

PANA'EWA REGIONAL PLAN -- MEETING #2

MEETING NOTES

Waiākea Elementary School

April 30, 2016

9:00 am – 3:00 pm

Questions/Comments from meeting participants on Introductory Presentation (see Power Point):

- I don't see discussion on 1/32 succession that we mentioned last meeting as part of vision
- Where in this are we going to be able to address the land use issues in our community? Is that on the agenda today, not only talk about projects
- Can we develop a consultation policy for land use amendments specific to Pana'ewa and put into regional plan? Will Hawaiian Homes Commission (HHC) and DHHL honor that?
- Is every single ag lot occupied by lessee?
- Can you clarify, is the whole yellow box for KPCA? Farmers market is only 1 acre but want to expand to 5 acres

Presentation by Pana'ewa HHLCA

- In 1993, establish as a multi-million dollar corporation
- 1995 – Hāola Inc. – did study to determine what programs were wanted in community; did vital statistics study: avg amount of \$ income; who lives in home; demographics of our community
- Started with playground, then enclosed the open pavilion,
- Summer programs, hula, etc. the park wasn't enough room – so we developed Kamoleao Plan
- We used to use forest area before it became a parking lot; that was the last lowland lama/Hala forest intact; community was torn by that; went after land at Kamoleao to protect rest of forest
- Rehabilitation Act – when you are looking at developing land – homestead (farming per Webster)
- We went after Waiākea Center money in lease agreement - \$ directly to community - \$100K annually; we didn't want the money originally but wanted them to build us the community center
- Kamoleao was named by Pua Kanaka'ole

- Wanted a stone wall around entire area – wanted a Pu‘uhonua; created a Wahi pana
- The community center was the forest first – not the building
- Kamoleao is surrounded by commercial, AG, and residential – how do we heal/rehabilitate with buildings?
- Did recent survey – strong support for health care facility – 3,000sqft concentrated facility;
- It's gotta be self-sustainable; can't live on grant alone; needs a return to manage the facility

Keaukaha - Pana‘ewa Farmers Alliance

- 280 leases on 1600 acres of land at lots
- Have a ROE for land – what we have is an education center where UH professor – Dr. Sakai is giving classes – open to community and public (want to expand to organic hydroponic system)
- Have a water meter now – hoping to submit a plan to open up more of the land; offices; open for farmers to utilize
- Here’s our issue – doing a survey for all of our farmers so we can better identify the needs for them
- We need help with association and our board – if you are an AG lessee please get involved

Participants then broke-out into two groups. Each group had the opportunity to talk about two topics: **Community Facilities** and **Agriculture Programs**. Participants suggested possible projects and programs related to the two topics.

DISCUSSION ON COMMUNITY FACILITIES

Group 1:

- We should have a small facility / pavilion to sell concessions at the community park
- Health Center
 - Services need to be affordable to people with limited income
 - The location of a health center needs to be near kūpuna. Existing health facilities are too far for kūpuna.
 - The plan 20 years ago – was a one-stop shop, center, kūpuna housing; health care is #1; can still do cultural practices near health care facility;
- The current plan for Kamoleao is a multi-purpose, kitchen and office – still in planning on 1.5 acres. The previous plan was too big; hard to implement. Taking it in phases – fulfill dreams now.

- The multi-purpose building can be used as a venue for graduation parties, weddings, gathering and convening's; 500 person occupancy.
- Big opportunity to partner with Hui Mālama Na Ola Oiwi; several of its board members are Pana'ewa homesteaders.
- Hui Mālama provides health education, nurse training, outreach services and community events. Provides diabetes, cancer, hypertension, covers the whole island.
- Hui Mālama is on Railroad Avenue now, but moving to Kilauea; it is looking for a permanent site.
- Hui Mālama does not service only Native Hawaiians because of the grant money it receives, but if its located in a Hawaiian community, a higher percentage of its clients should be Hawaiian.
- One-stop institution in Pana'ewa, OHA, Alu Like, KS, QLCC. Need office space.
- Need infrastructure – need sewer line at Kamoleao (stub-out Home Depot) [site at Kamoleao]
- Preschool / after school programs / tutoring / educational programs.
- Provide meals for community – keiki and kūpuna; healthy meals.
- Cultural programs; language; knowledge of land base at Pana'ewa; know that place.
- Provide agricultural and animal husbandry.
- Location-near residential / Kamoleao is ideal.
- Native forest – if there is something there, identify where / what to save. Need to have some open space / integrate need some green.
- Take out commercial development out of future land use.
- Look at what is going around on neighboring land and look for opportunities to partner.
- No Railroad Avenue connection to Pana'ewa.
- Integrate complete streets into the design of the community. Needs to be more walkable and safer for pedestrians.

