



Department of Hawaiian Home Lands

*O‘ahu Island Plan
Beneficiary Consultation*

July 16 - 18, 2013

*Hawaiian Home Lands Trust
Established 1921 by Prince Kūhiō & U.S. Congress*

O'ahu Island Plan - Agenda

6:00 Welcome/Orientation/Pule *(10 min)*

6:10 Large Group Presentation *(30 min)*

6:40 Comments/Questions/Concerns *(20 min)*

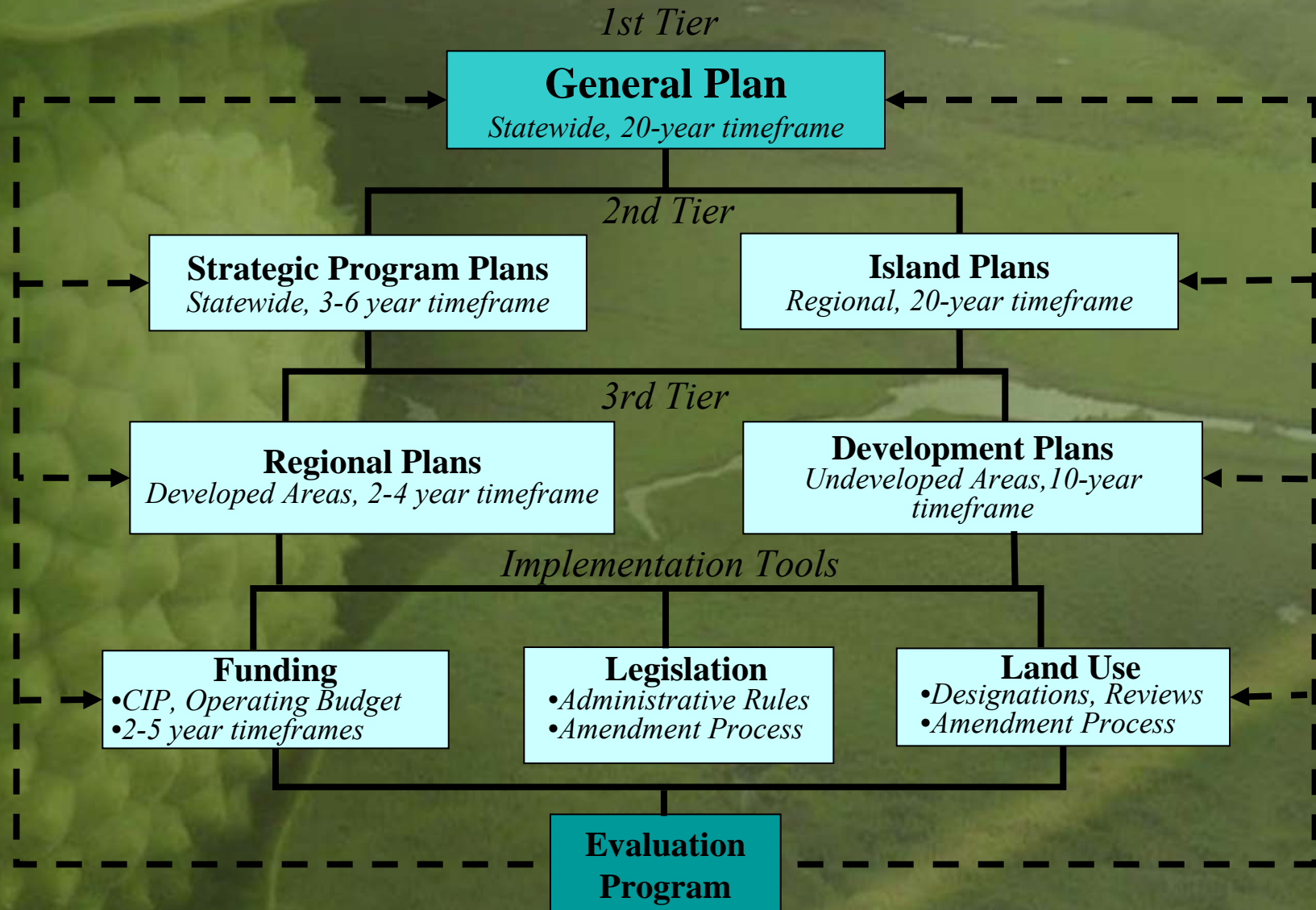
7:00 Break *(10 min)*

7:10 Breakout Group Discussions *(45 min)*

7:55 Closing

8:00 Pau

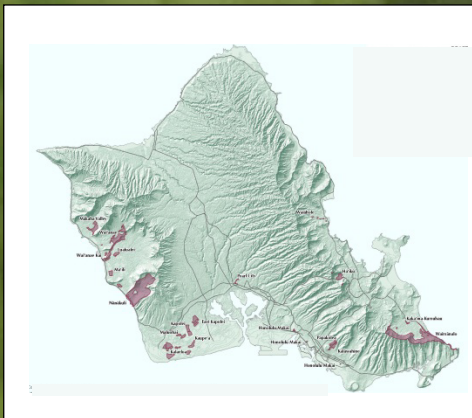
DHHL Planning System



Island Plans

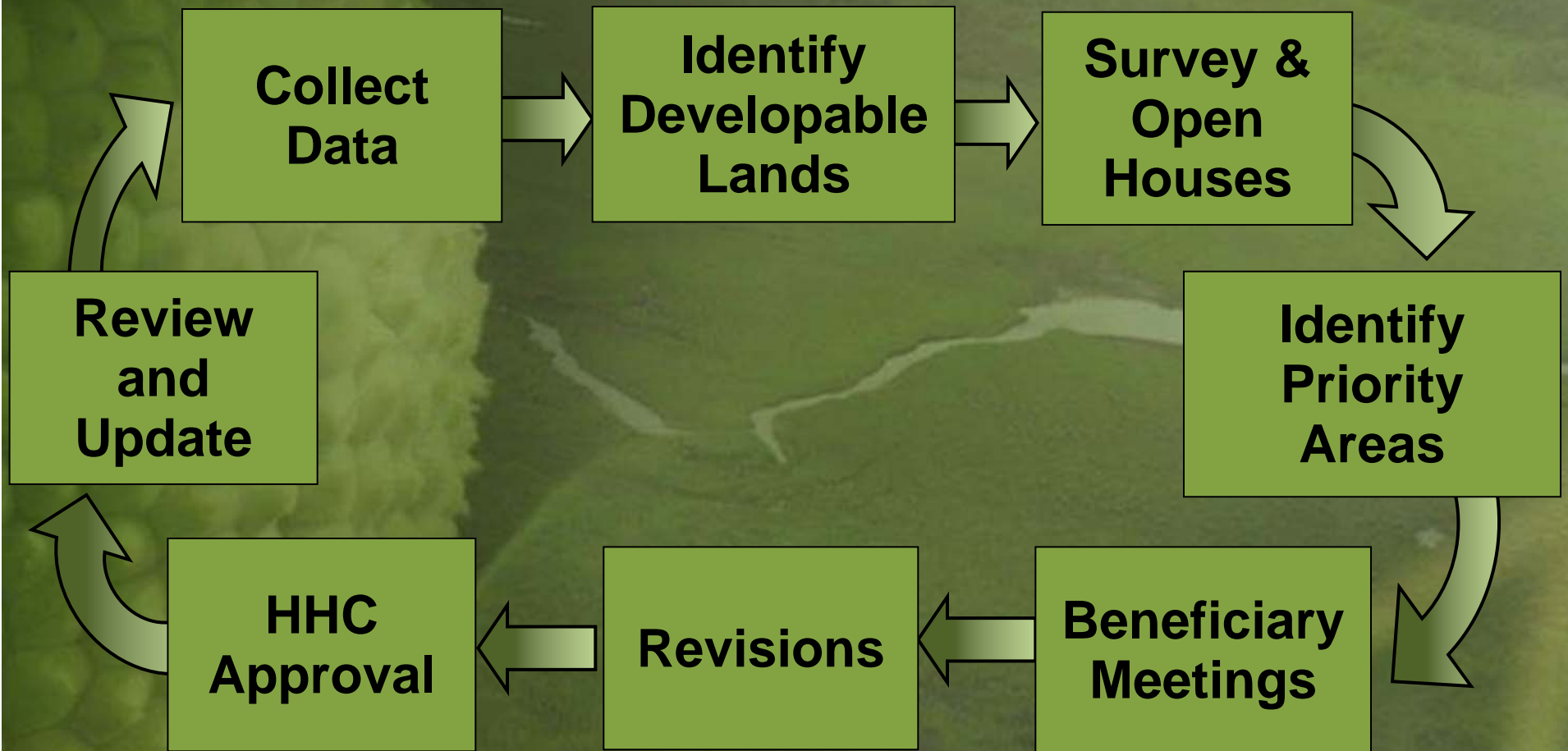
Island Plans

*Island-wide
Perspective*



- Establish land use goals and objectives of the General Plan specific to each island
- Identify Island-wide Needs, Opportunities and Priorities
- Assign land use designations for land holdings on each island
- 20-year planning horizon, updated every 10 years

Island Plan Process



O'ahu Island Plan - Goals

- Guide development of existing DHHL Trust lands via land use designations
