STATE OF HAWAI'I DEPARTMENT OF HAWAIIAN HOME LANDS HAWAIIAN HOMES COMMISSION MEETING/WORKSHOP AGENDA

91-5420 Kapolei Parkway, Kapolei, O'ahu, Hawai'i Monday, June 20 2016 at 9:30 a.m. to be continued, if necessary, on Tuesday, June 21, 2016, at 9:00 a.m.

Note: Commission Meeting Packets will be available at dhhl.hawaii.gov, by Saturday, June 18, 2016.

I. ORDER OF BUSINESS

- 1. Roll Call
- 2. Approval of Agenda
- 3. Approval of Minutes for March 2014; September 21 & 22, 2016

II. ITEMS FOR DECISION MAKING

A. PUBLIC TESTIMONY ON AGENDIZED ITEMS

B. CONSENT AGENDA

Homestead Services Division

- D-2 Approval of Consent to Mortgage (see exhibit)
- D-3 Approval to Schedule Loan Delinquency Contested Case Hearings (see exhibit)
- D-4 Approval of Homestead Application Transfers / Cancellations (see exhibit)
- D-5 Request to Set Aside HHC Cancellation of Lease Application SYLVIA L. BECKHAM, deceased
- D-6 Ratification of Designations of Successors to Leasehold Interest and Designation of Persons to Receive Net Proceeds (see exhibit)
- D-7 Approval of Assignment of Leasehold Interest (see exhibit)
- D-8 Approval of Amendment of Leasehold Interest (see exhibit)
- D-9 Approval to Issue Non-Exclusive Licenses for Rooftop Photovoltaic Systems for Certain Lessees (see exhibit)
- D-10 Ratification of Designated Successor to Leasehold Interest GEORGE J. SANBORN, JR., Lease No. 3991, Lot No. 24, Waimanalo, Oahu & Lease No. 8033, Lot No. 58, Puukapu, Hawaii
- D-11 Commission Designation of Successor GARBETTI K. RODRIGUES, Lease No. 11274, Lot No. 8, Kumuhau, Waimanalo, Oahu
- D-12 Commission Designation of Successor HARRY AKIMA Lease No. 4168, Lot No. 30, Paukukalo, Maui

C. REGULAR AGENDA

Office of the Chairman

- C-1 Resolution No. 286 Celebrating the 95th Anniversary of the Hawaiian Homes Commission Act being Signed into Law
- C-2 Approval of Recommendation for Proposed Amendment to §10-3-26, Title 10, Hawaii Administrative Rules and to Proceed with Rulemaking under Chapter 91, Hawaii Revised Statutes

Homestead Services Division

D-13 Approval To Withdraw A Portion of Lot From Lessees, HERCULES FREITAS, Lease No. 8977, Lot No. 4, Kurtistown, Hawaii and YVETTE S. PEREZ, Lease No. 9970, Lot No. 6, Kurtistown, Hawaii

Land Development Division

- E-1 Approval of Lease Award Donna Friend
- E-2 Approval for Use of Affordability Retention Period and Retention Amount for Rent with Option to Purchase Projects
- E-3 Approval to allow previous lessees the opportunity to contract for the purchase of a Kapolei Hoolimalima home, subject to their financial qualification.

Land Management Division

- F-1 Issuance of Non-Exclusive License as Easement for Driveway and Utility (Water/Sewer) Connections to The Gentry Companies, Kapolei, Island of O'ahu, TMK Nos. (1)9-1-151:055(por.) and:056 (por.)
- F-2 Issuance of Right-of-Entry Permit, Starcomm Wireless, Inc., Shafter Flats, Island of O'ahu, TMK No. (1)1-1-064:018(por.)
- F-3 Annual Renewal of Right-of-Entry Permits, Statewide (see exhibit)

Planning Office

G-1 Acceptance of Water Policy Plan Implementation Program Report for FY 2016 and Approval of Water Policy Plan Implementation Program for FY 2017

III. ITEMS FOR INFORMATION/DISCUSSION

A. WORKSHOPS

Administrative Services Office

H-1 Workshop on Fiscal Year 2017 Operating Budget. Administrative and Operating Costs (relative to H-1, H-2)

Planning Division

G-2 For Information Only – Public Review Draft South Point Management Plan May 2016

Land Development Division

E-4 For Information Only – Mark Development Update on Kapolei Ho' olimalima.

B. GENERAL AGENDA

Requests to Address the Commission

- J-1 Princes Lehuanani Kamaewakainakaleomomona DHHL Projects on Maui
- J-2 Isette Smythe Lease Issue
- J-3 Wilma Calio Nānākuli Lessee
- J-4 Herbert Kaniaupio & Sandra Lyn Naea- Lease Concerns
- J-5 Homelani Schaedel Maluohai Homestead Association
- J-6 J. Kühiö Lewis KCDC Heritage Center Update
- J-7 Robin Danner Chairman, SCHHA National Policy Work
- J-8 Eric Knight Lease Transfer Request
- J-9 Jon Anuenue Rent to Own Program
- J-10 Annie Aea and Iwalani McBrayer Perimeter CMU Wall Project
- J-11 Jeff Gilbreath Executive Dirctor, Hawaiian Community Assets

C. REGULAR AGENDA

Office of the Chairman

- C-4 For Information Only Environmental Assessment for HUD-assisted Projects under 24 CFR Part 58, Discovery Harbour Infill Lots, various parcels within tax map plats (3) 9-4-016; (3) 9-4-017; (3) 9-4-018; (3) 9-4-019; (3) 9-4-021; (3) 9-4-022; (3) 9-4-023; and (3) 9-4-024
- C-5 For Information Only Environmental Assessment for HUD-assisted Projects under 24 CFR Part 58, Ho'olehua Infill Lots, various parcels within tax map plats (2) 5-2-017 and 5-2-030

STATE OF HAWAI'I DEPARTMENT OF HAWAIIAN HOME LANDS HAWAIIAN HOMES COMMISSION MEETING/WORKSHOP AGENDA

91-5420 Kapolei Parkway, Kapolei, Oʻahu, Hawaiʻi Tuesday, June 21, 2016, at 9:00 a.m.

I. ORDER OF BUSINESS

A. Roll Call

II. EXECUTIVE SESSION

The Commission anticipates convening in executive meeting pursuant to Section 92-5(a)(4), HRS, to consult with its attorney on questions and issues pertaining to the Commission's powers, duties, privileges, immunities, and liabilities on these matters.

1. Update on Nelson Case - Richard Nelson, III et al., v HHC, Civil No. 07-1-1663

III. ITEMS FOR INFORMATION/DISCUSSION

A. PUBLIC TESTIMONY ON AGENDIZED ITEMS

IV. ITEMS FOR DECISION MAKING

A. REGULAR AGENDA

Administrative Services Office

- H-2 Approval of Fiscal Year 2017 Operating Budget for the Administrative and Operating Costs of the Department of Hawaiian Home Lands.
- H-3 Transfer of Hawaiian Home Receipts Money at the End of the Fourth Quarter, FY 2016

V. ITEMS FOR INFORMATION/DISCUSSION

A. WORKSHOPS

Homestead Services Division

D-14 For Information Only – Update of Approved Interim Policy on the Sale of Homestead Leases to Vacant or Undeveloped Lots or Undivided Interests

Planning Office

G-3 For Information Only – Presentation on DHHL Land Inventory and Land Use Designations, Statewide

Office of the Chairman

- C-6 For Information Only Presentation on DHHL's Waiting List Demographic Information
- B. REGULAR AGENDA

Homestead Services Division

 D-1 HSD Status Reports Exhibits: A - Homestead Lease and Application Totals and Monthly Activity Reports B - Delinquency Report

VI. ANNOUNCEMENTS AND ADJOURNMENT

- 1. Next Meeting July 18 & 19, 2016, Kapolei, O'ahu- Community Meeting Papakolea, O'ahu
- 2. Other Announcements
- 3. Adjournment

Note: Contested Case Hearings begin at 1:00 p.m.

Jobie M. K. Masagatani, Chairman Hawaiian Homes Commission

COMMISSION MEMBERS

Doreen N. Canto, Maui Kathleen P. Chin, Kaua'i Gene Ross K. Davis, Moloka'i Wallace A. Ishibashi, East Hawai'i David B. Ka'apu, West Hawai'i Michael P. Kahikina, O'ahu William K. Richardson, O'ahu Wren Wescoatt, O'ahu

Community Meeting to be held on June 20, 2016 Kapolei High School Cafeteria 6:30 – 8:30 p.m.

Special Accommodations (such as Sign Language Interpreter, large print, taped material) can be provided, if requested, at least five (5) working days before the scheduled meeting on the respective island by calling Ku'uwehi Hiraishi, at the Information & Community Relations Office, on Oahu, (808) 620-9590.

ITEM D-2 EXHIBIT APPROVAL OF CONSENT TO MORTGAGE

LESSEE	LEASE NO.	AREA
AARONA-LORENZO, Donna K.	7589	Waiohuli, Maui
ADAMS, Gaison K. P.	8169	Nanakuli, Oahu
AHULAU, Lance K.	12046	Kaupea, Oahu
AKANA, Aulani W.	7212	Kawaihae, Hawaii
APOLO, Sonny M.	9114	Waiakea, Hawaii
BUSH, Godfrey K.	5834	Kalamaula, Molokai
CHESEBRO, John K., Jr.	4238	Keaukaha, Hawaii
CHOY FOO, Henrietta W.	8358	Princess Kahanu Estates, Oahu
CROWTON, Shareen S. U.	10068	Waiehu 3, Maui
DEMELLO, Sherman H.	7673	Waiohuli, Maui
DUDOIT, Johnny Ray	10928	Piihonua, Hawaii
ENOS, Chadwick K.	11901	Nanakuli, Oahu
FERREIRA, Shadwald K.	7712	Waiohuli, Maui
GOMES, Alika M.	5417	Paukukalo, Maui
HANOHANO, Emil S.	8549	Princess Kahanu Estates, Oahu
HOKOANA-GORMLEY, Prudence K.	9481	Waiehu 2, Maui
HOOHULI, Donald K.	8544	Princess Kahanu Estates, Oahu
IAO, Haunani M.	7706	Waiohuli, Maui
KAAIALII, Roland K.	12133	Kaupea, Oahu
KAIHEWALU-ENRIQUEZ, Nicole A.	9407	Kaniohale, Hawaii
KALEOPAA, Emily R.	9683	Lualualei, Oahu
KAUAKAHI, Michael P.	12553	Kanehili, Oahu
KAUHI, Colline G.	10060	Waiehu 3, Maui
KELII, Kaleo-O-Kalani C. S.	8506	Princess Kahanu Estates, Oahu
KUKAHIKO, Kalae B.	8215	Waimanalo, Oahu
LORING, Laura Ann N. K.	11590	Kanehili, Oahu
MAHUKA, Richard I. M.	3825	Nanakuli, Oahu
MATSUMOTO, Shantay K.	844	Waimanalo, Oahu
MEYERS, Bronson L. K.	5345	Waianae, Oahu
MILLS, Damien K. C.	9341	Kaniohale, Hawaii
NAHALEA, Anja A.	8440	Princess Kahanu Estates, Oahu
NORMAN, Donnette L.	3083	Keaukaha, Hawaii
PADILLIO, Diego W. C.	9412	Kaniohale, Hawaii
SOUZA, Julia H.	12108	Kaupea, Oahu
SUYAT, Cornelia E.	8297	Princess Kahanu Estates, Oahu
SUYAT, James A.	8297	Princess Kahanu Estates, Oahu
TANAKA-PABO, Yuki L.	12025	Kaupea, Oahu
TUINEI, Jadeen K.	9899	Waianae, Oahu
WHITNEY, Delbert A.	5655	Keaukaha, Hawaii

ITEM D-3 EXHIBIT

APPROVAL TO SCHEDULE LOAN DELINQUENCY CONTESTED CASE HEARING

LESSEE	LEASE NO.	AREA
ELI, Stacyann	5724	Nanakuli, Oahu
KENOI, Joseph P. N. S.	11188	Waiakea, Hawaii
KIYUNA, Kainoa C.	9089	Waiakea, Hawaii
KIYUNA, Keolaokalani M.	9089	Waiakea, Hawaii
KONANUI, Bernadette M.	9669	Waiakea, Hawaii
LEIALOHA, Bradford J.	6321	Keaukaha, Hawaii
LEVI, Ruth S. U.	4794	Keaukaha, Hawaii
MARTIN, Barbara L.	9699	Waianae, Oahu
MATSU, Ernest A.	1211	Keaukaha, Hawaii
MEDEIROS, Thelma K.	9699	Waianae, Oahu
OILI, Roman M.	8144	Waiakea, Hawaii
PUA, Brandon S. K.	8838	University Heights, Hawaii
PUA, Kyle	5391	Panaewa, Hawaii
SIMEONA, Samuel K.	12157	Kaumana, Hawaii

ITEM D-4 EXHIBIT

HOMESTEAD APPLICATION TRANSFERS / CANCELLATIONS

APPLICANT

AH SUI-AGLIPAY, Dawnmarie APA, Justin L.I. ARAKAKI, Shunya BRIGHT, Justin K. BRIGHT, Justin K. CAMPBELL, Wanda N. COSTA, Tracie ESTENCION, Lynette K. FARIA, Charlene J. GUMBAN, Tammi K. HARRIS, Nalei JOHNSON, Theodore K. KAHIHIKOLO, Taffany KAMAILE, Sandra G. LAFAELE, Esther M.P LONO, Shane-Bernard K.C. MAUNAKEA, Iopa K. MEYERS, Wilmore E. MOALA, Diana M. MURAKI, Gloria-Ann P. POAIPUNI, Jonah H. **POKINI**, Tristan **RYDER-KAWELO**, Mitchell C.P. SMITH, Laurie Ann I. STONE, Francis L, UWEKOOLANI-AARONA, Rebauilani K.M.

Oahu IW Res Oahu IW Res Oahu IW Res Oahu IW Agr to Kauai IW Agr Oahu IW Res to Kauai IW Res Oahu IW Res Hawaii IW Res Hawaii IW Res Hawaii IW Res Oahu IW Res to Kauai IW Res Nanakuli Area / Oahu IW Res Oahu IW Res Maui IW Res Maui IW Res Oahu IW Res Oahu IW Res Hawaii IW Res Oahu IW Res Hawaii IW Res Hawaii IW Res to Oahu IW Res Molokai IW Res Maui IW Res Oahu IW Res to Hawaii IW Res Oahu IW Res Oahu IW Res Maui IW Res

AREA

Hawaii IW Res Oahu IW Res * IW = Islandwide

ITEM D-6 EXHIBIT

RATIFICATION OF DESIGNATION OF SUCCESSORS TO LEASEHOLD INTEREST AND DESIGNATION OF PERSONS TO RECEIVE NET PROCEEDS

LESSEE	LEASE NO.	AREA
HELEPOLOLEI, Sandra M.	7373	Nanakuli, Oahu
KAMAKA, Audrey W.	3245	Nanakuli, Oahu
KAUPU, Mary K.	6864	Puueo, Hawaii
KULOLOIA, Leiana H.	5441	Paukukalo, Maui
LAPERA, Russell K.	1986	Nanakuli, Oahu
MACHADO, Lowell	4397	Nanakuli, Oahu
MILLER, Beverly J.	4424	Waianae, Oahu
PAHIA, Elsie A.	5733	Anahola, Kauai
PASTOR, Annie L.	3830	Paukukalo, Maui
SEGUANCIA, Glenn Q.	8578	Nanakuli, Oahu
WELCH, Elizabeth N.	3936	Waimanalo, Oahu

ITEM D-7 EXHIBIT APPROVAL OF ASSIGNMENT OF LEASEHOLD INTEREST

LESSEE	LEASE NO.	AREA
AHUNA, Reydan P.	5306	Waianae, Oahu
BORDEN JR., Joseph V. W.	10257	Hoolehua, Molokai
IOKIA, Andrew K.	10861	Laiopua, Hawaii
KAAUWAI, Charles K.	12025	Kaupea, Oahu
KAI, Byron T.	9955	Waiehu Kou III, Maui
KAHAKUA, Jeffrey N.	10780	Laiopua, Hawaii
KALAUAWA, Luana L.	11932	Kaupea, Oahu
MALAKI, Landan L.	4409	Nanakuli, Oahu
MANE, Colleen	2952	Nanakuli, Oahu
MATSUO, Lizcinda Mae U.	12553	Kanehili, Oahu
MCCRACKEN, Betty M.	12553	Kanehili, Oahu
PALAKIKO, Samuel C. W.	12553	Kanehili, Oahu
RAPOSA, Julian K.	11839	Kanehili, Oahu
SUYAT, Cornelia E.	8297	PKE, Oahu
TANIBE, Cheryl J.	8358	PKE, Oahu
WONG, Kardeen H.	11422	Kaupea, Oahu
YAGODICH, Darrell	10502	Waiohuli, Maui

ITEM D- 8 EXHIBIT

APPROVAL OF AMENDMENT OF LEASEHOLD INTEREST

LESSEE	LEASE NO.	AREA
AMARAL, Mona J.	1813	Nanakuli, Oahu
HOOHULI, Clement N. & Deric G.	1457	Panaewa, Hawaii
KAMAKA, Audrey W.	3245	Nanakuli, Oahu

KILBEY, La Vaina N.	6054	Hoolehua, Molokai
LAIKUPU, George K.	2844	Kewalo, Oahu
LAERA, Russell Kaimana	1986	Nanakuli, Oahu
NGALU, Joycelyn E. N. K.	2740	Kapaakea, Molokai
PASTOR, Annie	3830	Paukukalo, Maui
SEGUANCIA, Glenn Q.	8578	Nanakuli, Oahu
WELCH, Elizabeth N.	3963	Waimanalo, Oahu

ITEM D-9 EXHIBIT APPROVAL TO ISSUE A NON-EXCLUSIVE LICENSES FOR ROOFTOP PHOTOVOLTAIC SYSTEMS FOR CERTAIN LESSEES

LESSEE	LEASE NO.	AREA
BRIGHT, Olivia E. N.	8600	Nanakuli, Oahu
KAMAKEEAINA, Loyna L.	9709	Lualualei, Oahu
MAMALA, Alvin D	8550	PKE, Oahu
SPENCER, Michelle L.	3140	Waimanalo, Oahu

ITEM F-4 EXHIBIT ANNUAL RENEWAL OF RIGHT OF ENTRY PERMITS

ROE NO.	PERMITTEE	ACRE	USE	ISLAND
477	Guy Kaniho	2.000	Agricultural	Hawai'i
533	Don Mahi	11.000	Agricultural	Kaua'i
550	Kuini Contrades	0.344	Agricultural	Kaua'i
554	Linda Kaauwai-Iwamoto	8.000	Agricultural	Kaua'i
558	Frank S. Rivera, Sr. and Amber Rivera	1.070	Agricultural	Kaua'i
561	Harold W. Ano	5.000	Agricultural	Kaua'i
570	Donn Kale Smith	5.000	Agricultural	Kaua'i
499	Monsanto Hawaii	30.000	Agricultural	Moloka'i
501	Harry K. Purdy, III and Marlene K. Purdy	35.000	Agricultural	Moloka'i
525	Sports Turf Hawaii, Inc.	20.000	Agricultural	Oʻahu
	XianXing Huang & Hong Fang Gan	8.671	Agricultural	Oʻahu
	Palahiko Farms	20.000	Agriculture	Kaua'i
	Kaanapali Development Corporation	105.000	Agriculture	Maui
491	Alexander & Baldwin, Inc.	646.000	Agriculture	Maui
	Alexander & Baldwin, Inc.	40.000	Agriculture	Maui
	Kenneth Hicks	6.400	Agriculture	O'ahu
	Eldon Tanigawa	5.153	Caretaker	Kaua'i
	Michael J. DeMotta	0.250	Caretaker	Kaua'i
	John and Arlene Reyes	1.400	Caretaker	Kaua'i
	William Leleo	0.188	Caretaker	Kaua'i
	Valerie Woods	3.600	Caretaker	Kaua*i
	Charlene L. Ching	0.115	Caretaker	O*ahu
	Luella K. Kanoa	0.267	Caretaker	Oʻahu
	Howard Doctorello	0.070	Caretaker	Oʻahu
	Sunny L. Honda	0.092	Caretaker (landscape) Kauaʻi
461 I	Edward J. and Naomi Laau	0.540	Commercial	Hawai'i

462	Kawaihae Spirits, Inc., dba Touching the Earth, LLC	0.670	Commercial	Hawai'i
481	Ginger Patch Center, LLC	2.210	Commercial	Hawai'i
483	Guy Startsman	0.560	Commercial	Hawai'i
536	Patricia Contrades	0.009	Commercial	Kaua'i
564	Woodrow K. Contrades	0.023	Commercial	Kauaʻi
498	Patricio Jr. & Cora Sanchez dba Kalamaula Motors	0.860	Commercial	Molokaʻi
602	Paling & Sons Trucking & Equipment Rentals	1.033	Commercial	Oʻahu
638	American Hauling, Inc.	0.017	Commercial	O*ahu
591	Aloun Farm, Inc., Attn: Alec Sou	78.640	Commercial/Ag.	Oʻahu
482	Keaukaha Panaewa Farmers Association	1.000	Community	Hawai'i
555	Reginald D. Manaku	0.110	Community	Kaua'i
572	Holualele Canoe Club, dba Na Molokama 'o Hanalei	0.340	Community	Kaua'i
493	Waiohuli Hawaiian Homesteaders Assoc., Inc.	6,820	Community	Maui
496	Keokea Homestead Farm Lot Association	69.000	Community	Maui
497	Village of Lei Ali'i Assn.	3.000	Community	Maui
504	Molokai Humane Society	0.975	Community	Molokati
507	Ahupua'a o Molokai	0,490	Community	Moloka'i
521	Waimanalo Hawaiian Homes Association	1.892	Community	O'ahu
585	Waianae Coast Comprehensive Health Center	0.712	Community	O'ahu
593	Waianae Coast Comprehensive Health & Hospital Board, Inc.	2.000	Community	O'ahu
538	Kauai Habitat for Humanity	0.460	Industrial	Kaua'i
542	Kauai Farm Fuels	0.580	Industrial	Kaua'i
490	Nelson Hiraga & John Kaahui	0.184	Industrial	Maui
513	Oahu Auto Service, Inc. c/o Isaac Keahi Smith	0.941	Industrial	Oʻahu
514	Bears Trucking, Inc.	1.000	Industrial	Oʻahu
515	La'au Structures	0.115	Industrial	Oʻahu
516	Leonard's Bakery	0.072	Industrial	Oʻahu
517	Professional Commercial Services	0.080	Industrial	Oʻahu
518	P.T. Solar Co., Inc.	0.115	Industrial	Oʻahu
519	Pacific Island Fence, LLC, Ed Hoo,	0.070	Industrial	Oʻahu
529	Frances Kama-Silva	2.000	Industrial	O'ahu
592	Close Construction, Inc.	1.000	Industrial	Oʻahu
595	R & KA Equipment	0.706	Industrial	Oʻahu
604	Aiwohi Bros., Inc.	2.000	Industrial	Oʻahu
605	Hawaii Steam, Inc.	0.580	Industrial	Oʻahu
607	Brian Akita and Eugene Cacho	0.217	Industrial	Oʻahu
611	Discount Storage, LLC & Containers Hawaii dba The Storage Room, Inc.	2.295	Industrial	O*ahu
615	Na Kane Trucking	0.220	Industrial	Oʻahu
616	Pacific Isle Equipment Rental, Inc.	0.570	Industrial	Oʻahu
617	Bauske Environmental, Inc. dba BENDCo	0.572	Industrial	Oʻahu
618	Benjamin Kahalehoe	0.310	Industrial	O'ahu
619	Miller's Paving, LLC., Andrew Miller	0.660	Industrial	O'ahu
620	Coastal Construction Co., Inc.	4.753	Industrial	O'ahu
621	American Drilling Company, Attn: Paul Frandsen	0.210	Industrial	O'ahu
623	Devin B. Donahue	1.033	Industrial	Oʻahu
628	D II's Welding Services, LLC, Donald P. Dias, II,	0.344	Industrial	Oʻahu

630	C J Peterson Services, Inc.	0.689	Industrial	O'ahu
631	J. Jeramiah Trucking Co., Inc.	0.359	Industrial	Oʻahu
632	Xtreme Trucking, Inc.	0.344	Industrial	O*ahu
634	F.P.S. Building Contractors, LLC	0,250	Industrial	O'ahu
636	Panui, Inc.	0.137	Industrial	O*ahu
637	T & C Plumbing, Chris Manuel	0.320	Industrial	O'ahu
639	Maunalei Trucking, Attn: Arnold Richardson	0.505	Industrial	Oʻahu
647	Road & Highway Builders	9.000	Industrial	Oʻahu
648	Hawai'i Explosives and Pyrotechnics, Inc.	4.000	Industrial	O'ahu
649	Aloha Trucking LLC	0.925	Industrial	Oʻahu
650	JJS Construction	0.459	Industrial	Oʻahu
651	Hawaiian Dredging Construction, Inc.	0.460	Industrial	Oʻahu
537	Robert Palama	0.230	Industrial (parking)	Kaua'i
541	Wallace Rita and Clyde Odo	0.344	Industrial (Parking)	Kaua'i
544	Akita Enterprises, Ltd.	0.367	Industrial (Parking)	Kaua'i
546	Akita Enterprises, Ltd.	0.550	Industrial (Parking)	Kaua'i
566	Jack L. and Margaret C. Phillips	0.918	Industrial (parking)	Kaua i Kaua i
574	Paul T. Esaki	0.059	Industrial (parking)	Kaua i Kaua i
495	SVO Pacific, Inc. c/o Westin Ka'anapali Ocean Resort Villas	2.200		Maui
626	VIP Sanitation, Inc.	1.081	Industrial (parking)	Oʻahu
640	The Pasha Group	25.000	Industrial (Parking)	O'ahu Oʻahu
520	Island Wide Towing, Transport and Recovery LLC		Industrial (Storage)	
502	••••••	0.527	Industrial Base-yard Office	Oʻahu Malakuti
464	Partners In Development Foundation	0.036		Moloka'i
465	Marian Kapuniai Cilhart Madainea Su	50.000	Pastoral	Hawai'i
466	Gilbert Medeiros, Sr.	280.000	Pastoral	Hawai'i
468	Malama Solomon	105.727	Pastoral	Hawai'i
469	George Pua, Sr.	100.000	Pastoral	Hawai'i
409	Daryl K. Kalua'u	450.000	Pastoral	Hawai'i
	Daleico Ranch	750.000	Pastoral	Hawai'i
473	Dean Kaniho	1500.000	Pastoral	Hawai'i
476	Charles & Jelena Clay	301.000	Pastoral	Hawai'i
478	April Awana-Mattos	300.000	Pastoral	Hawai'i
479	Zanga Schutte	100.000	Pastoral	Hawai'i
484	Kahua Ranch, Ltd.	1720.000	Pastoral	Hawaiʻi
485	Palekoki Ranch, Inc.	7600.000	Pastoral	Hawai'i
599	Parker Ranch, Inc.	381.000	Pastoral	Hawai'i
610	Native Hawaiian General Services c/o John Kuluau	5000.000	Pastoral	Hawaiʻi
531	Solomon Lovell	3.264	Pastoral	Kaua'i
532	Esther K. Medeiros	14.903	Pastoral	Kaua'i
534	Richard Kaui	30.000	Pastoral	Kaua'i
535	Gordon Rosa	13.000	Pastoral	Kaua'i
545	Clay Kelekoma	2.866	Pastoral	Kaua'i
547	Patrick Kelekoma and Clay Kelekoma	50.000	Pastoral	Kaua'i
551	John Hanson	5.000	Pastoral	Kaua'i
552	Lono K.M. Fu	2.849	Pastoral	Kaua'i
556	Richard and Kuulei Ornellas	0.555	Pastoral	Kaua'i

557	Tarey Low	173.000	Pastoral	Kaua'i
559	Stuart Keahiahi Hanchett	315.970	Pastoral	Kaua'i
562	Joseph Borden	21.030	Pastoral	Kaua'i
563	Leland & Krista Keale	75.000	Pastoral	Kaua'i
571	Norman & Ruby Cummings	11.600	Pastoral	Kaua'i
573	Ralph Kaui	320.000	Pastoral	Kaua'i
510	Alton & Joelle Aoki	25.000	Pastoral	Lana'i
487	Haleakala Ranch Company	62.000	Pastoral	Maui
488	James C. & Jane Sakugawa	5057.000	Pastoral	Maui
494	Ulupalakua Ranch, Inc.	228.880	Pastoral	Maui
500	Molokai Homestead Livestock Association	9370.000	Pastoral	Molokaʻi
503	Desmond & Christy Manaba	542.500	Pastoral	Moloka'i
511	Robert D. Lyman	1126.000	Pastoral	O'ahu
527	Waianae Valley Farm, Ltd.	438.100	Pastoral	Oʻahu
528	Frances Kama-Silva	8.000	Pastoral	Oʻahu
645	Allan Silva	0.700	Pastoral	O'ahu
656	Paniolo Preservation Society	0,000	Preservation	Hawai'i
597	Hawaii Forest & Trail, Ltd.	0,000	Recreation	Hawai'i
598	Hawaii Extreme Paintball LLC	1.321	Recreation	Oʻahu
612	Oahu Horseshoe Pitchers Association	0.275	Recreation	Oʻahu
625	Barber's Point Riding Club	0.230	Recreation	Oʻahu
455	Kauai Island Utility Cooperative	0.000	Research	Kaua'i
512	Albert Cummings	5.000	Stabling	Oʻahu
522	Duroy Rosecrans	3.949	Stabling	Oʻahu
523	Honolulu Polo Club	3.250	Stabling	Oʻahu
524	Roy & June K. Pires	3.400	Stabling	Oʻahu
5 9 4	Eilen Sanborn	1.016	Stabling	O'ahu
603	Mary Ann Higashi	1.200	Stabling	O'ahu
613	John Manuhoa Cook	2.400	Stabling	O'ahu

STATE OF HAWAI'I DEPARTMENT OF HAWAIIAN HOME LANDS <u>HAWAIIAN HOMES COMMISSION SITE VISIT AGENDA</u> Monday, June 20 2016 starting at 5:00 p.m.

5:00 p.m. - SITE VISIT AGENDA

The Commission will convene a site visit to the Kapolei Ho'olimalima project, located within the Maluohai Subdivision, in the Villages of Kapolei. The site visit will start at the Department of Hawaiian Home Lands office, located at 91-5420 Kapolei Parkway, Kapolei, O'ahu, Hawai'i and continue on to Kaiau Avenue, turning on to Koanimakani Street, then to Kuipuakukui Street, and then to Owakalena Street. One stop planned near intersection of Kuipuakukui Street and Owakalena Street.

No motion will be considered during the site visit. Site map is attached.

Jobie M. K. Masagatani, Chairman Hawaiian Homes Commission

COMMISSION MEMBERS

Doreen N. Canto, Maui Kathleen P. Chin, Kaua'i Gene Ross K. Davis, Moloka'i Wallace A. Ishibashi, East Hawai'i

David B. Ka'apu, West Hawai'i Michael P. Kahikina, O'ahu William K. Richardson, O'ahu Wren Wescoatt III, O'ahu

Special Accommodations (such as Sign Language Interpreter, large print, taped material) can be provided, if requested, at least five (5) working days before the scheduled meeting on the respective island by calling Ku'uwehi Hiraishi, at the Information & Community Relations Office, on Oahu, (808) 620-9590.







Notice of Annual Hawaiian Homes Commission Regular Meeting in Kapolei, O'ahu

on Monday, June 20, 2016 at 9:30 a.m. and Tuesday, June 21, 2016 at 9:00 a.m.*

at Hale Pono'ī, Department of Hawaiian Home Lands 91-5420 Kapolei Parkway, Kapolei, O'ahu 96707

Hawaiian Homes Commission Meeting agendas are available approximately one week in advance on the HHC Meetings page of our website, dhhl.hawaii.gov

*Meeting times are subject to change. Please check the website for an updated schedule.

Hawaiian Home Lands Meeting with the Kapolei Homestead Community

on Monday, June 20, 2016 from 6:30 – 8:30 p.m. at the Kapolei High School Cafeteria

91-5007 Kapolei Parkway, Kapolei, O'ahu 96707

AGENDA

6:30 - 7:00 p.m.	DHHL Update
7:00 - 7:30 p.m.	Homestead Community Update
7:30 - 8:30 p.m.	Open House**
8:30 p.m.	Adjournment

**During Open House, representatives from DHHL divisions will be available for oneon-one consultation with beneficiaries. Community organizations will also present informational booths.

To request accommodations for a sign language interpreter or accessible parking (must be requested five days prior to the meeting date), or for more information, please contact the DHHL Information and Community Relations Office on O'ahu at 808-620-9590.

DEPARTMENT OF HAWAIIAN HOME LANDS HAWAIIAN HOMES COMMISSION JUNE 20 & 21, 2016 KAPOLEI, OʻAHU

C-ITEMS OFFICE OF THE CHAIRMAN

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

June 20, 2016

TO: Chairman and Members, Hawaiian Homes Commission
FROM: Niniau Simmons, NAHASDA Manager
SUBJECT: H-1 Approval of Resolution no. 286 Celebrating 95th Anniversay of the Hawaiian Homes Commission Act being Signed into Law

THIS SUBMITTAL ITEM WILL BE DISTRIBUTED UNDER SEPARATE COVER

ITEM NO. C-1

STATE OF HAWAI'I

DEPARTMENT OF HAWAIIAN HOME LANDS

June 20, 2016

- TO: Chairman and Members, Hawaiian Homes Commission
- FROM: Hokulei Lindsey, Administrative Rules Officer Office of the Chairman
- SUBJECT: Approval of Recommendations for Proposed Amendments to \$10-3-26, Title 10, Hawaii Administrative Rules and to Proceed with Rulemaking under Chapter 91, Hawaii Revised Statutes

RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission approve the recommendations for proposed amendments to \$10-3-26, Title 10, Hawaii Administrative Rules¹ and to proceed with rulemaking under Chapter 91, Hawaii Revised Statutes.

DISCUSSION

Pursuant to Hawaii Revised Statutes section 91-5, each agency is required to adopt and maintain administrative rules; "[c]ompilations shall be supplemented as often as necessary and shall be revised at least once every ten years."² The procedure for adoption, amendment, or repeal of rules is prescribed in HRS section 91-3.

At its May 2016 meeting, the Hawaiian Homes Commission approved recommended amendments to Title 10, Hawaii Administrative Rules but deferred on recommended \$10-3-26, which embodies the substantive recommendations for subsistence agriculture lots. The recommendations for subsistence agriculture presented at the May 2016 meeting were to revise the original proposal taken to beneficiary consultation by:

1. Increasing the lot size to "not more than three acres" and including criteria to guide determination of lot sizes.

 $^{^{\}rm 1}$ See Exhibit 2 for the revised proposed text for §10-3-26.

² Haw. Rev. Stat. §91-5.

- 2. Removing the residency requirement and instead providing options to reside and subsistence farm on the lot or use the lot for subsistence farming.
- 3. Broadening housing options to allow lessee to build to county code or be exempted provided that the plans and specifications along with documentation and certification for non-conforming structures or portions of structures are submitted to the department and lessee releases department from any liability arising from non-conformance.
- 4. Allowing additional dwelling units on subsistence agriculture lots subject to department approval and infrastructure capacity.
- 5. Allowing subdivision of lots larger than one acre subject to the same applicable conditions as subdivision of larger agriculture lots.

Based on the May discussion with the Commission, staff revisited Recommendation 3 above focusing on how to achieve safety for non-conforming dwellings including permitting, professional certifications and minimum building code requirements, and liability. Staff recommends the following changes to Recommendation 3 (See Exhibit 1 for detailed explanation):

- A. Clarify that non-conforming dwellings may be exempted by DHHL provided any non-conforming portion(s) are "certified by a subject matter appropriate State of Hawaii licensed professional" and are in compliance with applicable laws and regulations including environmental compliance, water, clean water, wastewater, and catchment.³ The recommendation still allows building to code and also still requires all plans be submitted to the Department.
- B. Soften the liability clause so that liability shifts to the lessee for undisclosed or unpermitted non-conformities.

RECOMMENDATION

DHHL staff respectfully requests approval of the motion as proposed.

³ Section 204 of the HHCA vests the Department with broad control of the Hawaiian Home Lands, thus authorizing management and planning authority separate from the Counties. However, section 204 has been interpreted to be limited by certain Federal and State laws and regulations like those related to environmental protection.

Permitting

The recommendation does not address permitting with the counties because currently each major county will approve building permits for improvements on Hawaiian Home Lands. The counties differ, however, on how and whether they review applications for compliance with zoning. The DHHL and Hawai'i County have a Memorandum of Understanding that addresses these issues. Similar discussions are underway with Kaua'i County, and the Department expects to begin working with Maui County to develop an appropriate MOU. The City and County of Honolulu has a "processes checklist" specific to Hawaiian Home Lands which should be used by frontline staff but progress has, in the recent past, been slow in reaching agreement for the zoning review. Staff recommends, at this point, to continue working in cooperation with the counties rather than promulgate rules.

<u>Professional Certification(s) & Minimum Building Code</u> <u>Requirements</u>

The recommendation still provides an option for exemption of structures that are non-conforming to county building code standards except that any non-conforming portions (1) need to be "certified by a subject matter appropriate State of Hawaii licensed professional"; and (2) need to be in compliance with applicable laws and regulations including environmental compliance, water, clean water, wastewater, and catchment. Staff believes that these requirements combined with the Department's standard review of plans would result in dwellings that are safe by virtue of the professional certification, and that health and environmental protections would also be taken into account. Professional certification(s) offer a readily available alternative to identifying minimum code requirements or developing a DHHL building code.

Liability

The recommendation still contains a liability clause but it is softened to apply only to non-conformities that are undisclosed or unpermitted. The clause is intended to encourage compliance with the rules by disclosing the non-conformance(s) and by seeking the appropriate certification(s) and Department approval.

"§10-3-26 [Res	sidence permitted on agricultural and
pastoral lot.]	Residence on agricultural and on
	when. (a) Upon award of an
agricultural or	r pastoral lot, the applicant shall
reside on the :	island on which the leasehold is located
or move to that	t island within three years.
	ssee of an agricultural lot of not more
than three acre	es shall within three years:
(1) Resid	de and cultivate subsistence agriculture
on th	ne lot. Additional dwelling units shall
	ubject to department approval and
infra	astructure capacity.
(A)	The residence or any additional
	dwelling units shall be built to county
	code; or
(B)	The residence or any additional
	dwelling units may be exempted by the
	department provided that:
	(i) The plans for any non-conforming
	residence or additional dwelling
	units are submitted to the
	department for approval;
	(ii) Any non-conforming portion or
	portions are certified by a
	subject matter appropriate State
	of Hawaii licensed professional;
	and
	(iii) The units are in compliance with
	applicable laws and regulations
	including but not limited to
	environmental compliance, water,
	clean water, wastewater, and
	catchment.
	Provided further that the department
	shall not be held liable for any risk
	associated with undisclosed or
	unpermitted non-conformance with county
	codes.
(C)	Non-conforming and unpermitted
	dwellings and improvements shall not be
	appraised for valuation by the
	department; or

(2) Actively cultivate food crops or raise small <u>livestock or both for subsistence</u> agriculture purposes.

[(b)](c) [Residences]Subject to subsection (d), one residence shall be permitted on agricultural lots of more than three acres or on pastoral lots. [Only one residence shall be permitted per lessee on Hawaiian home lands.] In addition, a workers' quarters may be permitted per lessee <u>on agricultural</u> lots of more than three acres and on pastoral lots subject to the following conditions:

- The lessee has actively cultivated or developed at least two-thirds of the agricultural or pastoral tracts at all times;
- (2) The lessee shall submit a plan justifying the construction of a workers' quarters including but not limited to production processes and projections, number of workers and labor requirements, jobs to be performed, site and plot plan, house construction plans, and benefits accrued by the addition of a workers' quarters;
- (3) Approval by the commission;
- (4) Conformance to all state and county zoning and building requirements;
- (5) Adequate infrastructure, i.e., water, power, etc., shall be available to service the workers' quarters;
- (6) The lessee shall finance the construction of the workers' quarters and the department shall not loan or guarantee funds for construction of workers' quarters;
- (7) Removal of workers' quarters and related access and utility improvements at the expense of the lessee upon cancellation or surrender of agricultural or pastoral leases;

- (8) Upon transfer of agricultural or pastoral leases with workers' quarters, the transferee must justify the continued use of the workers' quarters, otherwise, removal of the workers' quarters and related access and utility improvements will be required at the expense of the transferor;
- (9) Not more than one workers' quarters shall be allowed per lessee, notwithstanding the size of the lot or lots, or the number of leases; and
- (10) Workers' quarters shall not be allowed for subsistence farming operations.

[(c)](d) A lessee possessing a residential lot lease may construct a residence on the lessee's agricultural lot of more than three acres or pastoral lot provided that the lessee complies with the following conditions:

- The lessee makes prior arrangements to surrender or transfer the resident lot lease upon the completion of construction of the residence on the lessee's agricultural or pastoral lot. Should it be feasible, the lessee may relocate the present house;
- (2) The lessee is financially able to assume the cost of relocation or construction of the new residence plus any related expenses necessary to maintain the agricultural or pastoral lot. The department may assist the Lessee under sections 10-3-41 to 10-3-52; and
- (3) In the event the lessee surrenders the residence lot lease, the net proceeds thereof shall be first credited to any loan granted by the department for the construction of a home on the agricultural or pastoral lot; and all other conditions imposed by this section and section 10-3-34.

[(d)]<u>(e)</u> The department shall not be liable for expenses incurred by the lessee for amenities brought to the lot. The department shall not provide nor be required to provide any amenities, except as it may determine in the planned development of its lands.

[(e)]<u>(f)</u> Upon cancellation or surrender of the agricultural or pastoral lot, the lessee shall relinquish the entire leasehold interest including the residence.

[(f)](g) Subdivision and transfer of a portion of an agricultural lot <u>lease</u> of more than <u>one acre</u> or pastoral lot lease may be permitted upon commission approval for the remaining term of the lease to any individual who qualifies under the act, subject to the following conditions:

- Upon such transfer, each resultant subdivided lot meets department criteria for designation as agricultural or pastoral <u>and</u> available infrastructure capacity;
- (2) [The department shall not]<u>The lessee or</u> <u>transferee shall</u> be obliged to finance the construction of a residence on any transferred portion;
- (3) Plans for all residences to be constructed on transferred portions of leases shall be submitted to and approved by the department before construction thereof;
- (4) [The department shall not]<u>The lessee or</u> <u>transferee shall</u> be obliged to pay for any costs incurred in the processing and obtaining of the subdivision;
- (5) The department shall not be liable for expenses incurred by the lessee for amenities brought to the lot. The department shall not provide nor be required to provide any amenities except as it may determine in the planned development of its lands; and

(6) A farm plan may be required [by]<u>of</u> transferees for all transfers involving the subdivided agricultural or pastoral lots <u>of more than three</u> <u>acres</u>. Where required, the farm plan shall be submitted to, reviewed and accepted by the department." [Eff 7/30/81; am 9/24/83; am 11/17/84; am and comp 10/26/98; am]

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

June 20, 2016

TO: Chairman and Members, Hawaiian Homes Commission

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There is no agenda item labeled C-3.

ITEM NO. C-3

STATE OF HAWAI'I DEPARTMENT OF HAWAIIAN HOME LANDS

June 13, 2016

То:	Chairman and Members, Hawaiian Homes Commission
Through:	Niniau Simmons, NAHASDA Manager, Office of the Chairman Norman Sakamoto, Acting Land Development / Satomark Administrator Kaleo Manuel, Acting Planning Office Administrator
	Kaleo Manuel, Acting Planning Office Administrator
From:	Niniau Simmons, NAHASDA Manager Office of the Chairman Solana Rose-Tutop, Housing Specialist Land A Development Division Andrew Choy, HHL Planner, Planning Office Ac

Subject: Environmental Assessment for HUD-assisted Projects
under 24 CFR Part 58, Discovery Harbour Infill Lots,
various parcels within tax map plats (3) 9-4-016;
(3) 9-4-017; (3) 9-4-018; (3) 9-4-019; (3) 9-4-021;
(3) 9-4-022; (3) 9-4-023; and (3) 9-4-024

RECOMMENDED MOTION/ACTION

None. For Information Only.

Information for the Commission regarding an anticipated Finding of No Significant Impact (FONSI) based on the information provided in the Environmental Assessment under 24 CFR Part 58 for the proposed DHHL Discovery Harbour Infill Lots.

DISCUSSION

Background

Discovery Harbour is located in the Ka'ū District, island and County of Hawai'i and spans across three ahupua'a, Pālauhulu, Wai'ōma'o, Kiolaka'a. The Department of Hawaiian Home Lands (DHHL) owns 40 lots within the Discovery Harbour subdivision, 38 of which are vacant. The DHHL-owned lots are scattered throughout Discovery Harbour and are generally bounded by Kamā'oa Road to the north, Ha'eha'e Street to the west, Kahiki, Hekau, and Kia Lua Streets to the south, and Wākea Street to the east. The lots are accessed by county-dedicated roadways built to county standards. The lots are served by the county water system and individual onsite septic systems.

Proposed Project and Project Purpose

The proposed project is construction of single-family dwellings on 38 vacant lots within the existing Discovery Harbour subdivision using Native American Housing and Self Determination Act (NAHASDA) funds. This would involve encouraging existing lessees to build where the lot has sat vacant through package home loans or self-help housing (or other programs).

The purpose of this project is to offer opportunities to native Hawaiian beneficiaries to develop lands or rehabilitate home structures for homesteading. It is consistent with the Hawaiian Homes Commission Act, 1920, as amended, which provides for the development and settlement of native Hawaiians on lands owned by the DHHL (State of Hawai'i, (Act of July 9, 1921, c 42, 42 Stat 108)). This project represents DHHL's ongoing efforts to expedite the development and distribution of its lands to qualified beneficiaries.

Environmental Assessment for HUD-assisted Projects under 24 CFR Part 58

An Environmental Assessment has been prepared in the U.S. Department of Housing and Urban Development (HUD) preferred format. The document includes an evaluation of the project relative to applicable statutes, executive orders and regulations listed at 24 CFR 50.4, 58.5 and 58.6 as well as Environmental Assessment Factors required by HUD which are enumerated in 24 CFR 58.40. The document makes a determination of impacts and identifies what formal mitigation measures are required to achieve a Finding of No Significant Impact (FONSI).

To determine impacts and mitigation measures, research was conducted, prior studies reviewed, and consultation with agencies and Native Hawaiian Organizations was conducted. The Environmental Assessment includes record of these efforts in the forms of figures, copies of pertinent reports, and consultation correspondence. Consultation comments are summarized in the table below:

Agency/Individual	Comment Summary	Follow Up
U.S. Fish and	Concurrence with	Included standard
Wildlife Service	determination of "not	USFWS mitigation
	likely to adversely	measures as
	affect" threatened and	planned (see
	endangered species	mitigation
	provided avoidance and	measures table).
	minimization measures	
	are followed.	
Thomas Joseph	Asserting that the	Included comments
Lenchanko	laws of the United	in the
	States of American do	Environmental
	not apply to Hawaii	Assessment
• • • • • • • • • • • • • • • • • • • •	and Hawaiians	
Malu'ohai	Applaud DHHL's efforts	Included comments
Residents	to provide more	in the
Association	opportunities for	Environmental
	beneficiaries to	Assessment
	become homeowners	
Mele Anna	Clarification on	Sent out separate
Kawaiaea, LLC	whether Section 106	Section 106
	consultation for	consultation for
	Discovery Harbour was	Discovery Harbour
	related to the	
	Keauhkaha properties	

Mitigation Measures Proposed in the Environmental Assessment:

Resource	Mitigation Measure
Threatened or endangered species	 Any materials or equipment moving from Guam to any other island will be thoroughly assessed to ensure the brown tree snake is not transported in the material. All workers will be advised to ensure their food scraps, paper wrappers, food containers, cans, bottles, and other trash from the project area are deposited in covered or closed trash containers. The trash containers shall be removed from the project area and disposed of off-site at an approved landsite at the end of each working day to prevent the attraction of non-native pests (i.e., rats). All tools, gear, and construction scrap will be removed to prevent the attraction of non-native pests (i.e., rats). No contamination (trash or
	debris disposal, non-native species

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	<pre>introductions, attraction of non-native pests, etc.) of adjacent habitats will result from project-related activities • To minimize impacts to the endangered Hawaiian hoary bat:</pre>
Soil	• Construction documents will include requirement to make the green waste available to DHHL homesteaders.
Archaeological Sites	• Construction contracts will include a condition that should burials or other traditional deposits be identified during intrusive activities, all work in the area will cease and the appropriate agencies will be contacted in accordance with the Native American Graves Protection and Repatriation Act (NAGPRA) and applicable laws of the State of Hawai'i.

RECOMMENDATION:

None. For informational purposes only.

STATE OF HAWAI'I DEPARTMENT OF HAWAIIAN HOME LANDS

June 13, 2016

To:	Chairman and Members, Hawaiian Homes Commission
Through:	Niniau Simmons, NAHASDA Manager Office of the Chairman Norman Sakamoto, Acting Land Development Administrator Kaleo Manuel, Acting Planning Office Administrator
From:	Niniau Simmons, NAHASDA Manager, Office of the Chairman Michelle Hitzeman, Housing Specialist Land Development Division Nancy McPherson, Planner, Planning Office/DW

Subject: Environmental Assessment for HUD-assisted Projects under 24 CFR Part 58, Ho'olehua Infill Lots, various parcels within tax map plats (2) 5-2-017 and 5-2-030

RECOMMENDED MOTION/ACTION

None. For Information Only.

Information for the Commission regarding an anticipated Finding of No Significant Impact (FONSI) based on the information provided in the Environmental Assessment under 24 CFR Part 58 for the proposed DHHL Ho'olehua Infill Lots.

DISCUSSION

Background

The Ho'olehua subdivision is separated into two residential . areas. The first area is bounded by Pu'u Kapele Avenue, Lihi Pali Avenue, and open farm land. The second area is bounded by Lihi Pali Avenue, Farrington Avenue, and Ala Ekolu Street. The lots range in size from half-acre to five acre lots. These lots are considered to be the central emphasis for a rural residential core area in Ho'olehua. Ho'olehua subdivision is located adjacent to or in proximity to Molokai Middle School, Molokai High School, and larger plots of agricultural land held by DHHL. The lots are accessed by county-dedicated roadways built to county standards. The lots are served by the county water system and individual onsite septic systems. Prior to subdivision, the land was used for cattle grazing.

Proposed Project and Project Purpose

The proposed project is construction of single-family dwellings on 22 vacant lots within the existing Ho'olehua subdivision using Native American Housing and Self Determination Act (NAHASDA) funds. This would involve encouraging existing lessees to build where the lot has sat vacant through package home loans or self-help housing (or other programs).

The purpose of this project is to offer opportunities to native Hawaiian beneficiaries to develop lands or rehabilitate home structures for homesteading. It is consistent with the Hawaiian Homes Commission Act, 1920, as amended, which provides for the development and settlement of native Hawaiians on lands owned by the DHHL (State of Hawai'i, (Act of July 9, 1921, c 42, 42 Stat 108)). This project represents DHHL's ongoing efforts to expedite the development and distribution of its lands to qualified beneficiaries.

Environmental Assessment for HUD-assisted Projects under 24 CFR Part 58

An Environmental Assessment has been prepared in the U.S. Department of Housing and Urban Development (HUD) preferred format. The document includes an evaluation of the project relative to applicable statutes, executive orders and regulations listed at 24 CFR 50.4, 58.5 and 58.6 as well as Environmental Assessment Factors required by HUD which are enumerated in 24 CFR 58.40. The document makes a determination of impacts and identifies what formal mitigation measures are required to achieve a Finding of No Significant Impact (FONSI).

To determine impacts and mitigation measures, research was conducted, prior studies reviewed, and consultation with agencies and Native Hawaiian Organizations was conducted. The Environmental Assessment includes record of these efforts in the forms of figures, copies of pertinent reports, and consultation correspondence.

Consultation comments are	summarized in	the	table be	elow:
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COUPARCACTON OON	mencs are summarized in	
Agency/Individual	Comment Summary	Follow Up
U.S. Fish and	Concurrence with	Included standard
Wildlife Service	determination of "not	USFWS mitigation
	likely to adversely	measures as
	affect" threatened and	planned (see
	endangered species	mitigation
	provided avoidance and	measures table).
	minimization measures	
	are followed.	
Office of	Instructed to contact	Contacted Molokai
Hawaiian Affairs	OHA's Molokai	Community Outreach
	Community Outreach	Coordinator
	Coordinator for	
	assistance in	
	identifying	
	knowledgeable	
	community members from	
	the project area who	
	may know of sites or	
	resources that could	
	be affected by the	
	proposed undertaking.	

Mitigation Measures Proposed in the Environmental Assessment:

Resource	Mitigation Measure
Threatened or endangered species	 Any materials or equipment moving from Guam to any other island will be thoroughly assessed to ensure the brown tree snake is not transported in the material. All workers will be advised to ensure their food scraps, paper wrappers, food containers, cans, bottles, and other trash from the project area are deposited in covered or closed trash containers. The trash containers shall be removed from the project area and disposed of off-site at an approved landsite at the end of each working day to prevent the attraction of non-native pests (i.e., rats). All tools, gear, and construction scrap will be removed upon completion of work in order to prevent the attraction of non-native pests (i.e., rats). No contamination (trash or debris disposal, non-native species introductions, attraction of non-native pests, etc.) of adjacent habitats will result from project-related activities

	 To minimize impacts to the endangered Hawaiian hoary bat: Woody plants greater than 15 feet (4.6 meters) tall will not be disturbed, removed, or trimmed during the bat birthing and pup rearing season (June 1 through September 15). Barbed wire will not be used for fencing as part of this proposed action. To avoid impacts to Hawaiian petrels and Newell's shearwaters (collectively known as seabirds) To protect night-flying seabirds, outdoors illumination be shielded so that the bulb is not visible at or above bulbheight. If night work must be conducted, it should take place outside the sea bird fledging season (September 15 through December 15) and should utilize shielded lighting.
Soil	• Construction documents will include requirement to make the green waste available to DHHL homesteaders.
Archaeological Sites	• Construction contracts will include a condition that should burials or other traditional deposits be identified during intrusive activities, all work in the area will cease and the appropriate agencies will be contacted in accordance with the Native American Graves Protection and Repatriation Act (NAGPRA) and applicable laws of the State of Hawai'i.

RECOMMENDATION:

None. For informational purposes only.

