'i Modular Space (Commercial) 1.653 acres Parcel ID 36 DHHL License Number 355
- ix. Brian Akita and Eugene Cacho (Parking) (Commercial)
 0.124 acres
 Parcel ID 37
 DHHL License Number 378
- x. The Storage Room (Commercial) 0.918 acres Parcel ID 38 DHHL License Number 379
- xi. O'ahu Horseshoe Pitchers Assn. (Recreation) 0.275 acres Parcel ID 39 DHHL License Number 393
- xii. Myrtle Kaahaaina (Commercial) Acreage not provided Parcel ID 40 DHHL License Number 429
- xiii.K Service Equipment Rental LLC. (Commercial) 0.28 acres Parcel ID 41, 57 DHHL License Number 440
- xiv.Pacific Isle Equipment Rental, Inc. (Commercial) 0.344 acres Parcel ID 43 DHHL License Number 311

xv. I.P. Enterprise (Commercial) 0.275 acres Parcel ID 44 DHHL License Number 333 DHHL- Oʻahu Island Plan Site Visits: 'Honouliuli Ahupua'a Page 8

- xvi. Coastal Construction Co., Inc (Commercial)
 4.753 acres
 Parcel ID 45
 DHHL License Number 380
- xvii. Aiwohi Bros., Inc. (Commercial) 2 acres Parcel ID 46 DHHL License Number 401
- xviii. Xtreme Trucking, Inc. (Commercial) 0.344 acres Parcel ID 47 DHHL License Number 444
- xix.D II's Welding Services, LLC. (Industrial) 0.344 acres Parcel ID 48 DHHL License Number 445
- xx. CJ Peterson Services, Inc. (Industrial) 0.689 acres Parcel ID 49 DHHL License Number 446
- xxi.Aloha Trucking LLC. (Industrial) 0.925 acres Parcel ID 50 DHHL License Number 456
- xxii. Thomas Transport (Commercial) 0.055 acres Parcel ID 51 DHHL License Number 414
- xxiii. American Drilling Company (Commercial) 0.21 acres Parcel ID 52 DHHL License Number 425
- xxiv. Maunalei Trucking (Commercial) 0.505 acres Parcel ID 53 DHHL License Number 426
- xxv. Biogenesis Pacific, Inc. AMT Truss (Industrial) 2.5 acres Parcel ID 54 DHHL License Number 428

- xxvi. Pacific Trucking, Inc (Commercial) 0.298 acres Parcel ID55 DHHL License Number 435
- xxvii. Miller's Paving, LLC (Commercial) 0.211 acres Parcel ID 56 DHHL License Number 436
- xxviii. T & C Plumbing (Commercial) 0.64 acres Parcel ID 58 DHHL License Number 443
- xxix. J. Jeramiah Trucking Co., Inc (Industrial) 0.359 acres Parcel ID 59 DHHL License Number 463
- xxx. Paunui Inc. (Industrial) 0.137 acres Parcel ID 60 DHHL License Number 464
- xxxi. Barber's Point Riding Club (Commercial) 0.23 Parcel ID 61 DHHL License Number 424
- xxxii. F.P.S. Building Contractors, LLC (Industrial) 0.25 acres Parcel ID 62 DHHL License Number 453
- xxxiii. Hawai'i Explosives and Pyrotechnics, Inc. (Commercial) 5 acres Parcel ID 63 DHHL License Number 301
- xxxiv. Mr. Albert Cummings, III and Mrs. Ihilani T.D. Miller-Cummings (Pastoral) 5 acres Parcel ID 64 DHHL License Number 310

DHHL- Oʻahu Island Plan Site Visits: 'Honouliuli Ahupua'a Page 10

- xxxv. Save Oahu's Race Track (SORT) (Industrial) 38.718 acres Parcel ID 65 DHHL License Number 411
- xxxvi. F.G. Landscape Pacific, Inc. (Commercial) 1.477 acres Parcel ID 68 DHHL License Number 393
- xxxvii. Mr. Benjamin Kahalehoe (Commercial) 0.31 acres Parcel ID 69 DHHL License Number 403
- xxxviii. JJS Construction, Inc. (Commercial) .459 acres Parcel ID 70 DHHL License Number 307
- xxxix. The Pasha Group (Commercial) 25 acres Parcel ID 71 DHHL License Number 309
- xl. Devin B. Donahue (Commercial) 1.033 acres Parcel ID 72 DHHL License Number 383
- xli. FCS, Inc. (Industrial) 0.225 acres (Cannot be identified on map) Parcel ID 73 DHHL License Number 460
- B. Potential Uses for Available Lands: Estimated Acreage available: 547 acres (100 acres currently under RP + 447 unencumbered acres)³ Industrial, commercial, agriculture
- C. Community/User Issues: TBD
- D. Timeline: TBD

³ Assumes expired licenses (600, 603, and 604) totaling 11.257 acres will be renewed

E. Visit:

Directions:

<u>Western/Central parcels:</u> Head back to Kaiau, R-Kaiau, R-Malu'ōhai, R-Kapolei Pkwy, L- Fort Barrette Rd (turns into Enterprise).

