



## North Hawai'i Regional Plan Update

Beneficiary Meeting

September 15, 2011

Meeting Memorandum

### PRINCIPALS

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R. STAN DUNCAN, ASLA  
*Executive Vice-President*

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*Executive Vice-President*

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*Vice-President*

GRANT T. MURAKAMI, AICP, LEED® AP  
*Principal*

W. FRANK BRANDT, FASLA  
*Chairman Emeritus*

### ASSOCIATES

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*Senior Associate*

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SCOTT ALIKA ABRIGO, LEED® AP  
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**Attendance:** Bernadette Haleamau, Elizabeth Funn, William Funn, Joanne Ha'o, M. Kapuniai, Rebecca Piilani, Haunani Lehano, Pat Lau, Ann Dement, Mike Hodson, Mike Marquez, Woody Young, Erlinda Young, Duke Kapuniai, Christopher Lewi, D. Suganuma

**Hawaiian Homestead Commission:** Alapaki Nahale-a, Chairman  
**Staff:** Wai'ale'ale Sarsona, Kaleo Manuel, Ulu Lota, Jim Dupont  
**Consultants:** PBR Hawaii – Scott Abrigo, Malia Cox  
**Handouts:** Agenda  
Meeting Memorandum for September 1, 2011 Beneficiary Meeting  
List of Potential Projects

### **Opening:**

The opening pule was given by Ms. Ann Dement

### **Welcoming:**

Mr. Kaleo Manuel welcomed the participants and introduced Mr. Alapaki Nahale-a, Chairman of the Hawaiian Homes Commission. Chairman Nahale-a thanked community members for making the effort to attend the meeting, particularly in light of the conflicting community events.

### **Introduction of Regional Planning Process:**

Mr. Manuel introduced the DHHL staff and consulting team, described the DHHL planning process and the benefits of community participation to get the appropriate projects identified based on the needs of the community. He explained that the regional plan is a tool that the community can utilize to move things along that are important to them. Mr. Manuel described the goal for the evening was the selection of priority projects. He also explained the evening schedule and process.

### **Review of DHHL Planning System, a three tiered system:**

1. Tier 1, General Plan- 20 year planning document: provides over-arching directive for the department as a whole.

2. Tier 2, Island Plans- 10 year planning document for island wide land uses setting the goals for homesteading and commercial uses.  
Tier 2, Strategic Plans- 3-6 year planning document to set goals pertaining to a particular subject matter.
3. Tier 3, Regional Plan- 2-4 year planning document designed to be utilized as a tool to designate community priorities and implement projects.

**Summary of Issues:** Mr. Scott Abrigo reviewed the issues and opportunities identified by beneficiaries during the September 1, 2011 meeting. He explained how the 28 issues identified by community members during previous meeting were consolidated into potential projects. Mr. Abrigo briefly summarized of 15 potential projects. A handout (List of Potential Projects) was provided that described the community issues and discussion as related to the potential projects.

### **Open Discussion**

The meeting format allows for open discussion during the meeting.

1. Is it possible to get handouts by email before the meeting?  
*Response:* The short time frame can make it difficult to get information out. An effort will be made to get information out to attendees via email prior to the next meeting.
2. There are two types of projects, administrative and projects requiring funding. As we go through the projects, can they be segregated?  
*Response:* Yes. At the request of the attendees, the Potential Project list was sorted into two groupings, "Administrative" and "Regional Plan for Funding"
3. Do we need to figure out project alternatives tonight?  
*Response:* No, once the top priorities are decided upon, DHHL and its consultants will work on developing a summary and phasing for each project.
4. Building Code should not apply to farm buildings.
5. We expected to get information regarding the opening of the Lālāmilo access roads tonight.
6. Pastoral lots should not be subdivided.
7. Engineers have looked at improving Kahilu Road in the past, but it was found to be too expensive.

## Priority Project Selection

The numerous issues and opportunities identified by beneficiaries were consolidated into a list of potential projects. Based on discussions with meeting participants the potential project list was modified. Projects were added, deleted and revised. During the discussions, participants observed that some of the projects required funding to move forward while others were primarily administrative in nature requiring action by DHHHL, the Commission, the State Attorney General or the State Legislature to move forward. Based on the participants' recommendation, each project was segregated into one of two broad categories, administrative or funding. Once the final list of potential projects was agreed upon, meeting participants were provided with dots to show their support of up to five potential projects. Participants were allowed to vote for each project only once.

### Potential Project List

Support	Funding / Admin	Potential Project	Category
19	Admin	Support/Plan Development of Affordable Homesteading Alternatives	Homestead / Housing
15	Fund	Conduct Planning Activities for a Community Complex in Pu'ukapu	Community
14	Admin	Assess the implications of Eliminating Requirement to Pay Property Taxes	Homestead / Housing
11	Admin	Assess the implications of a Non-Standard building Code	Homestead / Housing
10	Admin / Fund	Evaluate and revise agriculture/pastoral program	Agriculture
6	Fund	Conduct planning activities for a community center/park in Lālāmilo	Community
5	Admin	Award Returned and Vacant lots	Homestead / Housing
5	Fund	Improve DWS water system to Nienie and Honokaia	Infrastructure
4	Admin	Lift farm lot subdivision moratorium	Agriculture
4	Admin	Open both Lālāmilo Access Roads (east and west)	Infrastructure
2	Admin	Facilitate Coordination Between Lessees Needing Home Repair and the Home Rehabilitation Program	Homestead / Housing
0	Fund	Improve Kahilu Road	Infrastructure
0	Fund	Develop agreement with fuel companies to benefit homesteaders	Community
0	Fund	Evaluate cinder mining in Pu'ukapu	Community

Support	Funding / Admin	Potential Project	Category
0	<b>Fund</b>	Create a Lālāmilo Homestead Association	Community

The five projects with the most votes were elevated to priority project status. The top projects are listed below in no particular order along with summary of community discussion and issues that will be utilized to develop the projects.