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

June 20, 2016

TO: Chairman and Members, Hawaiian Homes Commission

- FROM: Niniau Simmons, NAHASDA Manager
- SUBJECT: C-6 For Information Only Presentation on DHHL's Waiting List Demographic Information

THIS SUBMITTAL ITEM WILL BE DISTRIBUTED UNDER SEPARATE COVER

ITEM NO. C-6

DEPARTMENT OF HAWAIIAN HOME LANDS HAWAIIAN HOMES COMMISSION Kapolei, Oʻahu, Hawaiʻi

D-ITEMS HOMESTEAD SERVICES DIVISION

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

June 20, 2016

TO: Chairman and Members, Hawaiian Homes Complexion

From: Dean T. Oshiro, Acting HSD Administrator

SUBJECT: Homestead Services Division Status Reports

RECOMMENDED MOTION/ACTION

NONE

DISCUSSION

- The following reports are for information only:
- Exhibit A: Homestead Lease & Application Totals and Monthly Activity Reports

Exhibit B: Delinquency Report

.
June 20, 2016

SUBJECT: Homestead Lease and Application Totals and Monthly Activity Reports

LEASE ACTIVITY REPORT

Month through May 31, 2016

	As of 4/30/16	Add	Cancel	As of 5/31/16
Residential	8,305	4	2	8,307
Agriculturual	1,098	1	0	1,099
Pastoral	408	0	0	408
Total	9,811	5	2	9,814

The number of Converted Undivided Interest Lessees represents an increase of 393 families moving into homes. Their Undivided Interest lease was converted to a regular homestead lease.

nomesteau lease.	As of 4/30/16	Converted	Rescinded/ Surrendered/ Cancelled	As of 5/31/16
Undivided	941	1	0	940
Balance as of 5/31/2016				
Awarded Relocated to UNDV Rescinded Surrendered Cancelled Converted		1,434 7 101 5 2 393		
Balance to Convert		940		

Lease Report For the Month Ending May 31, 2016

Lat Boom Add Carted with <			DECING	MCE		A		ULTURE -			PAST	URE		TC	TAL L	EASES	
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Lanai 29 0 0 29 0 0 0 0 0 0 0 29 0 0 2 TOTAL 29 0 0 29 0 0 0 0 0 0 0 29 0 0 2	TOTAL	394	0	0		420	0	<u> </u>	420	27	U		21	041	U	U	041
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														29	0	0	29
STATEWIDE TOTAL 8,305 4 2 8,307 1,098 1 0 1,099 408 0 0 408 9,811 5 2 9,81				-													
	STATEWIDE TOTAL	8,305	4	2	8,307	1,098	1	Û	1,099	408	0	0	408	9,811	5	2	9,814

HOMESTEAD AREA AND ISLANDWIDE APPLICATIONS WAITING LIST MONTHLY REPORT FOR THE MONTH ENDING May 31, 2016

AREA WAITING LIST

		RESIDE			<i>F</i>	GRICU	ILTURE			PAST	IURE		
DISTRICT AREA	Last Month	Add (Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	TOTAL
Oahu District	1,018	0	1	1,017	3	0	0	3	0	0	0	0	1,020
Maui District	73	0	0	73	4	0	0	4	5	0	0	5	82
Hawaii District	135	0	0	135	15	0	0	15	62	0	0	62	212
Kauai District	58	0	0	58	3	0	0	3	29	0	0 '	29	90
Molokai District	20	Ó	0	20	19	0	0	19	1	0	0	1	40
TOTAL	1,304	0	1	1,303	44	0	0	44	97	0	0	97	1,444

ISLANDWIDE WAITING LIST

		RESID	ENCE			GRICU	LTURE			PAST	URE		
ISLAND	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	TOTAL
Oahu	9,420	30	6	9,444	3,557	14	0	3,571	0	0	· 0	0	13,015
Maui	3,699	7	4	3,702	4,565	3	5	4,563	590	0	Ö .	590	8,855
Hawaii	5,636	7	4	5,639	7,025	8	3	7,030	1,841	1	D	1,842	14,511
Kauai	1,585	2	5	1,582	2,187	2	1	2,188	291	0	0	291	4,061
Molokai	770	2	3	769	1025	1	0	1026	195	0	0	195	1,990
Lanai	85	0	0	85	0	D	0	0	0	0	0	0	85
TOTAL	21,195	48	22	21,221	18,359	28	9	18,378	2,917	1	0	2,918	42,517

AREA AND ISLANDWIDE LISTS

	RES	AG	PAS	TOTAL	
OAHU	10,461	3,574	0	14,035	New Appl
MAUI	3,775	4,567	595 ·	8,937	Applicatio
HAWAII	5,774	7,045	1,904	14,723	Lease Re
KAUAI	1,640	2,191	320	4,151	App Rein
MOLOKAI	789	1,045	196	2,030	HHC Adju
LANAI	85	0	0	85	
TOTAL	22,524	18,422	3,015	43,961	

ADDITIONS	
New Applications	61
Application Transfers	16
Lease Rescissions	0
App Reinstatements	0
HHC Adjustments	0
TOTAL	77

CANCELLATIONS	
New Lease Awards	12
Application Transfers	16
Succ'd and Cancel Own	1
Public Notice Cancel	0
Voluntary Cancellations	0
Lease Successorships	0
HHC Adjustments	0
Dec'd No Successor	3
NHQ Unqualified	0
TOTAL	32

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					May	31, 201	6						
		RESIDE	NCE		A	GRICU	LTURE			PAST	URE		TOTAL 181 160 3 73 603 1,020 13,015 14,035 73 9 82 8,855 8,937 73 15 0 19 105
OAHU DISTRICT	Last Month	Add (Cancel	TOTAL	Last Month		Cancel	TOTAL	Last Month		Cancel	TOTAL	
Nanakuli	182	0	1	181		0	0	0	0	0	0	0	
Waianae	160	0	0	160	0	. O	0	0	0	0	0	0	
Lualualei	0	0	0	0	3	0	0	3	0	0	. 0	0	
Papakolea/Kewalo	73	0	0	73	0	0	0	0	0	0	0	0	
Waimanalo	603	0	0	603	0	0	0	0	0	0	0	0	
Subtotal Area	1,018	0	1	1,017	3	0	0	3	0	0	0	0	
Islandwide	9,420	30	_6	9,444	3,557	14	0	3,571	0	0	0	0	
TOTAL OAHU APPS	10,438	30	7	10,461	3,560	14	0	3,574	0	0	0	0	14,035
MAUI DISTRICT							-	_	-	_			-
Paukukalo	73	0	0	73	0	0	0	0	0	0	0	0	
Kula	0	0	0	0	4	0	0	4	5	0	0	5	
Subtotal Area	73	0	0	73	•4	0	0	4	5	0	0	5	
Islandwide	3,699	.7	4	3,702	4,565	3	5	4,563	590	0	0	<u> </u>	
TOTAL MAUI APPS	3,772	7	4	3,775	4,569	3	5	4,567	595	0	0	595	8,937
HAWAII DISTRICT									<u>.</u>		-		70
Keaukaha/Waiakea	72	0	0	72	0	0	0	0	1	0	0	1	
Panaewa	0	0	0	0	15	0	0	15	0	0	0	0	
Humuula	0	0	0	0	0	0	0	0	0	0	0	0	_
Kawaihae	19	0	0	19	0	0	0	0	0	0	0	0	
Waimea	44	0	0	44	0	0	Ö	0	61	0	0	61	
Subtotal Area	135	0	0	135	15	0	0	15	62	0	0	62	212
Islandwide	5,636	7	4	5,639	7,025	8	3	7,030	1,841	1	0	1,842	14,511
TOTAL HAWAII APPS	5,771	7	4	5,774	7,040	8	3	7,045	1,903	1	0	1,904	14,723
KAUAI DISTRICT													
Anahola	50	0	0	50	3	0	0	3	21	0	0	21	74
Kekaha/Puu Opae	8	0	0	8	0	0	0	0	8	0	0	8	16
Subtotal Area	58	0	0	58	3	0	0	3	29	0	0	29	90
Islandwide	1,585	2	5	1,582	2,187	2	1	2,188	291	0	0	291	4,061
TOTAL KAUAI APPS	1,643	2	5	1,640	2,190	2	1	2,191	320	0	0	320	4,151
MOLOKAI DISTRICT		_	_			~	•	•	0	0	0	0	4
Kalamaula	4	0	0	4	0	0	0	0 19	0	0	0	1	27
Hoolehua	7	0	0	/ 8	19 0	0	0	19	0	0	0	0	8
Kapaakea	8	0	0	-	•	0	0	0	ő	n n	ő	0	1
One Alii	1	0	0	1 20	0 19	0	0	19	1	ő	ő	1	40
Subtotal Area	20	0	0	20 769	1,025	1	0	1,026	195	0	0	195	1,990
Islandwide	770	2	3	789	1,025	1	0	1,025	195	<u> </u>	0	196	2,030
TOTAL MOLOKAI APPS	790	2	3	789	1,044	1	U	1,045	150	v	U	150	2,030
	05	•	0	85	0	0	O	0	0	0	0	0	85
Islandwide	85 85	0	0	85	0	<u>0</u>	0	0	0	0	0	<u> </u>	85
TOTAL LANA! APPS		-	-		-	-	-	-	-	-	ŏ	97	1,444
TOTAL AREA ONLY	1,304	0	1	1,303	44	0	0	44	97 2 017	0 1	0	97 2,918	42,517
TOTAL ISLANDWIDE TOTAL STATEWIDE	21,195 22,499	48 48	22 23	21,221 22,524	18,359 18,403	28 28	9 9	18,378 18,422	2,917 3,014	1	0	2,918 3,015	42,961

HOMESTEAD AREA AND ISLANDWIDE APPLICATIONS WAITING LIST MONTHLY REPORT FOR THE MONTH ENDING

DELINQUENCY REPORT - STATEWIDE June 20, 2016 (\$Thousands)

	Total Outs	tanding (000s)	Total Deli	inquency (000s)	30 Days	s (low) ((000s)	60 Days (ISK 90 Days	(High) (000s)	180 Days (Severe) (000s)	% of T 5/31/2	
DIRECT LOANS	<u>No.</u> 386	<u>Amt.</u> 29,915	<u>No.</u> 96	<u>Amt.</u> 9,638	<u>No.</u> 16	<u>Amt.</u> 1,769	<u>No.</u> 12	<u>Amt.</u> 990	<u>No.</u> 12	<u>Amt.</u> 885	<u>No.</u> 56	<u>Amt.</u> 5,995	<u>No.</u> 24.9%	<u>\$</u> 32.2%
EAST HAWAII	231	13,311	87	4,839	11	342	5	219	14	368	57	3,910	37.7%	36.4%
WEST HAWAII	67	5,818	11	653	0	0	0	0	2	263	9	390	16.4%	11.2%
MOLOKAI	75	3,129	19	617	3	59	5	165	1	41	10	352	25.3%	19.7%
KAUAI	109	7,668	16	1,108	4	395	1	6	2	52	9	654	14.7%	14.4%
MAUI	<u>73</u>	<u>5,749</u>	<u>13</u>	<u>1,441</u>	<u>4</u>	<u>404</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>45</u>	<u>8</u>	<u>991</u>	<u>17.8%</u>	<u>25.1%</u>
TOTAL DIRECT	941 100.0%	65,591 100.0%	242 25.7%	18,296 27.9%	38 4.0%	2,969 4.5%	23 2.4%	1,381 2.1%	32 3.4%	1,653 2.5%	149 15.8%	12,292 18.7%	25.7%	27.9%
Advances (including RPT)	262	6,851	262	6,851	0	0	0	0	262	6,851			100%	100%
DHHL LOANS & Advances	1,203	72,442	504	25,147	38	2,969	23	1,381	294	8,505	149	12,292	41.9%	34.7%
LOAN GUARANTEES as of June 30														
SBA USDA-RD	1 329	112 42,116	0 58	0 7,025	0 0	0 0	0 0	0	0 58	0 7,025			0.0% 17.6%	0.0% 16.7%
Habitat for Humanity	529 70	3,272	58 17	1142	0	0	0	0	17	1,142			24.3%	34.9%
Maui County	5	74	0	0	Ő	Ő	Ő	Ő	0	0			0.0%	0.0%
Nanakuli NHS	1	7	1	7	Ō	Ō	Ō	Ō	1	7			100.0%	100.0%
City & County	24	367	10	230	0	0	0	0	10	230			41.7%	62.7%
FHA Interim	8	1,551	0	0	0	0	0	0	0	0			0.0%	0.0%
OHA	88	987	5	47	0	0	0	0	<u>5</u>	<u>47</u>			5.7%	4.8%
TOTAL GUARANTEE	<u>526</u>	<u>48,486</u>	<u>91</u>	<u>8,451</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>91</u>	<u>8,451</u>			<u>17.3%</u>	<u>17.4%</u>
PMI Loans	307	59,141	26	5,769	2	536	0	0	24	5,233			8.5%	9.8%
HUD REASSIGNED for Recovery	147	19,328	121	17,913	0	0	0	D	3	193	118	17,720	82.3%	92.7%
FHA Insured Loans	<u>2,808</u>	<u>418,061</u>	<u>253</u>	<u>32,297</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>253</u>	<u>32,297</u>			<u>9.0%</u>	<u>7.7%</u>
TOTAL INS. LOANS	<u>3,262</u>	<u>496,530</u>	<u>400</u>	<u>55,979</u>	<u>2</u>	<u>536</u>	<u>0</u>	<u>0</u>	<u>280</u>	<u>37,723</u>	<u>118</u>	<u>17,720</u>	<u>12.3%</u>	<u>11.3%</u>
OVERALL TOTALS(EXC Adv/RP	4,729	610,606	733	82,726	40	3,505	23	1,381	403	47,827	267	30,012	15.5%	13.5%
ADJUSTED TOTALS	4,991	617,458	995	89,577	40	3,505	23	1,381	665	54,679	267	30,012		14.5%

Note: HUD 184A loan program has 362 loans, with a total outstanding principal balance of \$82,753,504.18 as of June 30, 2015. 18 loans, totalling \$4,258,216.32, are delinquent.

ITE<u>M NO. D-1</u> EXHIBIT B

OAHU Direct Loans Delinquency Ratio Report





WEST HAWAII **Direct Loans Delinquency Ratio Report**



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MAUI Direct Loans Delinguency Ratio Report



KAUAI Direct Loans Delinguency Ratio Report



MOLOKAI Direct Loans Delinquency Ratio Report



DEPARTMENT OF HAWAIIAN HOME LANDS

June 20, 2016

TO: Chairman and Members, Hawaiian Homes Commission

FROM: Dean Oshiro, Acting HSD Administrator

SUBJECT: Approval of Consent to Mortgage

RECOMMENDED MOTION/ACTION

To approve the following consents to mortgages for Federal Housing Administration (FHA) insured loans, Department of Veterans Affairs (VA) loans, United States Department of Agriculture, Rural Development (USDA, RD) guaranteed loans, United States Housing and Urban Development (HUD 184A) guaranteed loans and Conventional (CON) loans insured by private mortgage insurers.

DISCUSSION

PROPERTY	LESSEE	LENDER	LOAN AMOUNT
OAHU			
Waimanalo Lease No. 8215 TMK: 1-4-1-037:008	KUKAHIKO, Kalae B.(Cash Out Refi)FHA	Golden Empire Mortgage Inc.	\$ 117,000
Lualualei Lease No. 9683 TMK: 1-8-6-023:138	KALEOPAA, Emily R.(Cash Out Refi)FHA	HomeStreet Bank	\$ 103,800
Princess Kahanu Estates Lease No. 8506 TMK: 1-8-7-042:121	KELII, Kaleo-O-Kalani C. S.(Purchase)FHA	HomeStreet Bank	\$ 311,519
Princess Kahanu Estates Lease No. 8544 TMK: 1-8-7-042:138	HOOHULI, Donald K.(Cash Out Refi)FHA	Mann Mortgage	\$ 267,980

OAHU

Kanehili Lease No. 12553 TMK: 1-9-1-153:075	KAUAKAHI, Michael P. (Purchase)FHA	Mann Mortgage	\$ 392,000
Nanakuli Lease No. 3825 TMK: 1-8-9-009:009	MAHUKA, Richard I. M.(Cash Out Refi)FHA	Guild Mortgage Co.	\$ 282,000
Kaupea Lease No. 12025 TMK: 1-9-1-139:027	TANAKA-PABO, Yuki L. (Purchase)FHA	Bank of Hawaii	\$ 414,162
Kanehili Lease No. 11590 TMK: 1-9-1-152:017	LORING, Laura Ann N. K. (Purchase)HUD 184A	HomeStreet Bank	\$ 252,500
Princess Kahanu Estates Lease No. 8358 TMK: 1-8-7-043:001	CHOY FOO, Henrietta W. (Purchase)FHA	HomeStreet Bank	\$ 300,501
Princess Kahanu Estates Lease No. 8297 TMK: 1-8-7-042:006	SUYAT, James A. &, SUYAT, Cornelia E. (Cash Out Refi)HUD 184A		\$ 222,200
Kaupea Lease No. 12108 TMK: 1-9-1-140:032	SOUZA, Julia H.(Cash Out Refi)FHA	Hightechlend ing, Inc.	
Waianae Lease No. 5345 TMK: 1-8-5-033:056	MEYERS, Bronson L. K. (Purchase)FHA	Guild Mortgage Co.	\$ 212,000

<u>OAHU</u>

Nanakuli Lease No. 11901 TMK: 1-8-9-010:059	ENOS, Chadwick K. (Purchase)FHA	Guild Mortgage Co.	\$ 250,000
Princess Kahanu Estates Lease No. 8549 TMK: 1-8-7-042:143	HANOHANO, Emil S.(Cash Out Refi)FHA	Hightechlend ing, Inc.	\$ 157,000
Kaupea Lease No. 12046 TMK: 1-9-1-140:104	AHULAU, Lance K.(Cash Out Refi)FHA	Mann Mortgage	\$ 359,324
Waimanalo Lease No. 844 TMK: 1-4-1-020:039	MATSUMOTO, Shantay K.(Cash Out Refi)FHA		\$ 148,434
Nanakuli Lease No. 8169 TMK: 1-8-9-015:035	ADAMS, Gaison K. P.(Cash Out Refi)FHA	HomeStreet Bank	\$ 155,700
Princess Kahanu Estates Lease No. 8440 TMK: 1-8-7-042:067	NAHALEA, Anja A. (Purchase)FHA	Hightechlend ing, Inc.	\$ 352,000
Kaupea Lease No. 12133 TMK: 1-9-1-139:001	KAAIALII, Roland K.(Cash Out Refi)FHA	Golden Empire Mortgage Inc.	\$ 297,000
Waianae Lease No. 9899 TMK: 1-8-5-031:053	TUINEI, Jadeen K. (Streamline Refi)FHA	Mann Mortgage	\$ 206,000

MOLOKAI

Kalamaula Lease No. 5834 TMK: 2-5-2-032:016	BUSH, Godfrey K. (Purchase)FHA	HomeStreet Bank	\$ 344,875
MAUI			
Waiohuli Lease No. 7589 TMK: 2-2-2-028:090	AARONA-LORENZO, Donna K.(Rate Term Refi)FHA	Golden Empire Mortgage Inc.	\$ 545,000
Waiohuli Lease No. 7712 TMK: 2-2-2-028:136	FERREIRA, Shadwald K.(Cash Out Refi)FHA	Golden Empire Mortgage Inc.	\$ 177,000
Waiehu 3 Lease No. 10068 TMK: 2-3-2-024:039	CROWTON, Shareen S. U.(Cash Out Refi)FHA	HomeStreet Bank	\$ 108,134
Paukukalo Lease No. 5417 TMK: 2-3-3-006:028	GOMES, Alika M. (Purchase)FHA	HomeStreet Bank	\$ 270,450
Waiohuli Lease No. 7673 TMK: 2-2-2-027:123	DEMELLO, Sherman H.(Cash Out Refi)HUD 184A	HomeStreet Bank	\$ 414,100
Waiehu 3 Lease No. 10060 TMK: 2-3-2-024:031	KAUHI, Colline G.(Cash Out Refi)FHA	HomeStreet Bank	\$ 134,940
Waiohuli Lease No. 7706 TMK: 2-2-2-028:142	IAO, Haunani M. (Purchase)FHA	Siwell Inc., dba Capital Mortgage Services of Texas	\$ 293,000

MAUI

Waiehu 2 Lease No. 9481 TMK: 2-3-2-022:043	HOKOANA-GORMLEY, Prudence K.(Cash Out Refi)HUD 184A	Bank of Hawaii	\$ 191,395
HAWAII			
Kaniohale Lease No. 9341 TMK: 3-7-4-023:028	MILLS, Damien K. C. (Purchase)USDA, RD	Siwell Inc., dba Capital Mortgage Services of Texas	\$ 237,000
Keaukaha Lease No. 4238 TMK: 3-2-1-022:020	CHESEBRO, John K., Jr.(Cash Out Refi)FHA	Golden Empire Mortgage Inc.	\$ 73,000
Kaniohale Lease No. 9407 TMK: 3-7-4-023:094	KAIHEWALU-ENRIQUEZ, Nicole A.(Cash Out Refi)FHA	Golden Empire Mortgage Inc.	\$ 177,000
Keaukaha Lease No. 5655 TMK: 3-2-1-023:050	WHITNEY, Delbert A. (Streamline Refi)FHA	Golden Empire Mortgage Inc.	\$ 157,000
Kaniohale Lease No. 9412 TMK: 3-7-4-023:099	PADILLIO, Diego W. C. (Purchase)USDA. RD	Siwell Inc., dba Capital Mortgage Services of Texas	
Kawaihae Lease No. 7212 TMK: 3-6-1-009:040	AKANA, Aulani W. (Streamline Refi)FHA	Golden Empire Mortgage Inc.	\$ 273,000

HAWAII

Keaukaha Lease No. 3083 TMK: 3-2-1-024:030	NORMAN, Donnette L.(Cash Out Refi)FHA	Golden Empire Mortgage Inc.	\$ 196,000
Piihonua Lease No. 10928 TMK: 3-2-3-025:066	DUDOIT, Johnny Ray (Purchase)FHA	HomeStreet Bank	\$ 230,384
Waiakea Lease No. 9114 TMK: 3-2-2-063:041	APOLO, Sonny M. (Purchase)FHA	HomeStreet Bank	\$ 189,315

RECAP	<u>NO.</u>	FHA AMOUNT	<u>NO.</u>	VA AMOUNT	<u>NO.</u>	USDA-RD <u>AMOUNT</u>
FY Ending 6/30/15	291	\$ 63,019,783	9	\$2,421,822	32	\$7,742,283
Prior Months This Month Total FY '15-'16	<u>32</u>	\$ 59,283,395 7,824,518 \$ 67,107,913	_	\$1,474,938 0 \$1,474,938	2	
HUD 184A FY Ending 6/30/15	92	\$22,210,337				
Prior Months This Month Total FY '15-'16	<u>4</u>	\$18,495,490 <u>1,080,195</u> \$19,575,685				

ITEM NO. D-2

.

DEPARTMENT OF HAWAIIAN HOME LANDS

June 20, 2016

- TO: Chairman and Members, Hawaiian Homes Commission
- FROM: Dean Oshiro, Acting HSD Administrator
- SUBJECT: Approval to Schedule Loan Delinquency Contested Case Hearings

RECOMMENDED MOTION/ACTION

To authorize the scheduling of the following loan delinquency contested case hearings as shown below.

DISCUSSION

The department has been working to resolve the problem of loan delinquencies. The past due delinquent loan status with lessees continues to be a problem for the department; therefore, we recommend that contested case hearings be scheduled:

Lessee	Lease <u>No.</u>	Area	Loan <u>No.</u>	Monthly Payment	Amount at 5/16	Balance at 5/16
Hawaii						
Levi, Ruth S.U.	4794	Keaukaha	16735	\$296	\$8,823	\$56,719
Matsu, Ernest A.	1211	Keaukaha	13613	\$197	\$3,776	\$8,624
Leialoha, Bradford J.	6321	Keaukaha	17052	\$807	\$38,250	\$130,317
Kenoi, Joseph P.N.S.	11188	Waiakea	18221	\$622	\$39,326	\$133,830
Kiyuna, Kainoa C. & Kiyuna, Keolaokalani M.	9089	Waiakea	14222	\$467	\$18,511	\$40,547
Konanui, Bernadette M.	9669	Waiakea	17454	\$283	\$13,718	\$47,080

Lessee	Lease <u>No.</u>	Area	Loan <u>No.</u>	Monthly Payment	Amount at 5/16	Balance at 5/16
<u>Hawaii (cont'd)</u>						
Oili, Roman M.	8144	Waiakea	16732	\$181	\$3,272	\$32,022
Pua, Kyle	5391	Panaewa	17341	\$411	\$3,818	\$47,888
Pua, Brandon S.K.	8838	Univ. Heights	15635	\$562	\$14,786	\$74,141
Simeona, Samuel K.	12157	Kaumana	18111	\$1,347	\$73,063	\$265,724
<u>Oahu</u>						
Martin, Barbara L. & Medeiros, Thelma K.	9699	Waianae	18665 18666	\$196 \$172	\$1,225 \$1,075	\$27,911 \$33,273
Eli, Stacyann	5724	Nanakuli	17559	\$885	\$2,904	\$128,598

DEPARTMENT OF HAWAIIAN HOME LANDS

June 20, 2016

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Dean T. Oshiro, Acting HSD Administrator V

FROM: Ross K. Kapeliela, Application Officer

SUBJECT: Approval of Homestead Application Transfers/Cancellations

RECOMMENDED MOTION/ACTION

To approve the transfers and cancellations of applications from the Application Waiting Lists for reasons described below:

DISCUSSION

1. Requests of Applicants to Transfer

OAHU ISLANDWIDE AGRICULTURAL LEASE LIST

BRIGHT,	Justin Keahi	02/02/2005	KAUAI	AGR	02/22/16
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OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

BRIGHT, Justin Keahi	02/02/2005	KAUAI	RES	02/22/16
GUMBAN, Tammi K.	05/03/1999	KAUAI	RES	02/10/15
RYDER-KAWELO, Mitchell C.P.				02/05/16

HAWAII ISLANDWIDE RESIDENTIAL LEASE LIST

MURAKI, Gloria-Ann P. 02/01/2008 OAHU RES 03/03/16

2. Deceased Applicants

NONE FOR SUBMITTAL

3. Awards of Leases

OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

AH SUI-AGLIPAY, Dawnmarie	Assigned Residential Lease #584, Lot 95 in Nanakuli, Oahu dated 05/12/2016. Remove application dated 09/17/2013.
APA, Justin L.I.	Assigned Residential Lease #3201, Lot 38 in Papakolea, Oahu dated 02/22/2016. Remove application dated 08/23/2004.
ARAKAKI, Shunya K.	Assigned Residential Lease #2182, Lot 228 in Kewalo, Oahu dated 02/22/2016. Remove application dated 12/30/2010.
CAMPBELL, Wanda N.	Assigned Residential Lease #7789, Lot 14 in Waimanalo, Oahu dated 03/30/2016. Remove application dated 03/08/2011.
JOHNSON, Theodore K.	Assigned Residential Lease #2276, Lot 65 in Waimanalo, Oahu dated 04/22/2016. Remove application dated 01/08/1997.
LAFAELE, Esther M. P.	Assigned Residential Lease #2589, Lot 84 in Waimanalo, Oahu dated 07/02/2015. Remove application dated 03/16/2006.
LONO, Shane-Bernard K.C.	Assigned Residential Lease #9736, Lot 13718 in Maluohai, Oahu dated 05/11/2015. Remove application dated 08/16/2010.
MEYERS, Wilmore E.	Assigned Residential Lease #11803, Lot 18560 in Kapolei, Oahu dated 08/04/2015. Remove application dated 04/02/2008.
SMITH, Laurie Ann I.	Assigned Residential Lease #12045, Lot 17047 in Kaupea, Oahu dated 03/31/2016. Remove

application dated 09/21/1998.

STONE, Francis L.

Assigned Residential Lease #3222, Lot 197 in Kewalo, Oahu dated 05/17/2016. Remove application dated 04/01/2013.

YOUNG, Pono C.R.

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Assigned Residential Lease #4100, Lot 27 in Waimanalo, Oahu dated 04/06/2016. Remove application dated 05/21/2015.

MAUI ISLANDWIDE RESIDENTIAL LEASE LIST

KAHIHIKOLO, Tiffany	Assigned Residential Lease #5424, Lot 30 in Paukukalo, Maui dated 03/24/2016. Remove application dated 08/06/1996.
KAMAILE, Sandra G.	Assigned Residential Lease #8620, Lot 141 in Nanakuli, Oahu dated 04/04/2016. Remove application dated 07/16/1990.
POKINI, Tristan	Assigned Residential Lease #8176, Lot 17 in Waimanalo, Oahu dated 05/06/2016. Remove application dated 07/11/2014.

UWEKOOLANI-AARONA, Rebauilani K.M. Assigned Residential Lease #10133, Lot 111 in Waiohuli, Maui dated 02/02/2016. Remove application dated 06/17/2004.

HAWAII ISLANDWIDE RESIDENTIAL LEASE LIST

COSTA, Tracie	Assigned Residential Lease #4100, Lot 27 in Waimanalo, Oahu dated 04/06/2016. Remove application dated 04/28/2015.
ESTENCION, Lynette K.	Assigned Residential Lease #1192, Lot 76-A in Keaukaha, Hawaii dated 05/06/2016. Remove application dated 02/06/1998.

Assigned Residential Lease FARIA, Charlene J. #4007, Lot 72 in Waikea, Hawaii dated 05/12/2016. Remove application dated 05/11/2000. Assigned Residential Lease MAUNAKEA, Iopa K. #1741, Lot 37 in Nanakuli, Oahu dated 04/06/2016. Remove application dated 08/18/2003. Assigned Residential Lease MOALA, Diana M. #5036, Lot 23 in Waiakea, . . . Hawaii dated 05/12/2016. Remove application dated 12/12/1979. Assigned Residential Lease WONG, Scott K. #8176, Lot 17 in Waimanalo, Oahu dated 05/06/2016. Remove application dated 05/13/1991.

MOLOKAI ISLANDWIDE RESIDENTIAL LEASE LIST

POAIPUNI, Jonah H.

Assigned Residential Lease #4710, Lot 30 in Kapaakea, Molokai dated 04/26/2016. Remove application dated 08/07/1986.

4. Native Hawaiian Qualification

NONE FOR SUBMITTAL

5. Voluntary Cancellation

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NONE FOR SUBMITTAL

6. Successorship

NANAKULI AREA / OAHU IW RESIDENTIAL LEASE LIST

HARRIS, Nalei

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Succeeded to 12/21/1961 Papakolea - Kewalo / Oahu Islandwide Residential application of brother, Roger A. Kanoho. Remove application dated 11/25/1977.

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7. Additional Acreage

NONE FOR SUBMITTAL

8. HHC Adjustments

NONE FOR SUBMITTAL

Last Month's Transaction Total	26
Last Month's Cumulative FY 2015-2016 Transaction Total	205
	5
Transfers from Island to Island	C
Deceased	U
Cancellations:	
Awards of Leases	22
NHQ	0
Voluntary Cancellations	0
Successorship	1
Additional Acreage	0
HHC Adjustments	0
This Month's Transaction Total	28
This Month's Cumulative FY 2015-2016 Transaction Total	233

DEPARTMENT OF HAWAIIAN HOME LANDS

June 20, 2016

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Dean T. Oshiro, Acting HSD Administrator

FROM: Ross K. Kapeliela, Application Officer

SUBJECT: Request to Set Aside HHC Cancellation of Lease Application - SYLVIA L. BECKHAM, deceased

RECOMMENDED MOTION/ACTION

Staff recommends that the Hawaiian Homes Commission set aside its May 14, 2012, cancellation of the March 6, 1989, Hawaii Islandwide Pastoral Lot Lease Application of deceased applicant Sylvia L. Beckham.

DISCUSSION

Applicant Sylvia L. BECKHAM passed away on March 3, 2006. At the time of her passing, the decedent held two lease applications: 1) A Hawaii Islandwide Residential Lot Lease Application dated March 6, 1989; and 2) A Hawaii Islandwide Pastoral Lot Lease Application, also dated March 6, 1989. As the decedent did not name eligible successors to her application rights, for the purpose of finding eligible successors, the department applied the public notice procedures outlined in Section 10-3-8(b-e) of the Hawaii Administrative Rules.

In response to the department's November 2006 statewide publication of a legal notice listing the decedent's name, Joseph K. PACHECO, III, Sylvia BECKHAM's son, applied to succeed to both applications. At the time he applied to succeed to his mother's application rights, Mr. PACHECO was (and still is) a Puukapu pastoral lessee and an applicant for a Hawaii Islandwide Agricultural Lot Lease.

The department subsequently processed Mr. PACHECO's request to succeed to Sylvia L. BECKHAM's residential application; however, there was a procedural question regarding Mr. PACHECO's succession to Ms. BECKHAM's pastoral application.

An October 21, 2008, department letter to Mr. PACHECO provided him with a number of successorship options and asked him to apprise the department of his preference. To date, the department has not received a reply to its letter from Mr. PACHECO.

On or about July 29, 2015, Mr. PACHECO spoke with the department's West Hawaii District Supervisor and inquired about successorship to his mother's pastoral application.

After a number of subsequent discussions among staff regarding the successorship issue raised in 2008 and a supervisory review of the case, the department is prepared to process Mr. PACHECO's successorship to Sylvia BECKHAM's pastoral application.

Unfortunately, while reviewing the background of this case, Application Branch supervisory staff noted that due to a clerical error, Ms. BECKHAM's pastoral application had been inadvertently forwarded to the Hawaiian Homes Commission for cancellation at its regular meeting held on May 14, 2012. As the department was waiting for Mr. PACHECO's reply to its 2008 letter, his successorship issue was still pending, hence the application should not have been cancelled.

Accordingly, for the purpose of allowing Mr. Joseph K. PACHECO, III to succeed to the application rights of his mother, Sylvia L. BECKHAM, the department requests that the Hawaiian Homes Commission set aside its May 14, 2012, cancellation of Ms. BECKHAM's Hawaii Islandwide Pastoral Lot Lease Application dated March 6, 1989.

Previous Cumulative Total for Current FY	: . i.	0
Current Month's Total		1
Fiscal Year Total: July 2015-June 2016		1

DEPARTMENT OF HAWAIIAN HOME LANDS

June 20, 2016

- TO: Chairman and Members, Hawaiian Homes Commission
- THROUGH: Dean Oshiro, Acting Administrator
- FROM: Juan Garcia, Oahu District Office Supervisor Homestead Services Division
- SUBJECT: Ratification of Designation of Successors to Leasehold Interest and Designation of Persons to Receive the Net Proceeds

RECOMMENDED MOTION/ACTION

To ratify the approval of the designation of successor to the leasehold interest and person to receive the net proceeds, pursuant to Section 209, Hawaiian Homes Commission Act, 1920, as amended. This designation was previously approved by the Chairman.

*See attached list of Lessee.

Leasehold Interest:	
Ratified for June 2016	11
Previous FY 2015 - 2016	<u> 75 </u>
FY 2015 - 2016 Total to Date	86
Ratified for FY '14 - '15	45
Net Proceeds	
Ratified for June 2016	0
Previous FY 2015 - 2016	$\frac{2}{2}$
FY 2015 - 2016 Total to Date	2
Ratified for FY '14 - '15	1

LIST OF LESSEES WHO DESIGNATED SUCCESSORS TO THEIR LEASEHOLD INTEREST FOR MONTH OF June 2016

Deceased Lessee

1. Sandra M. Helepololei Lot No.: 161 Area: Nanakuli, Oahu Lease No. 7373

Designated Successor

PRIMARY: Naturalee I. Puou, Daughter

ALTERNATE: N/A

DESIGNEE TO RECEIVE NET PROCEEDS: N/A

2. Audrey W. Kamaka Lot No.: 414 Area: Nanakuli, Oahu Lease No. 3245 PRIMARY: Joint Tenants

Lyle K. Kamaka, Son Blossom K. Kamaka, Daughter Bradley M. Kamaka, Son

ALTERNATE: N/A

DESIGNEE TO RECEIVE NET PROCEEDS: N/A

3. Mary K. Kaupu Lot No.: 10 Area: Puueo, Hawaii Lease No. 6864 PRIMARY: Steven N. Aki, Nephew

ALTERNATE: N/A

DESIGNEE TO RECEIVE NET PROCEEDS: N/A

Deceased Lessee

4. Leiana H. K. Kuloloia Lot No.: 35 Area: Paukukalo, Maui Lease No. 5441 Designated Successor

PRIMARY: Joint Tenants Margaret M. Kuloloia, Sister Rochelle E. N. P. Myers, Niece

ALTERNATE: Joint Tenants N/A

DESIGNEE TO RECEIVE NET PROCEEDS: N/A

PRIMARY: Joint Tenants Jensen K. Lapera, Jr., Grandson Walter Lapera-Luuloa, Grandson

ALTERNATE: N/A

DESIGNEE TO RECEIVE NET PROCEEDS: N/A

<u>PRIMARY:</u> Gurdy A. Machado, Wife

ALTERNATE: Tenants in Common Wayne F. K. Machado, Son Leonard L. K. Machado, Son

DESIGNEE TO RECEIVE NET PROCEEDS: N/A

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Lowell Machado
 Lot No.: 75
 Area: Nanakuli, Oahu
 Lease No. 4397

Deceased Lessee

7. Beverly J. Miller Lot No.: 57 Area: Waianae, Oahu Lease No. 4424

Designated Successor

PRIMARY:

Charlene P. Rowland, Daughter

ALTERNATE: N/A

DESIGNEE TO RECEIVE NET PROCEEDS: N/A

 Elsie A. Pahia Lot No.: 70 Area: Anahola, Kauai Lease No. 5733

9. Annie L. Pastor Lot No.: 2 Area: Paukukalo, Maui Lease No. 3830 PRIMARY: Tenants in Common Samuelyn N. Huddy, Granddaughter, Daniel K. Kama, Nephew, Patsy Hapenney, Daughter

 $\frac{\text{ALTERNATE:}}{\text{N/A}}$

DESIGNEE TO RECEIVE NET PROCEEDS: N/A

PRIMARY: Joint Tenants Gale E. Goo, Daughter Kanani A. Dutro, Granddaughter

ALTERNATE: N/A

DESIGNEE TO RECEIVE NET PROCEEDS: N/A

10. Glenn Q. Seguancia
Lot No.: 1
Area: Nanakuli, Oahu
Lease No. 8578

PRIMARY: Glenn Q. Seguancia, Jr., Son

ALTERNATE: N/A

DESIGNEE TO RECEIVE NET PROCEEDS: N/A

> ITEM NO. D-6 Exhibit A

Deceased Lessee

11. Elizabeth N. Welch
Lot No.: 78
Area: Waimanalo, Oahu
Lease No. 3936

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Designated Successor

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PRIMARY: Justine K. Welch, Niece

 $\frac{\text{ALTERNATE:}}{\text{N/A}}$

DESIGNEE TO RECEIVE NET PROCEEDS: N/A

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DEPARTMENT OF HAWAIIAN HOME LANDS

June 20, 2016

- TO: Chairman and Members, Hawaiian Homes Commission
- THROUGH: Dean Oshiro, Acting Administrator
- FROM: Juan Garcia, Oahu District Office Supervisor Homestead Services Division

SUBJECT: Approval of Assignment of Leasehold Interest

RECOMMENDED MOTION/ACTION

To approve the assignment of the leasehold interest, pursuant to Section 208, Hawaiian Homes Commission Act, 1920, as amended, and subject to any applicable terms and conditions of the assignment, including but not limited to the approval of a loan.

DISCUSSION

Eighteen (18) assignments of lease.

LESSEE

TRANSFEREE

1. Name: Reydan P. Ahuna Res. Lease No.: 5306 Lease Date: 8/2/1982 Lot No.: 55 Area/Island: Waianae, Oahu Property Sold: Yes Amount: \$300,000.00 Improvements: 4 bedroom, 2 bath dwelling

Reason for Transfer: "Mother ill, long commute to work, gas & car upkeep, children attend school in Honolulu."

LESSEE

TRANSFEREE

2. Name: Joseph V. W. Borden, Name: Frank C. K. Borden, Sr. Jr. Relationship: Brother Res. Lease No.: 10257 Loan Assump: No Lease Date: 1/1/2005 Applicant: No Lot No.: 49 Area/Island: Hoolehua, Molokai Property Sold: No Amount: N/A Improvements: 3 bedroom, 2 bath dwelling

Reason for Transfer: "Lessee does not reside on Molokai." Spouse will surrender her lease to enable husband to receive this transfer.

3. Name: Charles K. Kaauwai Res. Lease No.: 12025 Lease Date: 4/15/2008 Lot No.: 17104 Area/Island: Kaupea, Oahu Property Sold: Yes Amount: \$420,000.00 Improvements: 3 bedroom, 2 bath dwelling

Reason for Transfer: "Cost of living is a big factor, and that family is living in the mainland also. One income earner is pretty tight, and children are growing older and we see opportunities for entire family as well. The Hawaiian homestead Act is a blessing for all who qaulifies. Thank you." Special Conditions: Transferee to obtain funds to pay the purchase price. LESSEE

TRANSFEREE

4. Name: Luana L. Kalauawa Res. Lease No.: 11932 Lease Date: 8/7/2007 Lot No.: 17243 Area/Island: Kaupea, Oahu Property Sold: Yes Amount: \$400,000.00 Improvements: 3 bedroom, 2 bath dwelling
Name: Christian G. K. Ah Nee Relationship: Son Loan Assump: No Applicant: Yes, Oahu IW Res., 9/16/2014

Reason for Transfer: "Passing over to my son so he can purchase his own home." Special Conditions: Transferee to obtain funds to pay the purchase price.

5. Name: Landan L. Malaki Res. Lease No.: 4409 Lease Date: 3/20/1978 Lot No.: 86 Area/Island: Nanakuli, Oahu Property Sold: Yes Amount: \$34,195.00 Improvements: 3 bedroom, 2 bath dwelling

> Reason for Transfer: "My parents, Julian and JoAnn Raposa are now retired and on a fixed income. The Nanaikala place loan has a lower balance and the home is suitable to their needs. I, Landan, have more years to payoff the Kinoiki street home and the size of the home suits my needs as far as it being big enough for my family closer to town and conveniently located to the up and coming second city. This change/transfer in lease will benefit both my parents and my family." Special Conditions: Transferee to obtain funds to pay the purchase price. See simultaneous transfer below.

LESSEE

TRANSFEREE

6. Name: Julian K. Raposa Name: Landan L. Malaki Res. Lease No.: 11839 Relationship: Daughter Lease Date: 12/13/2008 Loan Assump: No Lot No.: 18688 Applicant: No Area/Island: Kanehili, Oahu Property Sold: Yes Amount: \$280,390.00 Improvements: 4 bedroom, 3 bath dwelling

> Reason for Transfer: "My wife and I are retired and now on a fixed income. So, now the Kanehili home has become a hardship to meet the monthly mortgage. Our daughter, Landan Malaki has a larger family and is able to afford the Kanehili home. By making this switch, it would be both beneficial, and rewarding for our families." Special Conditions: Transferee to obtain funds to pay the purchase price.

7. Name: Colleen Mane Name: Laura Ann N. K. Loring Res. Lease No.: 11590 Relationship: None Lease Date: 12/13/2008 Loan Assump: No Lot No.: 18621 Applicant: Yes, Oahu IW Res., Area/Island: Kanehili, Oahu 3/20/2015 Property Sold: Yes Amount: \$425,000.00 Improvements: 3 bedroom, 2 bath dwelling

Reason for Transfer: "Interested in purchasing family home in Manoa." Special Conditions: Transferee to obtain funds to pay the purchase price.

8. Name: Lizcinda Mae U. Matsuo Name: Dean L. A. Matsuo Res. Lease No.: 2952 Relationship: Son Lease Date: 5/20/1955 Loan Assump: No Lot No.: 218 Applicant: No Area/Island: Nanakuli, Oahu Property Sold: No Amount: N/A Improvements: 3 bedroom, 1-1/2 bath dwelling Reason for Transfer: "Keep it in the family."
TRANSFEREE

9. Name: Samuel C. W. Palakiko Name: Betty M. McCracken Res. Lease No.: 12553 Relationship: None Lease Date: 12/1/2009 Loan Assump: No Lot No.: 18648 Applicant: Yes, Oahu IW Res., Area/Island: Kanehili, Oahu 11/21/2012 Property Sold: Yes Amount: \$388,000.00 Improvements: 3 bedroom, 2 bath dwelling

Reason for Transfer: "Job offer in mainland, almost foreclosure. Also I have no family that can qualify, Hawaii is very expensive my boys will be attending school in the mainland and wants us to move to be closer to my job on the mainland will help our living expense." Special Conditions: Transferee to obtain funds to pay the purchase price. See simultaneous transfer below.

10. Name: Betty M. McCracken Name: Michael P. Kauakahi
Res. Lease No.: 12553 Relationship: Son
Lease Date: 12/01/2009 Loan Assump: No
Lot No.: 18648 Applicant: No
Area/Island: Kanehili, Oahu
Property Sold: Yes
Amount: \$388,000.00
Improvements: 3 bedroom, 2 bath dwelling

Reason for Transfer: I Betty am not in a sufficient financial position to take over a loan for Hawaiian Homes. But I have been living with my son Michael and his ohana for the past three years and would love to pass it on to him. He in return can pass it on to my grandchildren and keep it in the Kauakahi ohana. I will continue to live with them. Amen." Special Conditions: Transferee to obtain funds to pay the purchase price.

TRANSFEREE

11. Name: Cornelia E. Suyat Res. Lease No.: 8297 Lease Date: 1/1/1996 Lot No.: 6 Area/Island: PKE, Oahu Property Sold: Yes Amount: \$105,000.00 Improvements: 3 bedroom, 2 bath dwelling

Reason for Transfer: "To add my husband on to my lease so he would be able to obtain a VA loan to restore our Hawaiian Home." Special Condition: Transferees to obtain funds to pay the purchase price.

12. Name: Cheryl J. Tanibe Name: Henrietta W. Choy Foo Res. Lease No.: 8358 Relationship: None Lease Date: 11/1/1995 Loan Assump: No Lot No.: 67 Applicant: No Area/Island: PKE, Oahu Property Sold: Yes Amount: \$300,000.00 Improvements: 3 bedroom, 2 bath dwelling

Reason for Transfer: "Due to children's financial means, they are not able to afford the payments on existing mortgage. I currently have an existing mortgage on my present residence and am not able to continue upkeep with two mortgage payments." Special Conditions: Transferee to obtain funds to pay the purchase price.

TRANSFEREE

13. Name: Kardeen H. Wong Res. Lease No.: 11422 Lease Date: 6/1/2007 Lot No.: 17216 Area/Island: Kaupea, Oahu Property Sold: Yes Amount: \$265,000.00 Improvements: 3 bedroom, 2 bath dwelling

Reason for Transfer: "I am passing my hale to my son that he can own his own home. I am almost 60 years old and want to make sure my children are secure in their lives. The cost of housing now is so high, it's really hard for the next generation to buy a home and remain in the islands. This is my legacy I leave behind to my son." Special Conditions: Transferee to obtain funds to pay the purchase price.

14. Name: Andrew K. Iokia Name: Lisa K. Torres Res. Lease No.: 10861 Relationship: Aunty Lease Date: 12/3/2005 Loan Assump: No Lot No.: UNDV325 Applicant: Yes, Hawaii IW Area/Island: Laiopua, Hawaii Res., 2/19/2015 Property Sold: No Amount: N/A Improvements: None

Reason for Transfer: "To do to the kids for a sense of ownership and for them to improve their situation." See simultaneous transfer below.

15. Name: Lisa K. Torres Name: Amber H Res. Lease No.: 10861 Relationship: Lease Date: 12/3/2005 Loan Assump: N Lot No.: UNDV325 Applicant: No Area/Island: Laiopua, Hawaii Property Sold: No Amount: N/A Improvements: None

Name: Amber H. Alvarez-Torres Relationship: Daughter Loan Assump: No Applicant: No

Reason for Transfer: "Because she's my daughter and family and it will be for them. Amber H. Alvarez-Torres."

TRANSFEREE

- Name: Jeffrey K. Kahakua 16. Name: Jeffrey N. Kahakua Res. Lease No.: 10780 Relationship: Son Loan Assump: No Lease Date: 12/3/2005 Applicant: No Lot No.: UNDV154 Area/Island: Laiopua, Hawaii Property Sold: No Amount: N/A Improvements: None Reason for Transfer: "I want my son to have my homestead lease." Name: Michelle K. K. Kai Name: Darrell C. Yagodich 17.
- Res. Lease No.: 10502 Lease Date: 6/18/2005 Lot No.: UNDV205 Area/Island: Waiohuli, Maui Property Sold: No Amount: N/A Improvements: None

Reason for Transfer: "Prefer Waiehu Kou location." See simultaneous transfer below.

18. Name: Byron T. Kai Res. Lease No.: 9955 Lease Date: 3/1/2005 Lot No.: 117 Area/Island: Waiehu Kou III, Maui Property Sold: No Amount: N/A Improvements: None

Reason for Transfer: "Unable to build."

Assignments for the Month of May `16	18
Previous FY '15 - '16 balance	<u>232</u>
FY '15 - '16 total to date	250
Assignments for FY '14 - '15	260

DEPARTMENT OF HAWAIIAN HOME LANDS

June 20, 2016

TO: Chairman and Members, Hawaiian Homes Commission

- THROUGH: Dean Oshiro, Acting HSD Administrator
- FROM: Juan Garcia, Oahu District Office Supervisor Homestead Services Division

SUBJECT: Approval of Amendment of Leasehold Interest

RECOMMENDED MOTION/ACTION

To approve the amendment of the leasehold interest listed below.

DISCUSSION

Ten (10) amendments of lease.

1.	Lessee: Res. Lease No.: Lot No., Area, Island: Amendment:	Mona J. Amaral 1813 169, Nanakuli, Oahu To amend the lease title and lessor's name, complete the property description, to incorporate the currently used terms, covenants, & conditions in the lease, to extend the lease terms to an aggregate term of 199 years.
.2.	Lessee: Agr. Lease No.: Lot No., Area, Island: Amendment:	Clement N. & Deric G. Hoohuli 1457 173, Panaewa, Hawaii To amend the lease title and lessor's name, and to extend the lease term to an aggregate term of 199 years.

3. Lessee: Audrey W. Kamaka Res. Lease No.: 3245 414, Nanakuli, Oahu Lot No., Area, Island: To amend the lease title and Amendment: lessor's name, to incorporate the currently used lease terms, covenants, and conditions in the lease, and to extend the lease term to an aggregate term of 199 years. La Vaina N. Kilbey 4. Lessee: 6054 Res. Lease No.: Lot No., Area, Island: 9, Hoolehua, Molokai Amendment: To amend the commencement date and complete the lot description due to final county subdivision approval. 5. Lessee: George K. Laikupu 2844 Res. Lease No.: 117, Kewalo, Oahu Lot No., Area, Island: Amendment: To amend the lease title and lessor's name, complete the property description, to incorporate the currently used terms, covenants, & conditions in the lease, to extend the lease terms to an aggregate term of 199 years. 6. Russell Kaimana Lapera Lessee: 1986 Res. Lease No.: 29B, Nanakuli, Oahu Lot No., Area, Island: To amend the lease title and Amendment: lessor's name, to incorporate the currently used lease terms, covenants, and conditions in the lease, and to extend the lease term to an aggregate term of 199 years. Joycelyn E. N. K. Ngalu 7. Lessee: 2740 Res. Lease No.: Lot No., Area, Island: 41, Kapaakea, Molokai To amend the lease title and Amendment: lessor's name, to incorporate the currently used lease terms, covenants, and conditions in the lease, and to extend the lease term to an aggregate term of 199 years.

8. Lessee: Annie Pastor 3830 Res. Lease No.: Lot No., Area, Island: 2, Paukukalo, Maui To amend the lease title and lessor Amendment: name, and to incorporate the currently used terms, covenants and conditions in the lease. Glenn Q. Seguancia 9. Lessee: Res. Lease No.: 8578 1, Nanakuli, Oahu Lot No., Area, Island: To amend the tenancy to tenant in Amendment: severalty due to the death of joint tenant lessee. Elizabeth N. Welch 10. Lessee: 3963 Res. Lease No.: 22A, Waimanalo, Oahu Lot No., Area, Island: To amend the lease to incorporate Amendment: the currently used lease terms, covenants, & conditions to the

lease.

Amendments for the Month of June '1610Previous FY '15 - '16 balance142FY '15 - '16 total to date152Amendments for FY '14 - '15163

DEPARTMENT OF HAWAIIAN HOME LANDS

June 20, 2016

- TO: Chairman and Members, Hawaiian Homes Commission
- THROUGH: Dean Oshiro, Acting HSD Administrator
- FROM: Juan Garcia, Oahu District Office Supervisor Homestead Services Division
- SUBJECT: Approval to Issue a Non-Exclusife License for Rooftop Photovoltaic Systems for Certain Lessees

RECOMMENDED MOTION/ACTION

To approve the issuance of a non-exclusive license to allow the Permittee to provide adequate services related to the installation, maintenance, and operation of a photovoltaic system on the premises leased by the respective Lessees.

The non-exclusive license is necessary as the Lessee cannot issue his/her own licenses.

DISCUSSION

Four (4) non-exclusive licenses.

1.	Lessee: Res. Lease No.: Lot No., Area, Island: Permittee:	Olivia E. N. Bright 8600 10, Nanakuli, Oahu Sunrun Inc.
2.	Lessee: Res. Lease No.: Lot No., Area, Island: Permittee:	Loyna L. Kamakeeaina 9709 16, Lualualei, Oahu Sunrun Inc.
3.	Lessee: Res. Lease No.: Lot No., Area, Island: Permittee:	Alvin D Mamala 8550 260, PKE, Oahu Sunrun Inc.

4. Lessee: Michelle L. Spencer Res. Lease No.: 3140 Lot No., Area, Island: 9, Waimanalo Permittee: Sunrun Inc.

Non-Exclusive License for June '164Previous FY '15 - '16 balance244FY '15 - '16 total to date248

Non-Exclusive License for FY '14 - '15	sive License for FY '14 - '15	104
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DEPARTMENT OF HAWAIIAN HOME LANDS

June 20, 2016

- TO: Jobie M.K. Masagatani, Chairman Hawaiian Homes Commission
- THROUGH: Dean Oshiro, Acting Homestead Services Division

FROM: Juan Garcia, Oahu District Office Supervisor/

SUBJECT: Ratification of Designated Successor to Leasthold Interest - GEORGE J. SANBORN, JR., Lease No. 3991, Lot No. 24, Waimanalo, Oahu & Lease No. 8033, Lot No. 58, Puukapu, Hawaii.

RECOMMENDED MOTION/ACTION

To ratify the approval of the designation of successor to the leasehold interest in Lease Nos. 3991 & 8033, by George J. Sanborn, Jr. (George Jr.), pursuant to section 209, Hawaiian Homes Commission Act, 1920, as amended, to Ellen L. Sanborn (Ellen).

DISCUSSION

George Jr. was awarded Waimanalo Residential Lease No. 3991, Lot No. 24, Waimanalo, Oahu, commencing on February 25, 1972.

Subsequently, George Jr. succeeded to the pastoral application of his late father, George J. Sanborn, Sr. On September 15, 1990, through the Lot Selection/Acceptance Agreement, George Jr. selected pastoral Lot No. 58, Puukapu, Hawaii. In conjunction with the pastoral lot selection, George Jr. agreed to transfer his interest in Lease No. 3991 to his son, Lowell K. Sanborn (Lowell), by way of the Lease Transfer/Surrender Agreement dated, September 15, 1990.

George Jr. was awarded Puukapu Pastoral Lease No. 8033, Lot No. 58, commencing on February 1, 1991. However, for reasons unknown, the Department failed to process the transfer of Lease No. 3991 to Lowell, which resulted in George Jr. having interest in Lease Nos. 3991 and 8033.

On June 26, 2015, the Department received George Jr.'s request to transfer his interest in Lease No. 8033 to his grandchildren, Chad Sanborn and Lehuanani Sanborn. The transfer of lease was approved by the Hawaiian Homes Commission (Commission) at its meeting on January 19, 2016. Unfortunately, George Jr. passed away on February 8, 2016, before the transfer could be completed.

Prior to George Jr.'s death, he designated his wife, Ellen L. Sanborn (Ellen), as his successor to his leasehold in Lease Nos. 8033 and 3192. The Department deemed Ellen to be a qualified successor pursuant to section 209 of the Hawaiian Homes Commission Act, as amended. The Commission must ratify the approval of this designation of successor for the Department to complete this lease transaction.

Upon the Commission's approval, Ellen intends to transfer Lease No. 8033 to her grandchildren, Chad Sanborn and Lehuanani Sanborn, as intended by her late husband. Ellen will retain Lease No. 3991 for herself.

The department requests approval of its recommendation.

DEPARTMENT OF HAWAIIAN HOME LANDS

June 20, 2016

TO: Chairman and Members, Hawaiian Homes Commission

FROM: Dean Oshiro, Acting HSD Administrator

- THRU: Juan Garcia, Oahu District Offine Supervisor Homestead Services Division
- SUBJECT: Commission Designation of Successor -Garbetti K. Rodrigues, Lease No. 11274, Lot No. 8, Kumuhau, Waimanalo, Oahu

RECOMMENDED MOTION/ACTION

1. To approve the designation of Garla Kuuipoaloha Souza-Roy (Garla), as successor to Residential Lease No. 11274, Lot No.8, Kumuhau, Waimanalo, Oahu (Lease), for the remaining term of the Lease, subject to payment to the Department within 90 days from the completion of the lease successorship for the appraised value of \$257,000.00, and subject to the completion of Corbett O. Roy, Jr. (Corbett), transfer of his interest in Agricultural Lot Lease No. 6176, Lot No. 15C in Puukapu, Hawaii; and

2. To approve the payment of the net proceeds, in the amount of the appraised value of the improvements less any outstanding debts attached to the Lease, to the three daughters, Kauilani S. Keohokapu, nka Kauilani S. Meyers (Kauilani), Kanoelani I. L. Rodrigues (Kanoelani), and Garlaen K. Rodrigues (Garlaen), subject to Garla's execution of the transfer through successorship lease document.

DISCUSSION

On October 2, 2006 the department awarded Leota K. Souza (Leota), an undivided interest in a tract of land it intends to develop as a residential subdivision, situate at Waimanalo, Oahu, Hawaii under State of Hawaii Department of Hawaiian Home Lands Residential Lot Lease No. 11274. On August 13, 2010, Leota assigned all of her right title and interest in the Lease to her daughter, Garbetti Kanoe Rodrigues (Decedent).

On November 4, 2011, the Lease was amended to reflect the demise of Residential Lot No. 8, Kumuhau Subdivision, situate at Waimanalo, Koolaupoko, Oahu, Hawaii.

On March 23, 2012, the Lease was amended to reflect the Lease Addendum with Native Hawaiian Housing Block Grant Funds (NHHBG) in the amount of \$49,413.00.

On August 27, 2013, the Decedent designated her three daughters, Kauilani, Kanoelani, and Garlaen, to receive the net proceeds.

On March 15, 2014, the Decedent passed away.

In compliance with the Administrative Rule 10-3-63, the department published legal ads in the Honolulu Star Advertiser, The Garden Isle, the Hawaii Tribune Herald, the West Hawaii Today, and The Maui News on November 2, 12, 16 and 26, 2014, to notify all interested, eligible and qualified heirs of the Decedent, to submit their successorship claim to the Lease.

The Department received two claims, one from the Decedent's mother, Leota, who has been determined to be of no less than 50% Hawaiian ancestry and one from the Decedent's sister, Garla, who has been determined to be of no less than 25% Hawaiian ancestry. Therefore, both Leota and Garla are eligible for successorship to the Lease.