- Incorporate existing Regional Plan priorities
- Evaluate need for additional lands
- Evaluate ways to increase densities
- Develop protocols for working with the City & County of Honolulu

O'ahu Island Plan - General Information

- Trust Lands on O'ahu:
 - 7,940 Acres (*as of April 2013*)
- O'ahu Beneficiaries
 - 4,289 Lessees (*as of February 2013*)
 - 4,228 Residential Awards
 - 61 Agriculture Awards
 - 12,956 Applicants (*as of February 2013*)
 - 9,639 Residential Applicants
 - 3,317 Agricultural Applicants

O'ahu Island Plan Stakeholders

Who is involved?

- Beneficiaries
 - Applicants on O'ahu List
 - O'ahu Lessees
 - Beneficiary Organizations
- DHHL Trust
- City and County of Honolulu
- Native Hawaiian Trusts
- Other Public Agencies

O'ahu Island Plan - Process

- Develop Island-wide Profile
- Conduct Evaluation of O'ahu's Trust Lands
 - Evaluate and assess land holdings
 - Identify Unconstrained Lands
 - Estimate Infrastructure Costs
 - Identify Reasonably Developable Lands
 - Develop Preliminary Land Use Designations
- Gather Information from Stakeholders
- Brief Hawaiian Homes Commission

O'ahu Island Plan - Process

- Conduct Beneficiary Engagement
 - Hold Focus Groups
 - Conduct Applicant Preference Survey
 - Conduct Community Open Houses
- Refine Land Use Designations
- Conduct Beneficiary Consultation Meetings
- Identify Priority Areas for Development
- Identify Potential Acquisitions
- Prepare Land Use Analysis & Recommendations
- Submit Plan to Commission for Approval (Sept.)

Applicant Preference Survey

- 2,300 (23%) completed surveys were returned by cut-off date of May 13, 2013
 - 2,086 by mail
 - 214 online
- O'ahu Applicant Characteristics
 - Applicants are likely to have a median age of 55 be married and live in Hawaii.
 - Applicants typically have larger households and higher household income than Households on O'ahu.
 - When household income and size are combined, 57% of Applicant Households have an income below 80% HUD Median Income level.