Group 2:

- Elderly housing was planned to be across the street from Kamoleao. Maybe site housing in strip on the residential side versus at Kamoleao; not at park because it is congested;

- Elderly “playground” – facility to help kūpuna exercise and stay active – there are existing models.
- Site elderly playground closer to Ohuohu Street – linkage to residential lots to facility in safe reasonable level – “complete streets.”
- Build a pedestrian bridge.
- Kūpuna housing – near farmers’ market?
- Turn Pana’ewa Park into Kūpuna Housing and then Park uses Kamoleao.
- We need a cemetery to keep our loved ones nearby.
- Lease space in commercial industrial to farmers and new entrepreneurs and small businesses. Keep the rent affordable.
- Partner / leverage surrounding uses and activities to help community.
- Access to green waste mulching.
- Health services (all) kūpuna care and community clinic in one facility.
- Possible partner – Hui Mālama at Kamoleao.
- Health Education / Prevention
- Education – history of Hawaiian Home Lands (classroom).
- Multi-media center – campus/ access/ video conferencing so DHHL doesn’t have to fly us in all of the time.
- Maintenance is expensive – need to generate money to pay for the operation of the facility. It doesn’t matter what is on the land (Kamoleao, it needs to be economically self-sustaining).
- Every general lease needs to have a community benefits agreement in it. The community needs to get something in return. It does not have to be in the form of money. The developer could build and construct the facility for us. That was the original desire of the community during the Prince Kuhio Mall construction. The developer was going to plan and design Kamoleao for us. But DHHL did not select that developer and the new developer that DHHL did select only agreed to pay the community money in annual installments. That is where we are now.
- Kamoleao is a prime area and location. Consider a mixed use facility. For instance, bottom floor could be a community center and the second floor could be medical offices.
- Every time the lease comes up for negotiation, require a CBA and money to community.
- There were lease provisions that required the Kuhio Mall lessee to provide training and employment opportunities for Hawaiians. Those provisions haven’t been enforced. We need to enforce those provisions.

- Expand the bus service to go into the homestead area so people do not have to walk to the mall to catch the bus.
- Flooding at Puainako and Kanoelehua is a safety issue.
- No Railroad Avenue Extension.
- No Leilani Road to Airport extension.
- One stop shop for Native Hawaiian services at Kamoleao.
- La'au lapa'au garden.

DISCUSSION ON AGRICULTURE PROGRAMS

Group 1

- Subsistence Ag lot size
 - Different for all islands
 - Makuu Relocation is a good example of “right” size for Hawaii Island: 2 ½ acres
- Provide definition of subsistence agriculture
- Residential parcel (in yellow) – provide sound mitigation to protect future homes (i.e. walls)
- Barriers to successful agriculture
 - Lack of loan programs
 - High start-up costs
 - Limited access to water
 - Land prep – high cost
- Help expedite farm start-ups
- If have funding/loans for agriculture, who is responsible to communicate to ag lessees?
- Agronomics H2O
 - Good program, how do they get to know about it?
- Ag and pastoral lots will have failure – so have to stop this – get educated
- There was another program for people that were declined on their loan application. Where's this program now?
- Vacant lots in residential
- Who farmers need to see for ag resource programs?
- The disadvantage of doing agriculture in Pana'ewa is the cost of water – 45 cents
 - No breaks for farmers, but sources are on DHHL lands
- Agriculture is not the problem; residential use is not the problem
 - 18 year old + 30 year old + 50 years going down
- A barrier to farming (successful ag homesteading) is enforcement—there's no consequence to breaking the 'rule' of having to farm.
- Ask successful farmers how they did it? What was their motivation to farm? How did they remain focused over time?

