

TOWNSCAPE, INC.

Environmental and Community Planning

900 Fort Street Mall, Suite 1160, Honolulu, HI 96813
Telephone (808) 536-6999 Facsimile (808) 524-4998
email address: mail@townscapeinc.com

DHHL Wai'anae Regional Plan Update

MEMORANDUM NO. 08

To: PLANNING TEAM
From: Townscape, Inc.
Date: October 13, 2009
Re: Issues and Projects Identification Meeting

NOTES FROM WAI'ANAE HOMESTEAD BENEFICIARIES' MEETING – OCTOBER 12, 2009

Meeting Participants:

Abigail Aila-Ainoa	Johnnie Mae L. Perry
Melva Aila	Gladys Yee Poong
William J. Aila Jr.	E. Leilani Yee Poong
Randy Carroll	Lokana Pua
Ginger Fuata	Elizabeth J. B. Silva
Beatrice Hew Len	Pearl Teixeira
Herbert Hew Len	Loretta White
Kalena Hew Len	
Kelley Farquhar Hun	
Tyletta Hun	Jan Burns (DHHL)
Donald Kaanapu	Julie-Ann Cachola (DHHL)
Minerva Kailikea	M. Kaleo Manuel (DHHL)
Kapua Keliikoa Kamani	Mona Kapaku (DHHL)
Gardenia Yee Poong Kealoha	Bruce Tsuchida (Townscape, Inc.)
Rita K. Martin	Rosalyn (Townscape, Inc.)

The purpose of the meeting was to discuss with DHHL beneficiaries in Wai'anae those issues and potential projects that should be included in the Regional Plan. DHHL team also reviewed the department's planning framework and the original Wai'anae Regional Plan.

Meeting handouts available as separate files:

- DHHL Beneficiary Consultation Meeting agenda
- DHHL Regional Plan Process presentation
- Community Issues, Stakeholder Identification, and Potential Projects sheet

DHHL PLANNING SYSTEM

Julie Cachola reviewed DHHL's planning framework that was provided as a handout (please see attached). Important aspects of the DHHL planning framework:

DHHL General Planning

- DHHL lands are not subject to county zoning regulations. However, DHHL has Island Plans that identify land use designations for DHHL lands.
- O'ahu is the only major Island in Hawai'i without a DHHL Island Plan. DHHL will make the establishment of an Island Plan for O'ahu a priority in the next two to three years.
- The updated Regional Plans will have two additional sections: 1) Land and Natural Resources Section and 2) Issues and Opportunities Section. Beneficiaries should also pay attention to the History and Cultural Aspects Section of the Plan to see whether it accurately captures the *mo'olelo* of the region.
- DHHL Homesteads' socio-economic data are reported separately in the U.S. Census. Wai'anae and Nānākuli Regional Plans contain both regional as well as Homesteads data whenever possible.

DHHL Wai'anae Regional Plan

- DHHL is simultaneously updating the Wai'anae and Nānākuli Regional Plans. Therefore, in addition to Wai'anae and Lualualei specific issues, beneficiaries can also bring up district-wide issues.
- As part of the update process, DHHL will also conduct a "stakeholders meeting" separate from the beneficiaries meeting. Stakeholders are those that are not DHHL beneficiaries but have an important presence in the community. Examples of stakeholders are government agencies, community organizations providing services to the community, and major land owners.
- It would be best to complete the Wai'anae Regional Plan update by early December - before the start of the legislative session. Priority projects identified in the Plan can then have leverage for obtaining legislative funding.
- DHHL has two grant programs that may be of interest to beneficiaries:
 - Community Development Grant: For the purpose of increasing self-sufficiency and self-determination of DHHL beneficiary communities. For Fiscal Year (FY) 2009-2010, DHHL allocates to a total of \$50,000 for capacity building programs and a total of \$200,000 for project implementation programs.
 - Regional Plan Project Grants: Specifically for those projects identified in the Regional plans as priority projects. DHHL provides different amounts of money for every FY.
- Organizational capacity is an important part of DHHL's consideration in awarding grants to a beneficiary association.
- An example of projects that were funded through the regional plan process is the North/South Road in Kapolei.
- Priority projects in the Regional Plan should focus on doable, short term projects. Focusing on doable and short term projects helps build community capacity as well as confidence in what they can do.

