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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 Jobi 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
      - Big lots should be divided
    - Successorship
      - DHHL should notify successors when there are changes in the successorship/lease

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<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%).

<b><u>Preference within DHHL</u></b>	<b><i>Residential Applicant Preference</i></b>	<b><i>Farm Applicant Preference</i></b>
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'olauloa (13%). Agricultural respondents indicated a preference of Ko'olaupoko (79%) for farming.

<b><u>Preference outside DHHL</u></b>	<b><i>Residential Applicant Preference</i></b>	<b><i>Farm Applicant Preference</i></b>
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.

<b><u>Lot Size</u></b>	<b><i>Preference for 3500 sq ft</i></b>	<b><i>Preference for 5000 sq ft</i></b>
<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.

<b><i>Alternative Housing Options</i></b>	<b><i>Number of Respondents</i></b>
<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.

<b><i>Agriculture Use</i></b>	<b><i>Number of Respondents</i></b>
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><i>Amenities</i></u>	<i>Support</i>
<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.

<b><u>Maintenance Costs</u></b>	<b><i>Yes</i></b>	<b><i>No</i></b>
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.

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