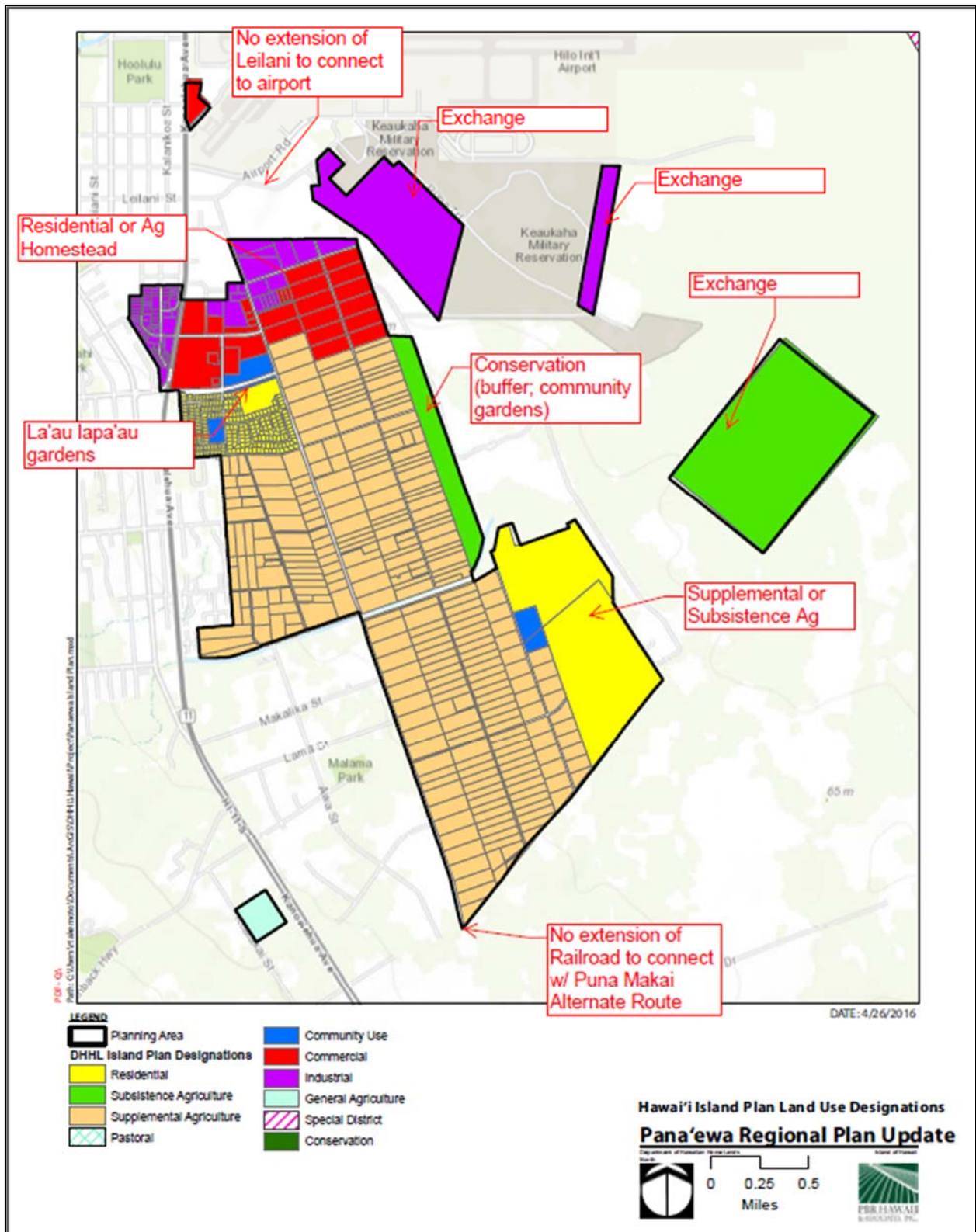
- 2 phases – help existing farmers and put more people on land
- DHHL support existing program
- Right of Entry
- 30 years didn't farm – USDA not going give you loan
- DHHL get surplus equipment
 - Bulldozers
- For Pana'ewa, subsistence agriculture should be 2.5 acres. Anything less than that should be called residential.

