



O‘ahu Island Plan

Open House #2, Farrington High School

April 27, 2013

Summary

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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.

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

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>	<i>Residential Applicant Preference</i>	<i>Farm Applicant Preference</i>
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
Total Responses	65	14

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

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

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

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

(WI) indicates "write in" comments

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

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

<u><i>Amenities</i></u>	<i>Support</i>
Area for Active Recreation (i.e. sports fields)	34
Adult Education/Job Training Classes	22
Community Garden	20
Community Center	19
Supermarket	14
Daycare	13
Gas Station	10
Park	10
Elementary School	9
Middle School	8
Shopping Center	7
Playground	7
High School	6
(WI) Senior Housing	6
Convenience Store	5
Restaurants/Fast Food	5
(WI) Library/Reading Center	5
(WI) Aquaponics	4
(WI) Health/Wellness Center	4
Other - nothing specified	4
(WI) Safe Zone for Youths	3
(WI) Public Safety Facilities (fire station, hospital, etc.)	3
(WI) Cemetery	2
(WI) Kūpuna Gathering Facilities	2
(WI) Hawaiian Museum	2
(WI) Hospital	1
(WI) Pu'uhonua Healing Cultural Center	1
(WI) Fishing Village	1
(WI) Medicinal Garden	1
(WI) Sustainable Gardens	1
(WI) IMO Pig Farming (no smell technology)	1
(WI) Our House	1
Total Responses	312

(WI) indicates "write in" comments

Attendees overwhelmingly indicated that they would be willing to pay a fee for amenities, but also had many comments regarding maintenance costs.

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

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

- Library/Reading Center (talk story)
- Kūpuna
 - Adult Day Care
 - Senior Living Housing
 - Kūpuna Housing
- Cultural Facilities
 - Pu'uhonua (healing)
 - Hawaiian Museum
 - Oral Tradition Research Center
 - History and Educational Center for Kūpuna to Keiki
- 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>Exchange</i>	<i>Keep</i>	<i>Unsure</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
Total Responses	154	262	4

Comments/Questions/Concerns

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

- 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.