

DRAFT

*Oahu*

ISLAND PLAN

Prepared for



HAWAIIAN HOME LANDS  
HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

Prepared by



October 2013



**O‘AHU ISLAND PLAN- DRAFT**  
**DEPARTMENT OF HAWAIIAN HOME LANDS**

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**LIST OF ACRONYMS**

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

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



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HSD	Homestead Services Division
H-STP	Honouliuli Sewage Treatment Plant
<b>K</b>	
KCDC	Kapolei Community Development Corporation
KS	Kamehameha Schools
<b>L</b>	
LDD	DHHL Land Development Division
LF	Linear Feet
LMD	DHHL Land Management Division
LSB	Land Study Bureau
LUC	State of Hawai‘i, Land Use Commission
LUO	Land Use Ordinance
<b>M</b>	
mgd	Million gallons per day
MFI	Median Family Income
MPH	Miles per hour
<b>N</b>	
NAAQS	National Ambient Air Quality Standards
NAHASDA	Native American Housing Assistance and Self-Determination Act of 1996
NHHCA	Hawaiian Homestead Community Association
NFIP	National Flood Insurance Program
NOAA	National Oceanic and Atmospheric Administration
NPDES	National Pollutant Discharge Elimination System
NRCS	Natural Resources Conservation Service
NVC	Nānākuli Village Center
NWI	National Wetland Inventory
NWS	National Weather Service
<b>O</b>	
OHA	Office of Hawaiian Affairs
OIP	O‘ahu Island Plan
<b>P</b>	
PCDC	Papakōlea Community Development Corporation
PM	Afternoon
<b>Q</b>	
QLCC	Queen Lili‘uokalani Children’s Center
<b>R</b>	
ROH	Revised Ordinances of Honolulu
<b>S</b>	
SHPD	State Historic Preservation Division
SI-STP	Sand Island Sewage Treatment Plant
SMA	Special Management Area
SNAP	Supplemental Nutrition Assistance Program
SpLH	Special session Laws of Hawai‘i
STP	Sewerage Treatment Plant
SWMM	Storm Water Management Model
<b>T</b>	
TMDL	Total Maximum Daily Load



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<b>U</b>	TMK	Tax Map Key
	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
<b>W</b>	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 TERMS<sup>1</sup>**

‘Āina ho‘opulapula	restoration through the land
Ahupua‘a	Land division usually extending from the uplands to the sea
‘Auwai	A ditch or canal
Halau	Long house, as for canoes or hula instruction; a meeting house
Heiau	Pre-Christian place of worship
Hui	Club, association, society, corporation, to join or unite
Iwi	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
Lo‘i	Irrigated terrace, especially for taro
Mauka	inland, uplands in a direction opposite of the sea
Makai	At or towards the sea
nā ‘ōpio	youth, juvenile including those not yet born
‘Ohana	Family, relative; related
Pali	Cliff or precipice

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<sup>1</sup> 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.

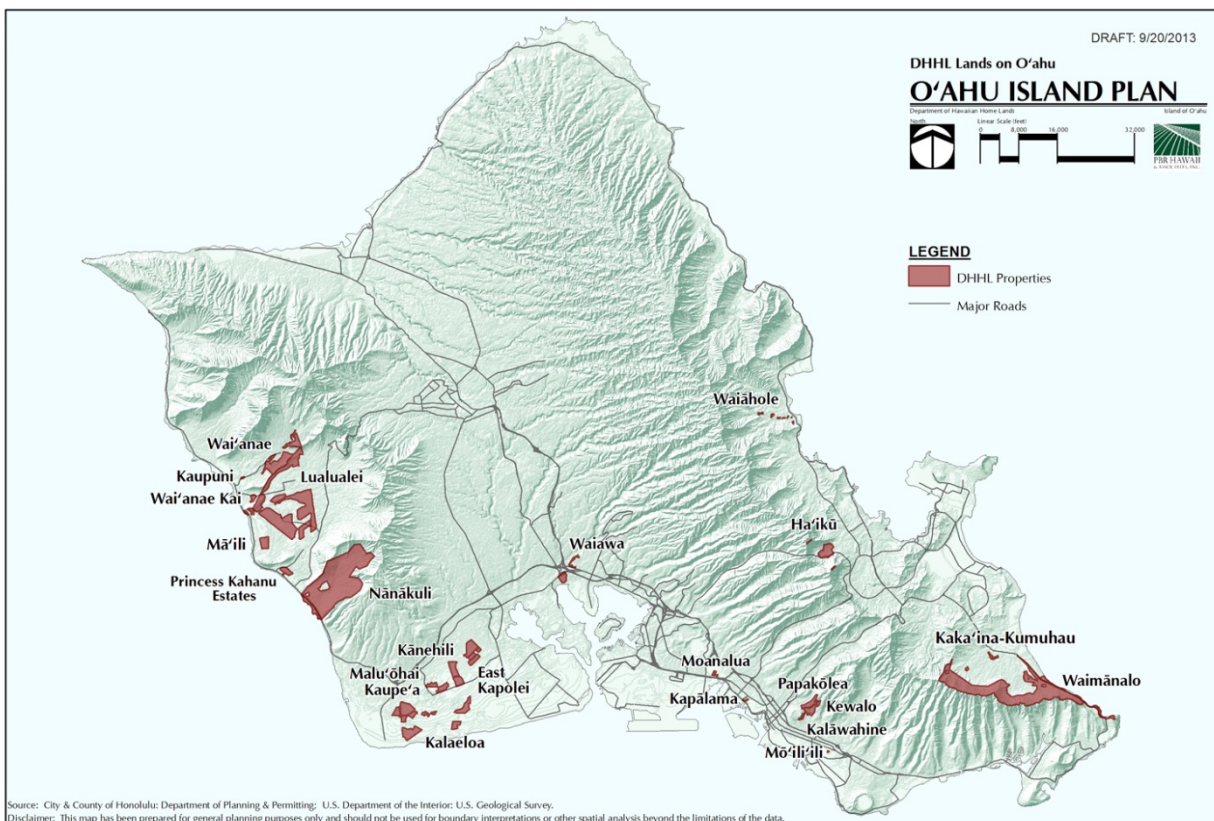


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## **EXECUTIVE SUMMARY**

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 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. 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.



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*Table ES-1: DHHL Land Use Designations*

Land Use Designation	Setting, Intent, Purpose <sup>†</sup>	Lot Size	Minimum Infrastructure
<b>HOMESTEADING USES</b>			
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. 10,000 sq.ft.</i> )	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 ag lots not available on O‘ahu.</i>	40 acres or less	Water (catchment or surface); road access (unpaved) Not Available on O‘ahu
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 O‘ahu
<b>NON-HOMESTEADING USES</b>			
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

<sup>†</sup> 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 priority 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 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 proposed for Kapolei<sup>2</sup> along with the completion of 59 homes awarded and, or under construction in Kaka‘ina and Kānehili have been identified as the priority development projects.

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



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*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 203,982 acres of land are located on O‘ahu. As a result of the 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. Approximated 315 acres have been identified for Community Use with 75 acres directly benefiting a homestead community. Community use lands are near most of the existing homestead communities and include lands within Wai‘anae, Lualualei, Nānākuli, Kapolei, East Kapolei<sup>3</sup>, Kalawāhine, 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 provide 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, Kalawahine, Papakōlea, Waimānalo, and He‘eia.

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<sup>3</sup> 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.



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*Table ES-2: Land Use Acres<sup>°</sup> Proposed By Area*

<b>Area</b>	<i>Wai'anae</i>	<i>Lualualei, &amp; Mā'ili°</i>	<i>Nānākuli</i>	<i>Kapolei &amp; East Kapolei</i>	<i>Waiawa</i>	<i>Moanalua</i>	<i>Kapālama</i>	<i>Papakōlea, Kewalo, &amp; Kalawāhine</i>	<i>Mō'ili'ili</i>	<i>Waimānalo</i>	<i>Ha'iku</i>	<i>Waiāhole</i>	<b>Total By Land Use</b>
<b>Homestead Land Use Designations</b>													
<b>Residential Total Acres</b> <i>(# of New Homesteads Proposed)</i>	<b>130</b> <i>(115)</i>	<b>125</b> <i>(210)</i>	<b>745</b> <i>(1,835)</i>	<b>345</b> <i>(1,190)</i>	<b>0</b>	<b>0</b>	<b>0</b>	<b>95</b> <i>(20)</i>	<b>0</b>	<b>210</b> <i>(0)</i>	<b>0</b>	<b>0</b>	<b>1,650</b>
<b>Subsistence Agricultural Total Acres</b> <i>(# of New Homesteads Proposed)</i>	<b>50</b> <i>(5)</i>	<b>140</b> <i>(130)</i>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b> <i>(15)</i>	<b>0</b>	<b>15</b> <i>(5)</i>	<b>220</b>
<b>Supplemental Agricultural Acres</b>	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
Pastoral Acres	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
<b>Revenue Generation Land Use Designations</b>													
Commercial Acres	0	0	10	80	0	0	3	0	2	0	0	0	<b>95</b>
Industrial Acres	0	3	0	550	75	15	2	0	0	35	0	0	<b>680</b>
General Agriculture Acres	0	95	705	0	0	0	0	0	0	100	0	5	<b>905</b>
<b>Other Land Use Designations</b>													
Community Use Acres	10	75	55	35	0	0	0	2	0	120	10	0	<b>310</b>
Special District Acres	95	10	0	0	0	0	0	15	0	0	130	0	<b>250</b>
Conservation Acres	75	190	825	0	0	0	0	65	0	1,430	5	0	<b>2,605</b>
<b>Total By Area</b>	<b>360</b>	<b>640</b>	<b>2,340</b>	<b>1,010</b>	<b>75</b>	<b>15</b>	<b>5</b>	<b>180</b>	<b>2</b>	<b>1,910</b>	<b>145</b>	<b>20</b>	

<sup>°</sup> 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.

<sup>∞</sup> 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 directive conflicts between 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. The OIP recommends a dialogue be opened with



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, and gifts) follow a review process that 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 Hawaiians<sup>4</sup>] 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, 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;*

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<sup>4</sup> 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.”



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*(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<sup>5</sup> 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.

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



## **1.2 OVERVIEW OF THE DEPARTMENT OF HAWAIIAN HOME LANDS**

As a large landowner, DHHL has the dual role of land/resource management in addition to its primary charge to support native Hawaiians. As described in the 2002 DHHL General Plan, DHHL’s 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.”*

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 are provided for residential, agricultural, aquacultural<sup>6</sup> 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 self-help/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 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 used for commercial, industrial, and other income-producing

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<sup>6</sup> To date, no aquaculture homestead leases have been awarded on any island.



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*Table 1-1 DHHL Land Holdings on O‘ahu*

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

† 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.



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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 dispositions <sup>7</sup> affect approximately 49,560 acres.

Only a portion of the lands not in current homestead use generates revenue and are 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.

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

Island	Total Acres	Acres Under Disposition <sup>o</sup> (# of dispositions <sup>oo</sup> )		Total Disposition Acres <sup>oo</sup> (annual income)	Lands Under Long-Term Disposition as a percentage of Land on all Islands
		Short-Term Dispositions <sup>+</sup>	Long-Term Dispositions <sup>†</sup>		
Hawai'i Island	117,551	30,060 (38)	18,260 (224)	48,300+ (\$6.2 Million)	9%
Kaua'i	20,575	1,190 (52)	170 (57)	1,400+ (\$1.3 million)	<0.1%
Lāna'i	50	25 (1)	Undefined (4)	25+ (\$696)	<0.1%
Maui	30,904	6,280 (12)	7,340 (51)	13,600+ (\$186,930)	4%
Moloka'i	25,748	10,145 (14)	2,120 (68)	12,700+ (\$339,520)	1%
<b>O'ahu</b>	<b>8,154</b>	<b>1,890 (78)</b>	<b>545 (146)</b>	<b>2,400+ (\$6.6 Million)</b>	<b>0.2%</b>
Total	204,006	41,990 (195)	36,025 (550)	78,000+ (\$14.6 Million)	14%

• \* June 30, 2012, LMD internal report.  
 • <sup>o</sup> The report did not identify acres for all dispositions. Where provided acreage is rounded in 5-acre increments.  
<sup>oo</sup> 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.  
<sup>+</sup> Short-term dispositions are all contracts identified as revocable permits or right-of-entry regardless of the length of tenure.  
<sup>†</sup> 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

<sup>7</sup> 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



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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.

*Table 1-3 Revenue Generation of O‘ahu Lands*

Short Term Dispositions		Long Term Dispositions			
Right-of-Entry <sup>8</sup> (month to month)		General Leases		Licenses	
Acres	Income*	Acres	Income*	Acres	Income*
1,889	\$2,210,000	233	\$3,941,000	309	\$481,000
• <i>*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.</i>					

## 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

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<sup>8</sup> *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.

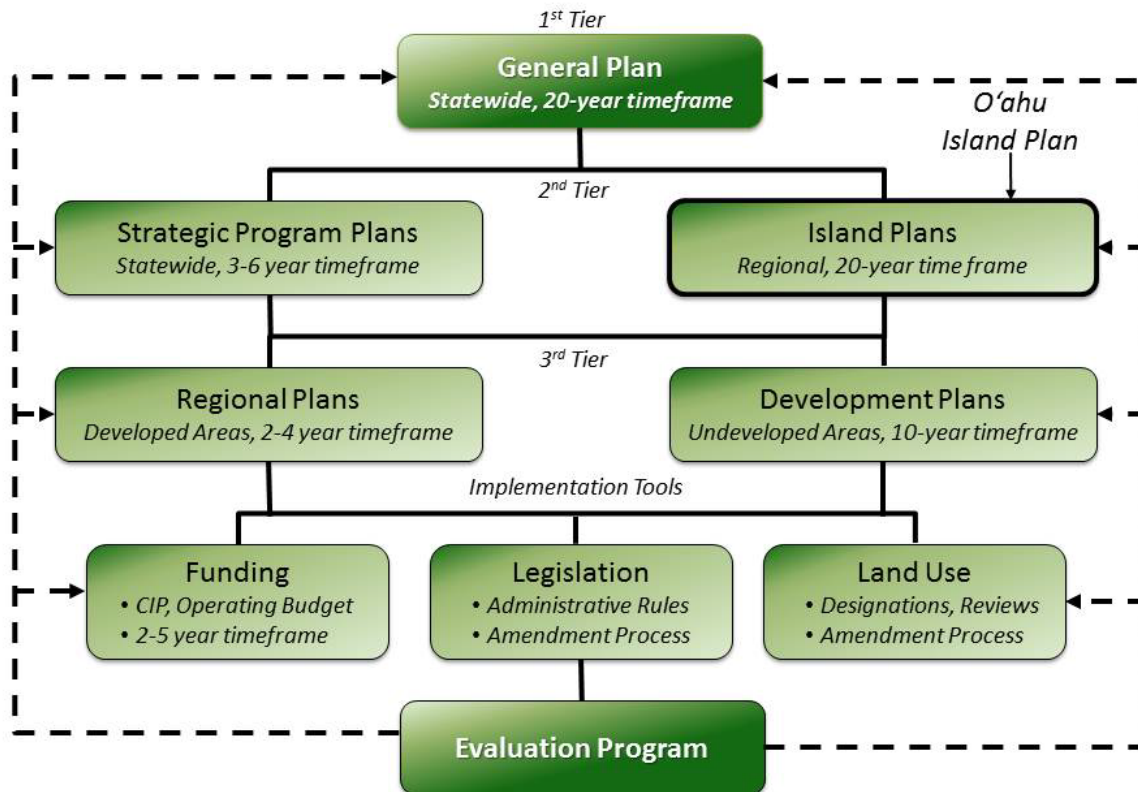


Figure 1-1 DHHL Planning System

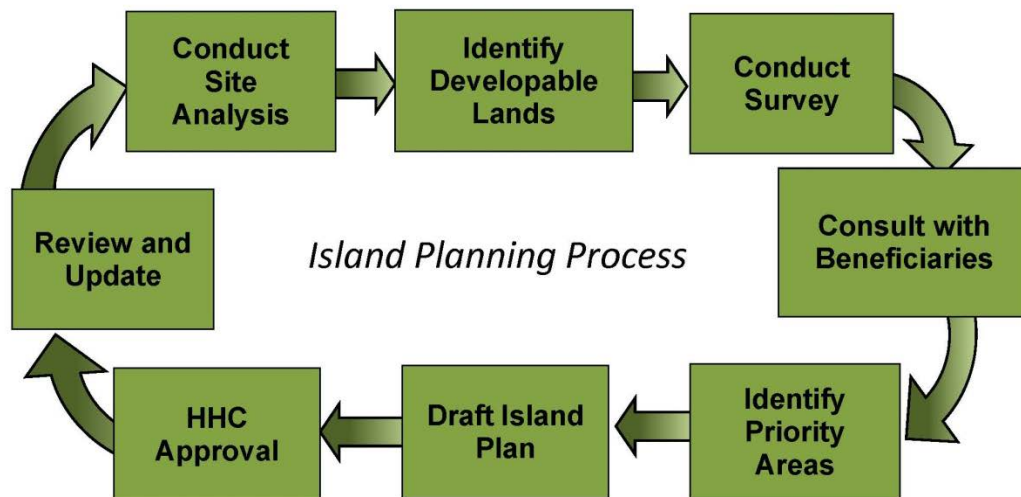
### 1.3.3 ISLAND PLANS

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 Plans<sup>9</sup> have already been developed for Hawai‘i Island, Maui, Kaua‘i and Moloka‘i.

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<sup>9</sup> 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.

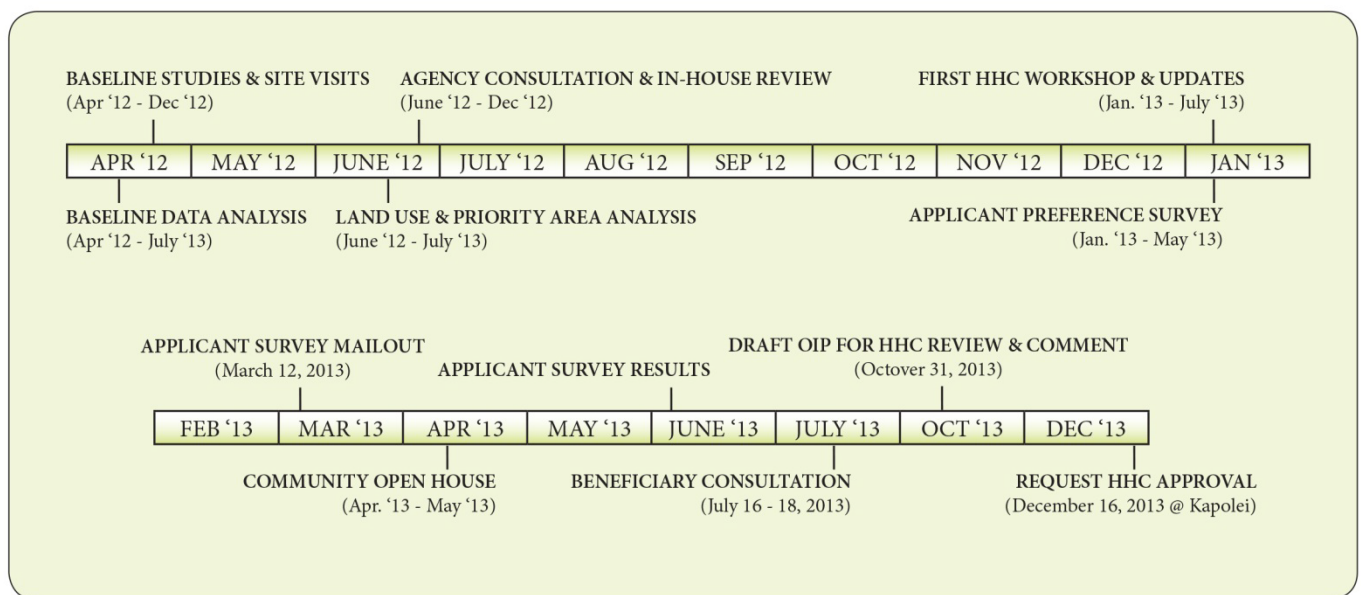


Figure 2.1 O‘ahu Island Plan Schedule

### 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



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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.

*Table 2-1: DHHL Statewide Acreage*

<b>ISLAND</b>	<b>ACREAGE</b>	<b>% OF TOTAL ACRES</b>
Hawai‘i	117,551	58%
Kaua‘i	20,575	10%
Lāna‘i	50	0.02%
Maui	31,904	16%
Moloka‘i	25,748	13%
<b>O‘ahu</b>	<b>8,154</b>	<b>4%</b>
<b>Total</b>	<b>203,982</b>	<b>100 %</b>

*Table 2-2: Applicants on O‘ahu versus Applicants Statewide*

	<b>RESIDENTIAL</b>	<b>AGRICULTURE</b>	<b>TOTAL</b>
O‘ahu	9,639	3,317	12,956
Statewide	21,306	17,702	39,008
<b>% of Applicants on O‘ahu</b>	<b>45%</b>	<b>19%</b>	<b>33%</b>

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



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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.

*Table 2-3: O‘ahu Island Plan Site Analysis Approach*

<b>Analysis Action</b>	
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 <sup>10</sup>
11.	Lands outside State Conservation or County Preservation zones <sup>11</sup>

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<sup>10</sup> 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.

<sup>11</sup> 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



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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 on 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.<sup>12</sup>

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 Open Houses were 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

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

<sup>12</sup> *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 and 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 HHC<sup>13</sup>, 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.

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<sup>13</sup> *The HHC was presented with the draft alternatives via a workshop staff submittal.*



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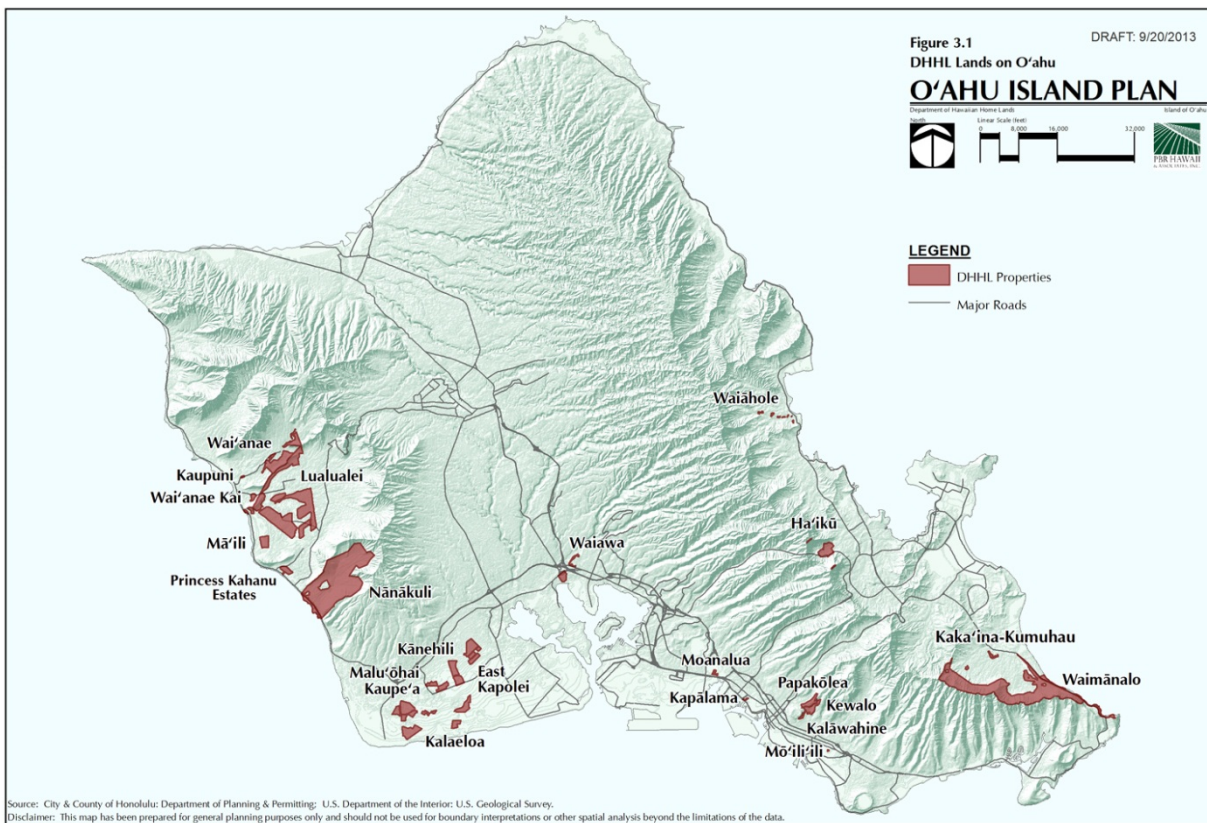


## 3.0 ISLAND-WIDE ANALYSIS

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*



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### 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, 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 3-1 provides a summary of some population and demographic characteristics of O‘ahu, Census County Divisions (CCD), DHHL regions with statistical data<sup>14</sup> 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.

*Table 3-1: O‘ahu Beneficiaries by Award Status<sup>15</sup>*

Beneficiaries	Homestead Type		Total
	• Residential	• Agricultural	
Lease Awarded	• 4,227	• 61	• <b>4,288</b> <i>(lessees)</i>
• Applicants awaiting award	• 9,639	• 3,317	• <b>12,956</b> <i>(applicants)</i>
• <b>Total*</b>	• <b>13,866</b>	• <b>3,378</b>	

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

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<sup>14</sup> 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 Mō‘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.

<sup>15</sup> Although not shown here, any person that meets the blood quantum requirement of 50% native Hawaiian is also considered a beneficiary even though they are not tracked by DHHL.



Table 3-2: 2010 Socio-Economic Characteristics

Characteristics	O‘ahu	DHHL O‘ahu 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‘ōhai Homestead	Kaupe‘a Homestead	Ko‘olaupoko CCD	Waimānalo Homestead	Waiahole Homestead	Honolulu CCD	Papakōlea Homestead	Kewalo Homestead	Kalawāhine 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%
HOUSING MARKET																			
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	–	–
EMPLOYMENT																			
Workers per household¹	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 (%)	5.0%	NA	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

† From 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 Kalawāhine 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).

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

<b>Housing Market</b>	<b>Median Value of Single Family Homes*</b>
<b><i>DHHL O‘ahu Lands<sup>†</sup></i></b>	<b><i>\$250,000</i></b>
O‘ahu	\$630,000
Mākaha-Nānākuli	\$348,500
‘Ewa Plain	\$478,000
Downtown – Nu‘uanu	\$704,000
Makīkī – Mō‘īlī	\$1,034,000
Kailua – Waimānalo	\$870,000
Windward Coast	\$615,000
<sup>†</sup> DHHL 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.	



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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.”

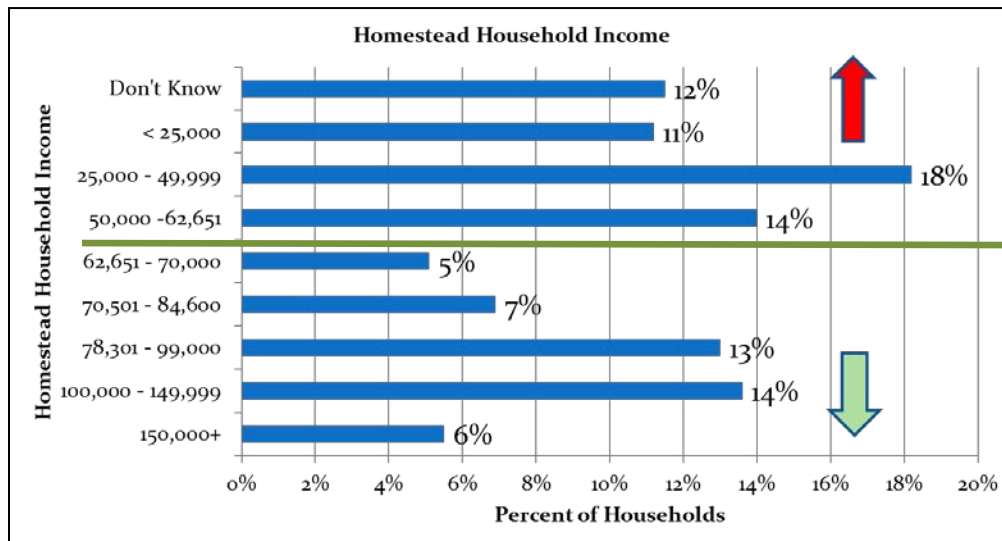


Figure 3-2 Homestead Household Income, 2013 Beneficiary Survey, SMS

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 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 have several 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 new homestead developments, lot size, housing options and agriculture uses<sup>16</sup>.

#### **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

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<sup>16</sup> 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 events were variable and identified the top location as the locations 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 north-west 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, kauhale<sup>17</sup>, 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.

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<sup>17</sup> Kauhale can be described as multi-family/multi-generational home that can accommodate an extended ‘ohana



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

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

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 homestead 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 beneficiaries.

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, O‘ahu lands were typically ruled by an O‘ahu ali‘i nui. On several occasions, they were ruled by another island’s ali‘i nui. At times, O‘ahu 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 O‘ahu. These moku include Wai‘anae and Waialua on the west, ‘Ewa and Kona to the south, Ko‘olaupoko and Ko‘olaupoko to the east. While these Moku are not utilized by the County’s government, the modern district boundaries as identified in the Community Plans<sup>18</sup> 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.

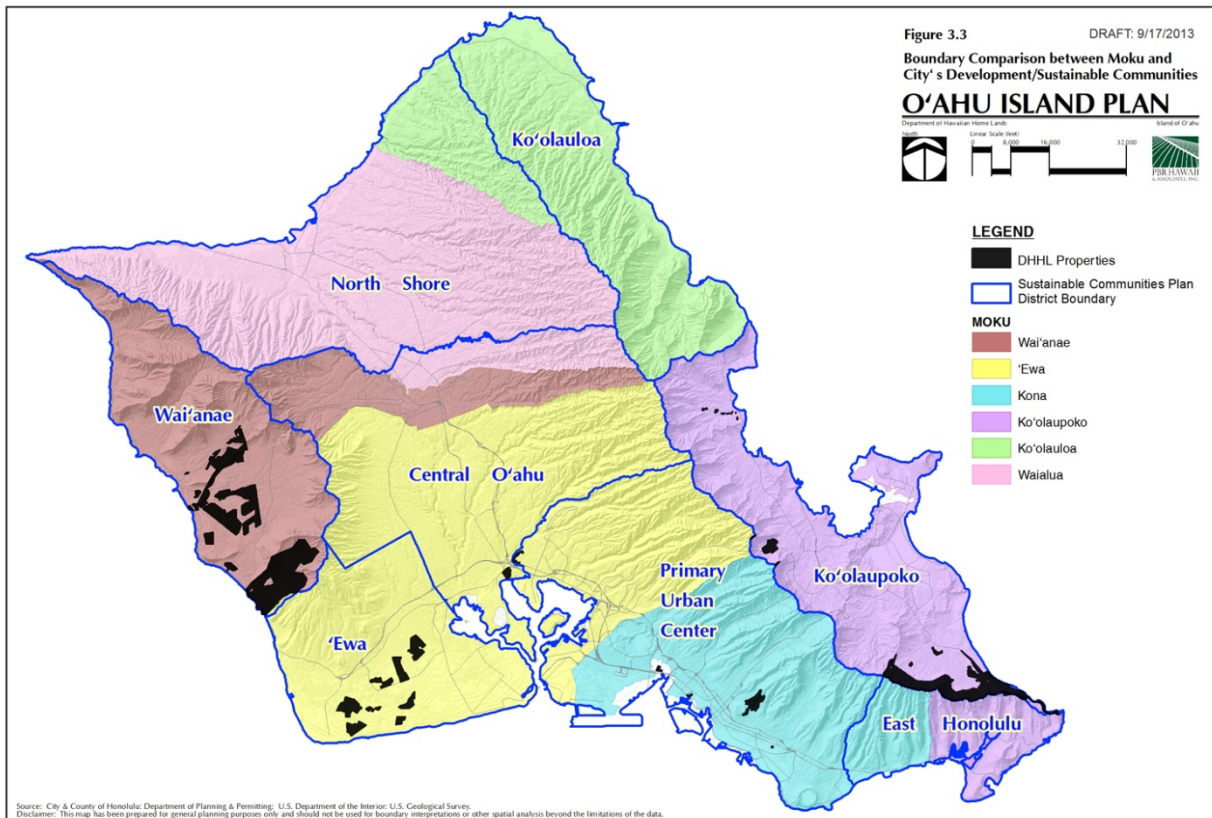
##### **3.4.2.1.2 Wai‘anae Moku/Wai‘anae District**

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.

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<sup>18</sup> Community Plan Districts include those identified for population growth 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 Ko'olau 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 Ko'olaupoko Moku/Ko'olaupoko and East Honolulu Districts**

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



**3.4.2.1.6 *Ko‘olauloa Moku/Ko‘olauloa District***

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



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Table 3-5: DHHL Land Use Designations

Land Use Designation	Setting, Intent, Purpose <sup>†</sup>	Lot Size	Minimum Infrastructure
<b>HOMESTEADING USES</b>			
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. 10,000 sq.ft.</i> )	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 ag lots not available on O‘ahu.</i>	40 acres or less	Water (catchment or surface); road access (unpaved) <b>Not Available on O‘ahu</b>
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) <b>Not Available on O‘ahu</b>
<b>NON-HOMESTEADING USES</b>			
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
<sup>†</sup> Land Use Designations are utilized Statewide. County refers to the City and County of Honolulu			



### 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 acres<sup>19</sup>, 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.



*Residential Homestead*

#### 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)



*Agriculture Activities*

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.

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<sup>19</sup> 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 identified 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 Papakōlea, and in the Ko‘olaupoko Moku in Waimānalo and Waiāhole. 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 Papakōlea and Nānākuli 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 environmental constraints. Planning is already underway in the ‘Ewa Moku for 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.<sup>20</sup>

#### **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 well-suited 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.



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



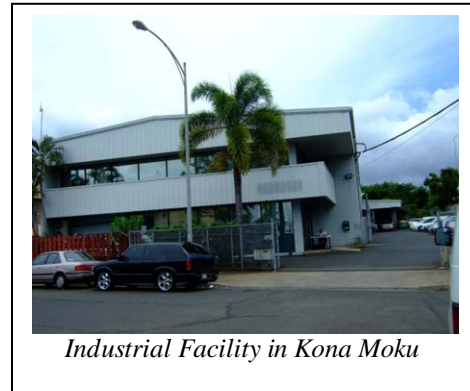
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Lands identified for commercial use provide revenue directly to DHHL. Commercial mixed-use activities that include residential-type activities will require HHC approval. Approximately 95 acres have been designated as commercial. Lands within the commercial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

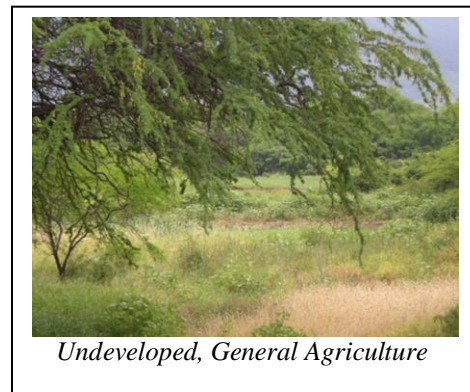
**3.4.3.2.1.2 Industrial**

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 Permit<sup>21</sup>” 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



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<sup>21</sup> 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.

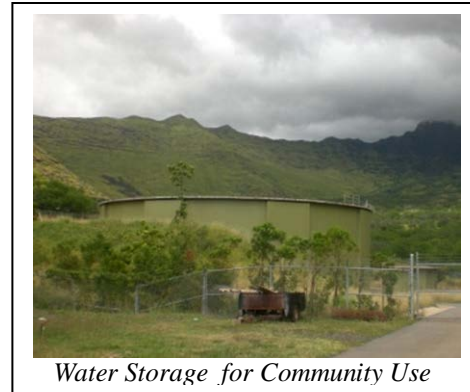


General Agriculture in Lualualei and Nānākuli within the Wai‘anae Moku and Waimānalo and Waiāhole within the Ko‘olaupoko Moku.

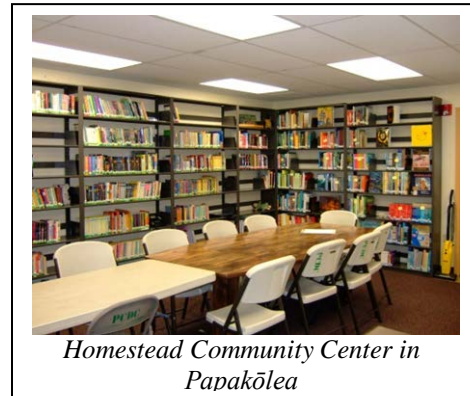
### **3.4.3.2.2 Other Designations**

#### **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 approximately 80 acres of beach parks in Nānākuli and Waimanalo for gratis since 1999. However, without DHHL’s contributions of land, many homestead beneficiary 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, cemeteries, etc. Some community facilities benefitting beneficiaries may include commercial centers. These Community Based Economic Development (CBED) commercial centers provide a 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.



*Water Storage for Community Use*



*Homestead Community Center in Papakōlea*

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 Honolulu 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**

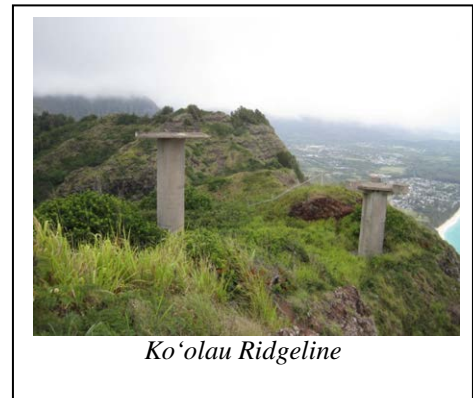
The Special District designation is utilized for lands with special conditions including unusual opportunities and/or constraints such as natural, cultural or historic resources



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 Preservation<sup>22</sup>.” 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.



*Ko‘olau Ridgeline*

#### 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.

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<sup>22</sup> The County has no jurisdiction over lands within the State Land Use “Conservation District”



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*Table 3-6: Land Use Acres Proposed By Area*

<b>Area</b>	<i>Wai‘anae</i>	<i>Lualualei, &amp; Mā‘ili°</i>	<i>Nānākuli</i>	<i>Kapolei &amp; East Kapolei</i>	<i>Waiawa</i>	<i>Moanalua</i>	<i>Kapālama</i>	<i>Papakōlea, Kewalo, &amp; Kalawāhine</i>	<i>Mō‘ili‘ili</i>	<i>Waimānalo</i>	<i>Ha‘iku</i>	<i>Waiāhole</i>	<b>Total By Land Use</b>
<b>Homestead Land Use Designations</b>													
<b>Residential Total Acres</b> <i>(# of New Homesteads Proposed)</i>	<b>130</b> <i>(115)</i>	<b>125</b> <i>(210)</i>	<b>745</b> <i>(1,835)</i>	<b>345</b> <i>(1,190)</i>	<b>0</b>	<b>0</b>	<b>0</b>	<b>95</b> <i>(20)</i>	<b>0</b>	<b>210</b> <i>(0)</i>	<b>0</b>	<b>0</b>	<b>1,650</b>
<b>Subsistence Agricultural Total Acres</b> <i>(# of New Homesteads Proposed)</i>	<b>50</b> <i>(5)</i>	<b>140</b> <i>(130)</i>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b> <i>(15)</i>	<b>0</b>	<b>15</b> <i>(5)</i>	<b>220</b>
<b>Supplemental Agricultural Acres</b>	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
<b>Revenue Generation Land Use Designations</b>													
Commercial Acres	0	0	10	80	0	0	3	0	2	0	0	0	<b>95</b>
Industrial Acres	0	3	0	550	75	15	2	0	0	35	0	0	<b>680</b>
General Agriculture Acres	0	95	705	0	0	0	0	0	0	100	0	5	<b>905</b>
<b>Other Land Use Designations</b>													
Community Use Acres	10	75	55	35	0	0	0	2	0	120	10	0	<b>310</b>
Special District Acres	95	10	0	0	0	0	0	15	0	0	130	0	<b>250</b>
Conservation Acres	75	190	825	0	0	0	0	65	0	1,430	5	0	<b>2,605</b>
<b>Total By Area</b>	<b>360</b>	<b>640</b>	<b>2,340</b>	<b>1,010</b>	<b>75</b>	<b>15</b>	<b>5</b>	<b>180</b>	<b>2</b>	<b>1,910</b>	<b>145</b>	<b>20</b>	

° 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 is 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 “Wai‘anae and Lualualei Regional Plan,” (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 Mākaha<sup>23</sup>. “The Regional Plan for the Traditional Native DHHL landholdings of the Ahupua‘a of Nānākuli,” (Nānākuli Planning Area) also 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.

### **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*

### **4.1 WAI‘ANAE PLANNING AREA**

#### **4.1.1 EXISTING CONDITIONS**

There are approximately 2,525 discontinuous 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.



*Undeveloped lands in Mā‘ili*

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<sup>23</sup> Lands in Lualualei Valley west of Hakimo Road were included in the Wai‘anae Lualualei Regional Planning Efforts. Subsequent to the release of the 2010 Wai‘anae and Lualualei Regional Plan DHHL terminated the process for acquiring lands in Mākaha.



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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 update<sup>24</sup> (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.

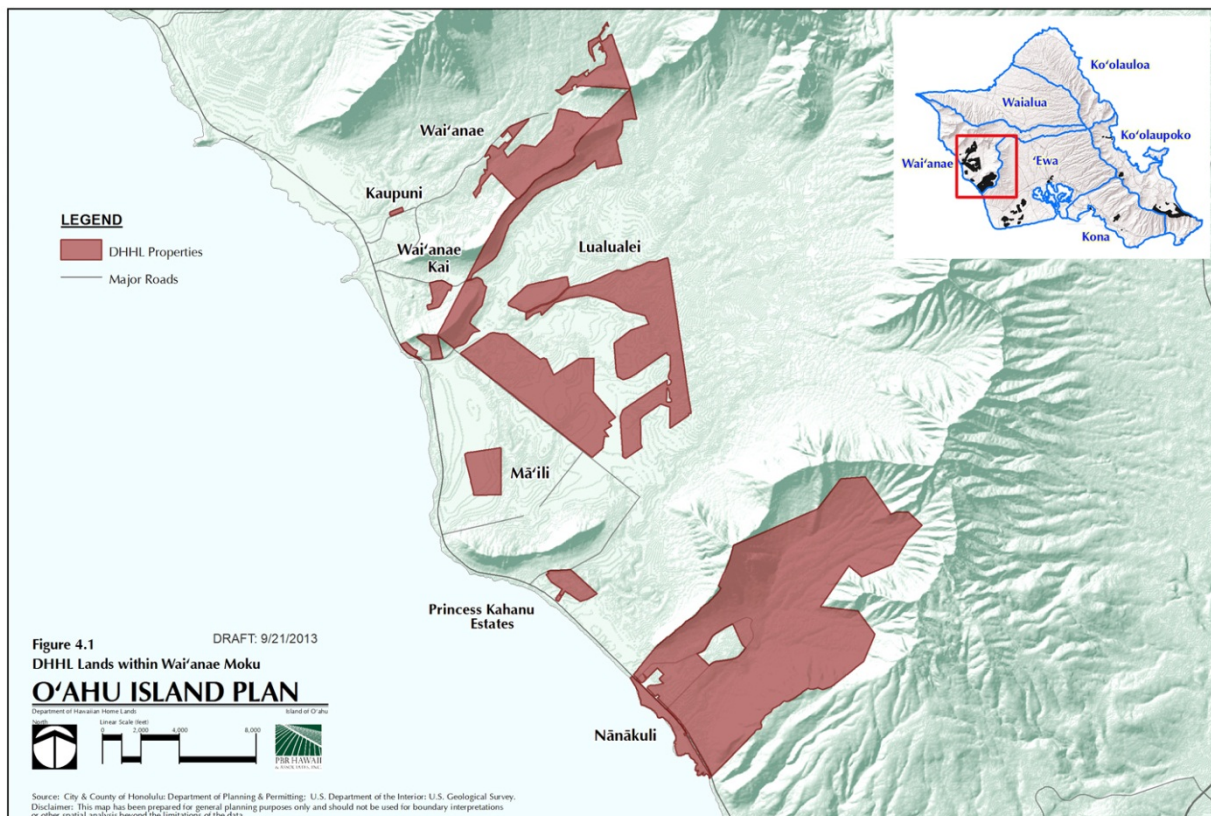


Figure 4-1 DHHL landholdings within the Wai'anae Moku

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



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*Table 4-1: Existing Non-Homestead Uses in the Wai‘anae Planning Area*

Type of Disposition*	Total Number	Uses	Acrest†
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	1- Public Service for General Community 2- Agriculture 1- Pasture 1- Industrial 1- Community Use- Public	27
Other	1	1-Military Use	1,520
Total Acreage			1,744

*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.*

## **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 constraints within the Wai‘anae land holdings follow. Unconstrained lands are shown in Figure 4.2.