Pursuant to Section 209 of the Hawaiian Homes Commission Act of 1920, as amended (Act), when a lessee fails to designate a successor, the commission is authorized to terminate this lease or to continue the lease by designating a successor. Section 209 states in part that the department may select from only the following qualified relatives of the decedent:

- 1. Husband or wife; or
- 2. If there is no husband or wife, then the children; or
- 3. If there is no husband, wife, or child, then the grandchildren; or

- 4. If there is no husband, wife, child, or grandchild, then the brothers or sisters; or
- 5. If there is no husband, wife, child, grandchild, brother, or sister, then from the following relatives of the lessee who are native Hawaiian: father and mother, widows or widowers of the children, widows or widowers of the brothers and sisters, or nieces and nephews.

Based on the Act, Garla, the sister of the Decedent, has priority to succeed to the leasehold interest.

In order for Garla to succeed, her husband, Corbett, must transfer his interest in Agricultural Lot Lease No. 6176, Lot No. 15C in Puukapu, Hawaii. On March 16, 2016, the Department received a Homestead Lease Transfer Request from Corbett.

Improvements to the homestead lot consist of a 3 bedroom and 2 bath, single family dwelling, which was constructed in 2011.

The improvements have been appraised at a value of \$257,000.00 by J. Michael Chun, SRA, dated February 8, 2016.

There is an outstanding loan with USDA-RD dated November 4, 2011, with an original loan amount of \$198,953.00.

The NHHBG subsidy is forgiven upon the lessee's death and the successor would not be responsible for repayment.

The lease rent account reports a credit balance of \$92.00 and the real property tax is within the seven year exemption.

The Department requests approval of its recommendation.

DEPARTMENT OF HAWAIIAN HOME LANDS

June 20, 2016

- TO: Chairman and Members, Hawaiian Homes Commission
- THROUGH: Dean Oshiro, Acting Administrator
- FROM: Mona L. Kapaku, Homestead District Operations Manager Homestead Services Division
- SUBJECT: Commission Designation of Successor HARRY AKIMA, Lease No. 4168, Lot No. 30, Paukukalo, Maui

RECOMMENDED MOTION/ACTION

To approve the designation of Suzette Renita Mapuana Akima (Suzette), successor to her late father's Residential Lease No. 4168, Lot No. 30, for the remaining term of the lease.

DISCUSSION

On November 2, 1999, Harry Akima received Paukukalo Residence Lease No. 4168, Lot No. 30, through a successorship transfer from his wife, Irma K. Akima. On March 12, 1999, Harry designated his daughter, Vanessa Akima, as his successor.

On January 22, 2013, Harry Akima passed away. On September 2, 2015, Vanessa Akima submitted her Renouncement of Successorship to her father's leasehold interest, as she had elected to retain her own Waiohuli Undivided Interest Residence Lease No. 10514.

In compliance with the Administrative Rule 10-3-63, the Department published legal ads in the Honolulu Star Advertiser, the Hawaii Tribune Herald, the West Hawaii Today, The Maui News, and The Garden Island newspapers on February 7, 17, 21, and March 2, 2016, to notify all interested, eligible and qualified heirs of the Decedent, to submit their lease successorship claims. The Department received one successorship claim from the Decedent's daughter, Suzette. She has been determined to be 87.5% Hawaiian and eligible for successorship.

Pursuant to Section 209 of the Hawaiian Home Commission Act of 1920 (Act), as amended, when a lessee fails to designate a successor, the commission is authorized to terminate the lease or to continue the lease by designating a successor. Section 209 states in part that the Department may select from only the following qualified relatives in priority order:

- 1. Husband or wife; or
- 2. If there is no husband or wife, then the children; or
- 3. If there is no husband, wife, or child, then the grandchildren; or
- 4. If there is no husband, wife, child, or grandchild, then brothers or sisters; or
- 5. If there is no husband, wife, child, grandchild, brother, or sister, then from the following relatives of the lessee who are native Hawaiian: father and mother, widows or widowers of the children, widows or widowers of the brothers and sisters, or nieces and nephews.

Existing improvements consist of a four-bedroom, twobath single family home built in 1974.

As of May 21, 2016, there is no loan, the lease rent owed is \$1.00, and \$4,178.02 is owed for real property taxes. According to Suzette, she is on a payment plan of \$200.00 per month to the County until the delinquency is cleared.

Homestead Services Division requests approval of this submittal.

DEPARTMENT OF HAWAIIAN HOME LANDS

June 20, 2016

- TO: Chairman and Members, Hawaiian Homes Commission
- THRU: Dean T. Oshiro Acting Administrator Homestead Services Division
- FROM: Louis Hao, East Hawaii Acting District Supervisor
- SUBJECT: Approval To Withdraw A Portion Of Lot From Lessees, HERCULES FREITAS, Lease No. 8977, Lot No. 4, Kurtistown, Hawaii and YVETTE S. PEREZ, Lease No. 9970, Lot No. 6, Kurtistown, Hawaii

RECOMMENDED MOTION/ACTION

To approve the withdrawal of certain portions of Lots Nos. 4 & 6, Kurtistown, Hawaii of approximately 3,200 sq. ft., and to return said withdrawn portion to the Department of Hawaiian Home Lands (DHHL) inventory and jurisdiction.

DISCUSSION

Hercules Freitas (Freitas) was awarded Lease No. 8977, Lot No. 4 on December 15, 1999. Yvette S. Perez (Perez) received Agriculture Lease No. 6236, Lot No. 26-B via a transfer from her mother, Elizabethanne Masaoka, on September 18, 2003. She then exchanged her lease with her mother and received Residential Lease No. 9970, Lot No. 6 on March 12, 2004. The two lots are adjacent flag lots.

Over the years, there have been numerous disagreements between the lessees regarding access to Mr. Freitas' lot over the driveway portion of his flag lot. On November 14, 2014, the HHC approved Ms. Perez's request for relocation due to the ongoing disputes with Mr. Freitas. To date, offers of vacant lots and a newly constructed home have been denied by Ms. Perez.

The lease documents for both lessees states:

RESERVING UNTO THE LESSOR THE FOLLOWING:

3. Withdrawal. The right to withdraw from the operation of the lease the whole or any part or portion of the lands demised hereby, and any interest therein as in the exclusive judgment of the Lessor may be required for a public use and purpose or for the orderly and progressive development of the rehabilitation project of which the lands herein demised for a part; provided, however, no compensation or damages shall be payable to the Lessee for or by reason of such withdrawal, save except that the Lessee will be entitled to and compensation for the fair market value, determined as of the time of withdrawal, of all improvements placed by the Lessee on said premises and affected by such withdrawal.

DHHL will need to procure the services of a surveying company to re-describe the homestead lots of Mr. Freitas and Ms. Perez and subsequently prepare an "Amendment to Lease" for each lessee to sign. There is also a utility pole which may need to be relocated and stanchions that will need to be removed of which DHHL will need to absorb the cost. DHHL will also need to grant Ms. Perez and Mr. Freitas easements to use the withdrawn portion to access their lots.

The department requests approval of its recommendation.

DEPARTMENT OF HAWAIIAN HOME LANDS

June 20, 2016

- TO: Chairman and Members, Hawaiian Homes Commission
- FROM: Dean T. Oshiro Acting Administrator W Homestead Services Division
- Subject: For Information Only Update on Approved Interim Policy on the Sale of Homestead Leases to Vacant or Undeveloped Lots or Undivided Interests

FOR INFORMATION ONLY

On July 6, 2015, the Hawaiian Homes Commission (HHC) approved the "Interim Policy On The Sale Of Homestead Leases To Vacant Or Undeveloped Lots Or Undivided Interests" (Exhibit A). Although the submittal stated that the policy was to take effect September 1, 2015, further discussion with the Chairman of the HHC pushed the start date back to October 1, 2015 due to logistic problems for staff.

Prior to the passing of this submittal, DHHL staff's processing for a request of this nature was as follows:

- 1) Review the transfer request (Exhibit B) and date/time stamp if staff determined that the request was fully completed and with proper signatures.
- 2) The blood quantum or Native Hawaiian Quantum (NHQ) of the transferee is then reviewed by staff to determine if the transferee meets the NHQ requirements as determined by the Hawaiian Homes Commission Act (HHCA).
- 3) Staff would then review and document any outstanding obligations (if any) attached to the lease to be transferred. Also during this period, staff would review for any potential lease violations that may hamper or delay the request.
- 4) Should all conditions be met satisfactorily, the transaction would then be placed on the monthly submittal titled "Approval of Assignment of Leasehold Interest" by Homestead Services Division (HSD).
- 5) Upon approval of the submittal, staff would then prepare the documents for execution and contact the involved

parties when appropriate. If any conditions were identified, these would need to be addressed or satisfied prior to the execution of documents. DHHL was not involved in any part of monetary exchanges.

After the passing of the submittal, DHHL staff's processing for a request of this nature is as follows:

- 1) Review the transfer request and date/time stamp if staff determined that the request was fully completed and with proper signatures.
- 2) Advise the lessee (transferor) and the transferee, of the Interim Policy submittal approved by the HHC and that further conditions will need to be met/addressed.
- 3) A document titled "Sale of Homestead Leases to Vacant or Undeveloped Lots or Undivided Interests" (Exhibit C)which outlines several conditions that need to be met, is provided and requires both the lessee and transferee to sign and agree to.
- 4) The blood quantum or Native Hawaiian Quantum (NHQ) of the transferee is then reviewed by staff to determine if the transferee meets the NHQ requirements as determined by the Hawaiian Homes Commission Act (HHCA).
- 5) Staff would then review and document any outstanding obligations (if any) attached to the lease to be transferred. Also during this period, staff would review for any potential lease violations that may hamper or delay the request.
- 6) The District Office in which the lease exists will prepare a separate submittal (outside of the normal "Approval of Assignment of Leasehold Interest") for the HHC consideration.
- 7) The lessee and transferee are advised that it is highly recommended that they attend the HHC meeting when their item is up for action primarily to answer questions posed by the HHC.
- 8) Should the submittal be approved, similar to the process listed above, staff would then prepare the documents for execution and contact the involved parties when appropriate. If any conditions were identified, these would need to be addressed or satisfied prior to the execution of documents.

DEPARTMENT OF HAWAIIAN HOME LANDS HAWAIIAN HOMES COMMISSION Kapolei, Oʻahu, Hawaiʻi

E-ITEMS LAND DEVELOPMENT DIVISION

DEPARTMENT OF HAWAIIAN HOME LANDS

June 20, 2016

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Norman L. Sakamoto, Acting LDD Administrator /

FROM: Isaac M. Takahashi, Acting Branch Chief Housing Project Branch

SUBJECT: Approval of Lease Award - Donna Friend

RECOMMENDED MOTION/ACTION

Approve the award of Department of Hawaiian Home Lands Residence Lot Lease to the applicant listed below for 99 years, subject to the purchase of the existing improvements on the lot by way of a loan or cash.

DISCUSSION

ANAHOLA VILLAGE RESIDENCE LOT HABITAT OFFERING 2015, ANAHOLA, KAUAI, HAWAII

 NAME
 APPL DATE
 LOT NO
 TAX MAP KEY
 LEASE NO

 Friend, Donna
 12/20/67
 1
 4-4-8-008-038
 12317

With the execution of the foregoing lease, 1 single family home award has been completed.

DEPARTMENT OF HAWAIIAN HOME LANDS

June 20, 2016

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Norman Sakamoto, Acting Administrator Land Development Division

> Niniau Simmons, NAHASDA Manager MV Office of the Chairman

FROM: Isaac Takahashi, Acting Chief // Housing Project Branch Land Development Division

SUBJECT: Approval for use of Affordability Retention Period and Retention Amount for Rent with Option to Purchase Projects

RECOMMENDED MOTION/ACTION

To request the authorization for the Department to use Affordability Retention Periods and Retention amounts for all Rent with Option to Purchase Projects on Homestead Lands.

DISCUSSION

The Department in conjunction with Mark Development, Inc. developed the Hoolimalima Project on Homestead properties in Kapolei. This project provided families that were very low income with credit issues an alternative method of homes ownership. This method of affordable housing provided an for families for opportunity to prepare costs and responsibilities of homeownership. The use of Low Income Housing Tax Credit (LIHTC) afforded the families 15 years to achieve a successful outcome. In conjunction with this type of development large equity positions are created for the beneficiaries and has become a concern for the department and the commission. In the past, self-help projects created large equity positions for the beneficiaries that at times have turned around and sold the properties soon after the houses were completed.

Since the department is developing other Rent with Option to Purchase Projects, the department is requesting a Affordability Retention Period and Retention Amount be imposed upon all Leases that are issued to families that participate in a Rent with Option to Purchase project that are developed by the department or its vendors. The retention period shall be for 360 months (30 years). The amount that will be retained shall be based upon the appraised value less the base cost of the home which equals amount to be retained. Example:

Appraised value - less base cost of house = retention amount

During the Affordability Retention Period, the remaining Affordability Retention Period and Retention Amount shall be imposed upon a person receiving the Lease through transfer.

In the case of refinancing prior to the end of the Affordability Retention Period, an amount equal to a pro rata share of the retention amount reduced for the period the Lessee owned and occupied the dwelling unit, shall be repaid by the Lessee to the department from any net gain realized upon the refinancing, less the portion of the net gain used for capital improvements to the property. The following formula will be used to determine the pro rata share amount due:

360 months - months Lessee owns property360 monthsx retention amount = pro rata share

The Affordability Retention Period and Retention Amount applicable to the Lot shall terminate upon a foreclosure sale or cancellation of the Lease by the Department.

Τf the lessee dies prior to the end of the Affordability Retention Period, the Affordability Retention Period and Retention Amount placed on this Lot shall be assumed by the native Hawaiian successor inheriting the Lot and Dwelling to the decedent Lessee's interest in the Lease to the extent permitted by the Hawaiian Homes Commission Act of 1920, as amended. If there is no successor to the decedent Lessee and the Lease resumes its status as unleased Hawaiian home lands, Affordability Retention Amount and Period will be the terminated.

DEPARTMENT OF HAWAIIAN HOME LANDS

June 20, 2016

TO: Chairman and Members, Hawaiian Homes Commission

THORUGH: Norman Sakamoto, Acting Administrator Land Development Division

FROM: Stewart Matsunaga, Manager Masterplanned Community Branch

SUBJECT: Approval to allow previous lessees the opportunity to contract for the purchase of a Kapolei Hoolimalima home, subject to their financial qualification.

RECOMMENDED MOTION/ACTION

It is recommended that pursuant to Hawaii Administrative Rule 10-3-23, that the Hawaiian Homes Commission to declare an exception to the limitations of "previous lessees" receiving the Kapolei Hoolimalima offering due to no fault of the subject applicants and to allow applicants who are "previous lessees" the opportunity to contract for the purchase of a Kapolei Hoolimalima home, subject to their financial qualification.

DISCUSSION

In September 1998, the Hawaiian Homes Commission selected Mark Development, Inc. (MDI) to develop and operate the "Rent-to-Own Project within Village 6 at the Villages of Kapolei, subject to the award of Low Income Housing Tax Credits. With the successful award of Low Income Housing Tax Credits (LIHTC) and the securing of an investor, 70 single-family houses were constructed in Village 6 at the Villages of Kapolei, to be offered as affordable rentals.

In December 2000, Mark Development, Inc. (MDI) announced the residential offering to applicants on the Oahu Islandwide Residential waitlist, referred to as Kapolei Hoolimalima. Initially referred to as a "Rent-to-Own" project, Kapolei Hoolimalima is a "Rent-with-Option-to-Purchase" project. This project was geared to provide affordable rentals to applicants who had been passed over due to having lower incomes and/or credit ratings than required for turnkey offerings. This project, financed with LIHTC obtained by MDI, requires a 15-year rental compliance period, the target market being applicants with incomes no greater than 50 and 60% of the area median income. Kapolei Hoolimalima provides tenants with the opportunity of time to increase their income, reduce debts due to affordable rents, and to improve their credit ratings thereby positioning themselves to qualify to purchase the home after the 15 year tax compliance period. Due to the reduction of project debt over 15 years, homes will be sold at significantly reduced amounts to the tenants.

The Kapolei Hoolimalima rental offering process was mirrored on the Department's standard turnkey process. Under the terms of the Development Agreement with MDI, the Department provides the waiting list roster in rank order to MDI. MDI then implements the mailing of the offering letter and receives letters of interest and financial qualification applications. DHHL's first mailout listing provided to MDI consisted of listing of over 6,700 applicants on the Oahu Islandwide Residential list with a cutoff date of September 29, 2000.

Kapolei Hoolimalima's viability is based on maintaining a high occupancy level. The Department has continued to provide additional residential applicant lists in rank order since, many applicants were either not interested or not qualified. Further, due to tenant attrition caused by applicants accepting other project offerings in other Oahu self-help or turnkey projects, evictions due to non-payment of rents, deceased applicants with no qualified successor, and other voluntary move-outs, additional applicants have been sought to maintain a high occupancy level.

In early 2011, Masterplanned Community Branch provided the Oahu Islandwide Residential list of applicants between January 1, 2006 and December 31, 2006 to MDI. Typically, by practice, applicant lists provided to MDI included only those applicants who had cleared their Native Hawaiian Qualification with known addresses. There was an oversight in providing this calendar year 2006 waiting list containing names of applicants who were known "Previous Lessees". Through the offering of Kapolei Hoolimalima to these "Previous Lessees", two applicants were interested and financially qualified for rentals, being under the project requirements for under 50 and 60% area median income.

Hawaii Administrative Rules (HAR) Section 10-3-23, addresses "Previous Lessees", Exhibit A, enclosed herewith. Based on the interpretation of the "Previous Lessee" rule, project offerings would eliminate those applicants who are prior lessees from a project offering of any kind, until such time that the waitlist is fully exhausted. However, due to an administrative oversight in the Kapolei Hoolimalima offering in early 2011, two "Previous Lessees" were in fact offered, and qualified for rental tenancy at Kapolei Hoolimalima. Under HAR 10-3-23, Paragraph 4, the Hawaiian Homes Commission may consider administrative relief in favor of the subject applicants, who to no fault of their doing, accepted and qualified for the offer to rent, with the option to purchase at Kapolei Hoolimalima. Pursuant to Section 10-3-23, Paragraph 4, Exceptions to the limitations for awarding leases to "previous lessees" may be made through posting of the agenda and the provision of facts.

Both applicants, as tenants, have had generally favorable rental payment history since starting rental tenancy in 2012. One tenant; however, recently encountered family issues at the beginning of 2016 and is currently behind in rent payments. MDI reports that this tenant has agreed to a payment plan to bring his account current. This tenant has successfully made his first installment and is being supported by his family to fulfill his rent obligations.

If this action is approved, both applicants will need to continue to comply with rental procedures and payments, and meet the financial qualifications contract for the purchase of the home. Prior to the final purchase of the home, non-compliance with rental rules and obligations may result in the implementation of standard landlord-tenant code compliance practices implemented by MDI.

While these prior lessees may continue to have challenges to qualify for purchase of the home currently being rented, this action, if approved, will allow the previous lessees to continue to strive to bring current any late obligations, as well as seek alternate sources of financing to purchase the home. DHHL has started a process to further assist tenants by reviewing their financial situation for DHHL assistance.

RECOMMENDATION

It is recommended that pursuant to Hawaii Administrative Rule 10-3-23, that the Hawaiian Homes Commission to declare an exception to the limitations of "previous lessees" receiving the Kapolei Hoolimalima offering due to no fault of the subject applicants and to allow applicants who are "previous lessees" the opportunity to contract for the purchase of a Kapolei Hoolimalima home, subject to their financial qualification.

DEPARTMENT OF HAWAIIAN HOME LANDS

June 20, 2016

TO: Chairman and Members, Hawaiian Homes Commission

FROM: Norman Sakamoto, Land Development Division

SUBJECT: E-4 For Informaion Only – Mark Development Update on Kapolei Hoʻ olimalima.

THIS SUBMITTAL ITEM WILL BE DISTRIBUTED UNDER SEPARATE COVER

DEPARTMENT OF HAWAIIAN HOME LANDS HAWAIIAN HOMES COMMISSION Kapolei, Oʻahu, Hawaiʻi

F-ITEMS LAND MANAGEMENT DIVISION

DEPARTMENT OF HAWAIIAN HOME LANDS

June 20-21, 2016

To: Chairman and Members, Hawaiian Homes Commission
From: Peter "Kahana" Albinio, Jr., Acting Administrator Land Management Division V (Maximu)
Subject: Issuance of Non-Exclusive License as Easement for Driveway and Utility (Water/Sewer)Connections to The Gentry Companies, Kapolei, Island of O'ahu, TMK Nos.(1)9-1-151:055(por.) and :056(por.)

APPLICANT:

The Gentry Companies "TGC"

<u>RECOMMENDED MOTION/ACTION</u>: That the Hawaiian Homes Commission (HHC) authorize the issuance of a non-exclusive license as easement to TGC, as LICENSEE, to install, repair, operate and maintain driveway and utility connection improvements as proposed which will traverse over, under and across portions of Hawaiian home lands identified by TMK No.: (1)9-1-151:055 and :056 as proposed.

Approval and issuance of this non-exclusive license as easement shall be subject to the following conditions:

- 1. Easement will comprise a land area containing approximately 0.15-acres (6,563 SF), more or less, of Hawaiian home lands further described and delineated in Exhibit "A" attached hereto, as submitted by TGC;
- 2. The Licensee shall remit a non-refundable processing and document fee in the amount of \$275.00;
- 3. Use of the licensed area will be used strictly for the driveway and utility connection improvements as proposed and for no other purposes whatsoever;
- 4. The Licensee shall remit a one-time nominal consideration fee of (\$32,815.00) THIRTY TWO THOUSAND EIGHT HUNDRED FIFTEEN AND NO/100 DOLLARS for this nonbenefit, non-exclusive license easement area which shall become due and payable in full upon execution of the license document. The fee as established is based on on current tax assessed values for the subject parcels as indicated by the 2016 Honolulu City and County Real Property Tax record information.;

- 5. Licensee's intended driveway and utility connection improvement plans shall conform to federal, state and county (government agencies) standards. Licensee shall obtain applicable permits and approvals from government agencies prior to the commencement of any work on the property that requires such permits and approvals;
- 6. Licensee shall act as a good neighbor to the adjoining DHHL residential sudivision who will share the easement area and is responsible for general maintenance of the area;
- 7. Any construction or alteration of the easement area shall require DHHL approval;
- 8. The Chairman of the Hawaiian Homes Commission and/or the Hawaiian Homes Commission is authorized to impose such other conditions deemed prudent and necessary to serve the best interests of the trust and its beneficiaries; and
- 9. The license document will contain the standard terms and conditions of similar licenses issued by DHHL and shall be subject to review and approval by the Department of the Attorney General.

LOCATION:

Portion of Kapolei, Island of O'ahu, identified as Tax Map Key: (1)9-1-151:055(por.) & :056(por.) See Exhibit "A"

<u>AREA</u>:

6,563 square feet or 0.150 acres

DISCUSSION:

The Gentry Companies (TGC) submitted its proposal requesting for Driveway, Waterline and Sewerline Connection Easements (See Exhibit "B") to develop a 16.9-acre single-family residential cluster development on a long lineal undeveloped site that immediately abuts DHHL's office headquarters and its Kanehili Homestead subdivision. The project as proposed will consist of 66 single-family dwellings, 58 of which will be market rate units, and eight (8) will be affordable homes. TGC is requesting DHHL's assistance with the driveway and utility connections necessary to develop the project. Those connections are described and delineated in Exhibit A.

FEE:

The table below reflects the respective parcel classification and square footage per annum value, based on the City and County of Honolulu's 2016 Real Property Assessment Division record. (See Exhibit "C") Since the issuance of a perpetual license easement is being considered LMD established a one-time nominal fee based on the values as reflected in the table. LMD did not use

its standard 8% market rate of return calculation because the disposition as proposed is in perpetuity. Therefore, the one-time nominal fee was established at \$32,815.00. This fee would be a direct benefit to the Trust and its beneficiaries.

City & County of Honolulu Real Property Assessment Information - 2016 TMK Property Class Assessed Value Land Area Per sf Value \$					
91151055	Residential	\$9.500	19.0 ac. / 831,255 sf	\$9,500 / 831,255 = \$0.01	
91151056	Agricultural	\$2,005,200	9.0 ac. / 401,405 sf	\$2,005,200 / 401,405 = \$5.00	
One-time Nominal Fee: $55.00 \times 6,563/sf = \frac{532,815}{32,815}$					

PLANNING AREA:

Kapolei

LAND USE DESIGNATION:

Undesignated

CURRENT STATUS:

Actively used for utility purposes, Kapolei Regional Plan, November, 2010 - Infrastructure - Water, Pgs. 15-16, Roads & Transit, Pgs. 17-18, Wastewater, Pg. 20

CHARACTRER OF USE:

Utility Use Purposes

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

Triggers:

Use of State Lands

Exemption Class No. & Description:

In accordance with the "Comprehensive Exemption List for the State of Hawaii, Department of Hawaiian Home Lands, as Reviewed and Concurred Upon by the Environmental Council on June 30, 2015, the subject request is exempt from the preparation of an environmental assessment pursuant to Exemption List Class No. 3, "Construction and location of single, new, small facilities or structures and the alteration and modification of the same, including, but not limited to: (d) Water, sewage, electrical, gas, telephone, and other essential public utility services extensions to

serve such structures or facilities; accessory or appurtenant structures including garages, carports, patios, swimming pools, and fences; and acquisition of utility easements.

The direct, cumulative, and potential impacts of the action described have been considered pursuant to Chapter 343, Hawaii Revised Statutes and Chapter 11-200, Hawaii Administrative Rules. Since the action as proposed is determined to have minimal or no significant impact on the environment it would therefore be exempt from the preparation of an environmental assessment. The Planning Office is in the process of documenting the action as being eligible for exemption from the preparation of an Environmental Assessment under the Exemption Class as referenced above. The documentation is forthcoming and will be added to this submittal as Exhibit "D" when finalized.

CONSISTENCY WITH DHHL PLANS, POLICIES AND PROGRAMS

DHHL General Plan (2002)

The recommended disposition is consistent with the following General Plan goals and objectives:

Land Use Planning

Goals:

Utilize Hawaiian Home Lands for uses most appropriate to meet the needs and desires of the beneficiary population.

Objectives:

 Provide space for and designate a mixture of appropriate land uses, economic opportunities and community services in a native Hawaiian-friendly environment.

"Common areas for community uses and public facilities. Includes space for parks and recreation, cultural activities, community based economic development, **utilities**, and other public facilities and amenities." O'ahu Island Plan, Pg. ES-2

The existing and proposed uses outlined in the license agreement are consistent with the definition of Community Use.

Program Plans

Water Policy Plan (2014)

While the license agreement does not specify activities that would implement DHHL's Water Policy Plan, it is anticipated that renovations facilitated by the granting of the license will include water conservation measures to make the facility more efficient in the use of water if necessary.

Ho'omaluö Energy Policy (2009)

While the license agreement does not specify activities that would implement DHHL's Energy Policy, it is anticipated that renovations facilitated by the granting of the license will include energy conservation measures to make the facility more efficient in the use of energy if necessary.

AUTHORITY / LEGAL REFERENCE:

§ 207(c)(1)(A) of the Hawaiian Homes Commission Act, 1920, as amended, authorizes the department to grant licenses for the use of Hawaiian Home Lands for public purposes.

§ 10-4-22 of the DHHL Administrative Rules authorizes the issuance of licenses for public purposes, as easements in perpetuity or shorter term, subject to the easement being reverted to the department upon termination or abandonment.

RECOMMENDATION:

Land Management Division respectfully requests approval of the motion as stated





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EXHIBIT "A"
THE GENTRY COMPANIES

DEPT. OF HAMANAN FOLLE LANDS

2015 OCT 20 AM 9: 20



October 16, 2015

The Honorable Jobie M. K. Masagatani, Chairman Hawaiian Homes Commission State of Hawaii Department of Hawaiian Home Lands P.O. Box 1879 Honolulu, HI 96805

SUBJECT: Request for Driveway, Waterline and Sewerline Connections, and Easement Kanehili Subdivision: Kinoiki, Kamakahelei, and Kaneoneo Streets Tax Map Key (1) 9-1-15: 56 Honouliuli, Ewa, Oahu, Hawaii

Gentry KGC, LLC is proposing to develop a 16.9-acre single-family residential cluster development. The property is a long lineal undeveloped site located in Kapolei and is identified as TMK (1) 9-1-16: Por. 110 within Lot 6770 as shown on Map 571 of Land Court Application 1069. The eastern boundary of the project abuts the Department of Hawaiian Home Lands (DHHL) Kanehili Subdivision. This project will consist of 66 single-family dwellings, 58 of which will be market rate units, and eight (8) will be affordable homes. Gentry KGC, LLC is currently in the process of applying for a cluster housing permit from the City & County of Honolulu.

We are requesting DHHL's assistance with driveway and utility connections necessary to develop the project. Those connections are described below.

- 1. Driveway Connections to Kamakahelei Street and Kaneoneo Street as shown on enclosed Exhibits A, B, and C. When the Kanehili project was designed and constructed it was with the intent that Kamakahelei Street and Kaneoneo Street would serve as access to the subject property. The access at Kamakahelei Street will require construction of a standard driveway and the relocation of an existing street light. The access at Kaneoneo Street will require the construction of a driveway only. Impact to adjacent homeowners during construction of the driveway connections will be minimal.
- 2. Waterline Connections to Kamakahelei Street and Kaneoneo Street (Exhibits A, B, and C). Gentry KGC's engineer has recommended connecting our project to the county potable water system via the existing waterlines within Kamakahelei and Kaneoneo Streets. A request was made of the Honolulu Board of Water Supply (BWS) on the availability of water to our proposed development. A copy of the BWS response letter regarding the adequacy of the existing water system is enclosed for your review (Exhibit D). Construction of the waterline connections will be done in a way to minimize any disruption to existing homeowners. All construction costs for these connections will be borne by Gentry KGC, LLC.

733 Bishop Street, Suite 1400, Honolulu, Hawaii 96813 P.O. Box 295, Honolulu, Hawaii 96809 (808) 599-5558



The Honorable Jobie M. K. Masagatani, Chairman October 16, 2015 Page 2

- 3. Sewerline Connection to the existing sewerline in Kinoiki Street (Exhibits A, B, and C). Gentry KGC's engineer has recommended connecting our project to the City sewer system through DHHL property to the existing sewer line within Kinoiki Street. The proposed sewerline would be located within a grassed swale area adjacent to the existing parking lot for the DHHL Hale Kalaniana'ole Office Building, and the Hawaiian Heritage/Community Services Center. A new sewer manhole is proposed at the connection to the existing sewerline, and a sewer easement in favor of Gentry KGC, LLC would be required over the proposed alignment. Landscaping and irrigation disrupted by the construction of the sewerline, including landscape and irrigation replacement, will be borne by Gentry KGC, LLC.
- 4. When the Kanehili project was developed, Kuma'aiku Street was also intended to be an access to the subject property. However, it is our opinion that this access is no longer needed. We are proposing that this access be removed in its entirety from Kahalepouli Street (Exhibits E and F). After this roadway is removed, Kanehili Lot 314 could then be built on. The cost to remove this roadway will be borne by Gentry KGC, LLC. In addition to Lot 314, an additional lot could also be developed. In discussions with the City Traffic Review Branch, they are in agreement that this access is no longer necessary.
- 5. To accomplish, the utility and roadway connections plans will need to be developed by our civil engineering consultant. Subdivision actions will also be necessary for creation of easements, deletion of existing easements, and the removal of the portion of Kuma'aiku Street. All costs for these items will be borne by Gentry KGC, LLC.

We believe this development will improve the community by beautifying a vacant and otherwise neglected area; offer homes in a market that is experiencing a shortage of housing; and provide amenities, such as parks and open space. In addition, it will enhance the overall quality of life of area residents, and we therefore ask for your support and assistance in the undertaking of this project.

We look forward to meeting with you in the near future. In the meantime, should you have any questions, please feel free to call Brian Maja at 599-8226.

Very truly yours,

GENTRY KGC, LLC

Michael J. Brant, P.E.

Vice President - Engineering

MB:sacm

Attachments

(g:/ghomes/wkgroups/ghomesop/selina/kealit-kgcllc/SOH-DHHL Connections.doc)



EXHIBIT "B"

1



EXHIBIT A

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EXHIBIT "B"





ITEM NO. F-I

		If you have any questions, please Resources Division at 748-5443.	The on-site fire protection requires of the Honolulu Fire Department.	When water is made available, the applicant will be required to pay Charges for resource development, transmission and daily storage.	The existing water system is adequate to accommodate However, please be advised that this information is base Board of Water Supply reserves the right to change any until the final approval of the building permit application, water will be confirmed when the building permit applicat	Thank you for your email regardi development.	Subject: Your Email Dated Apr to the Proposed 63-U Kappler Parkway. Ta	Dear Mr. Silva:	Mr. Samuel E. Silva, Project Manager Community Planning & Engineering, Inc 1286 Queen Emma Street Honolulu, Hawaii 96813	BOARD OF WATER SUPPLY CITY AND COUNTY OF HOMOLULU SO SOUTH BERETANIA STREET HOMOLULU, H 99843
ERNEST Y. W. boli, p.e. Manager and Chief Engineer	/ Very truty yours,	If you have any questions, please contact Robert Chun, Project Review Branch of our Water Resources Division at 748-5443.	The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.	When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.		Thank you for your email regarding the proposed 63-unit single-family single-fot cluster development.	Your Email Dated April 1, 2015 Requesting the Availability of Water to the Proposed 63-Unit Single-Family Cluster Development off Kapplel Parkway - Tax Map Key: 9-1-016; 110		ing, Inc.	April 20, 2015
		anch of our Water	e Prevention Bureau	ater System Facilities	the proposed cluster development d upon current data, and therefore, the position or information stated herein up The final decision on the availability of ion is submitted for approval.	gle-lot cluster	Water ff			KRIK CALOMELL, MAYOR CUANE IK MAYASING, CINI MOMA C. WANG WAS DAN MINEREAK C. HAURRO FORD N. FUCHTCAMI SECORES FORD N. FUCHTCAMI SECORES FORD N. FUCHTCAMI SECORES FORD N. FUCHTCAMI SECORES MANIFER KITAMURA FE DISAD MANJOR MICH FERORES

EXHIBIT D

Water for Life Ka Wei Ola



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EXHIBIT E



















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Assessment	Property	Assessed	Dedicated	Land	Net Taxable	Assessed	Building	Net	Total Property	Tota	
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 Book/Page

 ITEM NO. F-1
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 EXHIBIT "C"



City & County of Honolulu

Department of Planning & Permitting (DPP)

Property Information

91 1270 KINOIKI ST

General Information	
TMK:	91151056:0000
Building Value:	\$0.00
Building Exemption:	\$0.00
Land Value:	\$2,005,200.00
Land Exempt:	\$2,005,200.00
Acres:	9
Square Feet	0
Property Tax Class:	Agricultural
City:	Kapolei
Zip Code:	96707
Realtor Neighborhood:	Kapolei
,	



Kapolei NP (future)

show route

Nearest Park: show_all_addresses >>

Т	ax Bill Owner Informa	tion					;
	Name	Тур	e A	ddress	Address 2	City State Zip	
. н.	AWAIIAN HOME LANDS	Fee Ow	ner POBC	OX 1879		HONOLULU HI 96805	
W	ELLS FARGO BANK TRS	Lessee					
S	TATE OF HAWAII	Lessee					
2	2010 Census Informati	ion		Voting In	nformation		
	ract Number:		008606 3004	City Counc Member:	il	Kymberly Marcos Pine	Э
. –	lock Number:	Pol		Polling Pla	ce:	Kapolei Elem Sch	h
Р	opulation (block):		U	Address:		91-1159 Kamaaha Li	ρ
				Neighborh Board:	ood	MAKAKILO/KAPOLEI/HONOKA HALI	
	School and Transit Inf	ormation		Zoning	and Flood	Information	
· E	elementary School: Mauka	Lani/Kapolei	show route	Zoning (<u>LU</u>	<u>IO</u>) Designatio	on: AG-	1
Н	ligh School: KAPOL	.EI	show route	Ohana Zor	ning Designat	ion: ineligible	е
N	lear Transit Route:		Yes	FEMA Floc	d Designatio	n: D/2	Х
. N	lear Bus Routes:		411,41	Tsunami Ev	vacuation Zor	ne: N	0
					more put	lic safety info >>	

Page Tools: PRINT | BOOKMARK | EMAIL | STREET/BIRD'S EYE

More info: ZONE INFO | BUILDING PERMITS | PROPERTY TAX



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CITY AND COUN HONOLU	ILU	BUDGET AND FISCAL SERVICES				
Previous Parcel	Next Parcel	Return to Main Search Page	Honolulu Home	<u>Real Property Home</u>		
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Parcel Number	ç	011510550000	Data current as of	June 6, 2016		
Owner Name	1	AWAIIAN HOME LANDS Fee Owner	Project Name			
Location Address	Ģ	01-0 KINOIKI ST	Plat Map	Plat Map PDF		
Property Class		RESIDENTIAL	Parcel Map	GIS Parcel Map		
Land Area (approximate sq ft)		331,255	Legal Information	Legal Information		
Land Area (acres)		9.083	RD LOTS 18700, 18701 & 18072 19.083 AC MAP 1460 LCAPP 1069			

	Assessment Information <u>Show Historical Assessments</u> Print Assessment Info											
Assessment Year	Property Class	Assessed Land Value	Dedicated	Land Exemption		Assessed Building Value	Building Exemption		Total Property Assessed Value	Total Property Exemption	Total Net Taxable Value	
2016	RESIDENTIAL	\$ 9,500	\$0	\$ 9,500	\$0	\$0	\$0	\$0	\$ 9,500	\$ 9,500	\$ 0	

Appeal Information <u>Print Appeal Info</u>	
 No appeal information on parcel.	
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Property Class	Square Footage	Acreage	Agricultural Use Indicator
RESIDENTIAL	831.255	19.083	

Improvement Information No improvement information available for this parcel.

		Other Building and Yard Im	provements	<u>.</u>
1	Description	Quantity	Year Built	Area
1 1		No information associated with	this parcel.	

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The Honolulu Tax Assessor	r's Office makes every	effort to produce the most acc	urate information possible. No	warranties, expressed or implied,				
are provided for the data l	herein, its use or inter	pretation. Website Updated: Ju	ne 6, 2016					
© 2014 by City and County of Honolulu Real Property Tax Office Website design by aPublic.net								

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City & County of Honolulu

Department of Planning & Permitting (DPP)

Property Information

undefined

General Information

TMK:	91151055:0000
Building Value:	\$0 .00
Building Exemption:	\$0.00
Land Value:	\$9,500.00
Land Exempt:	\$9,500.00
Acres:	19
Square Feet	0
Property Tax Class:	Residential
City:	Kapolei
Zip Code:	96707
Realtor Neighborhood:	Kapolei



Nearest Park:

Tax Bill Owner Information

Name	Туре	Address	Address 2	City State Zip
HAWAIIAN HOME LANDS	Fee Owner	PO BOX 1879		HONOLULU HI 96805

2010 Census Information

Tract Number:	011500 / 008606 / 008606
Block Number:	2005 / 3003 / 3000
Population (block):	0/0/0

Voting Information

6 / 008606 003 / 3000	City Council Member:	Kymberly Marcos Pine
0/0/0	Polling Place:	Kapolei Elem Sch / Kahi Mohala
0,010	Address:	91-1159 Kamaaha Lp / 91-2301 Ft Weaver Rd
	Neighborhood Board:	EWA / MAKAKILO/KAPOLEI/HONOKAI HALE
	Zoning and Floo	od Information
ini/Kapolei	Zoning (<u>LUO</u>) Desigr	nation: AG-1

Elementary School:	Mauka Lani/Kapolei	Z
High School:	KAPOLEI CAMPBELL	C
Near Transit Route:	Yes	г т
Near Bus Routes:	411, 41	'

j	
Zoning (LUO) Designation:	AG-1
Ohana Zoning Designation:	Ineligible
FEMA <u>Flood</u> Designation:	DIX
Tsunami Evacuation Zone:	No

more public safety info >>

Page Tools: PRINT | BOOKMARK | EMAIL | STREET/BIRD'S EYE

School and Transit Information

More info: ZONE INFO | BUILDING PERMITS | PROPERTY TAX

Information shown on these maps are derived from public records that are constantly undergoing change and do not replace a site survey, and is Department of Planning & Permitting 650 S, King St, Ste 8, Honolulu, HI 96813



STATE OF HAWAII DEPARTMENT OF HAWAIIAN HOME LANDS

June 20-21, 2016

То:	Chairman and Members, Hawaiian Homes Commission
Through:	Peter "Kahana" Albinio, Jr., Acting Administrator Land Management Division
From:	Allen G. Yanos, Property Development Agent Land Management Division
Subject:	Issuance of Right-of-Entry Permit Starcomm Wireless, Inc. Shafter Flats, Island of Oahu, TMK No: (1) 1-1-064:018 (por.)

APPLICANT:

Starcomm Wireless, Inc., a Hawaii corporation ("PERMITTEE")

RECOMMENDED MOTION/ACTION:

That the Hawaiian Homes Commission ("HHC") authorize the issuance of a Right-of-Entry permit ("ROE") to PERMITTEE covering the Premises for office and showroom use under the terms and conditions described below and further subject to the following:

1. The term for the ROE shall be on a month-to-month basis, for a period not to exceed one (1) year, commencing as of August 1, 2016, following the date that PERMITTEE'S current sublease on the premises expires on July 31, 2016. PERMITTEE understands that this is a month-to-month permit to use Hawaiian home lands and may be cancelled by the Department of Hawaiian Home Lands (PERMITTOR"), at PERMITTOR'S sole discretion and for any reason whatsoever, at any time during the month-to-month term, upon thirty (30) days advance notice in writing to PERMITTEE;

2. PERMITTEE shall use the premises for office and show room purposes only for the sales, rental and service of wireless radios. No other use shall be allowed without PERMITTOR'S prior written approval.

3. The monthly fee for this ROE shall be established at TWO THOUSAND, EIGHT HUNDRED SIXTY AND NO/100 DOLLARS (\$2,860.00) (\$34,320.00 /year) where PERMITTEE shall pay, without notice or demand, at the Fiscal Office of PERMITTOR, at 91-5420 Kapolei Parkway, Kapolei, Hawaii and whose mailing address is P. O. Box 1721, Honolulu, Hawaii 96806-1721, due and payable on the first day of every month.

3. PERMITTEE shall pay non-refundable processing and documentation fees totaling \$175.00 and place a security deposit equal to one month rent \$2,860.00.

4. The premises shall consist of Units A & B in the building containing an area of approximately 2,640 square feet and the exclusive use of three parking stalls and an adjacent parking space for a work truck shown on the attached Exhibit "A".

5. PERMITTEE shall be responsible to keep the premises clean and upkeep maintenance of the interior and exterior of the premises.

6. PERMITTEE shall undertake no construction or renovation on the premises.

7. PERMITTEE shall provide proof of and keep in full force a general liability insurance policy of no less than \$1 million per occurrence, and \$2 million in the aggregate and an automobile liability insurance policy of no less than \$500,000.00 per occurrence, and \$1 million in the aggregate, if PERMITTEE operates any motor vehicle on the premises. DHHL shall be named as additional insured on the policy.

8. PERMITTEE shall comply with all federal, state and county statutes, regulations, codes and ordinances applicable to PERMITTEE'S use of the premises;

9. PERMITTEE agrees to pay for all the costs of establishing utility services and trash disposal on the property and pay for all consumption of utilities and trash disposal on the premises, should PERMITTEE'S use require such services;

10. PERMITTEE shall be responsible for the security of the Premises and all of PERMITTEE'S personal property thereon;

11. Other standard terms and conditions of similar ROEs issued by PERMITTOR;

12. The premises and all improvements thereon are accepted in an "as is" condition;

13. The ROE document is subject to the approval of the State of Hawaii Department of Attorney General; and

14. Other terms and conditions deemed prudent and necessary by the HHC.

LOCATION:

Portion of Hawaiian Home Land situated at Shafter Flats, at 2706 Kilihau Street, Honolulu, identified as Lot 16, Tax Map Key: (1) 1-1-064:018 (por.)

PARCEL AREA:

24,638 sq. ft.

DISCUSSION:

PERMITTEE is one of four existing sublessees under General Lease No. S-4123 which was surrendered as of January 1, 2015 by the lessee, the Douglas Kuniomi Takata Trust ("Takata Trust"). The HHC approved the surrender of lease on December 15, 2014 and agreed to honor the terms of the subleases. PERMITTOR assumed management of the property and the existing subleases on the property as of January 1, 2015.

PERMITTEE has been a sublessee since August 1, 2010 and exercised an option provided under its sublease with the Takata Trust to extend the term upon the initial term's expiration on July 31, 2013. With the extension, PERMITTEE'S sublease will terminate on July 31, 2016. PERMITTEE is requesting to remain in business at the same location after July 31st but is unable to negotiate a new term due to PERMITTOR'S inability to lease space on a short-term basis. The state law passed by the State Legislature in 2014 amending Section 204 of the Hawaii Homes Commission Act to allow the leasing of any department-owned or -controlled improvements, or space within an improvement, through direct negotiations at fair market rents, is still awaiting approval from the U. S. Department of the Interior for implementation. Had the surrender of lease by the Takata Trust not occurred, PERMITTEE would have been able to negotiate a new sublease or further extension of its sublease term without restrictions. Through no fault of its own, PERMITTEE will be forced to relocate.

According to Colliers International's Industrial Market Report for the first quarter of 2016, the vacancy rate for the Oahu industrial market fell to a new historic low of 1.48%; the Shafter Flats (Mapunapuna) submarket area had an even lower vacancy rate of 0.66% (Colliers International/Hawaii, 2016). Space to relocate or to expand businesses, therefore, will be extremely difficult to find on Oahu at least until more industrial properties become available in West Oahu. With PERMITTOR'S inability to issue short term leases, however, many of its industrial spaces may potentially become vacant, and not generate revenues for years, should a lessee go out of business with several years remaining in its term or in the case of PERMITTEE, its sublease expires and there is no opportunity to extend or renew. PERMITTOR has transit-oriented redevelopment plans for its properties in the Shafter Flats area due to its proximity to the proposed Lagoon Drive and Middle Street rail stations so longer-term leasing and rentals is not currently being considered.

Issuance of an ROE will allow PERMITTEE to continue to remain at same location and generate revenue for PERMITTOR which would otherwise cease due to PERMITTOR'S inability to issue a short term lease of the premises. Although, the occupancy under an ROE is on a month-to-month basis and there are potential risks for its operations under this type of disposition, PERMITTEE would prefer not to relocate to another location and would have no other way of remaining on the property unless under an ROE.

FEE:

The subject parcel is classified as Industrial and the assessed value per square footage per annum, based on the City and County of Honolulu's Real Property Tax assessment for 2016 (See Exhibit "B"), is \$161.00 (rounded off). At 8% rate of return, the annual fair market rent for one (1) square foot is \$13.00 (rounded off). This fee payment will be a direct benefit to the Trust and its beneficiaries.

TMK: 1.	/1-1-064-018 (por.) – City	& County of Honolulu Real Pro	perty Assessment				
Assessm	nent Information						
Year	Property Class	Assessed Land Value Land Area					
2016	Industrial	\$2,650,400.00	24,638 sq ft				
		Assessed Bldg Value	Building Area				
		\$696,400.00	13,148 sq ft				
Land/sq ft/year \$2,650,400.00 / 24,638 = \$107.57 sq ft							
Bldg/sq	ft/year	\$696,400,00 / 13,148 = \$52.97 sq ft					
Land and Bldg Value Calculation $$108.00 + $53.00 = 161.00 (rounded off)							
Per Sq. 1	Ft. Value at 8% return	$161.00 \times .08 = 13.00$ (rounded off)					
Area of	Premises	2,640 sq ft					
Calculat	ion of annual rent	2640 x \$13.00 = \$34,320.00					
Monthly	ROE Rent	\$34,320.00/12=\$2,860.00					

PLANNING AREA:

Moanalua

LAND USE DESIGNATION:

Industrial per the Oahu Island Plan (2014); Figure 6-5, Moanalua Ahupua'a Land Use Designations, pp. 6-13

CURRENT STATUS:

Actively used. The property was previously under General Lease No. S-4123 held by the Douglas Kuniomi Takata Trust which was surrendered to PERMITTOR effective January 1, 2015. Three other sublessees occupy portions of the warehouse building for industrial use at this location. One space consisting of 2,688 sq. ft. has been vacant since around 2012.

CHARACTER OF USE:

Industrial use

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

Triggers:

Use of State Lands

Exemption Class No. & Description:

In accordance with the Exemption List for the State of Hawaii, Department of Hawaiian Home Lands ("DHHL"), as reviewed and concurred upon by the Environmental Council on June 30, 2015, the subject request is exempt from the preparation of an environmental assessment pursuant to Exemption Class No. l, "Operations, repairs or maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion or change of use beyond that previously existing."

The direct, cumulative, and potential impacts of the action described have been considered pursuant to Chapter 343, Hawaii Revised Statutes and Chapter 11-200, Hawaii Administrative Rules. Since the action as proposed is determined to have minimal or no significant impact on the environment it would therefore be exempt from the preparation of an environmental assessment. The Planning Office has documented the action as being eligible for exemption from the preparation of an Environmental Assessment under the Exemption Class as referenced above and specifically, the exemption item from the Agency Exemption List as follows:

- "2. Operation, maintenance, overhauling, repairing, repainting, reroofing, cleaning, polishing, greasing, oiling, and servicing of the following facilities, structures, and equipment:
 - a. Existing buildings, offices and community facilities"

CONSISTENCY WITH DHHL PLANS, POLICIES, AND PROGRAMS

DHHL General Plan (2002)

The recommended disposition is consistent with the following General Plan goals and objectives:

Land Use Planning

Goals:

- Utilize Hawaiian Home Lands for uses most appropriate to meet the needs and desires of the beneficiary population.
- Develop livable, sustainable communities that provide space for or access to the amenities that serve the daily needs of its residents.

Objectives:

 Provide space for and designate a mixture of appropriate land uses, economic opportunities and community services in a native Hawaiian-friendly environment.

Land and Resource Management

Goals:

• Be responsible, long-term stewards of the Trust's lands and the natural, historic and community resources located on these lands.

Objectives:

• Manage interim land dispositions in a manner that is environmentally sound and does not jeopardize their future uses.

Economic Development

Goals:

Generate significant revenue to provide greater financial support towards fulfilling the Trust's mission.

Objectives:

• Create a professionally managed investment portfolio with a well-balanced mix of assets.

Oahu Island Plan (2014)

The recommended disposition is consistent with the opportunity to redevelop the area and also address Flooding and drainage issues as discussed in Section 6.2.2, P. 6-11, and the Land Use Plan for continued industrial use in Section 6.2.3, on P. 6-12.

Program Plans

Water Policy Plan (2014)

While the ROE does not specify activities that would implement DHHL's Water Policy Plan, it is anticipated that renovations facilitated by granting the ROE will include water conservation measures to make the facility more efficient in the use of water, if necessary.

Ho'omaluo Energy Policy (2009)

While the ROE does not specify activities that would implement DHHL's Energy Policy, it is anticipated that renovations facilitated by the granting the ROE will include energy conservation measures to make the facility more efficient in the use of energy if necessary.

RECOMMENDATION

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Land Management Division believes that the request to issue an ROE for PERMITTEE is warranted and requests approval.



Street View - Corner of Kilihau and Kakoi Streets, Honolulu

CITY AND COUNTY OF

DEPARTMENT OF BUDGET AND FISCAL SERVICES

Honolulu Home **Return to Main Search Page Real Property Home Previous Parcel** Next Parce **Owner and Parcei Information** <u>Print Owner Info</u> March 21, 2016 Parcel Number 110640180000 Data current as of HAWAIIAN HOME LANDS Fee Owner Project Name **Owner Name** Plat Map PDF 2706 KILIHAU ST Plat Map Location Address (CIS)Parcel Maple Parcel Map **Property Class** INDUSTRIAL Legal Information Land Area (approximate sq ft) 24,638 SHAFTER FLATS INDUSTRIAL DEV UNIT 1 LOT 16 0,5656 Land Area (acres) 24,638 SF DES

	Assessment Information <u>Hide Historical Assessments Print Assessment Info</u>										
Assessment Year	Property Class	Assessed Land Value	Dedicated Use Value	Land Exemption	Net Taxable Land Value	Assessed Building Value	Building Exemption	Net Taxable Building Value	Total Property Assessed Value	Total Property Exemption	Total Net Taxable Value
2016	INDUSTRIAL	\$ 2,650,400	\$0	\$ 2,650,400	\$0	\$ 696,400	\$ 696,400	\$0	\$ 3,346,800	\$ 3,346,800	\$0
2015	INDUSTRIAL	\$ 2,544,400	\$0	\$ 2,544,400	\$0	\$ 678,300	\$ 678,300	\$0	\$ 3,222,700	\$ 3,222,700	\$0
2014	INDUSTRIAL	\$ 2,332,300	\$ 0	\$ 2,332,300	\$ 0	\$ 673,200	\$ 673,200	\$0	\$ 3,005,500	\$ 3,005,500	\$0
2013	INDUSTRIAL	\$ 2,120,300	\$0	\$0	\$ 2,120,300	\$ 674,300	\$0	\$ 674,300	\$ 2,7 9 4,600	\$ 0	\$ 2,794,600
2012	INDUSTRIAL	\$ 2,014,300	\$0	\$0	\$ 2,014,300	\$ 654,700	\$ 0	\$ 654,700	\$ 2,669,000	\$0	\$ 2,669,000
2011	INDUSTRIAL	\$ 2,014,300	\$ 0	\$ 0	\$ 2,014,300	\$ 652 ,4 00	\$ 0	\$ 652,400	\$ 2,666,700	\$0	\$ 2,666,700
2010	INDUSTRIAL	\$ 1,908,300	\$ 0	\$0	\$ 1,908,300	\$ 659,300	\$0	\$ 659,300	\$ 2,567,600	\$0	\$ 2,567,600
2009	INDUSTRIAL	\$ 2,003,300	\$ 0	\$0	\$ 2,003,300	\$ 640,800	\$0	\$ 640,800	\$ 2,644,100	\$ 0	\$ 2,644,100
2008	INDUSTRIAL	\$ 1,806,900	\$ O	\$0	\$ 1,806,900	\$ 622,400	\$0	\$ 622,400	\$ 2,429,300	\$0	\$ 2,429,300
2007	INDUSTRIAL	\$ 1,731,500	\$0	\$0	\$ 1,731,500	\$ 598,700	\$ O	\$ 598,700	\$ 2,330,200	\$ C	\$ 2,330,200
2006	INDUSTRIAL	\$ 1,383,400	\$0	\$0	\$ 1,383,400	\$ 554,800	\$0	\$ 554,800	\$ 1,938,200	\$0	\$ 1,938,200
2005	INDUSTRIAL	\$ 1,222,600	\$0	\$0	\$ 1,222,600	\$ 538,400	\$ O	\$ 538,400	\$ 1,761,000	\$0	\$ 1,761,000
2004	INDUSTRIAL	\$ 1,026,000	\$0	\$0	\$ 1,026,000	\$ 522,200	\$ 0	\$ 522,200	\$ 1,548,200	\$0	\$ 1,548,200
2003	INDUSTRIAL	\$ 704,400	\$0	\$0	\$ 704,400	\$ 518,700	\$0	\$ 518,700	\$ 1,223,100	\$0	\$ 1,223,100
2002	INDUSTRIAL	\$ 704,400	\$0	\$0	\$ 704,400	\$ 512,700	\$0	\$ 512,700	\$ 1,217,100	\$0	\$ 1,217,100
2001	INDUSTRIAL	\$ 704,400	\$0	\$0	\$ 704,400	\$ 511,300	\$0	\$ 511,300	\$ 1,215,700	\$0	\$ 1,215,700

Appeal Information Print Appeal Info

No appeal information on parcel.

Land Information Print Land										
Property Class	Square Footage	Acreage	Agricultural Use Indicator							
INDUSTRIAL	24,638	0.5656								
	EXHIBIT "B"									
ſ =	ITEM NO. F-2									

· 1			Co	m mercia l	Improvem	ent Informat	lon			
Property Class	Building Card	Building Number	Improvement Name	Identical Units	Units	Structure Type	Year Built	Effective Year Built	Gross Building Description	Sketch
	1	0001		1	0	WAREHOUSE MAS/AVG	.1970	1970		NA
Commerci	al Buliding	Sections]
Card	Section	Level From	Level To	Area	Perimeter	Usage	Wall Height	Exterior Wall	Frame Type	
1	1	01	01	12,255	544	WAREHOUSE	25	MASONRY	MASONRY	

Other Building and Yard Improvements							
Description Quantity Year Built Area							
No information associated with this parcel.							

	Permit Information Depart	ment of Planning and Permittin	<u>a (DPP)</u>
Date	Permit Number	Reason	Permit Amount
04/23/2003	547868	ELECTRICAL	\$ 900

[Sales Information Print Sales Info												
Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Date of Recording	Land Court Document Number	Cert #	Book/Page					
02/12/2015			LEASE	Route Slip			<u> </u>						
05/06/2004		2004- 094016	LEASE	Assignment lease, sub lease etc.	05/11/2004			<u> </u>					

		ation <u>2010</u>	<u>5 Tax Payments</u>	Show Historical Taxes Treasury Division Current Bill					
Tay Derind 1 Description		Original Taxes Due Date Assessment		Tax Credits	s Tax Penalty		Interest	Other	Amount Due
									\$ 0.00

No Tax Information available on this parcel.

