

2017

KAŪMANA/ PI'IHONUA

REGIONAL PLAN



HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

Executive Summary

Regional plans build a sense of community and capacity, they stimulate partnerships for development and improvements, and put homestead lessees in the “driver’s seat.” The Hawaiian Homes Commission’s approval of 22 Regional Plans across the State means that all homestead communities have the same opportunity. The 22 Regional Plans provide a platform for beneficiaries to talk as neighbors and ‘ohana about their common issues and concerns. The Regional Plans empower beneficiaries with a recurring opportunity, to convene as neighbors and friends in order to identify and solve their own problems. Regional Plans tap the ingenuity and ensure that homestead lessees are an integral part of the solution. Working with the Department of Hawaiian Home Lands (DHHL) Planning Office staff and consultants, the plan identifies priority projects to respond to issues and areas of concern within existing and planned homestead areas. The plan may focus on a particular homestead community or several homestead communities in the region. At a minimum, the Regional Plan documents current conditions and trends and identifies a prioritized list of projects important to the community and the department.

Vision. The vision provides a unified direction for homestead, Departmental and Commission actions in Kaūmana and Pi'ihonua and is as follows:

Kaūmana and Pi'ihonua Homestead areas are cultural kīpuka that advance energy and food self-reliance, cultural awareness, and economic development throughout the region. A community center supports this effort by providing programs and services to afford the community with opportunities and choices for personal growth and well-being, contributing to the overall peacefulness of this area.

Planning Area. The Kaūmana-Pi'ihonua Planning Area (approximately 1,900 acres) is located in the South Hilo District, Island and County of Hawai'i and spans four ahupua'a: Pi'ihonua, Pōnahawai, Kaūmana, and Kūkūau. The Kaūmana and Pi'ihonua Homestead areas are both designated for residential use. The Lower Pi'ihonua area is designated, according to the DHHL Island Plan, as mostly General and Subsistence Agriculture, with a portion along Pi'ihonua Road designated for Residential use, and the northern and southern borders of the area designated for Conservation.

Planning Process. This Plan is an entirely new regional plan for the Kaūmana-Pi'ihonua area. The process kicked off with a community meeting held on September 17, 2016. Input from this meeting identified community values and concerns. Following this meeting, the Planning Team met with the community association to delve into more detail on ideas. A second community meeting held on October

22, 2016 translated the various issues and opportunities identified by beneficiaries into a draft vision statement and a list of potential projects. The Planning Team synthesized and prioritized the list of potential projects and presented the priority projects at meeting held on January 14, 2016. Following the meeting, the Planning Team compiled all of the information into report form and presented the plan at a community meeting on March 25, 2017. Several changes were proposed by meeting attendees and incorporated into the plan. The plan was finalized for HHC approval.

Priority Projects. The priority projects, summarized in the table below, reflect the community’s desires to create “cultural kīpukas that advance energy and food self-reliance, cultural awareness, and economic development throughout the region.

Priority Project	Tasks	Required Resources
<p>Kaūmana-Pi‘ihonua Community Center</p> <p>Lead Responsibility: Kaūmana Community Association/Pi‘ihonua Community Association</p>	<ul style="list-style-type: none"> • Identify a preferred location <ul style="list-style-type: none"> ○ Identify potential sites ○ Develop evaluation criteria ○ Compare and select a site • Prepare Phase 1 bid documents • Determine the overall operations and management • Develop a program plan • Prepare a financial plan 	<ul style="list-style-type: none"> • Technical Assistance • Funding (professional services) • HHC Approval
<p>Agricultural Sustainability – Community Pasture</p> <p>Lead Responsibility: Kaūmana Community Association/Pi‘ihonua Community Association & DHHL</p>	<ul style="list-style-type: none"> • Develop a community base to maximize participation • Develop a program plan to cover funding, management, membership, access, infrastructure improvements, etc. • Prepare a financial plan 	<ul style="list-style-type: none"> • Technical Assistance • Funding (professional services and infrastructure improvements) • HHC Approval (Right-of-Entry) • DHHL assist with identifying interested waitlist applicants
<p>Community Tool Shed & Work Days</p> <p>Lead Responsibility: Kaūmana Community Association/Pi‘ihonua Community Association</p>	<ul style="list-style-type: none"> • Conduct a survey to help identify scope of project • Conduct research on other successful models 	<ul style="list-style-type: none"> • Technical Assistance • Funding (Professional Services)

Priority Project	Tasks	Required Resources
	<ul style="list-style-type: none"> • Develop a startup plan to cover membership, fees, maintenance, lending policy, liability, etc. • Prepare a financial plan • Incorporate Community Work Day projects 	
<p>Pest Control Mitigation (Kaūmana only)</p> <p>Lead Responsibility: Kaūmana Community Association</p>	<ul style="list-style-type: none"> • Identify priority pest populations to target • Develop an effective and safe pest control management plan • Garner support and participation in the project 	<ul style="list-style-type: none"> • Technical Assistance • Funding (supplies)