Group 2

- Promote self-sustaining families first
 - Enough land to farm for entire family
 - If excess, then provide food for community, then larger region
- Preserve forest vs. farming
- Marijuana opportunity
- Diversified Agriculture
- Food sovereignty
- Backyard gardening
 - Supplement meals = save money
- Specialization among neighbors
 - Rotation between each resident
 - Sharing produce
- Farm loan – make available
- CTAHR Programs
- Dept. look for additional funding to move agriculture forward
 - From both Federal and State
- Lā'au Lapa'au gardens
 - Puainako strip?
- Hui Mālama O Na 'Ōiwi program
- Specialization among farmers
 - Bring product to farmers market
 - Need more vendors to be successful; at least 30
- Learning Center
 - Different cropping systems
 - Teach future generation
- Processing plant
 - Value-added goods
- Hydroponics
 - Soil-less, easiest, cheapest
- Ag water
 - DHHL providing proper infrastructure
 - Should be free for farming
 - Rain catchment – sometimes denied by County
 - Well water – there's lots of wells in Pana'ewa, can we have access to that water?

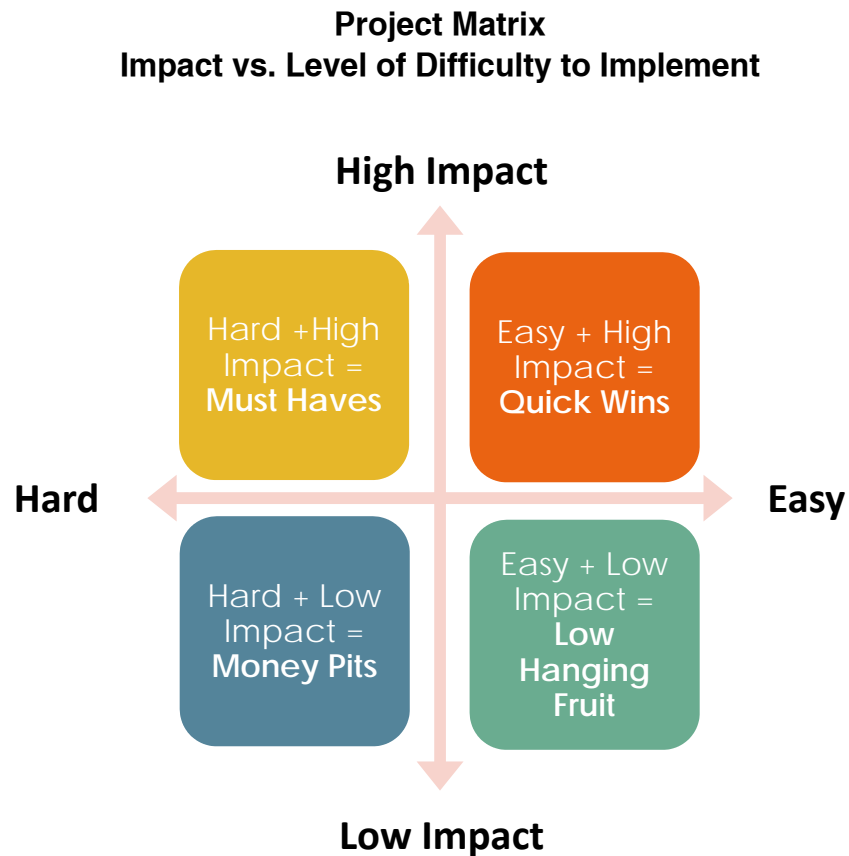
- 1"-meters for ag lots
 - Increase meter size
 - DHHL buy meters
- Pana'ewa should be a pilot project to push free water system
- Exchange of products for farmers
 - Mulching, soil
 - Working group to start conversation
 - Seek grant to support effort
- Not enough rain water anymore
- Water catchment on Ahuna Road
 - Denied by County because within County limits
- DOE school lunch
 - We don't have the product
- Subdivision of ag lots?
- Land use designation policy
- Opposed to residential designation
- Check vacant lots first
- Bad planning to mix residential and ag
- Concerned about density
- Continue existing programs

The following map and related notes, illustrates the physical location of where participants would like to see changes in their community.