### 2011 Priority Projects

Funding Admin	Priority Project	Community Issues	Community Discussion
<b>Admin</b>	Support/Plan Development of Affordable Homesteading Alternatives	<ul style="list-style-type: none"> <li>• Lower price point of homestead</li> <li>• Provide more self-help opportunities</li> <li>• Fee-simple should cost more</li> <li>• Creating good new homes doesn't need to mean building expensive green homes</li> <li>• Alternative options should address housing type, agriculture opportunities and Hawaiian building code.</li> </ul>	The current housing options do not meet the needs of many beneficiaries.
<b>Fund</b>	Conduct Planning Activities for a Community Complex in Pu'ukapu	<ul style="list-style-type: none"> <li>• Conduct Community Visioning exercises to determine project goals, and how the complex will meet the needs of the Pu'ukapu community at large.</li> <li>• Confirm Pu'ukapu community support.</li> <li>• Conduct Feasibility Assessment</li> <li>• Obtain use license to locate on approximately 161 acres of DHHL lands, adjacent to Kanu o ka 'Āina Learning 'Ohana</li> <li>• Develop Site Plan</li> <li>• Complex should include Park, Kūpuna Center, Cemetery, and Cultural/Community Center</li> <li>• Self-sufficiency should be incorporated into design.</li> </ul>	Pu'ukapu does not have variety of community services (cemetery, park, large enough community hall, etc.) to meet the community's needs.
<b>Admin</b>	Assess the implications of Eliminating Requirement to Pay Property Taxes	<ul style="list-style-type: none"> <li>• Beneficiaries should not pay property taxes on homestead leases.</li> <li>• Current rules provide lessees a 7-year exemption from property taxes. In Hawai'i County, vacant lots are subject to the minimum County Tax,</li> </ul>	Property taxes should not be required.

Funding Admin	Priority Project	Community Issues	Community Discussion
		currently \$100 per year after the exemption period ends. Taxes for lots with improvements are based on the improvements (not land value), and age of improvements. <ul style="list-style-type: none"> <li>• Modification of tax liability requires Legislative action to amend HHCA</li> </ul>	
<b>Admin</b>	Assess the implications of a Non-Standard building Code	<ul style="list-style-type: none"> <li>• Existing Building code is not flexible</li> <li>• Building code is following the occupying nations rules</li> <li>• Utilize alternative building materials that are locally produced and/or sustainable (example- bamboo)</li> <li>• Utilize local community resources (example- does a water heater have to be installed by a licensed plumber?)</li> <li>• Alternative housing codes need to ensure health and safety, as well as homeowners to ability to insure and finance the home.</li> <li>• The costs associated with enforcing a DHHL code should be evaluated (i.e. inspections, periodic review, enforcement, etc.)</li> <li>• Creation of a non-standard building code requires Legislative action to amend HHCA</li> </ul>	A code should be developed that allows more flexibility in construction, material usage and can accommodate both human occupied structures, as well as farm buildings.
<b>Admin / Fund</b>	Evaluate and revise agriculture/pastoral program	<ul style="list-style-type: none"> <li>• Farms and ranches in Pu'ukapu, Nienie and Kamoku requested program support above and beyond what is currently being provided.</li> <li>• Existing programs need to be evaluated.</li> <li>• Programs should be designed to create productive working farms</li> </ul>	The ag/pastoral program needs to be revamped.

The project details (cost, phasing, potential partnerships, etc.) for these five priority projects will be flushed out by DHHL, their consulting team, and key stakeholders. The community will then have an opportunity to review, comment and approve the priority projects before the regional plan is submitted to the Commission for approval.

## **Lālāmilo Access Road Update**

During the September 1, and September 15 meetings, DHHL was asked when the two access roads into Lālāmilo would be opened. Safety and access were identified as community concerns. Attendees expressed disappointment that no information was available. Following is an update that was not discussed during the meeting, but received after the September 15 meeting.

*West Access Point:* This access will connect future Lālāmilo phases and was required as part of the subdivision approval. Construction of turning lane(s) along Kawaihae Road is required before the access point can be opened. DOT has preliminarily approved the proposed highway alignment to accommodate the turn lane. DHHL worked with DOT to eliminate the need to acquire Parker Ranch lands to accommodate the wider roadway. Currently, DHHL is in the design phase for the turning lane. The design is approximately 60% complete. Prior to construction, DHHL will provide an easement license to DOT and several utilities will need to be relocated.

*Aukulani Street Access Point:* The initial subdivision approval included the requirement for turning lanes from Kawaihae Road. However, creating turning lanes at this location are extremely complex and costly. As a result, DHHL and DOT are re-evaluating this intersection to determine the best course of action.

## **Schedule**

The next meeting is scheduled for October 6, 2011. This meeting will review and approve the priority project descriptions to ensure they accurately convey the communities' mana'o.

**Adjournment:** The meeting was adjourned around 8:30 pm.