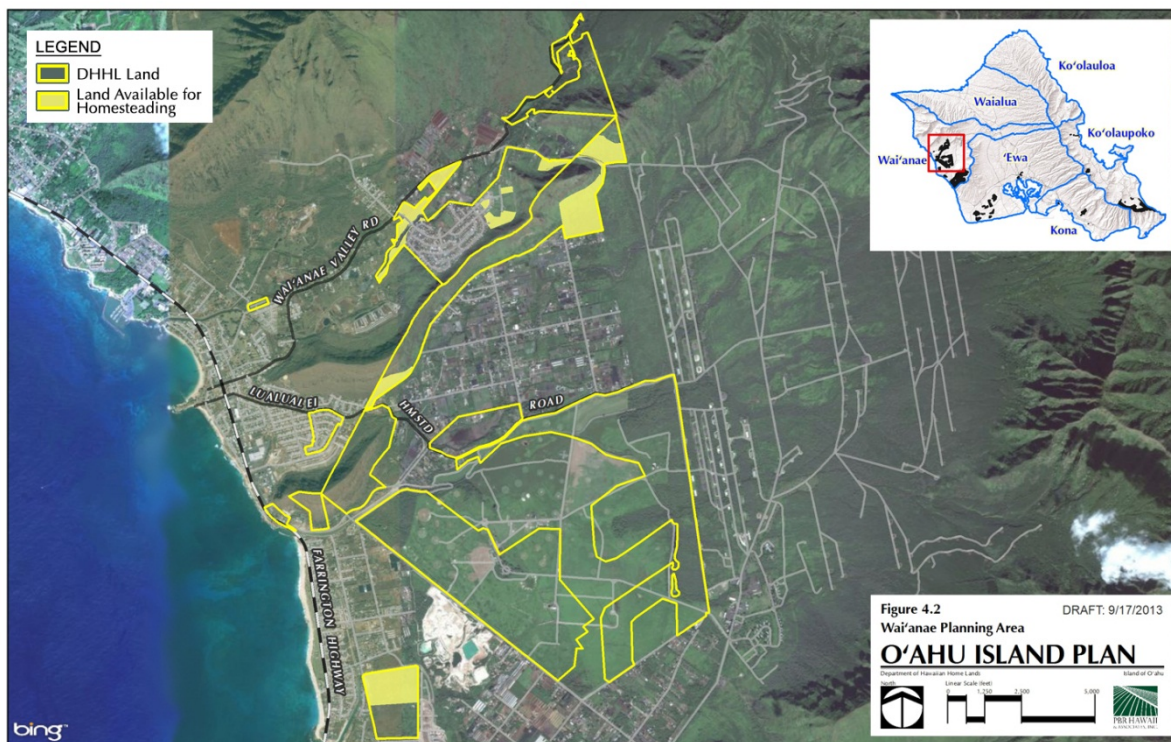
### ***Geography***

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 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. Approximately one fourth of the water produced along the Wai'anae Coast comes from



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. Alternative sources may need to be developed if the Pearl Harbor Aquifer water is reallocated to 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 located on the Wai‘anae side of Pu‘upāhe‘ehe‘e are close to the existing system. The undeveloped parcel in Mā‘ili is less than a ¼ 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.

#### ***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.

## **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



### ***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 identified 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 appropriate mitigations conducted for preservation and conservation of the resource as necessary.



*Ka‘ala Farms, Wai‘anae Valley*

### ***Vacant Parcels***

There are several unawarded parcels within the existing Wai‘anae homesteads. One parcel was at one time identified 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. Complimentary 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 utilized by the military, 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 jurisdiction and will ultimately be

### **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*



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 separated from the existing 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 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.



*Energy Efficient Home at Kaupuni, Wai‘anae*

#### **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



*Subsistence Agriculture Homestead in Wai‘anae*



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‘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‘ōpu‘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.



*Restored lo‘i system at Ka‘ala Farms*

#### **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 baseyard 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.



*Industrial Area along Farrington Highway*

#### **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. It 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



*Lualualei 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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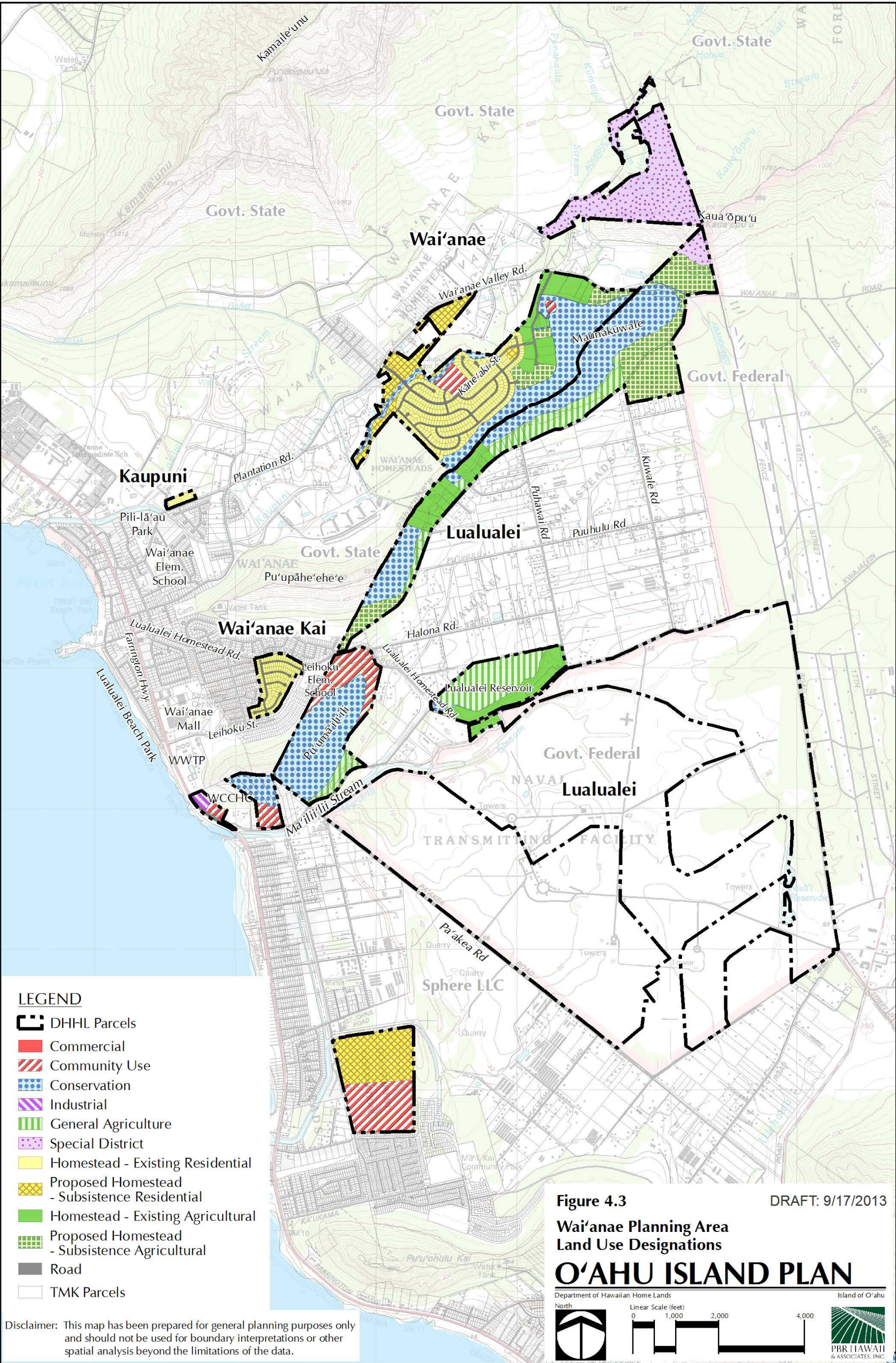


Figure 4-3 Wai'anae Planning Area Land Use Designations



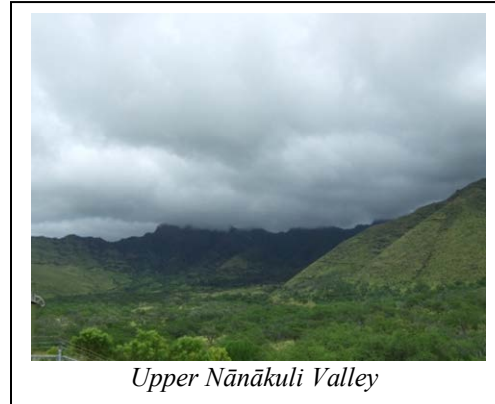
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## **4.2 NĀNĀKULI PLANNING AREA**

### **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 turn-key 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 constraints 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.



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*Table 4-2: Existing Non-Homestead Uses in the Nānākuli Planning Area*

Type of Disposition*	Total Number	Uses	Acrest†
Leases	6	2- Community Use- Public 2- Community Use- Homestead Community 2- Utility	17
Licenses <sup>∞</sup>	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

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.

<sup>∞</sup>utilized by the contrCounty 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 and 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.



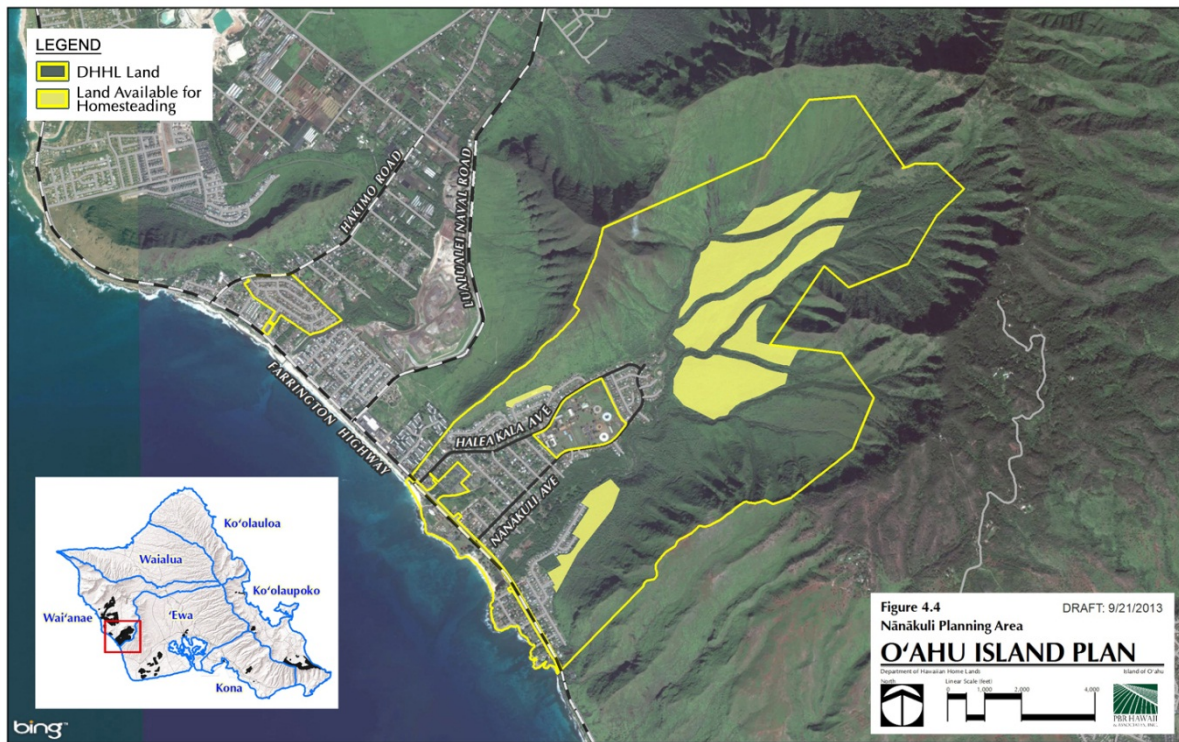


Figure 4-4 Nānākuli Planning Area

### ***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.

## **PLANNING CONSIDERATIONS**

### **Opportunities**

- Large undeveloped parcels
- Location near/within existing homesteads

### ***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.



*Deteriorating Home in Nānākuli*



### ***Flooding***

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 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 been 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.

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

## **PLANNING CONSIDERATIONS**

### **Constraints**

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



*Historic Church in Nānākuli*



### **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.



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An approximately 33 acre area is located along the perimeter of Pili‘ōkahe Homestead Community<sup>25</sup>, 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: Cost Estimate for Development of Pili‘ōkahe Residential Homesteads Expansion*

Pili‘ōkahe Expansion	
Grading	\$522,085
Roadway Systems	\$3,107,650
Water Systems	\$642,840
Drainage Systems	\$3,583,564
Detention/Water Quality Basins	\$80,000
Sewage Systems	\$1,250,163
Elect/Tel Systems	\$843,505
Subtotal	\$10,029,807
20% contingency	\$2,005,961
Total	\$12,035,769
Cost per lot	\$95,522

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 front existing Ulei Loop)	
Clearing & grubbing	\$12,750
Lot Grading	\$590,278
Water connection to main	\$76,500
Water System Facilities Charge	\$63,012
Drainage System	\$437,099
Sewage Facilities Charge	\$51,000
Sewer connection to main	\$64,600
Electrical/Telephone Hookup	\$85,000
Subtotal	\$1,380,239
20% contingency	\$276,048
Total	\$1,656,287
Cost per lot	\$97,429

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<sup>25</sup> 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 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.



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

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 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 Nānākulii have been designated as critical habitat for the ‘Elepaio and several native plants. The critical habitats, wetlands, floodways, and streams,<sup>26</sup> 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.



*Portions of Nānākuli are designated as Critical Habitat for the ‘Elepaio and several native plants*

#### **4.2.3.4 Commercial**

Approximately 10 acres of land identified for the development of the NVC are designed to provide 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 homestead development or 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 Agriculture 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.



*Pastoral activities in Nānākuli*

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<sup>26</sup> 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.



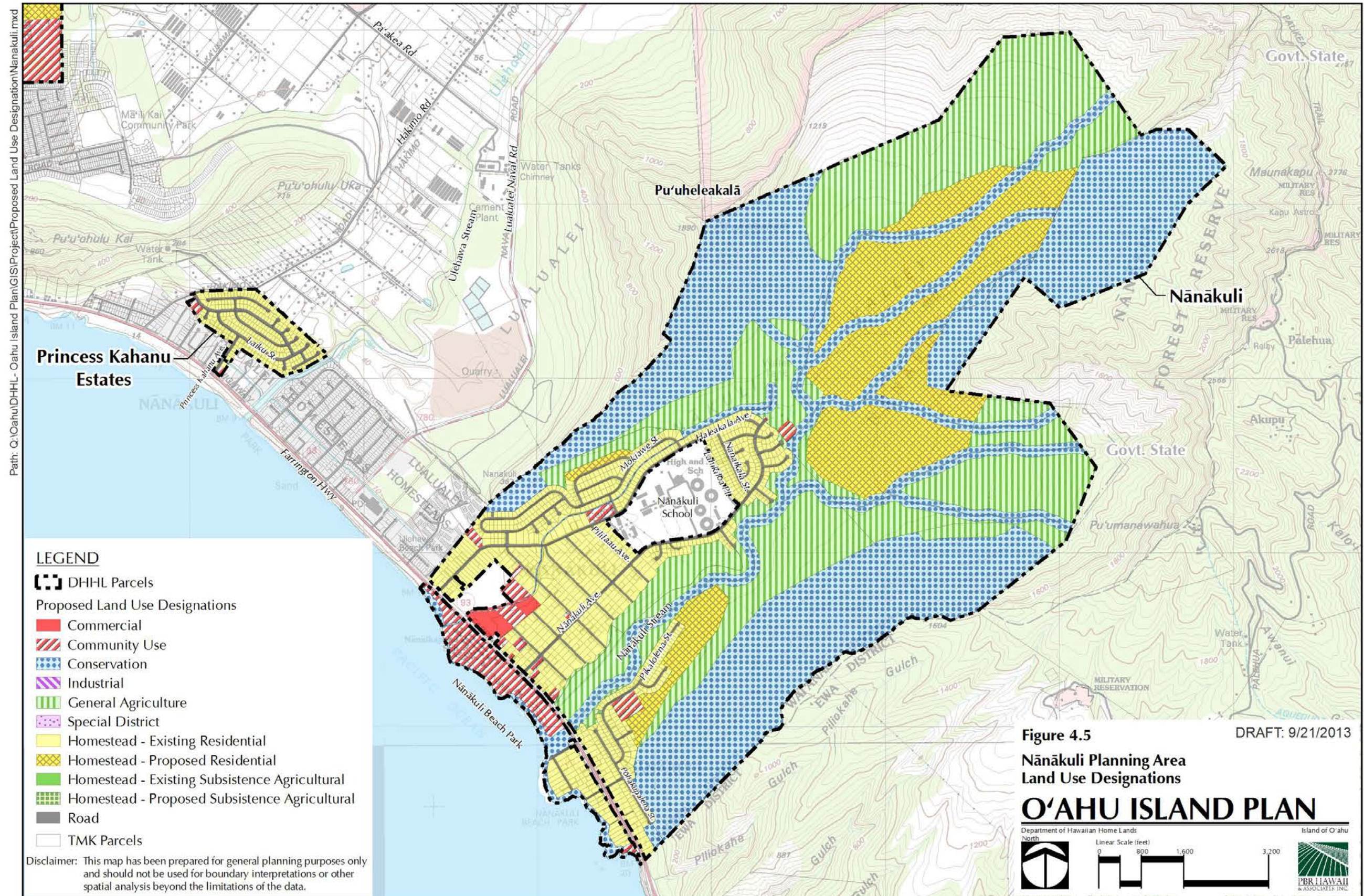


Figure 4-5 Nānākuli Planning Area Land Use Designations



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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*

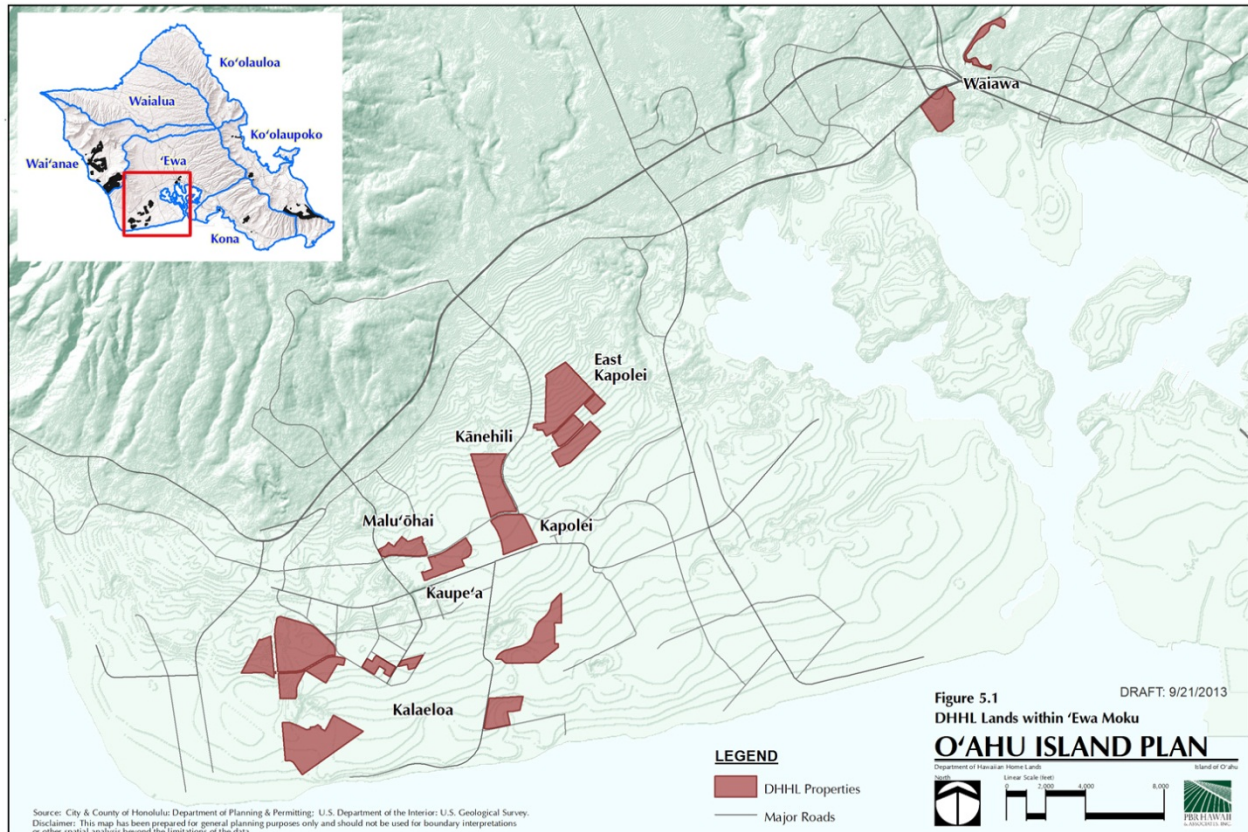


Figure 5-1 DHHL landholdings within ‘Ewa Moku



## **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 Barbers 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.



*Former Barber’s Point Facility in  
Kalaeloa*

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, an additional 14 beneficiaries are awaiting 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‘ahu<sup>28</sup>.



*Fallow Agriculture Field within  
Boundaries of East Kapolei*

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

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<sup>28</sup> 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 constraints 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.



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

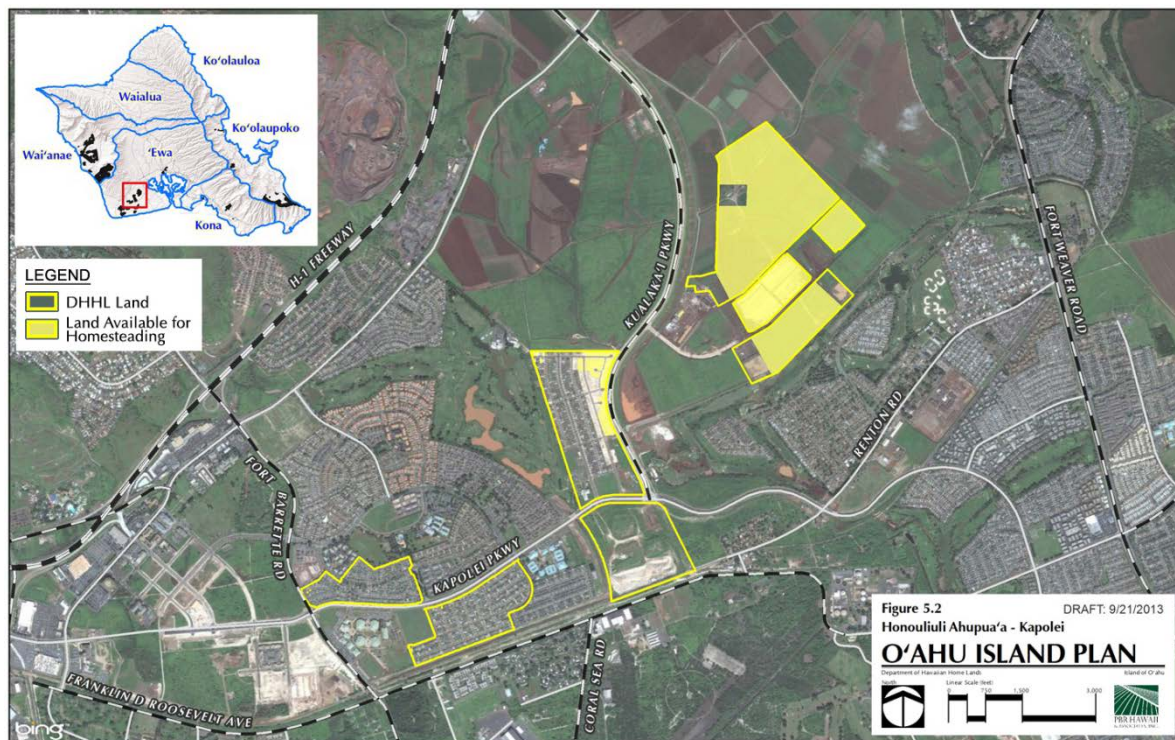
Type of Disposition*	Total Number	Uses	Acrest†
Leases	6	1- Residential 1 Community Use- Homestead Community 2- Commercial 2- Industrial	135
Licenses <sup>∞</sup>	14	5- Utility Easements 6- Community Use- Public 2- Community Use- Education 1- Revenue Generation	17
Right-of-Entry and/or Revocable Permit	43	33- Industrial/Storage/Parking Agriculture 5- Commercial Recreation Community Use- Public Stabling	177
Total Acreage			329

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.

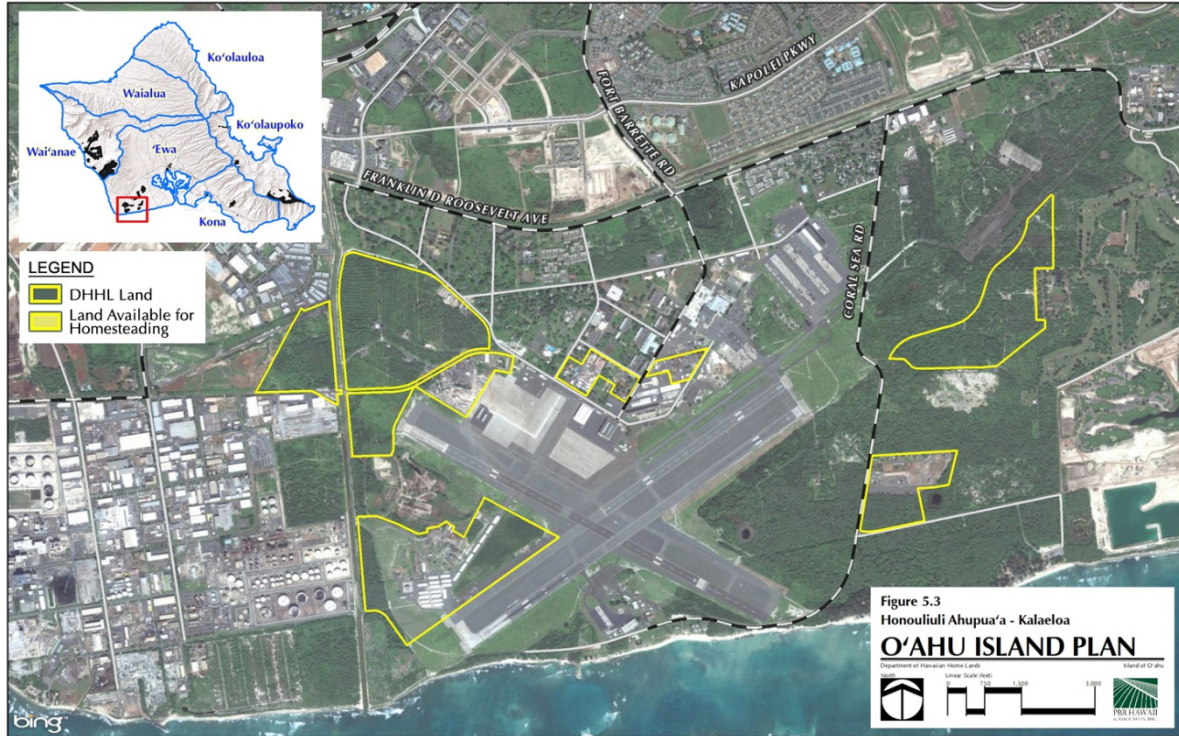
† Acreage identified within the Annual Report is included. However, not all dispositions in the 2011 Annual Report included a acreage information. In addition, in some cases the acreage only accounts for the footprint of the building located on the contracted land, not the land surrounding it, even if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

<sup>∞</sup>Mark Development is managing the Rent-with-option-to-purchase component of the Malu‘ōhai Hawaiian Homestead Community.



*Figure 5-2 Honouliuli Ahupua‘a- Kapolei*





*Figure 5-3 Honouliuli Ahupua'a- Kalaeloa*

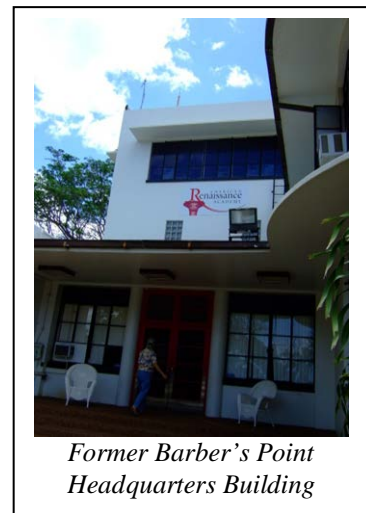
### **Geography**

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 home to threatened animals. Karst topography can also be 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 paleoenvironmental 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.





The region encompassing East Kapolei II was utilized for sugar production since the 1880s, and historic properties<sup>29</sup> 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 geology is home to several species of plants and animals that are at risk for extinction. Although Honouliuli was utilized for intensive agriculture 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 ko‘oloa‘ula was discovered within East Kapolei. Habitat Conservation Plans have been developed and reserve areas have been established. Compliance with the Ko‘oloa‘ula Habitat Conservation Plan is required. A unique opportunity exists to 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.

### **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

## **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

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<sup>29</sup> 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 O‘ahu. Once farmland, Kapolei has been developed to create opportunities for employment, education, and recreation in addition to new housing. This provides a great opportunity for beneficiaries to live in a liveable, walkable community that also includes adequate employment and recreational opportunities. Kapolei beneficiaries 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.



*Kroc Center, Adjacent to DHHL’s East  
Kapolei Land holdings*

### ***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 (at least 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 Barbers 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 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.

#### **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*

#### **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‘ōhai and Kānehili Homestead Communities are expected to undergo some changes during the 20-year planning cycle. Malu‘ōhai includes both owner- and renter-occupied 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 by Mark



*Homestead in Malu‘ōhai*

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-



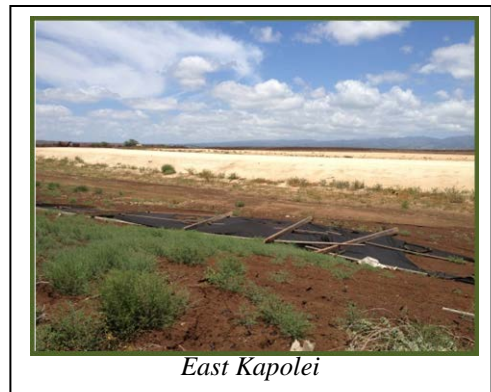
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managed homes, the status of these beneficiaries may change from applicant to lessee. Within Kānehili, there are 324 existing homesteads. An additional 77 homes are anticipated to be constructed in Kānehili within the next ten years. Of the 77 homes, 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.

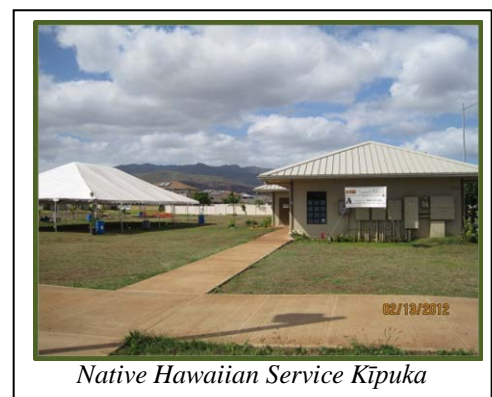


These exceptional agricultural conditions as well as the location near mass transit, the University of Hawai‘i-West O‘ahu Campus, and the growing urban center of Kapolei make these currently largely undeveloped lands ideal for either agricultural or residential use. While residential homesteading is 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





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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.

*Table 5-2: Cost Estimate for Development of Residential Homesteads in East Kapolei II*

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 it 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’s 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 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 short-term 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.



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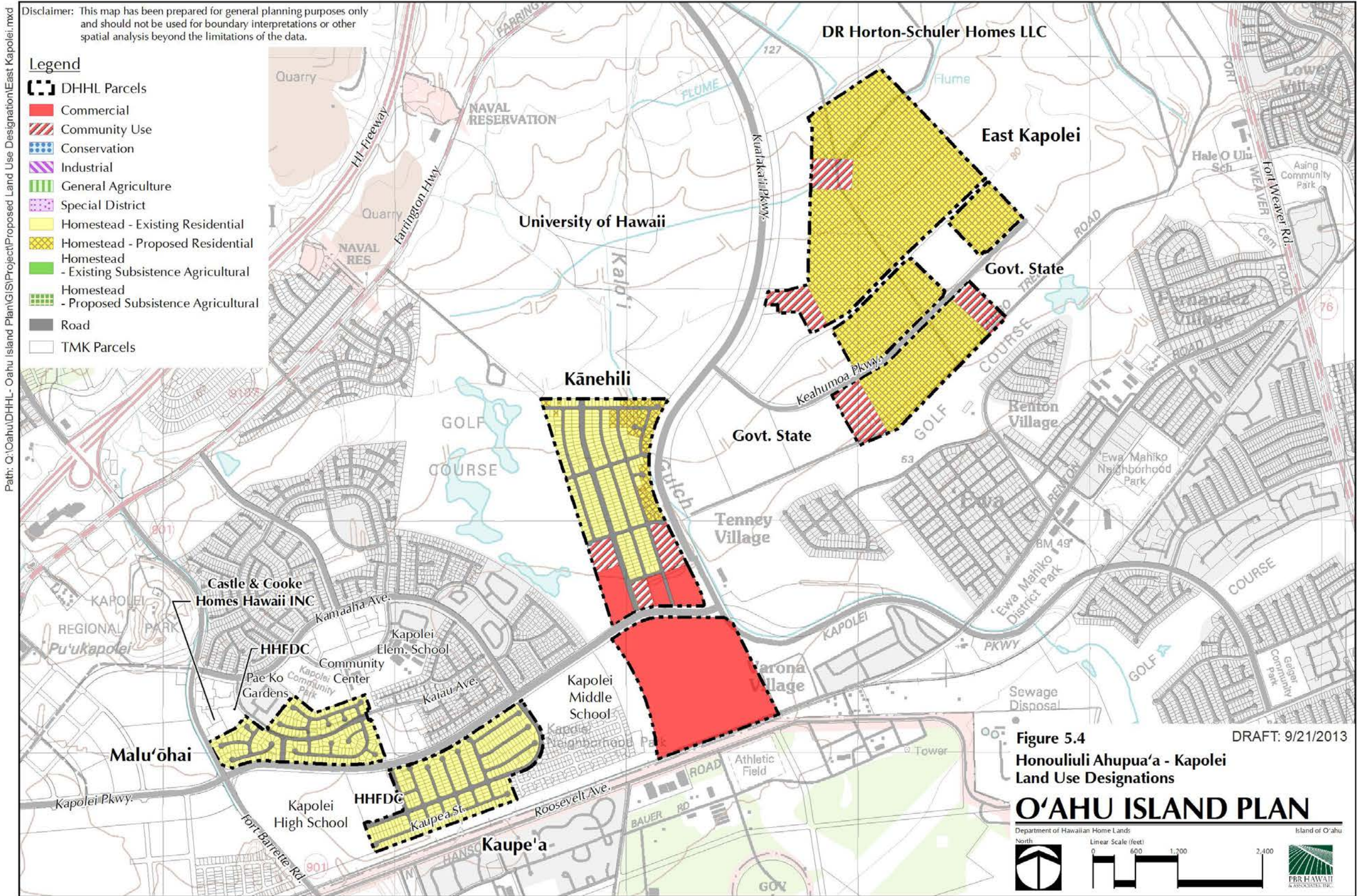


Figure 5-4 Honouliuli Ahupua'a- Kapolei Land Use Designations



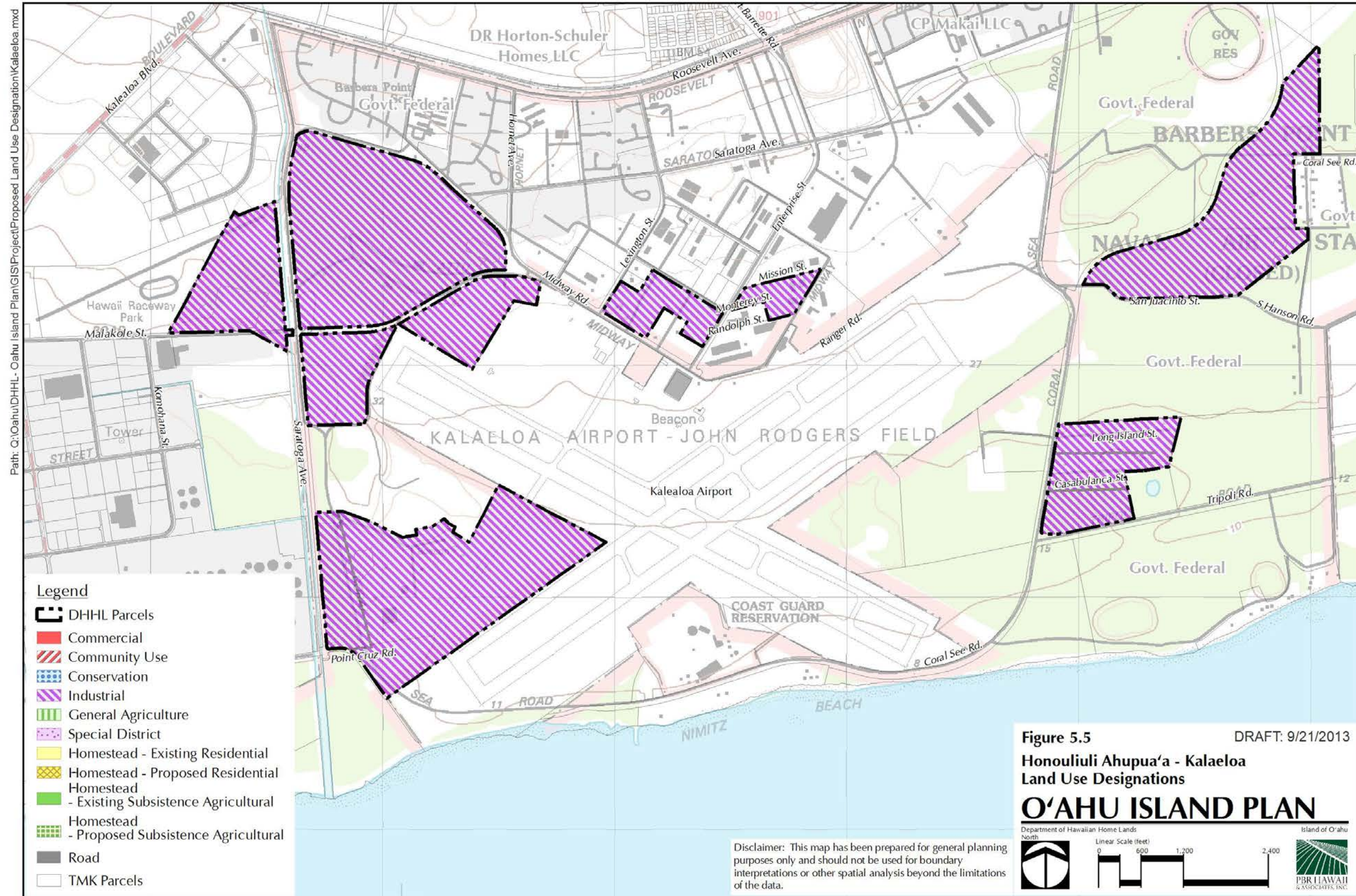


Figure 5-5 Honouliuli Ahupua'a- Kalaeloa Land Use Designations



## **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 5-2.

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

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

*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 constraints to development of these lands follows. DHHL lands within Waiawa Ahupua‘a are shown on Figure 5.6.

#### **Geography and Access**

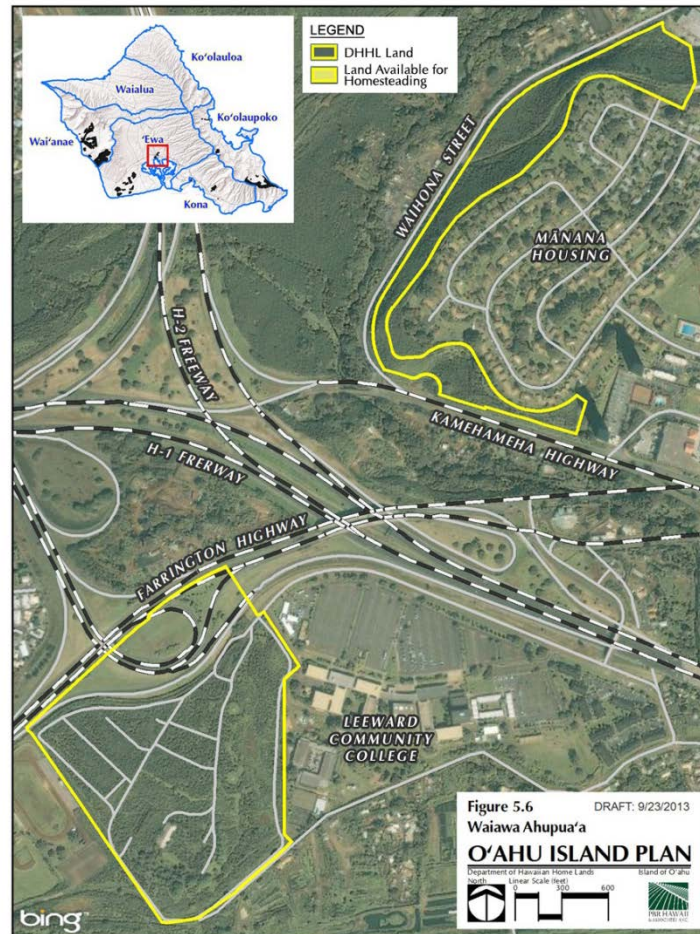
The area located adjacent to Leeward Community College is ideal for development based on its proximity to major transportation routes and flat topography. The County is currently utilizing the area under a right-of-entry agreement until a longer term license is executed.

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



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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 parcel 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.

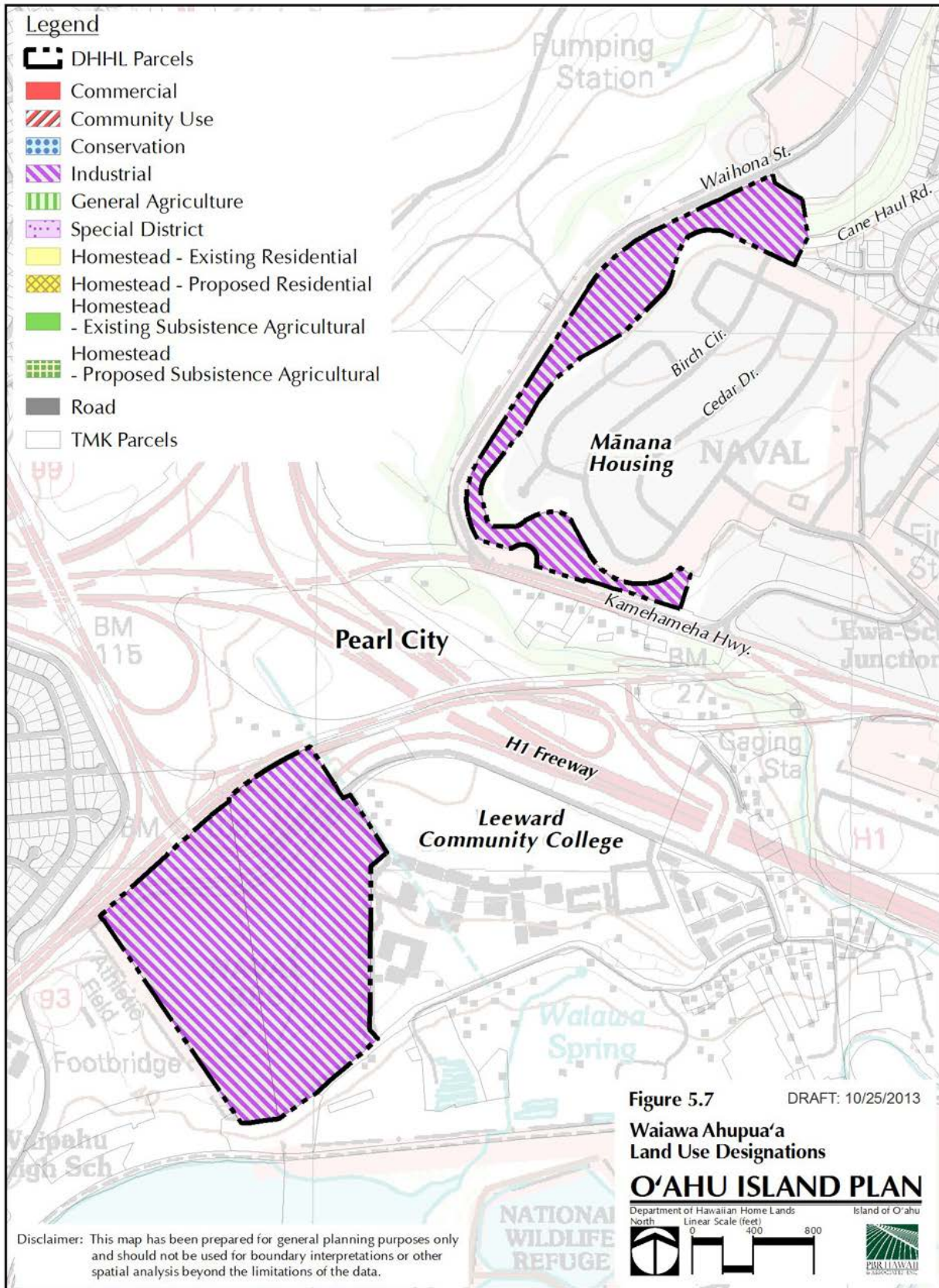


*Entrance to large level, HART base yard*

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.