Parcel: is on Left on unnamed street after Mission St, before Randolph St.

Parcels: from Enterprise, R-Yorktown St, on left between Enterprise and Lexington.

Parcels: From Yorktown, L-Lexington, R-Midway, on L/R at intersection of Midway and Boxer. Continue on Midway to Saratoga St.

Parcel: From Midway, L-Saratoga, L- Point Cruz to end or L-Unnamed St to Bon Homme Richard St

Parcel: From Saratoga, head mauka, L- Malakole St, on right

Eastern parcels: From Saratoga, Head Mauka, R-Roosevelt (this street may not be useable. If not, retrace steps back to Enterprise and then make R-Roosevelt), R-Coral Sea.

Parcel: L- San Jacinto. Parcel mauka of San Juacinto between Coral Sea and Essex. Roads are not well maintained and may not be marked)

Parcel. From San Juacinto, head makai on Coral Sea, L- Long Island St. Parcel between Long Island and Tripoli Rd

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PRINCIPALS THOMAS S. WITTEN, ASLA President

R. STAN DUNCAN, ASLA Executive Vice-President

RUSSELL Y. I. CHUNG, FASLA, LEED[®] AP Executive Vice-President

VINCENT SHIGEKUNI Vice-President

GRANT T. MURAKAMI, AICP, LEED[®] AP Principal

W. FRANK BRANDT, FASLA Chairman Emeritus

ASSOCIATES TOM SCHNELL, AICP Senior Associate

RAYMOND T. HIGA, ASLA Senior Associate

KEVIN K. NISHIKAWA, ASLA Associate

KIMI MIKAMI YUEN, LEED[®]AP Associate

SCOTT ALIKA ABRIGO, LEED[®]AP Associate

SCOTT MURAKAMI, ASLA, LEED[®]AP Associate

DACHENG DONG, LEED[®]AP Associate

HONOLULU OFFICE 1001 Bishop Street, Suite 650 Honolulu, Hawai'i 96813-3484 Tel: (808) 523-15631 Fax: (808) 523-1402 E-mail: sysadmin@pbrhawaii.com

KAPOLEI OFFICE

1001 Kamokila Boulevard Kapolei Building, Suite 313 Kapolei, Hawai'i 96707-2005 Tel: (808) 521-5631 Fax: (808) 535-3163 O'ahu Island Plan

Kona Site Visits Agenda May 12, 2011¹

PAPAKŌLEA REGION

I. Papakōlea

 A. Site Information:

 Approximately 97 acres Current zoning R-5, P-1, P-2 Note: acreage shown on figure is based on zoning and not accurate Wetlands: none identified. However, two streams are adjacent, Pauoa stream on Wai'anae side and Kanahā stream draining lower Tantalus on Diamond Head side

2. Current Homestead Uses: 64 residential units

3. Non-homestead uses

All non-homestead uses for Papakōlea, Kewalo, and Kalāwahine have been combined and listed together because the boundaries of each community are not clearly defined.

Type of Use	Total number	Acres
Leases	0	0
Licenses	10	5
Right of Entry	0	0
Revocable Permit	2	1
Total acr	eade	6

a. Leases: None identified

b. Licenses

 City, Board of Water Supply (Easement) 2.3923 acres, perpetual Parcel ID 74, 76, 77, 78, 211 (Only 74 can be ID on graphic) DHHL License Number 468, 484, 493, 556

 City, Dept. of Public Works (Easement) 1.919 acres, Expires 2040 Parcel ID 196, 197, 198, 203, 204, 206, 207, and 208 (cannot ID on graphic) DHHL License Number 94, 93

¹ Due to the location of the various parcels, visits to parcels within the Kona Moku may be split across several days during the month of May. All information for these parcels has been consolidated within this packet.