COMMUNITY ISSUES

Local Traffic and Pedestrian Safety

- We in Wai'anae are stuck in traffic too much. We need a second access road. Why has the \$30 million Naval Magazine Rd improvement project not yet implemented?
- In the short term, we also need to fix the roads to allow for better flow of traffic.
- Who is responsible for Leihoku Street, especially the part that fronts Leihoku Elementary School? Need speed bumps and crosswalk here.

Community Facilities and Community Programs

- Need more Hawaiian educational programs in the community. Charter schools in the community have been good educational resources.
- Need a community center at every homestead. Some homestead communities already have one or have a site designated for future development. Wai'anae Kai does not even have a site. Wai'anae Kai Association has been meeting in members' houses.
- Need a community center that incorporates spaces for community-based economic development projects such as a certified kitchen.
- Need a cultural education center that will educate visitors and local community alike about the history and cultural roots of the community.
- Wai'anae Homesteads need a cemetery like what Nānākuli community has. Nice to be buried in your own community.

Solid Waste and Wastewater

- Illegal dumping is an issue in the area.
- Sewer bill is too expensive!!

DHHL Lands and DHHL Communities

- Issues with Navy's control of Lualualei lands. Specifically, is DHHL positioned to take over these lands once the Navy use is terminated? Communities in Wai'anae want the lands be returned to DHHL.
- Cars are parked on the sidewalks in DHHL homesteads. This makes it difficult for disabled people to use the sidewalks.

Energy and Water

- Need energy self-sufficiency program for homesteaders.
- People in Wai'anae are paying more for water because it is dry on this side of the Island. People have to make a choice between having a green lawn or paying higher water fees. Can DHHL tap into Wai'anae's water resources? DHHL: the Department does not have the capacity to manage a water system.

Community-based Economic Development

- Need sites for community-based economic development projects.
- Need a program that educates the community on financial literacy and how to set up businesses. DHHL has partnership with organizations like Hawai'i Alliance for Community Based Economic Development (HACBED) and Hawaiian Alliance for Non-profit Organizations (HANO) to provide financial and business education training for the community.

Food Security

- Need to address food security issues in the community.

POTENTIAL PROJECTS

The following is the list of potential programs and projects suggested at the meeting:

Community Facilities and Community Programs

- Identification of lands to be available for community center site in the near future. The Wai'anae Kai Community Association is specifically interested in several DHHL and non-DHHL sites within and adjacent to their boundaries.
- Ideas for community center sites:
 - The former City baseyard near the wastewater treatment plant. DHHL update: DHHL Land Management Division wants to keep this site in light industrial use and is currently looking for a tenant. This is one of those income-generating lands in the DHHL inventory. So, this site is off the table.
 - DHHL could acquire Pilila'au Army Recreation Center in Wai'anae. Can use this for needed community center or a site for community-based economic development.
 - The former Voice of America (VOA) site.
- Completion of Kaupuni Neighborhood Park and community-based management of the Park once it is completed.
- An immersion charter school in Wai'anae.
- Identification of suitable uses for the former VOA site in Lualualei.
- A historical and cultural education center.
- DHHL take over of Wai'anae Ranch? DHHL: DHHL has chosen not to receive the transfer of Wai'anae Ranch from DOA until the State has transferred the remaining balance of State lands to DHHL.

Community Beautification

- Get homesteader to plant one front tree on every homestead lot.

DHHL Lands and DHHL Communities

- Identification of the current status of lands under Navy's control in Lualualei. Think that the current agreement with the Navy should be renegotiated if DHHL is not positioned to receive the lands after Navy's use is terminated. Another idea is for DHHL not to acquire any more lands from the military. This way, DHHL keeps a balance of lands from the military and when Lualualei lands become available, DHHL can close its balance with these lands.
- Can DHHL also acquire Mākua lands currently under military control? Community has a plan to turn these lands into a site for community-based economic activities.

Energy and Water

- Energy retrofit project for beneficiary houses.
- Energy self-sufficiency program that puts Photovoltaic (PV) panels on top of beneficiary houses. This type of program can be designed to produce surplus energy that can be sold to HECO.

- A project that looks into the feasibility of installing gray water irrigation systems in beneficiary houses in Wai'anae.
- A project that looks into the feasibility of separating the water meter into two sub-meters: 1) irrigation sub-meter and 2) domestic use sub-meters. Separating the water meters will help reduce sewer fees because we can then clearly identify the amount of water that goes into the sewer.
- DHHL should demand water allocations before developers take all the water. DHHL: DHHL homesteads have reservation for BWS water.

Community-based Economic Development

- Financial literacy and business education programs in the community.

Solid Waste and Wastewater

- Need small and doable projects that address illegal dumping issue in Wai'anae.