PRIORITY MATRIX EXERCISE

During the afternoon, both groups came back together. DHHL Planners and PBR Hawaii Planners led meeting participants through an exercise to prioritize the ideas that were discussed in the morning through a “Priority Matrix Exercise.” Participants were asked to prioritize the ideas discussed above by discussing whether a proposed project would have a high impact on the community as well as whether a proposed project would be easy or hard to implement.





The hand written notes in the photo above were transcribed in the notes below.

EASY / HIGH IMPACT

- Open/Natural space at Kamoleao
- Green waste mulching (access to)
- Health education and outreach for prevention
- Expand bus service
- Training and employment
- Facility
- Enforce General Lease
- Elderly “Playground” (check realtors program)
- Preschool and after school program
- Cultural programs and history of Panaewa
- Stop PMAR/Leilani connection to Railroad (advocate to County)
- Land use amendment beneficiary consultation process for Panaewa

- Multi-purpose center as proposed in EA (Add innovation renewable energy component for findings)
- Community garden (along Puainako) La'au Lapa'au
- Complete/safe streets – bus routes (Puainako – State highway tap State complete street fund)
- Multi-purpose facility and kitchen with mult-media
- Expand existing programs
- Establish program to market ag/value-added products
- KPFA lot ROW to permanent license (1 acre to 10 acres)
- Farmer training programs
- Animal husbandry
- Hydroponics
- Shared gardening
- Training
- Trade
- Strengthen relationships

HARD / HIGH IMPACT

- Sewer connection to Kamoleao
- Meals to keiki to kūpuna (certified kitchen)
- Mixed community use and commercial
- Exchange lands – outlying lands
- Senior housing (location?)
- Park – Kamoleao
- One-stop Hawaiian agencies
- Hawaiian agency one-stop
- Future development areas – partner infrastructure
- Target and expedite start-up funding programs
- Commercial /industrial incubator small business (Affordable)
- Health center /medical clinic (partner with Hui Mālama)
- DHHL assert right to free ag water
- Ag lease enforcement
- Increase water meter size (currently ag lots is 1")
- Farm-to-school
- Ag processing plant for value added products
- Community ag facility with access to shared equipment

HARD / LOW IMPACT

- Small concession facility at the community park (Panaewa Park)
- Community garden in “subsistence ag” buffer
- Cemetery

EASY / LOW IMPACT

[NONE]

OTHER ISSUES

At the end of the meeting, participants were asked if there were any other issue that they would like to discuss that was not discussed previously in the meeting. The following is a list of other issues that participants identified.

- DHHL needs to answer phones or return calls in a timely manner.
- Any new places that DHHL develops, make sure that the new use is consistent and compatible with surrounding uses. New homesteads should not be restrictive and have DCC&R's.
- How do we get more people to participate in meetings?
- Meeting should be in community in which the subject matter is being discussed.
- Meeting farm plan and financial requirements are hard.
- Don't open up Railroad Avenue and Leilani Rd to Airport to the public. But keep Leilani Road open as an emergency access route for Keaukaha only).
- Definition of sub-ag lots needs to be completed in rule before implementing sub-ag lots.
- In the Hawaii Island Plan, change the yellow area delineated for homesteading in Panaewa to agriculture.
- The agriculture program was supposed to be subsistence focused first. Any crop production in excess of what a family needs should go to the community. A farm plan should not require the farmer to generate an income.
- Existing larger lot sizes should have the opportunity to be [grandfathered into] the subsistence agriculture program. Families should have the opportunity to subdivide a larger lot so that their children can live by each other over time and don't have to move away.
- Allow accessory dwelling units.
- In divorce, a lessee and their ex-spouse may have to sell the lot in order to equitably divide their assets between each other.
- Subsistence rules – each island/place should have unique lot sizes, be flexible.
- Allow medical marijuana as a crop on homestead land?