Applicant Preference Survey

Applicant Characteristics

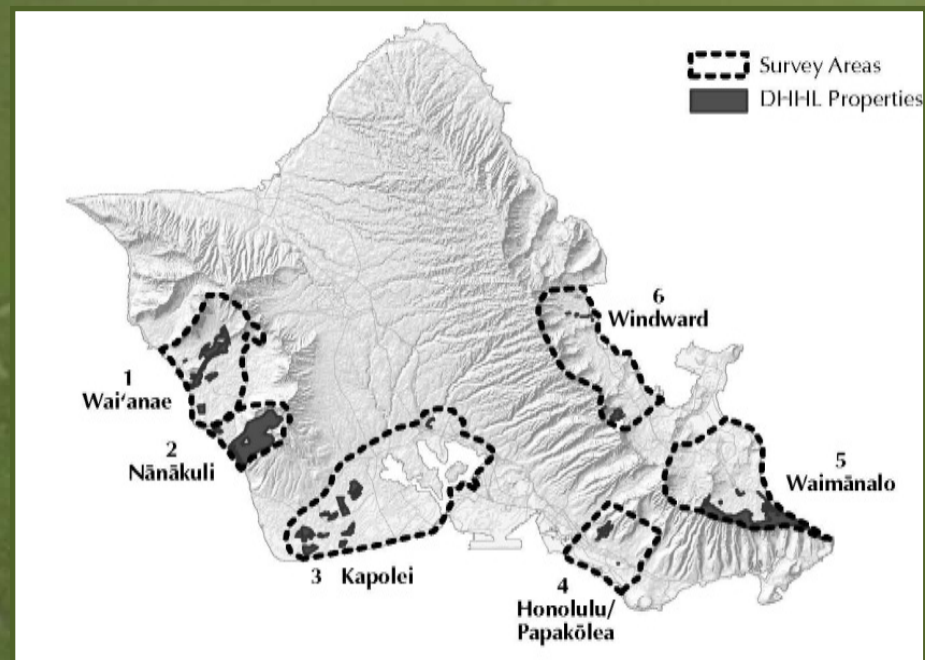
Location Preference within DHHL Landholdings Among Residential Applicants

Highly Preferred Locations

Kapolei
Papakōlea/Honolulu
Windward
Waimānalo

Least Desired Locations

Waiʻanae
Nānākuli



Applicant Preference Survey

Applicant Characteristics

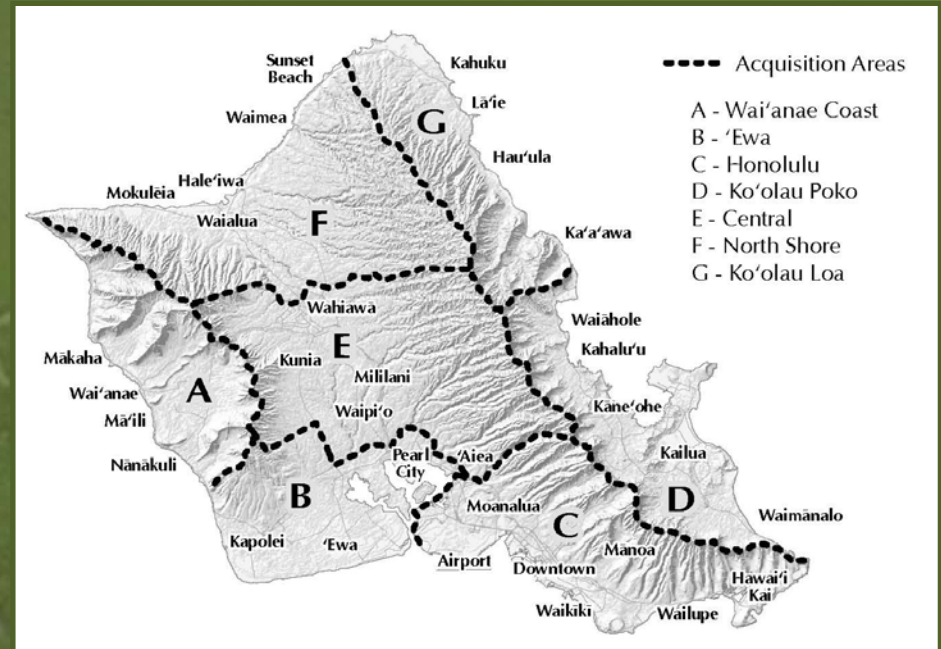
Location Preference On O'ahu Among Residential Applicants