	2016 Tax Payment Information										
Year	Effective Date	Tax	Penaity	Interest	Other						
No Historical Tax Payments for 2016 on this parcel.											

		Historical Tax Inform	nation <u>Hide Histo</u>	rical Taxes Treasu	v Division					
Year	Тах	Payments and Credits	Penaky	Interest	Other	Amount Due				
No Tax Information available on this parcel.										

Previous Parcel	Next Parcel	Return to Main Search Page	<u>Honokuku Home</u>	Real Property Home
The Honolulu Tax Assess	sor's Office makes ev	very effort to produce the most accurate info	ormation possible. No war	ranties, expressed or implied,
in a new ideal for the date	- barain, ite use or ir	terpretation Website Lindated, March 21, 2	016	

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CITY AND COUNTY OF HONOLULU DEPARTMENT OF BUDGET AND FISCAL SURVICES REAL-PROPERTY-ASSESSMENT-DIVISION

Parcel Number: 110640180000

HAWAIIAN HOME LANDS

2706 KILIHAU ST

			Current Tax B	ll Informa	tion				
Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
				· · · · · · · · · · · · · · · · · · ·					0.00
	·····	No	Tax Information av	vailable on t	his parc	zel.			
and the second se	<u></u>		Data Current as	of March 21	, 2016				

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

June 20-21, 2016

То:	Chairman and Members, Hawaiian Homes Commission
Through:	Peter "Kahana" Albinio, Jr., Acting Administrator
r	Peter "Kahana" Albinio, Jr., Acting Administrator Land Management Division Kalei Young, Kand Management Branch Manager
From:	Land Management Division
~	

Subject: Annual Renewal of Right of Entry Permits, Statewide

APPLICANTS:

VARIOUS

<u>RECOMMENDED MOTION/ACTION</u>: That the Hawaiian Homes Commission (HHC) approves the following actions:

- A. Extend all Right of Entry Permits listed on Exhibit "A" that are in compliance and issued by July 1, 2016, on a month-to-month basis, for up to twelve (12) months, but no longer than June 30, 2017.
- B. Authorize the Chairman to negotiate and set forth other terms and conditions that may be deemed to be appropriate and necessary.

LOCATION:

VARIOUS

AREA:

VARIOUS

DISCUSSION

The Department of Hawaiian Home Lands (DHHL) is authorized under Chapter 171-55, Hawaii Revised Statutes, as amended, to issue month to month use of Hawaiian home lands. The month to month use enables DHHL to:

- 1. Obtain additional income and encourage the use of lands that are not immediately required for native Hawaiian homesteading, general leasing, or other purposes for long term duration;
- 2. Ensure the continued maintenance of the lands at minimal cost to the department and limit its liability. An overgrowth of vegetation and weeds make the lands vulnerable to fires and rodents which may prove very costly for DHHL to cure;
- 3. Deter squatters and trespassers from illegally occupying the lands;
- 4. Prevent illegal dumping of junks, derelict automobiles and appliances; and
- 5. Preserve the long-term options for future development of the site until resources become available or priorities change.

These are short-term agreements that allow the use of unencumbered Hawaiian home lands by entities/individuals for various purposes such as general agriculture, pastoral, commercial and industrial uses. ROEs can be terminated by either PERMITOR or PERMITEE without cause, by a 30-day written notice.

For information purposes, final approval of LMD's proposed Revocable Permit Program as approved by the Hawaiian Homes Commission at its regular monthly meeting on December 15, 2014 is pending statewide beneficiary consultation.

The table below reflects almost 90% of the ROE revenue is generated from 58 of the 148 ROE permits. These permittees fall under industrial and commercial (\$2,499,897) land use purposes. Land Management Division (LMD) proposes an average increase of 4% to 58 of these permittees, total increase of \$102,128.

According to research done by Colliers International, (See Exhibit "B") "..the Oahu Industrial market hit a historic low vacancy rate of 1.65% at yearend 2015...rental rates are expected to rise at a rapid pace..." In light of this research, LMD is recommending a 4% increase in rental rates. (In June 2015 the HHC approved a %3 increase for the current FY 2016).

For FY 2017, a recommendation is being made to the Commission to approve the renewals for the 148 Right of Entry Permits as stated in Exhibit "A" totaling \$2,929,038 in annual rents.

			Hawaii	Kauai	Lanai	Maui	Molokai	Oahu	Total
Agriculture	\$91,969	3%	1% - 1	5% - 7	0%	2% - 3	1% - 2	2% - 3	16
Carctaker	\$2,856	0%	0%	4%-6	0%	0%	0%	2%-3	9
Commercial	\$71,641	3%	3% - 4	1% - 2	0%	0%	1%-1	2%-3	10
Community	\$6,984	0%	1%-1	1% - 2	0%	2%-3	1%-2	2%-3	11
Industrial	\$2,428,256	86%	0%	5% - 8	0%	1% - 2	0%	26% - 38	48
Office	\$7,476	0%	0%	0%	0%	0%	1% - 1	0%	1
Pastoral	\$150,336	5%	9% - 14	11% - 16	1% - 1	2%-3	1% - 2	3% - 4	40
Preservation	\$240	0%	1% - 1	0%	0%	0%	0%	0%	1
Recreation	\$48,732	2%	1% - 1	0%a	0%	0%	0%	2% - 3	4
Research	\$240	0%	0%	1%-1	0%	0%	0%	0%	
Stabling	\$18,180	1%	0%	0%	0%	0%	0%	5% - 7	7
	\$2,826,910	100%	15%	28%	1%	7%	5%	43%	148
			\$106,295	\$71.732	\$696	\$165,936	\$15,829	\$2,466,422	\$2,826,910

PLANNING AREA:

VARIOUS

LAND USE DESIGNATION:

General Agriculture, Pastoral, Commercial, Industrial

CHARACTRER OF USE:

General Agriculture, Pastoral, Commercial, Industrial Use Purposes

CONSISTENCY WITH DHHL PLANS, POLICIES AND PROGRAMS

DHHL General Plan (2002) The recommended disposition is consistent with the following General Plan goals and objectives:

Economic Development

Goals:

• Generate significant revenue to provide greater financial support towards fulfilling the Trust's mission.

Objectives:

• Generate \$30 million in land revenues annually (adjusted for inflation) by 2014.

Program Plans

Water Policy Plan (2014)

While the ROE's does not specify activities that would implement DHHL's Water Policy Plan, it is anticipated that renovations facilitated by approving the renewal of said ROE's its will include water conservation measures to make its respective water use more efficient if necessary.

Ho'omaluo Energy Policy (2009)

While the ROE's does not specify activities that would implement DHHL's Energy Policy, it is anticipated that renovations facilitated by approving the renewal of said ROE's will include energy conservation measures to make its uses more efficient in the use of energy if necessary.

AUTHORITY / LEGAL REFERENCE:

§171-55, Hawaii Revised Statutes, as amended, a "permit on a month-to-month basis may continue for a period not to exceed one year from the date of issuance; provided that the commission may allow the permit to continue on a month-to-month basis for additional one year periods."

RECOMMENDATION:

Land Management Division respectfully requests approval of the motion as stated

TYPE	OF ENTRY P		110	luer	DCDUUTTEEN DOTTO		10 10				-
			NO.	USE	PERMITTEE/ADDRESS	LOCATION	All Right of Entry Permits	Current Fees, Commercial & Industrial Permits	Proposed Fees for Commercial & Industrial Permits	Proposed Increase (Annual), Commercial & Industrial Permits	Proposed Increase (Monthly), Commercial & Industrial Permit
ROE	HAWAII	2.000	47]	Agricultural	Guy Kaniho, 73-4341 Kukulu Place, Kailua- Kona, Hawaii 96740	Humu'ula	\$264				
ROE	KAUAI	11,000	533	Agricultural	Don Mahi, P. O. Box 538, Anahola, Hawaii 96703	Anahola	\$1_488				
ROE	KAUAI	0.344	550	Agricultural	Kuini Contrades, P. O. Box 310, Kapaa, Hawaii 96746	Anahola	\$264				
ROE	KAUAI	8.000	554	Agricultural	3-4032 Kuhio Highway, Lihue, Hawaii 96766	Anahola	\$576	, A			
ROE	KAUAI	1.070		Agricultural	Frank S. Rivera, Sr. and Amber Rivera, P. O. Box 761, Anahola, Hawaii	Anahola	\$264				
ROE	KAUAI	5.000	_	Agricultural	Harold W. Ano, P. O. Box 713, Anahola, Hawaii 96703	Anahola	\$708				
ROE	KAUAI	5.000		Agricultural	Donn Kale Smith, P. O. Box 29, Anahola, Hawaii 96703	Anahola	\$264				
30E	KAUAI	20.000	543	Agriculture	Palahiko Farms, 4266 Puaole Street, Lihue, Hawaii 96766	Kekaha	\$1,200				
ROE	MAUI	105,000	489	Agriculture	Kaanapali Development Corporation, 275 Lahainaluna Road,	Honokowai	\$3,690				
ROE	MAUI	646.000	491	Agriculture	Alexander & Baldwin, Inc., P. O. Box 3440, Honolulu, Hawaii 96813	Pulehunui	\$59,604				
ROE	MAUI	40.000	492	Agriculture	Alexander & Baldwin, Inc., P. O. Box 266, Puuneene, Hawaii 96748	Pulehunui	\$4,110				
3OE	MOLOKAI	35.000	501	Agricultural	Harry K. Purdy, III and Mariene K. Purdy, P. O. Box 84, Hoolehua.	Hoolehua	\$1				<u> </u>



		ISLAND	ACRE	NO.	USE	PERMITTEE/ADDRESS	LOCATION	Current Fees, All Right of Entry Permits	Commercial &	Proposed Fees for Commercial & Industrial Permits	Proposed Increase (Annual), Commercial & Industrial Permits	Proposed Increase (Monthly), Commercial & Industrial Permits
		MOLOKAI	30.000	499	Agricultural	Monsanto Hawaii, P. O. Box 40, Kaunakakai, Hawaii 96748	Palaau	\$2,352		120		
)	OĂHU	8.671	590	Agricultural	XianXing Huang & Hong Fang Gan, 85-1330 Waianae Valley Road,	Waianae	\$5,724				
	DE	OAHU	20.000	525	Agricultural	Sports Turf Hawaii, Inc., P. O. Box 1366, Kailua, hawaii 96734	Waimanalo	\$11,220				
RC	DE	OAHU	6.400	600	Agriculture	Kenneth Hicks, 86-530 Lualualei Homestead Road, Waianae, Hawaii	Waiaпae	\$240				
		KAUAI	1 400	548	Caretaker	John and Arlene Reyes, P. O. Box 366, Anahola, Hawaii 96703	Anahola	\$264				
RO		KAUAI	0,188	549	Caretaker	William Leleo, P. O. Box 338, Anahola, Hawaii 96703	Anahola	\$264				
	DE	KAUAI	3.600	560	Caretaker	Valerie Woods, P. O. Box 1, Anahola, Hawaii 96703	Anahola	\$528				
	θE	KAUAI	5.153	539	Caretaker	Éldon Tanigawa, P. O. Box 197, Hanapepe, Hawaii 96716	Hanapepe	\$408				
RO	E	KAUAI	0.250	540	Caretaker	Michael J. DeMotta, P. O. Box 723, Hanapepe, Hawaii 96716	Hanapepe	\$408				
	Ē	KAUAI	0.092		Caretaker (landscape)	Sunny L. Honda, P. O. Box 2043, Kapaa, Hawaii 96746	Anahola	\$264				
	E	OAHU	0.115	586	Caretaker	Charlene L. Ching, 89- 160 Naniahiahi Place, Waianae, Hawaii 96792	Nanakuli	\$240				
	EO	OAHU	0.267	608	Caretaker	Luella K. Kanoa, 41-192 Poliala Street, Waimanalo, Hawaii	Waimanalo	\$240				



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TYPE	ISLAND	ACRE	NO.	USE	PERMITTEE/ADDRESS	LOCATION	All Right of	Current Fees, Commercial & Industrial Permits	Proposed Fees for Commercial & Industrial Permits	Proposed Increase (Annual), Commercial & Industrial Permits	Proposed Increase (Monthly), Commercial & Industrial Permits
ROE	OAHU	0.070	609	Caretaker	Howard Doctorelio, 41- 217 Kalau Place, Waimanalo, Hawaii	Waimanalo	\$240				
ROE	HAWAN	0.540	461	Commercial	Edward J. and Naomi Laau, P. O. Box 4913, Kawa hae, Hawaii 96743	Kawa hae	\$14,817	\$14,817	\$15,410	\$593	\$49
ROE	HAWAII	0.670	462	Commercial	Kawaihae Spirits, Inc., dba Touching the Earth, LLC, P. O. Box 537,	Kawaihae	\$12,916	\$12,916	\$13,433	\$517	\$43
ROE	HAWAI	0.560	483	Commercial	Guy Startsman, 81 Puako Beach Drive, Kamuela, Hawaii 96743	Kawaihae	\$6,408	\$6,408	\$6,664	\$256	\$21
RÓE	HAWAII	2.210	481	Commercial	Ginger Patch Center, LLC, 101 Aupuni Street, Hilo, Hawaii 96720	Waiakea	\$1,464	\$1,464	\$1,523	\$59	\$5
ROE	KAUAE	0.009	536	Commercial	Patricia Contrades, P. O. Box 310, Kapaa, Hawaii 96746	Anahola	\$384	\$384	\$399	\$15	\$1
ROE	KAUAI	0.023	564	Commercial	Woodrow K. Contrades P. O. Box 577, Anahola, Hawaii 96703	Anahola	\$570	\$570	\$593	\$23	\$2
ROE	MOLOKAI	0.860	498	Commercial	Patricio Jr. & Cora Sanchez dba Kalamauta Motors, P. O, Box 694,	Kalamaula	\$2,424				
ROE	OAHU	0.017	638	Commercial	American Hauling, Inc. P. O. Box 75506, Kapolei, Hawaii 96707	Kalaeloa	\$6,180	\$6,180	\$6,427	\$247	\$21
ROE	OAHU	1.033	602			Nanakuli	\$8,478	\$8,478	\$8,817	\$339	\$28
ROE	OAHU	78.640		Commercial/ Agriculture	Aloun Farm, Inc., Attn: Alec Sou, 91-1440 Farrington Highway,	East Kapolei	\$18,000	\$18 <u>,000</u>	\$18,720	\$720	\$60
ROE	HAWAII	1.000	482	Community	Keaukaha Panaewa Farmers Association, Attn: Kihei Ahuna,	Panaewa	\$240				

ITEM NO. F-3

TYPE	ISLAND	ACRE	NO.	USE	PERMITTEE/ADDRESS	LOCATION	Current Fees, All Right of Entry Permits	Current Fees, Commercial & Industrial Permits	Proposed Fees for Commercial & Industrial Permits	Proposed Increase (Annual), Commercial & Industrial Permits	Proposed Increase (Monthly), Commercial & Industrial Permits
ROE	KAUAI	0.110	555	Community	Reginald D. Manaku, P. O. Box 751, Anahola, Hawaii 96703	Anahola	\$264				
ROE	KAUAI	0.340	572	Community	Holualele Canoe Club, dba Na Molokama 'o Hanalei, P. O. Box 441,	Anahola	\$240				
ROE	MAUI	69 000	496	Community	Keokea Homestead Farm Lot Assocation, P. O. Box 748, Kula, hawaii	Keokea	\$240				
ROE	MAUI	6.820	493	Community	Waiohuli Hawaiian Homesteaders Assoc., Inc., P. O. Box 698,	Kula	\$240				
ROE	MAUI	3.000	497 ✓	Community	Village of Lei Alii Assn., 124 Aupuni Street, Lahaina, Hawaii 96761	Leialii	\$240				
ROE	MOLOKAI	0.975	504	Community	Molokai Humane Society, P. O. Box 1258, Kaunakakai, Hawaii	Ho'olehua- Pala'au	\$1,200				
ROE	MOLOKAI	0.490	507	Community	Ahupua'a o Molokai, P. O. Box 159, Hoolehua, Hawaii 96729	Hoolehua	\$240				
ROE	OAHU	0.712	585	Community	Waianae Coast Comprehensive Health Center, 86-260	Nanakuli	\$2,088				
ROE	OAHU	2.000	593	Community	Waianae Coast Comprehensive Health & Hospital Board, Inc., 86-	Waianae	\$480				
RÓE	OAHU	1,892	521	Community	Waimanalo Hawaiian Homes Association, P. O. Box 353, Waimanalo,	Waimanalo	\$1,512				
ROE	KAUAI	0.460	538	Industrial	Kauai Habitat for Humanity, P. O. Box 28, Ele'ele, Hawaii 96705	Hanapepe	\$528	\$528	\$549	\$21	\$2
ROE	KAUĂI	0.580	54 2	Industrial	Kauai Farm Fuels, P. O. Box 628, Kapaa, Hawaii 96746	Hanapepe	\$10,080	\$10,080	\$10,483	\$403	\$34

TYPE	ISLAND	ACRE	NO.	USE	PERMITTEE/ADDRESS	LOCATION		Current Fees, Commercial & Industrial Permits	Proposed Fees for Commercial & Industrial Permits	Proposed Increase (Annual), Commercial & Industrial Permits	Proposed Increase (Monthly), Commercial & Industrial Permits
ROE	KAUAI	0.230	537	Industrial (parking)	Robert Palama, P. O. Box 538, Lawai, Hawaii 96765	Hanapepe	\$1,320	\$1,320	\$1,373	\$53	\$4
ROE	KAUAI	0.344	541	Industrial (Parking)	Wallace Rita and Clyde Odo, P. O. Box 354, Waimea, Hawaii 96796	Hanapepe	\$6,684	\$6,684	\$6,951	\$267	\$22
ROE	KAUAI	0.367	544 V	Industrial (Parking)	Akita Enterprises, Ltd., 2960 Aukele Street, Lihue, Hawaii 96766	Hanapepe	\$5,574	\$5,574	\$5,797	\$223	\$19
RÓE	KAUAI	0.550		Industrial (Parking)	Akita Enterprises, Ltd., 2960 Aukele Street, Lihue, Hawaii 96766	Караа	\$5,352	\$5,352	\$5,566	\$214	\$18
ROE	KAUAI	0.918		Industrial (parking)	Jack L. and Margaret C. Phillips, 4-1191 Kuhio Highway, Suite 124,	Караа	\$7,750	\$7,750	\$8,060	\$310	\$26
ROE	KAUAI	0.059	574	Industrial (parking)	Paul T. Esaki, 4-1461 Kuhio Highway, Kapaa, Hawaii 96746	Kapaa	\$494	\$494	\$514	\$20	\$2
ROE	MAUI	0.184	490 √	Industrial	Nelson Hiraga & John Kaahui, P. O. Box 41, Lahaina, Hawaii 96767	Honokawai	\$1,026	\$1,026	\$1,067	\$41	\$3
ROĘ	MAUI	2.200	1	Industrial (parking)	SVO Pacific, Inc. c/o Westin Kaanapali Ocean Resort Villas, Attn:	Honokowai	\$74,160	\$74,160	\$77,126	\$2,966	\$247
ROE	OAHU	0.080	517	Industrial	Professional Commerical Services, 92-5040 Limukele Street, Kapolei,	Honolulu	\$44,496	\$44,496	\$46,276	\$1,780	\$148
ROE	OAHU	1,000	592 ✓	hdustrial	Close Construction, Inc., 94-403 Maikoiko Street, Waipahu, Hawaii 96707	Kalaeioa	\$40,164	\$40,164	\$41,771	\$1,607	\$134
ROE	OAHU	0.706	595	Industrial	R & KA Equipment, 94- 1167 Mopua Loop, #Q-1, Waipahu, Hawaii 96797	Kalaeloa	\$21,564	\$21,564	\$22,427	\$863	\$72
ROE	OAHU	2.000	<u>69</u> 4	Industrial	Aiwohi Bros., Inc., 91- 1600 Wahane Street, Kapolei, Hawaii 96707	Kalaeloa	\$74,718	\$74,718	\$77,707	\$2,989	\$249

ITEM NO. F-3

TYPE	ISLAND	ACRE		USE	PERMITTEE/ADDRESS	LOCATION		Current Fees, Commercial & Industrial Permits	Proposed Fees for Commercial & Industrial Permits	Proposed Increase (Annual), Commercial & Industrial Permits	Proposed Increase (Monthly), Commercial & Industrial Permits
ROE	OAHU	0.580	\vee	Industrial	Hawaii Steam, Inc., 1272 Waihona Street, #8, Pearl City, Hawaii 96782		\$39,236	\$39,236	\$40,805	\$1,569	\$131
ROE	OAHU	0.217	607	Industrial	Eugene Cacho, 3318 Akulikuli St., Honolulu, Hawaii 96818	Kalaeloa	\$7,416	\$7,416	\$7,713	\$297	\$25
ROE	OAHU	2.295	611 V	Industrial	Discount Storage, LLC & Containers Hawaii dba The Storage Room, Inc.,	Kalaeloa	\$86,520	\$86,520	\$89,981	\$3,461	\$288
ROE	OAHU	0.220	615 V	Industrial	Na Kane Trucking, P. O. Box 700351, Kapolei, Hawaii 96709	Kalaeloa	\$11,124	\$11,124	\$11,569	\$445	\$37
ROE	OAHU	0.570	616	Industrial	Pacific Isle Equipment Rental, Inc., P. O. Box 60511, Ewa Beach,	Kalaeloa	\$25,727	\$25,727	\$26,756	\$1,029	\$86
ROE	OAHU	0.572	617 V	Industrial	Bauske Environmental, Inc. dba BENDCo, P.O. Box 75301, Kapolei,	Kalaeloa	\$43,260	\$43,260	\$44,990	\$1,730	\$144
ROE	OAHU	0.310	618	Industrial	Benjamin Kahalehoe, 92- 526 Pilipono Street, Kapolei, Hawaii 96707	Kalaeloa	\$12,094	\$12,094	\$12,578	\$484	\$40
ROE	OAHU	0.660	619	Industrial	Miller's Paving, LLC Andrew Miller, Owner, 95- 1249 Meheula Parkway,	Kalaeloa	\$28,004	\$28,004	\$29 124	\$1,120	\$93
ROE	OAHU	4.753	620 〜	Industrial	Coastal Construction Co., Inc., 1900 Hau Street, Honolulu, Hawaii	Kalaeloa	\$157,863	\$157,863	\$164,178	\$6,315	\$526
ROE	OAHU	0.210	621 ~	Industrial	American Drilling Company, Attn: Paul Frandsen, P. O. Box	Kalaeloa	\$12,360	\$12,360	\$12,854	\$494	\$41
RÓE	OAHU	1.033	623	Industrial	Devin B. Donahue, 3145- E Kalihi Street, Honolulu, Hawaii 96819	Kalaeloa	\$12,360	\$12,360	\$12,854	\$494	\$41
ROE	OAHU	0.344	628 V	Industrial	D II's Welding Services, LLC, Donald P. Dias, II, Member, 87-114 Maaloa	Kalaeloa	\$12,413	\$12,413	\$12,910	\$497	\$41

TYPE	ISLAND	ACRE	NO.	ÜSE	PERMITTÉE/ADDRESS	LOCATION	All Right of	Current Fees, Commercial & Industrial Permits	Proposed Fees for Commercial & Industrial Permits	Proposed Increase (Annual), Commercial & Industrial Permits	Proposed Increase (Monthly), Commercial & Industrial Permits
RÓE	OAHU	0.689	630	Industrial	C J Peterson Services, Inc., Carl J. Peterson, President, P. O. Box	Kalaeloa	\$34,402	\$34.402	\$35,778	\$1,376	\$115
ROE	OAHU .	0.359	631	Industrial	J. Jeramiah Trucking Co., Inc., P. O. Box 700743, Kapolei, Hawaii	Kalaeloa	\$11,458	\$11,458	\$11,916	\$458	\$38
ROE	OAHU	0.344	632 V	Industrial	Xtreme Trucking, Inc., P. O. Box 60337, Ewa Beach, Hawaii 96707	Kalaeloa	\$12,413	\$12,413	\$12,910	\$497	\$41
ROE	OAHU	0.250	634	Industrial	F.P.S. Building Contractors, LLC, 92-848 Palaitai Street, Kapolei,	Kalaeloa	\$4,456	\$4,456	\$4,634	\$178	\$15
ROE	OAHU	0.137	636 ~	Industrial	Panui, Inc., P. O. Box 2492, Ewa Beach, Hawaii 96706	Kalaeloa	\$9,776	\$9,776	\$10,167	\$391	\$33
ROE	OAHU	0.320	637	Industriat	T & C Plumbing, Chris Manuel, 2472 Komomai Drive, Pearl City, Hawaii	Kalaeloa	\$18,472	\$18,472	\$19,211	\$739	\$62
ROE	OAHU	0.505	639 ~⁄	Industrial	Maunalei Trucking, Attn: Arnold Richardson, 4124 Keaka Drive, Honolulu,	Kalaeloa	\$38,316	\$38,316	\$39,849	\$1,533	\$128
ROE	OAHU	9.000	647 ~	Industrial	Road & Highway Builders, 1050 Queen Street, #302, Honolulu,	Kalaeloa	\$339,192	\$339,192	\$352,760	\$13,568	\$1,131
ROE	OAHU	4.000	648	Industrial	Hawaii Explosives and Pyrotechnics, Inc., P. O. Box 1244, Keeau, Hawaii	Kalaeloa	\$6,180	\$6,180	\$6,427	\$247	\$21
ROE	OAHU	0.925	649 V	Industrial	Aloha Trucking LLC, P. O. Box 60509, Ewa Beach, Hawaii 96706	Kalaeloa	\$29,664	\$29,664	\$30,851	\$1,187	\$99
RÖE	OAHU	0.459	650 V	Industrial	JJS Construction, 650 Alpo Street, Honolulu Hawaii 96825	Kalaeloa	\$14,832	\$14,832	\$15,425	\$593	\$49
ROE	OAHU	0.460	651	Industrial	Hawaiian Dredging Construction, Inc., 201 Merchant Street, #900,	Kalaeloa	\$14,832	\$14,832	\$15,425	\$593	\$49

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TYPE	ISLAND	ACRE	NO.	USE	PERMITTEE/ADDRESS	LOCATION	Current Fees, All Right of Entry Permits	Current Fees, Commercial & Industrial Permits	Proposed Fees for Commercial & Industrial Permits	Proposed Increase (Annual), Commercial & Industrial Permits	Proposed Increase (Monthly), Commercial & Industrial Permits
ROE	OAHU	2.000	529	Industrial	Frances Kama-Silva, 86- 412-C Lualualei Homestead Road,	Lualualei	\$2,400	\$2,400	\$2,496	\$96	58
ROE	OAHU	0.115	515	Industrial	La'au Structures, 650 Kakoi Street, Unit #200, Honolulu, Hawaii 96819	Moanalua	\$61,800	\$61,800	\$64,272	\$2,472	\$206
ROE	OAHU	0.072	516	Industrial	Leonard's Bakery, 933 Kapahulu Avenue, Honolulu, Hawaii 96816	Moanaiua	\$38,316	\$38,316	\$39,849	\$1,533	\$128
ROE	OAHU	0.115	518 V	Industrial	P.T. Solar Co., Inc., 1333 Opua Street, Honolulu, Hawaii 96818	Moanalua	\$61,800	\$61,800	\$64,272	\$2,472	\$206
ROE	OAHU	0.070	519	Industrial	Pacific Island Fence, LLC, Ed Hoo, 858 Ahua Street, Honolulu, Hawaii	Moanalua '	\$37,080	\$37,080	\$38,563	\$1,483	\$124
ROE	OAHU	0.941	513	Industrial	Oahu Auto Service, Inc. c/o Isaac Keahi Smith, 1188 Bishop Street,	Moiliili	\$156,012	\$156,012	\$162.252	\$6,240	\$520
ROE	OAHU	1.000	514	Industrial	Bears Trucking, Inc., 3411 Aliamanu Street, Honolulu, Hawaii 96818	Pearl City	\$18,540	\$18,540	\$19,282	\$742	\$62
ROE	OAHU	1.081		Industrial (Parking)	VIP Sanitation, Inc., 662 Hoohai Place, Pearl City, Hawaii 96782	Kalaeloa	\$51,036	\$51,036	\$53,077	\$2,041	\$170
ROE	OAHU	25.000		Industrial (Storage)	The Pasha Group, 5725 Paradise Drive, #1000, Corte Madera, CA 94925	Kalaeloa	\$636,000	\$636,000	\$661,440	\$25,440	\$2,120
ROE	OAHU	0.527		Industrial Baseyard	Island Wide Towing , Transport and Recovery LLC, 2669 Kilihau Street,	Moanalua	\$88,992	\$88,992	\$92,552	\$3,560	\$297
ROE	MOLOKAI	0.036	502	Office	Partners in Development Foundation, 2020 Bachelot Street,	Hoolehua	\$7,476	\$7,476	\$7,775	\$299	\$25
ROE	HAWAII	301.000	476	Pastoral	Charles & Jelena Clay, P. O. Box 159, Honomu, Hawaii 96728	Honomu	\$5,796				

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	TYPE	ISLAND	ACRE	NO.	USE	PERMITTEE/ADDRESS	LOCATION	Current Fees, All Right of Entry Permits	Current Fees, Commercial & Industrial Permits	Proposed Fees for Commercial & Industrial Permits	Proposed Increase (Annual), Commercial & Industrial Permits	Proposed Increase (Monthly), Commercial & Industrial Permits
	ROE	HAWAII	300.000	478	Pastoral	April Awana-Mattos, 2265 Ainaola Drive, Hilo, Hawaii 96720	Honomu	\$5,200				
	ROE	HAWAII	280 000	465	Pastoral	G Ibert Medeiros, Sr., 37 Kimo Street, Hilo, Hawaii 96720		\$504				
V	ROE	HAWAII	1500.000	473	Pastoral	Dean Kaniho, P. O. Box 87, Naalehu, Hawaii 96772	Kamaoa- Puueo	\$2,100				
\checkmark	ROE	HAWAII	5000.000	610	Pastoral	Native Hawalian General Services c/o John Kuluau, 72-3970 Hawaii	Kamaoa- Puueo	\$6,300				
\checkmark	ROE	HAWAII	450.000	469	Pastoral	Daryl K. Kalua'u, 89- 1706 Milolii Road, Captain Cook, Hawaii	Kau	\$840				
\checkmark	ROE	HAWAH	750.000	471	Pastoral	Daleico Ranch, P. O. Box 1149, Kalua-Kona Hawaii 96745	Kau	\$1,536				
	ROE	HAWAI	1720.000	484	Pastoral	Kahua Ranch, Ltd., P. O. Box 837, Kamuela, Hawaii 96743	Kawaihae	\$7 200				
\sim		HAWAI	7600.000	485	Pastoral	Palekoki Ranch, Inc., P. O. Box 126, Honokaa Hawaii 96727	Kawa hae	\$31,620		<u></u>		
Ś	ROE	HAWAII	100 000	468	Pastoral	George Pua, Sr., 180 Chong Street, Hilo, Hawaii 96720	Olaa	\$660				
\sim [HAWAI	100,000	479	Pastoral	Zanga Schutte, P. O. Box 1685, Kamuela, Hawaii 96743	Puukapu	\$1,800				· · · · · · · · · · · · · · · · · · ·
~		HAWAII	50.000	464	Pastoral	Marian Kapuniai, P. O. Box 6753, Kamuela, Hawaii 96743	Puukupa	\$900				
\bigvee	ROE	HAWAII	105.727	466	Pastoral	Malama Solomon, P. O. Box 519, Kamuela, Hawaii 96743	Waimea	\$1,260				

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ITEM NO. F-3

	TYPE	ISLAND	ACRE	NO.	USE	PERMITTEE/ADDRESS	LOCATION	All Right of	Current Fees, Commercial & Industrial Permits	Proposed Fees for Commercial & Industrial Permits	Proposed Increase (Annual), Commercial & Industrial Permits	Proposed Increase (Monthly), Commercial & Industrial Permits
\checkmark	ROE	HAWAII	381.000	599	Pastoral	Parker Ranch, Inc., P. O. Box 6736, Kamuela, Hawaii 96743	Waimea	\$4,230				
\checkmark		KAUAI	3.264	531	Pastorai	Solomon Lovell, P. O. Box 533, Anahola, Hawaii 96703	Anahola	\$528				
L	ROE	KAUAI	14 903	532	Pastoral	Esther K. Medeiros, P. O. Box 687, Anahola, Hawaii 96703	Anahola	\$1,704				
\sim	ROE	KAUAI	30.000	534	Pastoral	Richard Kaui, P. O. Box 510106, Kealia, Hawaii 96751	Anahola	\$1,380				
\checkmark	ROE	KAUAI	13.000	535	Pastoral	Gordon Rosa, P. O. Box 381, Anahola, Hawaii 96703	Anahola	\$636				
1	ROE	KAUAI	2.866	545	Pastoral	Clay Kelekoma, P. O. Box 135, Anahola, Hawaii 96703	Anahola	\$336				
V	ROE	KAUAI	50.000	547	Pastoral	Patrick Kelekoma and Clay Kelekoma, P. O. Box 135, Anahola,	Anahola	\$1,392		13		
	ROE	KAUAI	5.000	551	Pastoral	John Hanson, P. O. Box 621, Anahola, Hawaii 96703	Anahola	\$1,320				
	ROE	KAUAI	11.600	571	Pastoral	Norman & Ruby Cummings, 6402-A Ahele Drive, Kapaa,	Anahola	\$672		(ec)		
\checkmark	ROE	KAUAI	21.030	562	Pastoral		Anahola/ Kamalomaloo	\$960				
\checkmark	ROE	KAUAI	75.000	563	Pastoral	Leland & Krista Keale, P O. Box 274, Anahola, Hawaii 96703	Anahola/ Kamalomaloo	\$1,200				
\checkmark	ROE	KAUAI	0.555	556	Pastoral	1 1	Anahola/ Kamalomalo	\$2,184				

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	TYPE	ISLAND			USE	PERMITTEE/ADDRESS	LOCATION		Current Fees, Commercial & Industrial Permits	Proposed Fees for Commercial & Industrial Permits	Proposed Increase (Annual), Commercial & Industrial Permits	Proposed Increase (Monthly), Commercial & Industrial Permits
\checkmark	ROE	KAUAI	173.000	557	Pastoral	Tarey Low, 5014A Kula Road, Kapaa, Hawaii 96746	Anahola/ Kamalomaio	\$2,400				
V		KAUAI	2.849		Pastoral	Lono K.M. Fu, P. O. Box 115, Anahola, Hawaii 96703	Kamalomalo	\$264			12	
\sim		KAUAI	315.970		Pastoral	Hanchett, P. O. Box 769, Kapaa, Hawaii 96746	Moloa'a	\$6,960				
~	ROE	KAUAI	45.023		Pastoral	William J , Sr. and Alison Sanchez, 873-A Kamalu Road, Kapaa, Hawaii	Wailua	\$2,136				
\checkmark	ROE	KAUAI	320.000	573	Pastoral	Aleluna Place, Kapaa, Hawaii 96746		\$1,280				
\checkmark		LANAI	25.000	510	Pastoral	Alton & Joelle Aoki, P. O. Box 631285, Lanai City, Hawaii 96763	Lana'i City	\$696				
\mathcal{V}	ROE	MAUL	62.000	÷	Pastoral	Haleakala Ranch Company, 529 Kealaloa Avenue, Makawao,	Kahikinui	\$960				
\checkmark	-	MAUL	5057.000	488 ~	Pastoral	James C. & Jane Sakugawa, 3302 Omaopio Road, Kula,	Kula	\$21,090			-	
\checkmark	ROE	MAUI	228.880	494	Pastoral	Ulupalakua Ranch, Inc., HC1 Box 901, Kula, Hawaii 96790	Makawao	\$576				
$\overline{\}$	ROE	MOLOKAI	542.500	503			Hoolehua- Palaau	\$1,896				
\checkmark	ROE X	MOLOKAI	9370.000	500		Molokai Homestead Livestock Association P O. Box 1616,	Kalamaula	\$240				
\checkmark	ROE	OAHU	8.000	528		Frances Kama-Silva, 86- 412-C Lualualei Homestead Road,	Lualualei	\$2,772				

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TYP		ACRE	NO.	USE	PERMITTEE/ADDRESS	LOCATION	Current Fees, All Right of Entry Permits	Commercial &	Proposed Fees for Commercial & Industrial Permits	Proposed Increase (Annual), Commercial & Industrial Permits	Proposed Increase (Monthly), Commercial & Industrial Permits
RÓE		1126.000		1 Pastoral	Robert D. Lyman, 91- 1064 Kauiki Street, Ewa Beach, Hawaii 96706	Nanakuli	\$14,304				
ROE		438.100		7 Pastoral	Waianae Valley Farm, Ltd., 89-155 Nanaikala Place, Waianae, Hawaii	Nanakuli	\$11,280				
ROE		0 700	64	5 Pastoral	Allari Silva, 1189 Akamai Street, Kailua, Hawaii 96734	Waimanalo	\$1,224				
ROE	HAWAII	0.000	656	Preservation	Panioło Preservation Society, P. O. Box 640, Kamuela, Hawaii. 96743	Humuula	\$240				
ROE	HAWAII	0.000	597	Recreation	Hawaii Forest & Trail, Ltd., Robert Pacheco, 74- 5035B Queen	Humoola	\$3.00/visitor				
ROE	OAHU	1.321	598	Recreation	Hawaii Extreme Paintball LLC,P. O. Box 700218, Kapolei, Hawaii 96707	Kalaeloa	\$48,252	\$48,252	\$50,182	\$1,930	\$161
ROE	OAHU	0.275	612	Recreation	Oahu Horseshoe Pitchers Association, 643 Kuliouou Road,	Kalaeloa	\$240				
ROE	OAHU	0.230	625	Recreation	Barber's Point Riding Club, P. O. Box 75382, Kapolei, Hawaii 96707	Kalaeloa	\$240				
ROE	KAUAI	0.000	455	Research		Kekaha/ Waimea	\$240				
ROE	OAHU	5.000	512		Albert Cummings, III and Ihilani T.D. Miller- Cummings, P. O. Box	Kalaeloa	52,400				
ROE	OAHU	1.200	603	Stabling		Nanakuli	\$336				
ROE	OAHU	3.949	522		Duroy Rosecrans,948 Haawi Loop, Waikulu, Hawaii 96793	Waimanalo	\$2,064				<u> </u>

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ITEM NO. F-3

TYPE	ISLAND	ACRE	NO,	USE	PERMITTEE/ADDRESS	LOCATION	Current Fees, All Right of	Current Fees, Commercial &	Proposed Fees for Commercial &	Proposed Increase (Annual), Commercial & Industrial	Proposed Increase (Monthly), Commercial & Industrial Permits
			[(Entry Permits		Industrial Permits	Permits	Commercial & industrial Permits
ROE	OAHU	3 250	1	Stabling	Honolulu Polo Club, P. O. Box 3589, Honolulu, Hawaii 96811	Waimanalo	\$1,848				
ROE	OAHU	3.400	524	Stabling	Roy & June K. Pires, 1052 Hui Street, Kailua, Hawaii 96734	Waimanalo	\$6,240			···	
ROE	OAHU	1.016	594	Stabling	Ellen Sanborn, 41-296 Nakini Street, Waimanalo, Hawaii	Waimanalo	\$1,572				-
ROE	OAHU	2.400	613	Stabling	John Manuhoa Cook, P O. Box 743, Waimanalo, Hawaii 96795	Waimanalo	\$3,720				
TOTAL	5 148						\$2,826,910	\$2,553,201	\$2,655,329	\$102,128	\$8,511

Oahu | Hawaii-

Research & Forecast Report

INDUSTRIAL MARKET REPORT

Market Summary

Mike Hamasu Director of Research | Hawaii

- > The Oahu industrial market posted a new historic low vacancy rate of a miniscule 1.65% at year-end 2015. The 197,854 square feet of fourth quarter occupancy growth resulted in a year-end net absorption of 173,186 square feet.
- > With healthy economic conditions, industrial businesses (i.e. wholesale distributors, construction firms, suppliers, etc.) are thriving, but are severely hampered by the lack of available properties for expansion to meet company growth.
- > At year-end 2015, industrial space listings fell to its lowest level in nine years, registering 163 versus 199 from a year ago. For listings under 4,000 square feet in size, the number of listings fell a whopping 64.5% over the past five years.
- > Functionally obsolete vacant warehouse properties that may suffer from significant deferred maintenance are beginning to reappear as options on space searches. It appears that the proverbial "bottom of the barrel" is all that is left for prospective tenants to consider.
- > Industrial land values throughout Oahu have risen over the past few years. Urban industrial zoned land (I-2) land is valued above \$100 per square foot.
- Rental rates are expected to continue to rise at a rapid pace until new supply is provided. With limited land available for warehouse development in urban Honolulu and no speculative developments over the near term horizon, it appears that tenants will continue to be faced with difficult market conditions.



Industrial Net Absorption vs. Vacancy Rate

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Summary Statistics

Average Operating Expense

Vacancy Rate

Asking Rent

Market Indicators Year Eri 40 2015 Industrial Market Relative to prior quarter 2015 4Q2015 Net Absorption 197,854 SF VACANCY 8 **YTD Net Absorption** 173,186 SF NET ABSORPTION 懀 1.65% CONSTRUCTION **Direct Weighted Average** 400 \$1.13 PSF/Mo 會 RENTAL RATE

olliers

Private Building Permits (October YTD)



\$0.35 PSF/Mo

Source: DBEDT

Number of Available Listings by Size Categories



Oahu Industrial Direct Wtd. Avg. Asking NNN Rents



DEPARTMENT OF HAWAIIAN HOME LANDS HAWAIIAN HOMES COMMISSION Kapolei, Oʻahu, Hawaiʻi

G-ITEMS PLANNING OFFICE

STATE OF HAWAII DEPARTMENT OF HAWAIIAN HOME LANDS

June 20 - 21, 2016

To: Chairman and Members, Hawaiian Homes Commission

From:

- M. Kaleo Manuel, Acting Planning Program Manager
- Subject: Acceptance of Water Policy Plan Implementation Program Report for FY 2016 and Approval of Water Policy Plan Implementation Program for FY 2017

RECOMMENDED MOTION/ACTION

The Hawaiian Homes Commission's (HHC) acceptance of the Water Policy Plan (WPP) Implementation Report for FY 2016 and approval of the Water Policy Plan Implementation Program and Budget for FY 2017 in conjunction with approval of the Planning Office FY 2017 budget.

DISCUSSION

This submittal provides (1) a report on progress made towards the Commission's water policy goals under the FY 2016 Water Policy Plan ("WPP") Implementation Program ("IP"), approved as Item G-2 at the Commission's June 15, 2015 meeting, and (2) a Proposed WPP-IP for FY 2017.

I. Purpose

The HHC Water Policy Plan specifies that the Chairperson shall seek approval of a proposed Implementation Program by the HHC annually in conjunction with the Department's budget request. In addition, the Chairperson shall annually report on progress on execution of the approved Implementation Program.

II. <u>Background</u>.

At its July 22, 2014 meeting, the Commission adopted its WPP. The WPP was developed over three years through extensive consultation with beneficiaries. The purpose of the WPP is to provide strategic, proactive, comprehensive, and consistent guidance to the Commission, Department of Hawaiian Home Lands ("Department"), and beneficiaries on water related issues, actions, and decisions.

The Planning Office ("PO") is the lead Department division for the WPP-IP, but as responsibilities for water are held throughout the department, implementation requires coordination across the agency.

III. Summary of Performance on the FY2016 WPP-IP

Application of the FY 2016 WPP IP focused on advocacy and communication. There were a number of critical efforts made to assert the Department's rights to water in key proceedings before the Commission on Water Resource Management ("CWRM"). The most significant highlight was the CWRM granting a water reservation of 3.398 MGD to DHHL in the Keauhou Aquifer, outside of a water management area, for the first time since the state Water Code was enacted in 1987.

The focus on advocacy was due several unanticipated events that had critical implications for the Department's interests in water. Unforeseen developments arising subsequent to approval of the initial WPP-IP include:

- (1) The re-opening of CWRM proceedings on water use permit applications ("WUPA") for use of the Kualapu'u aquifer on Moloka'i, on remand from the Hawai'i Supreme Court decision, In re Kukui (Moloka'i), Inc., 116 Hawai'i 481, 492, 174 P.3d 320, 331 (2007) in October 2015;'
- (2) Alexander & Baldwin, Inc.'s announcement of its closure of sugar agricultural activities on Maui, affecting the Department's rights and interests in its and East Maui water usage ("Maui sugar lands closure"), in January 2016; and
- (3) CWRM's extended requirement of mediation between parties interested in Waimea, Kaua'i waters ("Waimea mediation");

Due to the necessary redirection of efforts towards advocacy, efforts on goals Water Assets Inventory ("WAI") and Watershed partnerships, and beneficiary communication tools remain to be completed. They have been included in the proposed FY 2017 WPP IP.

A summary of FY 2016 WPP IP performance is provided in a table and a narrative description of performance in Exhibit A.

IV. Proposed FY 2017 WPP-IP.

The proposed WPP-IP FY2017 budget is \$550,000, an increase of \$50,000 from FY 2016. The following describes general areas of expenditures under subparts of WPP-IP FY2017 goals, which are detailed as Exhibit B.¹

The proposed WPP-IP (2017) will take up three major efforts, in addition to taking up unmet goals from the WPP-IP of FY2016.

The first focus will be agricultural water planning. The Department's agricultural water planning will be coordinated in tandem with ongoing development of the State's Agricultural Water Use Development Plan ("AWUDP"). The Department is working on rules for subsistence agricultural lots, which will incorporate planning for appropriate types of water systems to support subsistence uses. As with other components of the forthcoming update to the State Water Projects Plan ("SWPP"), the Department will use SWPP recognition of their water needs, inclusive of agricultural water demand, as a basis for new water reservation requests to the CWRM.

On Moloka'i specifically, ascertaining the Department's positions in ongoing proceedings on water use applications for the Kualapu'u aquifer depends also on the availability of water from the Moloka'i Irrigation System ("MIS"). Therefore, study and advocacy relating to the MIS and the Department's potential uses of its waters, will be included in the agricultural water planning focus. (Goals 2.a - 2.f; Other.c).

Second, beneficiaries consulted during the development of the WPP expressed a cogent interest in the Department's

¹ The "goals" in WPP-IPs for both 2016 and 2017 identify WPP priority policies, and the subparts elaborate specific tasks to be taken to further those goals.

integration of traditional, place-based knowledge of water resources. In FY2017, implementation of the WPP will include procuring consultations with Hawaiian cultural knowledge experts to inventory and identify names of traditional, place-based knowledge of water resources, as well as appropriate uses of such knowledge in Department water policy planning. These consultations will further guide formation of the Department's WAI and constitute part of that WAI. (Goals 3.b; 3.e.; and WPP Additional Policy No. 8 "Make water decisions that incorporate traditional and place-based knowledge of our people and are clear and methodical in their reasoning.")

Watershed protection constitutes a third focus for WPP-IP efforts. Actions taken towards watershed protection goals will include fuller elaboration of watershed protection interests touching on Department lands; prioritizing watershed protection actions; and searching for matching funds for watershed partnership planning.

In addition to the above three foci for WPP-IP implementation, the following two actions are proposed for FY2017. An additional policy statement to be considered under the WPP (No. 10) states:

Advocate that County Boards of Water Supply and other County agencies that affect water have the spirit of the HHCA faithfully carried out to protect [the Department's] water uses as a Public Trust use of water and manage rates so they are affordable by beneficiaries.

WPP Additional Policy No. 10. The Department will continue participation in county water planning processes, as well as to monitor and coordinate with community development planning processes insofar as the latter affect water demands. Currently, Maui County is coordinating an update to their Maui Water Use and Development Plan ("WUDP") with their Moloka'i Community Development Plan ("CDP") in order for water projections to be consistent across both documents and to have been planned for in each. The Department's water planning needs will be implicated in both processes.

The second necessary action to be included in the WPP-IP for 2017 concerns potential rulemaking required of the Commission. The WPP will be assessed to determine which elements may be subject to rulemaking pursuant to HRS §91-3. Identified elements, in working with the Department's Administrative Rules Officer, will be submitted to the Commission for such rulemaking procedures along with other policies and practices to be codified as rules in 2017.

RECOMMENDED MOTION/ACTION

Staff respectfully requests approval as recommended.

Performance on the FY2016 WPP-IP

Application of the FY 2016 WPP IP focused on advocacy and communication. There were a number of critical efforts made to assert the Department's rights to water in key proceedings before the Commission on Water Resource Management ("CWRM"). The most significant highlight was the CWRM granting a water reservation of 3.398 Million Gallons per Day (MGD) to DHHL in the Keauhou Aquifer, outside of a water management area, for the first time since the state Water Code was enacted in 1987.

The focus on advocacy was due several unanticipated events that had critical implications for the Department's interests in water. Unforeseen developments arising subsequent to approval of the initial WPP-IP include:

- (1) The re-opening of State of Hawai'i CWRM proceedings on water use permit applications ("WUPA") for use of the Kualapu'u aquifer on Moloka'i, on remand from the Hawai'i Supreme Court decision, In re Kukui (Moloka'i), Inc., 116 Hawai'i 481, 492, 174 P.3d 320, 331 (2007) in October 2015;'
- (2) Alexander & Baldwin, Inc.'s announcement of its closure of sugar agricultural activities on Maui, affecting the Department's rights and interests in its and East Maui water usage ("Maui sugar lands closure"), in January 2016; and
- (3) CWRM's extended requirement of mediation between
 parties interested in Waimea, Kaua'i waters
 ("Waimea mediation");

Due to the necessary redirection of efforts towards advocacy, efforts on goals WAI and Watershed partnerships, and beneficiary communication tools remain to be completed. They have been included in the proposed FY 2017 WPP IP.

A tabular compilation and summary of performance follows.

Table I. Summary of FY 2016 WPP IP Performance

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Red shading indicates implementation action goal was not met; blue indicates some progress was made; green indicates the action goal was met

Goal #	Implementation Action (summarized)	Performance	Next Steps
		Partially met, tests of different outreadh tools conducted	Include in FY 2017 WPP IP
<u>ा.</u> वरू	Develop targeted water rights traduine	Partially mets	Include in FX 2017 WPP IP
		temtatively targeted	
2.a.)	Nacive Hawaiian Rehabilication Fund meseanch and advocacy	Percially mees contract in proctrament for larger scope of work	Continue in FY 2017 WPP IP
2.5b.2	Secure reservations of water	Particully met, Reservation avanded for Kennou, reservation	Continue in PY 2017 WPP TP
		submitteed for Waimea Kawa'i, data being finalized for statewide requests	

Goal	Implementation Action	Performance	Next Steps
#	(summarized)		
3.a.a	Use analysis for the Water	Partially met, but	Include in FY 2017 WPP IP
	Assets Inventory (WAI)	significant further	
		work meeded	
З.Б.	Review Collected WAI data	Parcially mee, love	Include in BY 2017 WEP TP
		significant function	
		wordk needed	
13C.	inventory existing data sources	Partially met, but	Declude in FY 2017 WPP IP
	for war	significant aurahar	
		worsk meeded	

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Goal #	Implementation Action (summarized)	Performance	Next Steps
4.a.	Identify priority watershed areas for tracts	Partially met, initial analysis of priority vatersheds conducted	Concinue in FY 2017 WPP 1P
5.6.	Increase water related staffing	Bertielly met, record tment faternal efforts begun for approved position	Include in FY 2017 WPD IP
5.6	Continue to pussue development of agricultural water systems	Partially met, significant effores extended to secure where from Koke'e ditch system on Kaue'i	Backucke in FX 2017 WPP DP
15. d.,	Punsue resolution of identified issues with the Molokai Tradigation System	Partially met, mediation on Moloka'i water disputes sought so integral MUS issues can be included.	Include in RY 2017 WPP IP

Below is a narrative description of performance on the FY 2016 WPP IP by goal.

- Goal 1. Affirmatively communicate with beneficiaries regarding water decisions, performance, and water rights on a regional and annual basis.
 - 1.a Beneficiary communication tool development.
 - 1.b Identify beneficiaries' frequently asked questions.
 - 1.c Annual outreach on WPP to other agencies and communities.
 - 1.d Collaborate with the Office of Hawaiian Affairs (OHA) and the William S. Richardson School of Law's Ka Huli Ao on joint water rights training.

Progress under Goal No. 1.

Specific responses (Goals 1.a & 1.b): Many beneficiaries are highly engaged in their water needs and provided specific requests and inquiries into their issues of concern. Response to these concerns required more than provision of information. In several cases, we developed and/or implemented procedures addressing their specific water issues.

- (i) Hawai'i island homesteaders sought approvals to install wells on lands leased from the Department. Issues involved were researched in order to produce Procedures for Approving Well Installation on Homestead Lots, approved by the Commission at its October 19, 2015 meeting.
- (ii) Homesteaders in Anahola requested increased allocations of water credits. Department staff and stakeholders were consulted in developing a draft of Water Credit Management Procedures, which will be submitted to the Commission for consideration at a future meeting.
- (iii) Detailed responses were developed and delivered to beneficiaries who inquired into water delivery in Keokēā

Beneficiary advocacy and communication tools (Goals 1.a & 1.b): Outreach tools include production of flyers and other media informing beneficiaries of a Departmentfunded Moloka'i water modeling study; development and

delivery of water issue presentations for beneficiaries on Moloka'i (regarding Mycogen's commercial water needs) and in other beneficiary communities, and advocacy before CWRM for greater open-ness to participation of the public and especially affected beneficiaries on neighbor islands, such as those on Moloka'i.

Analysis of beneficiary concerns (Goals 1.b, 1.c & 1.d): Key areas where responses are needed were identified based on consultations conducted during development of the WPP and the CWRM state water planning process. Work products include a WPP beneficiary comment analysis memorandum (dated Apr. 2, 2015) and a Water Resources Protection Plan ("WRPP") comment compilation and analysis memorandum (dated Aug. 18, 2015). Beneficiaries overlap with those of the Office of Hawaiian Affairs ("OHA"). The Department initiated an ongoing series of meetings with OHA staff and counsel concerning shared beneficiary interests in water rights, including preliminary plans for collaboration over a beneficiary/ homestead leadership panel (Goals 1.c & 1d).

Outreach and collaboration with other agencies (Goals 1.c & 1.d): Implementation of Goal 1 included a report from the Ka'ū Water Conflict Workshop and in-person provision of comments to Ka'ū stakeholders on behalf of Department interests at the workshop; follow up with stakeholders on Ka'ū and water users; representing Department interests in meetings with stakeholders concerning the draft Maui County Water Use Development Plan ("WUDP"); facilitating water resource discussions with the Hawaiian Commercial and Sugar Company ("HC&S") concerning Department water needs on Maui; and preparing a presentation on Department Moloka'i water interests for Joint meetings with OHA and NHLC staff on shared CWRM. interests in water resources and revenues are ongoing. A significant amount of time was spent also in creating communications and advisories for intra-Department needs and for the Commission.

As further detailed *infra* Part IV, in 2017, next steps will include working on the communication tool (Goal 1.a); beneficiary FAQ (Goal 1.b); communicating with Department of Health (DOH) and homestead community leaders on water workshop needs (Goal 1.c); and further exploring partnerships with OHA and Ka Huli Ao programming on water

rights for the August 2016 homestead leadership conference (Goal 1.d).

- Goal 2. Aggressively, proactively, consistently and comprehensively advocate for the kuleana of the beneficiaries, the [Department], and the [Commission] to water before all relevant agencies and entities.
 - 2.a. Advocate, inventory, and analyze Department entitlements arising from the Native Hawaiian Rehabilitation Fund (NHRF).
 - 2.b. Secure and implement reservations of water under Hawaii Revised Statutes (HRS) Chapter 174C.
 - 2.c. Organize Department participation in regulatory compliance actions, including permitting and entitlements.
 - 2.d. Water Planning: Participate in updates to the Hawai`i Water Plan and County Plans that will affect Department and beneficiary water uses and rights.
 - 2.e. Procure outside counsel as applicable and authorized to assert Department water rights.
 - 2.f. Comment on water rights related legislative actions as necessary and directed.

Progress under Goal No. 2.

NHRF research and advocacy (Goal 2.a): Research and review of Native Hawaiian Rehabilitation Fund (NHRF) has largely been completed through the inventorying of various NHRF information sources (two Department-commissioned studies, Department of Land and Natural Resources ("DLNR") land and water lease reports, State Office of the Budget reports, CWRM meeting minutes and submittals, Legislative Research Bureau ("LRB") reports, and State Auditor reports); development of a chart of licenses and discussion of NHRF allocation methodologies from; analysis of nextsteps for NHRF advocacy and research, and initiation of discussions with OHA concerning how to approach DLNR on ascertaining public trust revenues, inventoried water resources, and methodologies for revenue.

NHRF research has largely been accomplished in terms of existing, public inventories. Research into methodologies for water and land lease valuation is ongoing through collaboration with OHA, which faces similar issues concerning their pro rata share of public trust land

revenues. Analysis of NHRF performance will be conducted as part of a formal audit by a separate accounting contractor. A new scope of work for a contract to develop a NHRF Strategic Plan has been drafted. This will include a pre-audit assessment, necessary to a draft scope of work for a contract to perform the formal audit.

Consistent comment and advocacy for the Department's rights in leases of water resources initiated further inquiry and recognition from agencies and private parties. For example, the Hawaiian Electric Light Company sought specific consultation on Department rights in a water lease sought for Wailuku River, Hilo, Hawai'i.