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1 Introduction

1.1 Purpose of a Regional Plan

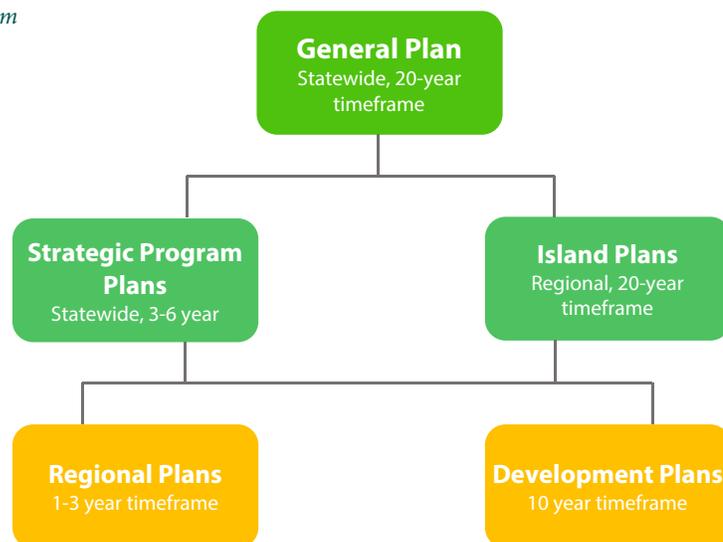
The mission of the Department of Hawaiian Home Lands (DHHL) is to manage the Hawaiian Home Lands trust effectively and to develop and deliver lands to native Hawaiians. DHHL will partner with others towards developing self-sufficient and healthy communities. Towards this end, DHHL works in partnership with government agencies, private landowners, non-profit organizations, homestead associations, and other community groups. Regional Plans provide the means to work closely with existing lessees and native Hawaiian beneficiaries to clarify visions and build partnerships.

This Regional Plan is one of 22 Regional Plans that DHHL is updating statewide. These Regional Plans assess land use development factors, identify issues and opportunities, and identify the region’s top priority projects slated for implementation within the next five years.

1.2 Planning System

Regional Plans are part of DHHL’s three-tiered Planning System. At tier one is the General Plan which articulates long-range goals and objectives for the Department. At the second tier, there are Program Plans that are statewide in focus, covering specific topic areas such as the Native Hawaiian Housing Plan and a Native Hawaiian Development Program Plan. Also at this second tier are the Department’s Island Plans that identify the Department’s land use designations per island which function similar to the counties’ land use zones. The Regional Plans are located at the third tier in the Department’s Planning System which focuses at the community/regional level.

Figure 1: DHHL’s Planning System



The role of the Regional Plans within the planning system:

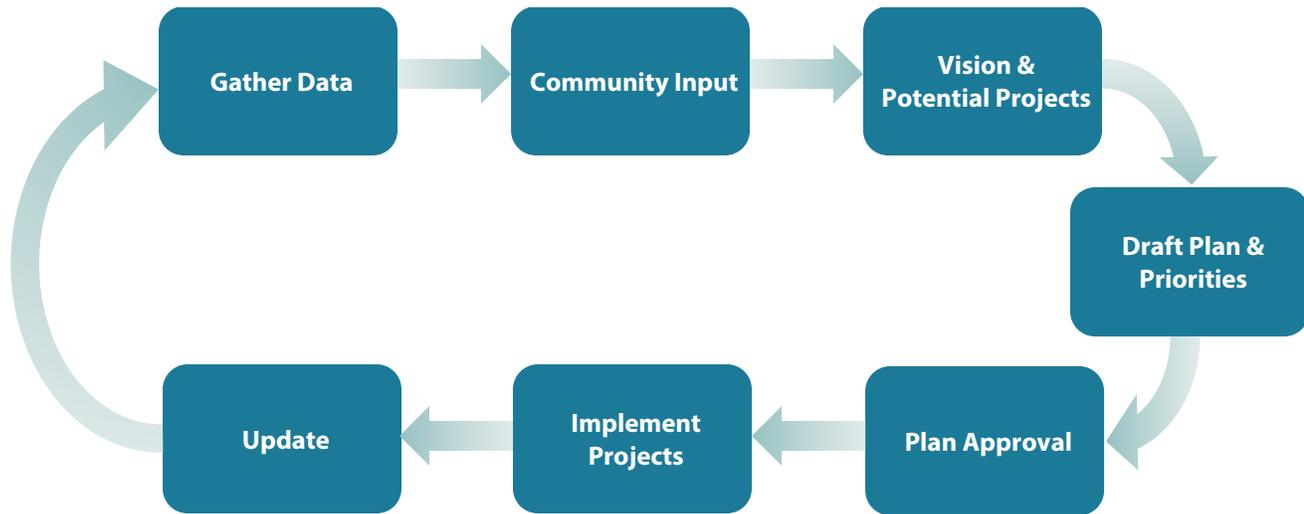
- Apply the goals, policies, and land use designations of the General Plan, program plans, and applicable island plan to specific geographic regions;
- Directly involve the community in planning their region;
- Compile comprehensive information about the region to provide a factual basis to identify needs and opportunities;
- Evaluate changes needed, if any, to the Island Plan as it applies to the region;
- Identify potential resources (e.g., partners, funding sources) to facilitate implementation;
- Identify priority projects that are important to the community and implementation steps to move these projects forward.