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

### 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*

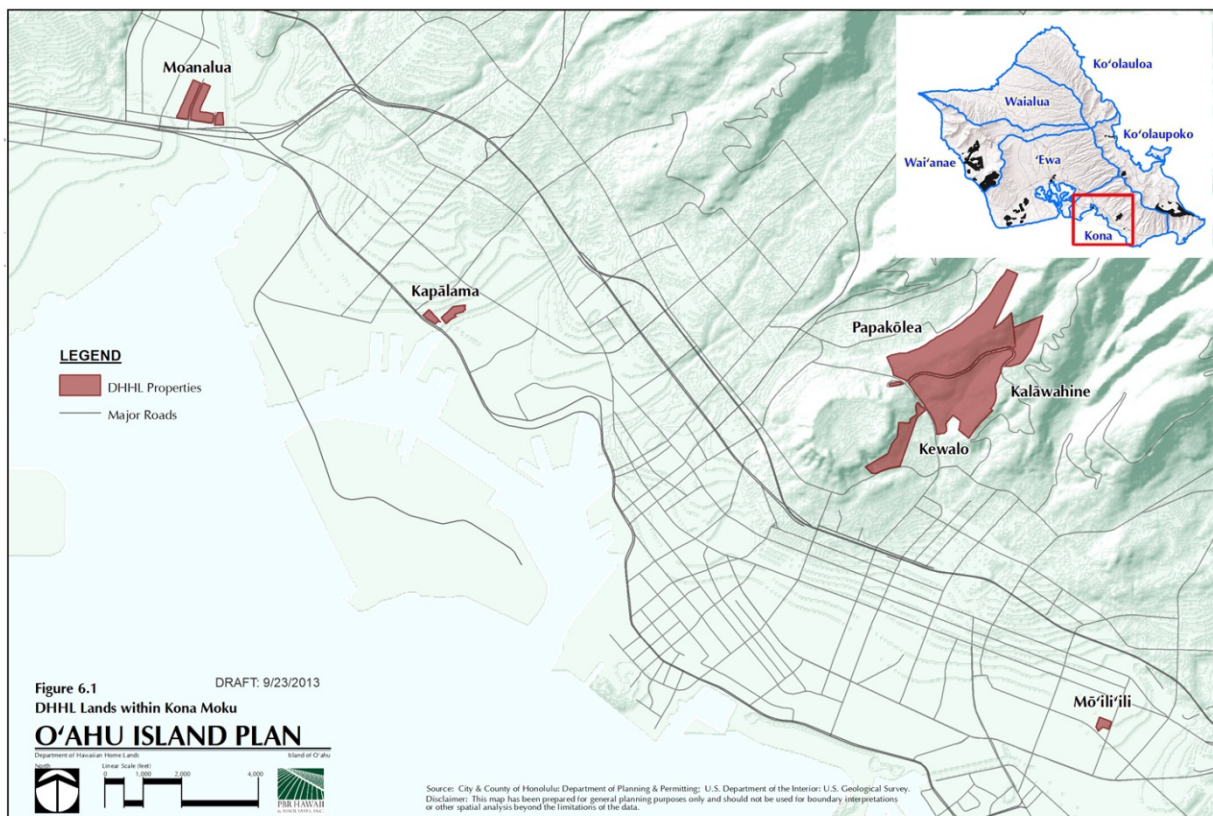


Figure 6-1 DHHL landholdings within Kona Moku



## 6.1 HONOLULU AHUPUA‘A

### 6.1.1 EXISTING CONDITIONS

There are three homestead communities within the Honolulu Ahupua‘a (Papakōlea, Kewalo, and Kalawahine) 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.



*Papakōlea Community Center*

A total of 407 Residential Homestead lots have been awarded. This includes 64 in Papakōlea, 92 within Kalawahine, 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.

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

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

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



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Central Business District of Honolulu. A summary of the opportunities and constraints to development of these lands follow. Unconstrained lands are shown on Figure 6.2.

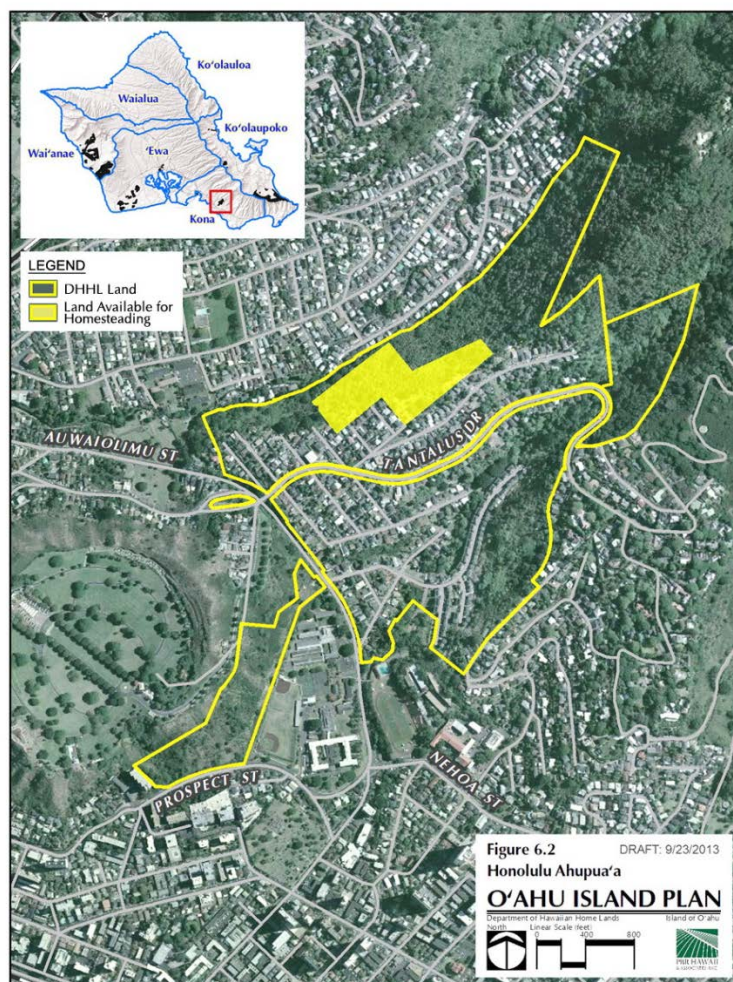
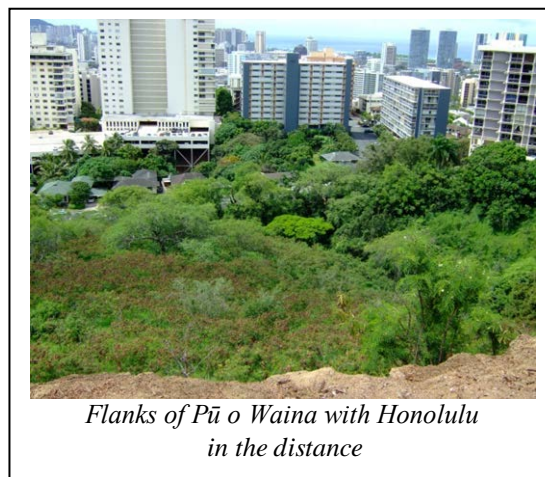


Figure 6-2 Honolulu Ahupua‘a

**Geography/Geology**

Most of the lands within this area are at the base of either the Ko‘olau Mountain Range or Pū o Waina<sup>30</sup>. 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.



*Flanks of Pū o Waina with Honolulu  
in the distance*

<sup>30</sup> There are several variations in Hawaiian to Punchbowl crater. They include Puuwaina, Puuwaena, Puu o Wina. Pū o Waina, is the most commonly referenced.



### ***Special District***

Portions of Kewalo, and Kalawāhine 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 Kanāha Stream<sup>31</sup> flows between the Kalawāhine 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 Kanāha stream corridor until heavy rain flushes it downstream. Pollutants carried into Kānaha Stream ultimately affect the coastal waters of Māmala Bay and beyond. Beneficiaries residing in the older sections of the Papakōlea Planning Area have indicated that drainage and flooding are ongoing problems. Addressing drainage issues for affected the homestead lots and Kanāha Stream was included in one of the priority projects selected by Papakōlea beneficiaries during the 2009 Regional Plan update process. Drainage may be an issue 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 requirements, the primary concern for the homestead community is the age of the collection system within Papakōlea 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

## **PLANNING CONSIDERATIONS**

### **Opportunities**

- Location
- Views

### **Constraints**

- Steep slopes/rock fall
- Capital improvement restrictions - Punchbowl Special District
- Drainage
- Deteriorating infrastructure
- Aging homes

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<sup>31</sup> *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.

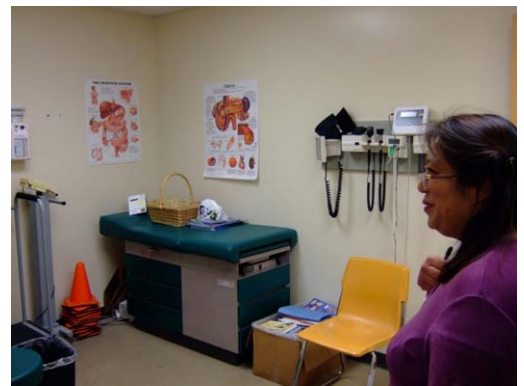
### **Vacant Homesteads**

Papakōlea, established as a Hawaiian Homestead in 1934, is the second oldest homestead community on O‘ahu. Because of the community’s age not only is the infrastructure deteriorating, a significant number of homes appear to be uninhabitable and/or abandoned. As part of the 2009 Regional Planning process, Papakōlea 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 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.



*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*



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**6.1.3.1 Homestead Residential (Existing and Proposed)**

There are three existing residential communities in Honolulu. The Kewalo and Kalawāhine 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.

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

Papakōlea Expansion	
Grading and Roadway Construction	\$936,117
Storm Drainage System	\$579,501
Storm Water Detention/Water Quality Basin	\$55,599
Sanitary Sewer System	\$267,462
Wastewater Faculty Charge	\$44,577
Water System	\$222,885
Water Facility Charges	\$133,731
Electrical and Telephone System	\$148,590
Engineering & Surveying 10%	\$233,286
Subtotal	\$2,621,748
20% contingency	\$513,230
Total	\$3,134,978
Cost per lot	\$136,303.41

**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 are 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 Kanāha Stream separates Papakōlea from Kalawāhine 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.





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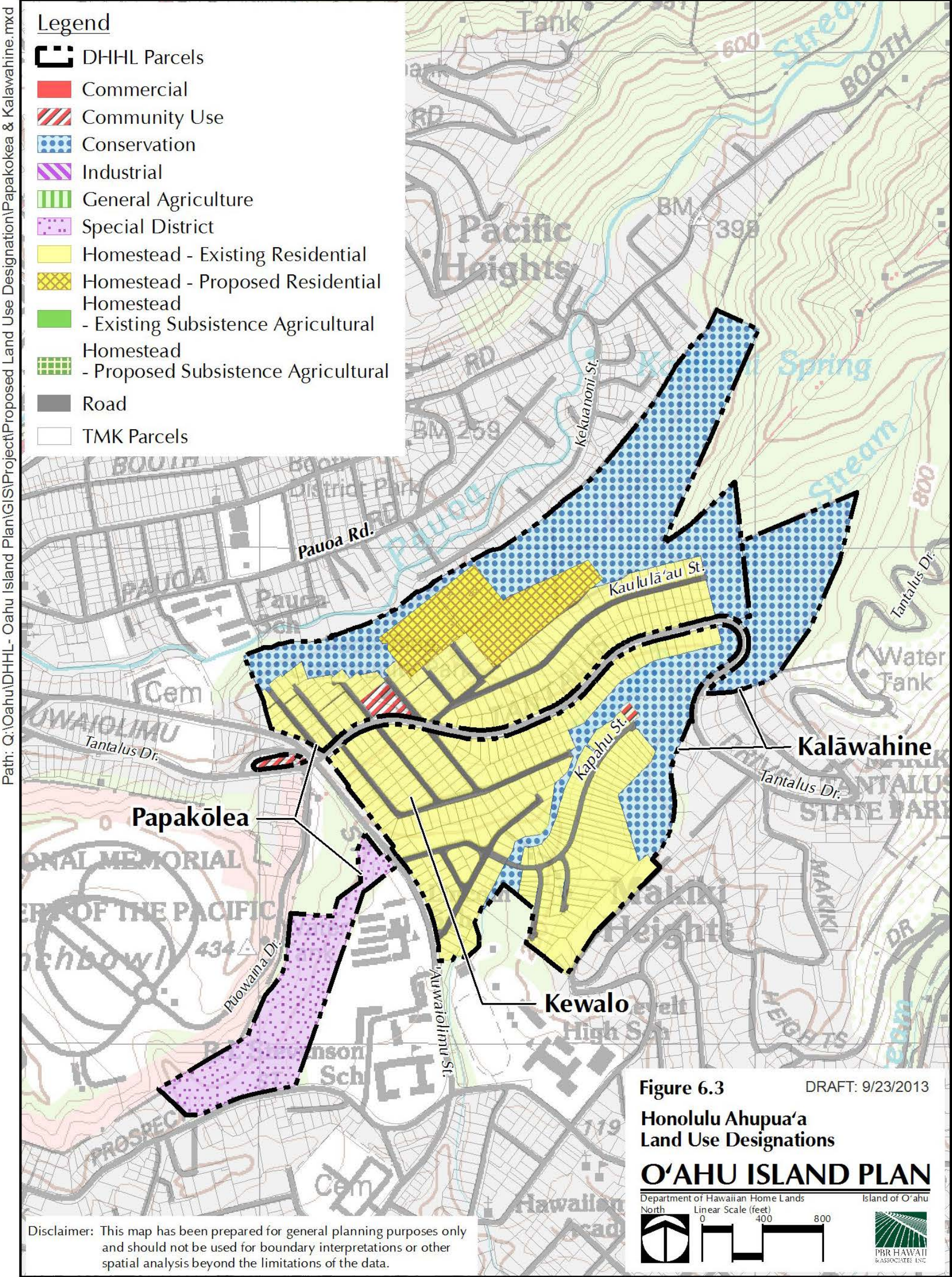


Figure 6-3 Honolulu Ahupua'a Land Use Designations



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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.



*Table 6-3: Existing Non-Homestead Uses in the Moanalua Ahupua‘a*

Type of Disposition*	Total Number	Uses	Acrest†
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*

† *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 constraints 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 100- or 500-year floodplains. Due to very low elevation, and proximity to the coastline and Moanalua Stream the area is prone to flooding and poor drainage particularly when high tides correspond with heavy rain events. These conditions may worsen based upon projected sea level rise.

## **PLANNING CONSIDERATIONS**

### **Opportunities**

- Redevelopment

### **Constraints**

- Drainage/flooding





*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 5.3. Approximately 10 acres are in long-term 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 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.

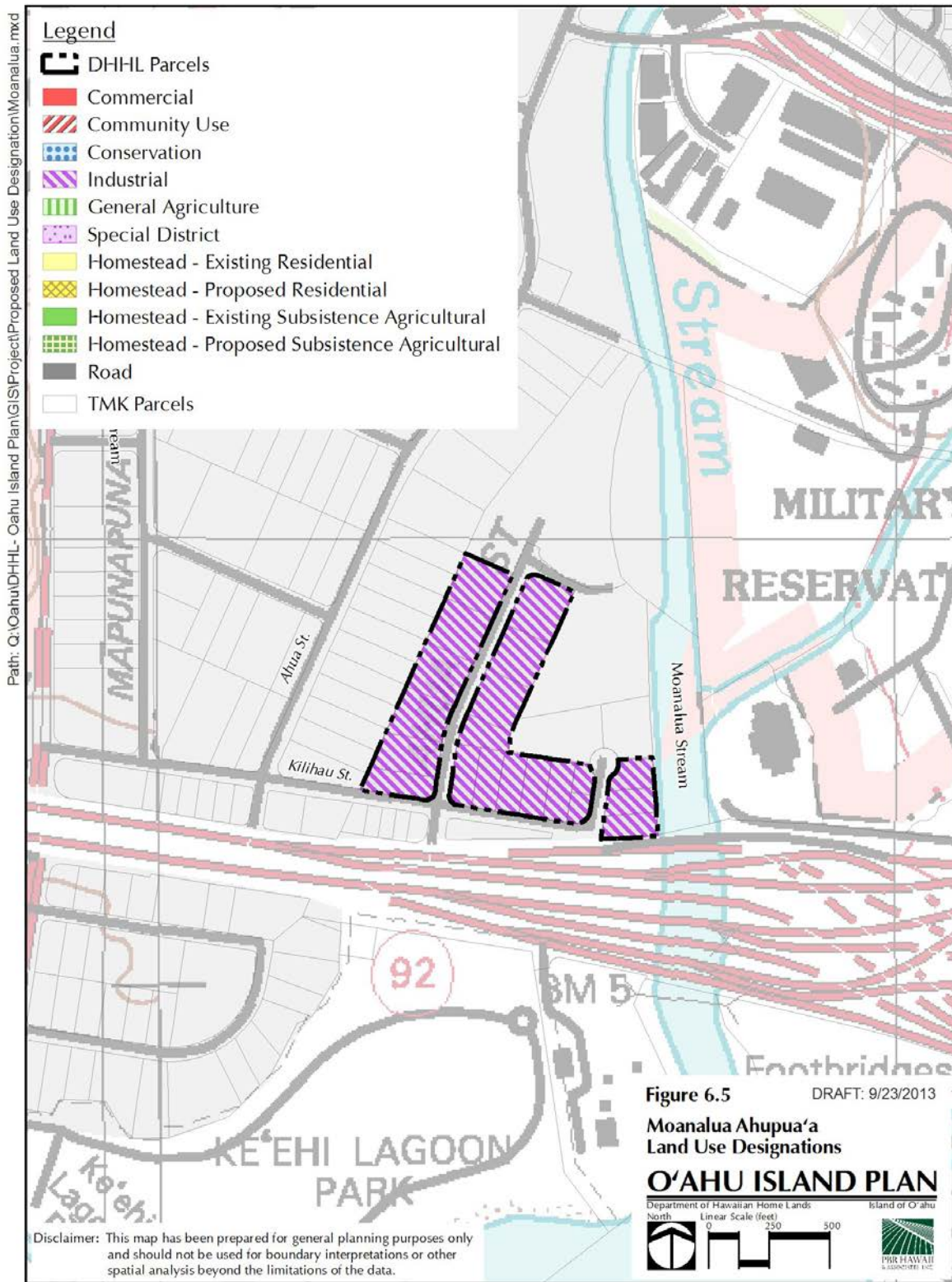
## **LAND USE PLAN**

- **15 Acres Industrial**

*Rounded in 5-acre increments*



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*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 4 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.



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

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

*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 constraints to the development of the Kapālama lands follow. There are no unconstrained lands as shown on Figures 6.6.

#### **Long Term Dispositions**

The Kapālama lands are all in long-term revenue generating lease and license agreements with the earliest agreement expiring in 2029. Until the expiration of the agreements near the end of this planning cycle, no future development/redevelopment is planned.

## **PLANNING CONSIDERATIONS**

### **Constraint**

- No unconstrained lands





*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.

#### **LAND USE PLAN**

- 3 Acres Commercial
- 2 Acres Industrial

#### 6.3.3.1 Commercial

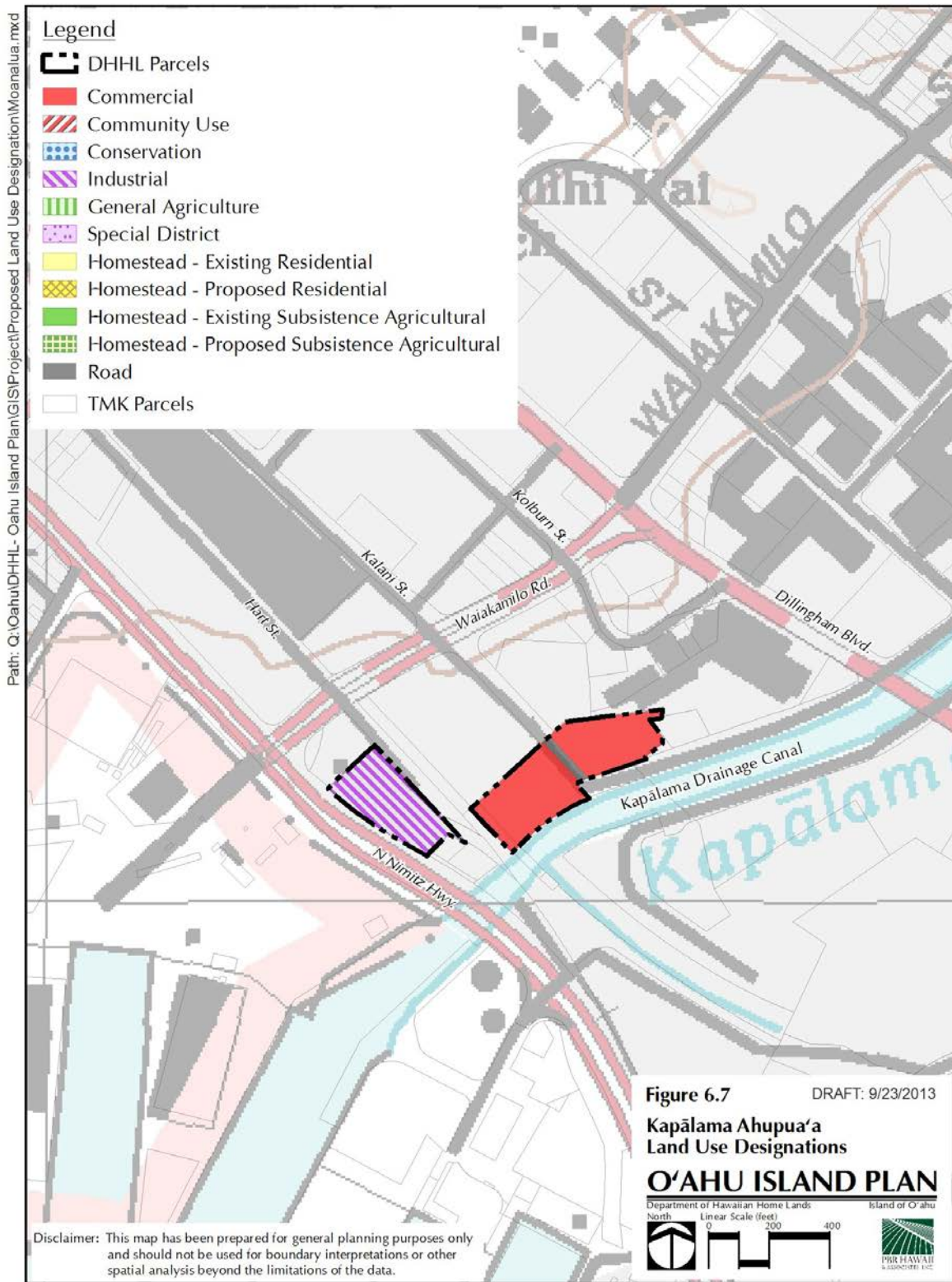
Approximately three acres have been identified as Commercial. An office building, commercial complex and radio station tower consume all three acres. No changes to the existing land uses are proposed.

#### 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.



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*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.



*Former Bowl-O-Drome Facility*

### **6.4.2 OPPORTUNITIES AND CONSTRAINTS**

A summary of the opportunities and constraints to development of the lands in the Mō‘ili‘ili area of the Waikīkī Ahupua‘a followed and 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 Mō‘ili‘ili near the employment centers of Waikīkī and Downtown Honolulu, the University of Hawai‘i 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

## **PLANNING CONSIDERATIONS**

### **Opportunities**

- Redevelopment
- Central location

### **Constraints**

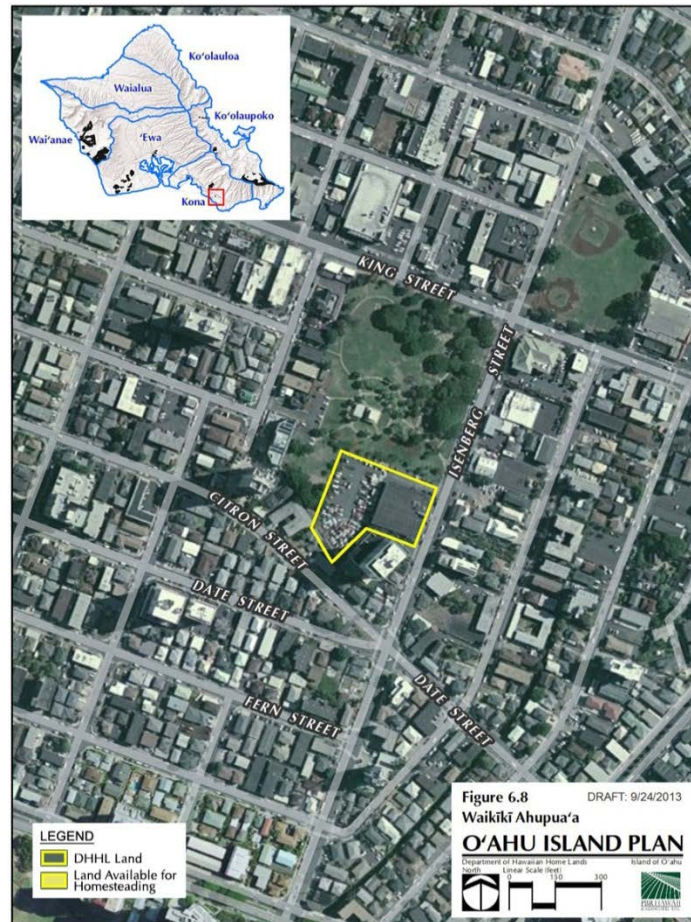
- Aging infrastructure
- Historic structure
- Hazardous materials



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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 Waikiki 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-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.

## LAND USE PLAN

- 2 Acres Commercial

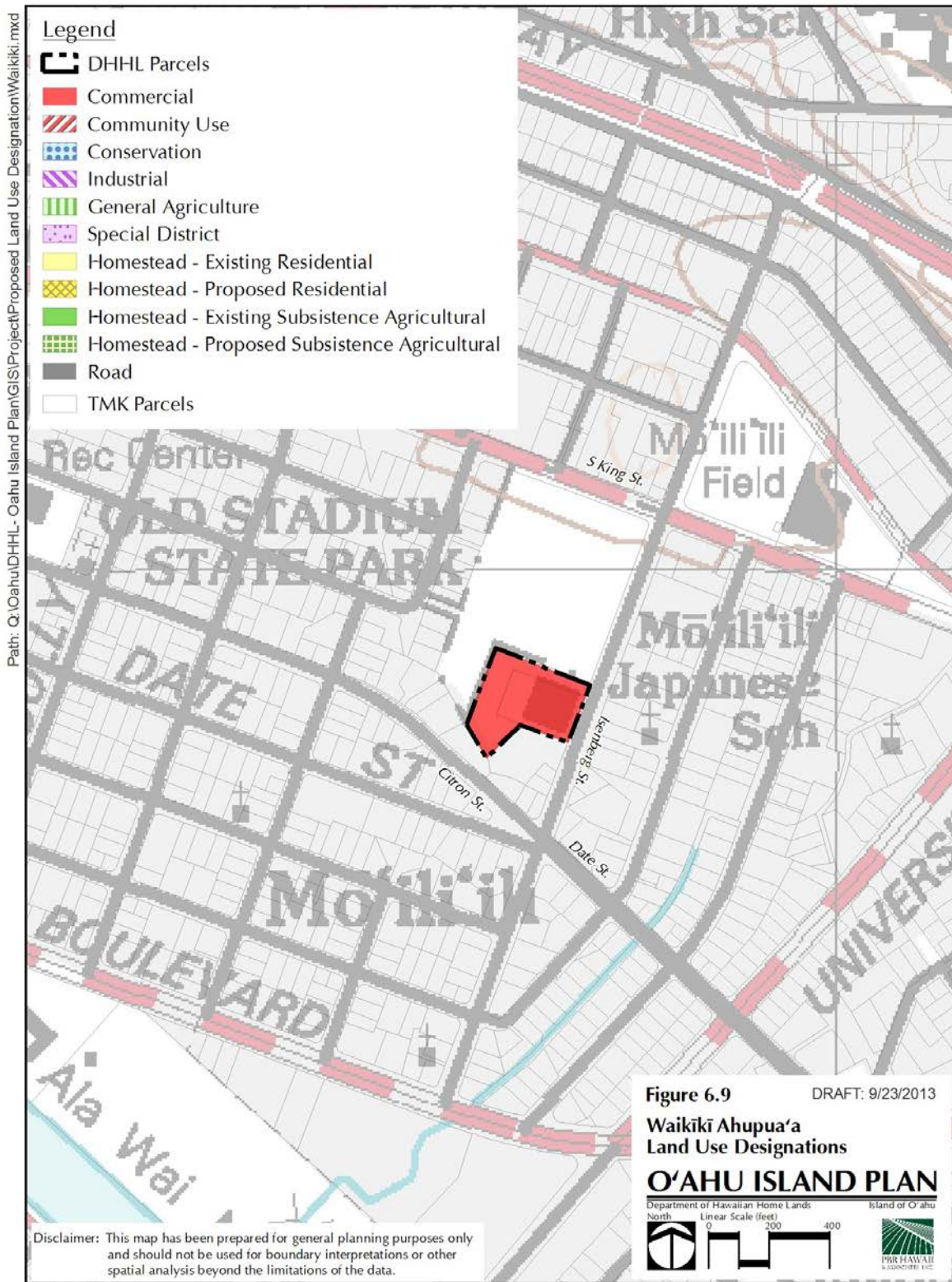
A cost estimate for the development of infrastructure to support a mixed-use building was prepared and is summarized in Table 6-5.

*Table 6-5: Development Costs for Commercial, Mixed-Use  
Development in Mō‘ili‘ili, within the Waikīkī Ahupua‘a*

Mō‘ili‘ili Mixed Use Development	
Commercial Parking (asphalt at grade)	\$137,122
Residential Parking (asphalt at grade)	\$121,598
Comm/Res Site Improvements (walls, signs, lights)	\$51,744
Comm/Res Site Utilities (sewer, water, com, elect)	\$2,662,229
Commercial Landscaping	\$44,044
Residential Landscaping	\$93,595
Subtotal	\$3,110,332
20% contingency	\$622,066
Total	\$3,732,398



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*Figure 6-9 Waikiki Ahupua'a Land Use Designations*



## 7.0 KO‘OLAUPOKO 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.

Ko‘olaupoko is located outside of the primary urban core but is only a 20 minute drive away from Downtown Honolulu, making it the second most desirable region among surveyed applicants. There are several towns (Kailua, Kāne‘ohe, 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 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

### 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*

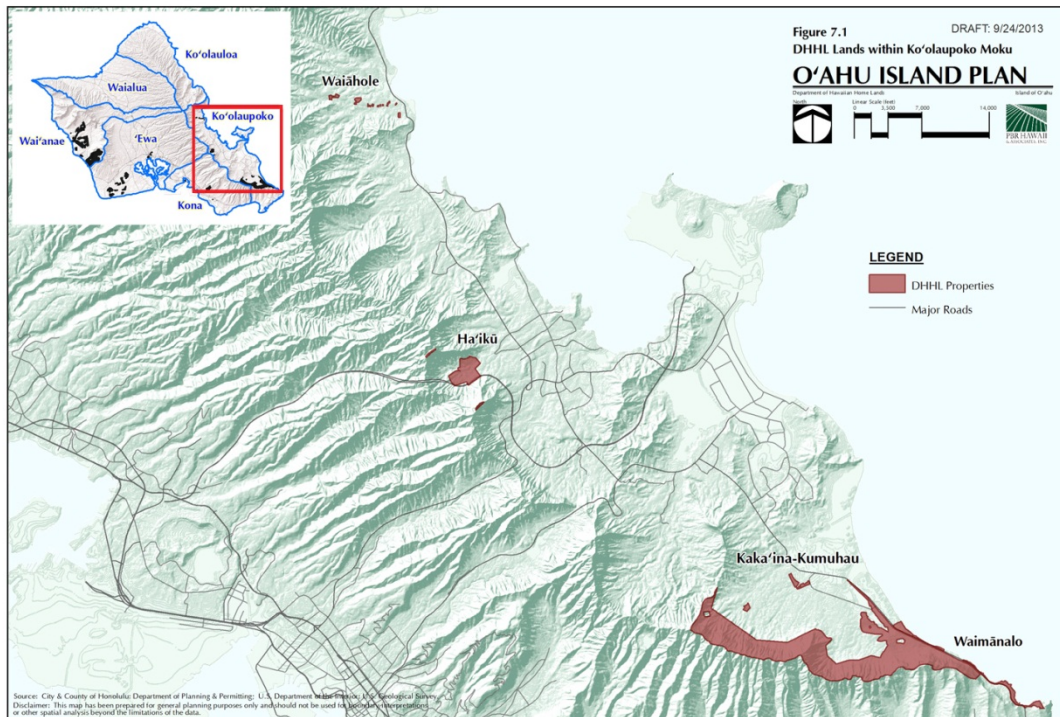


Figure 7-1 DHHL landholdings within Ko‘olaupoko Moku

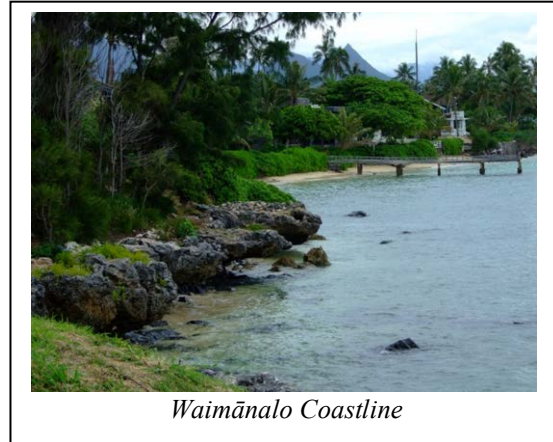


Agriculture lessees residing within the Moku (Waiāhole Ahupua‘a), but outside of Waimānalo Ahupua‘a, were not part of the Regional Plan update process discussions in an effort to keep the discussions centered on Waimānalo issues. Currently there is no regional plan that includes lands or beneficiaries 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 are currently zoned as P-1, P-2, AG-1, AG-2, R-5, R-7.5 and R-10 by the County.

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

### **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 constraints to the development of DHHL’s Waimānalo landholdings follows. Unconstrained lands available for homestead development are shown on figure 7.2.



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

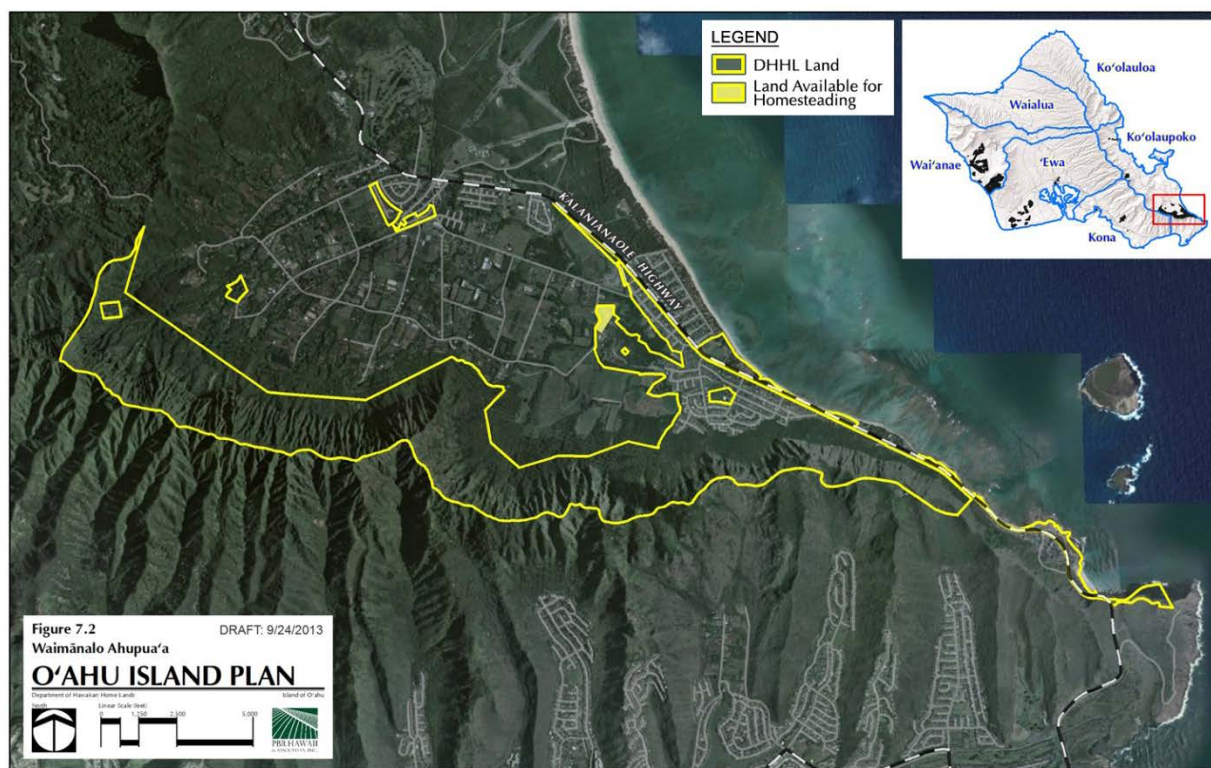
Type of Disposition*	Total Number	Uses	Acrest†
Leases	4	1- Community Use Homestead 2- Community Use Public Education Utility Easement 1-Kūpuna Housing°	6
Licenses	10	15-Utility easement 2- Revenue Generation-telecommunication 5- Community Use Public	98
Right-of-Entry and/or Revocable Permit	12	2- Community Use- Homestead 1- Conservation 1- Agriculture 8- Other Stabling (5) Caretaker (2)	58
<b>Total Acreage</b>			<b>161</b>

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.

°Waimānalo 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.



*Steep Ko‘olau Pali*

### **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 Kumuhau<sup>32</sup> 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 project during the 2011 Regional Plan update process.

## **PLANNING CONSIDERATIONS**

### **Opportunities**

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

### **Constraints**

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

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<sup>32</sup> Portions of the parcel between Kumuhau and the Ko‘olau 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.



*Drainage Area along Kumuhau*

### **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 of the existing evacuation 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 has never been developed. Waimānalo beneficiaries 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 accommodate approximately 360 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.



*New Homesteads in Kumuhau*

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.



*WHA Community Center*



#### 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 use designation directly benefit homestead communities. The Waimānalo Hawaiian Homes Association (WHHA) is managing approximately 25 acres of lands under short- and 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.



*Beach Park*

#### 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 channel within the Waimānalo Homestead community is separated by setback areas managed by the adjacent homeowners. The natural channel within Kumuhau has not been hardened; therefore, Conservation to accommodate the variability of the area affected by the stream.



*Ko‘olau Ridge top*

a wider area has been placed in

#### 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.<sup>33</sup> While WHHA has indicated its desire to manage these lands, they are not currently under a long-term disposition. A



*Former Quarry*

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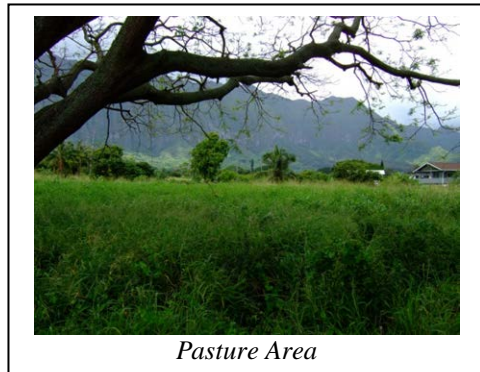
<sup>33</sup>An industrial park was proposed during the 2011 Regional Plan update process.



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 as interim designations. The



*Pasture Area*

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.



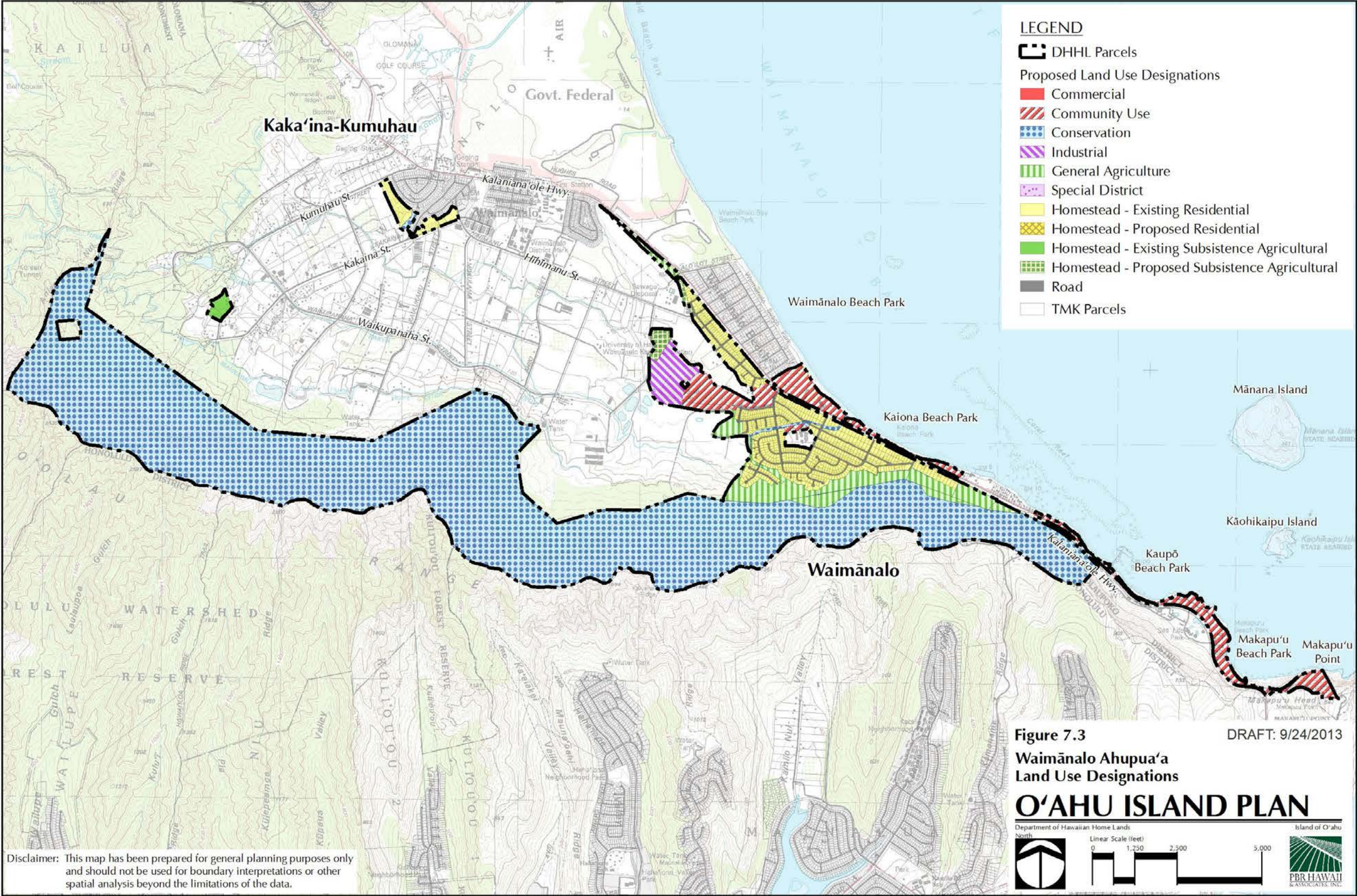


Figure 7-3 Waimānalo Ahupua'a Land Use Designations



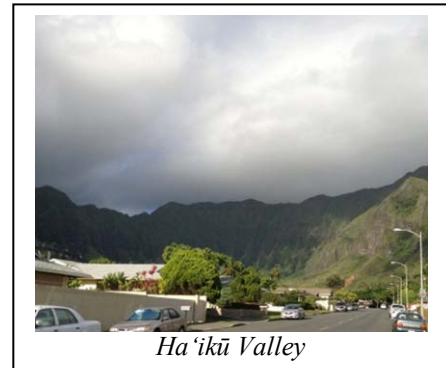
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## **7.2 HE‘EIA AHUPUA‘A**

### **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 Station<sup>34</sup>. 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 constraints 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

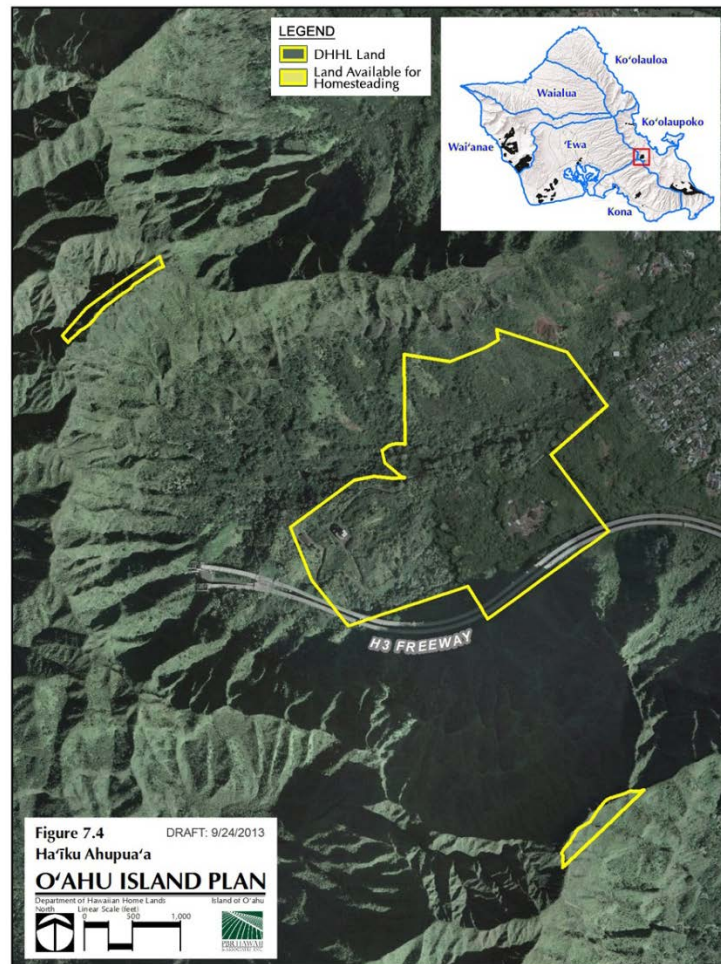
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<sup>34</sup> The military originally utilized the facility for a radio-navigation system. It was converted to the Omega Station in the 1960s.



### **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 as having a “Poor” soil productivity rating. There are no ALISH-designated lands in the valley. Although Ha'ikū received dismal ALISH and LSB soil ratings, higher rainfall and rapid vegetative overgrowth since the military left in 1997 suggests that some agricultural pursuits may be successful. Any potential agricultural pursuits should be trial tested and evaluated before undertaking full-scale production.



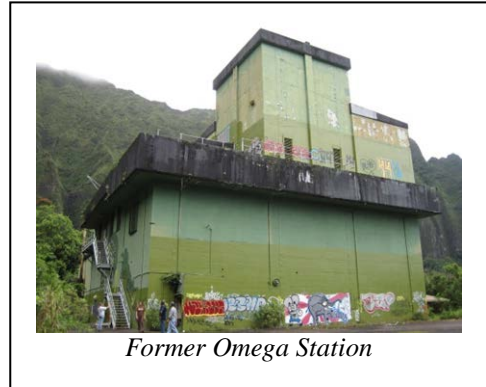
Agroforestry rather than conventional agricultural crop production may be more successful in Ha‘ikū.