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DHHL- Oÿahu Island Plan Site Visits: Kona Moku Page 2

- iii. HECO & GTE HTCO (Easement)
 Acreage not provided, perpetual
 Parcel ID 202 (cannot be identified on graphic)
 DHHL License Number 183
- iv. Citizens Utilities Company, The Gas Company (Easement)
 0.042 acres, perpetual
 Parcel ID 205
 DHHL License Number 244
- v. Kalāwahine Streamside Association (Community, conservation) Acreage not provided, expires 2100 Assumed within Kalāwahine Parcel ID 75, 79 DHHL License Number 492
- vi. Papakõlea Community Development Corporation (Community) 0.3874 acres, expires 2022 Assumed within Papakõlea Parcel ID 201 DHHL License Number 559
- c. Right of Entry: None Identified
- Revocable Permit (month to month tenancy)
 Mega Construction, Inc. (Industrial)
 0.22957 acres
 Assumed within Papakõlea
 Parcel ID 199 (cannot ID on graphic)
 DHHL RP Number 412
 - Papakolea Community Development Corporation (caretaker) 0.423 acres
 Assumed within Papakolea
 Parcel ID 200
 DHHL RP Number 257
- A. Potential Uses for Available Lands: Conservation, residential infill, community, commercial
- B. Issues: GIS layer may not reflect boundaries of Papakōlea relative to Kewalo and Kalāwahine. Need revised boundaries for mapping purposes. Need boundaries for DHHL RP numbered 257, 412, License numbered 559, 492, 244, 183, 94, 93, 468, 484, 493, 556
- C. Timeline: TBD
- D. Visit Directions: H-1 eastbound, exit Pali Hwy, Left onto Pali Hwy, Right onto School Street, Left onto Lusitana Street, Right onto Puowaina Drive, Left onto Tantalus

II. Kewalo

A. Site Information:

- Approximately 34.5acres
 Current zoning R-5
 Note: acreage shown on figure is based on zoning and not accurate
 Wetlands: Kanahā Stream draining lower Tantalus crosses through site
- 2. Current Homestead Uses: 251 Residential lots.
- Non-homestead uses See list and table under I. Papakolea

II. Kalāwahine

A. Site Information:

- Approximately 46.3 acres Current zoning R-10, P-1, P-2 Note: acreage shown on figure is based on zoning and not accurate Wetlands: Kanahā Stream draining lower Tantalus crosses through site
- 2. Current Homestead Uses: 92 residential lots
- Non-homestead uses See list and table under I. Papakolea

HONOLULU MAKAI PARCELS

II. Honolulu Ahupua'a: Bowl-A-Drome

- A. Site Information:
 - 1. Approximately 2 acres (current zoning P-2) Wetlands: None, parcels outside of the flood plains Current Homestead Uses: None
 - 2. Non-homestead uses

Type of Use	Total number	Acres
Leases	0	0
Licenses	0	0
Right of Entry		0
Revocable Permit	1	1
Total acreage		

- a. Leases: None identified
- b. Licenses: None identified
- c. Right of Entry: None identified
- d. Revocable Permit
 - Oahu Auto Service, Inc., Isaac Keahi Smith (Industrial) 0.941 acres Parcel ID 118, 119

DHHL- Oʻahu Island Plan Site Visits: Kona Moku Page 4

DHHL RP Number 283

- B. Potential Uses for Available Lands: Total lands constrained by RP: 1 acre Estimated acres available: 1 acre Potential Use: Multi-family residential, kupuna housing, commercial
- C. Issues: TBD Is building being utilized? Need Map of portions under RP
- D. Timeline: TBD
- E. Visit: Located on Isenberg between Citron/Date and King Street, next to stadium park

III. Kapālama Ahupua'a: Otani's

- A. Site Information:

 Approximately 4.5 acres (current zoning IMX-1) Wetlands: None Current Homestead Uses: None
- 2. Non-homestead uses

Type of Use	Total number	Acres
Leases	2	~4
Licenses	1	<1
Right of Entry		0
Revocable Permit	1	<1
Total acreage		4

- a. Leases:
 - Otani Produce (Industrial) 1.573 acres Parcel ID 80 (TMK listed cannot be mapped, Correct TMK should be 15033009, which can be mapped) DHHL Lease Number 264
- ii. RCK Partners, LP (Commercial)

2.75 acres Parcel ID 83 (TMK listed cannot be mapped, Correct TMK should be 15020006, which can be mapped) DHHL Lease Number S-4643

b. Licenses

- i. Blow Up LLC, DBA- ESPN Radio 1420 (Commercial) 0.137 acres, expiration not provided Parcel ID 81 DHHL License Number 725
- c. Right of Entry: None identified

d. Revocable Permit

Blow Up LLC, DBA- ESPN Radio 1420 (Parking)
 0.137 acres (cannot determine if this RP was replaced by license number 725)
 Parcel ID 82
 DHHL RP Number 270

B. Potential Uses for Available Lands:

- All lands assumed constrained by Lease, License, or RP
- C. Issues:
 - TMKs confirmation needed,
- Need map for RCK partners, LP if entire TMK is not constrained. **D. Timeline:** TBD
- E. Visit: Located along Hart Street. Access via Waiakamilo Road from Nimitz