Water reservations (Goal. 2.b): For the first time since the passage of the State Water Code (HRS chapter 174C), CWRM approved a water reservation request of 3.398 MGD of water from the Keauhou Aquifer System Area, Kealakehe, Hawai'i, an aquifer outside of a designated water management area, at its August 17, 2015 meeting. CWRM staff recommended approval of the Department's water reservation using substantially the same rationale as that proposed in the request prepared as part of WPP-IP actions.

A water reservation request for Waimea, Kaua'i surface water has been approved by the Commission and is pending before CWRM. Two more water reservation requests have been prepared and are undergoing intra-Department review. Outside counsel is assisting with the finalization of a reservation request for waters associated with the Department's Pülehunui tract on Maui. A second reservation request for East Maui water resources has been drafted. Consultant is also assembling Kēōkea-Waiōhuli and Ke'anae-Wailua water demand figures in anticipation of reservation requests associated with those tracts. Department staff

Regulatory compliance (Goal 2.c): Templates for comments on other agency and private actions affecting Department interests in water have been produced, received final approval from the Chairman, and were utilized in the comment letters on the following projects:

- `Īao stream restoration (environmental assessment)
- 2. Wailuku Well No. 2 (environmental assessment)
- 3. Lālāmilo Well improvements (environmental assessment)

- 4. Maui County Wellhead protection program (environmental assessment)
- 5. Po'okela Well B (environmental assessment)
- South Maui Recycled water system (environmental assessment)
- City and County of Honolulu Board of Water Supply water systems improvements (environmental assessment)
- Kealia Farms water use permit application ("WUPA")
- 9. Agrigenetics WUPA (in Manawainui, Moloka'i)
- 10. Ka'ala Ranch WUPA (Mokuleia water management area)
- 11. Chase Well WUPA (Mokuleia water management area)
- 12. Smith WUPA (for Kawailoa water management area)
- 13. Maui DWS WUPA for Kualapu'u aquifer, Moloka'i
- 14. Moloka'i Public Utilities WUPA for Kualapu'u aguifer
- 15. Responded to request for a new Naiwa well on Moloka'i

State water planning (Goal 2.d.): The following actions were taken in regard to State and county water resource planning processes: review and comment on the SWPP Update for the Department (including reconciliation of certain demand figures); participation in Water Resource Protection Plan (WRPP) update discussions and providing comments; consultation with decision makers, stakeholders, and staff concerning the Maui draft WUDP and Moloka'i water use and development planning; meeting with Maui County officials regarding proposed changes in their water resource ordinances; assessing proposed West Kaua'i hydropower project implications of Department rights; assessing potential scenarios to propose for application of the Department's USGS Moloka'i groundwater modeling study; directing the objectives of the Ka'ū water resources assessment study; review the proposed decision and order in the CWRM East Maui streams contested case hearing for potential impacts on Department planning; and monitoring CWRM discussions and determinations affecting Department water planning and management.

Advocacy and participation in the State and county water planning processes also included responding to State and county inquiries into Department policies, rules, and positions. Communications included those responsive to inquiries from CWRM staff into case law affecting

Department interests, County staff requests for information on the Department's rights under the State water code, HRS Chapter 174C, and various Department consultants.

Advocacy and participation in State water planning processes required extensive intra-Department water planning and management. Intra-Department actions included developing methodologies for calculating future water demand of various Department projects and presenting on the same; communicating with Department Land Management Division; reviewing capital improvement projects (CIP); developing a Water Rates Assessment memorandum after review of Department files and communicating with PO staff; coordinating with consultants on water resources assessment for Kā'ū lands; and facilitating Pūlehunui water planning with legal counsel and other consultants as appropriate to changed scenarios due to the decision of Alexander & Baldwin to close their agricultural sugar operations.

Water rights counsel (Goal 2.e): Implementation of the WPP required procuring legal expertise in the Department's interests in water resources and delivery. Legal services of William Meheula and Natasha Baldauf were engaged for issues arising from water needs of Department tracts in Waimea, Kaua'i and Pūlehunui, Maui. A request for authorization from the Governor for outside counsel was prepared in anticipation of potential complications arising from the Moloka'i Kualapu'u aquifer contested case.

Waimea Kaua'i water issues have been forwarded by meeting with outside counsel concerning procedures and advocacy; consulting with specific beneficiaries and hydrologists on Waimea water issues; engaging CWRM process concerning water allocations in that area; monitoring CWRM decision making; and monitoring Agribusiness Development Corporation, Earthjustice, and Kekaha Agriculture Association interests, and preparation of a Waimea Reservation request.

Moloka'i water issues have involved consultation with deputy attorney general counsel. Consultation concerning on Moloka'i Kualapu'u aquifer issues specifically involved: review and action on the Moloka'i USGS study; clarifying timeline of actions concerning Kualapu'u; preparing a request for permission for outside counsel; preparing briefings for the Commission, and drafting a mediation request; otherwise engaging CWRM processes; preparing

comments on Moloka'i Public Utilities and Maui County DWS WUPAs; communicating with Department Moloka'i staff on Well No. 17 issues; and participating in community presentation on Mycogen water uses on Moloka'i.

Rulemaking advocacy (Goal 2.f): Comments for Hawai'i legislative bills concerning the status of revocable permits for East Maui stream waters were prepared and submitted in regard to Senate Bill No. 3001 and House Bill No. 250. Other relevant legislative and rulemaking actions included preparing and delivering testimonies to CWRM on water-related issues; preparing testimony on the Board of Land and Natural Resources' ("BLNR") approval of revocable permits for land and water; submitting testimony on Governor's Message (GM) Nos. 820 and 821 (concerning appointees to CWRM); meeting with county officials concerning changes to Maui's water resource ordinance.

- Goal 3. Develop and manage a Water Assets Inventory (WAI).
 - 3.a. List potential uses of the WAI and determine how to catalogue contents of the WAI.
 - 3.b. Ongoing review information collected for the WAI.
 - 3.c. Inventory existing sources of Department water assets.
 - 3.d. Monitor and support water studies.

Progress under Goal 3.

Methods and uses for WAI (Goal 3.a): Potential uses of the WAI have been continuously assessed through development of formats and comments on WUPA, EA, and other private and agency actions. Joint meetings with OHA include ongoing assessment of consultations with DLNR staff and inventories of water resources and revenues from leasing of those resources. These discussions include presentations of future water demand calculation methodologies for various water needs, including those Native Hawaiian traditional and customary practices.

Review of WAI information (Goal 3.b & 3.c): Review and analysis of the SWPP Update for Department water needs has involved a comprehensive assessment of existing water resource inventories, and gaps therein. Work products consist in various memoranda produced concerning the Department's East Maui water interests (East Maui submittal and ongoing development of a Kēōkea-Waiohuli and Ke`anae-

Wailua water source matrix; developing water demand numbers for EMI), Ka'ū water infrastructure ownership, Moloka'i Kualapu'u aquifer timelines of actions, and other documents. Consultant has been convening meetings on water needs in Pūlehunui Maui for the purpose of reservation request preparation. Draft shape files (for Geographical Information System use) of Department water assets have been developed and are being ground verified by system operators and other Department staff.

One specific review of WAI assets consisted in a research project concerned the Department's rights and assets in South Point, Hawai'i. Comprehensive research was conducted on the Ka'ū water system, which lies over Department lands, through review of historical and contemporary records at the State of Hawai'i Bureau of Conveyances, State Archives, DLNR- Land Division, Department of Hawaiian Home Lands, U.S. presidential and gubernatorial executive orders, and various lease databases and prepared research report on Ka'ū land ownership.

Water study support and monitoring (Goal 3.d.) At the April 2016 Commission meeting, the water rates for users of Moloka'i and Anahola water systems was extended in view of ongoing water rate assessment actions. A contract with the Rural Community Assistance Corporation ("RCAC") has since been executed. RCAC will complete a cost of service study and water rates assessment for all of DHHL's four (4) water systems: Moloka'i, Anahola, Kawaihae, and Pu'ukapu.

Other areas of work falling under Goal 3.d include: communicating with Kohala Ranch regarding its water sources; reviewing pump test data from T. Nance concerning Kawaihae, monitoring beneficiary interests and presenting on relevant water interests before the Commission meeting at Kawaihae; reviewing and commenting on the Kawaihae water assessment study; reviewing Hawai'i County DWS usage of surface water at Kawaihae; Kēōkea-Waiohuli and Ke'anae-Wailua water source matrix development; reviewing Moloka'i water planning study from Akinaka and Associates; developing water demand numbers for water reservations and reconciling with commissioned water studies; coordinating a Group 70 International water assessment for Kā'ū and reviewing completed Ka'ū water assessment study; and planning most efficient uses of the USGS Moloka'i groundwater modeling study.

- Goal 4. Support watershed protection and restoration on Department lands and source areas for Department water
 - 4.a. Identify and assess watershed lands and partnerships touching on Department lands and/or beneficiary communities.
 - 4.b. Provide reports on watershed protection involvement for beneficiaries.
 - 4.c. Identify and implement priority watershed action projects.

Progress towards Goal 4.

Identifying and assessing watershed lands (Goal 4.a; 4.c): Progress under Goal 4.a included consultation with University of Hawai'i law school professor and Moloka'i community organizer regarding Mana'e watershed community engagement plan work; analyzing her preliminary report on Mana'e community concerns related to watershed prioritization; reviewing existing Department documents concerning watershed partnerships; conducted research on how to prioritize watershed protection actions. Steps towards identification and assessment of watershed land interests were further accomplished through expansion of the Department's Watershed Partnership matrix and drafting of watershed project priority criteria memorandum, dated July 21, 2015. See Memorandum on Watershed Priority Criteria and the updated Watershed Partnership Matrix (developed by Andrew Choy and expanded based on consultant research).

Other WPP Goals: Implementation of additional WPP goals based on the availability of resources Other.a. Revise Department submittal template for the Commission's water related decisions. Other.b. Staff and organize the Department consistent with importance of water to the trust. Other.c. Pursue development of agricultural water systems. Other.d. Pursue resolution of audit findings concerning the Moloka`i Irrigation System.

Progress towards other WPP goals.

The Department's submittal template is undergoing ongoing revision, but has already been substantially revised.

A water resource staff position has been included in the Department's budget.

Pursuit of the development of agricultural water systems is ongoing through advocacy, planning, and management of resources and issues in Moloka'i, Kawaihae, Kā'ū, Waimea (Kaua'i), and Anahola.

Moloka'i Irrigation System audit findings were included in a presentation prepared for CWRM's April 19, 2016 meeting.

PROPOSED WPP IMPLEMENTATION PROGRAM AND BUDGET FOR FY 2017

The proposed Water Policy Plan- Implementation Program ("WPP-IP") FY2017 budget is \$500,000. The following describes general areas of expenditures under subparts of WPP-IP FY2017 goals.

Goal 1.d.	\$50,000 Water outreach partnerships.
Goal 2.e.	\$150,000 Water rights legal counsel.
Goal 3.d.	\$250,000 Water asset inventorying, inclusive of cultural assets, geo-referencing, agricultural water planning and other water studies.

Goal 4.a. \$100,000 for watershed management.

Total: \$550,000.

Rough estimates of staff time (1,225 hr.) and consultant time (1,915 hours) and technology costs are included below. Goal 3.e (concerning Native Hawaiian Rehabilitation Fund revenues) will be met through a separate \$100,000 contract, which will cover a significant amount of consultant time (800 hours). Travel expenses are noted, but not included in this estimate. Except where noted, the target date for completion is June 30, 2017. The Planning Office ("PO") is the lead Department of Hawaiian Home Lands ("DHHL") division for the WPP-IP.

Goal 1. Affirmatively communicate with beneficiaries regarding water decisions, performance, and water rights on a regional and annual basis.

#	Implementation Action(s)	Cost / resource estimate	Estimated expenses
1.a.	 Develop a communication tool or tools (newsletters, social media posts, etc.) to communicate with beneficiaries and stakeholders on key water issues. i. Identify critical audiences (e.g. homesteaders, homestead associations, waiting list groups, other water-concerned groups) ii. Identify communications tools potentially best suited to audience(s) iii. Identify informational needs and sources (e.g. water reference information, Hawaiian Homes Commission meetings and actions affecting water, upcoming meetings at county, state and federal levels, funding availability) iv. Scope and analyze costs and benefits of implementing different communication tools (e.g., social media coordination software, social media coordinator, or printing / mailing) 	Goal 1.a. Staff time: 70 hr. Goal 1.a. Consultant time: 50 hr.	Database / software needs: TBD
1.b.	 Develop a DHHL Water issues Frequently Asked Questions ("FAQ") database for DHHL and Beneficiary use Update ongoing address to concerns raised by beneficiaries during WPP development meetings in Water FAQ; Consult DHHL staff for best ways to post and maintain FAQs; Communicate availability of FAQs to staff and beneficiaries 	Goal 1.b. Staff time: 35 hr. Goal 1.b Consultant time: 45 hr.	

PROPOSED WPP IMPLEMENTATION PROGRAM AND BUDGET FOR FY 2017

#	Implementation Action(s)	Cost / resource estimate	Estimated expenses
1.c.	 Conduct annual outreach on DHHL water implementation plans and performance. i. Continue reporting on island when the HHC meets on WPP-IP performance ii. Continue to advocate for DHHL participation in the annual "Joint Water Conference," held as a partnership between the Department of Health (DOH), Commission on Water Resource Management (CWRM), and the County Departments/Boards of Water Supply (DWS/BWS); (cross list with No. 3.d) iii. Identify and execute targeted community workshops and presentations in conjunction with address to water issues; iv. Collaborate with the Office of Hawaiian Affairs (OHA) on shared goals for overlapping beneficiary outreach and education; 	Goal 1.c. Staff time: 35 hr. Goal 1.c. Consultant time: 60 hr.	Travel and related costs for HHC meeting participation
1.d	 Develop and execute targeted training on water rights and culturally appropriate approaches to water resources management for HHC, DHHL staff, beneficiaries, and other agencies and stakeholders. i. Collaborations with other relevant entities, such as the William S. Richardson School of Law's Ka Huli Ao program, OHA, and other resources. ii. Execute water trainings, as requested, at biannual DHHL homesteader leadership trainings. 	Goal 1.d. Staff time: 80 hr. Goal 1.d. Consultant time: 60 hr.	Estimated cost \$50,000

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Goal 2. Aggressively, proactively, consistently and comprehensively advocate for the kuleana of the beneficiaries, the DHHL, and the HHC to water before all relevant agencies and entities.

#	Implementation Action(s)	Cost / resource estimate	Estimated expenses
2.a.	 Develop plans for auditing and advocating for funds due to the NHRF i. Identify and analyze information on past audits of the NHRF to comprehensively identify data sources, lands and waters subject to leasing or licensing where NHRF revenue may be generated, and practices related to leasing and licensing, including the pricing of the same. ii. Based on the information generated in Task Area 1, identify key geographic areas, lands, waters and issues in which Department action on NHRF entitlements may be most effective at directly or indirectly generating revenue and promoting other HHCA objectives. iii. Based on the information generated in Task Areas 1 and 2, draft a SOW for a future NHRF audit identifying data sources and key data gaps that need to be filled. iv. Concurrently with the work on and based on information generated in Tasks Areas 1 -3, above, develop and begin implementation of an Advocacy Plan for NHRF revenues. 	Goal 2.a. Staff time: 100 hr. Goal 2.a. Consultant time: Approximately 800 hours	\$100,000 (new contract)

PROPOSED WPP IMPLEMENTATION PROGRAM AND BUDGET FOR FY 2017

#	Implementation Action(s)	Cost / resource estimate	Estimated expenses
2.b.	Secure water reservations pursuant to Hawai'i Revised Statutes, Chapter 174C	Goal 2.b. Staff time: 90 hr.	
	 i. Consult with and coordinate with legal counsel on water reservation request actions before CWRM; ii. Inventory existing reservations as accounted for by DHHL; iii. Finalize updates to SWPP plan with key DHHL staff (homestead and land development); iv. Utilize SWPP water demand calculations in determining priority areas requiring water reservations; v. Discuss and negotiate with CWRM the process for securing reservations within and outside of water management areas; vi. Enter, as appropriate, DHHL water reservation information into the Water FAQ or beneficiary communication tool(s). 	Goal 2.b. Consultant time: 100 hr.	
2.c.	 Continue efforts to ensure regulatory compliance Further develop text-template for regular comments on water use permit applications (WUPAs), BLNR and CWRM actions, and other agency actions (Agriculture, Agribusiness Development Corporation, County Departments/ Boards of Water Supply and Planning Departments, and on Environmental Assessments / Environmental Impact Statements (EA/ EIS) that could affect DHHL water rights; Coordinate with OHA compliance staff on identification and tracking of compliance actions; Develop a method for utilizing WAI information in comment letters and tracking comment letters in a WAI database. Review the WPP and identify elements to be incorporated into rulemaking procedures under HR. §91-3. 	Goal 2.c. Staff time: 90 hr. Goal 2.c. Consultant time: 100 hr.	

PROPOSED WPP IMPLEMENTATION PROGRAM AND BUDGET FOR FY 2017

#	Implementation Action(s)	Cost / resource	Estimated expenses
		estimate	
2.d.	Water Planning (focus on agricultural water)	Goal 2.d. Staff time: 35	
	i. Participate in and comment on all updates to the Hawai'i Water Plan	hr.	
	and County Plans that will affect DHHL and beneficiary water uses	Goal 2.d. Consultant	
	and rights	time: 60 hr.	
	ii. Coordinate DHHL agricultural water systems development planning		
	with State and county community development and agricultural		
	water plans.		
	iii. Coordinate with DHHL staff working on subsistence agricultural		
	plans to ascertain agricultural water needs.	-	
2.e.	Water Rights Counsel	Goal 2.e. Staff time: 80	\$150,000 (contract
	i. Work with authorized outside counsel as applicable to assert DHHL	hr.	amendment)
	water rights through legal mechanisms, including water reservation		
	requests (e.g. for Waimea, Kaua`i, Moloka`i, Pūlehunui, Maui, East		
	Maui).		
2.f.	Comment on water rights-related legislative and other agency rulemaking	Goal 2.f. Staff time: 20	
	actions as necessary and directed.	hr.	
1		Goal 2.f. Consultant	
		time: 40 hr.	

Goal 3. Develop and manage a Water Assets Inventory (WAI).

#	Implementation Action(s)	Cost / resource estimate	Estimated expenses
3. a.	Produce a list of potential uses of the WAI, which will assist in determining how to catalogue contents of the WAI	Goal 3.a. Staff time: 30 hr. Goal 3.a. Consultant time: 20 hr.	
3. b.	Continued review of information collected for the WAI	Goal 3.b. Staff time: 40 hr. Goal 3.b. Consultant time: 5 hr.	
3. c.	 Identify traditional, place-based knowledge of water resources relevant to DHHL interests (see also Goal 3.e). i. Integrate, as appropriate, into template for comments on water actions and submittals to HHC. 	Goal 3.c. Staff time: 70 hr. Goal 3.c. Consultant time: 30 hr.	\$20,000 (new contract)
3. d.	 Identify WAI items and confirm recognition across intra- and inter-agency sources: i. Consult existing non-DHHL databases of WAI items; ii. Conduct DHHL in-house inventory of maps, lists, etc. that can be integrated into the WAI; iii. Consult county DWS's to compare inventories of DHHL water assets; iv. Confirm existence and status of water assets with Homestead Community Associations; v. Geo-reference inventory of water resources. 	Goal 3.d. Staff time: 35 hr. Goal 3.d. Consultant time: 60 hr.	\$200,000 (including geo-referencing costs)
3. e.	 Water studies i. Procuring and supervising consultants to conduct water resource assessments and other water studies ii. Monitoring and support of U.S. Geological Survey and other scientific and cultural studies and data collection projects to fill critical knowledge gaps for water availability on trust lands. 	Goal 3.e. Staff time: 35 hr. Goal 3.e. Consultant time: 60 hr.	\$30,000 (new contract

PROPOSED WPP IMPLEMENTATION PROGRAM AND BUDGET FOR FY 2017

Goal 4. Support watershed protection and restoration on DHHL lands and source areas for DHHL water.

#	Implementation Action(s)	Cost / resource estimate	Estimated expenses
4. a.	 Identify existing watershed lands that touch on DHHL lands and/or beneficiary communities; i. Update watershed partnerships matrix, inclusive of existing watershed partnerships and DHHL's involvement; ii. Identify priority watersheds and partnerships; iii. Survey DHHL's planning documents to determine existing watershed protection policies and projects; 	Goal 4.a. Staff time: 30 hr. Goal 4.a. Consultant time: 20 hr.	
4. b.	Report on watershed protection efforts and collaborations to beneficiaries using Water FAQ/ beneficiary communication tool(s).	Goal 4.b. Staff time: 20 hr. Goal 4.b. Consultant time: 55 hr.	
4. c.	Engage watershed partnership planning, inclusive of searches for matching funds for watershed protection actions.	Goal 4.c. Staff time: 70 hr. Goal 3.c. Consultant time: 30 hr.	\$100,000

#	Implementation Action(s)	Cost / resource estimate	Estimated Expenses
5. a.	Revise the DHHL submittal template to the HHC for water related decisions.	5.a. Staff time: 10 hr. 5.a. Consultant time: 30 hr.	
5. b.	 Staff and organize the DHHL consistent with importance of water to the trust. i. Train and update them on issues addressed DHHL water team and positions taken on those issues. 	Staff time and existing authorization for position	
5. c.	Continue to pursue development of agricultural water systems i. Continue efforts regarding agricultural water systems at Anahola and Waimea Kaua`i	5.c. Staff time: 80 hr. 5.c. Consultant time: 120 hr.	
5. d.	Pursue resolution by the Department of Agriculture of prior audit findings in the management of the Moloka`i Irrigation System and full repair of the System	5.d. Staff time: 80 hr. 5.d. Consultant time: 40 hr.	
5. e	 Advocate before the city and county Boards of Water Supply and other county agencies concerning decision-making affecting water in order to: Carry out the Hawaiian Homes Commission Act; Protect DHHL water uses as a public trust use of water; and Manage rates so they are affordable for beneficiaries. 	5.e. Staff time: 50 hr. 5.e. Consultant time: 80 hr.	
5. f.	Continue test implementation of the procedure for homesteader well drilling and bring back to the HHC for final approval	5. f Staff time: 10 hr. 5.f. Consultant time: 30 hr.	
5. g.	Continue development and bring to the HHC for approval a procedure for managing HHC/DHHL controlled water credits	5. g. Staff time: 30 hr. 5.g. Consultant time: 20 hr.	

5. Other WPP Goals: Implementation of additional WPP goals based on the availability of resources
STATE OF HAWAII DEPARTMENT OF HAWAIIAN HOME LANDS

June 20-21, 2016

To: Chairman and Members, Hawaiian Homes Commission

Thru: M. Kaleo Manuel, Acting Planning Program Manager

From: Andrew H. Choy, Planner H. Choy, Planner

Subject: For Information Only - South Point Management Plan Public Review Draft, Ka'ū, Hawai'i.

Recommended Action

None. For information only.

Discussion

PURPOSE

The purpose of this informational briefing is to update the Hawaiian Homes Commission (HHC) on the status of the Department of Hawaiian Home Lands (DHHL) South Point Management Plan.

BACKGROUND

The DHHL Ka'ū Regional Plan that was adopted by the HHC in 2012 identified as one of its priority projects the need for a management plan for DHHL's coastal lands in the ahupua'a of Kamā'oa which is also commonly referred to as "South Point". It is believed that this is the place where Polynesians first discovered Hawai'i and that the first settlers arrived as early as 124 AD. To the native Hawaiian beneficiary community as well as the larger Native Hawaiian community and residents of Ka'ū, South Point is an extremely important wahi pana that has been undermanaged and neglected by DHHL for decades.

All of the resource management issues that have arisen over these decades have stemmed from the lack of a

ITEM NO. G-2

consistent DHHL management presence at South Point due to the state's unwillingness to sufficiently fund DHHL's operations resulting in insufficient staffing levels and resources to manage these lands at a higher level. DHHL's inconsistent presence at South Point has given rise to a "wild-wild-west" type management regime among private individuals with dissimilar priorities and interests. The current management regime coupled with increased visitor interest in South Point attractions such as Mahana Bay (Green Sands Beach) has resulted in unregulated and unpermitted activities on DHHL lands and has left visible scars on the natural landscape as well as emotional scars on the relationships among individuals and families in the Ka'ū community.

The purpose of this Resource Management Plan (Exhibit A) and planning process is to work with DHHL beneficiaries in order to identify feasible and sustainable solutions to improve DHHL management of the South Point area. Mana'o of family members and associates of DHHL beneficiaries in which DHHL beneficiaries chose to invite into the planning process were included in the analysis as well.

OUTREACH PROCESS & METHODOLOGY

Table 1 summarizes the timeline for this planning process. This estimated one-year planning process began in June 2015. The majority of the time and resources for this planning process has been utilized to engage and outreach with DHHL Ka'ū beneficiaries. Table 1 highlights the following plan activities that were completed to date: Table 1

Table 1 Dates	Activity	Intended Outcome
Dates	Community Meeting #1	
July 2015	"Kick-off" Meeting #1 "Kick-off" Meeting. About 70 people attended of which 50 self-identified as a DHHL beneficiary.	Beneficiaries were informed about the upcoming plan process, schedule, and introduced to the DHHL staff and consultants.
Aug. to Sept. 2015	5 small group "talk story" sessions that involved approximately 35 key South Point stakeholders were conducted. Stakeholders included DHHL beneficiaries, kama´āina and kūpuna.	Management issues and conflicts among different stakeholder groups were identified. Common shared management goals and opportunities among stakeholders were also identified.
Sept. 2015	HHC members conducted a site visit of DHHL South Point lands and important South Point wahi pana.	HHC members gained a better understanding of the existing condition and management issues at South Point.
Dec. 2015	Community "Speak Out" conducted. The five hour event was meant to provide a flexible opportunity for people to share ideas. About 40 people attended of which 25 self- identified as a DHHL beneficiary.	Beneficiaries identified specific management activities to help achieve management goals.
Jan. 2016	A preliminary draft management plan was completed and circulated internally for review.	Preliminary draft plan summarized, organized, and prioritized community mana'o heard to date.
Feb. to March 2016	DHHL staff worked with consultant to revise preliminary draft.	Priority projects were identified. Cost-estimates for immediate priorities were developed and vetted.
April to May 2016	Additional site visits to South Point were conducted.	Logistical and site considerations of priority projects were further considered. Additional data was collected.

Results of Outreach Process

Meeting notes from each of the above activities are included in as an appendix in Exhibit A. Below is a summary of management issues. As stated previously, all of these management issues arise from the lack of a consistent DHHL presence at South Point:

- 1. Illegal tour operations cause erosion and damage to natural resources;
- 2. Tour operators would like to be "legal" but DHHL has not provided guidance on what that looks like;
- These lands are meant to benefit the beneficiaries, not conservationist;
- If nothing is done now to change DHHL's management status quo, there will be nothing left for beneficiaries to benefit from in the future;
- 5. Sacred cultural resources are being damaged;
- 6. Lots of locals and tourist drive off-road and cause damage to natural and cultural resources;
- 7. Alleged over-fishing;
- 8. Lack of toilets and sanitation measures;
- 9. People get injured on DHHL lands by conducting unpermitted and uninsured activities at South Point, this is a potential liability to the trust;
- 10. The tourism industry is benefiting from South Point, but not DHHL. There is a lot of potential to generate revenue from tourists for the trust and its beneficiaries.

Four overall management goals were identified during the outreach process. These management goals are:

- 1. Health & Safety: Provide a safe, clean, and friendly environment.
- Natural & Cultural Resource Management: Restore, preserve, and protect cultural and natural resources.
- Native Hawaiian Culture, Knowledge, and Traditional Practices: Perpetuate Native Hawaiian culture, values, history and language for future generations.
- 4. **Economic Self-Sufficiency**: Generate revenue in order to sustainably fund cultural and natural resource management activities and provide economic

opportunities for DHHL beneficiaries and their families.

Initially, approximately 30 management projects associated with the above goals were identified. Upon further review and vetting, the management activities were further refined into 15 projects. These proposed projects are summarized on page 39 of Exhibit A.

Pages 40-41 of Exhibit A provides a visual representation of the <u>locations</u> of where beneficiaries have identified as priority management areas for these management projects to take place at South Point. Management activities seem to have clustered around four distinct "management-units" in South Point. These management units (illustrated in Exhibit D) are:

- 1. Management Unit A Entrance to South Point
- 2. Management Unit B Barracks Area
- 3. Management Unit C Ka Lae
- 4. Management Unit D Kaulana Boat Ramp to Mahana Bay

Focusing on these units will direct resources to areas of management priority.

PRIORITY PROJECT RECOMMENDATIONS

Of the 15 projects, six were identified as *Priority Projects* i.e. projects that need to be implemented immediately in order for other future management projects to be successful. These six projects include:

- 1. Provide Sanitary Amenities and Signage at South Point;
- 2. Manage Vehicular Access at South Point;
- 3. Institute a Parking Fee for South Point;
- 4. Plan, Design, and Construct a Service Road and a Pedestrian Path to Mahana Bay;
- 5. Provide Business Training and Technical Assistance;
- 6. Restore and Protect Important Cultural Sites and Natural Resources within DHHL's Property.

Table 2, below, is a summary of estimated priority project costs. A description of each priority project is discussed in further detail, including logistical and cost considerations, in section 3.2 of Exhibit A.

Priority Project	One-Time Cost Totals	Annual Operating Cost Totals
Provide Sanitary Amenities and Signage at South Point	\$5,200 - \$8,200	\$14,000 - \$24,000
Manage Vehicular Access	\$20,000 - \$40,000	\$329,000- \$342,000
Institute A Parking Fee	\$5,300 - \$10,500	\$0
Plan, Design, and Construct a Service Road and Pedestrian Path to Mahana Bay	\$2,218,600 - \$3,333,600	\$100,300*
Provide Business Training and Technical Assistance	\$5,000- \$10,000	\$0
Restore and Protect Important Cultural Sites and Natural Resources	\$144,000 - \$240,000	\$10,000 - \$50,000
TOTALS	\$2.4M to \$3.6M	\$453,300 - \$516,000

Table 2 Summary of Priority Project Estimated Costs

*If gravel maintenance road is constructed. Maintenance for paved road is lower.

NEXT STEPS FOR SOUTH POINT RESOURCE MANAGEMENT PLAN COMPLETION

- Conduct a beneficiary consultation meeting on the Public Review Draft (July 2016);
- Prepare a beneficiary consultation report based on July 2016 meeting and submit consultation report to the HHC (August or September 2016);
- Revise the public review draft based on comments from July 2016 meeting (August to September 2016);
- Seek HHC approval of South Point Management Plan (October 2016).

RECOMMENDED ACTION

For information only. No action required.

SOUTH POINT Resources Management Plan

PUBLIC REVIEW DRAFT MAY 2016

A self-sustaining, healthy and safe community where the 'āina inclusive of the people and resources within it and native Hawaiian culture and values thrive.

> HAWAIIAN HOME LANDS TRUST DEPARTMENT OF HAWAIIAN HOME LANDS

也然而國百姓



(Clockwise from top left) Green Sand Beach; Lua o Palahemo; Canoe mooring holes; Eroded area near Pu'u Ali'i.

Acknowledgements

Mahalo nui loa to all the kūpuna and community members for welcoming the planning team into their community and providing their mana'o for this project.

We sincerely appreciate the time and effort contributed by the community towards this plan.

SOUTH POINT

RESOURCES MANAGEMENT PLAN

,

PUBLIC REVIEW DRAFT

MAY 2016

PREPARED FOR:



PREPARED BY:



EXT HIBIT "A"

KALAE PLACE-NAME CHANT*

Translation by Mary Kawena Pukui. March 27, 1966

Nani ka mana'o i hiki mai E naue a e 'ike ia Ka-lae. Ka-lae kaulana o ka 'aina E 'alo ana i ke ehu o ke kai. Noho ana Ka-'ilio-a-Lono Hoʻoipo ana me Ka-lupe-nui O ke Koko-a-Makali'i He ali'i no 'oe e Kalalea Ka'ana nei me Wahine-hele Hele no a ia Ka-puhi-'ula Ki'ei i Ka-lua-o-ka-'iole Noho Poho-a-Hina i ka la'i. 'Au'au i ka wai o Palahemo Kahi wai 'awili me ke kai. Ui a'e ka mana'o o na hoa E 'ohu i ka lei kauna'oa Nonono 'ula wena i ka la Tahona i ka lau 'ilima Noho mai Makalei i ke kapu La'au pi'i ona a ka i'a. Ha'ina ia mai ka puana No makou no a pau.

A wonderful thought arose, To travel and to see Kalae. Kalae, the famous point of land Facing the foamy sea. There abides Ka-'ilio-a-Lono Making love to Ka-lupe-nui. There too, Koko-a-Makali'i And the chief, Kalalea. Sharing (the scene) with Wahine-hele, Going on to Ka-puhi-'ula, Peering down Ka-lua-o-ka-'iole, Poho-a-Hina reposes in the calm. Bathe in the water of Palahemo Where fresh water mixes with the salty. Thoughts turn to the companions Adorned with leis of kauna'oa. Reddened by the sun, Cooled only by 'ilima leaves. Makalei abides in the kapu, That wood that attracts fish. This concludes our song in honor Of every one of us.

*This chant was given to Mary Kawena Pukui in 1935 by her aunt, Keli'ihue Kamali, a *kahunalapa'au* who lived in Waiohinu Village.

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ACRONYMS AND ABBREVIATIONS

AIS	Archaeological Inventory Survey
AMP	Archaeological Monitoring Plan
ARP	Archaeological Recovery Plan
BTP	Burial Treatment Plan
CIA	Cultural Impact Assessment
CUA	Commercial Use Authorization
DHHL	Department of Hawaiian Home Lands
DLNR	Department of Land and Natural Resources
DOBOR	Division of Boating and Ocean Recreation
DOFAW	Division of Forestry and Wildlife
DPR	Department of Parks and Recreation
EA	Environmental Assessment
EIS	Environmental Impact Statement
FEIS	Final Environmental Impact Statement
GE	General Excise
HFD	Hawai'i County Fire Department
HHC	Hawaiian Homes Commission
HHP	Hawai'i Heritage Program
HPD	Hawai'i County Police Department
ICRO	Information & Community Relations Office
LMD	Land Management Division
NHDPP	Native Hawaiian Development Program Plan
NHL	National Historic Landmark
NPS	National Park Service

EXECUTIVE SUMMARY

This resources management plan identifies specific near- and long-term management actions for lands held under the Hawaiian Homes Land Trust located within the ahupua'a of Kamā'oa-Pu'u'eo, Ka'ū District, island of Hawai'i. This plan focuses on South Point (more commonly referred to as Ka Lae by local people) and coastal lands extending northeast towards Mahana Bay. It is intended to guide future actions to steward the land and resources of this area.

An earlier management plan was completed for South Point in 1983 by PBR Hawai'i, but unfortunately, the ongoing issues of this area still have not been addressed three decades later. Many Ka'ū community members are frustrated that there has been no progress for the management of South Point resources. There is general skeptism within the Ka'ū community about the Department of Hawaiian Home Lands' (DHHL) ability to manage these Trust lands effectively. However, the need to protect and preserve the natural and cultural sites of South Point was identified as a priority project in DHHL's Ka'ū Regional Plan that was adopted by the Hawaiian Homes Commission in 2012. Thus, this plan is an effort to address some of these long-standing issues.

South Point is a special and unique place. Its significant cultural landscape tells of the very early native Hawaiian settlement of the area. It is believed that this is the site where Polynesians from the Marquesas Islands first arrived in Hawai'i, which is estimated to have occurred as early as A.D. 124. Approximately 710 acres of this area has been designated as a National Historic Landmark because of its historical and cultural importance. Some remaining cultural sites include Pu'u Ali'i, Kalalea Heiau, Lua o Palahemo, canoe mooring holes, and Lua Makalei. Lua o Palahemo is also a unique natural resource; several types of anchialine pool shrimp are known to exist in this anchialine pool, including 'õpae 'ula and the endangered *Vetericaris chaceorum*. Additionally, there are rare plants such as the endangered 'ohai that exist in this area.

This plan was developed based on information gathered from consultations with DHHL beneficiaries, and Ka'ū kūpuna and kama'āina knowledgeable about South Point. These community members provided their mana'o to assist the planning team in formulating recommended projects and strategies. Community outreach included an initial public meeting, a series of small group "talk story" sessions, and an interactive five-hour community "SpeakOut" event. During these community consultations, community members shared their vision, concerns, and ideas for management strategies. Many issues discussed in the 1983 plan were again raised during consultations for this plan, and some of the projects and strategies presented in this plan reflect similar recommendations from the previous plan.

Major concerns expressed by the Ka'ū community include:

- There is lack of management by DHHL—in terms of presence, response to problems and enforcement.
- Many types of recreational and subsistence activities occur at South Point, including some that have caused significant erosion and damage to resources.
- Unrestricted vehicular access to the area has left severe scars on the landscape.
- There is a lack of sanitary amenities such as toilets and waste receptacles on-site.

- Tourists and locals drive off-road and tear up the landscape.
- Local fishermen rely on resources for subsistence, but there is alleged overfishing from "outsiders."
- There is a lack of economic opportunities available in Ka'ū, but there are potential opportunities to generate revenue at South Point from tourists for the Trust and its beneficiaries.
- Illegal shuttle services should not be permitted unless they are formalized with DHHL.
- There is a potential liability to DHHL if people are injured from activities on DHHL lands, including illegal shuttle services and cliff diving.

Community consultations revealed that South Point is envisioned as, "a self-sustaining, healthy and safe community where the 'āina—inclusive of the people and resources within it—and native Hawaiian culture and values thrive." Four management goals associated with the vision were identified:

- (1) Health & Safety: Provide a safe, clean, and friendly environment.
- (2) Natural & Cultural Resources Management: Restore, preserve, and protect cultural and natural resources.
- (3) Native Hawaiian Culture, Knowledge, & Traditional Practices: Perpetuate native Hawaiian culture, values, history and language for future generations.
- (4) Economic Self-Sufficiency: Generate revenue in order to sustainably fund cultural and natural resources management activities and provide economic opportunities for DHHL beneficiaries and their families.

Fifteen projects and strategies associated with the above goals were identified for the South Point area. Of the 15 projects, six projects were selected as priority projects:

- (1) Provide sanitary amenities and signage at South Point.
- (2) Manage vehicular access at South Point.
- (3) Institute a parking fee for South Point.
- (4) Plan, design and construct a service road and a pedestrian path (with resting shelters) to Mahana Bay.
- (5) Provide training and technical assistance to local people to become legal business entities on DHHL lands.
- (6) Restore and protect important cultural sites and natural resources within the DHHL's property.

The NUMBER ONE priority for DHHL is to <u>gain site control</u> by managing vehicular access. Implementing other recommended actions to protect the integrity of resources without first establishing on-site presence at South Point to enforce management policies would be a waste of financial resources and effort. An environmental review process will need to be completed for this plan before projects can be implemented, as implementation will involve use of State funds and actions within a National and State historic site. Other regulatory compliance requirements may include clearance by the State Historic Preservation Division, Federal Section 106 Review, and a County Special Management Area (SMA) Use Permit.

1. INTRODUCTION

The Hawaiian Homes Commission Act, 1920 as amended was established by Prince Johah Kūhiō Kalaniana'ole with the vision of returning native Hawaiians to their lands in order to preserve their values, traditions, and culture. Through this Act, approximately 200,000 acres of ceded lands were set aside to be held in a land trust for the use and benefit of native Hawaiians of 50 percent or more Hawaiian blood.

This Resources Management Plan provides a vision and guide for lands held under the Hawaiian Homes Land Trust located within the ahupua'a of Kamā'oa-Pu'u'eo, Ka'ū District, island of Hawai'i. Unlike other state agencies such as the Department of Land and Natural Resources (DLNR) that has the responsibility to protect and manage lands held in public trust, the Department of Hawaiian Home Lands (DHHL) has the responsibility to manage trust lands for the betterment of native Hawaiian beneficiaries¹.

This plan focuses on South Point and the coastal lands extending northeast towards Mahana Bay. There is no concrete boundary line for the project area, but the general study area includes National Historic Landmark lands that are designated as "Special District" by DHHL. South Point, more commonly referred to as Ka Lae² by local people, is located within the approximately 11,266 acres of DHHL Kamā'oa-Pu'u'eo property (Figure 1).

A lot of "planning" for Ka'ū has occurred during the past 30+ years, but many Ka'ū community members are frustrated with processes that have resulted in little to no progress. They feel that the same issues and concerns have been discussed meeting after meeting but no actions have been implemented. There is also a lack of management of South Point by DHHL, who has not prioritized "resources" management and stewardship of the land. As a result, there is general skeptism within the Ka'ū community about DHHL's ability to manage these Trust lands effectively.

An earlier management plan was completed for South Point in 1983 by PBR Hawai'i, but unfortunately, the ongoing issues of this area still have not been addressed three decades later. Critical management decisions are needed for the protection of resources for future generations. Thus, this plan is an effort to address some of these long-standing issues.

This Resources Management Plan is organized into three parts: Chapter 1 provides background information with an overview of the historical and cultural landscape of South Point; Chapter 2 describes the approach undertaken to develop this Plan; and Chapter 3 presents recommended projects and identifies priority projects to be implemented for South Point.

¹ Beneficiaries are defined as all native Hawaiians (individuals having at least 50 percent or more Hawaiian blood) and their successors. This includes: existing lessees (residential, agricultural, and pastoral); applicants on the Wait List; and native Hawaiians who have not applied for a homestead award.

² South Point and Ka Lae is used interchangeably in this Plan. It refers to the general study area.



1.1 VISION AND CORE VALUES

VISION

A self-sustaining, healthy and safe community where the 'āina-

inclusive of the people and resources within it-

and native Hawaiian culture and values thrive.

Core Values		
HEALTH & SAFETY	We value the health and safety of beneficiaries, the Ka'ū community, and visitors to our 'āina.	
Cultural & Natural Resources Management	We value stewardship and effective management of our cultural and natural resources to sustain them for future generations.	
Native Hawaiian Culture, Knowledge, and Traditional Practices	We value perpetuating the Hawaiian culture and traditional practices for our keiki and kamali'i.	
ECONOMIC SELF-SUFFICIENCY	We value capturing economic opportunities to improve the 'äina, which is inclusive of the people and the resources.	

1.2 BACKGROUND

South Point, located at the southernmost point on the island of Hawai'i, is a very special place. Ka'ū residents describe their spiritual connection to the land and share fond memories of their childhood; camping, fishing and even learning how to drive. South Point draws people from all over the world for recreational activities such as cliff jumping, four-wheel driving, dirt bike and ATV riding, fishing, weekend camping, and visiting Green Sand Beach. Contributing to its popularity is the emergence of mobile and web-based technologies promoting and encouraging these "extreme" recreational activities. However, the wide range of users accessing this area

MAY 2016

have exceeded the carrying capacity of the area which has led to degradation of the land and resources. Over the years, the land has significantly deteriorated from overuse, and misuse, by local people and visitors. There is an immediate need for the protection of resources from both inadvertent impacts and intentional destruction.

1.3 PURPOSE

The DHHL Ka'ū Regional Plan that was adopted by the Hawaiian Homes Commission in 2012 identified the need to protect and preserve the natural and cultural sites at South Point as one of its five priority projects. The purpose of this Resources Management Plan is to guide future actions to steward the land and resources at South Point. This plan also serves as a guide for DHHL's Planning Office to allocate funds towards projects in this area. The DHHL General Plan and Ka'ū Regional Plan are general in nature and not place-specific. Thus, this Resources Management Plan is intended to be more detailed for South Point and articulates specific implementation actions for the management of this area in the near- and long-term.

I love South Point because...

"It is wahi pana, a sacred and spiritual treasure, a source of pride for our community and for many Hawaiian families. It was their first home in the islands before moving north."



1.4 PREVIOUS PLANS FOR SOUTH POINT

A management plan was developed for South Point by PBR Hawai'i in 1983 called the "Kamā'oa-Pu'u'eo Management Plan." Many of the same issues and concerns raised in the 1983 plan were shared by participants who were consulted for this Resources Management Plan. However, some new challenges, such as social media serving as a major contributor to the popularity of recreational activities at South Point, have emerged.

The 1983 Plan provided general guidance on management of the 11,000+ acres at Kamā'oa-Pu'u'eo with an emphasis on homestead development and related infrastructural needs. The Plan also presented recommendations for: cultural resources management; recreational resources management; the reuse of the abandoned Morse Field Barracks for beneficiary uses directly related to fishing activities at Kaulana Bay; and the reuse of the thirty separate structures of the Barracks to support fishing and camping activities, such as comfortable shelters for semi-permanent camping and boat storage. The primary objective for the Barracks was to provide an "exclusive economic benefit" to beneficiaries. The plan suggested that native Hawaiian fishermen be allowed to camp at the nearby Barracks during the fishing season so that they could take maximum advantage of the boat launch facilities at Kaulana Bay. The Barracks would also offer fishing related economic opportunities such as retail gasoline, food and supply sales, and boat repair activities to be operated by native Hawaiians. The following recommendations were suggested (some of which are also recommended as part of this plan):

Cultural Resources Management

- Notify the State Historic Preservation officer of any development proposals within the National Historic Landmark area and allow 90 days for their review and comment.
- Require all General Lessees to fund an adequate archaeological assessment prior to initiating any activity that might disturb potentially important historic sites.
- Assist in the establishment of a South Point Advisory Committee to monitor the condition of historic sites and to develop an interpretive program for the area as a whole.
- Assist in the establishment of a passive interpretive center near the National Register plaque at South Point to inform users of the area's historic and cultural significance.

Recreational Resources Management

- Hire an area manager to monitor recreational activities at South Point and to assist in the implementation of other DHHL land management programs.
- Issue a public statement from the Hawaiian Homes Commission (HHC) banning the use of motorcycles and other off road vehicles on Hawaiian Home Lands.
- Post no littering signs at critical locations to remind users of the revocability of public access if misuse of the area persists.
- Assist the County in establishing a regular refuse removal program with receptacles provided by the DHHL.
- Consider the feasibility of restricting coastal access to beneficiaries through a limited access program.

1.5 RELATIONSHIP TO PREVIOUS DHHL PLANS DHHL GENERAL PLAN

The DHHL General Plan, approved by the Hawaiian Homes Commission in 2002, is the overarching statewide plan that guides future plans for DHHL lands and policies for resources management with a long-term perspective. The General Plan is part of the DHHL's three-tiered planning system with it being the first tier, followed by Strategic Program Plans and Island Plans in the second tier, and the Regional and Development Plans in the third tier.

There are seven categories of goals and objectives in the General Plan to meet the DHHL's mission "to manage the Hawaiian Home Lands trust effectively and to develop and deliver lands to native Hawaiians." The seven categories of goals are: Land Use Planning, Residential Uses, Agricultural and Pastoral Uses, Water Resource, Land Resource Management, Economic Development, and Building Healthy Communities.

The following are long-range goals and objectives in the DHHL General Plan that are relevant to South Point and that are reflected in this plan:

Land Use Planning

<u>Goal:</u>

- Utilize Hawaiian Home Lands for uses most appropriate to meet the needs and desires of the beneficiary population.
- Develop livable, sustainable communities that provide space for or access to the amenities that serve the daily needs of its residents.

Objectives:

• Provide space for and designate a mixture of appropriate land uses, economic opportunities and community services in a native Hawaiian-friendly environment.

Land and Resources Management

<u>Goal:</u>

• Be responsible, long-term stewards of the Trust's lands and the natural, historic and community resources located on these lands.

Objectives:

- Preserve and protect significant natural, historic and community resources on Trust lands.
- Manage interim land dispositions in a manner that is environmentally sound and does not jeopardize their future uses.
- Allow native Hawaiian use of natural resources on Trust lands for traditional and cultural purposes.

• Enforce governmental health and safety standards and protect life and property from the effects of natural hazards and disasters on Hawaiian home lands.

Economic Development

<u>Goal:</u>

- Provide economic opportunities for beneficiaries within areas designated for their use.
- Generate significant revenue to provide greater financial support towards fulfilling the Trust's mission.

Objectives:

 Assist native Hawaiian entrepreneurs by supporting opportunities for business education, training, financing, planning and leasing.

Building Healthy Communities

Goal:

- Establish the homestead associations to manage and govern their communities.
- Establish self-sufficient and healthy communities on Trust lands.

Objectives:

- Build partnerships with public and private agencies to ensure reliable and adequate delivery of services to homesteaders.
- Establish and implement a planning system that increases beneficiary participation in the development and use of Hawaiian home lands and improves communications between DHHL and the beneficiary community.

DHHL HAWAI'I ISLAND PLAN

The Hawai'i Island Plan is in the second-tier of the three-tiered DHHL planning process, with a 10-year perspective for its landholdings on Hawai'i Island. The DHHL Hawai'i Island Plan assesses the potential use of the 116,963 acres of land owned by the DHHL on Hawai'i Island and recommends optimal use for the land to meet the needs of beneficiaries.

The majority of the Kamā'oa-Pu'u'eo lands in the Hawai'i Island Plan is designated for General Agriculture use. The most southern section of land located at South Point is designated as Special District. Areas designated as Special District require special attention and additional study due to unique features and resources.

DHHL NATIVE HAWAIIAN DEVELOPMENT PROGRAM PLAN

The 2012 DHHL Native Hawaiian Development Program Plan (NHDPP) identifies priority programs and services that should be provided for beneficiaries in the 3 to 6 year timeframe. It is one of the five existing Strategic Program Plans for the DHHL that provide a statewide plan focusing on a specific topic.

The purpose of the NHDPP is to "improve the general welfare and conditions of native Hawaiians through educational, economic, political, social, cultural, and other programs." The NHDPP identifies the need to provide more than a land lease to "rehabilitate" a native Hawaiian family. It focuses on two areas of development: Individual Development and Community Development. Strategies identified by the NHDPP to increase the ability of beneficiaries to achieve self-sufficiency include providing educational opportunities through scholarships and technical assistance programs in homesteading. It also focuses on providing grants, technical assistance and training to homestead associations and beneficiary organizations to assist in Community Development.

DHHL KA'Ü REGIONAL PLAN

The DHHL Ka'ū Regional Plan, finalized in May 2012, is one of 21 regional plans that the DHHL is developing with the consultation of its beneficiaries. The Regional Plans are part of the third tier of the DHHL's three-tiered planning system. The third tier focuses at the community and regional level to identify issues and opportunities to guide the future direction of homestead lands within the two to four year time frame. It applies the goals, policies, and land use designations from the General Plan and Hawai'i Island Plan specifically to the Ka'ū region.

The Ka'ū Regional Plan prioritizes projects to be implemented for the region within the next three years. Two projects identified with respect to South Point are:

- Develop Vehicular Roadway(s) and Pedestrian Pathways within the Coastal Area of Ka Lae (to manage access to Kaulana Bay, the fishing grounds at Ka Lae and protect sensitive resources)
- Protect and Preserve Cultural Sites in Kamã'oa

The two projects were combined into one project in the Ka'ū Regional Plan. Beneficiaries identified protecting and preserving cultural sites and natural resources in Kamā'oa as one of the top five community priority projects.

Phases outlined for this priority project consisted of: updating the Historic Landmark Designation; developing a Circulation Plan; pursuing partnerships; developing signage and educational programs; obtaining funding; and constructing roads, fencing, and educational signage.

1.6 OVERVIEW OF CULTURAL AND NATURAL RESOURCES

This section provides a literature review of cultural and natural resources at South Point.

Cultural Resources

South Point is a significant and unique cultural landscape that tells of the very early native Hawaiian settlement of the area. It is believed that this place is where Polynesians from the Marquesas Islands first arrived in Hawai'i, which is estimated to have occurred as early as A.D. 124. Excavation work conducted by Bishop Museum and the University of Hawai'i-Hilo in the 1950s revealed remains of a house site and many artifacts at Pu'u Ali'i, including coral and stone abraders (files used to make fish hooks) and many different types of large fish hooks. Excavation work was also conducted for two other sites during this time in the South Point area: Wai'ahukini and Lua Makalei. Radiocarbon dating suggests that occupation first occurred at Wai'ahukini then at Pu'u Ali'i. It is believed that fishermen abandoned the site at Pu'u Ali'i before different fishhook features, found at the other two sites, were adopted. This area's historical value as a fishing spot is supported by the presence of a ko'a (an ancient fishing shrine to the fishing god Ku'ula) at the Kalalea Heiau; salt pans; and canoe mooring holes. Another prominent site at South Point is Lua o Palahemo, which is a culturally and naturally significant resource.

All of the cultural resources described above are located within the approximately 710-acre³ area that was registered as a National Historic Landmark in 1966. The area was formally nominated for placement in 1971 as a historic district on the National Register of Historic Places because of its significance as the site of one of the earliest Hawaiian settlements.



Canoe mooring holes (left) and Kalalea Heiau (right).

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³ Listed as the "South Point Complex." According to the State Register of Historic Places, it consists of Tax Map Keys 9-3-001: 001, 007, 011.

Wahi Pana

South Point is located within the ahupua'a of Kamā'oa-Pu'u'eo. Kamā'oa is described by Mary Kawena Pukui as: "a plain near Ka Lae (South Point), Ka'ū, Hawai'i, a place noted for red dust; people jumped from a cliff (kau-maea-lele-kawa) near here into a dust heap in imitation of the sport of leaping from a cliff into water." A popular saying refers to Palahemo: I 'ike 'oe iā Ka'ū a puni, a ike 'ole 'oe iā Palahemo, 'a'ole 'oe i 'ike iā Ka'ū, "if you have seen all Ka'ū, but have not seen Palahemo, you have not seen Ka'ū." Handy and Handy (1991) explains the meaning of this saying is that one can see the point where the two boundaries of Ka'ū meet when one looks up to the summit of Mauna Loa from Palahemo.

Selected wahi pana or place names within the ahupua'a of Kamā'oa as described by Pukui are provided below.

- Hala'ea The name of the current coming from the east at Ka Lae, which meets a current from the west named Kāwili; the two currents go out to sea together. Hala'ea was named for a chief. A stone on the shore nearby, Pōhaku-o-ke-au (stone of the time), is believed to turn over in strong seas, an omen of coming change. Proverbial saying for not returning home: ua kū'ia paha e ke au o Hala'ea, which means perhaps [he] is dragged away by the current of Hala'ea.
- Ka Lae South Point, Hawai'i, the southernmost point in all the fifty states. A rock in the sea here called Põhaku-wa'a-Kauhi (Kauhi canoe stone) is believed to have been a canoe from Kahiki. Literal translation is "the point."
- Kaulana Coastal area. Literal translation is "[boat] landing."
- Lua-Mākālei Lava tube shelter near South Point, believed to be the site of a large settlement. Literal translation is "pit [of] Mākālei."
- Pala-hemo A deep water hole inland from South Point, believed to be connected underground to the sea and haunted by a mo'o of the same name; in times of rain it was taboo to bathe there. A water hole that never went dry and was a source of fresh water for inhabitants.
- Papa-kolea A beach three miles northeast of Ka Lae, famous for its sand consisting predominantly of green olivine crystals. Literal translation is "plover flats."
- Pinao A bay on the Ka'ū side of South Point. Literal translation is "dragonfly."
- Pu'u Ali'i Sand dune. Literal translation is "royal hill."
- Wai-'Ahukini Lava tube shelter and pool on the Kona side of South Point, believed to have been occupied by fishermen between A.D. 750 and 1250 or 1350. Fishhooks found here are similar to those in the Marquesas. Literal translation is "water [of] 'Ahukini" (a supernatural woman).



Salt pans near Pu'u Ali'i. Photo by H. Powers in 1930.



Heiau of Kalalea at South Point. Drawing by J. G. Stokes.

Mo'oleio

In *Majestic Ka'ū: Mo'olelo of Nine Ahupua'a*, Marion Kelly describes the people of Ka'ū as independent and known for their dignity. Even though ruled by various ali'i the people of Ka'ū were known to usurp rulers that were abusive. Three chiefs whose deaths were attributed to the abuse of their people are: Koihala, Kohā-i-ka-lani, and Halaea. The latter is directly associated with the South Point area. A version of the story is told by Kelly of a greedy chief who would always demand more fish from his people in Ka'ū.

When the greedy chief's canoe approached them, the fishermen separated so their canoes were on both sides of the chief's canoe. The chief called out, "He 'i'a no?" [Do you have fish?]. The fishermen replied, "Ae" [Yes]. When the chief demanded, "Hō mai ka 'i'a!" [Throw the fish here!], from both sides the fishermen threw so many fish into his canoe so quickly that it swamped before the chief realized what was happening. The fishermen quickly paddled away, not stopping to look back. The chief, alone in the swamped canoe, was swept away on the swift current that carries his name, Hala'ea. This is the inside current that sweeps past South Point and there is no land from there on.

Archaeology

Some of the known historic properties within the DHHL's Kamā'oa-Pu'u'eo parcel are listed below with their assigned State Inventory of Historic Places (SIHP) numbers⁴.

SIHP Numbers	Description
Site 50-10-76-10230	Mahana Archaeological District
Site 50-10-76: 05295-05318	Kipuka Kinau Historic District
Site 50-10-76-4140	South Point Complex
Site 50-10-76-04733	Hanalua Bay Complex
Site 50-10-76-04734	Papakolea Complex
Site 50-10-76-05257	Kapalaoa Bay Village
Site 50-10-76-10277	South Point-Kamā'oa Agricultural System
Site 50-10-76-10887	Moilele Heiau
Site 50-10-76: 05257-05394	Various WWII Military Sites and Pre-contact sites

Table 1. Historic properties within the DHHL's Kamā'oa-Pu'u'eo

⁴ ArcGIS data of the historic properties' location were not available; therefore, a map was not produced for this plan.