### **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 floor<sup>35</sup>. 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.



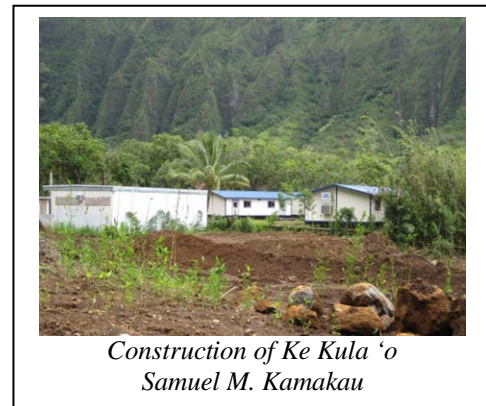
*Former Omega Station*

## **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 Hawaiian-focused, 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 Hawaiian medicinal plants; and creating a place of learning and practice of Hawaiian medicine for all Hawaiian teachers. The school benefits the



*Construction of Ke Kula ‘o  
Samuel M. Kamakau*

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<sup>35</sup> Copper wire was installed underground throughout the valley to amplify radio signals.



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” and “P-1 Restricted 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**

Ha‘ikū has both benefitted and suffered from its military occupation. While much of the traditional cultural resources were destroyed, the military occupation of the valley kept it from being consumed by residential development. Several organizations are interested in evaluating the cultural resources of the valley and protecting both the historic military facilities and Hawaiian cultural resources. As a result of stakeholder interest, as well as the County’s zoning (“P-1 Restricted Preservation” district) designation, and the presence of cultural and historical resources, additional review and evaluation is justified. Therefore the remaining 130 acres within Ha‘ikū have been designated Special District.



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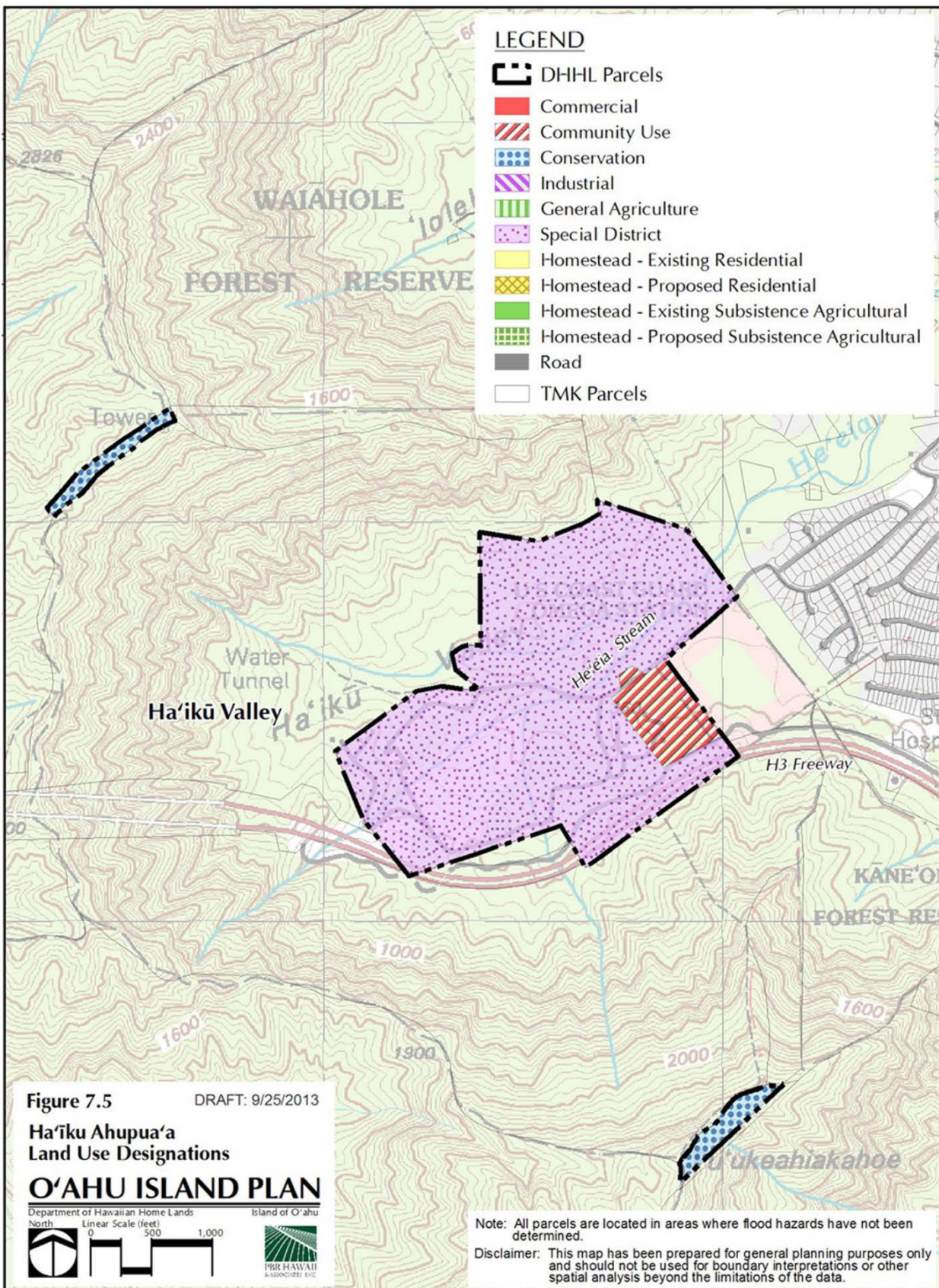


Figure 7-5 He'eia Ahupua'a Land Use Designations



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## 7.3 WAIĀHOLE 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 constraints to development of the Waiāhole lands follows. Unconstrained lands available for homestead development are shown on Figure 7.6.

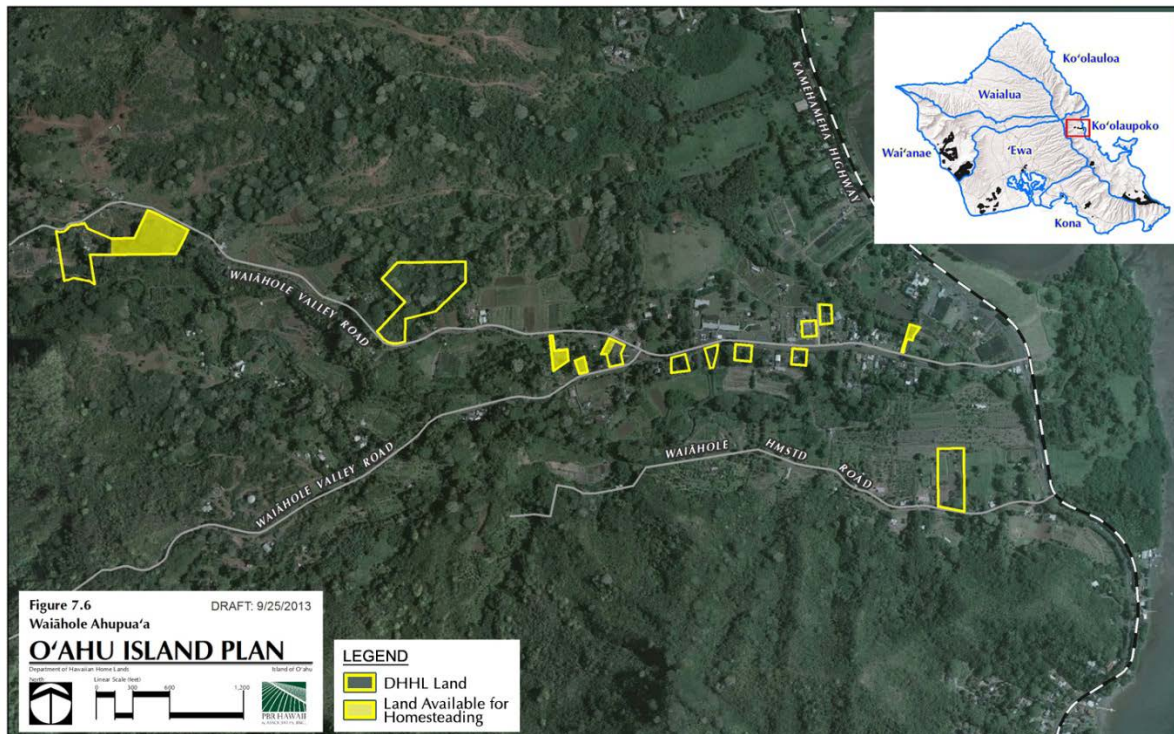


Figure 7-6 Waiāhole Ahupua‘a



### **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 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 7 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 yield an additional three homesteads once subdivided and infrastructure connections are made.

#### **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.

## **PLANNING CONSIDERATIONS**

### **Opportunities**

- Agriculture potential
- Vacant lots

### **Constraints**

- Steep slopes

## **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*



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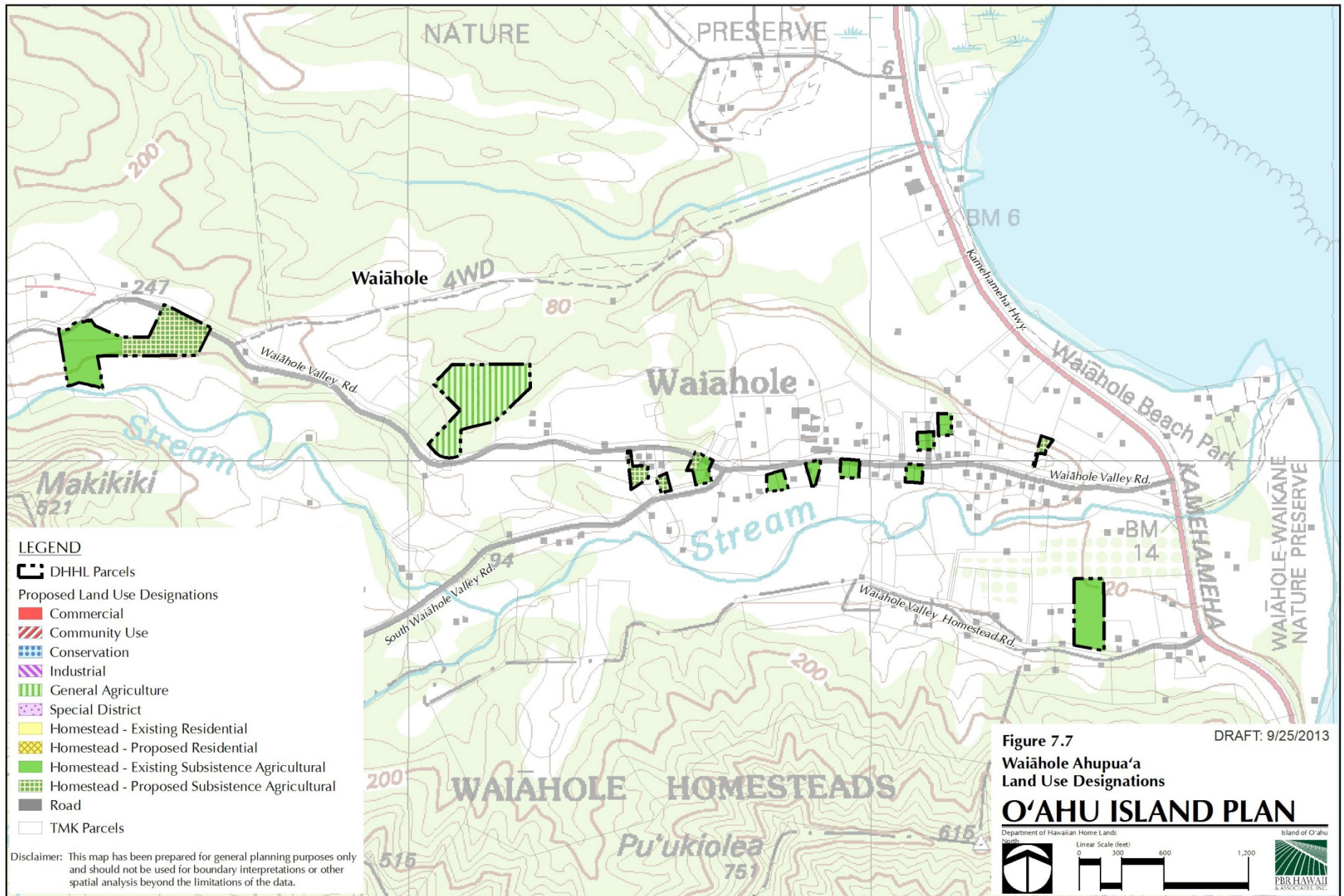


Figure 7-7 Waiāhole Ahupua'a Land Use Designations



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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 Residential Homesteads***

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 Subsistence Agriculture Homesteads***

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  $\frac{3}{4}$  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  $\frac{3}{4}$  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). 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.



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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)<sup>36</sup> 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.

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<sup>36</sup> *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.*



# O'AHU ISLAND PLAN- DRAFT

## DEPARTMENT OF HAWAIIAN HOME LANDS

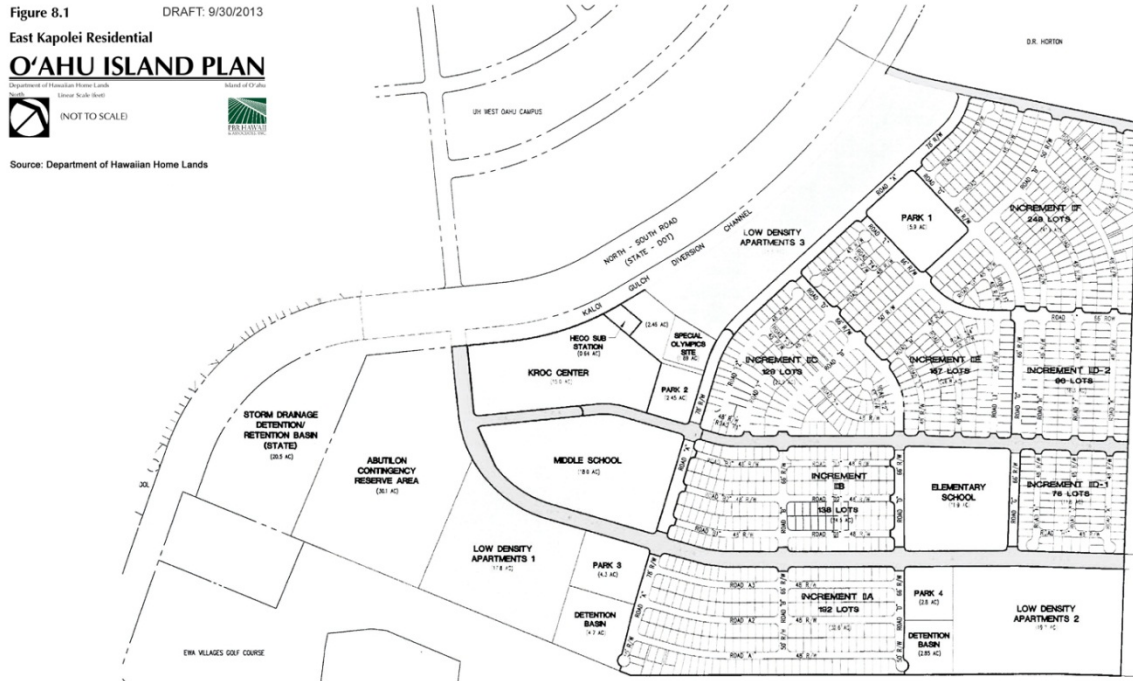


Figure 8-1 East Kapolei Residential

### 8.1.2.1.2 Medium Priority Residential Development

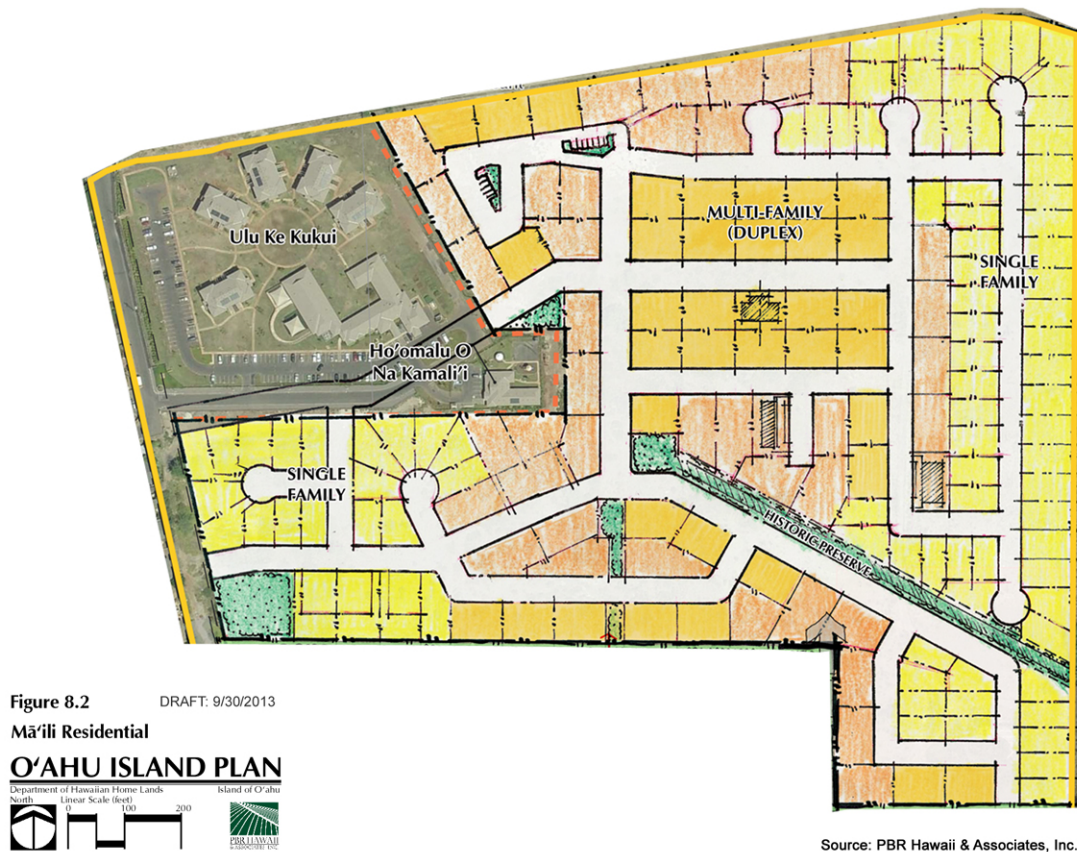
There are five developments that have been given a medium priority for residential development. All of these proposed developments are located along the Wai'anae Coast, an area of lesser applicant preference.

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.



**O'AHU ISLAND PLAN- DRAFT**  
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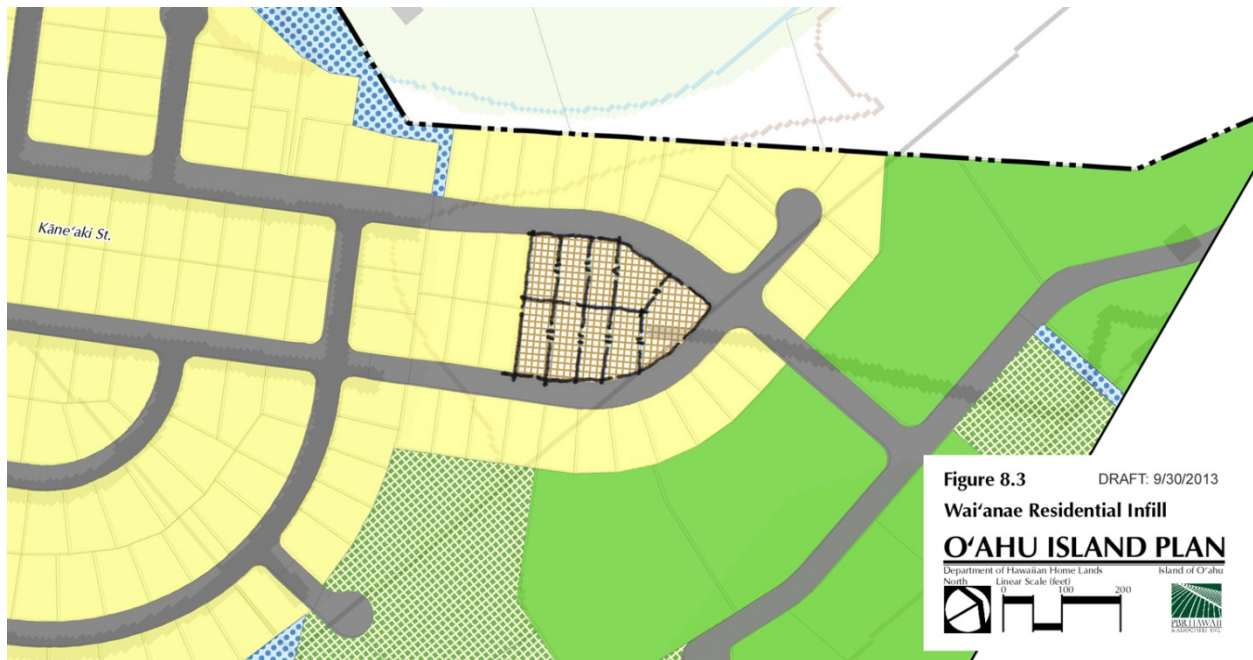


Source: PBR Hawaii & Associates, Inc.

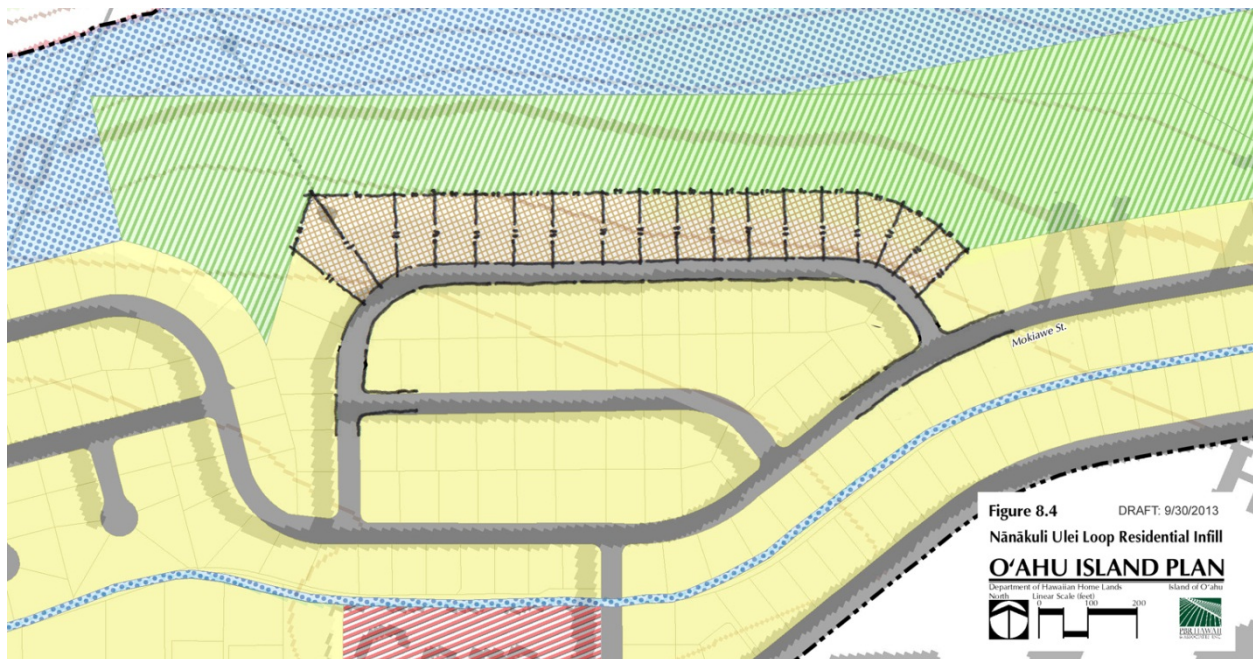
*Figure 8-2 Mā'ili Residential*

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.





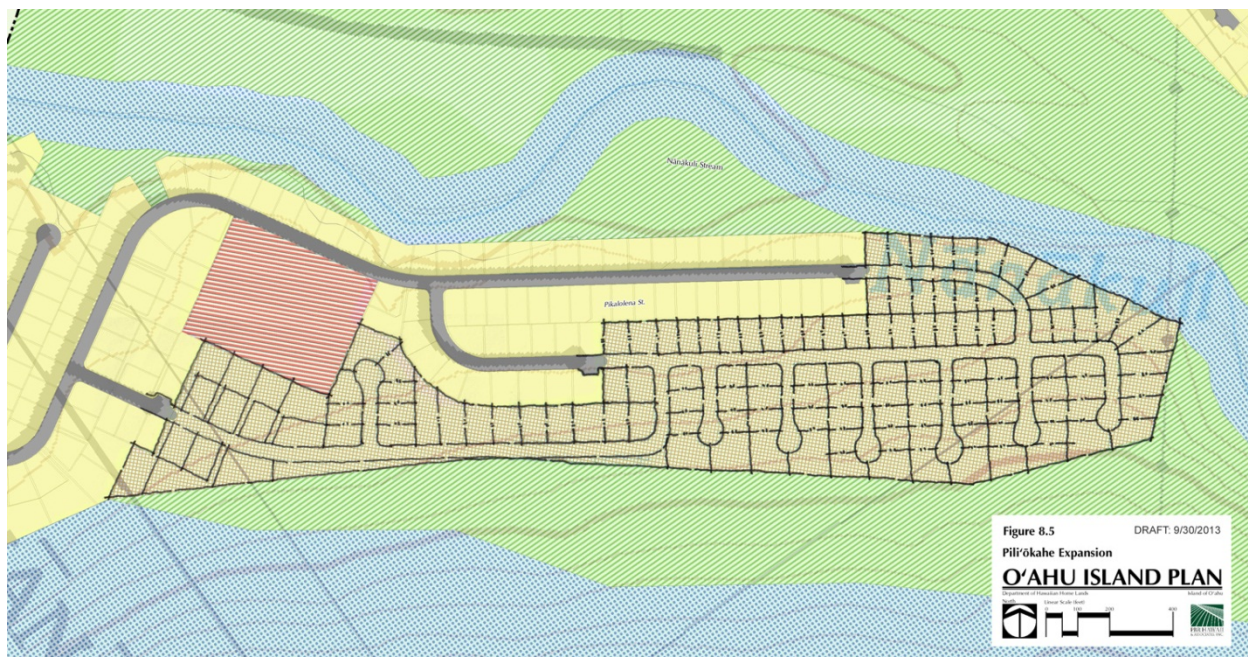
*Figure 8-3 Wai'anae Infill*



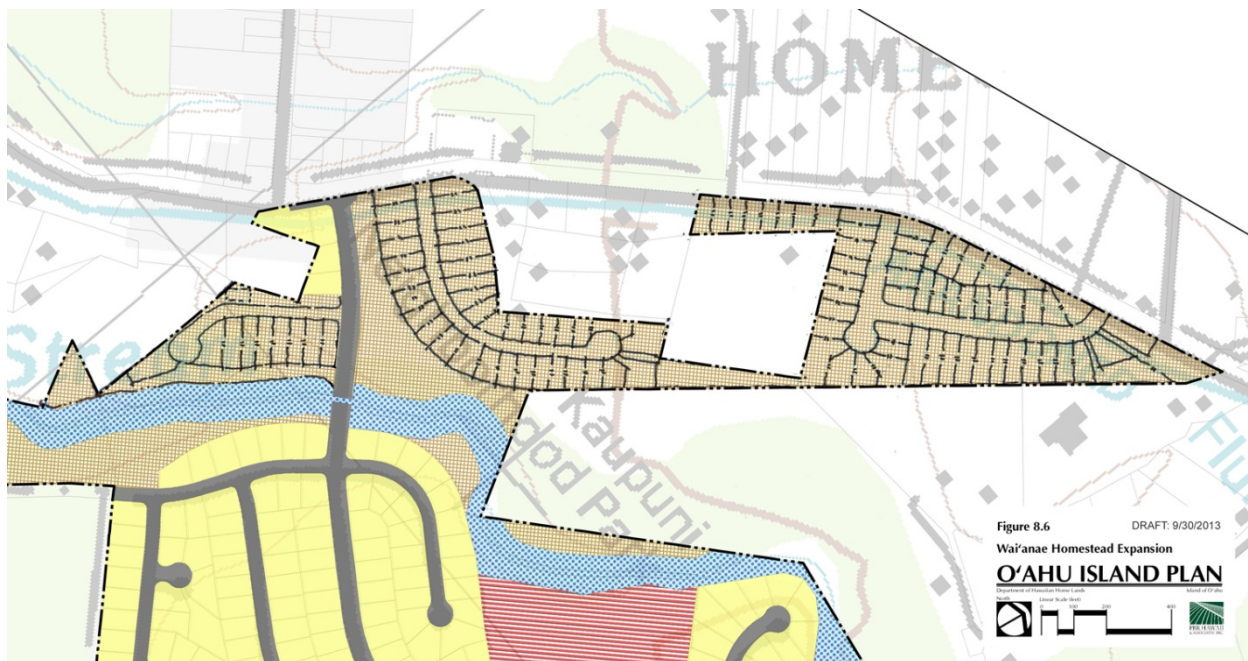
*Figure 8-4 Nānākuli Ulei Loop Infill*

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,



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  $\frac{3}{4}$ -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.



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*Table 8-1: Homestead Development Priority and Phasing*

Community	Type of Homestead	Ahupuaʻa/ Planning Area	Units Proposed	Priority	Phase ( years)
Kakaʻina Construction	Residential	Waimānalo	45 <sup>†</sup>	High	Phase I (1-5 year)
Kānehili Construction	Residential	Honouliuli	14 <sup>†</sup>	High	Phase I (1-5 year)
Kānehili	Residential	Honouliuli	63	High	Phase I (1-5 year)
Waiʻanae Farm Lots	Subsistence Agriculture	Waiʻanae Planning Area	5	High	Phase I (1-5 year)
Waiāhole	Subsistence Agriculture	Waiāhole	<5	High	Phase I (1-5 year)
East Kapolei II	Residential	Honouliuli	1,120	High	Phase I (1-10 year)
Māʻili	Residential	Waiʻanae Planning Area	270	Medium	Phase II (10-20 year)
Waiʻanae Infill	Residential	Waiʻanae Planning Area	10	Medium	Phase II (10-20 year)
Waiʻanae Expansion	Residential	Waiʻanae Planning Area	105	Medium	Phase II (10-20 year)
Nānākuli Ulei Loop Infill	Residential	Nānākuli Planning Area	15	Medium	Phase II (10-20 year)
Piliʻōkahe Expansion	Residential	Nānākuli Planning Area	125	Medium	Phase II (10-20 year)
Lualualei	Subsistence Agriculture	Waiʻanae Planning Area	130	Medium	Phase II (10-20 year)
Waimānalo	Subsistence Agriculture	Waimānalo	15	Medium	Phase II (10-20 year)
Waiāhole Large Lot Subdivision	Subsistence Agriculture	Waiāhole	<5	Medium 10-20	Phase II (10-20 year)
Upper Nānākuli Valley	Residential	Nānākuli Planning Area	1,690	Low	Phase II (15-20+ year)
Papakōlea Expansion	Residential	Papakōlea	20	Low	Phase II (15-20+ year)
Total Agriculture Units 160*			Total Residential Units		3,370*
*Proposed units have been rounded and do not add up to the total provided. †The 59 units being developed at Kakaʻina 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 reaward 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-



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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 Lands

<b>TARGET GROUP BY MFI*</b>	<b>PROGRAM</b>
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 O‘ahu. The O‘ahu Island Plan recommends 160 new subsistence homestead agricultural awards on 115 acres in Wai‘anae, Waiāhole, and Waimānalo. There is insufficient land for traditional single lot subsistence homestead agricultural awards. On O‘ahu, 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 8-2). 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.



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

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

*\*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



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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.



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- 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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# **Appendix A**

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## **Applicant Survey**

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





Established 1960

Database Marketing

Economic & Social Impact Studies

Evaluations

Research

Modeling/Forecasting

**SMS**

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*Beyond Information. Intelligence.*

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

Conducted for PBR Hawaii

June 2013

**SMS Affiliations and Associations:**

Experian  
International Survey Research  
Solutions Pacific, LLC  
SMS Consulting, LLC  
3i Marketing & Communications

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## 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.

Mailing Overview	Final Mailing 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	

The returned completed surveys broke out as follows:

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

Position on DHHL List				
	Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1-1000	1844	17.7	17.7
	1001-2000	1797	17.3	35.0
	2001-3000	1723	16.6	51.6
	3001-4000	1051	10.1	61.7
	4001-5000	609	5.9	67.6
	5001-6000	562	5.4	73.0
	6001-7000	610	5.9	78.8
	7001-8000	687	6.6	85.5
	8001-9000	739	7.1	92.6
	9001+	773	7.4	100.0
Total	10395	100.0	100.0	

Information from the completed  
surveys

Position on DHHL List				
	Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1-1000	292	12.7	12.8
	1001-2000	333	14.5	27.3
	2001-3000	351	15.3	42.7
	3001-4000	228	9.9	52.6
	4001-5000	163	7.1	59.8
	5001-6000	165	7.2	67.0
	6001-7000	169	7.3	74.4
	7001-8000	175	7.6	82.0
	8001-9000	202	8.8	90.9
	9001+	209	9.1	100.0
Total	2287	99.4	100.0	
Missing	System	13		
Total	2300	100.0		

When Submitted DHHL Application

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Before 1985	1463	14.1	14.1
	1985 - 1994	1862	18.1	32.2
	1995 - 1999	1483	14.3	46.4
	2000 - 2004	1757	16.9	63.3
	2005 - 2007	1645	15.8	79.2
	2008 - 2010	1036	10.0	89.1
	After 2010	1129	10.9	100.0
Total	10395	100.0	100.0	

When Submitted DHHL Application

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Before 1985	197	8.6	8.6
	1985 - 1994	325	14.1	22.8
	1995 - 1999	327	14.2	37.1
	2000 - 2004	439	19.1	56.3
	2005 - 2007	432	18.8	75.2
	2008 - 2010	269	11.7	86.9
	After 2010	298	13.0	100.0
Total	2287	99.4	100.0	
Missing	System	13		
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



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 <sup>1</sup>	O'ahu Residents <sup>2</sup>
<b>Age</b>			
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
<b>Marital Status</b>			
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
<b>Home Ownership</b>			
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

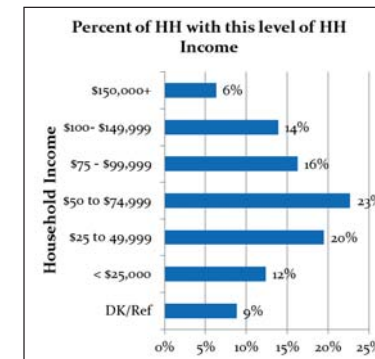
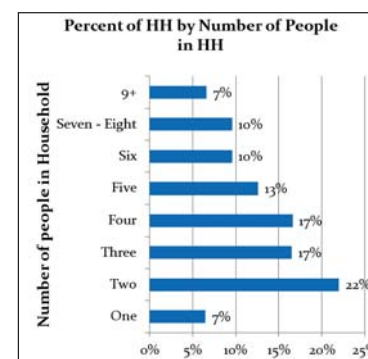
<sup>1</sup> 2010 US Census, 2006-2010 American Community Survey, City & County of Honolulu, Native Hawaiian and Other Pacific Islander alone, (for age distribution used age 20 & older, for marital status used female)

<sup>2</sup> 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)

Characteristics	O'ahu Applicants	O'ahu Hawaiians Alone <sup>3</sup>	O'ahu Residents <sup>4</sup>
<b>Household Income</b>			
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.

<sup>3</sup> 2010 US Census, 2006-2010 American Community Survey, City & County of Honolulu, Native Hawaiian and Other Pacific Islander alone, (for age distribution used age 20 & older, for marital status used female)

<sup>4</sup> 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)

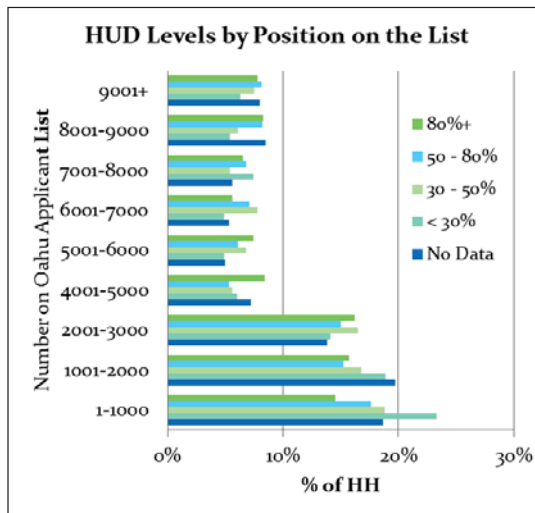
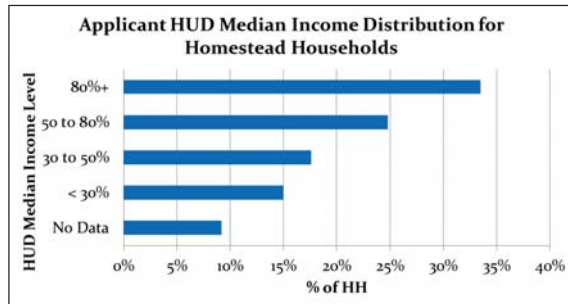


Fifty-seven percent of Applicant Homestead Households (using number of members expected to move into a homestead unit and the income of those members) are below 80% of HUD Median Income. This is a level considered “Low and Very Low

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

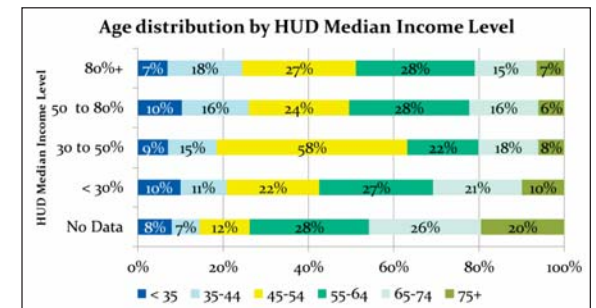


numbers of 4,000 to 9,000+ are more likely to have household incomes above 80% of HUD Income Levels.

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.

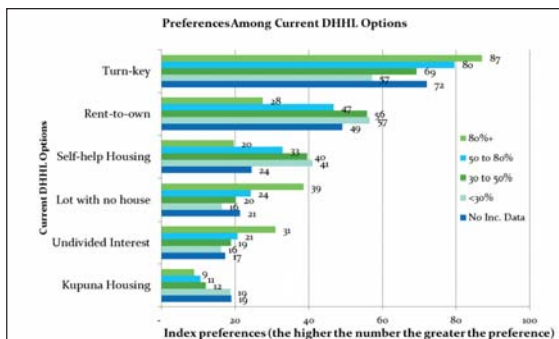


	No Data	<30%	30 to 50%	50 - 80%	80%+
Estimated #	903	1506	1816	2555	3454
% live in SFD	62%	39%	51%	58%	71%
% Public housing (including Sect 8)	3%	17%	6%	1%	1%
% Homeowner	75%	40%	50%	63%	74%
Current # of Bedrooms (mean)	3.2	2.5	3.0	3.0	3.3
# Employed adults (mean)	2.2	1.5	1.9	2.2	2.4
# people in HH (mean)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

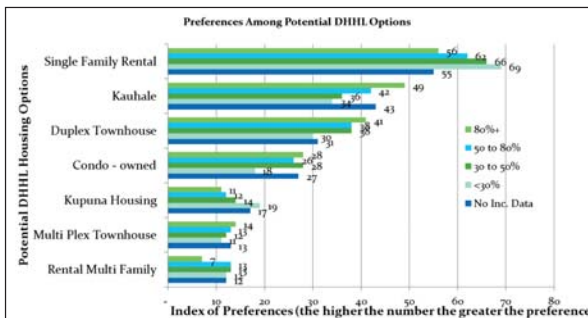


## Desired Housing Options

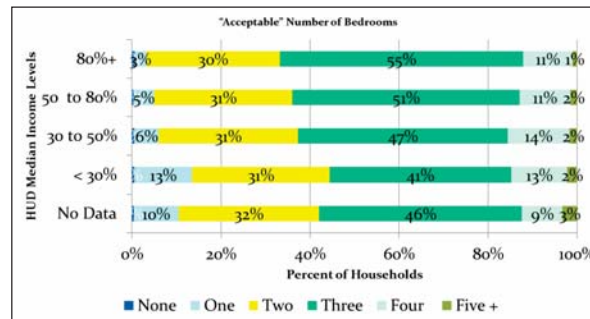
The survey asked applicants to identify their first, second and third preference for type of housing they would like to receive. SMS indexed preferences on a scale of 1 to 100 with 100 being the most desired and 1 being the least desired options. Of those options currently offered by DHHL the most popular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



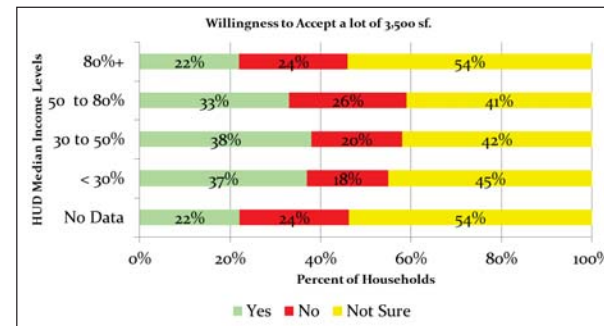
preferred option especially among lower income households was a "Single-family Rental Home." This was followed by a "Kauhale Style (a multi-family, multi-generational home)" and a "Duplex Townhouse."



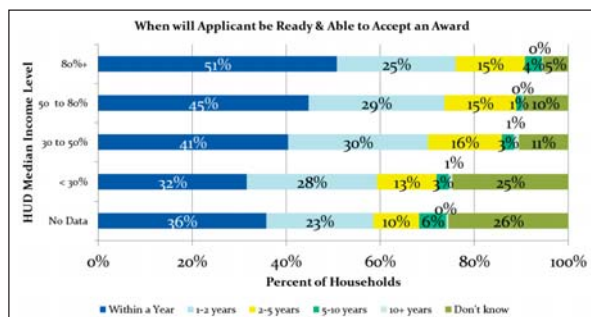
Most applicants of all income levels would accept a two to three bedroom unit. Most would like their housing option to be able to accommodate two cars or more. Both of these preferences reflect the average household size of four or more

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.



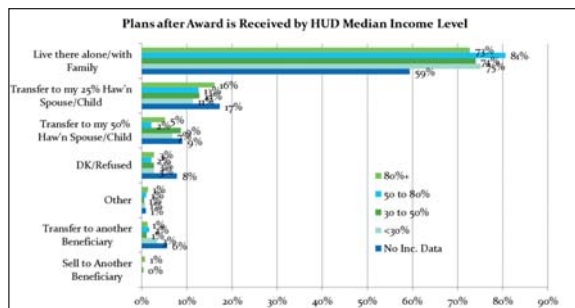




When asked "if you received a homestead award today, when would you be willing to relocate and financially ready to accept the award" the group that would be most ready within a year is the 80%+ households. The groups that are least

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.

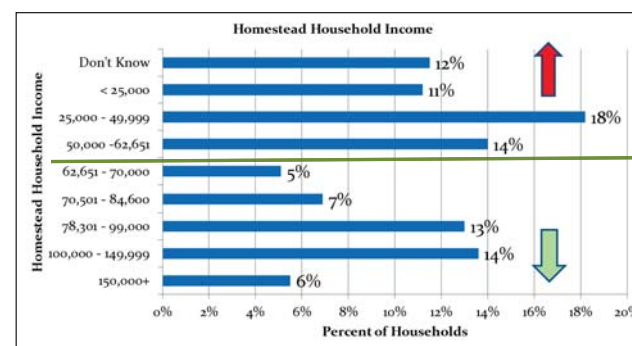
## Ability to Qualify for Financing or be able to Afford a New Home

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'ahu<sup>5</sup>. 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.



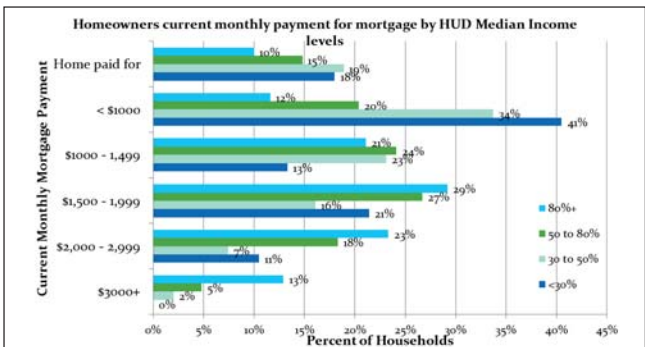
Given this income requirement, 55 percent of Applicant households would likely not qualify for a mortgage for an average priced DHHL home. Forty-five percent of Applicant

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

<sup>5</sup> Prudential Locations, Hawaii Real Estate Market Report, May 2013.

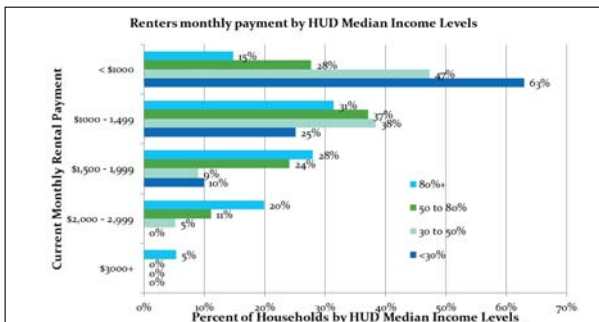


additional debt. Note that this is a conservative example; some financial institutions may be willing to accept a higher housing cost-to-income ratio, for example up to 40 percent of monthly income.