IV. Moanalua Ahupua'a: Shafter Flats

- A. Site Information:
 - 1. Approximately 13 acres (current zoning I-2) Wetlands: Adjacent to Moanalua Stream. All parcels located within 100-yr or 500 yr floodplain.
 - 2. Current Homestead Uses: None
 - 3. Non-homestead uses

Type of Use	Total number	Acres
Leases	17	~10
Licenses	2	~3
Right of Entry	0	0
Revocable Permit	5	<1
Total acreage		13

- a. Leases: None identified
 - i. U-Haul (Industrial) 1.585 acres, expires 2022 Parcel ID 9, 10 DHHL Lease Number S-4113, S-4114
 - Lease Properties Inc. (Industrial)
 2.02 acres, expires 2022
 Parcel ID 12, 13
 DHHL Lease Number S-4117, S-4118
 - iii. Garlow Petroleum (Industrial) 1094 sq-ft?? Expires 2022 Parcel ID 14 DHHL Lease Number S-4119
 - iv. Frank and Sally White (Industrial) 0.918 acres expires 2022 Parcel ID 15 DHHL Lease Number S-4120

DHHL- Oʻahu Island Plan Site Visits: Kona Moku Page 6

- v. Equipment Services Company, DBA FKS Rental and Sales (Industrial) 1.425 acres expires 2022 Parcel ID 16, 17 DHHL Lease Number S-4121, S-4122
- vi. Douglas Kuniomi Takat Trustee (Industrial) 0.566 acres expires 2022 Parcel ID 18 DHHL Lease Number S-4123
- vii. Lease Property, LLC (Industrial) 1.148 acres expires 2022 Parcel ID 19, 20 DHHL Lease Number S-4124, S-4125
- viii. Living The Work (Industrial) 0.574 acres expires 2022 Parcel ID 21 DHHL Lease Number S-4126
- ix. W.P. Inc (Industrial) 0.574 acres expires 2022 Parcel ID 22 DHHL Lease Number S-4127
- Hawaii Business Associates, Inc. (Industrial) 0.477 acres expires 2022 Parcel ID 23 DHHL Lease Number S-4294
- xi. Oceanic (Industrial) 0.527 acres expires 2022 Parcel ID 24 DHHL Lease Number S-4292
- xii. Pacific Diving Industries (Industrial) 0.232 acres expires 2022 Parcel ID 25 DHHL Lease Number S-4290
- xiii. CLU Investments, Inc. (Industrial) 0.233 acres expires 2022 Parcel ID 26 DHHL Lease Number S-4291
- b. Licenses:
 i. Calvin F. L. Mann (Easement)
 0.001 acres expires 2023
 - 0.001 acres expires 2023 Parcel ID 112 DHHL License Number 332

- KSBE (Easement)
 2.922 acres expires 2013
 Parcel ID 117 (cannot be identified on map)
 DHHL License Number 345
- c. Right of Entry: None Identified
- Revocable Permit (month to month tenancy)
 Professional Commercial Services (Industrial)
 0.08 acres
 Parcel ID 11
 DHHL RP Number 462
 - ii. La'au Structures (Industrial) 0.1147 acres Parcel ID 113 DHHL RP Number 417
 - iii. Island Design & Construction, Ltd (Industrial) Acreage not provided Parcel ID 114 DHHL RP Number 418
 - iv. Leonard's Bakery (Industrial)
 0.072 acres
 Parcel ID 115
 DHHL RP Number 430
- v. Taylor Freezer & Equipment Co. Mr. Lou Kristovich (Industrial) 0.072 acres
 Parcel ID 116
 DHHL RP Number 431
- B. Potential Uses for Available Lands:
- All lands constrained by Lease, License, or RP
- C. Issues: need location of License 354
- D. Timeline: TBD
- E. Visit: Located at Kakoi and Kilihau Street. Mauka side of Nimitz Hwy. For reference, Ke'ehi lagoon is makai of parcels.