A report by Emory and Sinoto (1969) provides a map (Figure 2) that identifies the approximate locations of archaeological and historical sites within the area referred to as the South Point Complex (Site 50-10-76-4140). A description of the sites is provided in Table 2.



Figure 2. Map of archaeological and historic sites by Emory and Sinoto (1969)

Table 2. Description of archaeological and historic sites within the South Point Complex

Name	Description	
Pu'u Ali'i (H1)	An ancient fishermen's establishment marked by midden deposits and slab paving stones and covered by a sand dune which was used subsequently as a burial group preceding European times. It was excavated by the Bishop Museum and University of Hawai'i between 1953 and 1967.	
Lua Makalei (H2)	A large depression with two lava tube caves extending from it at opposite ends is located approximately one mile inland from the lighthouse. It measures 100 feet deep, 50 feet wide, 30 feet high. Eight terraced platforms are located inside the entrance. Studied by Bishop Museum archaeologists from 1967 to 1968, who believed it was the site of a large settlement.	
Ka Lae (H4)	A large house yard 50 by 50 feet, 70 square feet of which were excavated in 1954 by the Bishop Museum and University of Hawai'i, revealing coral-pebble floors, fireplaces, artifacts and midden material.	
Northeast of Pu'u Ali'i (H5)	A house site located on the west bank of a small gully. A burial was located beneath it. Marked by a slab pavement. Excavated by Bishop Museum in 1955.	
Pinao Bay (H24)	A house site marked by a pavement of slabs. Excavated by Bishop Museum and University of Hawai'i in 1965 and described in detail in the printed report "Pinao Bay Site" (Wallace, 1969).	
West of Pu'u Ali'i (H25)	A buried habitation site excavated by the University of Hawai'i in 1965.	
Canoe Mooring Holes (H26)	About 80 mooring holes drilled in the west ledges of the point.	
Kalalea Heiau	A well-known fishermen's heiau. A wall enclosure 35 by 43 feet.	
Lua o Palahemo	Palahemo pool (lua) with a grind stone. A very important source of brackish water and a famous bathing place. It is said no one has seen Ka'ū who has not seen Lua o Palahemo.	



"For our tamily, Palahemo connects us to who we are. It gives us that sense of understanding, that sense of place, that sense of identity. It's these things that keep us grounded."

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Natural Resources

A biological reconnaissance survey was conducted for DHHL's Kamā'oa-Pu'u'eo parcel in 1993 by the Hawai'i Heritage Program (HHP; formerly a program with the Nature Conservancy of Hawai'i). The survey may not provide an accurate picture of the current natural resources at South Point given the date of the report, but it presents a historical overview of the natural resources that were once, or may be still remaining, in the South Point area.

The 1993 HHP report identified three significant areas: Lua o Palahemo; the coastal zone extending approximately 0.25 mile inland; and a lama forest patch (located outside of the project area for this resources management plan). Rare native flora and fauna found within the project area as documented by the HHP report are presented in Table 3.

Scientific Name	Common Name	Federal Status
Invertebrates		
Antecaridina lauensis	Anchialine pool shrimp	
Calliasmata pholidota	Anchialine pool shrimp	
Halocaridina palahemo	'Õpae 'ula	
Procaris hawaiana	Anchialine pool shrimp	
Vetericaris chaceorum	Anchialine pool shrimp	Endangered
Mammals		
Lasiurus cinereus semotus	'Ope'ape'a, Hawaiian Hoary Bat	Endangered
Birds		
Buteo solitarius	'lo, Hawaiian Hawk	Endangered
Numenius tahitiensis	Kioea, Bristle-thighed Curlew	Endangered
Plants	· · ·	
Sesbania tomentosa	'Ohai	Endangered
Portulaca villosa	(lhi	Proposed Endangered
Solanum nelsonii	Pōpolo, 'ākia	Proposed Endangered

Table 3. Rare native flora and fauna in the South Point area

Lua o Palahemo and Anchialine Pool Shrimps

As described in the book titled "Hawaiian Anchialine Pools," Lua o Palahemo is a water-filled lava tube with a collapsed roof; the opening is about 30 feet in diameter and the pool of water is approximately 60 feet deep. The lava tube is located at the bottom of the pool, with one end of the tube reaching 600 feet towards the sea and the other end extending about 300 feet mauka towards the original source of the lava.

Lua o Palahemo is the only example of a high salinity anchialine pool to exist in the Hawaiian Islands, and contains a combination of anchialine pool organisms that is not found anywhere else in the world. According to the 1993 HHP study, five species of anchialine pool shrimp





are found at this site: *Halocaridina palahemo⁵* (most commonly referred to as 'ōpae 'ula), *Procaris hawaiana, Antecaridina lauensis, Calliasmata pholidota,* and *Vetericaris chaceorum*.

'Ōpae 'ula is traditionally used as bait to catch '*ōpelu* (*Decapterus spp.*). The *Antecaridina lauensis* and *Calliasmata pholidota* are indigenous to Hawai'i (native but also found elsewhere), but the other three shrimp species found in Palahemo are endemic to Hawai'i, meaning they are only found in Hawai'i. The **Vetericaris chaceorum** was previously known to be found only at Lua o Palahemo until recently when it was discovered at Manukā. It was listed as an endangered species in 2013 under the Endangered Species Act because of its limited distribution.

During the 1993 HHP study, the pool's clarity was noted as poor and the major threats identified for the anchialine pool included: contamination or degradation of its water via pollution, increased soil run-off, or human misuse; disturbance of the pit crater, including modifications and filling; and introduction of alien aquatic organisms.

Plants

The 1993 HHP report found that the majority of the DHHL parcel was covered with alien vegetation such as: buffelgrass (*Cenchrus ciliaris*) grassland, *Lantana camara* and koa haole (*Leucaena leucocephala*) shrubland, and kiawe (*Prosopis pallida*) or Christmas berry (*Schinus terebinthifolius*) forest (see Figure 3). Buffelgrass was the predominant alien vegetation covering the coastal areas. Other alien species observed along the coastline included: Australian saltbush (*Atriplex semibaccata*), Bermuda grass (*Cynodon dactylon*), pigweed (*Portulaca pilosa*), beach wiregrass (*Dactyloctenium aegypticum*), swollen fingergrass (*Chloris barbata*), balsam pear (*Momordica charantia*), pitted beardgrass (*Bothriochloa pertusa*), common sandbur (*Cenchrus echinatus*), and Henry's crabgrass (*Digitaria ciliaris*).

Native vegetation throughout the DHHL parcel was confined to a relatively narrow strip along the shoreline that included coastal shrublands and grasslands dominated by species such as: 'aki'aki (*Sporobolus virginicus*), 'akulikuli (*Sesuvium portulacastrum*), *Fimbristylis cymosa*, 'ilima (*Sida fallax*), and nehe (*Lipochaeta integrifolia*).

Two rare plant species were found within these plant communities: the now federally listed endangered 'ohai (Sesbania tomentosa) and the proposed endangered 'ihi (Portulaca villosa). Other species included: pa'u o Hi'iaka (Jacquemontia ovalifolia ssp. sandwicensis), kipukai (Heliotropium curassavicum), Panicum fauriei var. latius, naupaka kahakai



'Ohai found at South Point.

⁵ It is believed that 'opae 'ula (*Halocaridina palahemo*) from Lua o Palahemo belongs to a different species than *Halocaridina rubra*.

(Scaevola sericea), uncommon native shrub kolomona (Senna gaudichaudii), kauna'oa (Cuscuta sandwichiana), pili grass (Heteropogon contortus), koali 'awa (Ipomoea indica), 'uhaloa (Waltheria indica), kakaonakona (Panicum torridum), native sedge (Mariscus phleoides), and koali pehu (Ipomoea tuboides).

The proposed endangered pōpolo or 'ākia (*Solanum nelsonii*), which has only been found in Hawaiian coastal habitats, was collected from the DHHL's parcel coastline in 1929, but was not encountered during the 1993 HHP survey. A total of approximately 250 individuals of 'ohai were seen in 1991 at Ka Lae, Hanalua, and Mahana. Of the 250 plants, more than 70 individuals were spotted at Ka Lae; however, only two individuals of 'ohai were found a year later. Also, more than 250 individuals of 'ihi were seen along the coast at Hanalua and Mahana in 1991, and has been previously recorded at Ka Lae.





Animals

The 1993 HHP study reported the federally listed endangered 'io or Hawaiian Hawk (*Buteo solitarius*) present at South Point. Specimens collected from the vicinity of South Point in 1979 also suggested that the endangered 'ope'ape'a or Hawaiian Hoary Bat (*Lasiurus cinereus semotus*) may have been present. Other birds that have been observed at South Point are migratory birds: the endangered Kioea or Bristle-thighed Curlew (*Numenius tahitiensis*), the Kolea or Pacific Golden Plover (*Pluvialis fulva*) and the 'akekeke or Ruddy Turnstone (*Arenaria interpres*).

2. PLAN DEVELOPMENT METHODOLOGY

This Management Plan was developed based on significant information gathered from consultations with Ka'ū community members knowledgeable about South Point. These community members provided their mana'o to assist the planning team in formulating recommended projects and management actions (as described in Chapter 3). This chapter provides the context through which projects and management actions were developed. It describes the community consultation process, and summarizes the vision, concerns, and ideas shared during the community consultations. It also identifies the opportunities and challenges for South Point.

2.1 COMMUNITY CONSULTATION PROCESS

A major focus of this plan was directed towards beneficiary and stakeholder consultations. Consultations consisted of two community meetings and a series of "talk-story" sessions with DHHL beneficiaries, and with kama'āina and kūpuna connected to Ka'ū. An initial community meeting was held in July 2015 at the beginning of the project to introduce the planning process, timeline and schedule, and the planning team. Approximately 70 people attended the meeting of whom 50 identified themselves as DHHL beneficiaries.

"Talk story" sessions

The initial community meeting was followed by a series of "talk story" sessions. Approximately 30 individuals participated during the five small group "talk story" sessions that were conducted between August and September 2015. While DHHL provided guidance on who to contact for the "talk story" sessions, family members and associates of those who were contacted were welcomed to invite others to participate.

The main objectives of the "talk story" sessions were to identify: (1) the community's vision for South Point, (2) major concerns for the place, and (3) potential strategies to address the issues identified. Other types of information such as local knowledge of resources and cultural practices were also gathered. The following questions were used to guide discussions during the "talk story" sessions:

- What is your connection to South Point?
- What is the importance of South Point to you and your 'ohana?
- What do you want South Point to be like for your children and grandchildren?
- What are some of the major problems or issues for South Point?
- What are some possible solutions to these problems and issues?
- How can we address some of the concerns and issues?
- What immediate changes would you like to see at South Point?

Community "Speakout" event

The "talk story" sessions were then followed by a community "SpeakOut" event in December 2015. The "SpeakOut" event was an interactive five-hour event that was meant to provide an opportunity for beneficiaries to identify specific management activities in order to achieve the management goals identified earlier from the "talk story" sessions. Booths at the "SpeakOut" event were organized around four themes:

- Cultural and Natural Resources Management
- Economic Self-Sufficiency
- Health and Safety
- Native Hawaiian Culture, Knowledge, and Traditional Practices

Boards at each of the booths included informational exhibits and preliminary ideas for management strategies based on the "talk story" sessions. The boards were also designed to gather additional information that explored how and where strategies could be implemented. DHHL staff and the planning consultants facilitated, listened to and recorded participants' comments at the "SpeakOut" event. Approximately 40 people attended this event of whom 25 identified themselves as DHHL beneficiaries.



Beneficiaries provide their input during the community "SpeakOut" event.

2.2 RESULTS OF COMMUNITY CONSULTATIONS

This section provides a summary of the vision, concerns, and ideas that emerged from the community consultation process, and is organized by:

- Connection to South Point
- Vision
- Major concerns and issues
- Immediate actions

Many of the major concerns and issues identified during the outreach process for this Management Plan were similar to issues described in the 1983 South Point Plan.

Connection to South Point

All of the participants who were consulted shared unique connections to South Point, and many of them shared childhood memories of fishing and camping at this place: "The old days, we used to do a lot of camping. That's why the family [is] always together. Before you can camp like a whole week, but it's different now." They described how they learned how to drive here. Consultations also revealed a common portrayal of South Point as no longer being the pristine place that they once remembered. "So what I've seen before, 1927, way back, used to be really beautiful. I wish we could bring it back to that time," said a kupuna.

One of the community members explained: "South Point is our foundation. For me, I never did leave the Hawaiian Islands. I never go to the mainland 'cuz no reason why. I happy over here. I content here." A kupuna described a spiritual connection to the place: "I find my spiritual self there. Down there is so sacred. I can go and talk to the wind." She later shared her childhood memories of fishing and "plucking" limu kohu from Kaulana Bay.

We go right in the front where Kaulana Bay stay. You sit right in the corner. There's a pond right there when the tide go over. And I used to sit right there and you could just sit down there and pluck your limu. My mother used to say 'you no pull, you pluck the limu.' There's still limu. We always go there and pluck limu. I find my spirits, really spiritual needs down there.

Another kupuna shared memories of gathering salt along the coast, and explained that there used to be small ponds all along the shoreline. They used to walk to Ka'alu'alu Bay where the salt was "glassy." When they would run out of salt, one could go to the ocean and get a rock and boil it. Many participants who were consulted also felt deeply about their connection to Palahemo. An individual shared their experience with gathering 'õpae from Palahemo:

Before the sun come up, they all around the pond. You go look before the sun come up, they all red around here. [Use] mosquito nets to scoop it out [and] throw it in a bucket so we go out for 'ōpelu."

Another individual recalled spending time at Palahemo as a teenager when nobody would drive there. She described Palahemo as the piko:

For our family, it connects us to who we are. It gives us that sense of understanding, that sense of place, that sense of identity. It's these things that keep us grounded.

Childhood memories of swimming at Palahemo were also shared by one of the participants who was consulted:

My mother guys use to tell me: 'eh the red dirt, wash your guys feet off before you guys jump inside.' We don't just go jump out the car and go jump inside. Kinda like it was one sacred hole. And then my mother wouldn't let us jump inside two at a time. Used to have the legend when we small kids the kūpuna would tell us the same thing: no jump inside if get two twin brother or two twin sister, you don't jump in together because one of you not gonna come back out. So even when we was growing up, we was kinda scared so we just jump one by one. That's one legend we went respect growing up. For us, it was always one sacred hole. It was clean before, but now, you don't know what get in there anymore. The time from the earthquake, I noticed was green already, 5 or 6 years ago, maybe more, the water wasn't circulating anymore.



Two teenagers spending time at Palahemo.
Vision

Community members envisioned South Point as a place of education and learning, particularly for youth and future generations. All of the participants consulted referred to a summer camp that was once held in the 1990s as providing educational and cultural value for the children. They expressed wanting to see a similar program at South Point again.

I really like that some of our kids went. They learned about Palahemo. It was clean and they camped. It was a two week program [where] they learn culture, Hawaiian games, Hawaiian chanting, lau hala; even something like that would be good. That was a good program. It was well kept. The kids would go and walk the beach the first thing in the morning [to] pick up the rubbish.

An individual added that an educational program at this place would be beneficial for the Ka'ū community and shared how his son would appreciate such an opportunity. He further explained that today the children are losing their Hawaiian culture, including respect for the environment, because of the lack of the education within the school system. The following is a vision shared by a kupuna for the future use of the barracks area:

I'd like to sit down there. There's so much things that's really good. A museum. The tourists come down. And for the kūpuna, they can go down and sit down and weave or do something, tell story. Get nice places down there to do all this kind of stuff. We can improve [it] but it's gonna take time, but we can do it. There's something for the kūpuna. There's something for our kamali'i. Teach them about our ocean. Teach them how to respect.

Another use for the existing concrete foundations at the barracks was also suggested. A kupuna envisioned camping grounds for DHHL beneficiaries and their families. She described a summer camping permit system similar to the one offered by DHHL at Keaukaha.

Many people who were consulted also described the place as providing economic opportunities for the local people. Ideas for potential economic opportunities included: providing interpretive community-led guided tours of South Point and sharing the Hawaiian culture with visitors; providing a shuttle ride to Green Sand Beach; vending Hawaiian handmade crafts; and offering cultural programs to visitors. Funds generated from these economic opportunities would be used to finance infrastructure improvements and support restoration and preservation projects.



Cliffs at South Point.

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Consultations also revealed that a pathway near Ka Lae was desired by some of the participants. The following vision was shared by a kupuna:

We always had a walkway, but no more. That's why I said, the lighthouse to Kaulana, we should have a walkway. That was part of our plan, a walkway and for the handicap too where the wheelchair can go.

A kama'āina from Ka'ū explained that the community would like to see cultural sites restored and protected because of their cultural importance and function in the ecologically important coastal areas. The kama'āina further stated that "South Point is a wahi pana where we can go to as a resource to gain that spiritual satisfaction."

Major Concerns and Issues

DHHL

One of the major recurring issues identified by the community during the small group "talk story" sessions was the lack of management by DHHL at South Point—in terms of presence, response to problems and enforcement. "We [are] doing their job for them, [that is] basically what we [are] doing," a community member asserted. All of the participants consulted were concerned that DHHL would be held liable for injuries resulting from illegal recreational activities at South Point.

"Hawaiian Home Lands is not managing [South Point] very well."

Community members expressed their dissatisfaction with DHHL. They pointed out the lack of results from past planning efforts: "It's another meeting to another meeting, and we never resolve nothing for the last ten years. It's not new. It's getting old already. It's getting really frustrating."

"Twenty-nine years have gone by and not even a water hose. Nothing has been done. We want answers." A beneficiary explained that "the people out here don't really trust Hawaiian Homes because they never proof nothing." Questioning how the outcome of this management plan would be any different from previous planning efforts, a beneficiary asked "how much is the Department willing to get involved with this?" Community members emphasized numerous times that they have been waiting a long time and would like to see something implemented <u>now</u> and not in the next twenty years.

A kupuna expressed sentiments that were common to many of the participants.

Hawaiian Homes should put its foot down. It's time they [DHHL] should step in. Need to tell the community: We find that you folks not taking care of the 'āina so we putting a stop temporarily, just to see the 'āina get healed. We all gotta heal the 'āina. I don't mind, starting from the fork down, but the road is good 'til the barracks. Makai side, all by the shoreline, that all needs to be healed. You guys came, you guys seen. You cannot just come say everything is fine. It is not fine.

Existing uses

Consultations revealed that South Point is accessed by beneficiaries, kama'āina and tourists for various types of recreational and subsistence activities, which include:

- Sightseeing
- Fishing (including access to Kaulana Boat Ramp)
- Cliff diving
- Off-roading with ATVs, dirt bikes, and four-wheel drive vehicles
- Camping
- Shuttle operation to Mahana Bay

It is difficult to separate the uses that are common to DHHL beneficiaries and kama'āina, but tourists generally access the area for sightseeing purposes, particularly to visit Green Sand Beach. A community member described how the place is often overcrowded with people, especially during a 3-day weekend: "starting Thursday or Friday morning, you are going see all the traffic come, see all the truck with their trailers and ATVs and motorcycles and it's not the people from here. It's from all over."

One of the most contentious uses is the current shuttle service operation. A participant who was consulted shared the following sentiments, which were generally felt by many community members:

If Hawaiian Homes would just talk to those guys down there, you guys just making money you not giving back, you gotta leave. You gotta be real stern. They not doing any justice for the Hawaiian people. They had a stand by Mahana selling liquor down there. They need to be told, either you contribute to something, not just make the money and not pay their taxes. I think it is so unfair. What about the people that want to go there and do the [shuttle] tour too? They cannot. They stop 'em. They need to go or contribute to something down there. Put a toilet there. The drivers, those kids are young. They don't have a license.

The negative impacts resulting from unrestricted recreational uses are increased litter, unsanitary conditions, erosion, damaged historic and cultural sites, and increasing competition for coastal resources. A kupuna revealed that they no longer gather limu kohu from Kaulana Bay because everyone would "shishi" there.



Dirt bike riders use Palahemo as a jumping point.

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Some community members deeply felt the need for a radical approach such as stopping anything with wheels: "if they wanna go in, walk in; no driving." A kupuna recommended a management strategy where DHHL should:

Temporarily close it, 6 months to a year. In that time, let the limu grow. Things will be beautiful. The ocean will get fish coming back and we can open it up again. If they destroy, then close it off again.

Other recommendations to improve management on-site included hiring security guards to monitor and control visitors. A security guard at the split in the road that goes towards Ka'alu'alu was also suggested. An individual cautioned hiring from within the Ka'ū community for security guards because there could be conflict of interests for some families. Others felt that completely shutting the place down was not needed, but simply the need to educate the public about this area.

"You can have somebody before the gate and just record what car is coming in here."

A beneficiary explained that we would not have this "pilikia" if there was enforcement. They recalled a time when there was a staff person from DHHL who would enforce rules at South Point. Other suggestions included: partnering with Kamehameha Schools to pay for security; installing a fence approximately 300 feet mauka from the shore starting at Kaulana Ramp to Green Sand Beach and then allowing ranchers in the abutting properties to manage that section of the land along the fence line; working with car rental companies to make sure that visitors do not drive to Green Sand Beach; and developing and installing signage to avoid inadvertent damage to resources.

Unrestricted Vehicular Access

Unrestricted vehicular access to South Point has resulted in significant damage to the natural and cultural resources. There are visible scars on the landscape, including a web of paths and roads with ruts as deep as eight feet. The soil is compacted and eroded from Kaulana Bay to Mahana Bay, where cultural layers are exposed in areas at about one to two feet below the top layer. A community member described her recollection of the place:

South Point was never like this. One road in, one road out. Only one. There was only one road to going out to Green Sand. The land was pretty much flat.



Cultural layers are exposed in eroded areas.

Unrestricted vehicular access has also contributed to the erosion occurring at Lua o Palahemo, which is currently green primarily from dust erosion and algae. Palahemo is used as a jumping point by dirt bike riders. A community member explained: "The only place they could tear it up is right here at South Point, wasn't managed by nobody. They feel free to ride where they like. Before only get one or two roads. All [happened] in the last ten years when ATVs became a fad." Participants who were consulted suggested that most of the issues with off-roading are caused by non-Ka'ū residents.

When DHHL staff are not present, vehicular access and parking is not controlled. A community member commented that:

People should park up above and then walk in. People should not be able to park near the cliff by the blowhole. It is dangerous.

Some participants recommended having one good road to shuttle everyone from Kaulana Bay to Mahana Bay, but the majority of the participants who were consulted also felt the need to ban vehicular access and to only allow people to walk in if they really wanted to see Green Sand Beach. Constructing rest stations along the path for visitors was suggested. "It's not people from here [and that] there are people from all over renting jeeps that's going in there."



Palahemo is green from dust erosion and algae.



Tourists drive all over South Point and often get stuck.

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Vehicles parked all over the place, even close up to the cliff (*top*); South Point is scarred with a web of paths and roads from many years of unrestricted vehicular access (bottom).

Public Safety

Public safety concerns at South Point are related to: sanitary conditions, fire hazards, ocean conditions (strong currents), and the overall health and safety of the public. Emergency response time is approximately thirty minutes since the nearest fire station is located in Nā'ālehu.

There are currently no toilets at South Point with the exception of two portable toilets that are located near fish the hoist parking area. Consultations revealed that a local community organization is paying for the rental and maintenance of these toilets. Participants who were consulted said that Kalalea Heiau has been used as a toilet by the public and as a source of stones for constructing barbecue sites. There are also no waste receptacles at South Point and trash accumulates throughout the area.



Pile of trash near Mahana Bay.

Fire hazard is a major concern, particularly for DHHL pastoral lessees that risk losing their cattle. A pastoral lessee commented that a positive aspect of a fire is that it would clear out all of the thick lantana that usually covers the place. He recalled South Point being very dry about



Existing signs at South Point with graffiti.

seven years ago and shared how he wanted to stop people from going into the area because more traffic meant increased risk of fire. The DHHL beneficiary also further explained that a lit cigarette or a vehicle could easily spark a fire because of the dry conditions at South Point. Creating fire breaks was recommended as an important tool to control the fires. A "backfire" strategy was also shared as a possible way to contain them.

Many visitors are not familiar with the ocean conditions and the strong currents at South Point, as there is a lack of signage onsite. There are also no lifeguards present. Suggested community recommendations included: having certified lifeguards stationed at Mahana Bay; providing first aid equipment on-site; installing signage such as "CAUTION: Strong Current" and "No Climbing and Cliff Diving" at Green Sand Beach; providing lifesaving equipment along the coast for bystanders to use; and working with the Hawai'i Fire Department to store a jet ski on-site as a way to improve



Hike to Mahana Bay provides almost no shade.



Popular cliff diving area at South Point.

emergency response options.

Some of the community members shared that the majority of the visitors struggle with the long and strenuous hike to Mahana Bay. The hot and windy environment is generally not favorable for most hikers, as the place offers no shade. Shuttle service providers view their role as providing a public service. "We help people with strokes and injuries. The ambulance used to come down here. They no can go in, [so] we gotta go get them for them and bring them out for them."

Another individual described it as:

People [with] broke leg. I drive them out. People with dehydration, bad dehydration. We help out as much as we can. The Hawaiian Home Lands benefit from all these little things. It's not little, it's helping people.

However, some of the other participants who were consulted were (1) concerned with the safety of the public that uses the shuttle service and (2) the liability risk assumed by DHHL if visitors are involved in an accident while using the illegal shuttle service. In regards to providing facilities such as toilets for South Point, many of the community members suggested that revenue generated from the shuttle service should pay for these amenities.

Community members shared that the local people and tourists continue to cliff dive despite several signs that read "Danger: No Cliff Diving Allowed." A staff from the Ka'ū Hospital commented that many people are brought in for medical assistance because of incidents from cliff diving at South Point. Removing the existing ladder used for cliff diving was suggested, but participants who were consulted shared that active management presence is needed in order to effectively enforce the no cliff diving rule. They explained that trespassers could easily replace the ladder if the existing one is removed (for example, the ladder was replaced with a newer one and installed adjacent to the hoist by the public in March 2016). Cliff divers can also swim around the cliff and climb back up on the rocks if the ladder was removed.

Tourism

Two main attractions besides its natural beauty that draws people worldwide to visit this area are: the southernmost point in the United States and Green Sand Beach. Community members shared that many people learn about South Point from the Internet through social media sites and from advertisements by the tourism industry. A community member commented:

Green Sand [Beach] is the biggest play in this. Everybody wants to go see Green Sand [Beach]. How you gonna run away from that one when they get advertisement, newspaper, TVs, all the hotels, they advertise all that for tourists.

Participants who were consulted explained that visitors tear up the landscape at South Point, and often get stuck because they are unfamiliar with which roads to drive on. Many hikers to Green Sand Beach suffer from heat stroke and exhaustion because they were either unfit or unprepared with adequate attire and/or fluids.

Suggested recommendations included: improving signage to warn visitors of the length and condition of the hike to Green Sand Beach; developing handouts to pass out to visitors (and kama'āina) to educate them about the history and resources of South Point; installing signage such as "dust off your feet before your leave" to protect the natural resources; and working with the tourism industry, such as car rental companies, hotels, and tour operators to make sure that rules are followed at South Point .



Green Sand Beach is a top attraction for visitors. Visitors drive to the top of the hill which is dangerous.

A general theme shared by all of the participants who were consulted was the need to capitalize on the tourism industry. Ideas for generating revenue included: providing guided tours and educating visitors about the place; an ecotourism shuttle tour to Green Sand Beach; and instituting an entrance fee/parking to South Point, similar to Hanauma Bay and Volcanoes National Park. In regards to the ecotourism business, some community members felt that ecotourism is a misused term. An individual stated: "What they [are] doing down there is not ecotourism. Ecotourism is when you do not disturb the ecosystem, so shuttling people in and out is not ecotourism." Free admission for kūpuna and possible ways to provide a kama'āina rate or provision for local people who are connected to the place were suggested in regards to an entrance fee for South Point. Many community members also emphasized that while there is a need to control the tourists, the local people should not be restricted from accessing their own resources.



Visitors at South Point on a typical weekday.

Fishing

The two prevailing currents converge at Ka Lae, which is why this area has such rich fishing grounds. Community members described the ocean as their "icebox" and how they rely on the resources to provide food for their families. One individual commented on the value of the coastal resources: "For us, it's different. We are spear diving for food." A kupuna shared how she would buy fish caught at South Point from kids because she is no longer physically capable of fishing. She further explained that it also provides a source of revenue for the children.

Ka'ū residents recalled shore fishing, throwing net, picking limu, and harvesting salt along the coast. A common practice that was described by all of the participants was gathering 'õpae at Palahemo early in the morning. They shared how one would gather 'õpae before the sun comes up in order to later use as bait for 'õpelu. A kupuna shared that it is rarely practiced now since the water is so dirty at Palahemo and that the 'õpae are not as abundant anymore. A community member shared that spear divers typically go off of what is referred to as "Broken Road." The road was originally constructed by the County in 1955 to service aku and 'ahi boats at South Point; however, it was severely damaged several months later during kona storms.

All of the participants who were consulted felt deeply concerned about "outsiders" overfishing at South Point, kama'āina not from Ka'ū. They shared how sport fishing competitions attract world class divers to this area and that fish are often left to spoil. A local fisherman expressed sentiments that were common to all of the participants: "People come and take take take and we gotta live in the mess." Local people cannot be stopped from accessing this area because fishing is their livelihood, but recreational fishermen must be managed.

Local fishermen also access this area to launch their boats from Kaulana Ramp. lt is the only publicly accessible launch area between Miloli'i in South Kona and Pohoiki in Puna. The State DLNR's Division of Boating and Ocean Recreation (DOBOR) is responsible for managing and operating the Kaulana Ramp. Consultations revealed that the community would like improvements completed for the boat ramp, such as improving the road from the barracks to the boat ramp, designating a parking area for the boat trailers, and ramp further. А extending the community member shared that there

Families rely on the rich fishing grounds for subsistence.



Existing boat ramp at Kaulana Bay.



were previous plans in the 1980s to improve the boat ramp, but the plans were not implemented due to a lack of funding. However, some people expressed concerns that improving the boat ramp may attract more fishermen to the area; thus increasing competition for ocean resources.

Consultations revealed that present-day fishermen have adopted a technique at South Point where large garbage bags are used as a sail to take a fishing line out further to deeper fishing grounds. Some community members who were consulted shared their concerns about the potential environmental impact when garbage bags are accidentally detached from the fishing line and drifted into the ocean from the strong winds. Another concern related to fishing is the use of Kalalea heiau by fishermen as an anchor for their tents.



Fishermen park close to the cliff (*left*); Heiau used as an anchor for a fisherman's tent (*right*).

The majority of the fishermen are currently accustomed to driving and parking their vehicles close to the cliff or shoreline, but some participants felt that fishermen should not be allowed to drive all over. A kupuna suggested that:

Cars should not be allowed to drive in. [The blowhole area] should be blocked off and have people walk down. Park up and walk down. They only going there to fish. They can walk down with their cooler.

Another community member recalled their childhood memories of fishing at South Point:

We went to the cliff and park above. We never went down where everybody stay parking now. We just stayed above and we walked in and we carry our fishing gear in. Each kid had a job to do and each one would bring the water.

Stewardship

Many community members felt deeply about the need to use revenue generated from South Point to pay for the management of the place, including hiring security guards, and to support restoration and preservation activities. Some people suggested the idea of funneling revenue from the entrance fee and/or the Green Sand Beach shuttle service to a community association that would steward the place. Seeking funding from the Office of Hawaiian Affairs was also suggested.

A community member shared his feelings regarding the need to restore the place:

We are willing to go over there and do 'em. We waiting over here. We willing to spend our time and donate our time and put whatever we gotta put over there. I did it when I was small kid, my dad and all the old timers. They did the rock wall right around the light house, all the way to the blowhole. Use the rock to protect the area. It's only simple. We willing to put our labor and time out there with no payment.

A kupuna explained that not just one group should serve as the caretakers of the place, but that everyone needs to help out. Many individuals expressed interest in being stewards of South Point, but some community members acknowledged that there is a lot of jealousy amongst people in the community.

Challenges to do something like that, cannot have too much jealous Hawaiians. [Need to] learn to work together and respect each other. Need to have trust, get to trust each other.

An individual further explained that:

When you become a caretaker, you got the hammer. You can tell people where to come and where people cannot come and that's not going to be fair. Just a handful gonna benefit. So if this is one community thing, lets get all the hands together.

All of the participants who were consulted expressed the value of the previous curatorship at South Point, which provided both educational and cultural programs (including Hawaiian chanting, lau hala, games, and hula) and on-site presence for the area.

The curatorship get in the past did good down there. They did pretty decent. Sometimes it was maybe a little controlling, [but] they had the presence down there. The guys living down there; they were down there so everybody behaved a little better. They were living down there, but illegal too, but they were taking care of the place. They would go scold people but then after a while the Department just kicked them out. They had the summer camp for the kids in the 90s.

Economic Hardship in Ka'ū

Consultations revealed a lack of economic opportunities available in Ka'ū. A community member commented: "It's simple. People in Ka'ū don't have no jobs, simple as that." He further explained that after the closing of the sugar plantations, it has been difficult for this community to find employment. Some local people have found opportunities at South Point by selling beverages and jewelry to visitors, and offering a shuttle service from the barracks to Mahana Bay for a fee. In response to a suggestion to "control the tourists entering into South Point," a kama'āina commented that if you "stop the tourists, you stop our payroll."

The majority of the community members agreed that a shuttle service would be acceptable if it is formalized with DHHL, provided that some of the funds generated from that operation are reinvested into the 'āina (such as providing toilets for the place). Some community members have expressed wanting to see an ecotourism venture be established at South Point. A beneficiary explained a benefit of an ecotourism business is that it would create salary positions that would pay workers regardless of how many tourists are shuttled in and out of Mahana Bay. Funds generated from the business would go back to the community through jobs but also by developing infrastructure for South Point. An individual explained that there are many talented kids with no place to go, but South Point would guide them towards economic self-sufficiency:

Make job for them so they don't have to drive to Kona, spend 2 hours driving in the traffic. Our kids born and raised here. They would love to just be working here and go down to the beach and not gotta work Saturday and Sunday just to make it happen, and if they can just save their expense on their cars that can go for them to pay for their own mortgage on a house or just vacant land. They don't have to travel. Get lot of opportunity down here.



Ice cream vendor parked near the fish hoist area (left); Jewelry and crafts sold near the fish hoist area (right).

In general, community members believed that charging people to visit South Point was a good idea. It would generate money needed for restoration projects at South Point. "If people don't mind paying to go Volcano, they shouldn't mind paying to come over here." Majority of people felt that charging an entrance fee similar to Volcanoes National Park (\$15) was fair for South Point, but a local resident expressed that "as a kama'āina from Ka'ū, I think it's my birth right."

Some community members stressed that economic development cannot just benefit one person or individual, but that revenues generated from activities at South Point need to be reinvested into the 'āina, including the restoration and preservation of the cultural and natural resources at South Point.

Immediate actions for South Point

Participants who were consulted generally all expressed the need for DHHL to show presence and enforcement at South Point. The majority of participants felt deeply about prohibiting vehicular access "to let the land heal" and to gain site control. The following are some of the immediate actions identified and suggested by some of the community members:

Close the shoreline. Close the entrance to Green Sand. You're going to have to put somebody down there. You gotta show presence down there. The pavement, the paved road that goes right to the barracks, fence all of that pavement. Nobody goes below the pavement, that anything with a wheel. With foot traffic, you can't do that much damage. Right at the 'Y'.

We can put a date, how long it is going to be closed and why it is going to be closed and then we can open it once in a while. Maybe couple days, leave it open, and see how people act. If they going come in rough and destroy it, then say if you going destroy it then we will close it all off, we may not reopen it. But I would like to see it close and then that would give us chance to work on our path by the ocean. The breeze is so beautiful and a small place where you can park and walk and a little station where you can have water and people down there can make money and sell ice water from the bottom. I think that would be good and that would help the tourists.

Bring the media in now. Let them know what is going on, what's occurred in the last 10 to 15 years and where we at now. If you bring the news article, this spread nationwide and the problems would be heard outside of our district. Right now, everything that is happening is only within our district.

We gotta do it now, not later...Use the rock to protect the area [Pu'u Ali'i and Palahemo].

Control the jeeps. We trying tell them to read the signs, signage. The damage is people don't know where to drive. Just one road, too much and that is where the problem is.

There are no toilets. There's a big need for them, but putting toilets in, would that give them the OK? Or should we just block it off? Put it by the gates. If you are closing it down, then would you still put toilets there?

Need to stop the rentals first...Hawaiian Homes need to talk with the rental companies.



Community members who were consulted during the outreach process felt deeply about DHHL taking immediate management action for the South Point area. The picture above shows ruts as deep as eight feet that cover the landscape, which is a result of the lack of management during the past several decades.

2.3 OPPORTUNITIES AND CHALLENGES

Based on the community consultations, the planning team identified opportunities and challenges for South Point and DHHL, which provided a context through which projects and management actions were developed.

The following are opportunities for South Point and DHHL:

- One of two green sand beaches within the U.S. is located at Mahana Bay and attracts many visitors to the area daily, which could provide ecotourism opportunities for DHHL beneficiaries.
- The entire coast has great natural beauty, which provides scenic views for sightseeing.
- There are potential economic opportunities that could be developed from this popular tourist destination.
- There are Ka'ū community organizations and associations who care about South Point and are interested in serving as stewards of the place.
- **Native habitat** could be restored to support the integrity of the **coastal ecosystem** at South Point.
- In addition to the significant cultural and natural resources, the historic significance of the place provides opportunities to offer interpretive experiences and 'āina-based learning for youth and future generations.
- Approximately 700 acres are located within the National Historic Landmark.
- Existing infrastructure remaining from the military could be reused as a foundation for future gathering places.
- The rich ocean resources provide local families with basic needs.

The following are major threats to resources and challenges for South Point and DHHL:

- **Pu'u Ali'i** is vulnerable to **erosion** and threatened by large storm events that may reclaim burials located at this site.
- The **geographic isolation** of the area makes it challenging for DHHL to control access into the area. There are also **multiple access points**.
- DHHL has no police powers which makes it challenging for DHHL to enforce rules.
- There are currently **no enforcement staff** on the island that could assist with on-site management and to improve DHHL's presence at South Point.
- The area is subject to increased fire risk because of the dry and windy conditions.
- Some individuals rely on economic opportunities at South Point; however, there is potential liability for DHHL should these illegal activities continue to occur.
- South Point Road is used by fishermen to access the State boat ramp at Kaulana Bay.
- The rich fishing grounds at South Point attract fishermen to this area, particularly for sport fishing tournaments.
- People worldwide know about this place because it is widely featured and/or mentioned on the **Internet**, particularly through **social media sites**.

3. THE PLAN

Table 4 presents a summary of projects and strategies associated with the four management goals identified for the South Point area. The priority projects are highlighted in **bold**.

Table 4. Summary of goals, projects and strategies

	SUMMARY OF GOALS, PROJECTS AND STRATEGIES
Goal 1: Pr	ovide a safe, clean, and friendly environment.
1.1	Manage vehicular access at South Point.
1.2	Provide sanitary amenities and signage at South Point.
1.3	Develop and implement a public education campaign to increase awareness and to deter unpermitted recreational activities.
1.4	Improve access to lifesaving equipment for the local community and visitors.
1.5	Improve access to Kaulana boat ramp and launching area.
1.6	Develop and implement a fire management plan.
Goal 2: R	estore, preserve, and protect cultural and natural resources.
2.1	Plan, design and construct a service road and a pedestrian path (with resting shelters) to Mahana Bay.
2.2	Restore and protect important cultural sites and natural resources within the DHHL's property.
2.3	Plan, design, and construct a walking path that guides visitors around the cultural and natural resources near South Point.
Goal 3: Pe	erpetuate native Hawaiian culture, values, history and language for future
generation	าร.
3.1	Provide opportunities for 'āina-based educational programs at South Point.
3.2	Design and implement a permit system to allow for 'ohana camping at South Point.
3.3	Plan, design, and create an area to serve as a gathering place for the local community.
Goal 4: G	enerate revenue in order to sustainably fund cultural and natural
	management activities and provide economic opportunities for DHHL
	ies and their families.
4.1	
	Provide training and technical assistance to local people to become legal business entities on DHHL lands.
4.3	Provide opportunities/programs that engage visitors in the history and culture of the place.

The projects and strategies identified for South Point are clustered in four primary management areas, as shown in Figure 4. The location of these management areas are:

- A Entrance to South Point
- B Barracks area
- C Ka Lae (fish hoist to the southern point and includes Pu'u Ali'i and Palahemo)
- D Kaulana Boat Ramp to Mahana Bay

Figure 4. Management Areas





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3.1. PROJECTS & STRATEGIES

This section provides brief narratives of recommended projects and strategies for the South Point area. Some of these projects and strategies reflect similar recommendations described in the earlier management plan developed by PBR Hawai'i in 1983. Of the 15 projects and strategies identified, six were distinguished as priority projects (shown with an <u>underline</u>). Indepth project descriptions for the priority projects are included in the subsequent section.

Goal 1: Provide a safe, clean, and friendly environment.

Project 1.1: Manage vehicular access at South Point.

Vehicular access will be limited to specific parking areas at South Point: near the barracks and fish hoist area. Vehicular access will not be permitted to Green Sand Beach until a service road is constructed; however, the service road will be used exclusively by an entity contracted to operate the shuttle service. A security barrier gate will be installed at the fork on South Point Road to prohibit vehicular access during "closed" hours and a security booth will be installed on South Point Road (approximately three-fourths of a mile north of the gate) to control vehicular access during "open" hours. At minimum, three key areas will require a security staff person to enforce rules: (1) at the security booth, (2) at the designated parking area near the barracks, and (3) at the designated parking area near the fish hoist. Vehicles carrying dirt bikes and ATVs will be prohibited from entering into the property, as use of those vehicles will not be permitted at South Point. Other access points to South Point may be controlled in partnership with Kamehameha Schools.

Project 1.2: <u>Provide sanitary amenities and signage at</u> South Point.

Portable toilets and waste receptacles will be placed near the barracks and the heavily-visited fish hoist area. Additional portable toilets and trash bins should be placed near Kaulana Bay and Mahana Bay as there are none provided along the 2+ mile hike; however, the lack of unimproved roadways is a challenge for maintenance vehicles to maintain the toilets and trash bins. At this time, DHHL will only be able to provide these sanitary amenities where improved roadways are located and accessible by vehicles. Safety and regulatory signs that inform the public of rules, prohibited uses, and hazardous areas and conditions specific to South Point will be installed at strategic locations. A large entrance sign will be installed to improve public awareness of the place as a National Historic Landmark and property managed by DHHL. Additionally, portable toilets and waste receptacles should be labeled with a sign that reads "COURTESY OF THE DEPARTMENT OF HAWAIIAN HOMELANDS" as a tactic to improve DHHL's visibility and presence.



Existing portable toilets and trash near the fishing hoist.

Project 1.3: Develop and implement a public education campaign to increase awareness and to deter unpermitted recreational activities.

A public education campaign could be implemented to increase public awareness of the place. The campaign could target non-Hawai'i residents and kama'āina (specifically users that engage in illegal recreational activities at South Point). It would: (1) send a clear message of DHHL's official policies, strict rules and permitted uses of the area; (2) educate the public about the history and resources present at South Point and major threats affecting these sensitive resources; and (3) address misinformation circulating on the internet, including reviews, videos and photos that advertise Green Sand Beach, cliff diving at Ka Lae, and the illegal shuttle service. For example, Kamehameha Schools reached out to hiking bloggers by sending "cease"

and desist" requests to ask them to remove any mentions of access to a hike on Kamehameha Schools' properties from their blogs. Similarly, DHHL could reach out to the public when information of any illegal use at South Point is shared on the Internet. Some key social media sites include Yelp, YouTube, Instagram, Twitter and Facebook. Key words to search for on Yelp are Papakolea Green Sand Beach, South Point Cliff Dive, and Ka Lae; and hashtags for Instagram are #SouthPoint and #GreenSandBeach. DHHL could work in partnership with a local community group to serve as a "cyber neighborhood watch" to report any misinformation circulating on the Internet.



Hove love love this beach.. Pretty darn secluded (3 ml) coastal hike.. you might believe that you cannot make it but it is breathtaking when you do. The water here is a bit rough though at times.. so the waves are pretty big. Not for the children for sure..

Anyways, I would def. be back. Also there's a bunch of locals that sell food and drinks at the parking lot and will over you a 4x4 ride there and back for S20 (S10 one way) per person). It is worth it when you don't want to walk back another 3 miles in the hot sun.

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Review on Yelp promoting shuttle service to Mahana Bay.

Project 1.4: Improve access to lifesaving equipment for the local community and visitors.

People are exposed to dangerous ocean conditions, particularly with the strong current at South Point. Lifesaving equipment such as life rings or rescue tubes could be placed at various locations near the coast to ensure the safety of both visitors and the local people. Vandalism and stolen equipment is a concern, but these actions should be minimized with security staff present on-site (as recommended on page 42). Bystanders can have access to rescue equipment if needed at popular swimming areas, such as Pinao Bay and Mahana Bay, since there are currently no lifeguards on-site. DHHL could consider working with the Hawai'i County Fire Department (HFD) to provide a personal rescue watercraft (such as a Jet Ski) at the Nā'ālehu Fire Station; it could provide HFD with an additional rescue equipment to use depending on the type of rescue needed.

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Project 1.5: Improve access to Kaulana boat ramp and launching area.

Improvements to Kaulana boat ramp and launching area could include: constructing a paved access road from the barracks to the boat ramp; constructing a designated parking area for trailers, and restoring the extension area. Further consultations with Ka'ū community members and fishermen would be required. There are some concerns that significant improvements to the boat ramp would attract more fishermen to Ka Lae, thus increasing competition for resources. The existing small concrete boat ramp is approximately 20-foot wide. It was built in 1963 and improved in 1972. A FEIS was completed for proposed improvements

DEPARTMENT OF HAWAIIAN HOME LANDS

Project 1.6: Develop and implement a fire management plan. A fire management plan, particularly to address areas with sensitive cultural and natural resources (including endangered plants) and public safety concerns should be prepared for South Point. The environment at South Point provides ideal conditions for starting a wildfire: dry vegetation and a heat source such as ignition from motorized vehicles, burning campfires, or cigarettes. The strong trade winds of this area can aid in spreading the wildfire at a faster pace. Human lives and nearby property are at risk from wildfires in this area. However, improved management of South Point can reduce the risk of potential fires.

Boat trailers parked near Kaulana Bay.

to Kaulana Bay in 1981; however, these improvements were never made due to some local opposition at that time.







Goal 2: Restore, preserve, and protect cultural and natural resources.

Project 2.1: <u>Plan, design and construct a</u> <u>service road and a pedestrian path (with</u> <u>resting shelters) to Mahana Bay.</u>

Plan, design and construct a designated service road and a coastal pathway to Mahana Bay, as there is currently no designated path or road to guide visitors to the Bay. The coastal path will allow the general public to access the area, but will only serve foot-traffic; while the service road will be used exclusively by an entity providing shuttle services to Mahana Bay. The service road will also provide access for emergency and maintenance vehicles. Resting shelters or hale will be located along the coastal path to provide shade for visitors and to serve as scenic viewing areas. The exact alignment of the routes will not be finalized until further technical studies such as an AIS and preliminary engineering report and consultation with SHPD are conducted.



Long, hot hike to Green Sand Beach.

Project 2.2: <u>Restore and protect important cultural sites and natural resources</u> within the DHHL's property.

Cultural sites and natural resources will be protected from unintentional damage through education and enforcement. Interpretive displays and pamphlets will be designed and developed in consultation with the Ka'ū community knowledgeable about the area's history and resources. The displays and pamphlets will be used to inform and educate visitors of the important resources of South Point, which include but are not limited to the following: Palahemo,



Marine debris found along the coast at South Point.

Kalalea Heiau, Pu'u Ali'i, Pinao Bay, and the canoe mooring holes. Signs that illustrate best practices for sustainable fishing will be placed near popular fishing areas. Protective barriers will be constructed and installed at various sites to protect resources from further destruction. The endangered 'ohai (*Sesbania tomentosa*) is also present in the South Point area and will be protected with a fence or rock barrier to avoid disturbance from offroad vehicles and foot-traffic. However, damage resulting from off-road vehicles should not be an issue once vehicular access is managed at South Point (as discussed on page 42). Native plant restoration programs and beach

clean-ups will be conducted as a series of DHHL-organized community work days and/or incorporated as an 'āina-based educational program (as described on page 47).

Project 2.3: Plan, design, and construct a walking path that guides visitors around the cultural and natural resources near South Point.

Plan, design and construct a walking path that could connect some of the major cultural and natural sites within the National Historic Landmark: Kalalea Heiau, the canoe mooring holes, Pu'u Ali'i, Pinao Bay, Lua o Palahemo, and possibly Lua Makalei (although this site may be too far from the others). An interpretive display with a map of the walking path may be provided near the designated parking area(s). The walking path could be used as part of a self-guided or community-led tour. The pathway may be too far for some kūpuna to walk, but it would be detrimental to the cultural and natural resources if vehicular access is allowed through this area. A low-impact vehicle such as a golf-cart could provide kūpuna and disabled tourists access to this area in the future.



Caution barricade tape used as a temporary measure to protect Pu'u Ali'i.

Goal 3: Perpetuate native Hawaiian culture, values, history and language for future generations.

Project 3.1: Provide opportunities for 'āina-based educational programs at South Point.

South Point could serve as a culturally driven place-based learning classroom. Students can learn about the historical, cultural and geographical importance of the place; and interact with cultural practitioners, kūpuna, and Ka'ū community members. South Point could provide the space to allow for intergenerational learning. Programs may be offered as a summer week-long program by Ka'ū community organization(s) or through partnerships with school groups. During the community outreach process, many people spoke of a Hawaiian summer camp that was held at South Point and expressed that they would like see it held there again. Students may develop a stronger sense of kuleana and the need to mālama the place as a result of these 'āina-based educational programs at South Point.

Project 3.2: Design and implement a permit system to allow for 'ohana camping at South Point.

A specific area at South Point could be designated for DHHL beneficiaries and their extended family members to camp. Beneficiaries will need to obtain a permit from DHHL similar to a system implemented at Keaukaha Beach Park during the summertime. Strict rules, including the prohibition of alcohol, drugs, and open fires, would be established. Some of the guidelines for camping could include restricted noise levels, trash removal, no tolerance for fighting, and cleaning the area before leaving. Camping could be limited to summer months when children are not in school, which would also avoid "permanent" campers, or camping could be permitted only on weekends during the year. The barracks was suggested as a possible camping area during the community outreach process. Reuse of the existing concrete foundations at the barracks as camp sites was suggested.

Project 3.3: Plan, design, and create an area to serve as a gathering place for the local community.

Plan, design, and create an area to provide a gathering place for kūpuna, DHHL beneficiaries, and kama'āina. This place could also be used to host visitors. It could be the piko of South Point where Hawaiian culture, knowledge and education are perpetuated. Classes and demonstrations (such as showcasing the culture of fishing with handicrafts and weaving nets) would be held at this place. Locally produced Hawaiian arts and crafts could be sold. Several people during the community outreach process identified the barracks as an appropriate site to serve this purpose, mostly because the area already has established infrastructure such as sewer lines, and the water tank above the barracks was also identified as once servicing the barracks. Another appropriate place suggested was near Kalalea Heiau and the coastline surrounding Pu'u Ali'i. A pavilion type structure that would be open with 'ōhi'a posts suitable for the windy environment was envisioned.

Goal 4: Generate revenue in order to sustainably fund cultural and natural resources management activities and provide economic opportunities for DHHL beneficiaries and their families.

Project 4.1: Institute a parking fee to South Point.

A parking fee will be instituted at South Point in order to fund and offset various costs associated with managing this area. The fee collected will be used to finance the capital and operational costs involved with managing vehicular access to South Point (as described on page 42); and fund restoration and preservation activities of cultural and natural resources (as described on page 45). The fee will also be used as a method to control and limit the number of visitors to South Point. It will be collected at the security booth located on South Point Road. DHHL will need to develop a business plan to establish an appropriate fee structure for DHHL beneficiaries, kama'äina, and non-residents.

Project 4.2: <u>Provide training and technical assistance to local people to become</u> <u>legal business entities on DHHL lands.</u>

DHHL will provide training sessions and technical assistance for beneficiaries interested in conducting business at South Point. The training sessions will cover requirements needed to engage in business activities "legally" as a business entity. In the short-term, an entity such as a homestead association would attain a disposition from DHHL to use a designated area near the barracks to sell food items, beverages, and local crafts. Beneficiaries who then meet the requirements of "legally" doing business on DHHL land would be given the opportunity to apply for a vending space from the homestead association. The homestead association would be responsible for managing the day-to-day operations of the vending area, including: processing applications (vendors must have a GE Tax License, Board of Health Permit if selling food or beverages, and General Liability Insurance); assigning spaces to vendors; approving items sold; and collecting fees from vendors. In the long-term, there will also be an opportunity for a business entity to operate a shuttle service to Mahana Bay once the service road is constructed.

Project 4.3: Provide opportunities/programs that engage visitors in the history and culture of the place.

Programs that share the Hawaiian culture and special resources of the place could be offered to visitors. These programs may consist of: cultural practitioners showcasing their work and offering workshops; guided educational tours highlighting major cultural and natural sites at South Point; or hands-on restoration and conservation work such as removing invasive plants and assisting with native plant propagation. These programs could build cultural and environmental awareness about the sensitive resources at South Point. Various community organizations could offer these programs while charging a fee to support operational costs.

3.2. PRIORITY PROJECTS

This section provides details on the six priority projects that were identified for South Point. The NUMBER ONE priority for DHHL is to gain site control by managing vehicular access. An active presence on-site is required to enforce management policies because of South Point's geographic isolation. Implementing other recommended actions to protect the integrity of the resources without first establishing on-site presence would be a waste of money and effort. The six projects are not presented in any order of priority.

Priority Project #1: Provide sanitary amenities and signage at South Point.

The purpose of this priority project is to provide a safe and sanitary environment at South Point. There is a need for portable toilets, trash receptacles, and improved signage.

Potential Management Approach for South Point

Portable toilets and trash bins

There are currently two portable toilets located near the cliff by the fish hoist, but there is a need for additional toilets at South Point. At minimum, two additional toilets should be provided near the hoist and at the designated parking area by the barracks. More toilets may be needed in the future depending on the volume of visitors. The company servicing the existing portable toilets confirmed that the current usage exceeds the capacity of the two toilets. Relocation of the existing portable toilets from the lower area near the fish hoist to an area closer to the end of the road (just above the existing location)



Relocation of existing portable toilets.

was recommended for maintenance purposes (see photo to the right). A permanent restroom facility for South Point is not recommended because it would involve high capital costs; therefore, it would not be cost effective. DHHL would also have to maintain the facility or contract a third-party to maintain it daily, which would be costly. Other problematic issues may include vandalized and damaged fixtures.

Since there are currently no waste receptacles provided at South Point, two management options for DHHL are:

- (1) Install trash bins at the designated parking zones near the barracks and above the fish hoist area; or
- (2) Implement a "carry in, carry out" policy.

Waste receptacles will need to be maintained frequently since an accumulation of trash may increase odors and attract rodents. If DHHL chooses to provide trash bins at South Point, DHHL will need to consider who will maintain them. Future security staff at South Point could be tasked with removing the trash when the trash bins are full. However, if trash bins are installed <u>before</u> there is a security staff person present at South Point, then DHHL will need to partner with the local community and/or contract with a company to provide these services. On the other hand, implementing a "carry in, carry out" trash policy saves money used for waste collection, which could then be spent on site restoration and preservation activities.

Additional trash bins (and portable toilets) should also be placed near Kaulana Bay and Mahana Bay as there are none provided along the 2+ mile route. The lack of current improved roadways would be a challenge for maintenance vehicles to access the trash bins and toilets at these two suggested locations; therefore, at this time, DHHL will only be able to provide these amenities where improved roadways are located and accessible by vehicles. Low-impact vehicles could be used in the future after the service road (as described on page 67) is constructed to maintain the waste receptacles at Mahana Bay. In the interim, community clean-up workdays should be organized in areas where waste receptacles are not provided.

As a tactic to improve DHHL's visibility and presence, portable toilets and trash bins (if provided) should be labeled with a sign that reads: "COURTESY OF THE DEPARTMENT OF HAWAIIAN HOME LANDS."

Signage

A large entrance sign will be placed at the fork on South Point Road that says "DEPARTMENT OF HAWAIIAN HOME LANDS" and "NATIONAL HISTORIC LANDMARK." The purpose of this sign is to remind the public that they are entering into (1) private property managed by DHHL and (2) a nationally designated area for its cultural and historical significance. While there is an existing plaque recognizing the area as a National Historic Landmark, it is not visible to the public.



Examples of entrance signs.

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Below are suggested signage for various locations at South Point.







The 3-mile trail to Green Sand Beach is extremely hot and difficult with uneven surfaces. Hiking the trail is physically demanding and careful consideration should be given to your physical fitness level before beginning the hike. Note that there are no medical facilities at South Point Emergency response is at least 30 minutes away.