Food Security

- Development of small farm lots.
- Have programs that address food security issues in the community such as community gardens at each homestead, or in the long term, position to take over Lualualei lands from military. These lands can be used to develop farming operations like MA'O Farm.

Project Implementation

- Set up an advisory board to plan for development in general and implementation of the priority projects.

INDIVIDUALS/ORGANIZATIONS THAT SHOULD BE INVOLVED

Suggested individuals/organizations to be involved in the meetings:

- Non-profit organizations: Ka'ala Farm, Queen Lilli'uokalani Children Center, KSBE
- Schools: all public schools
- Community leaders, State Senator, State Representatives, City Councilman, Neighborhood Board members.
- Government agencies: DOT, UH, DLNR, Agriculture extension agencies, Military.
- HECO

QUESTIONS AND ANSWERS

Regional Plan Process

- **Q:** So we have to identify four instead of five priority projects?
A: We can identify up to five priority projects.
- **Q:** Who decides which projects get priority?
A: Beneficiaries. At our November 4th meeting, we will conduct a project prioritization process, by asking the community to vote for four or five projects they think the most important. However, the beneficiaries should keep in mind that if we need more time to discuss issues and potential projects, the schedule for project prioritization can be pushed back a little bit.

- **Q:** At the original Wai'anae Regional Plan meetings, we submitted our ideas for potential projects. However, they are not reflected in the Plan. Would like the ideas we've submitted be reflected in the updated version because none of these ideas have been followed up on.

A: DHHL is asking the community representatives to resubmit their ideas. Due to changes in personnel, DHHL is not sure whether some of the records from the original Wai'anae Regional Plan are still kept. DHHL may have lost them.
- **Q:** Is it too late to submit a proposal to the DHHL Community Development and Regional Plan grants?

A: The capacity building applications are accepted on a continuous basis starting on Friday, August 2, 2009 with the last application accepted on Monday, March 1, 2010. The project implementation deadline is Monday, November 2, 2009. The Regional Plan grant deadline is Monday, February 1, 2010.
- **Q:** Has the implementation of priority projects identified in the Regional Plan been successful?

A: It depends on two factors: 1) how well the community identifies their priority projects and 2) how active the community pushes for their priority projects. Examples to illustrate this point:

 - a) Community in Anahola, Kaua'i, found out that the reason they did not have champions for their priority projects is because what they determined as "priority projects" are not really priority projects for them.
 - b) A community champion at a Homestead in Kona took a priority project identified in the community's Regional Plan and developed it further into an implementable plan. He then successfully applied for an implementation grant. The project has since expanded into a large business undertaking.
- **Q:** Besides those project ideas brought up by the beneficiaries at this meeting, can we have other ideas generated based on DHHL or its consultant's professional judgment of the community?

A: DHHL and its consultant will come up with a list of project ideas at the next meeting.
- **Q:** What kind of follow up are we going to have after the meeting tonight?

A: At the next beneficiaries meeting on November 4th, we will talk some more about the issues and project ideas and will conduct a project prioritization process.
- **Q:** Can we have handouts of whatever pictures/slides you plan to show us? Also, if you use acronyms, please state what they mean.

A: Good idea. Will do.
- **Q:** Would be great if DHHL can send flyers/mailers to the beneficiaries of what we have discussed tonight and inform the community that we are going to vote on priority issues at the next meeting.

A: Good idea. Will do.

- **Q:** Can DHHL email us the minutes from tonight's meeting? How long before we can get them?
A: DHHL will email the minutes as soon as they are ready; allowing enough time for beneficiaries' review.

Homestead Associations and DHHL's Potential Roles

- **Q:** Say a homestead association acquired property for a community center, who has the rights to use it? Is it only the beneficiaries or should it also be open to the general public?
A: In general, homesteaders get the first priority but this also depends on the location of the center. Some community centers may be located well within the boundaries of the Homesteads and some may be located where the general population has access to it. If the latter is the case, it is hard for community associations to restrict users.
- **Q:** How to negotiate for new lands? Thinking about some parcels adjacent to Wai'anae Kai Homestead that can be purchased for community use.
A: First of all, the landowner has to be willing to sell. DHHL has gotten several offers from the Trust for Public Lands (TPL) who found money to purchase certain properties but needs a government agency to take over the title.
- **Q:** What happens to the priority programs/projects when another DHHL chairman takes office?
A: A good plan can withstand changes in leadership. Therefore we need to work together to lay a firm foundation for our plan.