WAIAWA

I. Pearl City

- A. Site Information:
 - 1. Approximately 20 acres (current zoning f-1)
 - Wetlands: adjacent to stream, none within parcel
 - 2. Current Homestead Uses: None

DHHL- O'ahu Island Plan Site Visits: Kona Moku Page 8

3. Non-homestead uses

Type of Use	Total number	Acres
Leases	0	
Licenses	1	2
Right of Entry	0	0
Revocable Permit	1	2
Total a	creage	4

- a. Leases: None identified
- b. Licenses:
 - i. State, Dept. of Transportation (Easement) 1.583 acres, perpetual Parcel ID 209 DHHL License Number 449
- c. Right of Entry: None identified
- d. *Revocable Permit* (month to month tenancy) Total acreage identified as potentially available: 2
 - i. Bears Trucking, Inc (Industrial) 2 acres Parcel ID 210 DHHL RP Number 375
- B. Potential Uses for Available Lands: Estimated acres available: approximately 16 Potential Use: Conservation, revenue (trucking storage)
- C. Issues: Are there agreements for all easements? RP 375 need location within larger parcel
- D. Timeline: TBD
- E. Visit Directions: General- H-1 eastbound, Kamehameha Hwy, U-turn to access site via Cane Haul road
- II. Drum Site

A. Site Information:

- 1. ?? acres (current zoning ??)
- Wetlands: ??
- 2. Current Homestead Uses: None
- 3. Non-homestead uses: unknown
- B. Potential Uses for Available Lands: Land exchange for Varona parcels

C. Issues:

Contamination Is land exchange expected to occur before publication of O'ahu Island Plan? Do not have TMK(s) for this parcel, size of parcel.

D. Timeline: TBD

Visit Directions: unknown. Location data needed

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PRINCIPALS THOMAS S. WITTEN, ASLA

President

R. STAN DUNCAN, ASLA Executive Vice-President

RUSSELL Y. I. CHUNG, FASLA, LEED[®] AP Executive Vice-President

VINCENT SHIGEKUNI Vice-President

GRANT T. MURAKAMI, AICP, LEED[®] AP Principal

W. FRANK BRANDT, FASLA Chairman Emeritus

ASSOCIATES TOM SCHNELL, AICP

Senior Associate

RAYMOND T. HIGA, ASLA Senior Associate

KEVIN K. NISHIKAWA, ASLA Associate

KIMI MIKAMI YUEN, LEED^{*}AP Associate

SCOTT ALIKA ABRIGO, LEED[®]AP

SCOTT MURAKAMI, ASLA, LEED[®]AP Associate

DACHENG DONG, LEED[®]AP Associate

HONOLULU OFFICE 1001 Bishop Street, Suite 650 Honolulu, Hawali 96813-3484 Tel: (808) 521-5631 Fac: (808) 523-1402 E-mail: sysadmin@pbrhawali.com

KAPOLEI OFFICE

1001 Kamokila Boulevard Kapolei Building, Suite 313 Kapolei, Hawal'i 96707-2005 Tel: (808) 521-5631 Fax: (808) 535-3163

O'ahu Island Plan

Koʻolaupoko¹ Site Visits Agenda May 2011

<u>WAIMĀNALO</u>

Waimānalo A. Site Information:

1. Approximately 1,968 acres

Current zoning R-5, R-7.5, R-10, Ag-1, AG-2, P-1, P-2 Note: acreage shown on figure is based on zoning and not accurate

Wetlands: numerous stream heads in the mauka lands, west of Waimānalo homesteads- freshwater emergent wetlands-~38 acres- non-tidal artificially flooded wetlands, 0.4 acre man made pond²

2. Current Homestead Uses: 800 residential lots, 2 agricultural lots³

3. Non-homestead uses

Type of Use	Total number	Acres ⁴
Leases	3	8
Licenses	22	101
Right of Entry	1	1
Revocable Permit	12	63
Total acreage		173

a. Leases:

 KSBE (Education)

 KSBE (Education)
 L683 Acres, expires 2064
 Parcel ID 252, 259 (parcel cannot be ID on map-tmk 4-1-008:004)
 DHHL Lease Number 249

Waimānalo Kūpuna Housing (Residential)
 5.79 Acres, expires 2060
 Parcel ID 278
 DHHL Lease Number 269

¹ Due to the location of the various parcels, Ko'olaupoko visits will be split across several days during the month of May. All information for these parcels has been consolidated within this packet. ² PEM1Kh - 36 acres, PSS1Kh - 2 acres, PUBHh 0.42 acres ³ One of the agriculture homestead lease has recently been subdivided. PBR does not have any information regarding the new lessee. ⁴ Acreages are approximation. Not all leases, licenses, ROE, RP include acreage information

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DHHL- Oʻahu Island Plan Site Visits: Māʻili and Nānākuli Lands Page 2

iii. Hawntel (Utility)
 1.683 Acres, expires 2033
 Parcel ID 291 (parcel cannot be ID on map-TMK 4-4-021:034)
 DHHL Lease Number 134

b. Licenses:

- U.S. Department of Transportation, Federal Aviation 0.88 acres, expires 2015 Parcel ID 274, 275 (parcel 274 cannot be ID on map-TMK 4-1-014:015) DHHL License Number 205
- DLNR (Easement for shoreline improvements)
 0.45 acres, perpetual
 Parcel ID 111
 DHHL License Number 596
- iii. City and County, Dept. of Parks and Recreation (Recreation) 80.29 acres (Acreage includes lands in Nānākuli) Parcel ID 292, 293, 294, 295 DHHL License Number 547
- iv. City and County, Public Works (Easement) Acreage not provided, perpetual Parcel ID 241, 251, 276, 277, 279, 281, 289 (Only 251 can be id on map) DHHL License Number 178, 241
- v. City and County, BWS (Easement)
 4.077 Acres, perpetual
 Parcel ID 244, 245, 246, 247, 248, 253 (None of the parcels except 244, 253 can be identified on map)
 DHHL License Number 230, 227, 429
- vi. HECO & GTE HTCO (Easement)
 4.37 Acres, perpetual
 Parcel ID 242, 250, 282, 285, 286, 290 (parcels cannot be ID on map)
 DHHL License Number 320, 370, 294, 295, 316
- vii. HECO (Easement) 1.624 Acres, perpetual Parcel ID 251, 254, 267, 269, 283, 284 (parcels cannot be ID on map) DHHL License Number 196, 688, 167, 219

DHHL- O'ahu Island Plan Site Visits: Ko'olaupoko Page 3

- viii.T-Mobil West (Telecommunication Easement) 0.014 Acres, expires Nov-2011⁵ Parcel ID 255 DHHL License Number 659
- ix. Waimānalo Hawaiian Homes Association (Community)
 2.638 acres, Term 30 years: expiration not provided
 Parcel ID 256, 260 (parcel 260 cannot be ID on map- TMK4-1-008:004)
 DHHL License Number 455
- Queen Lili'uokalani Trust Children's Center (Public Service)
 0.62 acres, expires 2064
 Parcel ID 261 (cannot be identified on map- TMK 4-1-008:024)
 DHHL License Number 436
- xi. LDS of O'ahu/Kaua'i Facility Management (Church)
 0.42 acres, expires 2028
 Parcel ID 280
 DHHL License Number 502
- c. Right of Entry:
 - State of Hawaii: DOT (Public Service-highway improvements) 0.79 acres, EXPIRED 3/31/2010 Parcel ID 273 DHHL ROE Number 366
- d. Revocable Permit: (month to month tenancy) Total acreage identified as potentially available: 63 acres
 - H-5 Hawaii Helping the Hungry Have Hope (Storage-mobile homeless shelters)
 5 acres
 Parcel ID 218, parcel identified within Waimanalo per TMK, but annual report lists location as Wai'anae, verification required
 DHHL RP Number 408
 - ii. Waimanalo Hawaiian Homes Association (Community Nursery/Open Market)
 1.892 Acres
 Parcel ID 243, 262, 263 (parcels cannot be ID on map)
 DHHL RP Number 138

DHHL- Oʻahu Island Plan Site Visits: Koʻolaupoko

- iii. Waimānalo Hawaiian Homes Association. (Community/Industrial) 20 Acres Parcel ID 258 DHHL RP Number 438
- iv. Sports Turf Hawaii, Inc. (Agriculture) 20 Acres Parcel ID 257 DHHL RP Number 337
- v. John Manuhoa Cook (Stabling) 2.4 Acres Parcel ID 264 DHHL RP Number 131
- vi. Roy and June Pires (Stabling) 3.4 Acres Parcel ID 265 DHHL RP Number 172
- vii. Benjamin Char and Allan Silva (Stabling) 1.9 Acres Parcel ID 266 DHHL RP Number 173
- viii. Duroy Rosecrans (Stabling)
 3.68 Acres
 Parcel ID 268, 271 (268- on TMK outside of DHHL boundaries provided on GIS layer)
 DHHL RP Number 146
- ix. Honolulu Polo Club (Stabling) 3.025 Acres Parcel ID 270 DHHL RP Number 147
- x. John D Kaupiko (Stabling)
 1.016 Acres
 Parcel ID 272 (not identified on map TMK 4-1-009:287)
 DHHL RP Number 218
- xi. Marian K. Kanoa (caretaker) 0.267 Acres Parcel ID 287 (not identified on map) DHHL RP Number 216

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⁵ end date does not appear to match start date and term length provided. Based on start date of 12/2006 a ten year term would end 11/2016

DHHL- Oʻahu Island Plan Site Visits: Koʻolaupoko Page 5

xii. Howard Doctorello (caretaker) 0.07 Acres Parcel ID 288 DHHL RP Number 220

B. Potential Uses for Available Lands:

Revenue generation-stabling, residential infill, agriculture lots, conservation

C. Issues:

Conversion of Open Market to lease/license

Location of Lease, License, RP parcels not identified

Agriculture homesteads- is it being utilized for farming? Are the terms of lease being met?