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

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

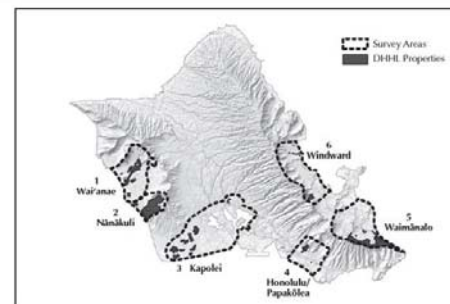
new home, because that is the level they are currently paying or more.

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

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.

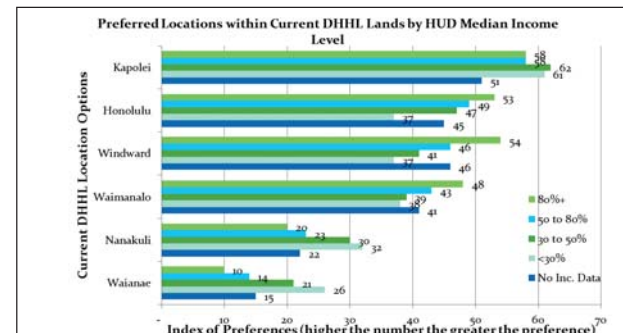
## Desired Communities and Community Characteristics

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 Waimanalo were the next most desired areas especially for the higher income households. Nanakuli and Wai'anae were the least desired locations, but with some interest among lower income households.





[illegible]

Location	80%+	50 to 80%	30 to 50%	<30%
Honolulu	59	54	53	46
Koolau Poko	55	48	42	37
Ewa	52	48	46	41
Central	48	48	45	41
Koolau Loa	27	24	24	22
Wai'anae Coast	36	28	21	15
North Shore	19	14	17	14

**Most Important Home Site Factors by HUD Median Income Level**

Community Factors	80%+	50 to 80%	30 to 50%	<30%	No Inc. Data
Safe Community	24%	28%	17%	23%	34%
Price of Home	24%	25%	22%	27%	24%
Financing	15%	15%	12%	18%	26%
Size of Home	9%	10%	15%	14%	9%
Size of lot	6%	7%	9%	10%	9%
Close to Work	5%	5%	10%	8%	5%
Close to Family/Friends	3%	3%	7%	9%	8%
Close to Schools	3%	3%	4%	3%	3%

Facility	Percent of Households
Park	52%
Playground	48%
Community Center	40%
Sports fields	35%
Community Garden	32%
Convenience Store	28%
Supermarket	25%
Elementary School	22%
Haw'n Immersion School	22%
Gas Station	22%
Medical/Dental Clinic	22%
Pre-school	22%
Middle & High School	22%
Shopping Center	22%
Daycare	18%
Restaurant/Fast Food	18%
Adult Education	12%

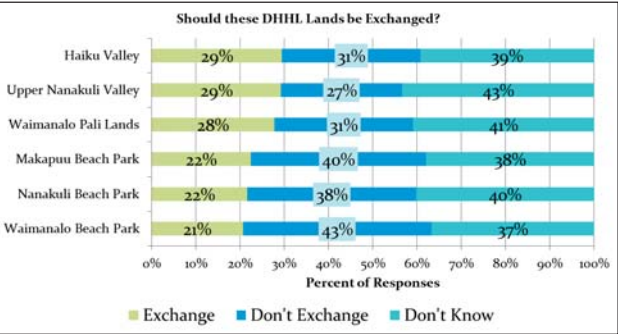
Facility	Percentage of Households
Gas Station	58%
Supermarket	57%
Medical/Dental Clinic	55%
Restaurant/Fast Food	53%
Shopping Center	52%
Convenience Store	45%
Sports fields	42%
Middle & High School	41%
Community Center	39%
Elementary School	38%
Adult Education	37%
Park	35%
Hawaiian Immersion School	33%
Community Garden	28%
Playground	27%
Pre-school	25%
Daycare	24%

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



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

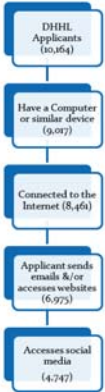
exchange" than supported exchanging the lands. However, the largest percentage of responses for each land area was "don't know." In calls taken by SMS some of the questions Applicants had related to these questions were:

- "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 Internet-connected 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.





## 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 crops 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  $\frac{3}{4}$  to 1 acre; the remainder was spread among the other three options.

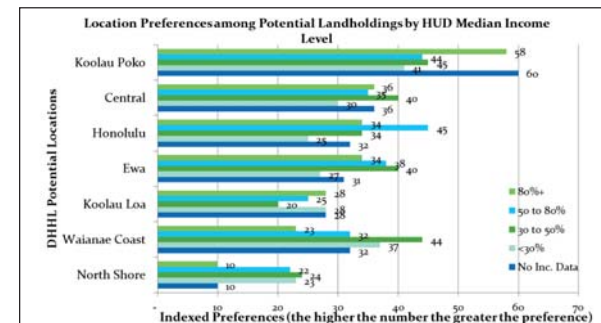
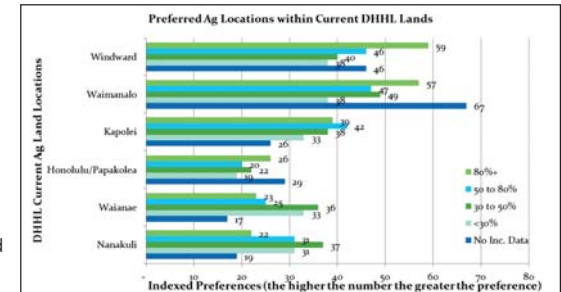
Smallest Acceptable Lot Size	% of Subsistence Applicants Willing to Accept
$\frac{1}{4}$ acre or less	15.8%
$\frac{1}{4}$ to $\frac{1}{2}$ acre	22.7%
$\frac{1}{2}$ to $\frac{3}{4}$ acre	12.5%
$\frac{3}{4}$ to 1 acre	48.9%

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%

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.

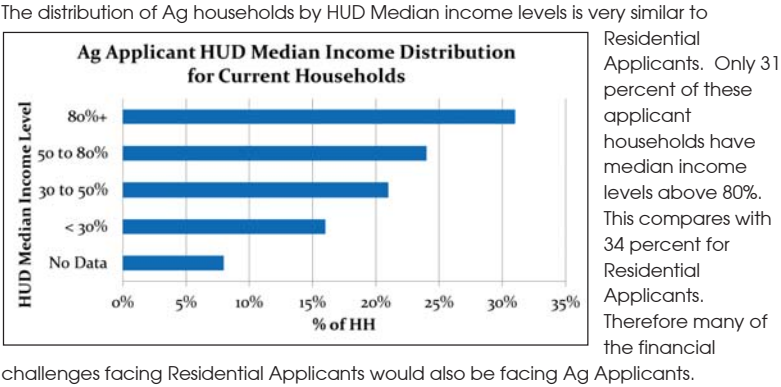


Among potential landholdings the most desired area for Ag Applicants was Ko'olau Piko, followed by a group of four areas that were very close: Central, Honolulu, 'Ewa, and Ko'olau Loa.

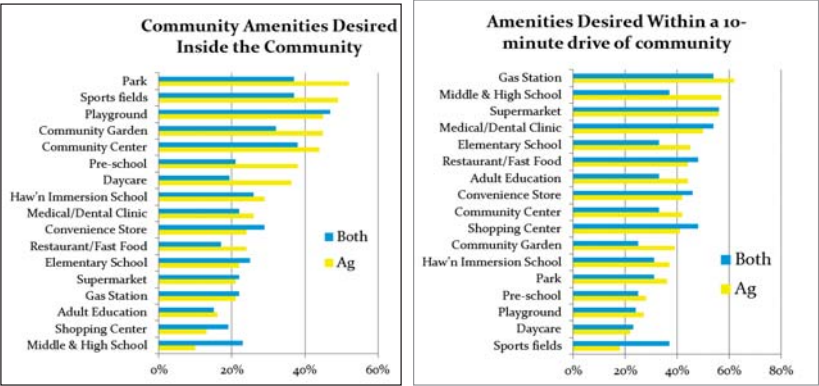
Overall Ag applicants are very similar to Residential applicants. The table below highlights where the characteristics are different.

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





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.



Appendix



## Survey



### 2013 DHHL OAHU APPLICANT SURVEY

- Do you currently live on DHHL land? (DARKEN ONE)  
Yes .....O  
No .....O
- What list on Oahu are you signed up for? (DARKEN ONE)  
Residential .....O  
Agricultural .....O  
Both .....O  
There is no Pastoral list for Oahu
- What kind of housing unit do you live in now? (DARKEN ONE)  
Single-family detached unit .....O  
Duplex or townhouse .....O  
Apartment/Condominium .....O  
Public Housing .....O  
Public Assisted Housing (Section 8) .....O  
Other (specify) .....O
- How many years have you lived in this housing unit? (WRITE NUMBER)  
..... Years
- How many bedrooms are in your housing unit? (WRITE NUMBER)  
..... Bedrooms
- Currently including yourself, how many people live in your household? (WRITE NUMBER)  
..... People
- How many families live in your household? (WRITE NUMBER)  
..... Families
- How many adults are employed in your household? (WRITE NUMBER) (IF NONE, SKIP TO Q.10)  
..... People
- In the spaces below, record the one-way commute time from your home to work on a normal work day for up to three employed persons with the longest commutes. Record commute time for the person with the longest commute first, then the next longest commute and so on up to three. (WRITE NUMBER)  
a. Working Adult #1  
..... Minutes  
b. Working Adult #2  
..... Minutes

#### c. Working Adult #3

..... Minutes

- Is your home owned or rented by someone living there? (DARKEN ONE)  
Owned by someone living here .....O  
Rented by someone living here .....O  
Live here rent-free .....O
- What is the total income of all employed adults in your household before taxes in 2012? (DARKEN ONE)  
Less than \$10,000 .....O  
\$10,000 to \$14,999 .....O  
\$15,000 to \$24,999 .....O  
\$25,000 to \$34,999 .....O  
\$35,000 to \$49,999 .....O  
\$50,000 to \$54,850 .....O  
\$54,851 to \$62,650 .....O  
\$62,651 to \$70,500 .....O  
\$70,501 to \$74,999 .....O  
\$75,000 to \$78,300 .....O  
\$78,301 to \$84,600 .....O  
\$84,601 to \$90,850 .....O  
\$90,851 to \$97,100 .....O  
\$97,101 to \$99,999 .....O  
\$100,000 to \$103,400 .....O  
\$103,401 to \$149,999 .....O  
\$150,000 to \$199,999 .....O  
\$200,000 or more .....O  
DON'T KNOW/REFUSED .....O
- What is the total monthly payment for rent and/or mortgage currently paid by all the members of your household? (DARKEN ONE)  
Home paid for, or no rent paid .....O  
Less than \$200 .....O  
\$200 to \$499 .....O  
\$500 to \$799 .....O  
\$800 to \$999 .....O  
\$1,000 to \$1,249 .....O  
\$1,250 to \$1,499 .....O  
\$1,500 to \$1,999 .....O  
\$2,000 to \$2,499 .....O  
\$2,500 to \$2,999 .....O  
\$3,000 to \$3,499 .....O  
\$3,500 to \$3,999 .....O  
\$4,000 to \$4,499 .....O  
\$4,500 to \$4,999 .....O  
\$5,000 or more .....O  
DON'T KNOW/REFUSED .....O

Questions Q13 to Q24 for applicants on the Residential List. Agricultural-only applicants please skip to Q25.

In this survey we define Homestead Family as all the people who will live with you in your Homestead housing unit.

- If you were to move into a home on DHHL land, how many Homestead Family members (including yourself), would live in the new home? (WRITE NUMBER)  
..... People
- Of those in your Homestead Family how many would be under age 18? (WRITE NUMBER)  
..... People under age 18
- Of those in your Homestead Family how many would be over age 65? (WRITE NUMBER)  
..... People over age 65
- How many bedrooms would you need in your new housing unit? (WRITE NUMBER)  
..... Bedrooms
- If you could not find a home with that number of bedrooms, what is the smallest number of bedrooms you would accept? (WRITE NUMBER)  
..... Bedrooms
- How many cars would your new home need to accommodate? (WRITE NUMBER)  
..... Cars
- If you were to be offered a Homestead Lease Award in 2014, which of the following types of property would you most like to receive? (DARKEN ONLY ONE CIRCLE IN EACH COLUMN. The circle next to your first choice [1]. Then darken your second choice [2] in the second column. Then darken your third choice [3] in the third column.)

	1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>
Lot with water, sewer, but no house	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Turn-Key (Developer Built home)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Undivided Interest (A lot in a yet to be developed community)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Kupuna housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A rent-to-own house	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Self-help housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

- DHHL is evaluating the following housing options. If they were available which of the following types of property would you most like to receive? (DARKEN ONLY ONE CIRCLE IN EACH COLUMN. The circle next to your first choice [1]. Then darken your second choice [2] in the second column. Then darken your third choice [3] in the third column.)

	1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>
Duplex townhouse (2 units)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Multi-plex townhouse (3-12 units)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Condominium apartment I own	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Single-family rental home	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rental within a multi-family complex	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A multi-family, multi-generational home (Kauhale style)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Kupuna Housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Room within a dormitory-type facility	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

- When you choose a particular home site which of the factors below would be most important in making your decision? (DARKEN JUST ONE)  
Community located close to work .....O  
Community located close to family/friends .....O  
Community close to schools .....O  
Community is safe .....O  
The price of the home .....O  
The financing of the home .....O  
The size of the home .....O  
The size of the yard/lot .....O
- Developments on Oahu are trending toward smaller clustered lots with more shared community space. Would you be willing to accept a lot of approximately 3,500 square feet if it had more community space and amenities? (DARKEN JUST ONE)  
Yes .....O  
No .....O  
Not sure .....O
- When you receive your award, do you plan to: (DARKEN JUST ONE)  
Live there alone or with your family .....O  
Transfer it to my spouse/child who is 25% Hawaiian .....O  
Transfer it to my spouse/child who is 50% Hawaiian .....O  
Transfer it to another beneficiary .....O  
Sell it to another beneficiary .....O  
Will not accept award .....O  
Other .....O  
DON'T KNOW/REFUSED .....O



**24. What is the total income of all employed adults in your Homestead Family before taxes in 2012?**  
(DARKEN ONE)

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

**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.) ..... ☐  
 Supplemental farming (grow crop to supplement income from other sources, i.e., selling at farmer's market, etc.) ..... ☐  
 Commercial farming (grow crops as your primary source of income) ..... ☐  
 Other (specify) ..... ☐

**27. How do you intend to use your agricultural award?**  
(DARKEN JUST ONE)

Build house & grow crops (Subsistence) ..... ☐  
 Grow crops only (Supplemental) ..... ☐  
 (If you answer this please skip to Q.29)  
 Commercial level, no house (General Lease) ..... ☐  
 (If this is your answer please skip to Q.30)

**28. If you chose "Subsistence" use, what is the smallest lot size you would be willing to accept for your agriculture award?** (DARKEN JUST ONE, THEN SKIP TO Q30)

¼ acre or less ..... ☐  
 ½ to ¼ acre ..... ☐  
 ¾ to ½ acre ..... ☐  
 1 to ¾ acre ..... ☐  
 1 ½ to 1 acre ..... ☐

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

Up to 1 acre ..... ☐  
 1 to 2 acres ..... ☐  
 2 to 3 acres ..... ☐  
 3 to 5 acres ..... ☐  
 More than 5 acres ..... ☐

**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 indicate up to six in each column if you like, but no ties.

LOCATION	1. RESIDENTIAL APPLICANT	2. AGRICULTURAL APPLICANT
1. Waiānae		
2. Nanakuli		
3. Kapolei		
4. Honolulu/Pāpādoie		
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. Waiānae Coast		
B. Ewa		
C. Honolulu		
D. Koolau Piko		
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 PER LINE)

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

**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 ..... ☐  
 1 to 2 years from now ..... ☐  
 2 to 5 years from now ..... ☐  
 5 to 10 years from now ..... ☐  
 More than 10 years from now ..... ☐  
 Don't know ..... ☐

**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	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Waimanalo Beach Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Makapuu Beach Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Waimanalo Pali lands	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Haiku Valley	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Upper Nanakuli Valley	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**DEMOGRAPHICS**

**35. What is your current marital status?**

Married ..... ☐  
 Single, never married ..... ☐  
 Separated ..... ☐  
 Divorced ..... ☐  
 Widowed ..... ☐

**36. What is your gender?**

Male ..... ☐  
 Female ..... ☐

**37. What was your age on your last birthday?**

Years old

**38. Do you or someone in your household have a computer, smart phone, tablet or similar device in your house?**

Yes one or more ..... ☐  
 No none of these ..... ☐ SKIP TO Q 42

**39. If yes, is it connected to the Internet?**

Yes ..... ☐  
 No ..... ☐ SKIP TO Q 42

**40. If yes, do you or another member of your household send e-mails or access websites through the Internet?**

Me alone ..... ☐  
 Me and others ..... ☐  
 Others, not me ..... ☐  
 No one ..... ☐

**41. Do you or another member of your household access Facebook, Twitter or other types of social media through the Internet?**

Me alone ..... ☐  
 Me and others ..... ☐  
 Others, not me ..... ☐  
 No one ..... ☐

**42. What is the zip code of the community where you currently live?**

**Mahalo!** Please return the survey in the prepaid, return envelope provided, before April 30, 2013.



# **Appendix B**

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## **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



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

**Commissioner:** Renwick V.I. "Uncle Joe" Tassill  
**Chairman's Office:** Darrell Young, Deputy Director  
**Staff:** Derek Kimura, Darrell Yagodich, Kaleo Manuel, Bob Freitas Jr., Julie-Ann Cachola, Nancy McPherson, Ulu Lota, Darrell Ing, Kuwehi Hiraishi, Rene Kondo and Kana'i Kapeliela  
**Consultants:** PBR Hawaii – Scott Abrigo, Malia Cox

**Handouts:** O'ahu Island Plan Newsletter No. 1  
Open Houses "Save the Dates" card  
Open House Questionnaire/Stamp Card  
Budget Call to Action/Nelson Case

**Attendees:** **Applicants: 39 (65%)**  
**Lessees: 16 (27%)**  
**Other: 5 (8%)**

**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 Trust's staff and consultant team. Although informal, a welcoming/pule as well as a summary of data collected, and closing of the open house were built into the schedule.

**Opening:** The meeting was opened with pule by Commissioner Joe Tassill.

**Welcoming:** Ms. Ulu Lota of the Planning Office individually welcomed participants and described the open house format during the check in process.

**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.

Following is a summary of the information shared and collected during the Open House. For clarity the comments have been grouped by the station the comments were related to, rather than the station where the comments were made.

### 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
  - 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 'Āina 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
  - Kaupuni was not successful. It is not self-sufficient. What happened?
- General Comments
  - A better reporting system is needed to give information early on



## 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:
  - 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
  - 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

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.

<u>Preference within DHHL</u>	<u>Residential Applicant Preference</u>	<u>Farm Applicant Preference</u>
Wai'anae	1	2
Nānākuli	3	0
Kapolei	24	0
Honolulu/Papakōlea	6	0
Waimānalo	2	1
Windward	4	1
<b>Total Responses</b>	<b>40</b>	<b>4</b>

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

<u>Preference outside DHHL</u>	<u>Residential Applicant Preference</u>	<u>Farm Applicant Preference</u>
Wai'anae Coast	4	0
'Ewa	13	0
Honolulu	5	0
Ko'olau Poko	4	0
Central	16	1
North Shore	3	0
Ko'olau Loa	4	0
<b>Total Responses</b>	<b>49</b>	<b>1</b>

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.

<u>Lot Size</u>	<u>Preference for 3500 sq ft</u>	<u>Preference for 5000 sq ft</u>
<b>Total Responses</b>	<b>8</b>	<b>32</b>

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.

<u>Alternative Housing Options</u>	<u>Number of Respondents</u>
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
<b>Total Responses</b>	<b>39</b>

(WI) indicates "write in" comments



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

Comments/Questions/Concerns

Additional comments pertaining to homestead uses follow.

- Agriculture Homesteads
  - More agriculture land is needed on O'ahu
  - 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
  - I'd like to see a subsistence agriculture lot
  - Consider garden plots for homesteaders to use now
  - 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>	<u>Walk</u>	<u>Drive</u>
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

<u>Amenities</u>	<u>Walk</u>	<u>Drive</u>
Gas Station	1	1
<b>Supermarket</b>	<b>15</b>	<b>5</b>
Shopping Center	9	3
Restaurants/Fast Food	1	1
Medical/Dental Clinic	12	2
<b>Community Center</b>	<b>21</b>	<b>0</b>
Community Garden	4	0
Park	7	1
<b>Playground</b>	<b>17</b>	<b>0</b>
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 Criteria	1	0
<b>Total Responses</b>	<b>149</b>	<b>16</b>

(WI) indicates "write in" comments

<u>Maintenance Costs</u>	<u>Yes</u>	<u>No</u>
Pay a Fee	42	1
Sweat Equity	22	3
Forgo	4	18
<b>Total Responses</b>	<b>68</b>	<b>22</b>

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
  - Spiritual/Cultural Centers
    - Integrate into homestead
    - Spiritual Centers should be within the community. Homesteaders should not have to drive outside to go to church



- 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
  - Sweat Equity
    - Sweat equity doesn't work
    - No one will show up
    - Some will be involved, but it should be a shared responsibility
  - 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
  - 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
  - Attendees were not aware that DHHL paid for infrastructure costs

- Agriculture leases should not need infrastructure if you live elsewhere
- Churches are free, they don't need money
- Mortgages
  - Homesteads cost \$260,000 not \$225,000
  - A 2<sup>nd</sup> 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.

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

##### 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
  - Keep lands with water resources



- Waimānalo has a lot of water
- Keep Beaches
  - Access is important for community users
- Keep lands to develop rail along mountains
  - City/Fed
- Keep Agriculture lands
  - Base of Pali
- Governance
  - Establish konohiki at parks
  - Create/Enforce Nuisance Fines (i.e. Kawamoto)

**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 April 27, 2013 Summary

**Chairman's Office:** Darrell Young, Deputy Director

**Staff:** Darrell Yagodich, Bob Freitas, Julie-Ann Cachola, Nancy McPherson, Darrell Ing, Dean Oshiro, Linda Chinn, Kaipo Duncan, Ku'uwehi Hiraishi, Michele Ikeda, Michelle Brown, Trisha Paul, Kealaonalani Pruet  
**Consultants:** PBR Hawaii – Scott Abrigo, Malia Cox

**Attendees:** **Applicants: 67 (68%)**  
**Lessees: 17 (17%)**  
**Other: 15 (15%)**

**Handouts:** O'ahu Island Plan Newsletter No. 1  
Open House "Save the Dates" card  
Open House Questionnaire/Stamp Card  
"What is an Open House?" Handout

**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 DHHL Trust's staff and consultant team. Although informal, a welcoming/pule 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.

**Opening:** The meeting was opened with pule by a volunteer.

**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 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.

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.

### 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 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
  - 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
  - Hawaiian Homestead Commission
    - Problem is political
    - Beneficiaries should vote instead of HHC being chosen by the governor



## 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:
  - 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
  - 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.

<u>Preference within DHHL</u>	<u>Residential Applicant Preference</u>	<u>Farm Applicant Preference</u>
Wai'anae	1	0
Nānākuli	5	5
Kapolei	19	2
Honolulu/Papakōlea	32	2
Waimānalo	8	2
Windward	8	4
<b>Total Responses</b>	<b>73</b>	<b>15</b>

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.

<u>Preference outside DHHL</u>	<u>Residential Applicant Preference</u>	<u>Farm Applicant Preference</u>
Wai'anae Coast	0	0
'Ewa	2	0
Honolulu	23	0
Ko'olau Poko	5	3
Central	22	3
North Shore	3	5
Ko'olau Loa	10	3
<b>Total Responses</b>	<b>65</b>	<b>14</b>

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.

<u>Lot Size</u>	<u>Preference for 3500 sq ft</u>	<u>Preference for 5000 sq ft</u>
<b>Total Responses</b>	<b>12</b>	<b>55</b>

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.

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

(WI) indicates "write in" comments



Attendees were asked how they would utilize an agriculture award if they received one. Agriculture applicants indicated overwhelmingly (78%) that they would use it for subsistence rather than for supplemental or commercial use.

<u>Agriculture Use</u>	<u>Number of Respondents</u>
Subsistence	29
Supplemental	4
Commercial	4
<b>Total Responses</b>	<b>37</b>

Comments/Questions/Concerns

Additional comments pertaining to homestead uses follow.

- Agriculture
  - 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
  - Papakōlea was inventory before Honolulu, and should therefore be listed first on lists
  - 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
  - Build condos/high rise building in Waikiki/town
  - Consider high density on Lili'uokalani Street as well as Isenberg
- Acquisition
  - Bless DHHL with more land, it is all ours anyway
  - 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%).

<u>Amenities</u>	<u>Support</u>
Medical/Dental Clinic	47
Hawaiian Immersion School	34

<u>Amenities</u>	<u>Support</u>
<b>Area for Active Recreation (i.e. sports fields)</b>	<b>34</b>
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, 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
<b>Total Responses</b>	<b>312</b>

(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.



<i><b>Maintenance Costs</b></i>	<i><b>Yes</b></i>	<i><b>No</b></i>
Pay a Fee	57	28
Sweat Equity	72	11
Forgo	6	74
<b>Total Responses</b>	<b>135</b>	<b>113</b>

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
- Charter School
- Grave yards
- Centers
  - For next generation: Keiki through teenager
  - Safe zone for youth
  - Community Recreation Center (multi-use)
  - Health and Wellness Center
- Dormitory - for college students
- 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
- Public Safety Facilities
  - Fire station
  - Hospital
- Food
  - Fishing
    - Fishing Village
    - Aquaponics for all Hawaiians that live on Hawaiian Homelands to sustain and be self-sufficient
  - Gardens -
    - Medicinal Gardens
    - Sustainable Gardens

- Pig Farming (Korean/Hawaiian/No smell technology, i.e. indigenous micro-organisms)
- Agriculture lots should provide product to community stores
- Less Commercial Real-estate Development and more residential
- Pōhaku 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
  - 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
  - Daycare
    - Daycare for all ages is needed
  - Hawaiian Home Lands Resource Office
- Maintenance of Facilities
  - 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
  - Why are fees and sweat equity two different options. They should be together
  - 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
  - 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***

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
  - Don't use Developers, political
- Revenue Generation
  - Get back rent for the airport. It has not been paid
  - 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.

<i><u>Land Use</u></i>	<i><u>Exchange</u></i>	<i><u>Keep</u></i>	<i><u>Unsure</u></i>
Public Use	34	42	0
Beach Park	32	54	0
Steep Lands/Pali	35	47	1
Conservation	21	68	1
Drainage	32	51	2
<b>Total Responses</b>	<b>154</b>	<b>262</b>	<b>4</b>

#### 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
    - Be efficient with what is in inventory to get applicants off the list
    - Use lands for alternative energy, wind & 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.



#### PRINCIPALS

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*President*

R. STAN DUNCAN, ASLA  
*Executive Vice-President*

RUSSELL Y. I. CHUNG, FASLA, LEED® AP  
*Executive Vice-President*

VINCENT SHIGEKUNI  
*Vice-President*

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### O'ahu Island Plan

Open House #3, Kalaheo High School  
May 4, 2013  
Summary

**Commissioner:** Renwick V.I. "Uncle Joe" Tassill  
**Chairman's Office:** Jobi Masagatani, Chairman  
**Staff:** Darrell Yagodich, Bob Freitas, Julie Ann Cachola, Ulu Lota, Kaleo Manuel, Nancy McPherson, Trisha Paul, Darrell Ing, Linda Chinn, Kahana Albinio, Marbeth Aquino, Juan Garcia  
**Consultants:** PBR Hawaii – Scott Abrigo, Malia Cox  
**Attendees:** **Lessees: 19 (24%)**  
**Applicants: 39 (49%)**  
**Other: 21 (27%)**

**Handouts:** O'ahu Island Plan Newsletter No. 1  
Open House Questionnaire/Stamp Card  
"What is an Open House?" Handout

**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 DHHL Trust's staff and consultant team. Although informal, a welcoming/ with introductions and orientation were built into the schedule.

**Opening:** The meeting was opened with pule by Commissioner Tassill.

**Welcoming:** Ms. Ulu Lota and Ms. Trisha Paul greeted participants and provided 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.

#### 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 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.

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.

### 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 elsewhere<sup>1</sup>
  - 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
  - Successorship
    - DHHL should notify successors when there are changes in the successorship/lease

<sup>1</sup> All applicants regardless of the location of their current residence were invited to participate in all aspects of the Oahu Island Plan process.



- 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:
  - 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
  - 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 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%).

<u><i>Preference within DHHL</i></u>	<i>Residential Applicant Preference</i>	<i>Farm Applicant Preference</i>
Wai'anae	2	0
Nānākuli	2	0
Kapolei	7	0
Honolulu/Papakōlea	4	0
Waimānalo	15	4
<b>Windward</b>	<b>25</b>	<b>8</b>
<b>Total Responses</b>	<b>55</b>	<b>12</b>

If given an opportunity to homestead anywhere on O'ahu, residential respondents indicated a preference for Ko'olaupoko (62%) followed by Ko'olaupoko (13%). Agricultural respondents indicated a preference of Ko'olaupoko (79%) for farming.

<u><i>Preference outside DHHL</i></u>	<i>Residential Applicant Preference</i>	<i>Farm Applicant Preference</i>
Wai'anae Coast	2	0
'Ewa	1	0
Honolulu	5	0
<b>Ko'olau Poko</b>	<b>28</b>	<b>11</b>
Central	2	0
North Shore	1	0
Ko'olau Loa	6	3
<b>Total Responses</b>	<b>45</b>	<b>14</b>

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.

<u><i>Lot Size</i></u>	<i>Preference for 3500 sq ft</i>	<i>Preference for 5000 sq ft</i>
<b>Total Responses</b>	<b>11</b>	<b>45</b>

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.



<u>Alternative Housing Options</u>	<u>Number of Respondents</u>
<b>Kauhale</b>	<b>26</b>
<b>Rental- SF</b>	<b>13</b>
Apartment/Condominium	6
Kūpuna	4
Duplex	2
(WI) Rent-to-own	2
(WI) Homeless	2
Multi-Townhouse	1
Rental-MF	1
Dorm	1
<b>Total responses</b>	<b>58</b>

(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>	<u>Number of Respondents</u>
Subsistence	44
Supplemental	7
Commercial	1
<b>Total Responses</b>	<b>52</b>

Comments/Questions/Concerns

Additional comments pertaining to homestead uses follow.

- Agriculture
  - 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
  - Sustainable development of Bowl-a-drome parcel
- Homestead Development
  - Keep houses affordable
  - Accessibility by the disabled and elderly should be considered when developing homes
  - One respondent stated, "Go swimming"

**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%).

<u>Amenities</u>	<u>Support</u>
<b>Medical/Dental Clinic</b>	<b>31</b>
<b>Adult Education/Job Training Classes</b>	<b>25</b>
<b>Community Center</b>	<b>21</b>
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
<b>Total Responses</b>	<b>213</b>

(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.



<i><b>Maintenance Costs</b></i>	<i><b>Yes</b></i>	<i><b>No</b></i>
Pay a Fee	41	5
Sweat Equity	32	2
Forgo	13	0
<b>Total Responses</b>	<b>86</b>	<b>7</b>

Attendees were asked to think about their own communities and identify amenities and services that are not adequate or unavailable. Following are attendees' responses:

- Services
  - Police Station (multiple respondents) (one respondent identified the need for this specifically in Waimānalo)
  - 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
- Education
  - Scholarships
  - Dormitory
  - Stipends
  - Bus to UH campuses (bus should have kitchen)
  - Exchange student programs for lessee's family members, and successors
- 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
- 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:

- Services
  - 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
  - Health and Well-being
    - Medical and dental facilities within the community would be great provided they are small
    - Physical activities
    - Nutrition
  - 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
  - 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”
  - 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.

<u>Land Use</u>	<u>Exchange</u>	<u>Keep</u>	<u>Unsure</u>
Public Use	25	32	4
Beach Park	19	39	3
Steep Lands/Pali	32	30	3
Conservation	18	37	3
Drainage	23	33	2
<b>Total Responses</b>	<b>117</b>	<b>171</b>	<b>15</b>

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
  - Exchange
    - DHHL needs land for homesteading
    - If DHHL can't use it, why keep it

- Acquisition
  - 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, 2013		April 27, 2013		May 4, 2013		Combined	
Station 3- HOMESTEAD 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
Papakōlea/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	Farm
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
Ko'olau 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
Ko'olau 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	5000
Totals	8	32	12	55	11	45	31	132

Alternative Housing Options				
Duplex	4	1	2	7
Multi-Townhouse	0	3	1	4
Condominum	1	6	6	13
Rental- SF	12	16	13	41
Rental-MF	0	6	1	7
Kauhale	0	33	26	59
Kūpuna	13	9	4	26
Dorm	2	2	1	5
Write In- rent to own	7	-	2	9
Write In-Homeless Shelter	-	1	2	3
Other	0			0
Totals	39	77	58	174

Agriculture Use				
Subsistence	5	29	44	78
Supplemental	0	4	7	11
Commercial	1	4	1	6
Totals	6	37	52	95



O'ahu Island Plan- 2013 Open Houses  
Attendee Preference Results

Open House	April 20, 2013	April 27, 2013	May 4, 2013	Combined
Station 4: COMMUNITY USES				
Amenities	Walk	Drive	Nearby	Nearby
Daycare	4	0	13	28
Adult Education/Job Training Classes	4	2	22	53
Elementary School	9	0	9	26
Hawaiian Immersion School	12	1	34	60
Middle School	5	0	8	15
High School	4	0	6	16
Convenience Store	0	0	5	17
Gas Station	1	1	10	13
Supermarket	15	5	14	52
Shopping Center	9	3	7	29
Restaurants/Fast Food	1	1	5	13
Medical/Dental Clinic	12	2	47	92
Community Center	21	0	19	61
Community Garden	4	0	20	31
Park	7	1	10	27
Playground	17	0	7	37
Area for Active Recreation (i.e. sports fields)	13	0	34	66
WI- Church	7	0	0	7
WI-Fitness Center	1	0	0	1
WI-Bike/Jogging paths	1	0	0	1
WI-Cemetery	1	0	2	3
WI-Choose Amenity by healthy Community Criteria	1	0	0	1
WI-Hospital	0	0	1	1
WI-Kupuna Gathering Facilities	0	0	2	2
WI-Library/Reading Center	0	0	5	5
WI-Senior Housing	0	0	6	6
WI-Puu Honua Healing Cultural center	0	0	1	2
WI-Fishing Village	0	0	1	1
WI-Safe Zone for Youths	0	0	3	3
WI-Medicinal Garden	0	0	1	1
WI-Hawaiian Museum	0	0	2	2
WI-Aquaponics	0	0	4	4
WI-Sustainable Gardens	0	0	1	1
WI-Health/Wellness Center	0	0	4	4
WI-IMO Pig Farming (no smell technology)	0	0	1	1
WI-Public Safety Facilities (fire station, hospital, etc.)	0	0	3	3
WI-Our House	0	0	1	1
Other- nothing specified	0	0	4	4
WI= Write IN				
Totals	149	16	312	690



O'ahu Island Plan- 2013 Open Houses  
Attendee Preference Results

Open House	April 20, 2013	April 27, 2013	May 4, 2013	Combined
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Station 4: COMMUNITY USES

Maintenance Costs	Yes	No	Yes	No	Yes	No	Yes	No
Pay a Fee	42	1	57	28	41	5	140	34
Sweat Equity	22	3	72	11	32	2	126	16
Forgo	4	18	6	74	13	0	23	92
<b>Totals</b>	68	22	135	113	86	7	289	142

Station 6: PRESERVATION

Maintenance Costs	Exchange	Keep	Unsure	Exchange	Keep	Unsure	Exchange	Keep	Unsure	Exchange	Keep	Unsure
Public Use	8	29	4	34	42	0	25	32	4	67	103	8
Beach Park	7	31	3	32	54	0	19	39	3	58	124	6
Steep Lands/Pali	29	15	3	35	47	1	32	30	3	96	92	7
Conservation	11	25	3	21	68	1	18	37	3	50	130	7
Drainage	16	20	5	32	51	2	23	33	2	71	104	9
<b>Totals</b>	71	120	18	154	262	4	117	171	15	342	553	37



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 offered 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 extend 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.	can't afford, down payment, bad credit, more space, privacy, security, more rooms
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! <u>Do Something!!</u>	reuse abandoned homes, selling leases, selling undivided leases
7	L	Pearl City	4/20/2013	OIP Open House #1	CMNT 1: Hawaiians should be offered the Foreclosure Homes in Kaupea and Kanehili. Instead of Letting the Home go to Waste. CMNT 2: DHHL should have more of these types of Workshops to Help those who are waiting to get on Homestead lands.	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	O		4/20/2013	OIP Open House #1	a community center	community center
10	A	Kapolei	4/20/2013	OIP Open House #1	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	CMNT 1: Condos/apartment needed in downtown Honolulu CMNT 2: Lower rates for lessees CMNT 3: Find other ways for revenue, ex. 1 - more farming or sustainability options; ex. 2 - Teach Hawaiians how to sustain. CMNT 4: Mahalo	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	A	Honolulu	4/27/2013	OIP Open House #2	(no questions or comments)	
20	A	Honolulu	4/27/2013	OIP Open 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	B	Honolulu	4/27/2013	OIP Open House #2	(no questions or comments)	
23	L	Waianae	4/27/2013	OIP Open House #2	CMNT 1: I received the first postcard flyer in mail on April 20 at 3pm. Same day as Waipahu Open House. Why short notice for only 3 Open Houses? Why not move? CMNT 2: Why only 3 Beneficiary Meetings in July on 3 consecutive days 16, 17, 18? Why not move meetings? CMNT 3: Why HHC draft and approval requested at HHC Mtgs on neighbor islands instead of Oahu? Why short timeline for an important task? CMNT 4: What exactly will happen to the Regional Plans for each ahupua'a? CMNT 5: How will the priorities identified on the Regional Plans be prioritized on the Oahu Plan?	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	4/27/2013	OIP Open 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 opportunity 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	CMNT 1: Mahalo for the Keiki corner! 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 efforts, but there has to be other solutions. Q2: How can we request more homes be built in Honolulu/Central Oahu? Q3: How can be awarded faster for our homesteads because I am a single parent, and I am 46 years old. My husband passed away @ 39 years old, and my time is limited. I am raising my only 8 yr. old son, and really would like to get awarded sooner for him. Q4: Would you folks consider having a sub-committee of applicants to help w/getting info together & getting more awareness to other applicants to help let our voices be heard in the legislature/to get more funding, development, etc. to help you folks in the quest to award every single Hawaiian family their homestead! Mahalo nui!	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	Q1: Are other lessees aware of need to apply for extension after 99 yr. lease? Q2: What is the process/or is there a process to transfer lease to daughter before passing? Q3: Are there legal requirements to build 2 car garage on property before getting building permit for renovating? Q4: Are there resources/workshops available to help with cracks in walls alongside the roads and homes?	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	CMNT 1: Pls think about the lands that are not in use, to swap lands so there will be lands for the Hawns to have a roof over their heads. It doesn't make any sense to have lands that is in no use for the people. CMNT 2: Also we the people want to be able to grow crops like fruits and vegetable and raise chicken, rabbits and other animals to sustain our food supplement by being self sufficient in the future. <u>Mahalo</u> .	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'i 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 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	<ul style="list-style-type: none"> <li>-Bring back the marae.</li> <li>-Stop the open houses.</li> <li>-Stop the planning.</li> <li>-Get the show on the road according to the Organic Act or abrogate it. Money, time, effort wasted.</li> <li>-Stop the political and equity abuse of power.</li> <li>-Compliance = mandatory (This is <u>not</u> being addressed.)</li> <li>-Participation = choice (Too many open houses, too many planning meetings and development with nothing to show, but black and white on paper.)</li> <li>-Are you really proud of our lifestyle?</li> <li>-Are you proud enough to bring it back?</li> <li>-How far back do you intend to go, to bring us forward?</li> <li>-Do the people really think they can do it better than Western living? What a waste of resources.</li> </ul>	abuse of power, planning is a waste of resources
40	A	Pearl City	4/27/2013	OIP Open House #2	No Comments	
41	A		4/27/2013	OIP Open House #2	(no questions or comments)	
42	A	Honolulu	4/27/2013	OIP Open House #2	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	<p>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.</p> <p>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 &amp; 6 so close together.</p>	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	<p>Station #1 &amp; 2: Continue 50% Hwn. Beneficiaries still have chance with less.</p> <p>Station #3: 3,500 sq.ft. small. Big families won't work.</p>	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	OIP Open House #2	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	4/27/2013	OIP Open 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	5/4/2013	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	5/4/2013	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		5/4/2013	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		5/4/2013	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	5/4/2013	OIP Open House #3	Need more open houses	More open houses
67	A	Kaneohe	5/4/2013	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



ID	Applicant, Lessee, Both, Other?	City	Event Date	Event Name	Comments	Issues or Keywords
68	A	Waimanalo	5/4/2013	OIP Open House #3	With this format DHHL representatives are often forced to answer the same questions over and over. Having a forum where everyone could hear each other's questions might increase efficiency. While Hawaiians do not mind speaking up from within a group, many of us are not comfortable writing them up on posters for all to see.	repetitive format, forum more efficient
69	L	Waimanalo	5/4/2013	OIP Open House #3	Did not like format.	not a good format
70	A	Honolulu	5/4/2013	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	5/4/2013	OIP Open House #3	Excellent layout and process used to gather important community input and feedback. Maika'i!!!	layout and process



## **Appendix C**

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### **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 

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 non-homesteading 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 16<sup>th</sup>, 17<sup>th</sup> and 18<sup>th</sup>, 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.

Table 1: O'ahu Island Plan Beneficiary Outreach

Meeting	Attendance (signed in)	No. of Comments	No. of Evaluations
Open House April 20, 2013 Waipahu High School	60	63	47
Open House April 24, 2013 Farrington High School	99	58	86
Open House May 4, 2013 Kalaheo High School	79	25	61
Beneficiary Consultation July 16, 2013 Waipahu High School	34	109	0
Beneficiary Consultation July 17, 2013 Farrington High School	34	93	0
Beneficiary Consultation July 18, 2013 Kalaheo High School	16	24	0

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:

Table 2: Comments and Recommendations

Comment Category	Staff Recommendations
<b>HOUSING PRODUCTS</b>	
Housing Types: Provide for a full range of housing, including kupuna-friendly, rentals, 'ohana and kauhane units, apartments, live-work, owner-builder, and rentals with option to purchase	<p>Response: These issues are incorporated in the OIP implementation section.</p> <p>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.</p>
Housing Continuum: Allow for equity capture so beneficiaries can transition through housing types at different life stages.	<p>Response: These issues are incorporated in the OIP implementation section. No further action.</p>
Increase Densities: Build multi-family housing in appropriate areas, like Honolulu's urban core.	<p>Response: These issues are incorporated in the OIP implementation section.</p> <p>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.</p>
Affordability: What's being offered is not affordable to those on the waiting list. Bring housing costs down.	<p>Response: Comment noted in OIP implementation section.</p> <p>Recommendation: Tighten scope of work for Alternative Housing Development study to focus on affordability.</p>
<b>SUBDIVISION DESIGN</b>	
Lot Sizes & Configuration: Should be more conducive to beneficiary lifestyles.	<p>Response: These issues are incorporated in OIP implementation section. No further action.</p>



Comment Category	Staff Recommendations
Community Design: Should emphasize walkability, quality of life, culture, improved access to community services, amenities, and facilities.	Response: These issues are incorporated in OIP implementation section. No further action.
Common Areas: More self-help, volunteer, and co-management for use and development of common areas. Lower fees.	Response: In most cases, common areas are authorized by DCC&R or other land conveyance documents. 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 big enough.	Response: The OIP considers the need for common areas such as parks.  Recommendation: In future subdivisions, ensure that adequate land is set aside for parks.
<b>LAND TRANSFERS &amp; ACQUISITIONS</b>	
Environmental Constraints: Avoid development in steep and flood prone areas.	Response: Environmental constraints were incorporated in the OIP land analysis process. No further action.
Undevelopable Lands: Exchange out steep pali lands.	Response: Land exchange criteria are discussed in the OIP implementation section. No further action.
Acquisitions: Acquire more homestead land in Central Oahu, Town, and Windward Oahu.	Response: These issues are incorporated in OIP implementation section. No further action.
<b>AGRICULTURE</b>	
Agriculture: Increase agriculture opportunities and subsistence agriculture awards. Support urban agriculture & food sustainability in residential areas.	Response: Oahu applicants recognize that, due to limited land, different types of agricultural products are needed on Oahu to support food sustainability. These issues are incorporated in OIP implementation section. The Agricultural Policy Plan, now underway, will further address these issues. No further action.



<b>Comment Category</b>	<b>Staff Recommendations</b>
Use of Ag Areas for Residential: Take land out of residential uses behind Kaupuni Stream.	Response: Due to the shortage of land on Oahu, developable land has been evaluated in order to address the waiting list. No further action.
<b>CULTURAL &amp; NATURAL RESOURCES</b>	
Natural & Cultural Resources: No development in Haiku Valley.	Response: The 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 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.
<b>REVENUE-GENERATION</b>	
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.
<b>PLAN IMPLEMENTATION</b>	
Make the OIP pa'a so it gets implemented no matter who is in charge.	Response: The DHHL Planning System provides a framework for policy, land use, program, and regional planning. It is tied to implementation mechanisms with ongoing evaluations and updates.  Recommend: Implement the HHC- approved proposal to promulgate rules for the DHHL Planning System.