Highly Preferred Locations

Honolulu
Ko'olaupoko
'Ewa
Central

Least Desired Locations

Wai'anae Coast
North Shore



Applicant Preference Survey

Applicant Characteristics

Preferred House Type based on Currently Available

Highly Preferred

Turn-Key (top choice)

Rent-to-Own

Least Desired

Kūpuna housing

Preferred House Type among Alternatives being Assessed

Highly Preferred

Single-Family Rental (top choice)

Kauhale Style

Least Desired

Kūpuna housing

Multi-Plex Townhouse

Multi-Family Rental

Room within a Dorm

Available Lands Summary

Region	Area	Total Acres	Acres Available
Wai'anae	Lualualei	1,551	83
	Mā'ili	89	48
	Wai'anae	370	57
	Wai'anae Kai	25	0
Nānākuli	Nānākuli	2,307	418
	Princess Kahanu Estates	54	0
Kapolei/Kalaeloa	Kapolei	67	0
	East Kapolei	214	134
	Kalaeloa	562	0
	Kānehili	92	0
	Kaupe'a	55	0
	Malu'ōhai	38	0
Pearl City/Waiawa	Pearl City	76	0
Honolulu Makai	Shafter Flats	14	0
	Kapālama	4	0
	Mō'ili'ili	2	0
Honolulu	Papakōlea	97	12
	Kalawahine	81	13
Waimānalo	Kaka'ina/Kumuhau	20	0
	Waimānalo	1,971	92
Ha'ikū	Ha'ikū	146	0
Waiahole	Waiahole	18	4
Updated: 7/11/2013		Total: 7,852	851










- Oahu Total = 7,852 acres
- 851 acres (11%) is developable for homesteading
- 7,001 (89%) Not developable
 - 12% (947 acres) currently homesteaded
 - 77% (6,054 acres) is not suitable for homesteading, or is already in community use or revenue generation

Due to rounding, sum of acreage may not equal total acres

O'ahu Island Plan – Land Use Designations

- Ten land use designations

- Four homesteading designations:

- Residential  (existing)   (proposed)
 - Subsistence Agricultural  (existing)   (proposed)
 - Supplemental Agricultural  (existing)   (proposed)
 - Pastoral (No Pastoral Homesteads on O'ahu)

- Six Non-Homesteading designations:

- General Agriculture 
 - Special District 
 - Community Use  (homestead)  (public)
 - Conservation 
 - Commercial 
 - Industrial 

Land Use Summary

- Commercial - 80 acres (1.0%)
 - *Meets 1% commercial in Strategic Plan*
- Community Use Homestead – 92 acres (1.2%)
 - *Nānākuli Village Center, KCDC, PCDC, Waimānalo Homestead Village Center*
- Community Use Public – 253 acres (3.2%)
 - *Beach Parks, Community Parks, Fire Stations, Water tanks, schools, churches, etc.*
- Conservation – 2,545 ac (32.4%)
 - *Pali, conservation lands, wetlands, critical habitats*
- Industrial – 672 ac (8.6%)
 - *Kalaeloa (559 acres), Shafter, Kapālama, Waiʻanae*
- General Agriculture – 893 ac (11.4%)
 - *Nānākuli Valley, Waiʻanae, Waimānalo*

Land Use Summary

Special District - 252 acres (3.2%)

Ha'ikū Valley, Punchbowl, Ka'ala Farms

Existing Residential Homesteads – 845 acres (10.8%)

Existing Agricultural Homesteads – 102 acres (1.3%)

Wai'anae, Waimānalo, Waiahole

Roads – 193 acres (2.5%)

Other – 1,074 ac (13.7%)

Navy occupied lands in Lualualei

Proposed Homesteading – 851 acres (10.8%)

Wai'anae, Nānākuli, Kapolei, Papakōlea, Waimānalo

Proposed Density

Proposed Homesteading – 851 acres (10.8%)