Impacts as a result of this Priority Project

Providing toilets and trash bins will help to create a clean and sanitary environment. Installing portable toilets should positively impact the environment at South Point with less human waste throughout the area. DHHL will need to assess whether more toilets would be appropriate depending on the volume of users.

Providing waste receptacles should reduce the amount of litter found on-site, although installing trash bins will require more grounds maintenance and money to be spent on trash collection. Implementing a "carry in, carry out" policy would redirect funds and staff resources to other necessary management projects, but litter may continue to be found throughout the site. Installing regulatory and informational signage will inform the public about rules and unpermitted uses, which should reduce damage resulting from lack of knowledge.

Limitations

Visitors and local people may not abide by the rules, and continue to engage in unpermitted activities, litter, and urinate/defecate throughout the site despite improved signage and access to sanitary amenities. If installed, waste receptacles may need to be maintained throughout the week to prevent overflowing. Portable toilets and trash bins are limited to locations that can be accessed by maintenance vehicles.

Project Partners

If DHHL chooses to provide waste receptacles, one or more local community organizations may be able to assist with maintaining the trash bins in the near-term until a company has been contracted for such services.

Estimated Costs

ltem	Estimated Range of Costs (in 2016 dollars)
One-time Costs	
Four (4) waste receptacles – steel bins chained to steel posts	\$2,800 (assume security staff will provide maintenance)
One (1) entrance sign ¹³	\$1,400 - \$3,400 plus installation
Twelve (12) regulatory signs ¹⁴	\$1,000 - \$2,000 plus installation
Annual Operations Costs	
Rental and maintenance of six (6) to ten (10) portable toilets ¹⁵	\$14,400 - \$24,000

¹³ Prices vary depending on size. Assume use of redwood or cedar sign (without the costs for wall, poles, and/or installation).

¹⁴ Pole-mounted aluminum signs (.063 mm thickness, UV Laminated) and steel poles. Price varies depending on total number of signs, but estimated cost provides 5 @12"x18"; 3 @ 24"x18"; and 4 @ 12"x9".

¹⁵ Includes weekly maintenance.

DHHL Action

The sequence of actions that will need to occur in order to provide sanitary amenities and signage at South Point is summarized in the table below.

Action Step	Action	Implementation Timeframe
1	Contact the Ka'ū community group that is paying for the two portable toilets near the fish hoist at South Point and assume financial responsibility for the portable toilets with the provider.	3-6 months
2	Contract with the same or different provider to place additional portable toilets at the hoist and parking area near the barracks.	3-6 months
3	Decide to (1) implement a "carry in, carry out" policy or (2) purchase waste receptacles and install at South Point.	3-6 months
4	Contract with a company to design and develop regulatory signs. Signs may be installed by DHHL staff.	6-12 months
5	Contract with a company to develop and/or local contractor to install a large sign at the entrance.	6-18 months



Example of an entrance sign for a National Historic site.

Priority Project #2: Manage Vehicular Access at South Point.

The lack of any management presence at South Point has resulted in the degradation of natural and cultural resources, primarily from the use of motorized vehicles for various activities. On-site presence and enforcement by DHHL staff and/or by a qualified third-party is needed to effectively manage vehicular access throughout South Point. There are several management methods used at various popular sites, which could be applied to South Point in order to help DHHL gain site control. The management approach for three sites is described below.

Location	Method	Security Staff
State Hawaiʻi Loa Ridge hiking trail	The State Hawaii Loa Ridge hiking trail is located above a private residential community. In order to access the hiking trail via the private residential community, visitors need to stop at the security officer's shack where the security officer records visitors' driver's license number, car model, and license plate number. Then, the security officer explains the rules that must be followed before they issue a parking permit to the visitor. Visitors have to return the parking permit upon exiting the community. Once all ten parking permits have been issued, other visitors are denied vehicular access through the community to the hiking trail. Only after parking permits are returned from visitors, vehicular access is then permitted again for other visitors. The total daily traffic volume at this location is unknown, but visitor demand (which varies based on the time and day) is significantly less than at South Point.	1
City and County of Honolulu's Hanauma Bay Nature Preserve	There are 300 parking spaces at Hanauma Bay. Once the parking lot is full, the lot is closed. A "LOT FULL" sign is placed by the security officers at the entrance. It is reopened once parking spaces become available. A \$1.00 parking fee is charged per vehicle. Then, to access Hanauma Bay, each visitor pays a fee of \$7.50 ¹⁶ and is required to watch a 9-minute educational video prior to entering the park. After watching the video, visitors have the option of signing their name on a list so that they do not have to watch the video again for one year when entering the park. The park is closed one day a week to let the resources "rest."	2-3
Hawaiʻi Volcanoes National Park	Park Rangers are located at the entrance station where they collect an entrance fee of \$15.00 ¹⁷ for each vehicle entering into the park. Park rangers also provide visitors a brochure containing a map with relevant information about the important resources at the park.	2-3

 ¹⁶ Based on fees listed on the City and County of Honolulu's website as of March 7, 2016
¹⁷ Based on fees listed on National Park Service's website on March 7, 2016

2

Potential Management Approach for South Point

This section describes a potential management approach for South Point, which includes a combination of strategies from the three sites described earlier. At minimum, there are three key areas that will require security staff to enforce rules: at the security booth; at the main parking area by the barracks; and at the parking area by the fish hoist.

The first priority area is at South Point Road which is used by the majority of visitors accessing South Point and Green Sand Beach. A heavy-duty security barrier gate will be installed at the fork on South Point Road (see Figure 5) to restrict vehicular access during



View of possible location to install the security barrier gate at South Point Road.

"closed" hours when a security staff person is not present. A security booth will be placed approximately three-fourths of a mile north of the fork on South Point Road to manage vehicular





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access and provide traffic/crowd control during "open" hours. Possible "open" hours would be from 6 a.m. to 6 p.m. Either DHHL staff or personnel from a third-party security firm would man the security guard station. From the security booth, visitors will <u>only</u> be permitted to drive to the designated parking areas. Vehicles carrying dirt bikes and/or ATVs will not be permitted to enter past the security guard booth, as those activities are not permitted at South Point.



Example of a heavy-duty security barrier gate.



Example of a prefabricated guard booth.

Ideally, the security staff at the station would perform the following tasks (in order of sequence):

- (a) Ask people regarding the purpose of their visit.
- (b) Inform visitors that this area is Hawaiian Home Lands.
- (c) Inform visitors that certain recreational activities are not permitted at the site.
- (d) Record information from the driver of each vehicle: State Driver License number; and License Plate number, make and model of the vehicle.
- (e) Require the driver to sign (1) an agreement that they understand rules and permitted uses and (2) a liability waiver.
- (f) Issue a numbered parking pass to the driver and ask that they return the pass before leaving.

Understanding that the tasks outlined above will be time consuming, a license recognition camera system may be used in lieu of "task d" to minimize potential traffic jams on South Point Road. Information recorded would be provided to the police department when needed if visitors do not adhere to the rules. The numbered parking pass discussed in "task f" above would be one approach to control the number of visitors based on available parking spaces near the barracks. For example, if there are 50 parking stalls available, there would be 50 parking passes numbered from 1 to 50. Once all 50 parking passes have been passed out (meaning that the parking area would be full), vehicles would not be allowed to enter past the security guard booth until parking spaces become available. When a visitor returns a parking pass to the security staff, then the security staff would be able to give that pass to another visitor. In order to ensure that kama'āina are guaranteed parking, some parking passes could be designated for kama'āina only. Alternatively, the security staff at the booth and at the parking areas could coordinate via radio regarding available parking spaces.

In the long-term, the security staff person at the security booth would (1) collect a parking fee from visitors entering into South Point (refer to page 62 for discussion on fees) and (2) distribute an informational brochure that would include a map showing the designated roads to the parking areas and pathways leading to the interpretive trail, along with information on prohibited

activities and areas. Ideally, a parking fee would be instituted simultaneously with the implementation of the security gate and booth described earlier. However, establishing an

appropriate fee structure could take some time and since gaining site control of South Point is the highest priority for DHHL, the parking fee could be administered at a later time if it would delay implementation of the security system.

The second priority area requiring management attention is at the main visitors' parking area located south of the barracks (see Figure 6). This area could accommodate approximately 85 vehicles¹⁸. A smaller parking area located north of the main parking area would serve as overflow parking and/or parking for buses and larger vehicles. This overflow parking area could accommodate approximately 19 vehicles,



View of the smaller parking area near the barracks.



Figure 6. Second Priority Area: Near the Barracks

¹⁸ Parking spaces are estimated based on ArcGIS calculations of the area. The main parking area and overflow parking area are approximately 37,000 square feet and 8,100 square feet, respectively. Actual parking spaces may vary assuming there may be lower efficiency for unpaved parking without striping.
or fewer depending on designated spaces allocated for bus parking.

The role of the second security staff person who would be stationed at the main parking area near the barracks is to regulate parking. They would play a critical role in making certain that the parking area is maximized since the unpaved parking area would not have striping. The staff person would also make sure that people do not try to illegally drive past the area unless it is a vehicle towing a boat to launch from Kaulana Ramp.



Fish hoist and blowhole area.

The third priority area is near the fish hoist (see Figure 7). A security staff person would be stationed at this location to ensure that vehicles do not drive beyond the designated parking zone. The parking area will be located towards the end of Ka Lae Road on the east side and could accommodate approximately 14 vehicles¹⁹. The security staff person would also be tasked with monitoring the area near the fish hoist to make sure that visitors do not cliff dive.



The ladder near the hoist will be removed only after vehicular access managed is with a security booth, and staff. gate, Removal of the ladder prior to any on-site enforcement will be a waste of time and effort since the ladder could be easily replaced by the public.

As South Point Road becomes regulated, the public may find alternate vehicular routes to access this area through existing lessee properties and Kamehameha Schools'

Figure 7. Third Priority Area: Near the fishing hoist

¹⁹ Parking spaces are estimated based on ArcGIS calculations of the area. The parking area is approximately 6,100 square feet. Actual parking spaces may vary assuming there may be lower efficiency for unpaved parking without striping.

lands. A location was identified on DHHL's property approximately 2 miles northeast of Green Sand Beach where large boulders could be placed to restrict vehicular access from the other access routes besides South Point Road. Other possible unintended consequences as vehicular access becomes regulated are (1) potential traffic jams on South Point Road and (2) vehicles parked along South Point Road in order for people to walk into the site.

Impacts as a result of this Priority Project

Limiting vehicular access at South Point to a specific parking area will prevent many of the illegal and unpermitted activities from occurring, which have resulted in the degradation of the natural and cultural resources. Restricted vehicular access may also address issues with overfishing as fishermen will only be able to catch what they can carry to their vehicles parked in the designated areas.

At the same time, some unintended consequences from the implementation of this priority project may include:

- Individuals who rely on income generated from the current illegal shuttle service operation will lose a source of financial revenue.
- Local people including fishermen, surfers, and cultural practitioners who access the area during the early morning hours before the gate is open will have to park outside of the gate and walk in.
- Fishermen launching their boats from Kaulana Ramp²⁰ will be restricted to hours when the gate is open.

To mitigate the effects of the loss of income of individuals, an interim plan that could provide some potential income is discussed on page 69. To accommodate fishermen launching from Kaulana Ramp with access, there are several management options that could be considered by DHHL:

- No gate, but have 24-hour security staff presence to manage access.
- Close the gate at 6 p.m. Security staff will make sure that all vehicles are out by 6 p.m.
- Close the gate at 6 p.m. Individuals who wish to stay after 6 p.m. will be required to obtain an annual permit from the DHHL District Office and will have to arrive prior to 6 p.m. to register with the security staff person on-site. Vehicles remaining inside the gate will not be able to leave until 6 a.m. the following day.

²⁰ Kaulana Ramp is a State boat ramp managed by DLNR DOBOR. Based on discussions with a Harbor Agent at DOBOR, they are not aware of any rule requiring DHHL to provide 24-hour access to the boat ramp.

Limitations

DHHL has no police powers, which makes it challenging for DHHL to enforce rules at South Point. The Hawaii County Police Department (HPD) and DOCARE have limited enforcement abilities²¹ at South Point because HPD can only enforce County laws and DOCARE can only enforce DLNR rules and regulations on State DLNR lands.

Estimated Costs

ltem	Estimated Range of Costs (in 2016 dollars)
One-time Costs	
Gate	\$7,000 - \$20,000 plus installation cost
Solar-powered security camera	\$8,000 - \$12,000 plus monthly cellular data plan, assuming no AC power and internet service is available
Prefabricated guard booth	\$5,000 - \$8,000
Annual Operations Costs	
Contract for 3 security officers (from 6 a.m. to 6 p.m.)	\$329,000 - \$342,000 ²²
Salary for 3 permanent DHHL enforcement positions	\$165,000 - \$225,000 ²³ depending upon experience

²¹ Trespassing on private property is a petty misdemeanor and may be sentenced up to 30 days in jail (HRS 701-107 and HRS 708-814).

²² Estimate rounded to the nearest thousand; based on a \$25-\$26 hourly billing rate for 12 hours every day for 365 days ([\$25 - \$26] hourly billing rate x 12 hours per day x 365 days x 3 staff). ²³ Based on existing DHHL Forester salary of \$55,00 to \$75,000.

DHHL Action

The sequence of actions that will need to occur in order to control vehicular access to South Point is summarized in the table below.

Action Step	Action	Implementation Timeframe
1	Issue a public statement and formally notify public agencies (including County of Hawaii Department of Public Works and State DLNR DOBOR and SHPD) and adjacent landowners that DHHL will be controlling vehicular access to South Point because of the damage that has resulted from unrestricted vehicular access.	3-6 months
2	Contract with a company to install a gate and security booth on South Point Road.	6-12 months
3	Contract with a security firm to enforce new policy since creating new DHHL positions for enforcement and management may take at least 18 months.	6-12 months
4	Remove the ladder at the fishing hoist.	3-6 months
5	While a security firm is being procured, create new DHHL positions for enforcement and management at South Point.	6-24 months
6	While a security firm is being contracted and begins to manage vehicular access, carry out the interim plan for the loss of income to some individuals (i.e. provide technical training and assistance to local people to become "legal" business entities on DHHL lands. See page 69 for project description.)	6-12 months

Priority Project #3: Institute a parking fee for South Point.

The purpose of this priority project is to generate revenue for DHHL in order to fund and offset various costs associated with managing South Point. Institution of a fee could serve one or more of the following objectives:

- Finance the capital and operational costs involved with managing vehicular access to South Point (as described on page 54)
- Fund restoration and preservation activities, including interpretive and educational programs (as described on page 71)
- Control and limit the number of visitors to reduce negative impacts to resources

Determining the parking fee has implications that go beyond funding for DHHL. If fees are set high enough, people may be less willing to pay. Fees could be used to reduce the volume of visitors based on DHHL's "Limits of Acceptable Change²⁴" for South Point, a concept used by the National Park Service (NPS). At the same time, fees cannot be set too high where significant reductions in volume of visitors would compromise opportunities for economic development.

A business plan to evaluate an appropriate fee structure for South Point should examine the following factors: market demand and Hawai'i trends in tourism; willingness of visitors, kama'āina, and DHHL beneficiaries to pay; entrance and/or parking fees instituted by other large public parks; and costs related to the management of the place and the restoration and preservation of resources.

According to DBEDT, there were approximately 1.5 million visitors to Hawai'i Island in 2015 numbers and visitor are projected to increase by 2.4 percent in 2016. During the community SpeakOut event, thirteen participants provided feedback on how much DHHL beneficiaries. Hawai'i residents non-Hawai'i residents and should pay to visit South Point (see Figure 8). Through the outreach process, consensus was that it should be



the Figure 8. Community members' feedback on fees

²⁴ LAC studies: (1) the ecology and resources of the different environments within a particular national park, (2) the potential impacts of various kinds and intensities of human activities on these different environments. Park managers then decide the LIMITS OF ACCEPTABLE CHANGE - that is, the extent and degree of "acceptable impacts" - for the various parts/environments of the park, and thus the related type and intensity of human activities that will be permitted in each area of the park.

free for beneficiaries,²⁵ while both Hawai'i and non-Hawai'i residents should pay some sort of fee (with the fee for Hawai'i residents being lower than the rate for non-Hawaii residents; and tour buses and vans paying a higher fare). The verification process between Hawai'i residents and non-Hawai'i residents can be easily confirmed with proof of a Hawai'i State Driver's License or Identification Card. There is no existing identification card for beneficiaries; therefore, different fees for Hawai'i residents and beneficiaries would be difficult to implement.

There are different fee structures at various city, state, and national parks in Hawai'i, some of which could be applied to South Point. The entrance and/or parking fees²⁶ for five parks are noted below. Some of these parks charge per vehicle while others charge per person entering into the place. The parks offer different amenities such as a visitor center, paved roads, shuttle service, or hiking trails.

Table 5. Summary of fees for five parks

Location	Description	Hours	Fees
	A 0.4-mile self-guided loop to scenic vista points overlooking Kahuna Falls	Vehicle gate/parking area opens daily from 8:30 a.m. to 6 p.m.	\$5 per vehicle or \$1 per person for walk-ins.
Akaka Falls	and 'Akaka Falls. The paved route is not wheelchair	Open to walk-ins	No charge for Hawaii residents.
State Park (Island of Hawaiʻi)	accessible.	between sunrise and sunset.	Commercial PUC vehicles • 1-7 passenger vehicles: \$10 • 8-25 passenger vehicles: \$20 • 26+passenger vehicles: \$40
	Admission fee is required to access the Education Center and exhibit area. Visitors are	Summer: 6 a.m. to 7 p.m.	\$1.00 parking fee plus \$7.50 entrance fee per person.
City and County of Honolulu's Hanauma Bay Nature Preserve (Island of Oʻahu)	required to view a video with information about the place and resources at the theatre prior to accessing the beach. A snack bar is located near the visitor center. Visitors can walk down to the beach or take the tram for \$1 down to the beach and \$1.25 up to the visitor center. Lifeguards, information kiosk, outdoor showers, restrooms, snorkeling equipment and storage lockers (for rent) are located at the beach level.	Tuesdays.	No entrance fee for Hawai'i residents.

²⁵ All participants except for one responded that beneficiaries should not have to pay. The one participant suggested that everyone should give back and suggested a fee between \$1 to \$5 for beneficiaries.

²⁶ Based on current fees in March 2016.

Hawaiʻi Volcanoes National Park (Island of Hawaiʻi)	A national park that encompasses two active volcanoes. There are miles of hiking trails, ranger-led hikes, weekly activities, overnight camping, and paved roads to scenic points. The park also offers ranger talks and guided tours.	Open 24 hours a day year-round, including all holidays. Visitor Center opens daily from 9 a.m. to 5 p.m. Museum open daily from 10 a.m. to 8 p.m.	 \$15 per vehicle or \$8 per person for walk-ins (valid for 7 days). Groups: Non-commercial groups entering the park in a bus or vehicle with a capacity of 16 persons or more will be charged \$8 for each person. A Commercial Use Authorization (CUA) is required for all commercial tours that enter the park. \$200 fee for one-year authorization or \$300 fee for two- year authorization. In addition to the CUA fee, entrance fees separated based on non-road based and road based guided tours.
Pu'uhonua O Hõnaunau National Historical Park (Island of Hawai'i)	A historical park that contains traditional Hawaiian sites along a one-mile trail. Annual cultural festival held at this site and cultural demonstrations available daily. Park rangers are available to provide an oral history of the place. Along with information about the park, the sale of books, videos, and handmade crafts are available at the visitor center.	Opens at 7 a.m. and closes 15 minute after sunset. Visitor Center is open from 8:30 a.m. to 4:30 p.m. every day of the week.	 \$5 per vehicle or \$3 per person for walk-ins (valid for 7 days). \$25 Hawai'i Tri-park Annual Pass²⁷ A CUA is required for all commercial tours that enter the park. Fees are: \$200 for the CUA and \$3 per person upon all entry into the Park (including walk-in and bike tours) Educational Fee Waiver Application available for school groups.
Waimea Valley (Island of Oʻahu)	A 0.75-mile paved path through World Class Botanical Gardens and Historical Sites to a waterfall area. This area is managed by a nonprofit company. A golf cart shuttle transportation to the waterfall is available for an additional fee of \$6 one-way or \$10 round trip.		Non-Hawai'i resident Adult: \$16 Senior/Student: \$12 Child (ages 4-12): \$8 <u>Hawai'i resident/Military</u> Adult: \$10 Senior/student: \$8 Child: \$6 Individual Annual Pass: \$50 Family Pass: \$10

²⁷ Allows access for 1 full year from date of first use at Pu'uhonua o Honaunau National Historical Park, Hawai'i Volcanoes National Park, and Haleakala National Park.

Potential Management Approach for South Point

Revenue generated from the parking fee will be reinvested into the management, restoration and preservation of resources at South Point. The staff person at the security booth will collect the parking fee per vehicle entering into South Point. Ideally, the fee will be instituted simultaneously with the implementation of the security system (as described in the priority project on page 54); however, it may be administered at a later time after the security system is implemented, if it will take some time to establish an appropriate fee structure.

Table 7 provides the potential annual revenue that could be generated based on four possible fees assuming different numbers of estimated vehicles visiting per day. For example, if DHHL charges a fee of \$10 per vehicle for non-Hawaii residents and assuming there are approximately 200²⁸ vehicles each day that visit South Point, the total annual revenue would be \$730,000. It assumes that South Point would be open for vehicular access year-round.

	Annual Revenue				
	Fee per vehicle				
ٽ قر		\$5	\$10	\$15	\$20
· · · · · ·	100	\$182,500	\$365,000	\$547,500	\$730,000
nber hicle	200	\$365,000	\$730,000	\$1,095,000	\$1,460,000
1 2 9	400	\$730,000	\$1,460,000	\$2,190,000	\$2,920,000
z '	500	\$912,500	\$1,825,000	\$2,737,500	\$3,650,000

Table 6. Potential annual revenue from instituting a parking fee

Fee options that are available at other public parks will be considered for South Point. These options include:

- Providing fee waivers for volunteer projects involving resources management, but requiring a Right of Entry from DHHL's Land Management Division
- Providing educational fee waivers for school groups
- Requiring vehicles with 10 or more passengers and commercial tour companies to apply for a permit from DHHL and to pay a higher fee

 ²⁸ Approximately 240 vehicles were observed on Tuesday, May 10, 2016 between 6 a.m. and 6 p.m. Approximately
 25 to 30 cars per hour were observed during peak hours between 10 a.m. and 4 p.m.

Impacts as a result of this Priority Project

Instituting a parking fee will generate funds to support costs associated with managing South Point. It would also allow the place to become self-sufficient so projects can be funded based on revenues from the parking fees.

For example, assuming a billing rate of \$26 per security person, the cost to hire three security guards from 6 a.m. to 6 p.m. is:

 26×36 hours daily²⁹ x 365 = 341,640

Therefore, the cost of hiring three security staff person could be covered with 100 vehicles per day if a parking fee of \$10 per vehicle is charged (which would generate an annual revenue of \$365,000). Initially, the public will be resistant to having to pay a parking fee because people have been accustomed to accessing the area for free.

Limitations

Proof of Hawai'i State Driver's License or Identification Cards can be used to distinguish Hawai'i residents from non-residents, but there is currently no form of identification to distinguish beneficiaries from others.

Estimated Costs

ltem	Estimated Range of Costs (in 2016 dollars)
One-time Costs	
Develop a business plan to establish an appropriate parking fee.	\$5,000 - \$10,000 if contracted with a consultant. Alternative option is for the DHHL Planning Office to develop the business plan.
One(1) parking fee sign	\$300 - \$500 to design, construct and install.

DHHL Action

Action Step	Action	Implementation Timeframe
1	Contract with a company (or DHHL staff) to conduct a business plan to establish an appropriate parking fee. If possible, this business plan should commence before DHHL begins the process of contracting with a security firm to manage vehicular access at South Point.	6-12 months
2	DHHL Fiscal Office to assist with the establishment of policies and procedures for fee collections.	6-12 months
3	Once an appropriate fee structure has been determined, contract with a company to develop a sign to place at the security booth where the parking fee will be collected.	6-12 months

²⁹ Assume three guards per day.

⁶⁶ SOUTH POINT RESOURCES MANAGEMENT PLAN - PUBLIC REVIEW DRAFT

Priority Project #4: Plan, design, and construct a service road and a pedestrian path (with resting shelters) to Mahana Bay.

The purpose of this priority project is to minimize impact on the cultural and natural landscape while ensuring the safety of visitors. Both a coastal path and service road will be constructed, as there is currently no designated path or road to guide visitors to Mahana Bay. The coastal path will allow the general public to access the area, but will only serve foot-traffic; while the service road will be used exclusively by an entity providing shuttle services to Mahana Bay. The service road will also provide access for emergency and maintenance vehicles. Resting shelters or hale will be located along the coastal path to provide shade for visitors and to serve as scenic viewing areas.



Sketch of resting shelter.

A preferred vehicular route to Mahana Bay was not identified during the community outreach process because there was no clear consensus; but some factors to consider when identifying a route were shared such as: scenic views, impacts on coastal resources, and ease of access for emergencies, maintenance and management. A coastal route was suggested to accommodate and attract tourists, while a mauka route was recommended for emergency access purposes. Some community members preferred a coastal route since the area has already been impacted; others believed that a mauka route would be better because it would be farther away from the coast, therefore resulting in less impact and erosion. Routes for both the coastal path and service road are shown conceptually on page 41; the exact location of the routes will not be finalized until further technical studies such as an AIS and preliminary engineering study and consultation with SHPD are conducted.

Low-impact paving material, such as volcanic cinders, is suggested for both the coastal path and service road. However, depending on the volume of usage in the long-term, gravel and/or asphalt pavement may be more cost effective than cinder for the service road. Construction costs for both cinder and gravel pavement are lower than asphalt although higher annual maintenance costs are anticipated. The entity contracted to use the service road will be responsible for maintaining the road.

Low-impact vehicles such as golf carts are recommended for the entity providing the shuttle services. For example, a golf cart is used at Waimea Valley on the island of O'ahu that shuttles visitors from the ticket booth to a waterfall area. The distance to the waterfall is less than a mile and costs \$6 one-way or \$10 round-trip. The shuttle service runs every 20 to 30 minutes and uses a 6- or 8-seater golf cart that is operated by a staff person. A similar shuttle service system could be applied at South Point to provide accessibility to visitors who would prefer to be shuttled to Green Sand Beach. It could also provide economic opportunities for the local people.

Impacts as a result of this Priority Project

A pedestrian path and service road to Mahana Bay would:

- (1) Improve the overall health and safety of visitors by encouraging visitors to stay on a designated pathway and reducing the risk of injured and lost hikers;
- (2) Reduce impact to resources;
- (3) Potentially provide economic benefits for the local people and DHHL; and
- (4) Improve accessibility of emergency and maintenance vehicles to Mahana Bay.

Local people and fishermen who are accustomed to driving in this area may be resistant to this initial change of not allowing vehicular access beyond the designated parking area at the barracks. However, with the large number of existing users, the natural and cultural resources are at risk if no changes or improvements are made to this area.

Estimated Costs

ltem	Estimated Range of Costs (in 2016 dollars)
One-time Costs	
Planning and designing cinder path	\$50,600 ³⁰
Planning and designing service road	\$150,000 - \$250,000 ³¹
Construction of cinder path	\$506,000 ³²
Construction of gravel or asphalt service road	\$1.5 - \$2.5 million ³³
Additional studies	To be determined
Resting/scenic viewing shelters	\$12,000 - \$15,000 each
Annual Operations Costs	
Cinder path maintenance	\$25,300 ³⁴
Service road maintenance (for gravel pavement)	\$75,000 ³⁵

DHHL Action

Action Step	Action	Implementation Timeframe
1	Contract with a company to plan and design path, resting shelters, and service road.	12-36 months
2	Contract with a company to construct the access path, resting shelters, and service road.	12-36 months

³⁴ Assume 5 percent of total construction cost.

³⁰ Assume 10 percent of construction cost.

³¹ Assume 10 percent of construction cost.

³² Assume a path of 12,000 feet by 10 feet wide.

³³ Assume a service road of 12,000 feet by 20 feet wide.

³⁵ Assume 5 percent of total construction cost.

Priority Project #5: Provide training and technical assistance to local people to become legal business entities on DHHL lands.

The intent of this priority project is to assist beneficiaries interested in conducting business to become legal business entities so that they can engage in future business opportunities at South Point. The training sessions and technical assistance would be a coordinated effort between DHHL's Land Management Division (LMD) and Planning Office (PO). The LMD would provide information related to the requirements and documents needed for vendors to conduct business on DHHL lands, while the PO would help to coordinate the logistics of the service. The training sessions could be conducted as a series of workshops over a period of time. Some of the main components of the training sessions would include:

- (1) DHHL requirements for vendors wanting to conduct business on DHHL lands
- (2) How to register a business in the State of Hawai'i
- (3) How to apply for a General Excise (GE) Tax License

Past training and technical assistance by DHHL has been primarily geared for homestead associations in the form of non-profit leadership training (through the DHHL Native Hawaiian Development Program). DHHL also provides financial literacy services through their HALE program: Homebuyer Education classes and Foreclosure Prevention Management. The business start-ups or entrepreneurial training proposed by this priority project would be a new program offered by DHHL.

In the short-term, an entity such as a homestead association would obtain a disposition from DHHL to use a designated area near the barracks to sell food items, beverages, and local crafts. Beneficiaries who then meet the requirements of "legally" doing business on DHHL land would be given the opportunity to apply for a vending space from the homestead association. The homestead association would be responsible for managing the day-to-day operations of the vending area, including: processing applications (vendors must have a GE Tax License, Board of Health Permit if selling food or beverages, and General Liability Insurance); assigning spaces to vendors; approving items sold; and collecting fee from vendors. In the long-term, there will also be an opportunity for a business entity to operate a shuttle service to Mahana Bay once the service road is constructed.

Impacts as a result of this Priority Project

This priority project would improve the capacity of beneficiaries to start their own business and serve as an interim plan for beneficiaries affected by the prohibition of vehicular access to Green Sand Beach. The short-term dispositions would provide economic opportunities for all beneficiaries, including those impacted by the limited vehicular access at South Point.

Limitations

The training sessions and technical assistance would only be available for beneficiaries, but there may be local residents who are not beneficiaries that will be affected from limited vehicular access at South Point.

Project Partners

Entity	Potential partnership opportunity
State Department of Commerce and Consumer Affairs, Business Action Center ³⁶	Provide in-person assistance during DHHL- held training and technical assistance workshops to answer any specific questions.
Hawai'i Small Business Development Center (SBDC) ³⁷	Provide technical assistance with services such as developing a business plan.

Estimated Costs

ltem	Estimated Range of Costs (in 2016 dollars)
One-time Costs	
Training workshops and technical assistance	\$5,000 - \$10,000 assuming services would be provided by existing DHHL staff.

DHHL Action

Action Step	Action	Implementation Timeframe
1	DHHL PO to contact and coordinate with partner agencies and organizations for this priority project.	3-6 months
2	DHHL PO to plan, schedule, and publicize a series of training and technical assistance workshops for beneficiaries.	3-6 months
3	DHHL LMD to develop a list of requirements for vendors wanting to conduct business on DHHL lands.	3-6 months
4	DHHL PO and LMK to conduct workshops and provide technical assistance (as needed).	3-6 months
5	DHHL to issue disposition to an entity for a vending area.	6-12 months

³⁶ A staff person from the State Business Action Center is available on the first and third Thursday of the month at the Hilo office and once a month at the Kona office to assist people with registering their business and applying for a GET license. ³⁷ The Hawai'i SBDC is a program of the University of Hawai'i at Hilo funded in part through a cooperative

agreement with the U.S. Small Business Administration.

Priority Project #6: Restore and protect important cultural sites and natural resources within the DHHL's property.

There are many important cultural sites and natural resources that are susceptible to inadvertent disturbance and intentional damage at South Point.

Education

One of the best ways to prevent human negative impact is through education. Interpretive displays will be installed at various locations to provide information on the history and resources found at South Point. Informational brochures will also be developed for visitors. These brochures would be distributed by the staff person at the security booth upon entry to South Point. Once an interpretive trail through the cultural sites and the access path to Mahana Bay has been developed, the informational brochure would be modified to reflect the revised pathways.

In the long-term, visitors would gather at a visitor/heritage center where they would be briefed on protocols and the history and resources of South Point. Visitors would then have the opportunity to walk along a designated path as part of a community-led guided tour or a selfguided tour.



(Clockwise from left) Example of: (1) an interpretive display at Lapakahi State Historical Park with information on the park's history and resources; (2) an interpretive display kiosk at 'Akaka Falls State Park; and (3) an interpretive display at Pu'ukoholā Heiau National Historic Site.

Interpretive displays should be provided for the following sites, including but not limited to: Lua O Palahemo, Kalalea Heiau, Pu'u Ali'i, and the holes. Additional canoe mooring displays encouraging best management practices for fishing should be placed near popular fishing spots to increase awareness about impacts of overfishing. Interpretive displays and brochures should include mana'o from knowledgeable Ka'ū community members, and should be developed in partnership with the greater community. An example of a brochure for Lapakahi State Historical Park in North Kohala is provided on the following page.



Based on consultation with SHPD, an Archaeological Inventory Survey (AIS) would

Sample sign from DHHL Kailapa Hawaiian Homestead on sustainable gathering.

need to be conducted before decisions could be made about where, how and what types of interpretive displays would be permitted within the National Historic Landmark at South Point. The AIS process would include consultation not only with the community, but the National Park Service since they are the federal agency with oversight of the National Historic Landmark.

Protective Barriers

In addition to education, another measure to protect resources would include the construction and installation of protective barriers to prevent further destruction. Two areas that require special attention and management are Lua o Palahemo and Pu'u Ali'i, which are discussed in further detail below. Another notable resource found at several locations along the coast at South Point is the endangered 'ohai (*Sesbania tomentosa*), which should be protected with a fence or rock barrier to avoid disturbance from off-road vehicles and foot-traffic. Damage



Temporary rock barrier placed around a patch of the endangered 'ohai.

resulting from off-road vehicles should not be an issue once vehicular access is managed at South Point (as discussed in the priority project on page 54). Future restoration programs for native plants should include manually removing weeds near the plant communities. This native native plant restoration program (and some of the other measures described in this section such as beach clean-ups) could be conducted as a series of DHHLorganized community work days and/or incorporated as an 'āina-based educational program (as described on page 47). DHHL will need to partner with organizations to implement some of the ongoing management projects.

Lā'au (Plants)

As you will know he handship you will see plants which are sources of food, building materials, mediance, and cornous implements. Many of these plants were brought to Hawair on the Polynesian voyaging canoes and are called canoe plants. See how many of these plants you can find.

₹ 4 e 14

Marg. The native coltun plant grows well in artid coxida areas. The seeds are covered by reddsh-brown fibers that resemble coston. It has a bright yellow flower and the have are need to make dyse. What you see in the park is a bybrid restard to improve disease resistance and through listerates.

<u>Mile</u>. This is a pepular shade twe planted around Hateatian bourse on the coast. It has heart-shaped leaves and yellow thowers that becom lowerghout the yest. The rund trust contains the woolly seeds. The wood is peiched and made into bowls and cance packles.

Hinshina kahnkai. Grows close to the ground on rocky surfaces. The leaves are grayth grows with fine silky hairs. The high norders bileaves circlain small while fragrant flowers. The humbhas is used in te-making and abso has a medicinal value.

<u>Himp</u>, Found an all islands, this fow-growing slimb is common in evadal, dry areas. The small leaves can reflect the hards and indicate sail spray. Hima drawers bloom year round. The bude and bark of the root base medicinal values.

<u>Nig (Correspect</u>) The site is one of the next important plants brought on the cancer because of its many uses. The fronds are worsen into batkety and pasts while the out is a source of load and dirink. The basis, fibers are spon, into cordage and how is are made from the numer sheft.



- <u>Saukeri Itali</u>. Astone4 inod tradition for and rum upskipe. It links the the marka (upland) and makai (saurand) portions of the abupta/a.
- 2. <u>Burial Site</u>. This large rock-filled platform contains multiple burials.
- 3. <u>House Site</u>. Originally built as a housesite, this site was abandoned in the early 1800s and later ed as a buriof site
- Halas Wata: A thatched not covered this long, walled and/ours when the carece ware stored. The carece landing is located nearby.



6. Kurula Whother his catch was Arran Wroterniscentwo Inge or small, Be shoreman always gave a portion to the fishing god wha fixed in this stene. In rotern, he received fishin abundance.

food.

 Well A well was due to provide a dependable supply of water. The lowering of the water table in the late 1800 may be mension the people left. Lopakain



Marine Life Conservation District

The HIP CLIPE CONSERVATION FAISTICE The History of Japakahi were designated a Marine Life Conservation District (MLCD) in HP9 because of the rich diversity of oural and fich along this North Kohala coan. The boundary of the MLCD extensis 500 feet from the shereline and an abundance of oral and fibes are found near this boundary at a depth of about 40 to 90 text. The Lapakahi shereline is mostly recky lava outcrops with a feet coral rubble backets. beache

Swimmers and snorkelers should stay within Control Cover as strong corrects execute any errors Korte Cover as strong corrects existing the second and MLCD boundary. Always use caution in the second and do not touch or take any marine life, could, or sauch.

COMMON HSR & CORAL AT LAPAKAHF *

Lauriviliterili aukunuku 'o'o' lottepates Thee baherteshi ne eregnized by teshi kag senate was the persong cressis for analt severebaler. The cressis for analt severebaler. Visioning upside dean receiverebage.



. •

Faint's public Yearn's Tang Cheve the most sconic lich un taiva etc. theme brieflich (cheved ausgeverfor) are teen a scalaristicale on in schoolse. Doy grave on algae, unledding algae on the while of the green was tariba.

Kə'n Cauliflower Coral

Caustilicover Coval Thus coval its found in high covery revenuences where it better due to a rouged stoket structure. When a large flow exacts the south is typically the first event to cover the new face

USE CAUTION IN THE OCEAN!



E Korito Mai

Come inside our village and experience life on this leevard coasiline of Kotala. Let the beating of the waves against the alaree and the teel of the wind dowing down the skopes take you back in inne. You are discovering Lapakalit as the early willers do more than 700 yous ogo. As they saidelink Koarle Cove, they rejoired at the opportunity to safely fand their ranses. The rolling hills and guides shiftered this cover from the strong Kohad wind. The zea was rich in the dant the sent nurtured their corps. Black since will and golden thatched nock soon appeared on the landscape. Smoke from cooking fires filled the site, Cances sailed from the treach and retained laden with his. As the village prospered, the



As the village prospered, the obstact (lamiles) moved induced tarabase in the state of the state of the obstact (lamiles) moved induced (lam) and 'unda (sweet polata). Obstact along the shore (makai) raded firsh for Aslo from the oplands (mauka), Pa'akai (sati raded firsh for Aslo from the oplands (mauka), Pa'akai (sati raded firsh for Aslo from the oplands (mauka), Pa'akai (sati raded firsh for Aslo rebed visith stores centered mauka and fishing the riches et the land and sex. This connection makai and thristopi.

Lapakabi was a place of the maka'ainana, the fichemicen and farmers. They worked hard to sustain the resources and support their 'ohana. We will never know everything about these people of Lapakabi, but what they left behind gives us an insight into their daily lives.



5

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18

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heatech

Vicito: Centor

Shareline Fishing: At Krate Geory, the takeman launched and landed that cances. They used the black of made with a courty shell and rest-surver to catch the hote (restepus).

Halan Wata. Only the melt walls remain from this structure where additional cances were stoned near the shore.

MualFamily heiaul. This religious site was where prayers and offerings were made by an 'ohana.

14. Kora (isbling shrine). Offerings were left at this

she to ensure an abundance from the set. It may have also served as a marker for fishermenta line up their fishing grounds with places on shore.

36 16

17

2



North Kohala Hawai'i Island

1



Heing. This religious site with its impressive retaining wall is located on a promotiony overlooling Konfe Cow. The wallshave been recently restored.



17. From this bluff, the fishermon watch the charging signeef the costs. The presence and movement of every bird, fish and marine mountail is more than When schools of akula were spotted, nets were faid from the canoes to

surround and witch the fish.

18. Hale. The seatter of marine shells on the floors of these houses are from past meals. A variety of shellfish complemented the diet of fish and per-

<u>Rock Shelter</u>. At various times, net: shelters trene used for habitation and pratection from the wind and rain. The certy settlers probably lived in such shelters before building their thatched hale.

No one remembers when these walls were built or the people when these wants been been to the people who first lived here, but they probably came for the abundance of the sea. As the people moved to the uplands to grow kake (tan) that was pounded into peo-and traded for foh.

Help preserve Hawar's past for the future. P milliona no kela mito aka Follow in the line-tops of those who insue below

Jueral I Santa Laik



Example of a brochure with a self-guided Interpretive Trail Loop for Lapakahi State Historical Park.

Primary 115-mile toop Trail

many okuna. The walls

supported a poly frame structure j and a not of thatched pile pros

10. Peramp. The game

of konane (checkers) is played on this stone board. Came pieces are black and white

0.0356

petbles

<u>Hale (house)</u>. These stacked nock walls are the remnants of a large residential complex that housed

LAPAKAHI STATE HISTORICAL PARK

Lua O Palahemo

Palahemo was identified as one of the most biologically significant areas within the DHHL's parcel in the 1993 Hawai'i Heritage Program study. As identified by the study, the main threats to Palahemo relate to water quality and alien species. One of the main factors affecting water quality is erosion caused by off-road vehicles. Man-made substances may also degrade water quality, such as use of pesticides, herbicides, trash dumping, sunscreen and bathing with soap can all contaminate anchialine pools. Alien fish and prawns introduced into this rare anchialine pool may disrupt the delicate ecosystem by competing with native inhabitants, such as the endangered anchialine shrimp *Vetericaris chaceorum*.

The following actions are recommended for Lua o Palahemo:

- Construct a protective barrier, such as a fence or rock wall, to discourage illegal motorized vehicular access around or near the pool;
- Install an interpretive display about the history and resources found at this location;
- Ensure that alien fish and prawns are not introduced into the anchialine pool;
- Prohibit swimming in this anchialine pool; and
- Debris clean-up and replanting native vegetation around the area.



Rock wall in North Kohala, NPS photo.

Pu'u Ali'i

Burials at Pu'u Ali'i are threatened by large storm events and sea-level rise. Pu'u Ali'i is vulnerable to erosion as it is unvegetated and located close to the shoreline. An inadvertent burial was found near Pu'u Ali'i in December 2015 by kama'āina and was reported to DHHL and SHPD. The burial was kept in place and buried with sand from a nearby beach. It is believed that surface run-off caused by winter storms exposed this area. Over time, the ocean may reclaim burials located in the Pu'u Ali'i complex. Re-location of the iwi kūpuna has been recommended by a SHPD Hawai'i Island Archaeologist. Extensive consultation with lineal descendants of this area and the Hawai'i Island Burial Council would be required.

A rock wall barrier around the perimeter of Pu'u Ali'i and installation of an interpretive display were suggested by the community to prevent further damage to the site. However, an Archaeological Inventory Survey for Pu'u Ali'i may need to be conducted prior to the construction of a rock wall barrier in order to determine its approximate extent, as the size of this cultural resource is unclear. Further studies as outlined in Table 5 may be needed depending on actions taken for Pu'u Ali'i. An interim plan to protect Pu'u Ali'i may be needed since some of these studies may take some time to complete.

Plan	Description
Burial Treatment Plan (BTP)	A BTP provides a proposed treatment plan for all burial sites, including iwi kūpuna stored at Bishop Museum, identified during the AIS, and found inadvertently on-site during ground- disturbing activities. Requires consultation with lineal and cultural descendants; Hawai'i Island Burial Council; and SHPD. Subject to Native American Graves Protection and Repatriation Regulations (NAGPRA) [43CFR10].
Preservation Plan	A Preservation Plan describes the historic properties present at a site and details the measures that the property owner will use to protect and preserve those resources.
Section 106 Consultation	Section 106 Consultation involves extensive consultation with SHPD, the Advisory Council on Historic Preservation, and native Hawaiian organizations.
Archaeological Inventory Survey (AIS)	An AIS provides historic and archaeological background research, location and maps of historic properties found on the site, and an interpretation of the significance of the sites. There may be subsurface testing to identify and document subsurface historic properties.
Culturai Impact Assessment (CIA)	A CIA is required for an EA or EIS to assess the impact of the proposed undertaking on the cultural practices and beliefs of a particular cultural or ethnic group. The CIA includes (1) background research including an examination of historical documents, Land Commission Awards, historic maps, and existing archaeological information; and (2) interviews with persons knowledgeable about the present cultural practices in the project area and its surrounding area.
Archaeological Recovery Plan (ARP)	An ARP documents and recovers detailed information from an archaeological site or historic property that has been determined to be significant under the State or National Register criteria. It includes in-depth research questions relevant to the site; detailed mapping, in-depth descriptive data, and excavations specifically designed to recover information relevant to the research questions. Laboratory analysis such as radiocarbon testing is conducted on recovered cultural materials.
Archaeological Monitoring Plan (AMP)	An AMP must be submitted and approved by SHPD prior to allowing work to proceed at a site where there is a potential for subsurface cultural materials or human burials to be present in an area where development activities will occur. An AMP includes a review of known archaeological sites in and near the project site, an assessment of the likelihood of encountering cultural materials and a description of the monitoring procedures that will be conducted during construction.

Impacts as a result of this Priority Project

Actions proposed by this priority project will protect resources at South Point.

Limitations

While interpretive displays and protective barriers would protect resources from inadvertent disturbance, resources would not be protected from looting. Some projects may require extensive time and effort.

Project Partners

Community-based organizations will play a critical role in the long-term success of implementing actions described in this priority project. Community-based organizations could seek grant funding from Office of Hawaiian Affairs to support community restoration events and programs serving the Native Hawaiian community. Entities such as the Big Island Plant Extinction Prevention Program and The Nature Conservancy could provide volunteers needed to assist in on-going projects such as restoring native plants and removing weeds. Local school groups could use South Point as a "living classroom" while helping to restore and protect resources. Agencies such as USFWS and DLNR DAR and DOFAW could provide guidance on mitigation measures to protect endangered species on the property.

Estimated	Costs

ltem	Estimated Range of Costs (in 2016 dollars)
One-time Costs	
Interpretive displays	\$6,500 - \$10,000, ³⁸ plus shipping and handling and installation costs
Protective barrier around Palahemo	\$10,000 - \$20,000 depending on availability of labor and type of materials
Protective barrier for Pu'u Ali'i	\$10,000 - \$20,000 depending on availability of labor and type of materials
Burial Treatment Plan	\$8,000 - \$20,000+ depending on project area
Cultural Impact Assessment	\$60,000 - \$70,000
Archaeological Inventory Survey	\$50,000 - \$100,000+
Other studies	To be determined.
Annual Operations Costs	
Restoration and preservation activities, including native plant restoration and beach clean-up	\$10,000 - \$50,000 depending on availability of volunteer labor

³⁸ Assume the need for ten (10) displays. Costs vary for high pressure resin laminate panels with horizontal aluminum frame and/or wooden frame with 'ōhi'a post systems.

DHHL Action

Action Step	Action	Implementation Timeframe
1 ·	Develop interpretive displays in partnership with the community for resources at South Point.	6-12 months
2	Organized community work days and/or partner with organizations for ongoing management projects such as beach clean-up and restoring native plant communities.	ongoing
3	Issue a curatorship agreement with a community organization to steward cultural resources at Ka Lae.	6-12 months
4	While interpretive displays are being developed, contract with a company to conduct an AIS for areas in the vicinity of resources, including but limited to Pu'u Ali'i and Lua o Palahemo, where interpretive displays are proposed.	12-18 months
5	At the same time that an AIS is being conducted, start discussions with lineal descendants and Hawai'i Island Council Burial about options of re-locating iwi kūpuna.	6-12 months
6	If re-locating iwi kūpuna is preferred, contract with a company to conduct a Burial Treatment Plan.	12-18 months
7	After an AIS is completed, reviewed and approved by SHPD, install interpretive displays, construct a protective wall for Palahemo and Pu'u Ali'i	3-6 months

3.3. REGULATORY COMPLIANCE REQUIREMENTS

The environmental review process will need to be completed for this resources management plan because implementation of projects will involve the use of State funds and actions within a National and State historic site. The Environmental Assessment (EA) process will provide the public with additional opportunities to review and provide feedback on the plan in relation to impacts of the environment. There is an early consultation process and a 30-day comment period initiated after the publication of the Draft EA when the public can provide their input. If a finding of no significant impact (FONSI) is determined for the Final EA, then no further action is required. However, if the Final EA concludes that the plan will have significant impacts on the environment, then an Environmental Impact Statement Preparation Notice (EISPN) is issued and an Environmental Impact Statement will need to be prepared. The EA/EIS scope will need to include data and analysis on: historical and cultural importance of South Point; special environmental factors, including harsh (hot, windy) climate, erodible soils, rough ocean currents; traditional beneficiary and community uses of South Point resources; more recent impacts from off-road vehicles and tourists; proposed/planned management actions per the Resources Management Plan; and potential impact of the planned management actions on residents, beneficiaries, tourists, and natural and cultural resources.

Given the importance of the natural and cultural resources of South Point and the potential significant impacts, both positive and negative, of some of the management measures included in the Management Plan, preparation of an EIS should be considered. Some of the potential significant impacts include but are not limited to: limited vehicular access particularly for fishermen, income of some local families, and parking fees for visitors. As part of the consultation process for the EA/EIS, DHHL will need to consult with other entities including but not limited to: the County of Hawaii Department of Public Works, State DLNR DOBOR and SHPD, and Kamehameha Schools.

Other studies such as a Cultural Impact Assessment (CIA), an Archaeological Inventory Survey (AIS), a biological reconnaissance survey, and/or an user/traffic study will most likely be required as part of the environmental review process in order to determine the social, cultural, and natural physical effects of the proposed actions. The CIA scope will need to include an examination of historical documents, Land Commission awards, historic maps, and existing archaeological information to identify traditional Hawaiian land use activities. The CIA will also need to identify present uses of the cultural resources, practices, and beliefs associated with the parcel through interviews with kūpuna and persons knowledgeable about the present cultural practices in the project area.

Based on discussions with SHPD, a full AIS has not been completed for the South Point area and may be needed before SHPD can make a determination about significant environmental effects resulting from proposed projects. The AIS scope will need to include data on the project's area past land use; pre-contact and historic settlement patterns of the Kamā'oa-Pu'u'eo ahupua'a and the Ka'ū district; field inspection of the project area to identify surface historic properties and possible subsurface testing. Consultations with knowledgeable individuals regarding the project area's history, past land use, and the function and age of the historic properties documented within the project area. For activities involving the National Historic Landmark, **Section 106 Review** is mandated by the National Historic Preservation Act. The Act requires federal agencies to consider the effects of their undertakings on historic properties. For the South Point area, the National Park Service is the federal agency with oversight of the National Historic Landmark. The Section 106 process involves extensive consultations with SHPD, the Advisory Council on Historic Preservation, and native Hawaiian organizations.

Improvements located within the Special Management Area will require a **Special Management Area Use Permit**, which is administered by the County of Hawai'i in accordance with Chapter 25 ROH, as amended.

3.4. IMPLEMENTATION BENCHMARKS

It will take many years to achieve significant improvements to the natural and cultural landscape at South Point, but performance measures will be used to gauge progress towards increased stewardship and management of South Point. Table 8 provides some of these benchmarks for South Point.

Table 8. Implementation Benchmarks for South Point

IMPLEMENTATION BENC	HMARKS FOR SOUTH POINT
GOAL 1: Constant of the	Reduce number of injuries from recreational activities at South Point.
Provide a safe, clean, and friendly environment.	Elimination of trash and unsanitary conditions throughout South Point.
	Reduce number of people engaging in prohibited activities at South Point.
	Increase number of volunteer hours participating in site stewardship programs at South Point.
	Increase total area of South Point with healthy native plant communities.
GOAL 2: Restore, preserve, and protect cultural and natural resources.	Increase percentage of significant stewardship site areas restored and protected; integrity of significant cultural and natural sites at South Point.
	Increase percentage of area undisturbed from vehicular traffic.
GOAL 3: Perpetuate native Hawaiian culture,	Increase number of people engaged in traditional and cultural practices at South Point.
values, history and language for future generations.	Increase number of people engaged in the 'āina- based educational programs at South Point.
GOAL 4: Generate revenue in order to sustainably	Fund resource management costs through revenues from parking fees and business license.
fund cultural and natural resources management activities and provide economic opportunities for DHHL beneficiaries and their families.	Provide for DHHL beneficiaries and family members to engage in economic activity permitted by DHHL at South Point.

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APPENDIX A

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY NOMINATION FORM

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UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL SURVEY OF HISTORIC SITES AND BUILDINGS

1. STATE 2. THEME(S). IF ARCHEOLOGICAL SITE, WRITE "ARCH" BEFORE THEME NO.						
Hawaii	Theme XVI -	Indigenous People	and C	ltures		
3. NAME(S) OF SITE			,	4. APPROX. A	CREAGE	<u>. </u>
South Point Complex			1	710	scres	
5. EXACT LOCATION (County, township, roads, et	ic. If difficult to find, sketch on Supplem	entary Sheet) Bouth Cap	t. the	extreme	southern	
point of the Island of H	avaii, in the Kau D	strict	•			
6. NAME AND ADDRESS OF PRESENT OWNER (
U. S. Government (U.S. C	cast Guard) and the	State of Hawaii		171		

7. IMPORTANCE AND DESCRIPTION (Describe briefly what makes site important and what remains are extant)

Significance

orm 10-817 (Sept. 1957)

This area contains a group of sites that document the longest and most complete record of human occupation in the Havaiian Islands. Included in this complex are the following sites:

1. <u>Pun Alli Sand Dune Site (HASS-50-HA-B20-1)</u>. From this site the earliest recorded date of 124 A.D. for the State of Havaii has been obtained through the carbon 14 method of dating. The house site with a fire hearth was excavated in the 1950's by the Bishop Museum. The site is located in a sand dune a few hundred feet east of the Coast Guard Light house. This area was once a large fishermen's habitation and workshop that was later covered by a sand dune and subsequently used as a burial ground. The site is located on the coast approximately a guarter of a mile east of the lighthouse at Bouth Point.

2. <u>Makalai Cave Shelter (HASB-50-HA-B20-2)</u>. This site, located about threequarters of a mile inland from the Fun Alii Sand Dune site, is a great depression in the ground with two large lava tubes extending from it at either end. The tube on the north, which was used as a habitation site, has stone terracing at both sides of the entrance and on the main floor. This large rock shelter was also excavated by the Bishop Museum and contained material dating back to 1750 A.D. The site is surrounded by a former military base.

3. <u>Kalales heisu</u>, adjacent to the lighthouse, is a fishermen's heisu of the small court-type which has been venerated for years and is still used by fishermen today. A stone resembling a humanoid face, that served as the fish god, is situated just outside of the heisu.

8. BIBLIOGRAPHICAL REFERENCES (Give best sources: give location of manuscripts and rere works) Kenneth P. Emory, William J. Bonk, end Yosihiko H. Sinoto, Hawaiian Archaeology: Fishhooks (Bernice P. Bishop Mussum Special Publication 47, Honolulu, 1959), 6-7; Sunset Discovery Bock, Hawaii - A Guide to All the Islands (Menlo Park, Calif., 1961), 46.

9. REPORTS AND STUDIES (Mention best reports and studies, as, NPS study, HABS, ec.) Dorothy B. Barrere, "Havailan Aboriginal Culture" (Bishop Mussum, 1961, a MPS typescript), 9

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10. PHOTOGRAPHS •	11. CONDITION	12. PRESENT USE (Museum, farm, etc.)	13. DATE OF VISIT
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Form 10-817a. (Sept. 1957)

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UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL SURVEY OF HISTORIC SITES AND BUILDINGS SUPPLEMENTARY SHEET

This sheet is to be used for giving additional information or comments, for more space for any item on the regular form, and for recording pertinent data from future studies, visitations, etc. Be brief, but use as many Supplement Sheets as necessary. When items are continued they should be listed, if possible, in numerical order of the items. All information given should be headed by the item number, its name, and the word (cont'd), as, 6. Description and Importance (cont'd)...

STATE	Havaii		NAME(S) OF SITE	· · · · · · · · · · · · · · · · · · ·			
		· ·		South Point	Complex	· · · · ·	

7. Importance and Description (continued)

4. Mooring Holes. Attesting to the fact that the area has been used for hundreds of years by fisherman are the many mooring holes that have been plerced in the lava ledge overlooking the sea. These holes belonged to individual families and were used to attach their cances while fishing in the powerful cross currents. The sea currents meet at South Cape and the turbulence brings shools of fishes, making an excellent but dangerous fishing ground.

5. Salt Pans. Amerous carved and natural salt pans indicate the extensive scale of salt manufacturing that occurred at South Point in times past.

6. The <u>Pohakuokeau Stone</u> ("stone of the times" or "stone of the region") is also situated in this area. Legend states that this huge natural boulder turns over each time a reign changes in Havail.