Stabling RP annual rent appears to be well below market value for comparable land elsewhere on O'ahu. Monthly rents range from \$46-\$154 per acre for stabling on DHHL land in Waimanalo. Monthly rents Waianae, Kunia, Mililani, North Shore range from \$150-\$500 per acre.

D. Timeline: unknown

E. Visit: Meeting at the Community Center. Site inspection of unencumbered lands followed by areas under homesteading leases. Ridgeline lands will be accessed via easement through KS lands.

I. Kumuhau

A. Site Information:

- Approximately 11 acres (current zoning AG-1) Note: acreage shown on figure is based on zoning and not accurate Wetlands: Waimānalo stream and floodway crosses through the southern portion of the community.
- Current Homestead Uses: Residential. Number of units has not been segregated by HSD out of Waimānalo numbers. Assume up to 52 residential homestead based on project design.
- 3. Non-homestead uses: None

B. Potential Uses for Available Lands:

No lands estimated to be available. All lands awarded or scheduled for homestead lease award.

- C. Issues: TBD
- D. Timeline: TBD
- E. Visit Directions: Kalaniana'ole towards Waimanalo, right on Kumuhau Street

DHHL- Oʻahu Island Plan Site Visits: Koʻolaupoko

II. Kakaʻina

A. Site Information:

- Approximately 8 acres (current zoning AG-1) Note: acreage shown on figure is based on zoning and not accurate Wetlands: Waimānalo stream crosses through southwester perimeter
- Current Homestead Uses: Residential. Number of units has not been segregated by HSD out of Waimānalo numbers. Assume up to 50 residential homestead based on project design.
- 3. Non-homestead uses: None
- B. Potential Uses for Available Lands: No lands estimated to be available. All lands awarded or scheduled for homestead lease award.
- C. Issues: TBD
- D. Timeline: TBD
- E. Visit Directions: Kalaniana'ole towards Waimanalo, right on Poalima Street, left on Hihimanu Street, right of Kaka'ina Street

WAIĀHOLE

I. WAIĀHOLE

A. Site Information:

- 1. 18 acres (current zoning AG-2)
- Wetlands: adjacent to stream, none within parcels
- 2. Current Homestead Uses: Agriculture
- 3. Non-homestead uses: None identified

Type of Use	Total number	Acres
Leases	0	0
Licenses	0	0
Right of Entry	0	0
Revocable Permit	0	0
Total a	creage	0

- B. Potential Uses for Available Lands: Estimated acres available: unknown Potential Use: Homestead leases
- C. Issues:

DHHL- Oʻahu Island Plan Site Visits: Koʻolaupoko Page 7

Are agriculture homestead leases implementing farm plans, meeting provisions of the lease?

D. Timeline: TBD

E. Visit Directions: General- H-3, exit Likelike Highway, exit Kahekili Hwy (turns into Kamehameha Hwy).

Most parcels are located along Waiāhole Valley Road: Access via Kamehameha Highway

Two parcels are along S. Waiāhole Valley Road: Access via left turn off Waiāhole Valley Road

One on Waiāhole Homestead Road: Access via Kamehameha Hwy

<u>HAʻIKŪ</u>

I. Ha'ikū Valley

- A. Site Information:
 - Approximately 144 acres (current zoning P-1) Wetlands: Three streams that eventually drain into He'eia pond cross through the largest of the Ha'ikū parcels.
 - 2. Current Homestead Uses: None
 - 3. Non-homestead uses

Type of Use	Total number	Acres
Leases	0	0
Licenses	2	36
Right of Entry	1	1
Revocable Permit	0	0
Total acreage		37

a. Leases: None identified

b. Licenses:

- City and County of Honolulu (Easement) 16.3 acres expires 2022 Parcel ID 5, (cannot be identified on map) DHHL License Number 535
- Kai Loa, Inc (Education)
 20 acres, expires 2060
 Parcel ID 6, (cannot be identified on map)
 DHHL License Number 730

DHHL- Oʻahu Island Plan Site Visits: Koʻolaupoko

c. ROE:

 TEC, Inc (Public Service)
 1.4 acres, EXPIRED in 2007
 Parcel ID 7, 8, (Parcel 7 could not be identified on map)
 DHHL License Number 376

d. RP: None identified

B. Potential Uses for Available Lands:

Total lands constrained by license: 37 acres Land not constrained by license: 107 acres Cultural/Natural Resource Conservation