Waiʻanae, Nānākuli, Kapolei, Papakōlea, Waimānalo

- Survey and Open House results indicated a strong preference for homesteads in Kapolei, Town and Windward
- Based on availability of developable lands
 - 90% of the proposed homesteads are in Leeward Oʻahu
 - 58% in Nānākuli
 - 29% proposed units are within top 3 preferred regions, Kapolei, Town and Windward

Proposed Density

Plan Proposes development of 4,342 homesteads

- 4,242 Residential
- 100 Agricultural

Applicant List Demand

- 44 % of Residential Demand (9,639 Applicants)
- 3% of Agricultural Demand (3,317 Applicants)

DHHL Development Goal (170 lots a year)

- 10 Year = 1,700 new homesteads
- 20 Year = 3,400 new homesteads

Assumes DHHL develops majority of homesteads on the Leeward Coast

Proposed Density

Plan Proposes development of 4,342 homesteads

Residential = 4,242

Agricultural = 100

- Ma`ili = 288
- Wai`anae = 240
- Nānākuli = 2,505
- East Kapolei = 805
- Kalawahine = 18
- Papakōlea = 69
- Waimānalo = 316
- Lualualei = 41
- Waianae = 8
- Waimānalo = 40
- Waiahole = 10

Phase One - 1-10 Year Plan

1-10 Year Plan Proposes development of 1,467 homesteads

Agricultural = 58

Residential = 1,409

- Ma`ili = 288

- Wai`anae = 240

- Nānākuli = 2,506

- East Kapolei = 805

- Kalawahine = 18

- Papakōlea = 69

- Waimānalo = 316

- Lualualei = 42

- Wai`anae = 8

- Waimānalo = 40

- Waiahole = 10

DHHL's Development Capacity = 170 lots a year or 1,700 homesteads over 10 years

Phase Two – 10 -20 Year Plan

10–20 Year Plan Proposes development of 2,875 homesteads

Residential = 2,833

- Ma`ili = 288
- Wai`anae = 240
- Nānākuli = 2,506
- East Kapolei = 805
- Kalawahine = 18
- Papakōlea = 69
- Waimānalo = 316

Agricultural = 42

- Lualualei = 42
- Wai`anae = 8
- Waimānalo = 40
- Waiahole = 10

DHHL's Development Capacity = 170 lots a year or 1,700 homesteads over 10 years

Homestead Development

- Applicant Preference for Kapolei/Central O‘ahu, Ko‘olaupoko (*Windward & Waimānalo*), and Town
- Proposed Homesteading Based upon Available Lands
851 acres (10.8% of all DHHL lands)
 - 605 acres (~3,084 homesteads) along Wai‘anae Coast
 - 71.2% of 851 acres proposed for homesteading
 - 418 acres (49%) in Nānākuli Valley
 - 187 acres (22%) in Wai‘anae & Lualualei Valleys
 - 134 acres (15.7%) in Kapolei
 - 805 homesteads
 - 92 acres (10.8%) in Ko‘olaupoko (Waimanalo)
 - 316 homesteads
 - 15 acres (1.7%) in Town
 - 87 homesteads
 - No DHHL land holdings in Central O‘ahu

Preliminary Recommendations

Non-homesteading Lands Exchange Initiative

- Consider impacts of Non-Homesteading/Non-Revenue Generation Lands - 3,050 acres (38.8%)
- Conservation Lands
- Community Use Public
- Special Districts Lands
- Consider land exchange initiative
- Exchange Non-Homesteading/Non-Revenue Generation Lands for better lands in Kapolei/Central O'ahu, Ko'olaupoko (*Windward & Waimānalo*), and Town

Preliminary Recommendations

Non-Homesteading Lands Exchange Initiative

- 3,050 acres for possible exchange
 - Conservation Lands (DLNR)
 - Beach Parks (City and County)
 - Public Facilities (C&C & State)
 - Haiku (DLNR)
- Beneficiary Consultation
 - Open House results – Beneficiaries prefer to keep lands in DHHL's inventory
 - Survey results – Applicants indicated that more information was necessary to decide on land exchanges
 - Hold future beneficiary consultation meetings on this issue

Preliminary Recommendations

Reassess developing 3,084 additional homesteads (71% of proposed homesteads) on the Wai'anae coast of O'ahu.