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





# O'AHU ISLAND PLAN

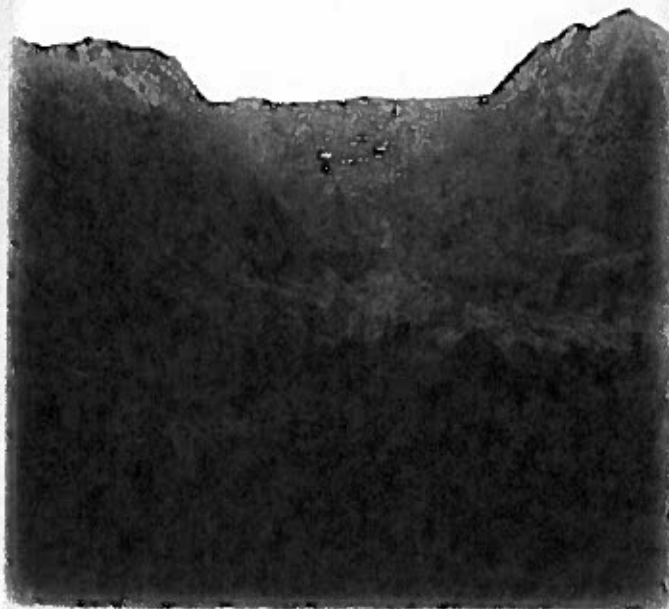
## Beneficiary Participation Newsletter

Prepared by the Department of Hawaiian Home Lands Planning Office

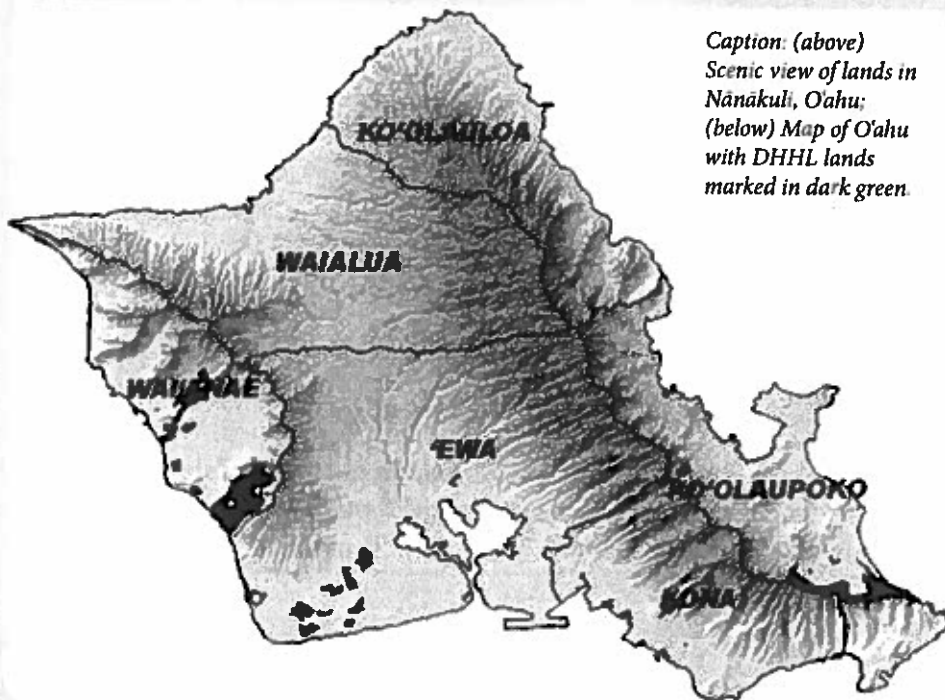
April 2013

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.



*Caption: (above)  
Scenic view of lands in  
Nānakuli, O'ahu;  
(below) Map of O'ahu  
with DHHL lands  
marked in dark green.*



### O'AHU BY THE NUMBERS

#### TRUST LANDS ON O'AHU

6,726 Acres

(As of January 2012)

#### O'AHU BENEFICIARIES

4,288 Lessees

4,228 Residential

60 Agricultural

13,368 Applicants

9,949 Residential

3,419 Agricultural

(As of June 30, 2012)

#### For more information contact:

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or Facebook, Twitter, Flickr, & YouTube



EXHIBIT "A"





# O'AHU ISLAND PLAN

## Beneficiary Participation Newsletter

Prepared by the Department of Hawaiian Home Lands Planning Office

July 2013

**M**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.



### 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!

#### For more information contact:

Nancy McPherson  
Senior Planner, Planning Office  
Department of Hawaiian Home Lands

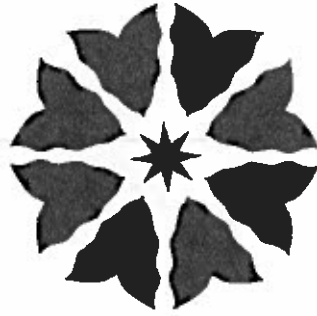
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or Facebook, Twitter, Flickr & YouTube



EXHIBIT "B"





DEPARTMENT OF HAWAIIAN HOME LANDS  
BENEFICIARY CONSULTATION

O'ahu Island Plan

Open House 2013  
10:30 a.m. to 3:00 p.m.

AGENDA

- |       |   |
|-------|---|
| 10:30 | Welcome/Pule <i>(15 min)</i>                                  |
| 10:45 | Visit Stations at Your Own Pace <i>(1 hr 45 min)</i>          |
| 12:30 | Summary of Comments & Information Gathered<br><i>(15 min)</i> |
| 12:45 | Visit Stations at Your Own Pace <i>(2 hrs)</i>                |
| 2:45  | Summary of Comments, Information Gathered &<br>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.

AGENDA

- |            |  |
|------------|--|
| 10:30 a.m. | Welcome/Pule/Orientation <i>(15 min)</i>       |
| 10:45 a.m. | Visit Stations at Your Own Pace <i>(4 hrs)</i> |
| 2:45 p.m.  | Wrap up / Next Steps / Mahalo <i>(15 min)</i>  |
| 3:00 p.m.  | Pau  |





## 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

Slide 1

## Island Plans

- 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

### Island Plans

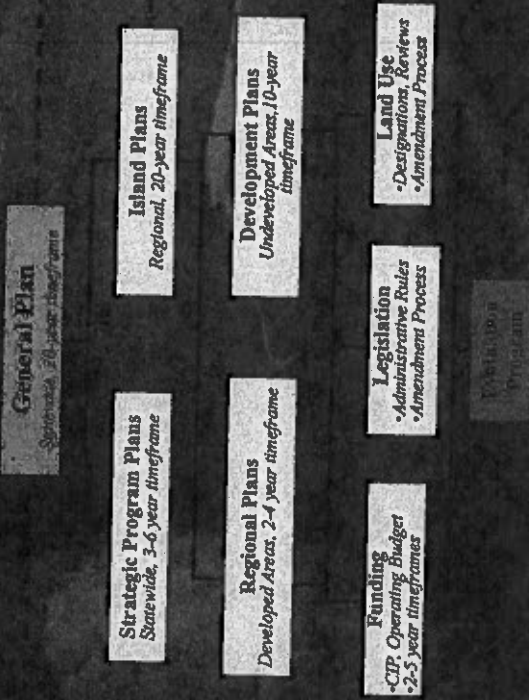
Island-wide perspective



Slide 3

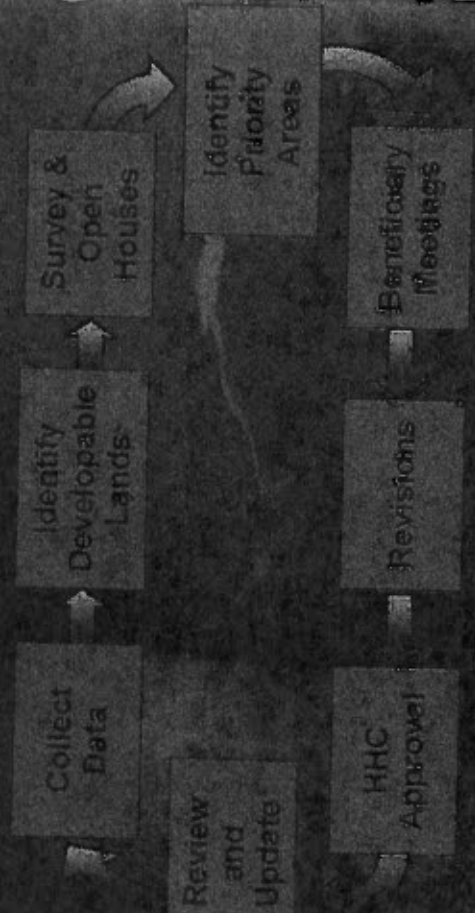
Page 1

## DHHL Planning System



Slide 2

## Island Plan Process



Slide 4



## 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.)

Slide 9

## 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



Slide 11

Page 3

## Applicant Preference Survey

- 2,300 (23%) completed surveys were returned by cut-off 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.

Slide 10

## Applicant Preference Survey

### *Applicant Characteristics*

Location Preference On O'ahu  
Among Residential Applicants

#### Highly Preferred Locations

Honolulu  
Ko'olauapoko  
'Ewa  
Central

#### Least Desired Locations

Wai'anae Coast  
North Shore



Slide 12



## Land Use Summary

- Commercial - 80 acres (1.0%)
  - Meets 1% commercial in Strategic Plan
- Community Use Homestead - 92 acres (1.2%)
  - Mānākuli 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%)
  - Kōleiaoa (559 acres), Shafter, Kopālama, Wai'anae
- General Agriculture - 893 ac (11.4%)
  - Mānākuli Valley, Wai'anae, Waimānalo

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
  - 3% of Agricultural Demand

Assumes DHHL develops majority of homesteads on the Leeward Coast

Slide 19

## Land Use Summary

- Special District - 252 acres (3.2%)
  - Ha'ikū Valley, Punchbowl, Kā'ala Farms
- Existing Residential Homesteads - 845 acres (10.8%)
- Existing Agricultural Homesteads - 102 acres (1.3%)
  - Wai'anae, Waimānalo, Waiāhole
- Roads - 193 acres (2.5%)
- Other - 1,074 ac (13.7%)
  - Navy occupied lands in Luaiuaiei
- Proposed Homesteading - 851 acres (10.8%)
  - Wai'anae, Mānākuli, Kapolei, Papākōlea, Waimānalo

Slide 18

## Homestead Development

- Applicant Preference for Kapolei/Central O'ahu, Ko'olaupoko (Waiāwae & Waimānalo), and Town
- Proposed Homesteading Based upon Available Lands 851 acres (10.8% of all DHHL lands)
  - 605 acres (~3,083 homesteads) along Wai'anae Coast
    - 71.2% of 851 acres proposed for homesteading
    - 418 acres (49%) in Mānākuli Valley
    - 188 acres (22%) in Wai'anae & Luaiuaiei Valleys
  - 134 acres (15.7%) in Kapolei
    - 805 homesteads
  - 92 acres (10.8%) in Ko'olaupoko
    - 356 homesteads
  - 15 acres (1.7%) in Town
    - 87 homesteads
- No DHHL land holdings in Central O'ahu

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## 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



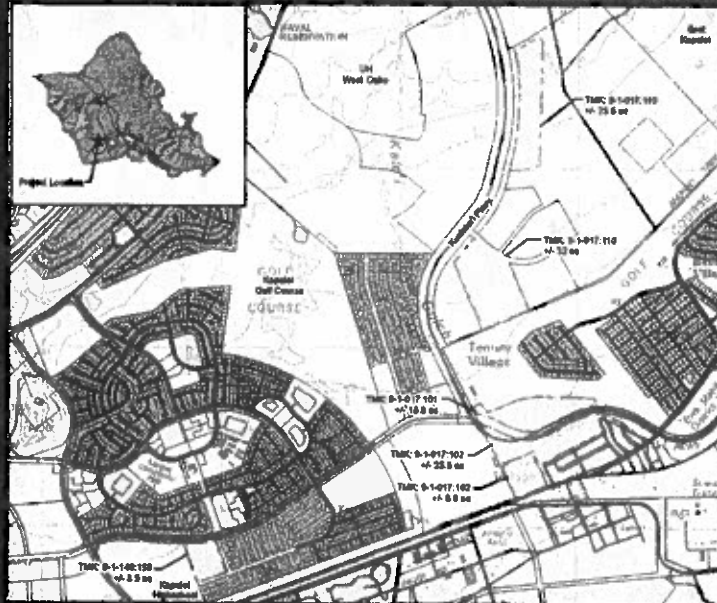
# O'ahu Island Plan – Land Use Designations

Land Use Designation	Setting, Intent, Purpose on O'ahu	O'ahu Lot Sizes
<b>General Agriculture</b> 	<p>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. <b>Farming and/or ranching are allowed. Uses may be subject to HRS Chapter 205. Residential occupancy is not allowed.</b></p>	Variable
<b>Special District</b> 	<p>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. <b>The purpose of this land use is to address the unique opportunities and constraints identified with further planning.</b></p>	To be determined
<b>Community Use</b> 	<p>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. <b>The purpose of this land use is to provide space for homestead and public community facilities.</b></p>	Variable
<b>Conservation</b> 	<p>Lands with watersheds, critical habitats, sensitive historic and cultural sites. The purpose of this land use is to limit development within these areas. <b>Agricultural uses may be allowed based upon specific conservation issues found on the parcel. Residential occupancy is not allowed.</b></p>	Variable
<b>Commercial</b> 	<p>Land designated for retail, business, and commercial activities. <b>The purpose of this land use is to provide revenue to DHHL Trust and/or Homestead Community Associations Mixed uses are allowed.</b></p>	Variable
<b>Industrial</b> 	<p>Lands designated for processing, construction, manufacturing, transportation, wholesale, warehousing, and other industrial activities. <b>The purpose of this land use is to provide revenue to DHHL Trust. Residential occupancy is not allowed.</b></p>	Variable

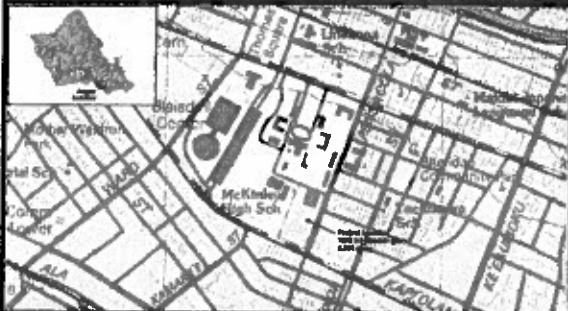


## Acquisitions - Kapolei

- 118.6 Total acres
- State-
  - 64 acres
- C&C of Honolulu-
  - 54 acres
- 700 - 1,400 homes
- Acquisition discussions underway on various parcels



Acquisitions – McKinley, Honolulu



- Department of Education
- 5.334 acres
- Mixed use
- 30+ units





## 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
- Nānākuli = 2,505
- East Kapolei = 805
- Kalawahine = 18
- Papakōlea = 69
- Waimānalo = 316

## Phase One - 1-10 Year Plan

1-10 Year Plan Proposes development of 1,467 homesteads

Agricultural = 58

- Residential = 1,409
- Ma'ili = 288
  - Wai'anae = 240
  - Nānākuli = 2,506
  - East Kapolei = 805
  - Kalawahine = 18
  - Papakōlea = 69
  - Waimānalo = 316

DHHL's Development Capacity = 170 lots a year or 1,700 homesteads over 10 years



Exhibit D: O'ahu Island Plan Open House Comments Table

THEME	COMMENT	RESPONSE
Equity of ag land distribution	Division of ag land should be more equitable	Revived Ag Program will deal with this issue, inc. reconfiguration of ag lots
Equity recapture	Portion of equity should go back to Dept. from sale. Put anti-speculation clauses on mortgage, like Habitat	DHHL looking into drafting rules to create mechanisms to recover a portion of infrastructure costs
Volunteering	Want to help DHHL somehow - is there a volunteer division?	Not at this time, but this is a good idea that will be looked into.
Ag homesteading	On ag waitlist since 1976 and still want to farm	Revival of ag program is underway, ag homestead awards will resume
Community Association fees	Why is there a fee?	Common areas and community facilities must be maintained
Affordable housing	Don't have down payment or good credit; Pricing will be a key factor in allowing families/lessees opportunity to keep their homes.	Looking at options for those in that situation, e.g. rentals; ideas for alternative housing to lower prices being investigated.
Lot size	Need more space for privacy, security, cars, grandchildren. 3,500 sq. ft. won't work for big families.	Larger lots possible on outer islands. Not enough land on O'ahu for large lots. Looking at alternatives, like clustering.
Land exchanges	Trade ridge land so Hawaiians can have a home; swap lands so there will be lands for Hawaiians to have a roof over their heads.	Feedback has been mixed. All exchanges will need additional consultation. There are strong feelings on both sides of the issue, and it depends on which lands are being considered.
Foreclosures & re-awards	Reuse abandoned homes. No poho!	Looking at ways to improve the process. There are legal hurdles and procedural issues.
Profits from lease transfers	Shouldn't be allowed, or DHHL should get a share	DHHL looking into drafting rules to govern transactions, allow for 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 Mo'ili'ili 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; Create live-work situations, student dorms	DHHL examining feasibility of various scenarios and options for the site
Foreclosures & re- wards	More support services, home rehab programs	Looking at ways to improve the process. There are legal hurdles, procedural issues. Resuming financial literacy education
Rentals and rent- to-own	Need to define better, clarify process	DHHL wants to expand outreach, education for applicants - may need more staff and/or funding.
Self help housing, volunteering	Use volunteers to develop lands, do it ourselves, more variety with owner builder, DHHL puts in infrastructure first.	DHHL is looking into how best to increase affordability of housing types - owner builder is one of the options
Financial literacy & preparedness	Need to revamp HOAP program	Revamping and restarting the homeownership financial readiness program
Land acquisitions & exchanges	Acquire more land for res and ag	Acquisitions are a key component of the implementation plan
Ag awards and use of farm lots	Make ag parks, acquire on Windward side, terrace steep lands.	Revival of ag program will help implement
Special District includes mixed use	Why is mixed use part of Special District? I'm worried that someone will interpret that as commercial development.	Definition covers existing uses that don't fit neatly into the other designations, not new commercial uses.
Community amenities and facilities	Need columbarium, immersion school; raise fees for Community uses	There is a need for cemeteries and columbaria in some areas, also schools. DHHL reexamining lease rent structure.



THEME	TYPICAL COMMENT	RESPONSE
Site improvements/ infrastructure	Trust should get \$ back if sold. Rural standards - lowers costs.	DHHL looking into drafting rules to 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 O'ahu	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 preferred location	Analyzing Mo'ili'i site for high 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@hotmail.com>

To: "nancy.m.mcpherson@hawaii.gov" <nancy.m.mcpherson@hawaii.gov>,

Aloha Nancy,

My name is Stephen Kalilimoku, I am an applicant for HHL, but live in Seattle. My wife and 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 Hawaiian 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 Hawaiians 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 funds and the process used to approve funding.

Also I was not a ward of foreclosed and vacant homes. Can you tell me where I can obtain this information.

Mahalo,

Steve Kalilimoku





"faithhnl@aol.com"  
<faithhnl@aol.com>  
07/18/2013 09:01 PM

To "dhhl.planning@hawaii.gov" <dhhl.planning@hawaii.gov>  
cc Faith Mahuka <faithhnl@aol.com>,  
"someone@starbulletin.com" <someone@starbulletin.com>  
Subject Pastoral land on Hawaii 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 Nanakuli 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. Nanakuli 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 reparation 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@hawaii.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 Waikeala St  
Waimanalo, Hawaii  
96795  
Phone: (808) 259-8006

July 25, 2013

Department of Hawaiian Home Lands  
PO Box 1879

Honolulu, Hawaii 96805

Dear Jobie M. K. Masagatani, Chair Hawaiian Homes Commission and Director, Department of  
Hawaiian Home Lands,

**Subject:** Oahu Island Plan

Approximately ninety per-cent of comments read were complaints on waiting for land and financial problems. We are tired of hearing about plans, plans and more plans. When will the DHHL Implement 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 pastoral 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 Hawaiian Villages, native Hawaiian Stewardships and native Hawaiian Towns. I lived in Samoa for six years and know this can be accomplish.

Aloha,  
Herbert Emmett Kihoi Jr.

EXHIBIT "F"





**Questions**

**Deborah Cabato**

to:

**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 too complex and some of it is veg. I do not seem to be able to get the live feed.

Sorry.

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 financially 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 Ko'olina 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	CmntP4	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	CmntP1	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	CmntP1	[Beneficiaries 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	CmntP1	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	CmntP1	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	CmntP1	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	Abutlon – Red Ilima – Akoko – are they thriving?	Under state DLNR until 2021
BC#1	Waipahu	7/16/2013	Kapolei	CmntP1	Is DHHL integrating homesteads into D.R. Horton?	UH – for housing. Has a plot plan. Can be the aff. hsg?
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	CmntP1,2	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	CmntP2	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	CmntP2	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	CmntP2	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	CmntP2	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	Capture equity so you can downsize	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 entities...are 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.	Did not check on NB schedule, was not aware of meeting conflict.
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?	DHHL 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.	DHHL 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	7/17/2013	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	CmntP1 (back)	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 O'ahu – 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	GSheet2	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 <u>residential</u> 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	GSheet4	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		GSheet6	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		GSheet7	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 O'ahu 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		GSheet8	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 O'ahu



Meeting	Location	Date	Group/ Topic	Source	Comments	Response/Recommendation
BC#2	Farrington	7/17/2013		GSheet10	What happens to those Hawaiian lands ready for loans Hawaiian people who don't have jobs and prejideess. The same excuse bad credit full since 2008 stock markets.	DHHL reviving program to assist families with financial literacy, credit problems etc.
BC#2	Farrington	7/17/2013		GSheet11	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. O'ahu
BC#2	Farrington	7/17/2013		GSheet11	Where can land be exchanged for agriculture land?	Ag program will look into acquiring additional ag land for O'ahu



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

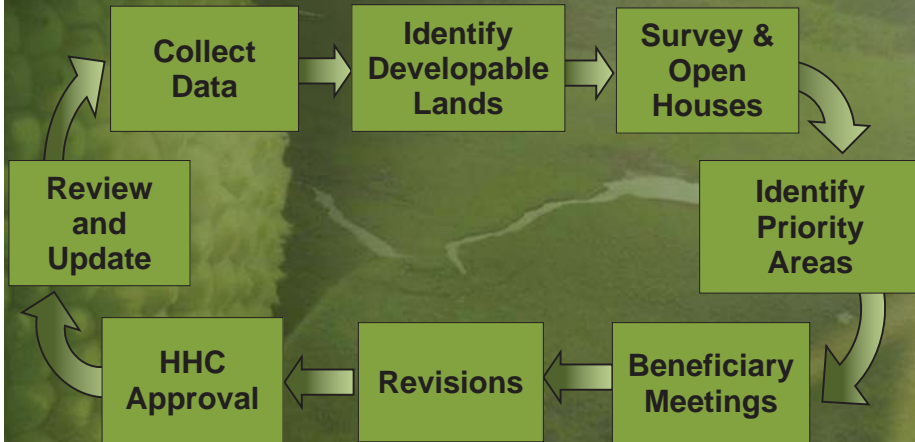
*Island-wide  
Perspective*



- 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



## 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:
  - 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
  - O'ahu 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 cut-off 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*

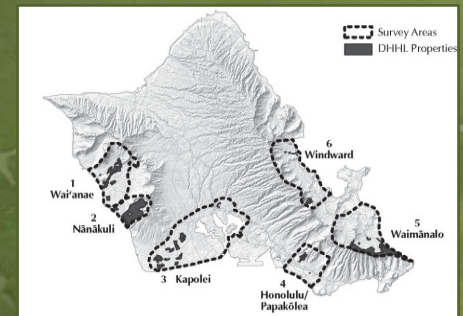
### Location Preference within DHHL Landholdings Among Residential Applicants

#### Highly Preferred Locations

Kapolei  
Papakōlea/Honolulu  
Windward  
Waimānalo

#### Least Desired Locations

Wai'anae  
Nānākuli









## 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, Waiʻanae
- **General Agriculture – 893 ac (11.4%)**
  - Nānākuli Valley, Waiʻanae, Waimānalo

## Land Use Summary

**Special District - 252 acres (3.2%)**

*Haʻikū Valley, Punchbowl, Kaʻala Farms*

**Existing Residential Homesteads – 845 acres (10.8%)**

**Existing Agricultural Homesteads – 102 acres (1.3%)**

*Waiʻanae, Waimānalo, Waiahole*

**Roads – 193 acres (2.5%)**

**Other – 1,074 ac (13.7%)**

*Navy occupied lands in Lualualei*

**Proposed Homesteading – 851 acres (10.8%)**

*Waiʻanae, Nānākuli, Kapolei, Papakōlea, Waimānalo*

## Proposed Density

**Proposed Homesteading – 851 acres (10.8%)**

*Waiʻanae, 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 Oʻahu

–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
- Nānākuli = 2,505
- East Kapolei = 805
- Kalawahine = 18
- Papakōlea = 69
- Waimānalo = 316
- Lualualei = 41
- Waianae = 8
- Waimānalo = 40
- Waiahole = 10

## Phase One - 1-10 Year Plan

1-10 Year Plan Proposes development of 1,467 homesteads

Residential = 1,409

Agricultural = 58

- Ma`ili = 288
- Wai`anae = 240
- Nānākuli = 2,506
- East Kapolei = 805
- Kalawahine = 18
- Papakōlea = 69
- Waimānalo = 316
- Lualualei = 42
- Wai`anae = 8
- Waimānalo = 40
- Waiahole = 10

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

Agricultural = 42

- Ma`ili = 288
- Wai`anae = 240
- Nānākuli = 2,506
- East Kapolei = 805
- Kalawahine = 18
- Papakōlea = 69
- Waimānalo = 316
- Lualualei = 42
- Wai`anae = 8
- Waimānalo = 40
- Waiahole = 10

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 Ko`olaupoko (Waimanalo)
    - 316 homesteads
  - 15 acres (1.7%) in Town
    - 87 homesteads
  - No DHHL land holdings in Central O`ahu



## 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)
    - Ho‘opili (D.R. Horton)



## Preliminary Recommendations

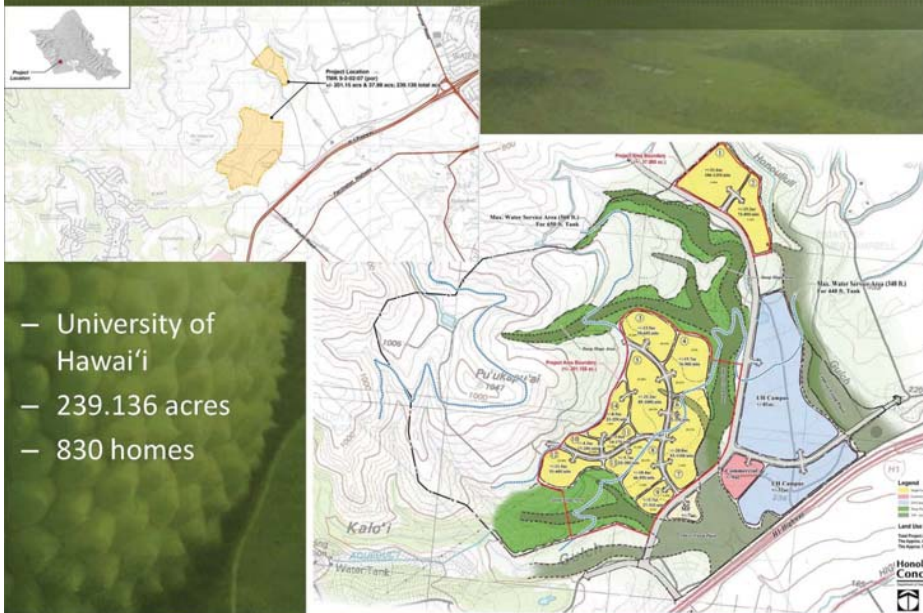
Consider alternative housing options to increase density

- 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 O'ahu
  - North Shore

## Acquisitions - Makakilo



- University of Hawai'i
- 239.136 acres
- 830 homes

## 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



## Acquisitions – McKinley, Honolulu



- Department of Education
- 5.334 acres
- Mixed use
- 30+ units



## 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](mailto:nancy.m.mcpherson@hawaii.gov)



Note: All parcels are located in areas where flood hazards have not been determined.

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.

Department of Hawaiian Home Lands

North

Linear Scale (feet)

0 400 800 1,600

Island of O'ahu

PBR HAWAII & ASSOCIATES, INC.



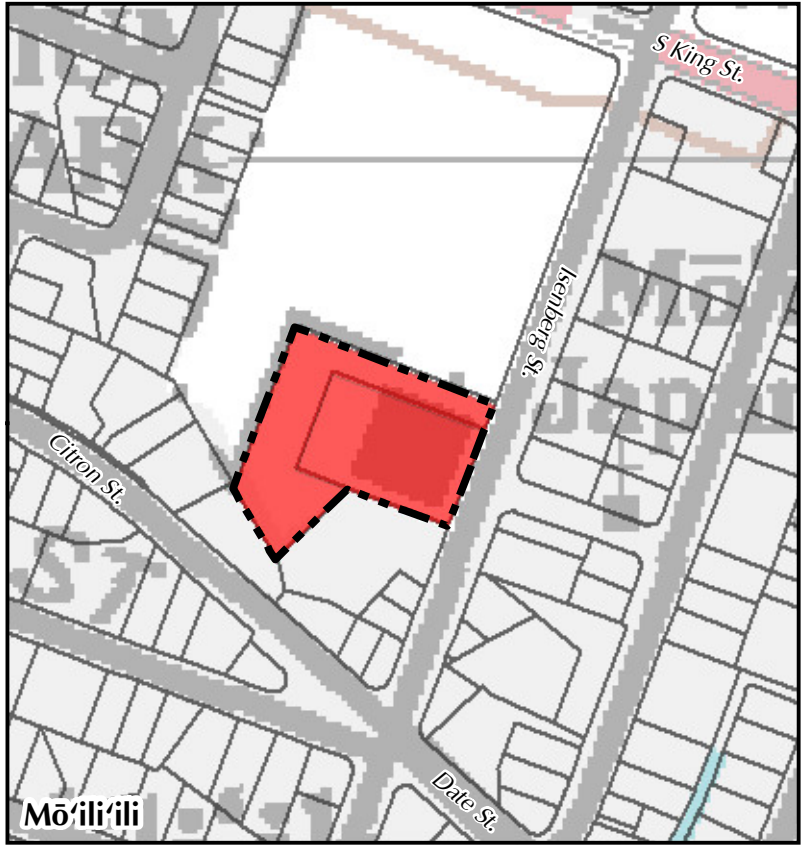
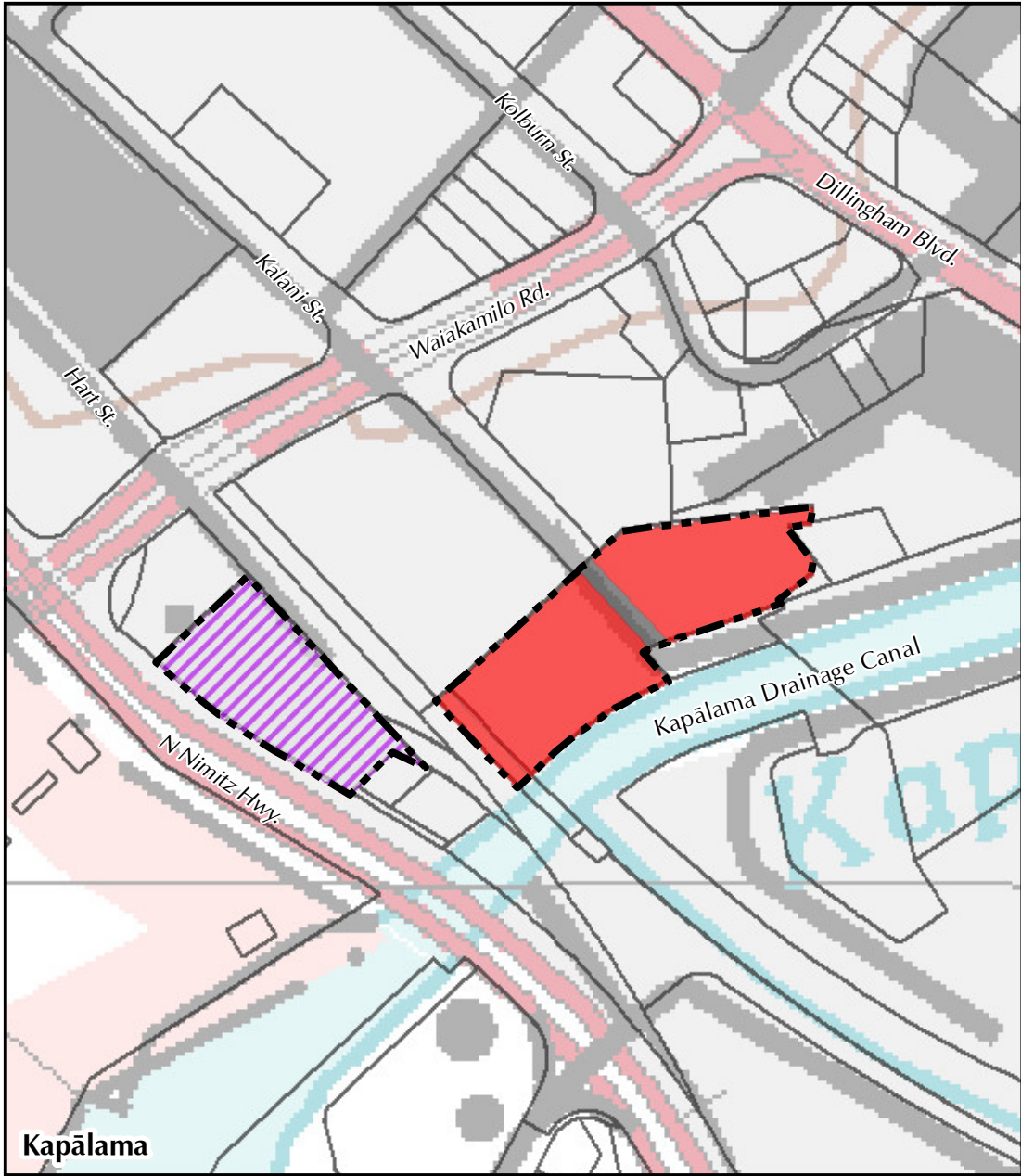
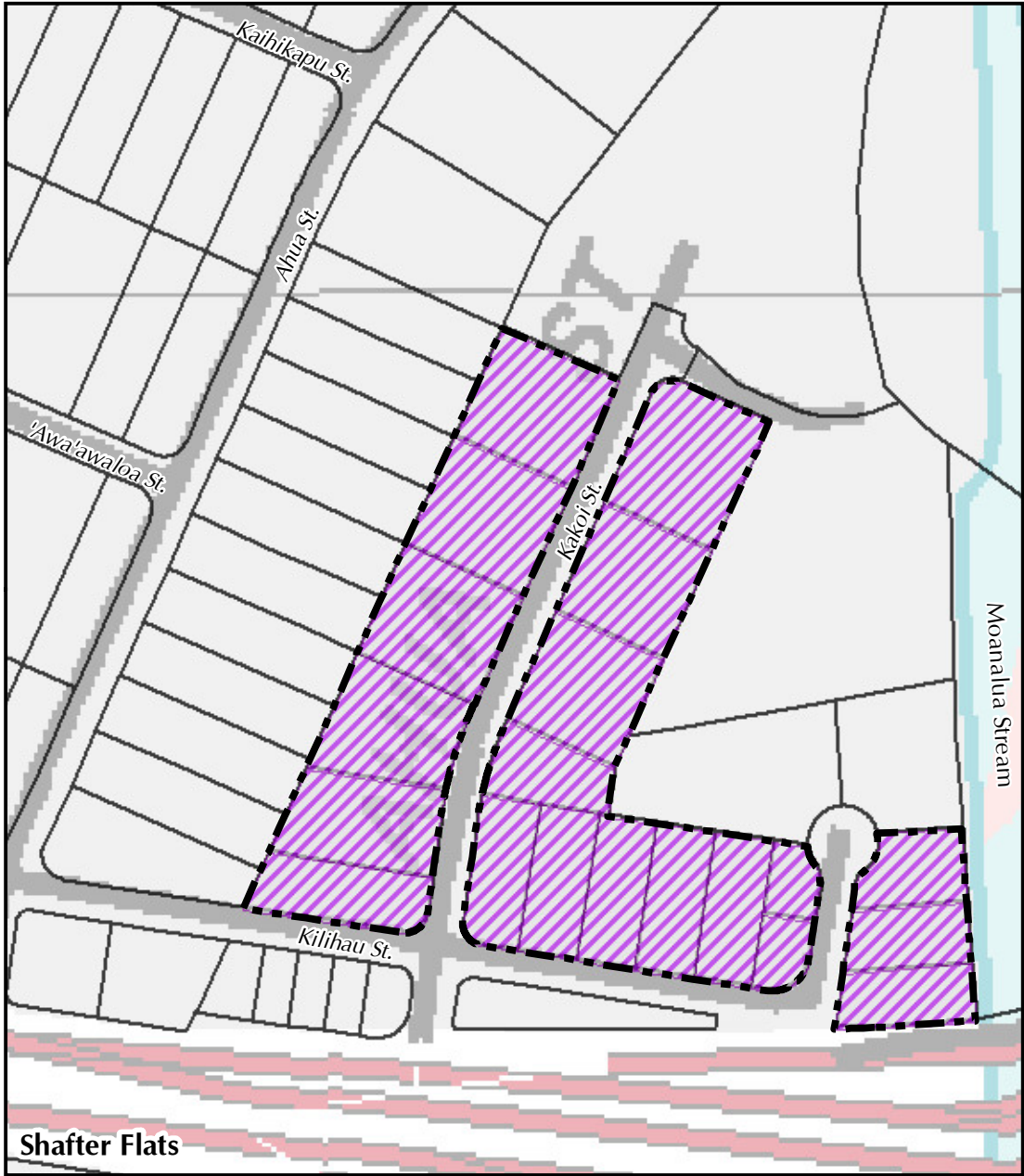
<i>Haʻikū</i>	
<i>Land Use Designation</i>	<i>Acres</i>
<i>Commercial</i>	0
<i>Community Use - Homestead</i>	0
<i>Community Use - Public</i>	10
<i>Conservation</i>	7
<i>Industrial</i>	0
<i>General Agriculture</i>	0
<i>Special District</i>	130
<i>Homestead - Existing Residential</i>	0
<i>Homestead - Existing Agriculture</i>	0
<i>Roads</i>	0
<i>Other</i>	0
<i>Available for Homesteading</i>	0
<b><i>Total Acres</i></b>	<b><i>146</i></b>

*Due to rounding, sum of acreage may not equal total acres shown*

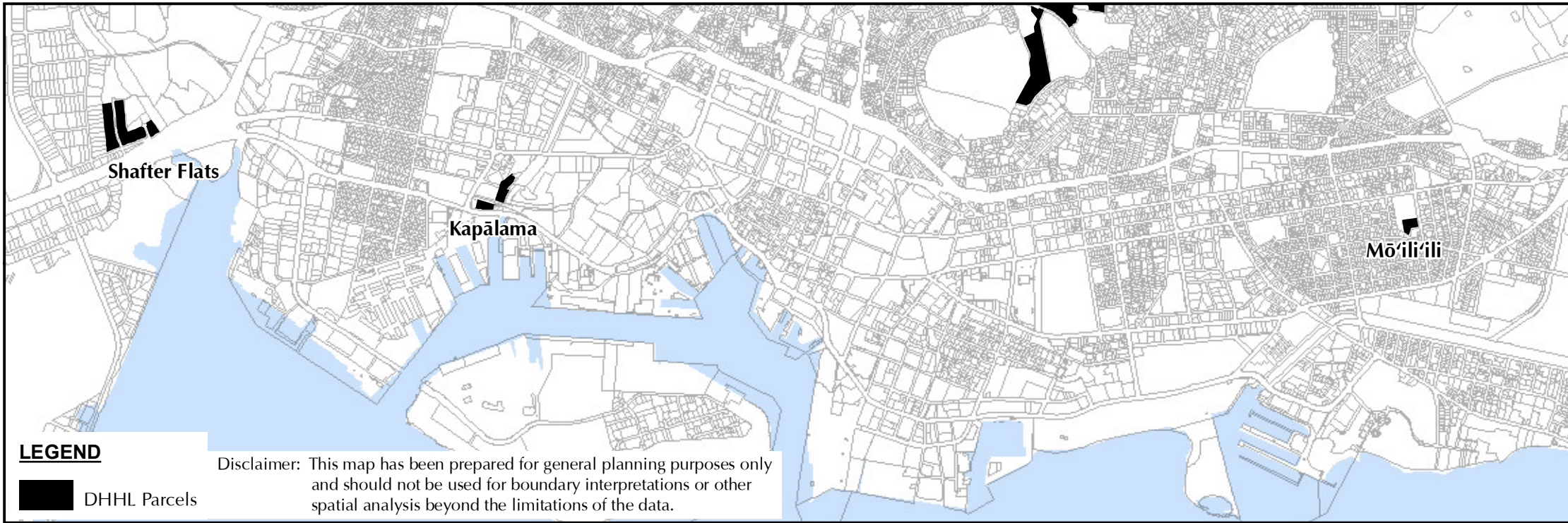
## NOTES

[illegible]





- Legend**
- DHHL Parcels
  - Proposed Land Use Designations
    - Commercial
    - Community Use - Homestead
    - Community Use - Public
    - Conservation
    - Industrial
    - General Agriculture
    - Special District
    - Homestead - Existing Residential
    - Homestead
    - Homestead - Existing Agriculture
    - Other
  - Road
  - TMK Parcels



DRAFT: 6/25/2013

**Proposed Land Use Designations  
Honolulu Makai Parcels**

**O'AHU ISLAND PLAN**

Department of Hawaiian Home Lands

North

Linear Scale (feet)  
0 150 300 600

Island of O'ahu

PBR HAWAII & ASSOCIATES, INC.



<b><i>Honolulu Makai</i></b>	
<b><i>Land Use Designation</i></b>	<b><i>Acres</i></b>
<i>Commercial</i>	5
<i>Community Use - Homestead</i>	0
<i>Community Use - Public</i>	0
<i>Conservation</i>	0
<i>Industrial</i>	15
<i>General Agriculture</i>	0
<i>Special District</i>	0
<i>Homestead - Existing Residential</i>	0
<i>Homestead - Existing Agriculture</i>	0
<i>Roads</i>	0
<i>Other</i>	0
<i>Available for Homesteading</i>	0
<b><i>Total Acres</i></b>	20

*Due to rounding, sum of acreage may not equal total acres shown*

NOTES

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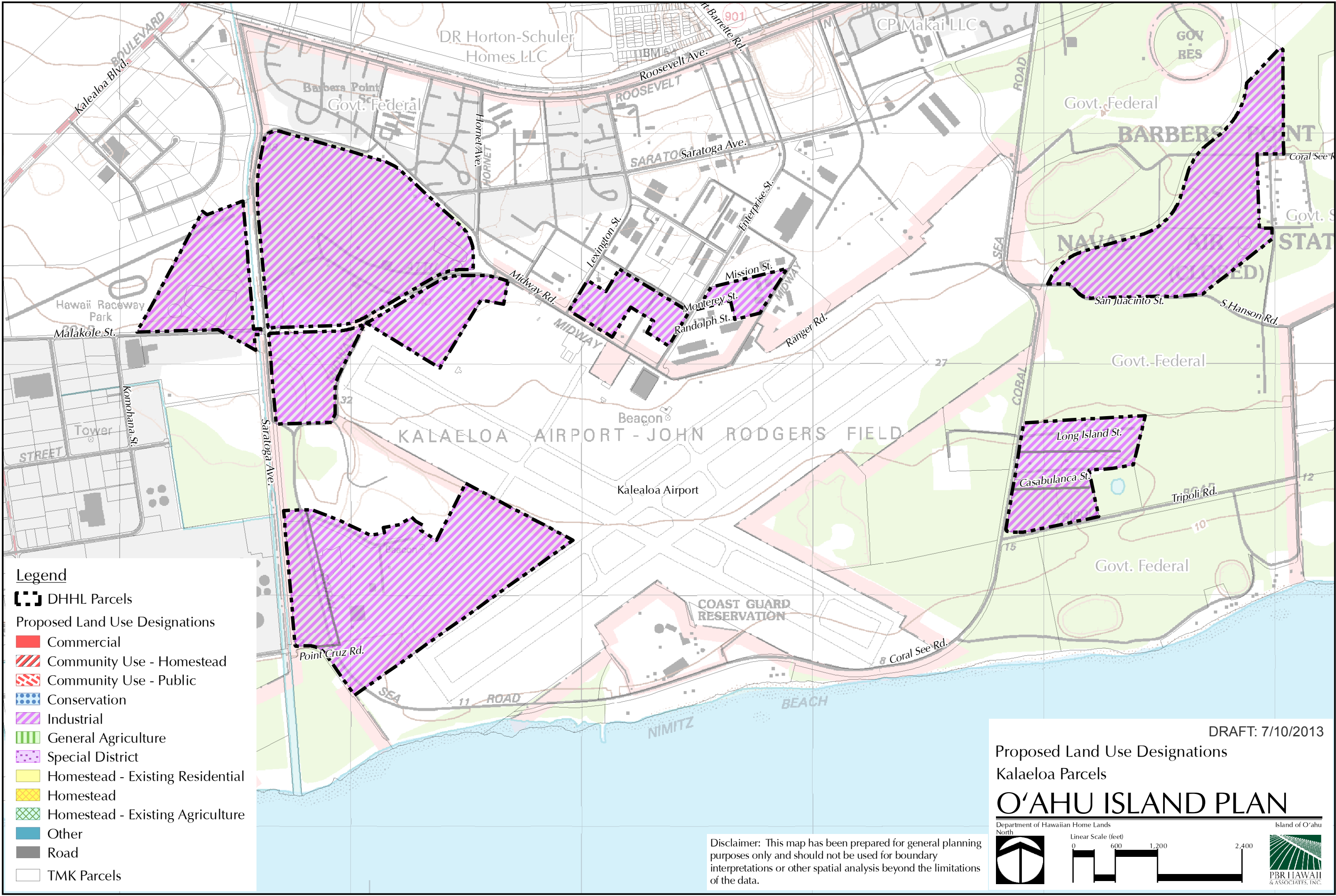


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Disclaimer: This map has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data.