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April



South Point Couplex: Fire Hearth Inside Dwelling at Pun Alii Sand Duna Site, South Cape, Island of Hawaii Hawaii

> Paul J. F. Schunscher Reg. 2828 - Western Region

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April 1, 1962







- South Point Complex: Makalai Cave Shelter, South Cape, Island of Hawaii, Hawaii

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South Point Complex: Kalales (Fishermen's) Heisn, South Cape, Island of Hawaii, Hawaii

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South Point Complex: Canoe Mooring Holes, South Cape, Island of Bawaii, Eswaii

April 1, 1962

Paul J. F. Schumacher Neg. 2823 - Vestern Region



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South Point Complex: Salt Pans, South Cape, Island of Hawaii, Hasen11

April 1, 1962

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APPENDIX B

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NOTES FROM COMMUNITY OUTREACH PROCESS

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COMMUNITY MEETING NOTES

SOUTH POINT RESOURCE MANAGEMENT PLAN

July 29, 2015 6:30 p.m. to 8:30 p.m. Nā'ālehu Community Center

Attendance: Fifty-seven participants signed in at the meeting. Please refer to the end of the meeting notes for a list of attendees. Several participants did not sign in.

DHHL Staff: Deputy William Aila, Kahana Albinio, Andrew Choy, Uncle Louis Hao, Kaleo Manuel

Consultants: Townscape, Inc.-Angela Faanunu, Gabrielle Sham, Bruce Tschuida

Purpose of this meeting:

The purpose of the meeting was to introduce the planning consultants selected to work on the South Point Resource Management Plan and to share with the community the planning process and schedule for the project.

The meeting began at 6:30 p.m.

Opening Pule: Auntie Leolani Hao gave the opening prayer.

Welcoming and Introductions:

Mr. Kaleo Manuel welcomed the participants and thanked them for attending the meeting. He introduced the DHHL staff and consulting team.

Presentation

Mr. Manuel shared the agenda with the participants. He briefly described the purpose of the meeting. Mr. Andrew Choy provided an overview of the DHHL Planning System and shared that one of the priority projects identified from the Ka'ū Regional Plan was to protect and preserve the cultural sites and natural resources in Kamā'oa. Mr. Kahana Albinio presented the current DHHL Month-to Month Right of Entry Permits at DHHL and the other requests received for non-homestead use of DHHL Lands at South Point.

Mr. Bruce Tschuida provided a brief introduction of Townscape, Inc., an environmental and community planning company. Bruce shared examples of prior projects completed by

Townscape, Inc., including North Kohala Development Plan, Honu'apo Resource Management Plan, and Wai'anae Sustainable Communities Plan.

Ms. Gabrielle Sham shared the planning process and schedule for the project. The project will be completed within one year. An assessment report based on existing background material and site visit observations has already been completed. Townscape will start their initial stakeholder outreach process, which will begin with one-on-one and small group meetings. The stakeholder outreach process is very important and stakeholders are encouraged to participate in order to plan for the future of South Point. The Preliminary Draft Plan is tentatively scheduled to be completed by the end of this year. When it is completed, stakeholders will have an opportunity to provide comments and feedback. The Preliminary Draft Plan will be revised based on the DHHL beneficiary and stakeholder consultation. The Draft Plan will be distributed for stakeholders to review early next year and it will also be presented to the Hawaiian Homes Commission. After revising the Draft Plan based on beneficiary and stakeholder consultation, the Final Plan is expected to be completed by the end of May 2016. Upon completion, it will be presented to the Hawaiian Homes Commission for approval.

Ms. Sham explained that it is difficult to delineate a boundary line on a map as the "project area" for this project because there are many factors that affect the condition of resources that may not always conform to specific boundary lines. Therefore, in lieu of a map with boundary lines, special places at South Point have been identified. The Ka'ū Regional Plan also identified these resources as needing special attention. Additional resources may be added to the map based on input from the consultation process.

A summary of the questions and comments is provided below. Responses provided by DHHL staff and consultants are provided in italics.

Planning Process

- Who are the "stakeholders" when referring to stakeholders' consultation?
 - DHHL has an obligation to serve its beneficiaries. Beneficiaries are the primary stakeholders in all DHHL decisions. We know Ka'ū is unique from other communities and we will try to include other community members during the stakeholder outreach process. DHHL has a website (http://dhhl.hawaii.gov/po/special-area-plans/south-point/) where the public can access for more information about this process.
- Is this planning process only for people of Ka'ū—or what about beneficiaries from other areas and other islands?
 - Yes, "all" beneficiaries can be involved, but it is customary to pay homage to the "host" community first and we will consult with Ka'ū folks first.
- Does DHHL already have a "vision"?
 - No, the "vision" has to come from the community. We are starting the visioning process now.
- What happened to the General Plan or Regional Plan. Why are we doing this plan?

- Both the General Plan and Regional Plan still exist, but the General Plan is very broad and articulates Statewide policies. This plan will incorporate the broad policies of the General Plan, but also articulate the specific implementation actions DHHL should take in the near and long-term specific to South Point.
- Where is the money coming from? How much money are you paying the consultants for this Plan?
 - \$100,000 has been put aside for this planning process.
- The community needs to decide.
- "Enough talk already. Where's the ACTION?"
- This planning process is just going through the motions. We've been waiting too long! We want to see something done. We need help. We need a budget. Everything is eroded.
 - The Planning Office at DHHL is constantly fighting to get money for budget. If we don't have a plan, then the Department cannot allocate any money for the Planning Office towards projects for South Point. If a fence is what we need in the short term to protect Palahemo, then we can get it done now. But hiring staff for on-site presence is a long term goal because we will need to find the budget for that.

Infrastructure

- What about water for South Point? For the last 29 years, DHHL is still working on the water issue. "They change Chairman. They don't follow-up. Same thing happening here. Same discussion."
 - Water issues will be taken into consideration in the Plan. Without a Plan, DHHL cannot do anything. Therefore, it is important to create a plan that states what the community wants.
- There are no restrooms, but lots of people visiting South Point.
 - We will need to find solutions for both the short- and long-term.

Natural and Cultural Resources

- "In 2013, the Ka'ū Hawaiian Homes Association sent in an application [about curatorship], and no answer til this day. Why? You guys don't answer us yet? Not even one hello. How many people apply for curatorship?"
 - The Ka'ū Hawaiian Homes Association has been the only curator applicants. DHHL did respond in the past. The area is a historic site and is subject to many regulations that must be adhered to. The Department needs to know the details of what is being proposed and HOW it will be implemented.
- If an archaeological study is needed, who will fund it? What is the cost?
- The Department can look into doing some short-term studies.
- What about returning iwi kūpuna?
 - Representatives from Bishop Museum spoke up about the importance of culture and preservation of artifacts. They also expressed willingness to work with DHHL to create a museum to display the artifacts from South Point.

- "I wanna thank you for coming here to talk to us about the resources. Our people, we've been waiting for too long. What is it gonna take until someone gets hurt. This is wrong. We wanna see something done...We need help. If there is a budget, where it the money going? A lot of the money is gonna come out of our pockets. We learned to drive down there. It's something that's precious. I aloha you because your roots are from here."
- It seems like the Department has no control. Legally, can the Department control access?
 Yes.
- In response to the hearing comments from the community about DHHL not taking action for the past three decades, Deputy Aila commented that he is willing to take action now and allocate funds for immediate action to put up a temporary fence for Palahemo:
 "What's stopping us from taking wire down and putting it up at Palahemo? Let's do it. What I'm hearing is, 'Do Something!' What I'm hearing, this is an emergency. If you want gates, we go put up gates."
- Fencing the area will destroy the beauty of the land.

Issues and Potential Solutions

- Controlled access is needed. An entry fee could be charged to generate income to pay for facilities and management. There needs to be a presence.
- Have a chance to have this place for our kids. We need educational programs. Let's save South Point!
- "No more insurance. No more nothing. No signs and everything. We had one problem before. You gotta get somebody to be assigned to that place."
- What are the boundaries for the DHHL parcel? We need to put up signs notifying the public that it is private property.
 - If the community wants signs, what kind of signs would you want? Signage can be a way for the community to share stories from the place to elevate the significance of the place. It is important for the community to share with us what they want to see happen at South Point. DHHL has put up signs for no jumping because DHHL kept getting calls from Ka'ū Hospital. "At the end of the day, what is it that's important to you [community] so that we as a department can kako'o that."
- The way to control access is where people enter South Point at the beginning of the road as they enter South Point. "There is nothing there to stop anyone right now. It's just a ticking time bomb down there before something happens. We want to manage, but we gotta have insurance to protect ourselves."
 - South Point Road is a government road. Sections of the road are under the jurisdiction of the County of Hawai'i. If the community wants signs put up, we need to work with the community to see what kind of signs the community would want to put up. Signage can be used to share stories of the place to elevate the significance of the place.
- Consider having one good paved road with access by path to cultural sites.
- An elderly man spoke up that he wanted to work with the person assigned to the land, not with the DHHL planners. "The Chairman [of DHHL] don't do nothing."

South Point Resource Management Plan: Community Meeting Notes July 29, 2015

- One individual pointed out that the community is so divided. "We need to get together. We have to be serious about this thing. We have to come together as one. It's a hard thing to come together. Is it for ourselves or our kamali'i. We have to do something. When we leave here. We are rich people. Are they [DHHL] taking care of us? No. How do you help us?"
 - The community needs to participate in this planning process.

Participants were asked to share their "favorite personal memory and/or experience with South Point." Responses included the following:

- "We spent a lot of our childhood at South Point. We're born and raised in Ka'ū, a lot of childhood memories. We never had to put up fence. Our kūpuna taught us how to take care."
- "So what I've seen before, 1927, way back, used to be really beautiful. I wish we could bring it back to that time."
- "I was raised in Pahala but we were raised down in South Point. We used to go fishing. There's a lot of heiau around. All they told us...keep away from that. So we knew, to keep away. I don't even really know...I was 11 years old. We went fishing..and I still go down there. That's our right. Maybe what we can do is what kind of Hawaiian plants. Hawaiian landscape. But I really would like to see our Hawaiians go back to South Point. They belong there... That's ours. We're gonna stay strong. They listen to us."
- Ka'alualu Ranch used to be down at South Point and they were the curators down there. "If you want to see change, let the land be."
- "We as children. The ground wasn't dirty. We were taught...you could see the 'opae ula. And there was the pohaku from my tūtū. What we picked up we fed, we gave back. When the ocean was so rough, the stars lit up and was so malie. There's so many things we can do. Everything was understood."
- "My dad used to stay there and look up at Mauna Kea."
- 'Ōpae ula can be found at Palahemo. "Before the sun comes up, to get 'ōpae to catch for bait for opelu."

The meeting was adjourned around 8:15 p.m.

Meeting Attendees (from sign in sheet) Melvin Yokoyama (sp?) Joseph A. Akiu Sr. Joseph Akiu Jr. Eugene K. Beck Sr. Christine K. Beck Hettie Rush Kavelle Kamei Clifford Kamei Jr. Nora Kuahiwinui-Lance Don Lance Jackie Kaluau Moanekeale Freitas Eddie Kuahiwinui Dolly Kailiawa Darlyne P. Vierra Cynthia Baji Mark McCoy Lani Kekoa Shelley Reyes Greggory Rush Clayton Tayamen Ronald T. Kodani Jeffrey Kekoa Wade Baji Maelene Kaapana Cornlia Kuahiwinui William Kekoa Jr. Walter Wong Yuen Donald Garo Thomas Kaniko Bea Kailiawa Anna Cariaga Mara Mulrooney Charmaine Wong Dave Kaawa Tammy Kaawa Talai Ke Kama Dancil Kathy Hashimoto Paul Makuakane Rudolph H. Kaupu Janice Javar Megan Javar Jaron Garcia **Claudine Gomez** Gilbert Medeiros Jr.

Adrienne Kekoa Davis Ross K. Esperon Sr. Napualani Young (Office of Rep. Creagan) Gary Davis Blossoon F. DeSilva Jamie M. Kawauchi Daryl Kaluau Corinna Kuahiwinui Naviel K. Kaawa Stephanie Tabbada Dennis Santiago

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TOWNSCAPE, INC.

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COMMUNITY SPEAKOUT NOTES

SOUTH POINT RESOURCE MANAGEMENT PLAN December 12, 2015 11 a.m. to 4 p.m. Nā'ālehu Community Center

Attendance: Approximately 40 people attended this event of whom 25 identified themselves as DHHL beneficiaries.

DHHL Staff: Deputy William Aila, Andrew Choy, Uncle Louis Hao, Kaleo Manuel, Bob Freitas, Ulu, Julie Cachola

Consultants: Townscape, Inc.-Angela Faanunu, Gabrielle Sham

Purpose of the SpeakOut:

The purpose of the SpeakOut was to offer an opportunity for the community to provide their feedback using an informal and interactive "open house" format.

Community members were asked to fill out a note card that read "I love South Point because..." Responses shared by the community members are listed below.

- It is a place to heal and relax.
- It's a good place to camp out; also it has a great fishing spot. Now all we need is water.
- Wahi pana. I live in Ka'ū, lifelong resident and often visit there thru out the year.
- Growing up we visited, camped and fished the area. We also just went swimming and just hung out.
- It's a place for Ohana...camping...fishing...swimming we need to heal the land for our mo'opuna's in Ka'ū.
- Born and raised in Ka'ū, South Point is my home. A place to play, fish for food.
- It is a wahi pana, a sacred and spiritual treasure, a source of pride for our community and for many Hawaiian families. It was their first home in the islands before moving north.
- Because I'm a lessee and South Point is my lively hood and also my dad's twin died at ۰ South Point during birth and was buried there.
- It reminds me of spending summers with my tūtū and papa. ۲
- I am at its mercy.
- Because it is the kingdom of the Hawai'i Islands.
- I claim my 2nd birth rights at Kaulana.
- We need to: bring water and open up new agriculture land at Kamā'oa; relocate existence ٠ Ag-lot lessees; repair road from Barracks to boat ramp. Also need boat parking lot close to boat ramp.

- Its history. Its beauty and because its awesome size, meaning being part of the biggest ahupua'a on the Big Island "Hawai'i nei"
- It is a special and sacred place for Hawaiians.

DHHL staff members and the consultants facilitated, listened, and recorded participants' comments at each of the four booths:

- Cultural and Natural Resources Management
- Economic Self-Sufficiency
- Health and Safety
- Native Hawaiian Culture, Knowledge, and Traditional Practices



CULTURAL AND NATURAL RESOURCES MANAGEMENT

The cultural and natural resources management section of the SpeakOut gathered additional information that explored HOW and WHERE strategies would be implemented. Notes for this section are guided by the figure above.

Closing the Road

- Set a time limit from 6 a.m.-6 p.m. or from sunrise to sunset (but local fishermen should be allowed to stay all night because "this is their land")
- Several people indicated that they wanted the road to close. However, further discussions with some of the community members showed that the opinions of how closing the road would be implemented varied and changed after visualizing the scenario on the map.
- Initially, an individual felt that that the road at South Point should be shut down before the fork in the road where the road veers off to Ka Lae Point and the other to the

Barracks. This point is indicated by a green dot in the figure above. While discussing this issue, it became apparent that if people cannot park before the fork in the road, there would have to be a round-about of some sort to re-direct traffic back to the top, as well as signs further up the road to warn vehicles that the road ends. It was suggested that such a sign be put up outside of Uncle Tommy's house.

- It also became apparent while looking at the map that the distance from the fork in the road to Ka Lae Point is rather long. This individual then said that maybe cars should be allowed to go through to Ka Lae and also to the Barracks. Thus, instead of closing off the road at the fork, there might be an educational booth that also serves as a monitoring check point where someone there would ask questions such as:
 - Where are you going?
 - What are you doing?
- At the educational booth, brochures such as the ones shown from North Kohala could be given out to vehicles. Brochures would discuss in detail about the existing threats for South Point. Visitors can also be informed of what they can and cannot do. For example, if visitors intend to visit Mahana Bay, they are to be informed that they cannot drive there and can only walk in.
- Another individual stated that it would be expensive to produce these brochures but if money is generated and people are charged for visiting, then revenues generated could cover these costs.
- The road to Mahana was suggested to be closed entirely.
- One individual pointed out that gates will not work because they will be torn down.
- Others pointed out that if access is closed, others will come in through KS property, therefore, DHHL needs to consult with KS on this issue.
- DHHL to define fines for offenders.
- Monitoring/educational booth was suggested to be a grass shack in the old Hawaiian style with 'ōhi'a posts and should be located before the fork in the road.

Parking Areas

- If vehicles are allowed to go through the fork in the road, then the parking areas above the hoist area would need to be expanded, as well as at the Barracks. A person would need to be present at both locations to ensure that no one drives off the road. Though signs are great, many people don't adhere to them.
- Another individual felt that additional parking should be created right above Lua Makalei below the road to the Barracks. The same individual suggested that a cultural center be built near the Barracks and right below the bend in the road by the Barracks. Lua Malakei was also recommended to be used during Makahiki.

<u>Trail</u>

• Individuals placed red dots on the map to indicate important cultural sites at South Point. Most of these dots cluster around Ka Lae point. In discussing a possible trail, it was easier to see where the resources were on the map. It was suggested that a walking trail begin where the current parking lot exists above the hoist. At this point, a large sign with a map of the trail was suggested. This trail would hit the major sites along this coastline. Some of the major sites to be included in this trail were identified as:

- o The heiau
- o Mooring hole
- Pinao Bay (Previous fishing village with a white sandy beach and burials)
- o Pu'u Ali'i
- Lua Makalei (though this site might be far from the others)
- Palahemo (This site is significant because from this point you can see Old Ka'ū one can see Mauna Loa all the way to Puna and then to Kona)
- Others suggested that a walking guided tour would be appropriate that is focused on providing information/education about the place.
- A kupuna pointed out that a walking trail would be too far for the elderly to walk and would prefer to see a scenic road that goes from the hoist area, down along the coast towards Pu'u Ali'i, Palahemo, then back up to the Barracks.
- The trail itself was recommended to be a Hawaiian trail made of 'ili'ili and/or beach rocks.
- Virtual Tour idea introduced ---One community member really liked this idea. This option might be great for people who cannot go on the trail but can read about it. This approach may also help reduce impact on resources. Some points pointed out included:
 - Have UH students develop a small video/ small class projects about significant sites at South Point and the critical issues the place faces.
 - Use drones to follow visitors and take pictures/recordings of their experience that can be purchased at the end of their experience.

<u>Signs</u>

- Most people liked the displays with signs from other projects on Hawai'i Island. Community members shared some of the features that should be included on the signs:
 - Should have pictures
 - Place Names i.e. Ka Lae, with proper pronunciation of words.
 - Mo'olelo
 - History i.e. first landing, burials, theories of settlement, plantation era
 - Current threats
 - Some signs should also have information on the natural resources and about proper fishing method, pictures of 'opihi/fish and appropriate catch sizes like those shown in the examples provided from North Kohala. Simple sayings should also be used such as "Catch too much today, no more fish tomorrow." Ka'ū resources also taste different from that of other places (for example, nenue has a strong taste depending on what they eat. This is the type of information that is unique to the resources of the place that need to be highlighted.
 - Sign should also identify who is paying for the sign (i.e. DHHL).
 - Type of sign:
 - Posts will rust.
 - Rocks in a heiau style with a sign on top of the rocks would be appropriate.

- Big rock/flat boulder with a sign glued on top is also appropriate.
- Consider the weather that is often windy and unforgiving.
- Where signs go:
 - Should be a sign at the information booth/guard house
 - A sign about where the hoist is
 - A sign at the start of the trail
 - One individual felt that a sign should be placed at the fork of the road to Ka Lae that says, "Hawaiian Historic Landmark, not "National Historic Landmark."

Cultural Center/Pavilion

- Several people suggested the Barracks as the appropriate site for a cultural center mostly because this site has already established infrastructure (i.e. sewer lines). The water tank above the barracks was also identified as once having provided water for the Barracks so waterlines are present.
- One elderly man suggested finding the piko for South Point (by asking others from South Point) and using that location as the site to build a pavilion for cultural purposes. However, he used the term, "fishing village" instead of a cultural center to reiterate the importance of South Point as historically consisting of fishing villages and as the first place of settlement into the Hawaiian Islands. He identified the piko of South Point as the heiau and the coastline surrounding Pu'u Ali'i to the fishing moorings. He envisioned a pavilion-type structure that would be open with 'ōhi'a posts and built with the windy environment in mind. The space would be utilized to showcase the culture of fishing of the area (i.e. handicrafts, weaving nets, etc.).

<u>Museum</u>

- One individual suggested a museum to hold all the artifacts and information relevant to South Point. This structure would be around the site of the Barracks because of existing infrastructure. It would also be a secured building that can be locked. Historical information should be made available that includes the history of South Point that spans from first Hawaiian settlement, the Plantation Era, the military occupation, and current threats. The museum was also suggested to be something that serves the local people of Ka'ū and to employ 5 to 10 people from Ka'ū.
- John Kalua'u was recommended to facilitate this process and have it run by local community members to empower local people.
- Materials for building the museum should be local products and should have low maintenance and operating costs (i.e. Semi open with windows).
- Have an open area for education, festivals, and gatherings.
- Building should have all solar panels and off the grid.
- Highlight cultural resources & fragile environment of the coastline.
- Fees to support this facility.
- Museum was suggested to be located near the barracks and next to Lua o Makalei to be used for the Makahiki festival.

Native Plants & Vegetation

- Connect with TNC and school kids about native plant restoration.
- One kupuna suggested laying down 'a'a all along the area from Pu'u Ali'i to Kaulana Bay to keep the soil down from being blown away and then plant coconut trees and naupaka along the coast line. He suggested 3 lines of trees all the way down. He also suggested planting coconut trees all over South Point.

Other important sites pointed out

- Broken road and associated pali that the place overlooks.
- At the bottom of Pu'u Ali'i, there are house sites and the house sites were thought to have been possible temples. This is also where Kalaniopu'u was buried.
- Graves site near Pinao Bay, but the burials this individual saw were buried upright so did not think the graves were Hawaiian.
- Pinao Bay- this used to be a fishing village.
- A site to the left of Lua Makalei (indicated by red dot) used to be a pitch farm for tar (crude oil) for the military.
- The runway also used to be covered with a landing mat. Planes used to send milk, beef, pork to O'ahu from Ka'ū and even bring in the mail.
- The gulch down by Pinao Bay flows with water when it rains so no structures should be placed in that area.

Other measures & comments

- The coastline along Pu'u Ali'i is eroding. A rock wall should be built to protect this coastline.
- Put a toilet at Pinao Bay
- Build a stone wall around Pu'u Ali'i.
- Build a rock wall around Palahemo. People can only walk in to Palahemo—no cars, post signs, and no sunscreen allowed (in swimming at Palahemo).
- "Involve Ala Kahakai and TNC. Get native plants growing again."
- "Just close the whole area. Fence it off. To go in, you walk."
- "Close area. Put security guard."
- "ATVs-have someone to monitor but shut down the place, educate, give them warnings."
- "Too many ATVs ruin the landscape and 'āina. No businesses at the area in the past. Currently, operators take money to transport visitors."
- The Barracks "should be used by the people."
- "Put in fence from fork in the road along South Point Road all way down to the cultural sites and up towards the Barracks. Put that as pastoral lots and introduce cattle. These can be used for fire prevention because the cattle eat the grass but helps by having someone on the land."

ECONOMIC SELF-SUFFICIENCY

Entrance Fee

- If you charge an entrance fee or make one road to Mahana Bay, it is hard to enforce. There are lots of mauka roads from Discovery Harbor coming down. Hard to enforce.
- If it is tour group, they should be charge more. People of Ka'ū should be giving the tour. Guided tours.
- Charge by the person not by the vehicle. Think about a tour bus or tour van.
- Economic is ok, but portion of the money needs to be used to take care of the place.
- Charge entrance fee by person or more for larger vehicles like a bus or van.
- The amount we charge should be based on the level of attraction. For example, at the National Park Service (NPS), you know what you are going to see. NPS has an elaborate road system so they can charge more. Point A on the map would be the best place for a booth.
- Take 20 percent from whoever is going business on DHHL lands.
- Should have a different fee for Ka'ū residents.
- Charging people is dumb. You have to create industries for them to create their own businesses. (How do you create an industry?)
- In general, economic activity is OK, but revenues generated cannot just go into people's pockets. A significant portion of it should be re-invested into the management of the place.
- In general, beneficiaries should not be charged an entrance fee (see figure below). One person felt that everyone should give back including beneficiaries. The majority of the participants felt that both non-Hawaii and Hawaii residents should pay some sort of entrance fee (with non-Hawaii residents paying more than Hawaii residents). Larger tour buses and vans should be charged more. Revenue generated from the entrance fee should be placed back into the resources.



- Hard to enforce/verify who is a DHHL beneficiary or who is not. DHHL beneficiaries do not have a "card."
- Most southern place: that is the attraction.

Economic opportunities

- History tours of the area; make pamphlets of what you can offer to the public.
- Sell anything made in Hawaii.
- Shuttle service, but gotta fix road first. Have bathrooms and lifeguards on duty.
- Education programs
- Lot of the shuttles not done legally. No shuttle service.
- Economic cannot just benefit the person or individual.
- Who will be there to charge the entrance fee? Should be DHHL.
- Economic opportunities for beneficiaries only.
- 100% economic self-sufficiency to support management program.
- Sell Hawaiian crafts.
- Economic dependence on farming and healing arts, medicinal arts, mele, hula events, language arts, mo'olelo, teach Hawaiian.
- The shuttle service should be contracted out. Minimum requirements: license, insurance, safety permit, proper equipment.
- Economic self-sufficient for management program of the place, not for individuals.
- The whole idea is about "rehabilitation." Make Hawaiians be able to function in the 21st century. The culture is not destroyed if you do it.
- Make the condition of the Hawaiian better. Modern lifestyle is cumulative effect on culture, not replace culture.
- Being on the land is the "primary" benefit to beneficiary. Not "job" opportunities but "entrepreneurial activities." Would like to see raising of limu, moe, aquaculture, modern 21st century aquaculture.
- Since the plantation closed, people do anything for money, whether legal or not, like the tours.
- Tours needs to be regulated. DCCA, GET.
- Turn management over to local 501(c)3....(other notes of places?)
- Ranger position, not security guard.
- Internships.
- This is an industry we want to see here.
- "Establish a fishing village." What does a 21st century village look like?
- Not regulate, enhance it.
- Let the beneficiaries access the social/business networks they have.
- We don't want welfare. We want to be profiteers.

Route to Mahana Bay



- No clear consensus on a preferred route to Mahana Bay (see figure above), but people did identify factors to consider when identifying a preferred route such as: scenic views, impact on coastal resources, most convenient for emergency access, need for a road for maintenance and management purposes.
- Route C (makai) would be better for taking tourists and making money, but Route A (mauka) would be better for emergency access.
- Put up no trespassing sign by boat ramp, near the Route C on the map.
- Route A is best. It is furthest away from the coast, less impact, less erosion. At least compacted gravel would be nice.
- The Chairman doesn't follow-up. When the new Chairman comes in, no follow-up.
- The shoreline road would allow more people to access the shore for activities like fishing. They are going to go to the shore anyway regardless if there is a road or not.
- Burials along routes A and B. Stay on route C because it is impacted already.
- By route A on the map should be the "check-in" area.
- Route C should be a walking trail with rest stops.
- Block the road at B and by fish hoist.
- Shut the road down now.
- Walk in, no shuttle service.

Land Management/Other items

• 3-4 fishermen on a regular basis use the boat ramp.

- Green Sand Beach is not really safe. People have to climb down. Best to close it down, but it is human nature that people are going to climb down.
- How does the plan affect the use of the land by beneficiaries?
- The protection of cultural sites is separate and apart from managing the Trust's resources.
- Any use of the property by "subordinate" managers may be legal.
- What are you actually managing? Tourist, beneficiary use of the area, or responsibilities as a landowner?
- As the landowner, DHHL has the responsibility to take care of the property anyways.
- The Plan has to clearly articulate the benefit to beneficiaries. Raising food on land, businesses, and subsistence activities. Cultural activities.
- Allow people to do what they do naturally.
- Appeal to Ka'ū's independence. Go for it alone. They're independent spirit.
- How do we account for all the players: tourists, residents, and community?
- There are days you let the land rest.
- Mark the trail (Ala Kahakai).
- The road should be a maintenance road for fires, fire break not public access.
- Ka'ū is a treasure.
- No public access road, but it can be a road used by a shuttle service. But it should not be open to everyone.
- Turn the barracks into a camping group. Follow Keaukaha camping ground rules. Vacation days only. No fire pits, no fire. Permit should be fee. Camping site should have running water.
- Knock down the hoist.
- Dark parts above barracks have cultural sites, heiau, and iwi.
- Need a fishing program.
- Resting stations.
- Ka'ū group should manage the campground. DHHL should provide training opportunities to increase capacity.
- If people want to pick up rubbish "clean-up" day, then require them to invite and notify the Hawaiian community.
- Medicinal plants grow around the barracks (ilima, etc...) opportunity for la'au lapa'au.
- Control the vehicle access.
- Look at NPS and DLNR as models for management.
- Shut-it down, but have open process to bid for the right to provide shuttle service. (driver's license, legal vehicles, insurance, safe practices-not crowd in 20 people in one car).
- Put a gate up mauka to block access from KS lands.
- Set up larger enforcement staff with Nelson money.
- 6-month period of enforcement activity. Minimum 3 staff: at fork of road, by fish hoist, by KS access point.
- You will make plenty of money off of DHHL land for long time. Now time to reinvest into the land.

HEALTH AND SAFETY

- Improvements to the Kaulana Bay boat ramp are needed. There are many roads from the barracks to the boat ramp, but most people use the one to the right (if facing makai). The road should be paved about 30 feet wide. The boat extension area is so shallow. There should also be a designated parking area for the boat trailers. One community member suggested one acre for the parking area for the boat trailed, but mentioned that by improving amenities, it would also attract more people to go fishing at South Point.
- A community member shared that they use quads to check out fishing spots along the coast before driving their truck to the fishing area. They commented that they would like stop the dirt bike and ATV riding from continuing in the area, but would still like to continue to ride their quads for fishing purposes.
- Tourists should be prohibited from driving all over the place, but some locals still want to drive along the coast to fish. A lot of the tourists do not know where to go.
- If people are going to volunteer and take care of the place, they shouldn't be charged to go in.
- People should only "take what they can eat." Some people catch so much fish that it goes to waste when it's stored in the freezer for too long from freezer burn. Is it possible to limit fishing to every other week per person? Sport fishing is an issue.
- Even if the fishing hoist is removed, people will still go cliff diving and find other ways to climb back up. Cliff diving is part of the recreational activity for locals. Tourists will just follow the locals even if the hoist is removed. A community member commented that she did not even notice that there were no jumping signs posted.
- Put up safety and rescue tube from the hoist to Kaulana Bay (i.e. Pinao Bay).
- Store safety equipment (i.e. jet ski) locked up nearby since current response time for emergencies take a long time. May have to work out an agreement with nearby lessee to store and "watch over" equipment on their property.
- There are graves everywhere and too many tourists visiting that area.
- Can we designate an area for dirt bike riding only?
- A community member mentioned enjoying driving to Green Sand Beach with the family, but would not walk in. They usually take a mauka route, which is what most of the locals take. She mentioned going through a lessee's property to access Green Sand Beach.
- A community member felt that the area to Green Sand Beach should be closed off to vehicles, but at the same time, what if a kupuna wanted to visit the place one last time and cannot walk in.
- A lot of people go to South Point for "mudbogging" after it rains.
- Does DHHL have the deed for this property? Do a title search.
- Putting trash cans in is important, but who will maintain them?
- Hire someone to monitor the area in addition to putting up signs (i.e. no dirt bike riding). Could start showing presence at least once a week, then more frequently.
- Putting in lua is important, but must consider where the maintenance truck can access it.
- Native plants such as 'ohai are located at South Point and 'opae can be found at Palahemo. Partnership opportunities with TNC and USFWS.
- Would like to see showers near the barracks. It should be a fishing village area.

- A pavilion for camping that is open to beneficiaries. Beneficiaries should apply for a camping permit.
- Place a sign near Uncle Tommy's house.
- There is a lot of money to be made from shuttling tourists, but it needs to be controlled first. <u>Money made from that service should also be given back to resource</u> <u>management of the land.</u>
- Consider improving the road in sections. One area to consider is from the barracks to Kaulana.
- Need a gate by Bishop Estate and DHHL land by Ka'alu'alu.

Community members were asked "What types of management activities would be important at South Point?" The following responses were written on the post-it notes:

- Designated trail path for people to walk
- Shut um down, no need put gate.
- Different languages for signs for tourists; or put different language on pamphlet
- On-site manager for the area; community members may want to volunteer such as lifeguards and nurses on site.
- Dig a big trench to stop vehicular access
- Signage to give respect for place and safety
- Restrooms! Yes!
- Close 1 day a week to let resources rest.
- Trash receptacles- strategic places.
- Water safety: lifeguard; County fund
- "House rules"-main one!-need now: speed limit, pick up 'opala, respect homesteaders
- Gate at top of Ka Lae right by Uncle Tommy's lot
- Having safety devices (rope/floatation) situated along coastline from cliffs to Kaulana Bay.
- Giving permission for fire rescue to store a jet ski on homestead land.
- Drinking water access for sanitation.
- Use microorganisms for lua.
- Fund a position such as a "range" that is not DOCARE, but specific to South Point. Have them monitor the area to help people follow rules/laws.
- Guided horseback/donkey riding from Kaulana to Green Sand Beach
- Volunteer at the shack. If you love what you doing, do it for free. Try it one year then see how it works.
- Concession licenses: percentage goes to resource management. Needs to be Hawaiian organization.

Infrastructure at South Point



- Trash bins: Put in trash bins near the fishing hoist and Kaulana Bay.
- Lua: Lua should be places near the hoist, Kaulana Bay, barracks, Mahana Bay, and half way from Kaulana to Mahana Bay. (Note: Maintenance truck must be able to access the lua; Currently maintenance trucks would not be able to access the lua near Kaulana and Mahana Bay.)
- Parking: Parking areas should be by the barracks (as it is now) and near the fishing hoist (on the mauka side of the road).
- Security shack/gate: Majority of the community members suggested placing the security shack near the fork on South Point Road. One person suggested placing the security shack at the start of DHHL's property near Uncle Tommy's house.
- Shower facilities
- Portable lua (maintenance truck must be able to access them to maintain lua)
- Shut the road first. Then, pave road in sections. There is a lot of money to be made at South Point.
- Water
- Trash bins
- Road for boat ramp

NATIVE HAWAHAN CULTURE, KNOWLEDGE, AND TRADITIONAL PRACTICES

PROPOSED INTERPRETIVE WALKING TRAIL

Comments on the Proposed Interpretive Walking Trail

- Why is Palahemo and Pu'u Ali'i on the map? Why would you put that out for everyone to see? The tourists are only interested in seeing 2 things: The fishing hoist and the Green Sands Beach (Mahana). Why would you put these [sacred] cultural places on a map—that will only make them interested in seeing it.
- Why isn't Mahana Bay on the map? Need to focus on where the tourists want to go facilitate them getting there safely, without destroying our resource and without them getting hurt.
- Route C doesn't make any sense because there's nothing to see once you leave Palahemo. It's just a long, hot, uphill walk.
- Route A opens up a whole new area—please do not consider Route A. We don't need a whole new area opened up for cars, 4-wheelers to come in.
- Route B makes the most sense. When they get to Palahemo, the people who are physically fit and want the exercise can go to the Barracks through Route C; the people who are not physically fit can continue on Route B.

Camping at the Barracks

- Camping at Barracks is OK as long as there are guidelines. It should be only for summer time—so the kids can be a part of it. It should be for all Hawaiians. We want to have a say in it. The buildings are all there. There's a number of people that go down there—a lot of arguments, family against family.
- Guidelines for Camping at the Barracks:

- Noise limit
- Contain your rubbish
- Haul your rubbish out or give someone a job and have them do it.
- Kids need to be contained in barracks
- Animals need to be controlled (they mess all over the place)
- This is where water comes in
- Bring trash bags for rubbish
- Clean the area before you leave or you will be charged for the labor and time it takes for someone else to clean up your mess.
- There are many strange plants growing down there that should be inspected so we know what they are; so they are not invasive/detrimental to area.
- Plants such as 'Uhaloa are found near the Barracks.

Kaulana Bay for Fishermen

- Kaulana Bay should be returned back to the fishermen. We have agriculture, farming, ranching, but nothing on the ocean. We need to take care of the ocean resources because this is how we feed our families.
- We got \$1.3M from Akaka to improve boat ramp, but people complained and went against the improvements, so we got nothing. Kaulana Bay improvements were supposed to improve the road too. The plan was to construct a break water in alignment with the [lighthouse?]. There would be a loading dock on the breakwater so people could launch their boats safely. When you get close to the shoreline, it gets really dangerous. The next boat ramp is in Miloli'i and Punalu'u, but they are private ramps. The water comes in perpendicular? Crosses the ramp. There's a drop that is 30-feet down. These are private ramps. Kaulana is a State ramp. In the Kaulana Boat Ramp EIS, it identifies where there is fresh underwater. We had to prove that Kaulana Boat Ramp would benefit Native Hawaiians. Need to repair the road to Kaulana and need signage.

Mahana Bay-Where the tourists all want to go

- There is one family that takes tourists from the Barracks area to Mahana Bay. On the average, they have 10 trucks that make at least ten (10) trips to Mahana per day. They charge about \$15.00 to \$20.00 one way; \$30.00 to \$40.00 roundtrip. The families depend on this income to feed their family.
- Lots of people getting hurt.
- They need to take care of the place.
- Put in a toilet.
- There's no water there and tourists often pass out, dehydrated. When tourists go in, we kind of time them and wait for them to come back. If they're not back within a certain time, we go in.
- The road is getting worse. Lots of jeep rentals --they all go in on their own. They need to be monitored. We need to control access and have set roads. There are 5 different roads and now we're down to 1 road.

- Someone should get liability insurance.
- Need to fill holes/repair existing road to Mahana.
- Need signage.
- Access permit—so we know how long they're staying there, when they will be coming out.
- There should be manned informational booth/shack—if there are kupuna in the group who don't want to hike down, they can hang out around the informational shack, talk story with our local kupuna. It's not safe for all hikers. It's really hot and they don't think to bring water with them. A manned informational booth (not just an interpretive display/map) will give them information so they know what to expect.
- Maybe have limited shuttle service for kupuna—with golf carts.
- Need to let the land heal; prohibit cars going all over the place. Land needs to heal.
- Check the people, make sure they are alright to handle the hike.

Fishing Hoist

- People jump from the hoist and dive in. They don't realize how high it is; they don't realize how dangerous it is.
- Remove the hoist—there's no need for it anymore. Before there was 6 to 7 hoists that would service 15 to 18 boats. People would use the traditional mooring holes. But there's too much wind.
- People pole fish over the cliff. They use big trash bags as a sail to take their line out. But this is not good because the wind breaks the trash bag off and it goes in the ocean. DLNR was supposed to stop it.

<u>KS Lands</u>

• Should be fenced off. They should be responsible for their area.

Additional Comments

- A traditional cultural practice is Makahiki.
- Williama Viernes knows the iwi.
- In the cave, Lua o Makalei, they found fishhooks.
- People used to dance hula on the platform [location?]
- John Kalua'u is a lessee. I support him to take care of the land.
- Sean Naleimaile has done archaeological work.
- Violet Hausen has done archaeological studies for the Bishop Museum
- All burials are good above _____?, but the lava covered it up.
- The Heiau, Palahemo and Pu'u Ali'i should be kapu to tourists; it should be for cultural practitioners.

In-depth Interviews (2 respondents)

[Staff Note: We were able to engage in a deeper discussion with two people. The discussions naturally covered more ground, beyond the scope of the speak-out materials. The notes below capture highlights of these talk story sessions.]

Community member no.01

 Water line from Ha'ao Springs to the Water Tank has asbestos in it and poses a health problem. County water comes from Ha'ao Springs to the chlorination sites. There's an 8inch pipe and 2 storage tanks. Nā'ālehu, Honu'apo, and South Point are chlorination sites(?). The only way the pipe can be changed is through the County.

There's a moratorium on any development along the water line because there's too many people on the line. The area between Oceanview and the Kamehameha land is Pu'u'eo which is supposed to have 52 [Ag?] lots. Lift the moratorium and put people on the 52 lots, but relocate them to the pastoral land area. The pastoral lots are long and narrow. Each lot is right on the road. Cut out 2 acres from each lot for agricultural uses (see conceptual diagram). Either exchange the pastoral lots for the ag lots or carve out some of the pastoral area for agricultural lots because it has more soil. The area that is planned for the 52 lots is rocky land with a lot of Christmas berry. It's not good land for agriculture, but could be used for pastoral; the pastoral lots would be better for agriculture. It carves out 2 acres from each Pastoral Lot along the road for the 52 Ag Lots.

Conceptual Diagram



• There would be 52 lots, 2 acres each. Lessees would be required to build a house. DHHL provides a "rural road" and water. [Not sure how Pastoral lessees would access their lots if the 52 lots are along the road. Not sure whether this would work for 52 lots.]

Community member no. 02 (18-year old wahine)

• Comments on the Proposed Interpretive Walking Trail: Why is Palahemo and Pu'u Ali'i on the map? Why would you put that out for everyone to see? The tourists are only interested in seeing 2 things: The fishing hoist and the Green Sands Beach (Mahana). Why would you put these [sacred] cultural places on a map—that will only make them interested in seeing it.

- Everyone camps at Ka'alu'alu. It's farther inland from the coast and there are shady trees. It's also a surf spot. It's between DHHL lands and KS lands.
- Some people my age like to go mud-bogging with quads after a big rain. Most of the dirt roads have gates and locks so this is the only place we can go. We take the long road by the pasture, between KS and DHHL lands.
- There are restrictions around Pinao Bay. [Where's Pinao Bay?] No one knows about Pinao Bay—it's what we call it. It's the flat area [mauka of Pu'u Ali'i?]. The mud-bogging there is too much. They cause a ruckus—they have the toys to do it. This place is where we take our kids because there's a reef that makes a protected area where it's safe for the kids. But the mud-boggers come in and then the dust comes in. Then you have conflicts over the dust—and this conflict escalates, then you have people who don't like each other.
- If you want to stop the 4-wheeling, you need to find a place where people can go 4-wheeling, where they can go with their quads.
- Regarding traditional, cultural practices, I don't see too many practitioners, but I see that there are people who are trying to bring it back—certain families.
- I love living in Ka'ū. My best time as a kid was riding a quad with my grandfather. He would drive along the fenceline (to check the fenceline), then we'd go swimming.
- I have lived in other places outside of Hawai'i which is why I appreciate this place so much now. I want to live here. It's not too crazy; it's simple living.


STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

June 20, 2016

TO: Chairman and Members, Hawaiian Homes Commission

- FROM: Kaleo Manuel, Planning Division Manager
- SUBJECT: G-3 Presentation on DHHL Land Inventory and Land Use Designations, Statewide

THIS SUBMITTAL ITEM WILL BE DISTRIBUTED UNDER SEPARATE COVER

ITEM NO. G-3

DEPARTMENT OF HAWAIIAN HOME LANDS HAWAIIAN HOMES COMMISSION Kapolei, Oʻahu, Hawaiʻi

H-ITEMS ADMINISTRATIVE SERVICES OFFICE

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

June 20, 2016

TO: Chairman and Members, Hawaiian Homes Commission
FROM: Rodney Lau, Administrative Services Officer
SUBJECT: H-1 Workshop on Fiscal Year 2017 Operating Budget. Administrative and Operating Costs (relative to H-1, H-2)

THIS SUBMITTAL ITEM WILL BE DISTRIBUTED UNDER SEPARATE COVER

ITEM NO. H-1

DEPARTMENT OF HAWAIIAN HOME LANDS HAWAIIAN HOMES COMMISSION Kapolei, Oʻahu, Hawaiʻi

J-ITEMS GENERAL AGENDA

From: Sent: To: Subject: - -

-

Burrows-Nuuanu, Leatrice W Tuesday, June 14, 2016 4:43 PM * Burrows-Nuuanu, Leatrice W FW:

From: Princes Lehuanani [mailto:nahavas@yahoo.com] Sent: Friday, June 10, 2016 5:01 PM To: Burrows-Nuuanu, Leatrice W <leatrice.w.burrows-nuuanu@hawaii.gov> Subject:

Hui... Aloha Leah Request time on the June J Agenda to talk about the Kahikinui and other issues. Mahalo da princess

Sent from Yahoo Mail for iPhone



From: Sent: To: Subject: Isette Smythe <hawaiinanakuli@yahoo.com> Monday, June 13, 2016 2:06 PM Burrows-Nuuanu, Leatrice W HHC Contact: To Commission Secretary

To: HHC Secretary

First Name: Isette Last Name: Smythe

Phone: 808-499-7450

Email: hawaiinanakuli@yahoo.com

Subject: To Commission Secretary

Message:

Hello,

I wanted confirmation for the HHC meeting for June 20, 2016. Please email me with the information or call me and leave a message. I will be taking the day off from work to attend.

Mahalo, Isette Smythe

Akismet Spam Check: passed Sent from (ip address): 162.221.246.255 (162.221.246.255) Date/Time: June 13, 2016 2:05 pm Coming from (referer): http://dhhl.hawaii.gov/hhcx/ Using (user agent): Mozilla/5.0 (compatible; MSIE 9.0; Windows NT 6.1; WOW64; Trident/5.0)



From:
Sent:
To:
Cc:
Subject:

Michelle Kauhane <michelle@hawaiiancouncil.org> Tuesday, May 31, 2016 5:46 PM Burrows-Nuuanu, Leatrice W Info Request for J Agenda

Aloha Leah,

CNHA is working with a beneficiary by the name of Wilma Calio who would like to request time on the J agenda for the June meeting. She is an elderly woman with no access to email and is receiving services through our housing counseling program. Mrs. Calio has structural damage to her home that started with in the year of purchasing in Nanakuli Series 7. The contractor did some foundational repairs but they continue to have on-going issues with the home. I told her that CNHA would make the email request for her to appear before the commission. She is coming to our office to meet with a counselor on Thursday. Please confirm receipt of this email so I can relay a message to her about being on the HHC J-agenda.

I would also like to request time on the J-agenda for CNHA to share our work as a Native CDFI with updates on the status of our loan fund.

Mahalo,

Michelle Kauhane President & CEO

Council for Native Hawaiian Advancement 2149 Lauwiliwili Street Kapolei, HI 96707 Phone (808) 596-8155 www.hawaiiancouncil.org



15TH ANNUAL NATIVE HAWAIIAN CONVENTION

SHERATON WAIKIKI-HONOLULU; HI 10 | 10 | 2016 - 10| 12 | 2016

SAVE THE DATE



EXHIBI



From: Sent: To: Subject: Homelani Schaedel <homeschaedel@hawaii.rr.com> Friday, June 03, 2016 12:05 PM Burrows-Nuuanu, Leatrice W June J-Agenda

Aloha e Leah:

Please place me on the HHC Meeting - J Agenda for June. I've been wanting to address the Commission since January but either deferred , or chose to kokua DHHL with testimony at the Legislature.

Mahalo, Aunty Home





From:	Kuhio Lewis <joe96817@gmail.com></joe96817@gmail.com>
Sent:	Friday, June 03, 2016 12:24 PM
To:	Burrows-Nuuanu, Leatrice W; Young, Darrell T; Michelle.W.Doane@hawaii.gov
Subject:	HHC agenda

Aloha,

Requesting some agenda time at the Kapolei HHC meeting for KCDC to provide an update on our Heritage Center. Please confirm.

Mahalo,

Kuhio



From: Sent: To: Subject:

Robin Danner <robin.puanani.danner@gmail.com> Friday, June 03, 2016 9:43 AM Burrows-Nuuanu, Leatrice W Commission

Aloha leatrice! Hope your summer is starting off great!

Can I please be on the commission agenda as the SCHHA chair to share with the commission our national policy work?

Robin Puanani Danner, SCHHA chairman







TO: HAWAIIAN HOMES COMMISSION

FROM: ERIC S. KNIGHT

SUBJ: REQUEST AN EXCEPTION FOR TRANSFER OF LEASE PRESENTLY DENIED ME DUE MY BLOOD

QUANTUM STATUS - LESS THAN 50%.

DEAR SIRS:

THIS LETTER IS BEING WRITTEN TO REQUEST AN AUDIENCE(UNDER ADGENDA J) BEFORE THE COMMISSION MEMBERS.

MY INTENT HERE IS TO REQUEST AN EXCEPTION FOR TRANSFER OF LEASE WHICH I AM PRESENTLY DENIED DUE TO MY BLOOD QUANTUM LEVEL.

MY APPLICATION FOR A HOMESTEAD BENEFICIARY WAS FILED IN "IN GOOD FAITH" AND I PROVIDED ALL THE REQUESTED DOCUMENTS AVAILABLE TO ME AT THAT TIME TO QUALIFY.

I HAVE BEEN ON THE LIST OF APPLICANTS FOR A HOMESTEAD FOR MANY YEARS AND WAS EXTREMELY EXCITED ABOUT BECOMING A BENEFICIARY.

I HAVE BEEN A BENEFICIARY IN KAUPEA FOR NEARLY 9 YEARS NOW.

WHEN A REQUEST FOR TRANSFER OF LEASE WAS MADE, I WAS VERBALLY TOLD IT WAS DENIED DUE.... TO MY BLOOD BLOOD QUANTUM NOW BEING IN QUESTION.

IT'S BEEN NEARLY 2 YEARS SINCE MY REQUEST AND THIS HAS CREATED MORE OF A FINANCIAL HARDSHIP SINCE THAN.

FOR THESE REASONS AND OTHERS, I REQUEST A HEARING BEFORE THE COMMISSION AT THE EARLIEST AVAILABILITY.

Eric S. Knight

CALL (808) 330-2863 ERICKNIGHTHAWAIL@YAHOO.COM FAX 808-685-5554



MAHALO,

ERIC S. KNIGHT

EMAIL: ERICKNIGHTHAWAII@YAHOO.COM

CELL: 808-330-2863.

From:	Esther Christian <mrs.echristian@gmail.com></mrs.echristian@gmail.com>
-Sent:	Tuesday, June 14, 2016 9:35 AM
То:	Burrows-Nuuanu, Leatrice W
Subject:	Put me on the June 20, 2016 meeting agenda

Aloha Ms. Burrows-Nuuanu -

Please put me and my son Jon Anuenue on the agenda for this meeting and schedule me to speak immediately after him. I will be traveling to Kapolei by bus and this allowance will ease my travel.

I await your confirmation.

Sincerely,

Esther Christian

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6/2/16 11:30am EXHIBIT JID To: Leah Burrows-Nuranu, Please allow Annie Aea + Iwalani McBrayer to present @ The "J" Agenda meeting on June 12016 regarding our Perimeter CMU Wall project.

Mahalo, Aualani McBrayer Annii Aca

HOME LANDS





200 North Vineyard Boulevard, A300 Honolulu, HI 96817 Ph: 808-587-7886 Toll Free: 1-866-400-1116 www.hawaiiancommunity.net

May 24, 2016

Aloha e Director Masagatani:

I am writing on behalf of Hawaiian Community Assets, Inc. (HCA) to request that the Hawaiian Homes Commission halt the Department of Hawaiian Home Lands' (DHHL) practice of steering undivided interest lessees to only one provider for homebuyer education and pre-purchase counseling through the Department's Homeownership Assistance and financial Literacy Education (HALE) Program. Instead, we request that DHHL provide all beneficiaries with a list of Department of Housing and Urban Development approved (HUD-approved) housing counseling agencies that service Hawaiian Home Lands with homebuyer education and prepurchase counseling.

Our organization received the enclosed letter from an undivided interest lessee who has been receiving services from our organization and was concerned about the "requirement" to enroll in homebuyer education and counseling with Hawaii HomeOwnership Center. As demonstrated by the letter, DHHL's practice of steering undivided interest lessees to only one provider for homebuyer education and pre-purchase counseling creates the perception that lessees have only one choice when accessing such services. This is especially concerning due to the fact that DHHL uses Federal Native American Housing and Self-Determination Act (NAHASDA) funds to pay for housing counseling services and the use of such Federal funds prohibits against the act of steering. Furthermore, this practice limits beneficiaries' ability to exercise self-determination in choosing services that best meet their homebuyer needs and diminishes their access to capital, including down payment assistance programs and credit building products not offered by Helen Wai, LLC, nor Hawaii HomeOwnership Center.

HCA is the largest HUD-approved housing counseling in the State of Hawaii. Founded in 2000 by 2 Hawaiian Home Lands' beneficiaries, our organization has the longest track record for serving native Hawaiian beneficiaries as compared to all other HALE providers delivering homebuyer education and pre-purchase counseling. Our staff possess a combined 60.5 years of experience educating and counseling beneficiary families to achieve the dream of homeownership on Hawaiian Home Lands. HCA has assisted Hawaiian Home Lands beneficiaries become qualified for mortgage financing for every DHHL development since 2000. We have offices located in Anahola and Keaukaha, near the Papakolea, Laiopua, Kanehili, Maluohai, and Kaupea homesteads, and frequently work out of remote site offices in Waianae, Nanakuli, Waiohuli, Paukukalo, Lealii, Hoolehua, Kalamaula, and Lanai City.

In terms of access to capital, our organization offers individual development accounts to native Hawaiian beneficiaries providing up to a 4:1 match on \$1,000 saved for down payment, closing costs, and debt reduction. We also partner with the Council for Native Hawaiian Advancement, a native Hawaiian HUD-approved housing counseling agency that offer beneficiaries an additional individual development account that provides a 2:1 match on \$2,500 saved for down payment and closing costs. Through Hawaii Community Lending, HCA's Native Community Development Financial Institution, we provide credit builder and credit repair loans of up to \$5,000 with loan proceeds used to pay off collections, judgments, liens, and other derogatory debt so beneficiaries can qualify for mortgage financing. Despite the fact that we do not have a HALE contract, our organization has secured funds outside of DHHL to ensure our services and products are available to native Hawaiian beneficiaries.

Our organization believes these comprehensive services and product offerings should be made available to undivided interest lessees alongside services offered by DHHL contracted HALE service providers - Helen Wai, LLC and Hawaii HomeOwnership Center. By halting the practice of steering by DHHL and requiring that all beneficiaries receive referrals to HUDapproved housing counseling agencies that service Hawaiian Home Lands, the Hawaiian Homes Commission will ensure DHHL is compliant with Federal rules related to steering, guarantee beneficiaries have the ability to exercise their self-determination to choose a service provider that best meets their homebuyer needs, and increase access to capital for down payment, closing costs, and debt reduction as critical tools to realize homeownership.

In order to clarify our organization's position and to make a formal request for the Hawaiian Homes Commission to halt DHHL's practice of steering, I would also like to request time on the Commission's June J Agenda. Please accept this letter as my request to be placed on the agenda.

I invite you to call me directly at 808.587.7653 should you have any questions or need additional information. Mahalo for your time, consideration, and leadership.

Sincerely

JH Jilbut

Jeff Gilbreath Executive Director



SHAN S. ISUTSUL 17 GOVERNOR NEALE OF HAWAR

STATE OF HAWAII DEPARTMENT OF HAWAIIAN HOME LANDS P. O. BOX 1879 HONOLULU, HAWAII 96805

April 26, 2016

Subject: Home Buyer Education Workshops – Kauai

e Department of Hawaiian Home Lands is actively developing lots in Piilani Mai Ke Kai and the partment's HALE Program is offering FREE Homebuyer Education workshops for beneficiaries.

nese workshops, hosted by Hawaii HomeOwnership Center (HHOC) are available to both Undivided terest Lessees and a portion of the Wait List Applicants. *Undivided Interest Lessees are required* to ttend one of the workshops as a condition of their lease. Wait List applicants may attend voluntarily.

ome of you may have attended a Homebuyer Education workshop in the past through the HOAP program nd wondering why you have to attend another Homebuyer Education workshop. The HOAP program xpired a few years ago and the department started a new program, called the HALE Program. The HALE rogram needs to collect your *current* financial information in order to assist you with the homeownership process.

n addition to the workshop, Hawaii HomeOwnership Center will provide one-on-one counseling. It's mortant that you submit your financial documents to HHOC so they can have a basis to develop a nomeownership preparation plan with you and update your records with the HALE program. Their intake form will detail the documents you need to provide. Any delay in providing this information to HHOC will delay their ability to assist you in a timely manner.

IMPORTANT:

These workshops are <u>NOT</u> an offering for a Hawaiian Homestead award or lot. The workshops are offered to prepare you for homeownership

You can register for a workshop by contacting Hawaii HomeOwnership Center at 877-523-9503 (toll-free) or by email at info@hihomeownership.org.

PRIOR REGISTRATION IS REQUIRED AS WALK INS ARE NOT ALLOWED.

SPECIFIC CLASS LOCATION TO BE CONFIRMED BEFORE THE SESSION DATE

You can attend either the two part session <u>OR</u> the full day session. You do not need to attend both. If you choose to attend the two part session, you must attend Parts I and II in order to receive a Certificate of Completion.

Two part sessions

Part I: Thursday, July 21, 2016 Part II: Friday, July 22, 2016 5:00 pm – 9:30 pm 5:00 pm – 9:30pm

Full Day session: Saturday, July 23, 2016

9:00am – 5:30pm

Location:

4444 Rice Street Piikoi Conference Rooms

You are encouraged to bring a meal, snacks, and a beverage/water.

If you have any other questions, please contact Debbie Joy, HALE Assistant at 808 620-9515 or b at <u>hale@hawaiianhomelands.org</u>.

Aloha,

phi Margat

Jobie M. K. Masagatani, Chairman Department of Hawaiian Home Lands