- Impacts of adding 3,084 new homes to the coast
 - 13,256 more people
 - Socio-Economic Impacts
 - Infrastructure Impacts
 - Traffic Impacts
- Priority Project Mā'ili (Voice of America)
 - KS partnership
 - Flat, readily available infrastructure
 - 288 homesteads with potential for alternative housing products to increase total number of homesteads

Preliminary Recommendations

Acquire homesteading ready lands or consider homesteading opportunities on Oahu

- Land Exchange (State and Private)
 - Focus on Kapolei, Central, Honolulu, Windward
- Purchase
 - Agriculture Lands (Discounted)
- Leverage Affordable Housing Credits/Exemptions
- Development Partnerships
 - Partner with developers to integrate homesteads into proposed projects
 - Koa Ridge (Castle and Cooke)
 - Ho'opili (D.R. Horton)

Preliminary Recommendations

Consider alternative housing options to increase density

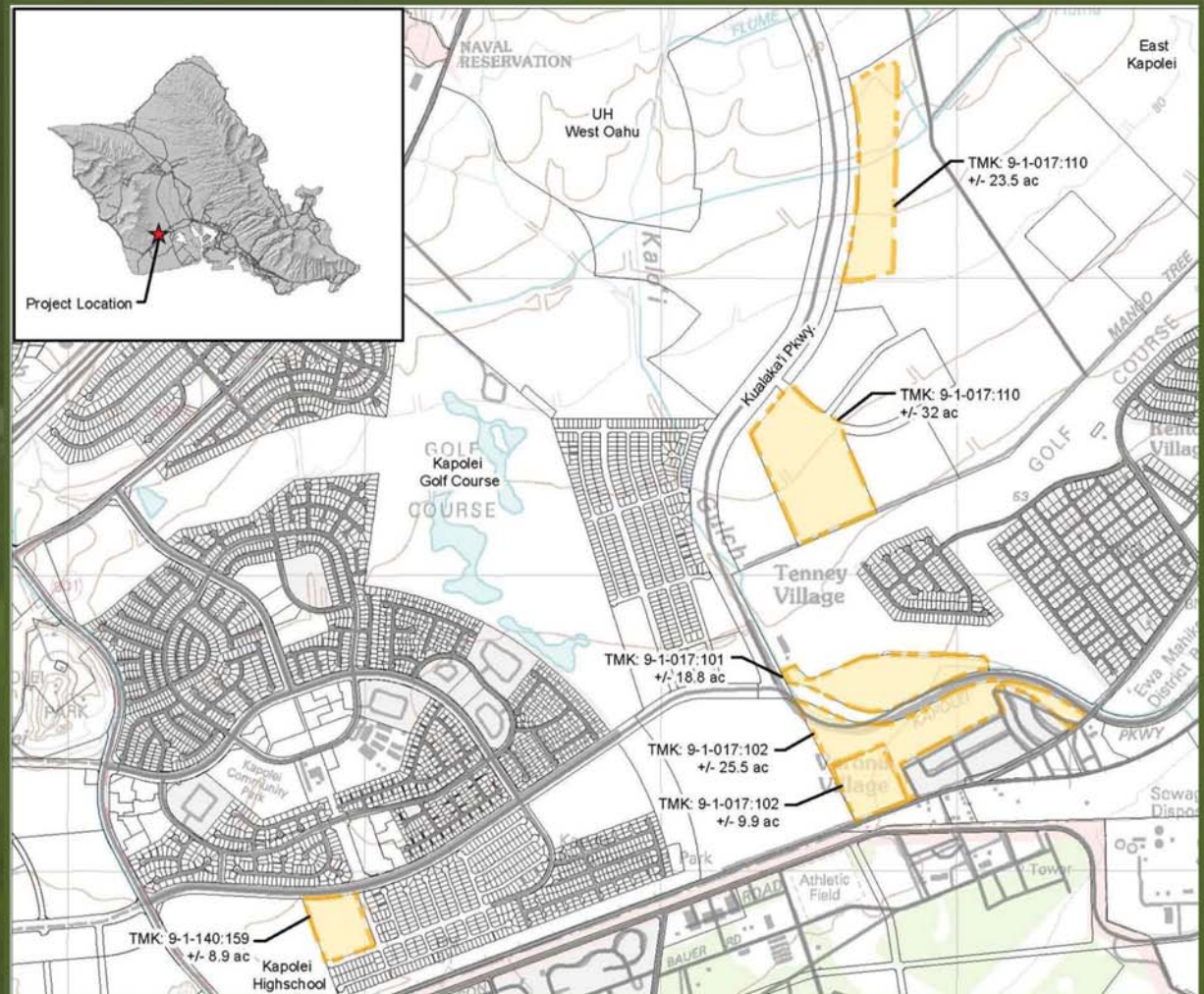
- Multi-family (Higher Density)
 - Duplex (2-units)
 - Multi-Plex (4 -12 units)
 - Apartment (Vertical)
- Mixed use (Homesteading/Revenue Generation)
 - Multi-family/Commercial/Office project
- Condominium Projects
 - Multi-family (Young couples)
 - Single family (Families)
 - Kūpuna housing (Empty nesters)
 - Rentals (Interim)