C. Issues:

- 1. Status of existing structures on parcels. Can they be leased or otherwise utilized?
- 2. Access
- 3. Relationship of DHHL to surrounding land owners
- D. Timeline: unknown

E. Visit:

Directions: General directions provided only: H-3, exit Likelike Highway, exit Kahekili Hwy. Access to parcel will likely be from Kahuhipa Street or Haiku Road. Access via easement

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Appendix G Draft OIP Comments



Waimanalo Parcels Luwella Lepnardi to: nancy.m.mcpherson@hawaii.gov

Cc: Luwella Leonardi

From:Luwella Lepnardi <luwella007@icloud.com>To:"nancy.m.mcpherson@hawaii.gov" <nancy.m.mcpherson@hawaii.gov>,Cc:Luwella Leonardi <kanakaoomaunawili@gmail.com>

Concerning 1,456 acres, it is pertinent that these acres remain in the DHHL inventory because its location is important to the survival of the native beneficiaries on the island of Oahu. Luwella Leonardi Beneficiary Sent from my iPhone



comments / Draft Oʻahu Island Plan SLAMMERF16 to: nancy.m.mcpherson 11/18/2013 09:54 AM Hide Details From: SLAMMERF16@aol.com To: nancy.m.mcpherson@hawaii.gov,

1 Attachment



DHHL Lands Draft 2013 Ewa Plains Programs.pdf

(PDF of this document attached to this email)

November 18, 2013

Aloha Nancy McPherson!

Thank you for allowing comments on the Department of Hawaiian Home Land's Draft Oahu Island Plan.

After reviewing your plan to industrialize nearly all of your properties within Kalaeloa, we ask that you reconsider a portion of your plan in order meet the needs of the families within the growing Ewa Communities and the visitors frequenting our Leeward Resorts (Ko'Olina and future Haseko Resorts).

We are concerned with protecting and preserving the Hawaiian Habitation Complexes, WWII Historic Buildings, and Aircraft Revetments spread over the land. However, because of our organization's WWII era focus, we will specifically address <u>Parcel 13058-C</u>.

1. <u>We ask</u> you to follow the Covenants as outlined on the Quitclaim Deed for <u>Parcel 13058-C</u>. (Doc 3782592). We are particularly interested in ensuring the Historic Preservation Covenant (page 9 within the document) is followed.

HISTORIC PRESERVATION COVENANT. GRANTEE hereby covenants on behalf of itself, its successors or assigns and every successor in interest to the PROPERTY hereby conveyed, to protect and maintain the historic properties, specifically the archeological sites listed in the attached Exhibit "B" and depicted on the map attached as Exhibit "B-1", located on the PROPERTY, and the buildings, structures, and improvements listed in Section "C" below, in a manner that preserves the attributes that contribute to the eligibility of said historic properties for the National Register of Historic Places. Such attributes include information potential, construction type, interior and exterior features, design, setting, materials, workmanship, feeling, association, and views from, to, and across the PROPERTY...

(C) The following building located on Parcel 13058-C have been identified as historic structures: Building 87 (portable Air Raid Shelter, constructed in 1944, distinctive construction type); Buildings 1248-1286, 1288-1290, and 1301 (aircraft revetments constructed in 1942, half-dome reinforced concrete structures associated with change in aircraft policies at NAS Barbers Point after December 7, 1941); Buildings 1506 and 1523 (Quonset huts, constructed in 1944, distinctive construction type); and Building 1525 (ARMCO hut/magazine, constructed in 1944, distinctive construction type). The following conditions shall apply.

2. <u>We hope</u> you will revisit your goal for <u>Parcel 13058</u>-C. The land is located adjacent to Historic Barbers Point Stables. Barbers Point Stables offers the contemplative quiet of a WWII Historic District mixed with the excitement and energy of a Horse Stable and is one of the finest examples of "adaptive Reuse" within the Hawaiian Islands. The Barbers Point Riding Club is currently revitalizing the property and by FY 2015 expects the facility to be the finest Equestrian Facility in Hawaii.

3. <u>We understand</u> the Hawaii Hoteliers have asked the State and the Governor for more "tourist" options for visitors. We suggest a portion of <u>Parcel 13058-C</u> be partnered into a program with the "WWII Valor in the Pacific" National Monument Program as the parcel is part of the Historic WWII Revetment District. Jeep Tours, Horse Drawn Carriage Tours, overhead Air Plane Tours, and a plethora of other tours are among the many realistic ideas and options for the Historic WWII District and Recreation Area.

We see this as an incredible opportunity to create a win-win for Hawaii's visitors, our businesses, our history, and most importantly for our families. Please let me know if I can provide any additional information or feedback.

Mahalo! Valerie Van der Veer Ewa Plains Programs, Program Director