



**O‘ahu Island Plan**

Open House #1, Waipahu High School

April 20, 2013

Summary

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**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, Kuuwehi 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.

<b><i><u>Preference within DHHL</u></i></b>	<b><i>Residential Applicant Preference</i></b>	<b><i>Farm Applicant Preference</i></b>
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><i>Preference outside DHHL</i></u>	<i>Residential Applicant Preference</i>	<i>Farm Applicant Preference</i>
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><i>Lot Size</i></u>	<i>Preference for 3500 sq ft</i>	<i>Preference for 5000 sq ft</i>
<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><i>Alternative Housing Options</i></u>	<i>Number of Respondents</i>
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><i>Agriculture Use</i></u>	<i>Number of Respondents</i>
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><i>Amenities</i></u>	<i>Walk</i>	<i>Drive</i>
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>	<i>Walk</i>	<i>Drive</i>
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>	<i>Yes</i>	<i>No</i>
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.

<b><i>Land Use</i></b>	<b><i>Exchange</i></b>	<b><i>Keep</i></b>	<b><i>Unsure</i></b>
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.