DRAFT: 7/10/2013

Proposed Land Use Designations  
Kalaeloa Parcels

O'AHU ISLAND PLAN

Department of Hawaiian Home Lands  
North

Linear Scale (feet)  
0 600 1,200 2,400

Island of O'ahu  
PBR HAWAII & ASSOCIATES, INC.



<b>Kalaeloa</b>	
<b>Land Use Designation</b>	<b>Acres</b>
<i>Commercial</i>	0
<i>Community Use - Homestead</i>	0
<i>Community Use - Public</i>	0
<i>Conservation</i>	0
<i>Industrial</i>	559
<i>General Agriculture</i>	0
<i>Special District</i>	0
<i>Homestead - Existing Residential</i>	0
<i>Homestead - Existing Agriculture</i>	0
<i>Roads</i>	3
<i>Other</i>	0
<i>Available for Homesteading</i>	0
<b>Total Acres</b>	562

**NOTES**

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*Due to rounding, sum of acreage may not equal total acres shown*



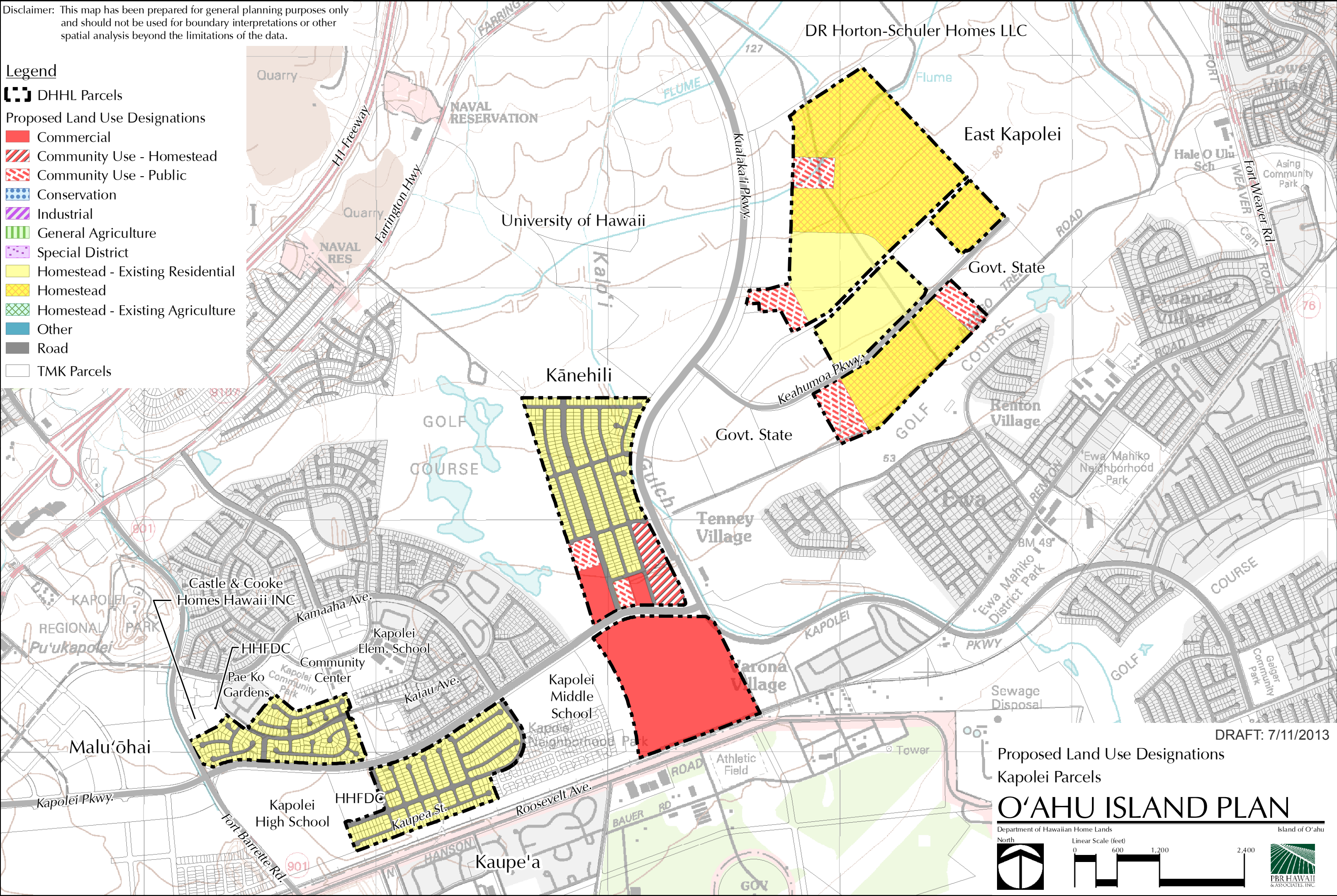
Disclaimer: This map has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data.

Legend

DHHL Parcels

Proposed Land Use Designations

- Commercial
- Community Use - Homestead
- Community Use - Public
- Conservation
- Industrial
- General Agriculture
- Special District
- Homestead - Existing Residential
- Homestead
- Homestead - Existing Agriculture
- Other
- Road
- TMK Parcels



DRAFT: 7/11/2013  
Proposed Land Use Designations  
Kapolei Parcels

O'AHU ISLAND PLAN

Department of Hawaiian Home Lands

North



Linear Scale (feet)



Island of O'ahu









 TMK Parcels

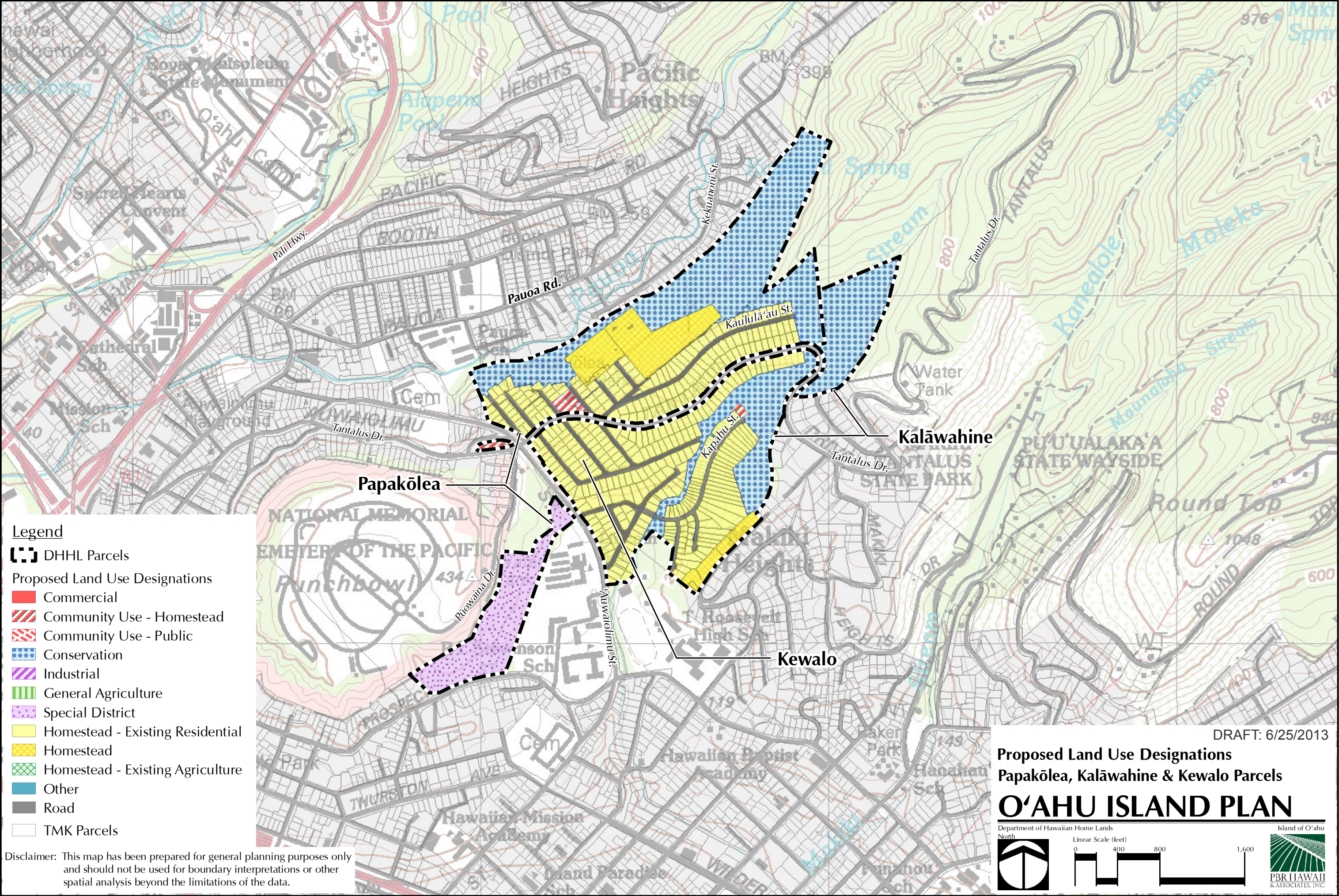


**BRI HAWAII**  
AGRI-CULTURE, INC.











<b><i>Papakōlea, Kalāwahine, and Kewalo</i></b>	
<b><i>Land Use Designation</i></b>	<b><i>Acres</i></b>
<i>Commercial</i>	<i>0</i>
<i>Community Use - Homestead</i>	<i>2</i>
<i>Community Use - Public</i>	<i>0</i>
<i>Conservation</i>	<i>65</i>
<i>Industrial</i>	<i>0</i>
<i>General Agriculture</i>	<i>0</i>
<i>Special District</i>	<i>16</i>
<i>Homestead - Existing Residential</i>	<i>68</i>
<i>Homestead - Existing Agriculture</i>	<i>0</i>
<i>Roads</i>	<i>11</i>
<i>Other</i>	<i>0</i>
<i>Available for Homesteading</i>	<i>15</i>
<b><i>Total Acres</i></b>	<b><i>177</i></b>

**NOTES**

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*Due to rounding, sum of acreage may not equal total acres shown*



 TMK Parcels

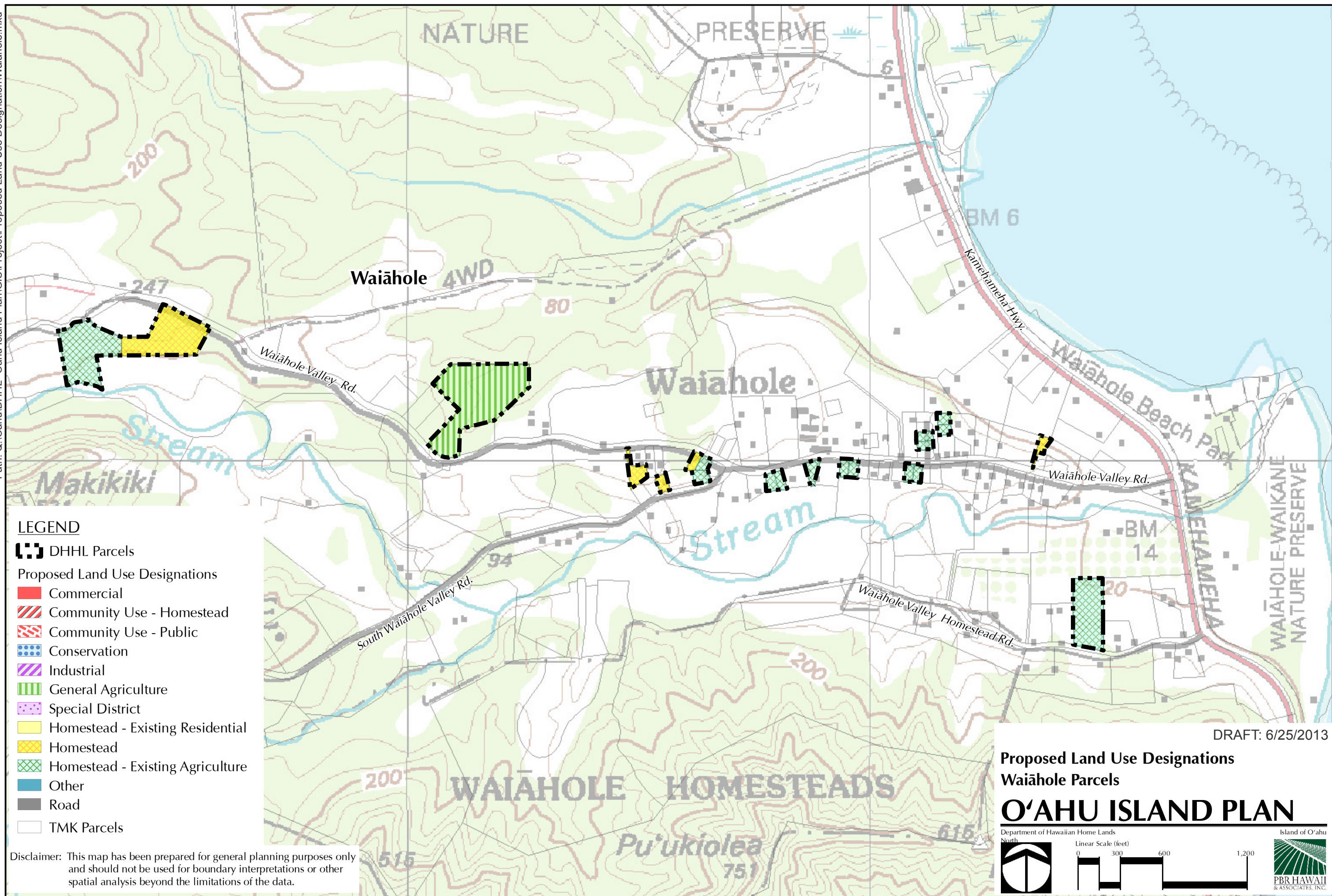


BR HAWAII  
REGULATES INC.











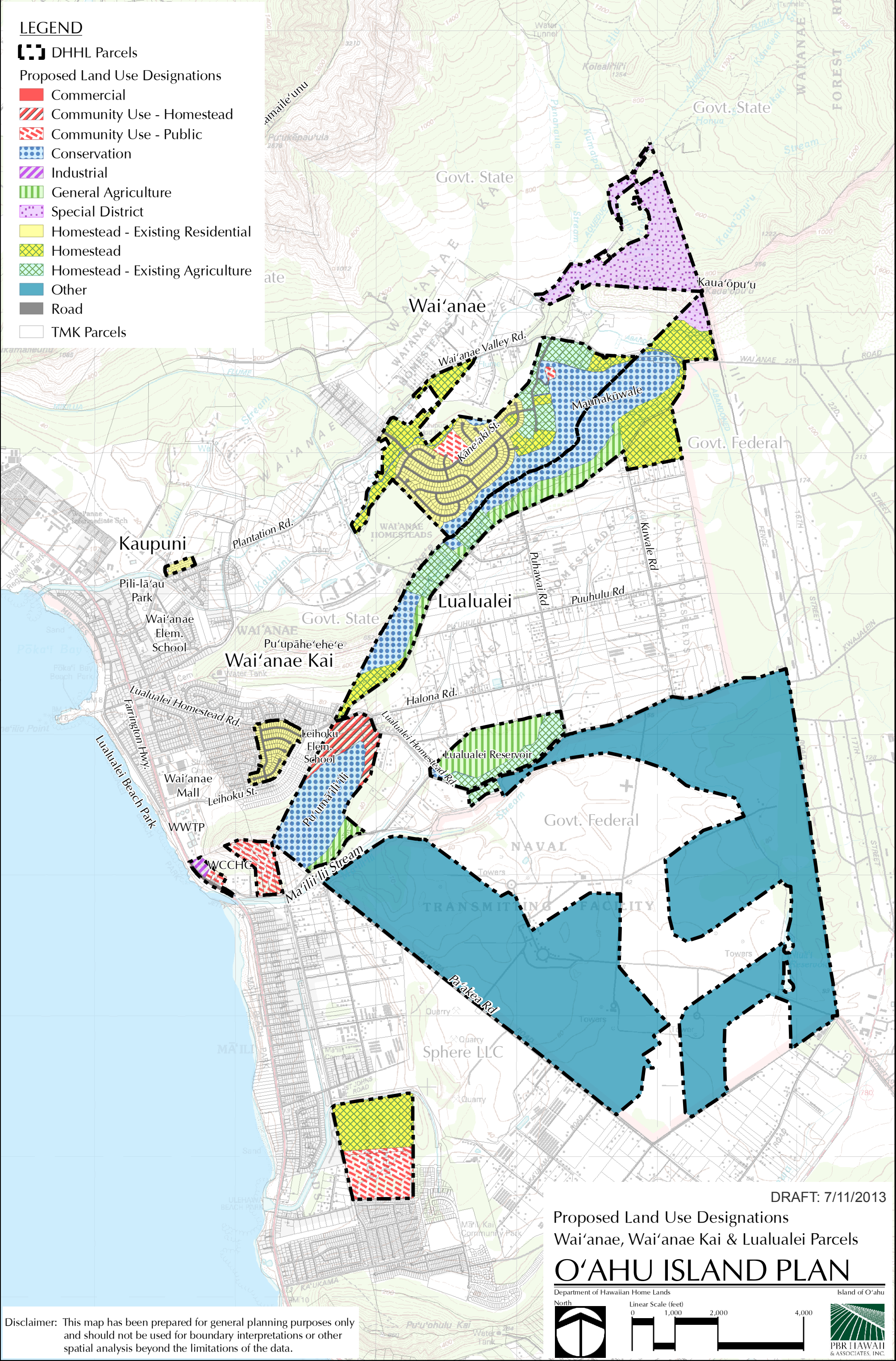
## NOTES

<b>Waiāhole</b>	
<b>Land Use Designation</b>	<b>Acres</b>
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
<b>Total Acres</b>	<b>18</b>

*Due to rounding, sum of acreage may not equal total acres shown*

[illegible]







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
<b>Total Acres</b>	<b>2,034</b>

*Due to rounding, sum of acreage may not equal total acres shown*

## NOTES

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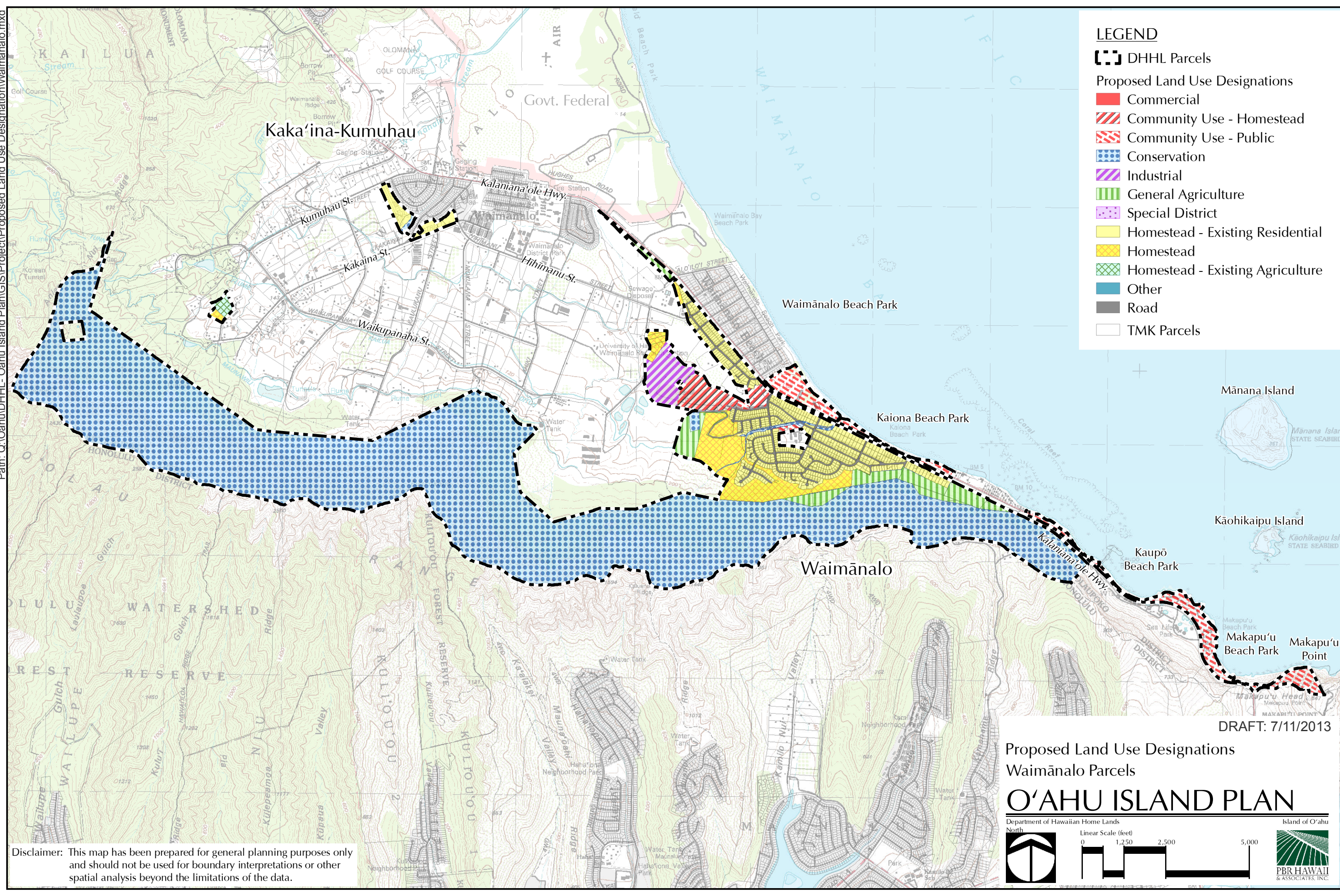


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Waimānalo			
Land Use Designation	Acres	Land Use Designation	Acres
Commercial	0	Special District	0
Community Use - Homestead	34	Homestead - Existing Residential	176
Community Use - Public	88	Homestead - Existing Agriculture	5
Conservation	1,456	Roads	37
Industrial	34	Other	0
General Agriculture	68	Available for Homesteading	92
Total Acres: 1,990			

Due to rounding, sum of acreage may not equal total acres shown

NOTES



## **Appendix D**

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### **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





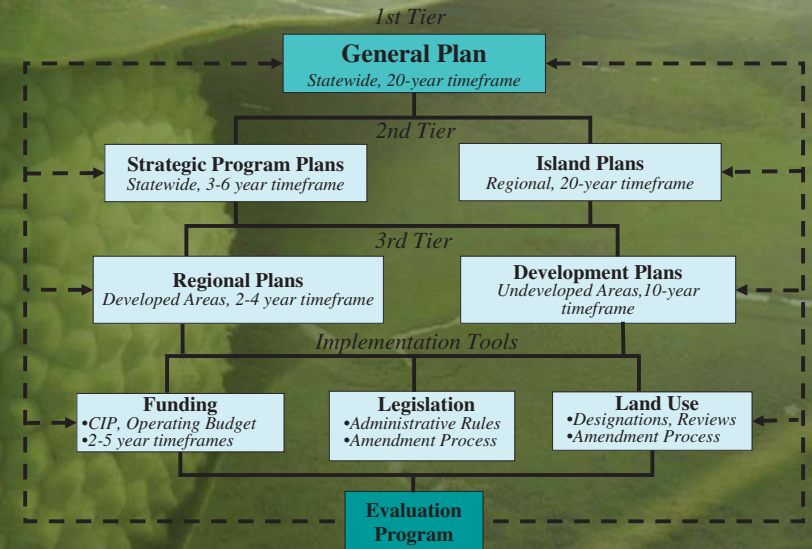
## Department of Hawaiian Home Lands

# O'ahu Island Plan

February 19, 2013

Hawaiian Home Lands Trust  
Established 1921 by Prince Kūhio & U.S. Congress

## DHHL PLANNING SYSTEM



## 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
  - Energy
  - Land Use
  - Agriculture
  - Pastoral Use
  - Housing
- 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

*Homestead Area  
Perspective*



- 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

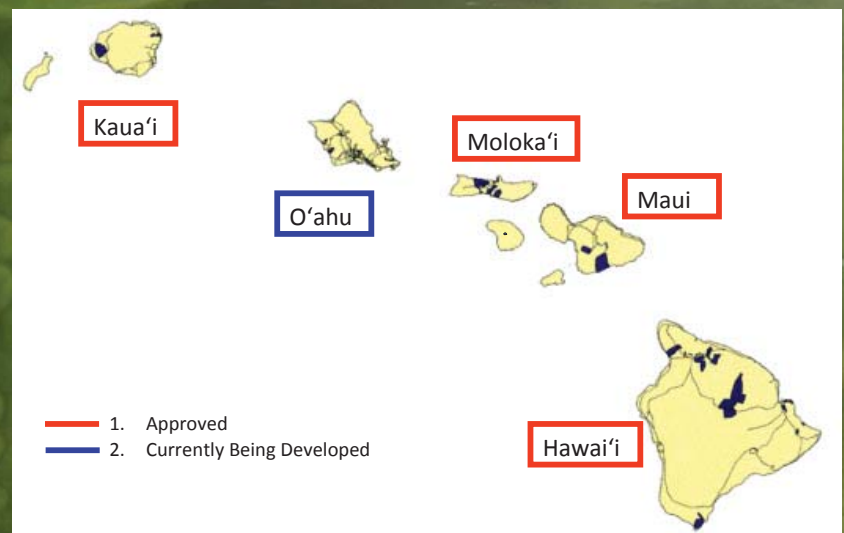
## Development Plans

*Tract-Specific  
Perspective*



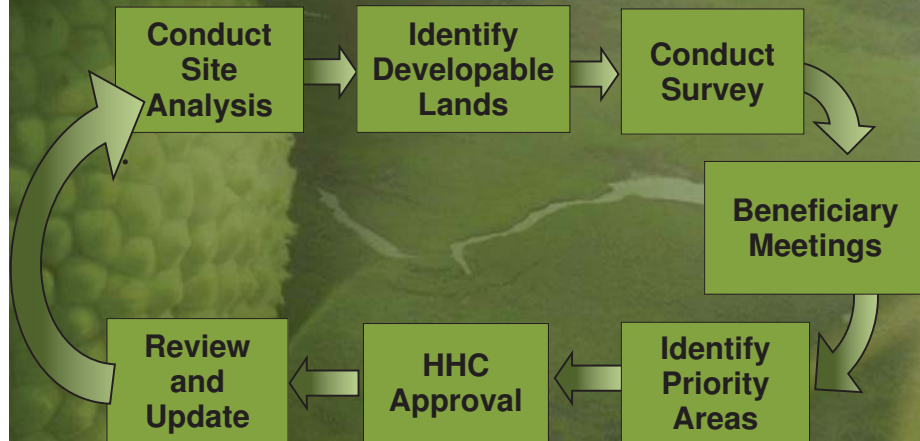
- Coordinate development and use of vacant lands within each tract (ahupua'a)
- Detail land use, design, and on-site infrastructure requirements
- Follow priority areas of each island plan
- 10 year timeframe

# 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
  - O'ahu 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	SEPT
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)									
4. Agency & In-house Consultations									
5. Draft Preparation									
6. Beneficiary Consultation									
5. Draft OIP - HHC Review (Maui)								19th	
6. Final OIP - HHC Approval (Kona)									23rd

## 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 *DY*  
From: Nancy McPherson, Planner *NM*  
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 22
Community Outreach Campaign	In progress	Ongoing
O'ahu Homestead Community Briefings	In progress	March 18 Community Meeting, Kapolei April 22 Community Meeting, Waimānalo

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



STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

April 22, 2013

To: Chairman and Members, Hawaiian Homes Commission

Through: Darrell Yagodich, Planning Program Administrator *Darrell Yagodich*

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.

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



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



STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

April 22, 2013

To: Chairman and Members, Hawaiian Homes Commission  
Through: Darrell Yagodich, Planning Program Administrator *Darrell Yagodich*  
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.

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
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Comments, suggestions and feedback from the Commission are most welcome and appreciated. Mahalo.

NMM





## Department of Hawaiian Home Lands

# O'ahu Island Plan Commission Workshop





August 19, 2013

*Hawaiian Home Lands Trust  
Established 1921 by Prince Kūhiō & U.S. Congress*

## O'ahu Island Plan - Timeline

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT
1. First HHC Workshop (O'ahu), then monthly updates to Commission		19 <sup>th</sup> Workshop	18th	22nd	20th	17th	22nd	19 <sup>th</sup> 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 <sup>rd</sup>	
7. Final OIP - HHC Approval (Maui)										21st

## 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. <b>Residential occupancy is required.</b>	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. <b>Residential occupancy is required on new leases. A Farm plan and 2/3 lot cultivation is required.</b>	0.25 acre to 0.5 acre
 Supplemental 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. <b>Residential occupancy is not allowed. Farm plan and 2/3 lot cultivation is required.</b>	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. <b>Pastoral homesteads are not available on O'ahu.</b>	Not Available on O'ahu

## O'ahu Island Plan – Land Use Designations

Land Use Designation	Setting, Intent, Purpose on O'ahu	O'ahu 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. <b>Farming and/or ranching are allowed. Uses may be subject to HRS Chapter 205. Residential occupancy is not allowed.</b>	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. <b>The purpose of this land use is to address the unique opportunities and constraints identified with further planning.</b>	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. <b>The purpose of this land use is to provide space for homestead and public community facilities.</b>	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. <b>Agricultural uses may be allowed based upon specific conservation issues found on the parcel. Residential occupancy is not allowed.</b>	Variable
 Commercial	Land designated for retail, business, and commercial activities. <b>The purpose of this land use is to provide revenue to DHHL Trust and/or Homestead Community Associations Mixed uses are allowed.</b>	Variable
 Industrial	Lands designated for processing, construction, manufacturing, transportation, wholesale, warehousing, and other industrial activities. <b>The purpose of this land use is to provide revenue to DHHL Trust. Residential occupancy is not allowed.</b>	Variable





## Department of Hawaiian Home Lands

### *O'ahu 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  $\frac{3}{4}$  (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*

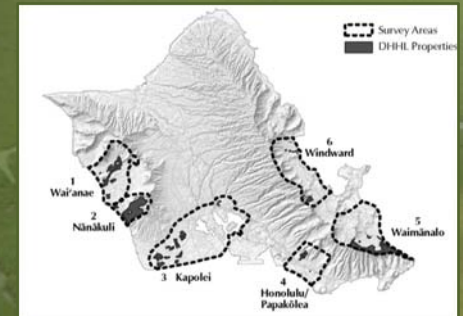
### Location Preference within DHHL Landholdings Among Residential Applicants

#### Highly Preferred Locations

Kapolei  
Papakōlea/Honolulu  
Windward  
Waimānalo

#### Least Desired Locations

Wai'anāe  
Nānākuli

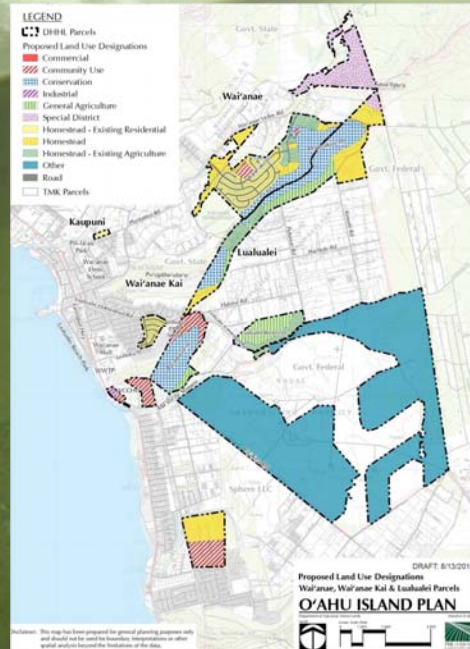




	RESIDENTIAL	AGRICULTURAL	TOTAL
<b>O'ahu</b>	10,115	3,454	<b>13,569</b>
<b>Statewide</b>	21,745	18,071	<b>42,794</b>
<b>% of Applicants on O'ahu</b>	47%	19%	<b>32%</b>



## Wai'anae, Wai'anae Kai and Lualualei



## Wai'anae, Wai'anae Kai and Lualualei

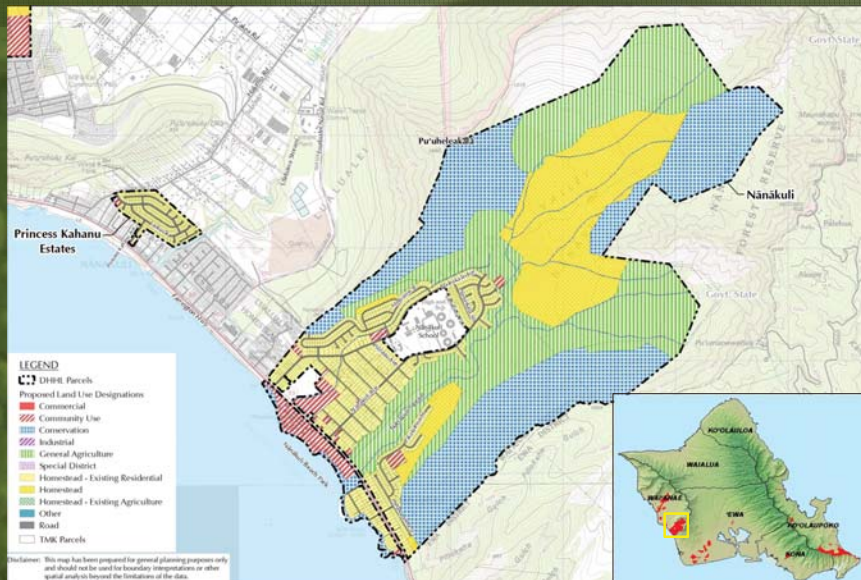


Kaupuni

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
<b>Available for Homesteading</b>	<b>180</b>
<b>Total Acres</b>	<b>2,470</b>

*Due to rounding, sum of acreage may not equal total acres shown*

## Nānākuli & Princess Kahanu Estates



## Nānākuli & Princess Kahanu Estates



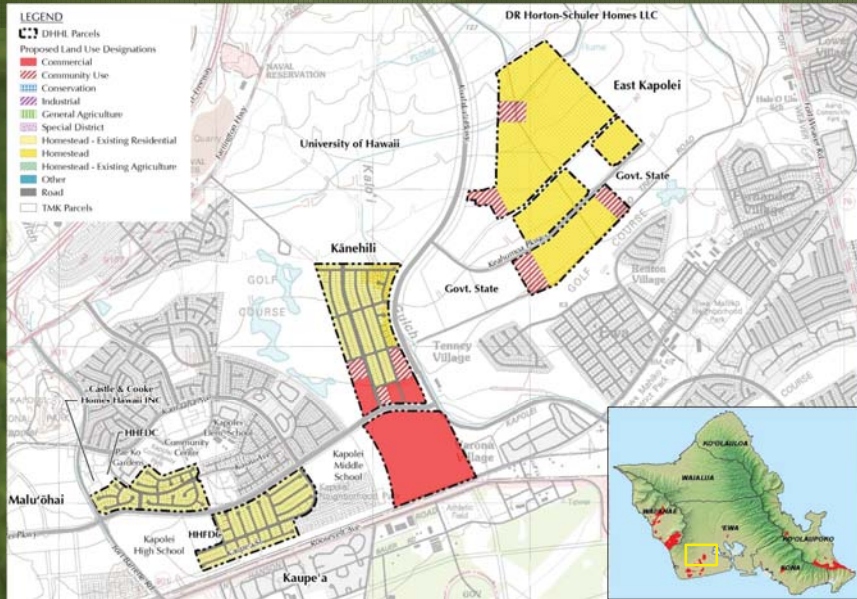
Nānākuli Valley

Land Use Designation	Acres
Commercial	0
Community Use	70
Conservation	750
Industrial	0
General Agriculture	730
Special District	0
Homestead - Existing Residential	330
Homestead - Existing Agricultural	0
Roads	70
Other	0
<b>Available for Homesteading</b>	<b>420</b>
<b>Total Acres</b>	<b>2,360</b>

*Due to rounding, sum of acreage may not equal total acres shown*



## Kapolei



## Kapolei

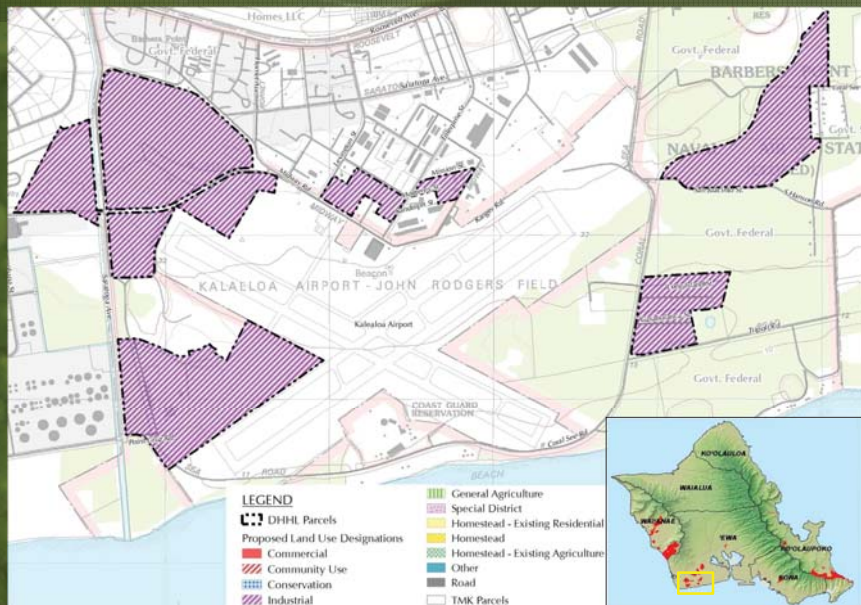


Kānehili

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
<b>Available for Homesteading</b>	<b>200</b>
<b>Total Acres</b>	<b>460</b>

Due to rounding, sum of acreage may not equal total acres shown

## Kalaheo



## Kalaheo



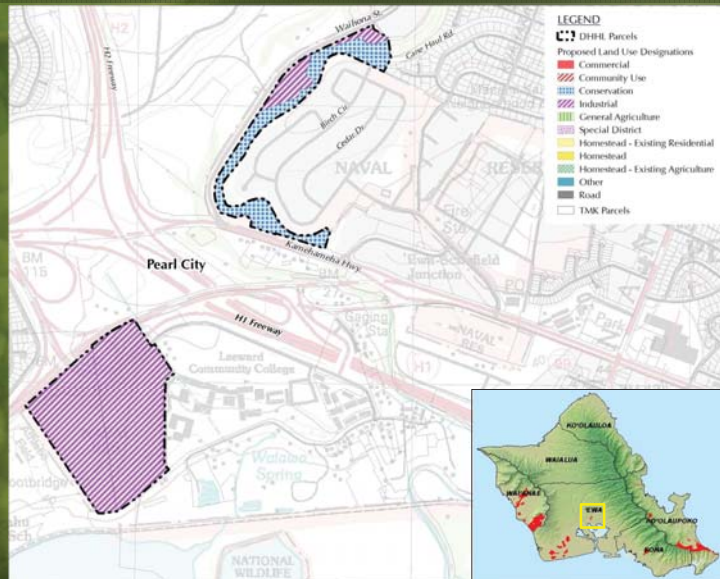
Industrial Area

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
<b>Available for Homesteading</b>	<b>0</b>
<b>Total Acres</b>	<b>560</b>

Due to rounding, sum of acreage may not equal total acres shown



## Pearl City



## Pearl City

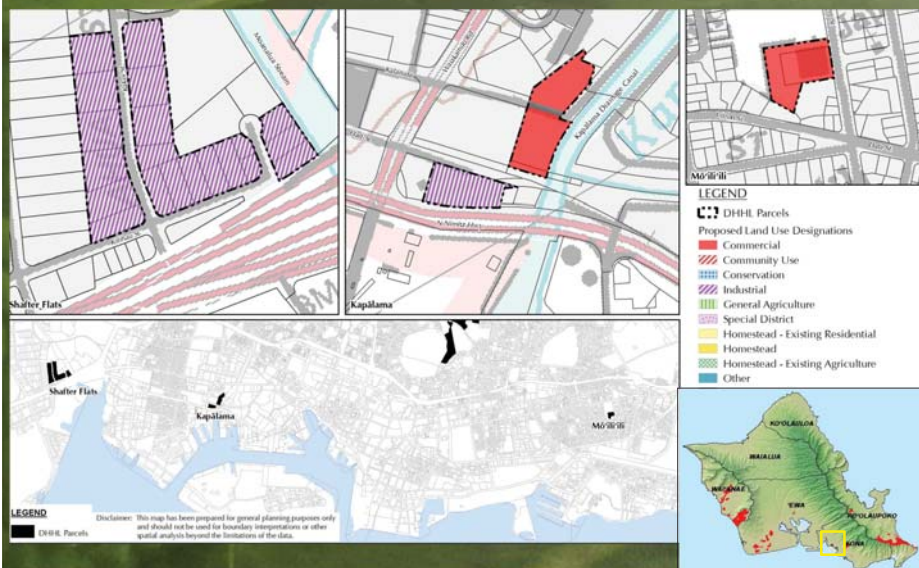


Drum Site

Due to rounding, sum of acreage may not equal total acres shown

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
<b>Total Acres</b>	<b>80</b>

## Honolulu Makai



## Honolulu Makai



Mā'ili'i

Kapālama



Shafter Flats



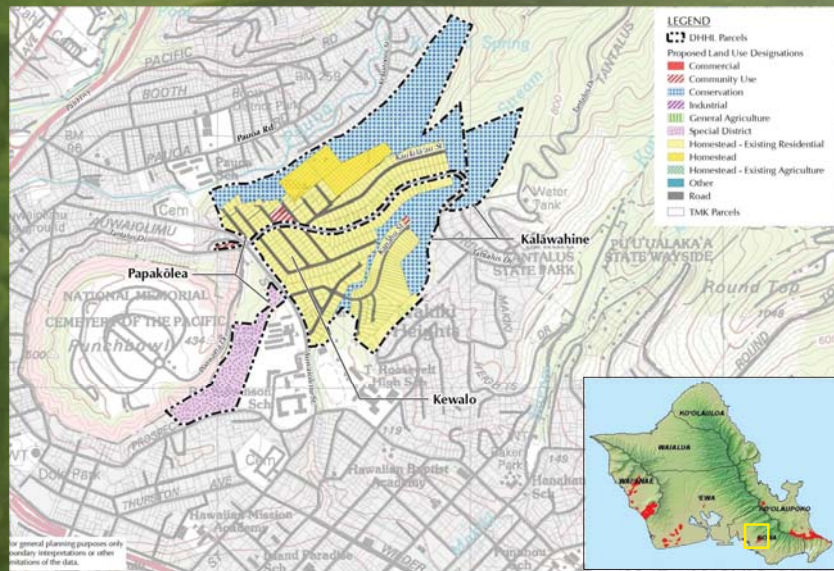
Mā'ili'i

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
<b>Total Acres</b>	<b>20</b>

Due to rounding, sum of acreage may not equal total acres



## Papakōlea, Kalāwahine, and Kewalo



## Papakōlea, Kalāwahine, and Kewalo

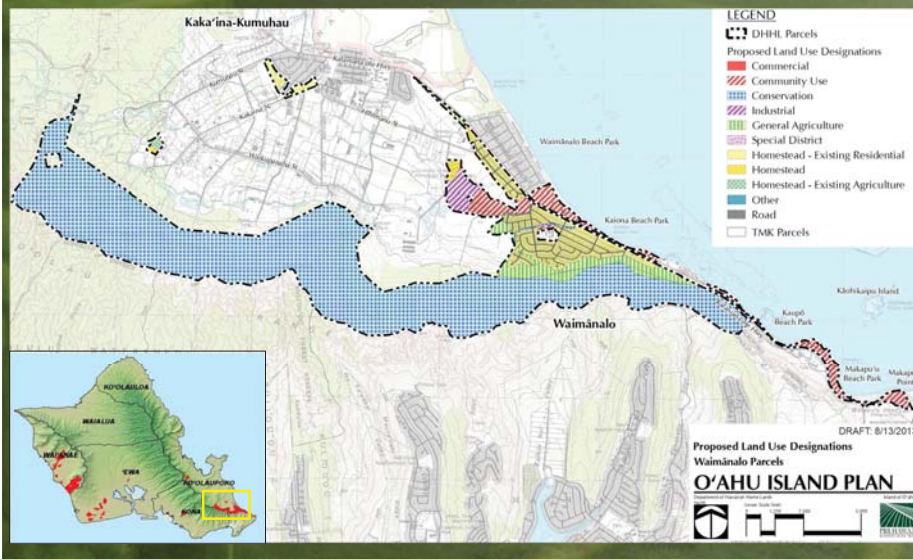


Papakōlea

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
<b>Available for Homesteading</b>	<b>10</b>
<b>Total Acres</b>	<b>180</b>