Preliminary Recommendations

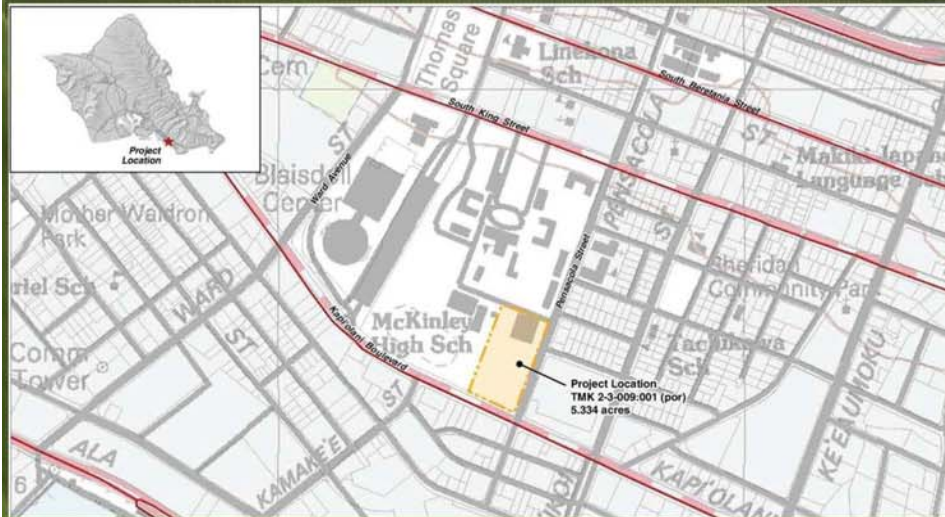
- Consider acquisition of lands suitable for homesteading
- Acquisition Summary
 - Makakilo - 39.136 ac (830 homes)
 - Kapolei – 118 ac (700 – 1,400 homes)
 - Lualualei – 8 acres (72 homes)
 - McKinley – 5.334 acres (30 homes)
 - Total = 1,632 – 2,332 homes
- Doesn't include evaluation of large land owner parcels in
 - Waiawa
 - East O'ahu
 - North Shore

Acquisitions - Kapolei

- 118.6 Total acres
- State-
 - 64 acres
- C&C of Honolulu-
 - 54 acres
- 700 - 1,400 homes
- Acquisition discussions underway on various parcels



Acquisitions – McKinley, Honolulu



- Department of Education
- 5.334 acres
- Mixed use
- 30+ units





O'ahu Island Plan

15 MINUTE BREAK
THEN
SMALL GROUP DISCUSSION
(45 MIN.)



O'ahu Island Plan

~MAHALO~

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