Due to rounding, sum of acreage may not equal total acres shown

## Waimānalo



## 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	<b>Available for Homesteading</b>	<b>10</b>

Due to rounding, sum of acreage may not equal total acres shown

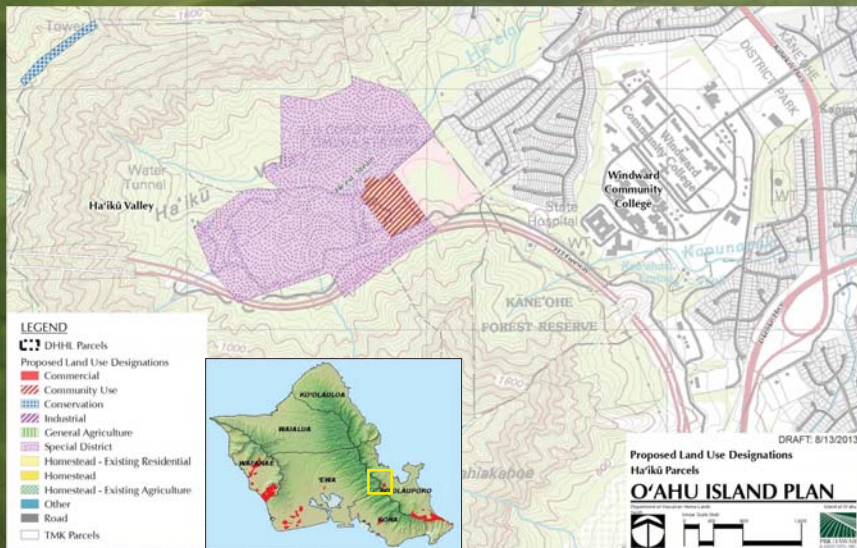
**Total Acres: 1,910**



Waimānalo Community Center



## Ha'ikū

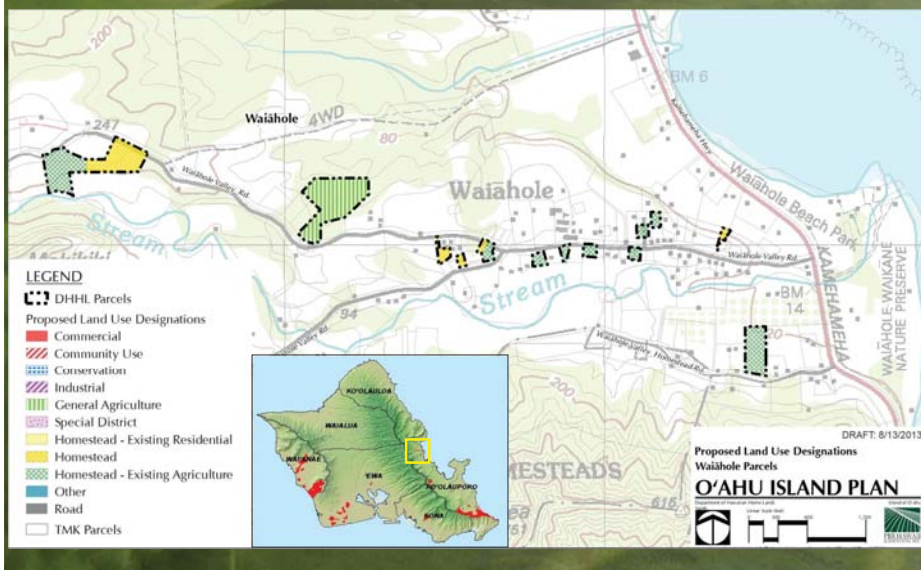


Omega Station

Land Use Designation	Acres
Commercial	0
Community Use - Homestead	0
Community Use - Public	10
Conservation	10
Industrial	0
General Agriculture	0
Special District	130
Homestead - Existing Residential	0
Homestead - Existing Agricultural	0
Roads	0
Other	0
<b>Available for Homesteading</b>	<b>0</b>
<b>Total Acres</b>	<b>150</b>

Due to rounding, sum of acreage may not equal total acres shown

## Waiahole



Farm Lot

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 Agricultural	8
Roads	0
Other	0
<b>Available for Homesteading</b>	<b>4</b>
<b>Total Acres</b>	<b>18</b>

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, Waiʻanae
- General Agriculture – 950 acres (11%)
  - Nānākuli Valley, Waiʻanae, Waimānalo



Nānākuli



Kalaeloa

## 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



Waiʻanae



Waimānalo

## 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 Oʻahu
  - 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%)

*Assumes DHHL develops majority of homesteads on the Leeward*



Waimānalo



Kapolei



## Proposed Density

Plan Proposes development of 4,300 homesteads

Residential = 4,237

Agricultural = 63

- Mā'ili = 270
- Wai'anae = 240
- Nānākuli = 2,510
- Kānehili = 77
- East Kapolei = 1,120
- Papakōlea = 20
- Lualualei = 42
- Waianae = 8
- Waimānalo = 6
- Waiahole = 7

## Phase One – 1-10 Year Plan

1-10 Year Plan Proposes development of 1,212 homesteads

Total Residential = 4,237

Total Agricultural = 63

- Mā'ili = 270
- Wai'anae = 240
- Nānākuli = 2,510
- Kānehili = 77
- East Kapolei = 1,120
- Papakōlea = 23
- Lualualei = 42
- Waianae = 8
- Waimānalo = 6
- Waiahole = 7

– Years 1-10 Development Proposed:

- Residential: 1,197
- Agricultural: 15

## Phase Two – 11-20 Year Plan

11-20 Year Plan Proposes development of 3,091 homesteads

Residential = 4,237

Agricultural = 63

- Mā'ili = 270
- Wai'anae = 240
- Nānākuli = 2,510
- Kānehili = 77
- East Kapolei = 1,120
- Papakōlea = 23
- Lualualei = 42
- Waianae = 8
- Waimānalo = 6
- Waiahole = 7

– Years 2-20 Development Proposed:

- Residential: 3,043
- Agricultural: 48

## Homestead Development

- Applicant Preference for Kapolei/Central O'ahu, Ko'olaupoko (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





## 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



Kānehili and East Kapolei

## 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



Waimānalo

## 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)



Mō'ili'ili



## 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

*O`ahu Island Plan  
Commission Workshop*

Mahalo



# Appendix E

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## Cost Estimates

-Summary

-East Kapolei

-Mō'ili'ili

-Papakōlea

Pili'ōkahe

Ulei Loop

Upper Nānākuli Valley



**DHHL Order of Magnitude Cost Estimates**

September 25, 2013

Costs reported in Nanakuli (Large Valley), Nanakuli Cemetery Area, Stadium Bowl-O-Drome, and Moreira Dairy development plans were escalated 2% per year. In addition for the Nanakuli and Moreira Dairy sites, costs 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****Nanakuli Large & Small Valleys**

number of lots =	1691
l =	2%
n =	29 years
<b>2013 Total Cost</b>	<b>\$52,016,796</b>
Cost per lot	\$30,761

**Stadium Bowl-O-Drome**

l =	2%
n =	13 years
<b>2013 Total Cost</b>	<b>\$3,732,398</b>

**Moreira Dairy**

number of lots =	23
l =	2 %
n =	20 years
<b>2013 Total Cost</b>	<b>\$3,134,978</b>
Cost per lot =	\$136,303

**Nanakuli Cemetery Area**

number of lots	126
l =	2 %
n =	29 years
<b>2013 Total Cost</b>	<b>\$12,035,769</b>
Cost per Lot	\$95,522

**Nanakuli Ulei Loop**

number of lots	17
<b>2013 Total Cost</b>	<b>\$1,656,287</b>
Cost per lot	\$97,429



# Upper Nanakuli Valley Cost Estimate

Department of Hawaiian Home Lands

Order of magnitude cost estimates

Subdivision: Large and Small Valley Areas

Phase 3, 4, 5, 6, 7, 8, 9, 10

Nanakuli, Oahu

Source: Nanakuli Development Plan  
Wilson Okamoto & Associates, Inc  
December 1, 1984

Subdivision Layout: fig. 14, page IV - 9

Phase No.	No of Lots
3	95
4	86
5	95
6	119
7	119
8	98
9	100
10	98
Total	810

Grading Plan: fig.16, page VI-12

Development Area	Excavation cubic yards	Embankment cubic yards
Large Valley	64,700	68,500
Small Valley	31,200	39,300
Total	95,900	107,800

Proposed Road: page VI-16

Major Road: 56 foot right of way

Minor Road: 44 foot right of way

Roadway Length: 49,800 linear feet

Sewage System: page IV-17, VI-21

Served by municipal sewage system.

Drainage Plan: fig 19, page IV-23

Roadway drainlines, culverts and cut-off ditches

Water System: fig 21, page VI-30

9-inch to 12-inch distribution lines and fire hydrants  
two new storage tanks, 500,000 gallons and 300,000 gallons

Development Cost By Phase, Table 15, VII-8

1984 Costs (in \$1,000's)

Phase	Number of Lots	Grading	Roadways System	Water System	Drainage System	Sewage System	Elect/Tel System	Total
3	95	\$159	\$1,162	\$1,301	\$1,107	\$445	\$325	\$4,499
4	86	\$144	\$874	\$212	\$462	\$267	\$245	\$2,204
5	95	\$159	\$832	\$159	\$385	\$231	\$220	\$1,986
6	119	\$199	\$1,592	\$354	\$783	\$532	\$350	\$3,810
7	119	\$199	\$1,313	\$435	\$341	\$417	\$350	\$3,055
8	98	\$167	\$833	\$1,023	\$409	\$291	\$245	\$2,968
9	100	\$171	\$1,082	\$263	\$450	\$384	\$315	\$2,665
10	98	\$167	\$1,116	\$210	\$323	\$357	\$285	\$2,458
	810	\$1,365	\$8,804	\$3,957	\$4,260	\$2,924	\$2,335	\$23,645

1984 Cost \$23,645,000  
Cost per lot \$29,191

2013 Cost

number of lots = 1691  
I = 2%  
n = 29 years

	1984 Costs (in \$1,000)	Escalation Rate 1984 to 2013	2013 Subtotal (in \$1,000)	20% Contingency	2013 Cost (in \$1,000)
Grading	\$1,365	1.7758	\$2,424	\$485	\$2,909
Roadway Systems	\$8,804	1.7758	\$15,634	\$3,127	\$18,761
Water Systems	\$3,957	1.7758	\$7,027	\$1,405	\$8,432
Drainage Systems	\$4,260	1.7758	\$7,565	\$1,513	\$9,078
Detention/Water Quality Basins			\$1,630	\$326	\$1,630
Sewage Systems	\$2,924	1.7758	\$5,192	\$1,038	\$6,231
Elect/Tel Systems	\$2,335	1.7758	\$4,146	\$829	\$4,976

2013 Cost (in \$1,000) \$52,017

**2013 Cost \$52,016,796**

Cost per lot \$30,761



# Upper Nanakuli Valley Cost Estimate

## Additional Cost for Detention/Water Quality Basins

Average lot size including roadway =	12900 square feet	0.30 acres
Impervious area		
House including carport =	2000 square feet	
Roadway (100 frontage)	1200	
Sidewalk	300	
	<u>3500 square feet</u>	0.08 acres

## Runoff per lot

Q = CIA	
C =	0.65 for undeveloped area
C =	0.9 for impervious area
C =	0.72 for lot & roads
i =	3.5 inches for 1-hour rainfall
Tc =	10 minutes
Correction Factor =	2.4
I <sub>50</sub> =	8.4 inches per hour
A =	0.3 acres
Q =	0.75 cfs per improved lot
Q =	0.68 cfs per undeveloped lot

## Flow and cost per drainage outlet:

Excavation cost =	\$50 per cubic yard
-------------------	---------------------

Drainage Area No.	Number of Lots	Total runoff in cf w/10min Tc		Total runoff in cf w/10 min Tc		Required Storage in cubic yards	Cost to excavate basins
		Q for undeveloped lots (cfs)	for undeveloped lots	Q for developed lots (cfs)	for developed lots		
1	34	23	13923	26	15376	1453	\$72,645
2	72	49	29484	54	32561	3077	\$153,837
3	113	77	46274	85	51102	4829	\$241,439
4	105	72	42998	79	47484	4487	\$224,346
5	106	72	43407	80	47937	4530	\$226,483
6	35	24	14333	26	15828	1496	\$74,782
7	13	9	5324	10	5879	556	\$27,776
8	42	29	17199	32	18994	1795	\$89,738
9	25	17	10238	19	11306	1068	\$53,416
							\$1,164,462
						Total	\$1,630,247 (+ 40% for small valley)
						Total	\$1,630 in \$1,000



# Mo'ili'ili Commercial Mixed Use Cost Estimate

Department of Hawaiian Homelands

Updated order of magnitude infrastructure cost estimates

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 Type	Parking (asphalt at grade)	Site Improvements (walls, signs, lights)	Site Utilities (sewer, water, 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

2013 Cost

n = 13 years  
I = 2%

Infrastructure Work Items	2000 Costs	Escalation Rate 2000 to 2013	Subtotal 2013 Costs	20% 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 Improvements (walls, signs, lights)	\$40,000	1.2936	\$51,744	\$10,349	\$62,093
Comm/Res Site Utilities (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

**2013 Cost \$3,732,398**



Pili'okahe Expansion

Department of Hawaiian Home Lands

Order of magnitude cost estimates

Old Cemetery Area  
Nanakuli, Oahu

Source: Nanakuli Development Plan  
Wilson Okamoto & Associates, Inc  
December 1, 1984

Subdivision Layout: fig. 15, page VI - 10

Development	Area (acres)	No. Lots	Lot Area (acres)
Residential - SF	43	178	0.24
Farm	35	5	7
Total	78	183	
		126 (Per PBR 2013)	

2013 Cost

I = 2%  
n = 29 years

	1984 Costs (\$1,000's)	(in Escalation Rate 1984 to 2013	2013 Subtotal (in \$1,000's)	20% Contingency	2013 Cost (in \$1,000's)
Grading	\$294	1.7758	\$522	\$104.42	\$626.50
Roadway Systems	\$1,750	1.7758	\$3,108	\$621.53	\$3,729.18
Water Systems	\$362	1.7758	\$643	\$128.57	\$771.41
Drainage Systems	\$2,018	1.7758	\$3,584	\$716.71	\$4,300.28
Detention/Water Quality Basins			\$80	\$16.00	\$96.00
Sewage Systems	\$704	1.7758	\$1,250	\$250.03	\$1,500.20
Elect/Tel Systems	\$475	1.7758	\$844	\$168.70	\$1,012.21
	\$5,603				
			2013 Cost (in \$1,000's)		\$12,035.77
			<b>2013 Cost</b>		<b>\$12,035,769</b>
			Cost per lot		\$95,522

Impervious area

House including carport =  
Roadway (50' frontage)

2000 square feet

750 square feet

2750 square feet

0.06 acres

Runoff per single family lot

Q = CIA

A =

0.24

C =

0.65 for undeveloped area

C =

0.9 for impervious area

C =

0.72 for lot & roads

i =

2.5 inches for 1-hour rainfall

Tc =

10 minutes

Correction Factor =

2.4

I50 =

6 inches per hour

A =

0.14 acres

Q =

0.60 cfs with improved lot

Q =

0.55 cfs per undeveloped lot

Required storage volume =

32.93 cubic feet/lot =

1.22 cubic yards/SF lot

Average farm lot size including roadway

35 acres

5 lots

Average lot size including roadway =

304920 square feet

7.00 acres

Impervious area

House including carport =

2000 square feet

Roadway (360' frontage)

5400 square feet

0.12

7400 square feet

0.17 acres



# Pili'okahe Expansion

Runoff per farm lot

Q = CIA

C =

0.65 for undeveloped area

C =

0.9 for impervious area

C =

0.66 for lot & roads

i =

2.5 inches for 1-hour rainfall

Tc =

10 minutes

Correction Factor =

2.4

150 =

4.8 inches per hour

Q =

22.04 cfs per improved lot

Q =

21.84 cfs per undeveloped lot

Required storage volume

122.31 cubic feet/lot =

4.53 cubic yards/farm lot

Required storage

Single family lots

217 cubic yards

Farm lots

23 cubic yards

240 cubic yards

Assume excavated detention basin

Required storage =

240 cubic yards

Excavation cost =

\$60 per cubic yard

\$14,384

Riser for detention basin

\$15,000

Pipe connection to drainage system

\$8,500

total

\$37,884

call

\$40,000 x2 (for 5,000sf lot) \$80,000



# Papakolea Expansion Cost Estimate

Department of Hawaiian Homelands

Update Order of Magnitude Cost Estimates

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 where the street intersects Kalamaku Street.

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.

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 15%	\$235,500
Engineering & Surveying 10%	\$157,000
Total	\$1,962,500
Rounded	\$1,963,000
Cost per lot	\$85,348

2013 Cost

number of lots = 23  
n = 20 years  
I = 2%



Papakolea Expansion Cost Estimate

Work Items	1993 Cost	Escalation Rate 1993 to 2013	2013 Subtotal	20% 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					\$55,599
Sanitary Sewer System	\$180,000	1.4859	\$267,462	\$53,492	\$320,954
Wastewater Facility 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

**Total 2013 Estimated Cost \$3,134,978**  
Cost per lot \$136,303

Additional Cost for Detention/Water Quality Basins

Average lot size including roadway	6000 square feet	0.14 acres
Impervious area		
House including carport :	2000 square feet	
Roadway (50 frontage)	600	
	2600 square feet	0.06 acres

Runoff per lot

Q = CIA	
C =	0.65 for undeveloped area
C =	0.9 for impervious area
C =	0.76 for lot & roads
i =	4.5 inches for 1-hour rainfall
Tc =	10 minutes
Correction Factor =	2.4
I <sub>50</sub> =	10.8 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 = \$60 per cubic yard

Drainage Area No.	Number of Lot	Q for undeveloped lots (cfs)	Total runoff in cf w/10min Tc for undeveloped lots	Q for developed lots (cfs)	Total runoff in cf w/10 min Tc for developed lots	Required Storage in cubic yards
1	23	9	5560	11	6487	927

Assume detention/water quality basin under road

Pipe Size	Full Area (cf)	Req'd Length (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 detention basin

Required storage =	927 cubic yards
Excavation cost =	\$60 per cubic yard
	\$55,599



# Pili'okahe Expansion

Department of Hawaiian Home Lands

Order of magnitude cost estimates

Old Cemetery Area  
Nanakuli, Oahu

Source: Nanakuli Development Plan  
Wilson Okamoto & Associates, Inc  
December 1, 1984

Subdivision Layout: fig. 15, page VI - 10

Development	Area (acres)	No. Lots	Lot Area (acres)
Residential - SF	43	178	0.24
Farm	35	5	7
Total	78	183	
		126 (Per PBR 2013)	

2013 Cost

I = 2%  
n = 29 years

	1984 Costs (\$1,000's)	(in Escalation Rate 1984 to 2013	2013 Subtotal (in \$1,000's)	20% Contingency	2013 Cost (in \$1,000's)
Grading	\$294	1.7758	\$522	\$104.42	\$626.50
Roadway Systems	\$1,750	1.7758	\$3,108	\$621.53	\$3,729.18
Water Systems	\$362	1.7758	\$643	\$128.57	\$771.41
Drainage Systems	\$2,018	1.7758	\$3,584	\$716.71	\$4,300.28
Detention/Water Quality Basins			\$80	\$16.00	\$96.00
Sewage Systems	\$704	1.7758	\$1,250	\$250.03	\$1,500.20
Elect/Tel Systems	\$475	1.7758	\$844	\$168.70	\$1,012.21
	\$5,603				
			2013 Cost (in \$1,000's)		\$12,035.77
			<b>2013 Cost</b>		<b>\$12,035,769</b>
			Cost per lot		\$95,522

Impervious area

House including carport =  
Roadway (50' frontage)

2000 square feet  
750 square feet

2750 square feet 0.06 acres

Runoff per single family lot

Q = CIA

A =

0.24

C =

0.65 for undeveloped area

C =

0.9 for impervious area

C =

0.72 for lot & roads

i =

2.5 inches for 1-hour rainfall

Tc =

10 minutes

Correction Factor =

2.4

I50 =

6 inches per hour

A =

0.14 acres

Q =

0.60 cfs with improved lot

Q =

0.55 cfs per undeveloped lot

Required storage volume =

32.93 cubic feet/lot =

1.22 cubic yards/SF lot

Average farm lot size including roadway

35 acres

5 lots

Average lot size including roadway =

304920 square feet

7.00 acres

Impervious area

House including carport =

2000 square feet

Roadway (360' frontage)

5400 square feet

0.12

7400 square feet

0.17 acres



# Pili'okahe Expansion

Runoff per farm lot

Q = CIA

C =

0.65 for undeveloped area

C =

0.9 for impervious area

C =

0.66 for lot & roads

i =

2.5 inches for 1-hour rainfall

Tc =

10 minutes

Correction Factor =

2.4

150 =

4.8 inches per hour

Q =

22.04 cfs per improved lot

Q =

21.84 cfs per undeveloped lot

Required storage volume

122.31 cubic feet/lot =

4.53 cubic yards/farm lot

Required storage

Single family lots

217 cubic yards

Farm lots

23 cubic yards

240 cubic yards

Assume excavated detention basin

Required storage =

240 cubic yards

Excavation cost =

\$60 per cubic yard

\$14,384

Riser for detention basin

\$15,000

Pipe connection to drainage system

\$8,500

total

\$37,884

call

\$40,000 x2 (for 5,000sf lot) \$80,000



# Ulei Loop Infill Cost Estimate

Department of Hawaiian Home Lands

Order of magnitude cost estimates

4.25 acres along Ulei Loop  
Nanakuli, Oahu

Source:

Subdivision Layout:

Development Area (acre): No. Lots  
Residential 4.25

Assume:

17 lots

50 foot frontage

150 foot depth

7500 square feet

Development Cost

Development Component

Roadway System (none lots front existing Ulei Loop)

Clearing & grubbing		4.25 acre @	\$3,000 per acre =	\$12,750
Lot Grading	17	11806 cubic yards	\$50 per CY =	\$590,278
Water connection to main	17	\$4,500 per connection		\$76,500
Water System Facilities Charge	17	20 fu	\$185.33 per fu	\$63,012
Drainage System				\$437,099
Sewage Facilities Charge	17	\$3,000 per lot		\$51,000
Sewer connection to main	17	\$3,800 per connection		\$64,600
Electrical/Telephone Hookup	17	\$5,000		\$85,000
Subtotal				\$1,380,239
20% contingency				\$276,048
<b>Total</b>				<b>\$1,656,287</b>
Cost per lot				\$97,429

Lot grading: 5 feet grading in back to 0 feet grading in front  
grading volume per lot: 694 cubic yard/lot  
Total grading volume: 11806 cubic yards  
Clearing & grubbing: 4.25 acres

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/Water Quality Basins

Average lot size including roadway = 7500 square feet 0.17 acres  
Impervious area  
House including carport = 2000 square feet  
Roadway existing 0  
2000 square feet 0.05 acres



# Ulei Loop Infill Cost Estimate

## Runoff per lot

$Q = CIA$   
 $C =$  0.65 for undeveloped area  
 $C =$  0.9 for impervious area  
 $C =$  0.72 for lot & roads  
 $i =$  2 inches for 1-hour rainfall  
 $T_c =$  10 minutes  
 Correction Factor = 2.4  
 $I_{50} =$  4.8 inches per hour  
 $A =$  0.17 acres  
  
 $Q =$  0.59 cfs per improved lot  
 $Q =$  0.54 cfs per undeveloped lot

## Flow and cost per drainage outlet:

Excavation cost = \$50 per cubic yard

Drainage Area No.	Number of Lots	Total runoff in cf w/10min $T_c$		Total runoff in cf w/10 min $T_c$		Required Storage in cubic yards
		Q for undeveloped lots (cfs)	for undeveloped lots	Q for developed lots (cfs)	for developed lots	
1	17	9	5479	10	6041	562

## Assume excavated detention basin

Required storage = 562 cubic yards  
 Excavation cost = \$50 per cubic yard  
 \$28,099

Riser for detention basin		\$12,000
Pipe to drainage system 2 @	\$6,000	\$12,000
Connection to drainage system 2 @	\$5,000	\$10,000
Cut off ditch	1500 linear feet @	\$250
		<u>\$375,000</u>
Total drainage		\$437,099



# Upper Nanakuli Valley Cost Estimate

Department of Hawaiian Home Lands

Order of magnitude cost estimates

Subdivision: Large and Small Valley Areas

Phase 3, 4, 5, 6, 7, 8, 9, 10

Nanakuli, Oahu

Source: Nanakuli Development Plan  
Wilson Okamoto & Associates, Inc  
December 1, 1984

Subdivision Layout: fig. 14, page IV - 9

Phase No.	No of Lots
3	95
4	86
5	95
6	119
7	119
8	98
9	100
10	98
Total	810

Grading Plan: fig.16, page VI-12

Development Area	Excavation cubic yards	Embankment cubic yards
Large Valley	64,700	68,500
Small Valley	31,200	39,300
Total	95,900	107,800

Proposed Road: page VI-16

Major Road: 56 foot right of way

Minor Road: 44 foot right of way

Roadway Length: 49,800 linear feet

Sewage System: page IV-17, VI-21

Served by municipal sewage system.

Drainage Plan: fig 19, page IV-23

Roadway drainlines, culverts and cut-off ditches

Water System: fig 21, page VI-30

9-inch to 12-inch distribution lines and fire hydrants  
two new storage tanks, 500,000 gallons and 300,000 gallons

Development Cost By Phase, Table 15, VII-8

1984 Costs (in \$1,000's)

Phase	Number of Lots	Grading	Roadways System	Water System	Drainage System	Sewage System	Elect/Tel System	Total
3	95	\$159	\$1,162	\$1,301	\$1,107	\$445	\$325	\$4,499
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6	119	\$199	\$1,592	\$354	\$783	\$532	\$350	\$3,810
7	119	\$199	\$1,313	\$435	\$341	\$417	\$350	\$3,055
8	98	\$167	\$833	\$1,023	\$409	\$291	\$245	\$2,968
9	100	\$171	\$1,082	\$263	\$450	\$384	\$315	\$2,665
10	98	\$167	\$1,116	\$210	\$323	\$357	\$285	\$2,458
	810	\$1,365	\$8,804	\$3,957	\$4,260	\$2,924	\$2,335	\$23,645

1984 Cost \$23,645,000  
Cost per lot \$29,191

2013 Cost

number of lots = 1691  
I = 2%  
n = 29 years

	1984 Costs (in \$1,000)	Escalation Rate 1984 to 2013	2013 Subtotal (in \$1,000)	20% Contingency	2013 Cost (in \$1,000)
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Roadway Systems	\$8,804	1.7758	\$15,634	\$3,127	\$18,761
Water Systems	\$3,957	1.7758	\$7,027	\$1,405	\$8,432
Drainage Systems	\$4,260	1.7758	\$7,565	\$1,513	\$9,078
Detention/Water Quality Basins			\$1,630	\$326	\$1,630
Sewage Systems	\$2,924	1.7758	\$5,192	\$1,038	\$6,231
Elect/Tel Systems	\$2,335	1.7758	\$4,146	\$829	\$4,976

2013 Cost (in \$1,000) \$52,017  
**2013 Cost \$52,016,796**  
Cost per lot \$30,761



# Upper Nanakuli Valley Cost Estimate

## Additional Cost for Detention/Water Quality Basins

Average lot size including roadway =	12900 square feet	0.30 acres
Impervious area		
House including carport =	2000 square feet	
Roadway (100 frontage)	1200	
Sidewalk	300	
	<u>3500 square feet</u>	0.08 acres

## Runoff per lot

Q = CIA	
C =	0.65 for undeveloped area
C =	0.9 for impervious area
C =	0.72 for lot & roads
i =	3.5 inches for 1-hour rainfall
Tc =	10 minutes
Correction Factor =	2.4
I <sub>50</sub> =	8.4 inches per hour
A =	0.3 acres
Q =	0.75 cfs per improved lot
Q =	0.68 cfs per undeveloped lot

## Flow and cost per drainage outlet:

Excavation cost =	\$50 per cubic yard
-------------------	---------------------

Drainage Area No.	Number of Lots	Total runoff in cf w/10min Tc		Total runoff in cf w/10 min Tc		Required Storage in cubic yards	Cost to excavate basins
		Q for undeveloped lots (cfs)	for undeveloped lots	Q for developed lots (cfs)	for developed lots		
1	34	23	13923	26	15376	1453	\$72,645
2	72	49	29484	54	32561	3077	\$153,837
3	113	77	46274	85	51102	4829	\$241,439
4	105	72	42998	79	47484	4487	\$224,346
5	106	72	43407	80	47937	4530	\$226,483
6	35	24	14333	26	15828	1496	\$74,782
7	13	9	5324	10	5879	556	\$27,776
8	42	29	17199	32	18994	1795	\$89,738
9	25	17	10238	19	11306	1068	\$53,416
							\$1,164,462
Total							\$1,630,247 (+ 40% for small valley)
Total							\$1,630 in \$1,000



## **Appendix F**

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### **Press 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 [www.dhhl.hawaii.gov](http://www.dhhl.hawaii.gov).

###

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# 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 three 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*



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*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/>

##

### FOR MORE INFORMATION:

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NEIL ABERCROMBIE  
GOVERNOR  
STATE OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS  
P. O. BOX 1879  
HONOLULU, HAWAII 96805

JOBIE M. K. MASAGATANI  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION

DARRELL T. YOUNG  
DEPUTY TO THE CHAIRMAN

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://dhh1.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](mailto: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

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

### Other Important Dates

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



# O'AHU ISLAND PLAN

## Beneficiary Participation Newsletter

Prepared by the Department of Hawaiian Home Lands Planning Office

July 2013

**M**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.



### 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!

### For more information contact:

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HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

**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, Kāneʻohe**  
Kalaheo Open House  
Safeway Gift Card

## WHAT WE HEARD

Manaʻo 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 department is really trying to move forward and really 'make a difference.' Mahalo."

**On including keiki:** "Mahalo for 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, 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"

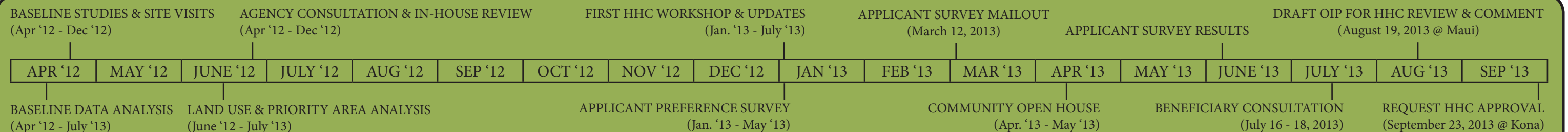
We are considering all comments and are working to respond to the concerns and issues within the Draft Oʻahu Island Plan. We will also use comments to improve future open houses and the quality of our engagement with beneficiaries.  
*Mahalo piha!*



## 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

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.







# 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"*

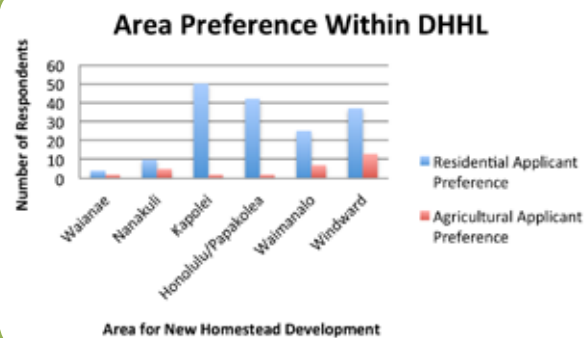


### STATION 2 - DHHL PLANNING SYSTEM

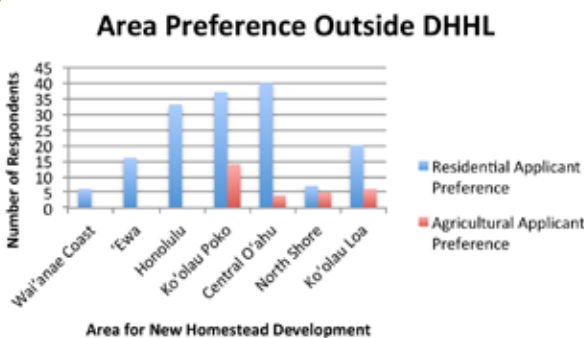
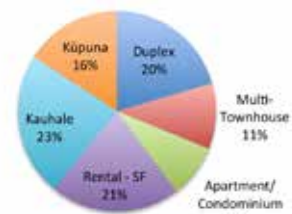
Overview of the planning system; steps taken to get from the General Plan through award of leases.

### STATION 3 - HOMESTEAD USES

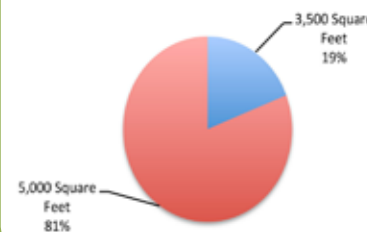
Overview of the location of DHHL Trust lands on O'ahu, and areas where conditions warrant further evaluation for homesteading. Attendees noted their preferences for new homestead developments, lot size, housing options and agricultural uses.



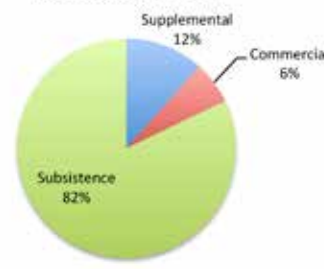
#### Alternative Housing Preferences



#### Homestead Lot Size Preference



#### Agriculture Uses



# O'AHU ISLAND PLAN

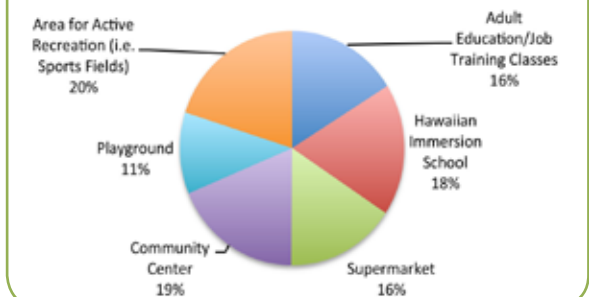
## Open House Results - A Sampling

### STATION 4 - COMMUNITY 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.

#### Top 5 Community Amenities



### 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"*

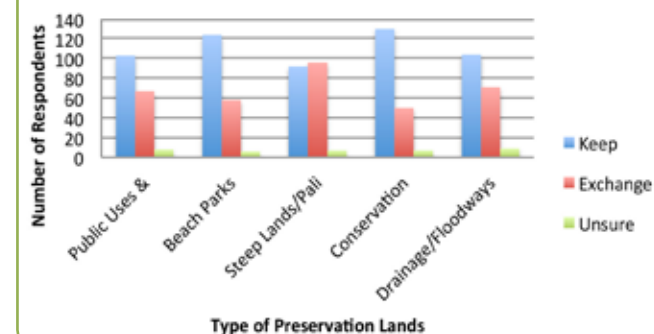
*"Was not aware that DHHL paid for infrastructure cost"*



### STATION 6 - PRESERVATION USES

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.

#### Keep vs. Exchange Preservation Land



#### 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**

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### **Site Visit Handouts**

-Wai'anae Moku, April 2011

-Honouliuli Ahupua'a, April 2011

-Kona Moku, May 2011

-Ko'olaupoko Moku, May 2011



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## 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)  
Wetlands: 'Eku Stream and tributaries.
2. Current Uses: raw land, Golf Course
3. Leases, Licenses, ROE, RP-NONE  
Not currently part of DHHL inventory

##### 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)

### 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 Piliia'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 <sup>1</sup>
Leases	1	11
Licenses	7	108
Right of Entry	0	0
Revocable Permit	2	15
<b>Total acreage</b>		<b>134</b>

<sup>1</sup> Acreages are approximation. Not all leases, licenses, ROE, RP include acreage information



**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 HTOCO (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

- i. Xian Xing Huang & Hong Fang Gan (Agriculture)  
8.671 acres  
Parcel ID 224  
DHHL RP Number 396

- ii. 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 + ??<sup>2</sup>  
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'ōpu'u parcel
3. Access to Pu'upāhe'ehe'e (Wai'anae Valley side)

**LUALUALEI VALLEY**

**IV. LUALUALEI**

**A. Site information:**

1. 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 <sup>3</sup>
Leases	1	3
Licenses	6	20
Right of Entry	0	0
Revocable Permit	2	12
<b>Total acreage</b>		<b>34</b>

<sup>2</sup> Additional lands may be available once homestead lease (primarily agriculture lot) TMK s are received and incorporated into GIS layer.

<sup>3</sup> 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
- ii. T-Mobile (Telecommunication-revenue generation)  
0.011 acres, expires 2017  
Parcel ID 101  
DHHL License Number 683
- iii. HECO & GTE HECO (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- Leihōkū (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

- 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 + ??<sup>4</sup>  
Potential Use: Ag homestead leases

**C. Community Issues:** unknown

**D. Timeline:** unknown

**E. Visit:**

1. Wai'anae Kai homestead Community  
(Directions: makai on Wai'anae Valley Road, L-Mill Street, L- Lualualei Homestead, R-Hokuukali Street)
2. 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'i parcels
  - a. Access to Ag parcel (Directions: makai on Lualualei Homestead Rd on right)
  - b. Access to Pu'umā'ILI'i (Directions: makai on Lualualei Homestead Rd, R Mā'ili'i Rd on right)
  - c. Access to parcels adjacent to WC-Comp Health Center
  - d. Access to Base-yard

**MĀ'ILI**

**V. MĀ'ILI**

**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

<sup>4</sup> 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 <sup>5</sup>
Leases	2	5.6
Licenses	0	0
Right of Entry	0	0
Revocable Permit	0	0
<b>Total acreage</b>		<b>5.6</b>

**a. Leases:**

- i. 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*

**NĀNĀKULI**

**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

<sup>5</sup> Acreages are approximation. Not all leases, licenses, ROE, RP include acreage information

Type of Use	Total number	Acres <sup>6</sup>
Leases	0	0
Licenses	0	4
Right of Entry	0	0
Revocable Permit	0	0
<b>Total acreage</b>		<b>4</b>

**a. Leases:** None identified

**b. Licenses:**

- i. BWS Easement (utility easement)  
11.849 acres (among several TMKs along Wai'anae Coast), perpetual  
Parcel ID 105 (utility)  
DHHL License Number 396
- ii. 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 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:** unknown

**D. Timeline:** unknown

**E. Visit:**

Directions: Head on *Farrington Highway towards Diamond Head, L on Princess Kahanu Avenue*

<sup>6</sup> 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 <sup>7</sup>
Leases	0	0
Licenses	9	2.55 <sup>8</sup>
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 Wai'hona O Ka Na'auao, A Charter School (Education)  
0.342 acres, LEASE EXPIRED  
Parcel ID 126  
DHHL License Number 611
- vi. KSBE

<sup>7</sup> Acreages are approximation. Not all leases, licenses, ROE, RP include acreage information

<sup>8</sup> Acreage is not reflective of licensee's actual usage

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 <sup>9</sup>
Leases	4	13
Licenses	13	32
Right of Entry	1	na
Revocable Permit	8	1570
<b>Total acreage</b>		<b>1616</b>

**a. Leases:**

- i. Nānākuli HHCA (community)  
11.96 acres, expires 2073  
Parcel ID 134  
DHHL Lease Number 281
- ii. 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:**

- i. Nānākuli Door of Faith Mission (Church)  
1.49 acres, expires 2028  
Parcel ID 136  
DHHL License Number 501
- ii. St. Rita's Catholic Church (Church)  
0.86 acres, expires 2028  
Parcel ID 141  
DHHL License Number 503

<sup>9</sup> Acreages are approximation. Not all leases, licenses, ROE, RP include acreage information.

- 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
- x. State of Hawai'i, Dept. of Transportation (Utility easement)  
0.047 acres, perpetual  
Parcel ID 167  
DHHL License Number 542



- xi. HECO & GTE HECO (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:**
- i. 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
- i. Wai'anae Coast Comprehensive Health Center (Public Service)  
0.712 acres  
Parcel ID 144  
DHHL RP Number 191
  - ii. 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

- 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:**

1. Nānānkuli homestead Community Wai'anae side of Nānānkuli Stream  
(Directions: *Farrington heading toward Diamond Head, L- Nānānkuli Ave, (side streets as necessary), L- Haleakalā Ave (heading makai)*)
2. 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 Nānānkuli Ave.*)
3. Access to Ag and Preservation Lands  
(Directions: *L-Farrington Highway heading toward Diamond Head, L- after St. Rita Catholic Church)*)



4. 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* )
5. 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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**O'ahu Island Plan**

**Honouliuli Lands  
Site Visits Agenda  
April 28, 2011**

**KAPOLEI**

**I. Kānehili**

**A. Site Information:**

1. 159 acres (current zoning AG-1)  
Wetlands: portion of Kalo'i Gulch, a temporarily flooded scrub/shrub wetland
2. Current Homestead Uses: 255 residential lots
3. Non-homestead uses

Type of Use	Total number	Acres <sup>1</sup>
Leases	1	9
Licenses	5	<1
Right of Entry	0	0
Revocable Permit	0	0
<b>Total acreage</b>		<b>9</b>

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:**

- i. 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:**

- i. 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

<sup>1</sup> Acreages are approximation. Not all leases, licenses, ROE, RP include acreage information

- ii. 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. 214 acres (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
<b>Total acreage</b>		<b>206</b>



**a. Leases:** None Identified

**b. Leases:**

- i. 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:**

- i. 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

**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:**

- i. 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'ohai, R-Kaiua 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- Kaiua and re-enter by taking a left onto Ualakupu St.*

**KALAELOA**

**I. Kalaeloa**

**A. Site Information:**

1. 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 <sup>2</sup>
Leases	0	0
Licenses	5	13
Right of Entry	0	0
Revocable Permit	42	100
<b>Total acreage</b>		<b>113</b>

**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

<sup>2</sup> Acreages are approximation. Not of leases, licenses, ROE, RP include acreage information

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

- 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. C.J. 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. Jeremiah 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

- 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)<sup>3</sup>  
Industrial, commercial, agriculture

**C. Community/User Issues: TBD**

**D. Timeline: TBD**

<sup>3</sup> Assumes expired licenses (600, 603, and 604) totaling 11.257 acres will be renewed



**E. Visit:**

**Directions:**

Western/Central parcels: 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



**O'ahu Island Plan**

**Kona  
Site Visits Agenda  
May 12, 2011<sup>1</sup>**

**PAPAKŌLEA REGION**

**I. Papakōlea**

**A. Site Information:**

1. 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 acreage		6

- a. **Leases:** None identified
- b. **Licenses**
  - i. 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
  - ii. 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

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<sup>1</sup> 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.

- iii. HECO & GTE HECO (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. Papakōlea Community Development Corporation (Community)  
0.3874 acres, expires 2022  
Assumed within Papakōlea  
Parcel ID 201  
DHHL License Number 559
- c. **Right of Entry:** None Identified
- d. **Revocable Permit** (month to month tenancy)
- i. Mega Construction, Inc. (Industrial)  
0.22957 acres  
Assumed within Papakōlea  
Parcel ID 199 (cannot ID on graphic)  
DHHL RP Number 412
  - ii. Papakōlea Community Development Corporation (caretaker)  
0.423 acres  
Assumed within Papakōlea  
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 34.5 acres  
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
- Current Homestead Uses: 251 Residential lots.
- Non-homestead uses  
See list and table under I. Papakōlea

## 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
- Current Homestead Uses: 92 residential lots
- Non-homestead uses  
See list and table under I. Papakōlea

## HONOLULU MAKAI PARCELS

### II. Honolulu Ahupua'a: Bowl-A-Drome

#### A. Site Information:

- Approximately 2 acres (current zoning P-2)  
Wetlands: None, parcels outside of the flood plains  
Current Homestead Uses: None
- Non-homestead uses

Type of Use	Total number	Acres
Leases	0	0
Licenses	0	0
Right of Entry		0
Revocable Permit	1	1
<b>Total acreage</b>		

- Leases:** None identified
- Licenses:** None identified
- Right of Entry:** None identified
- Revocable Permit**
  - Oahu Auto Service, Inc., Isaac Keahi Smith (Industrial)  
0.941 acres  
Parcel ID 118, 119

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
- Non-homestead uses

Type of Use	Total number	Acres
Leases	2	~4
Licenses	1	<1
Right of Entry		0
Revocable Permit	1	<1
<b>Total acreage</b>		<b>4</b>

#### 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
- 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

- 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**

- i. 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
<b>Total acreage</b>		<b>13</b>

**a. Leases:** None identified

- i. U-Haul (Industrial)  
1.585 acres, expires 2022  
Parcel ID 9, 10  
DHHL Lease Number S-4113, S-4114
- ii. 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

- 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

- x. 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  
Parcel ID 112  
DHHL License Number 332



- ii. 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

**d. Revocable Permit** (month to month tenancy)

- i. 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 Kili Hau 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

**3. Non-homestead uses**

Type of Use	Total number	Acres
Leases	0	
Licenses	1	2
Right of Entry	0	0
Revocable Permit	1	2
<b>Total acreage</b>		<b>4</b>

**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*



## O'ahu Island Plan

### Ko'olaupoko<sup>1</sup> Site Visits Agenda May 2011

#### PRINCIPALS

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## WAIMĀNALO

### I. Waimānalo

#### A. Site Information:

- 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 pond<sup>2</sup>
- Current Homestead Uses: 800 residential lots, 2 agricultural lots<sup>3</sup>
- Non-homestead uses

Type of Use	Total number	Acres <sup>4</sup>
Leases	3	8
Licenses	22	101
Right of Entry	1	1
Revocable Permit	12	63
<b>Total acreage</b>		<b>173</b>

#### a. Leases:

- KSBE (Education)  
1.683 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

<sup>1</sup> 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.

<sup>2</sup> PEM1Kh - 36 acres, PSS1Kh - 2 acres, PUBHh 0.42 acres

<sup>3</sup> One of the agriculture homestead lease has recently been subdivided. PBR does not have any information regarding the new lessee.

<sup>4</sup> Acreages are approximation. Not all leases, licenses, ROE, RP include acreage information

- 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
- 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
- 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
- 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
- HECO & GTE HECO (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
- 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



- viii. T-Mobil West (Telecommunication Easement)  
0.014 Acres, expires Nov-2011<sup>5</sup>  
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
- x. 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:**

- i. 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

- i. 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

<sup>5</sup> 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

- 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



- 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:**

1. 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.
2. 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

**II. Kaka'ina**

**A. Site Information:**

1. 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
2. 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 acreage		0

**B. Potential Uses for Available Lands:**

Estimated acres available: unknown  
Potential Use: Homestead leases

**C. Issues:**



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*

**HA'IKŪ**

**I. Ha'ikū Valley**

**A. Site Information:**

1. 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:**

- i. City and County of Honolulu (Easement)  
16.3 acres expires 2022  
Parcel ID 5, (cannot be identified on map)  
DHHL License Number 535
- ii. Kai Loa, Inc (Education)  
20 acres, expires 2060  
Parcel ID 6, (cannot be identified on map)  
DHHL License Number 730

**c. ROE:**

- i. 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