1.3 Regional Planning Process

The development of regional plans involve seven steps (see Figure 2):

1. **Gather Data.** Pertinent data to describe existing conditions and trends include history of the homestead, land use, infrastructure, natural features, historic/cultural features, surrounding uses, development trends.
2. **Gather Community Input to Identify Issues and Opportunities.** Existing homesteaders, native Hawaiian beneficiaries, and other stakeholders are invited to a facilitated meeting to discuss issues and opportunities for the region.
3. **Create a Long-Term Vision and Identify Potential Projects.** The input from the community on the issues and opportunities provide the basis to craft a draft vision statement that is reviewed and modified as necessary to the satisfaction of the community. Potential projects consistent with this vision are identified and prioritized by community consensus.
4. **Review a Draft Plan and Priorities.** Project details, budget estimates, and other pertinent project planning information are written up as part of a draft plan for review by the community.
5. **Approve the Plan.** Draft Regional Plans are then subject to the approval of the Hawaiian Homes Commission, which means that the Commission and Department officially support the priorities identified in the regional plan.
6. **Implement Priority Projects.** Upon approval, the homestead community, the Department, and other development partners can seek necessary funding and pursue the implementation of the Priority Projects.
7. **Update.** Finally, since DHHL knows that regional development is a dynamic process with constantly changing opportunities and emerging issues, regular Regional Plan updates are built into the planning process.

Figure 2: The Regional Plan Development and Update Process



1.4 Kaūmana-Pi'ihonua Regional Plan Timeline

The approach emphasized broad publicity of community meetings through mail-outs of meeting notices, sharing of ideas through a variety of methods, meeting with smaller groups as appropriate such as the community association to delve into more detail on ideas, and providing adequate time and diverse means to review the draft plan recommendations.

The timeline for this plan was as follows:

July 30, 2016: Meeting with Kaūmana and Pi'ihonua board members. DHHL met with the boards of the Kaūmana Community Association and Pi'ihonua Community Association to review the regional plan planning process and schedule with them. DHHL incorporated board member suggestions to improve the process and schedule.

September 17, 2016: Community Meeting #1. The purpose of this kick-off meeting was to explain the purpose of a Regional Plan, the planning process and schedule, and to seek input on concerns, opportunities, values, and visions. DHHL mailed meeting notices to beneficiaries in the region. Participant responses to questions such as “What does a successful Kaūmana-Pi'ihonua look like” were collected on post-it notes (one idea or issue per post-it note) and organized on large chart paper by subject area. The common themes and ideas that came out of the meeting helped to develop values statements. This information was then used to develop an overall vision for Kaūmana-Pi'ihonua. See Appendix A for a more detailed record of the meeting.

1 Introduction

October 22, 2016: Community Meeting #2. The purpose of this meeting was to review and affirm the draft vision statement, discuss the issues and opportunities identified in the first meeting, and develop projects to address issues and concerns. The meeting was an all day workshop to provide the space and time for collective dialogue and project development. The last portion of the meeting was reserved for a project matrix exercise where projects were measured and categorized by level of difficulty and level of impact to identify priorities. See Appendix B for a more detailed record of the meeting.

November 14, 2016: Community Survey. A community survey was mailed out and available online to provide an additional opportunity for beneficiaries and their families to get involved in the planning process and build upon the ideas and feedback DHHL received at the September and October 2016 meetings. The survey was administered from November 14 to 28, 2016. A summary of the survey results are provided in Appendix C.

January 14, 2017: Community Meeting #3. The purpose of this meeting was to confirm priority projects and discuss action steps for selected priorities. At this meeting, DHHL also presented the results of the regional plan survey launched in November 2016. The first part of the meeting was dedicated to discussing new project ideas expressed in the regional plan survey, what these projects would look like, and how these projects would provide an overall benefit to the community. Meeting attendees revisited the project matrix exercise to incorporate the new project ideas. Projects were measured and categorized by level of difficulty and level of impact to identify priorities. The last part of the meeting was used to discuss action steps to implement the priority projects. See Appendix D for a more detailed record of the meeting.

March 25, 2017: Community Meeting #4. The purpose of this meeting was to review the draft regional plan and gather feedback. The draft regional plan was disbursed to the Kaūmana and Pi‘ihonua Community Associations for their review prior to meeting. Several changes were proposed by meeting attendees and incorporated into the plan. The plan was finalized for HHC approval. See Appendix E for a more details.

1.5 Stakeholders and Partners

DHHL is working in partnership with other government agencies, the private sector and community organizations to develop its lands and improve community life. DHHL believes that partnerships are an effective way to leverage resources and capital investments, mitigate undesirable impacts of development, coordinate area growth, reduce risks in large scale community projects, and create broad community benefits.

These partnerships allow for better prioritization and coordination of infrastructure improvement and the development of regional and public residential facilities. This coordination helps individual organizations achieve their goals while bringing long-term benefits to the community and region.

1.6 DHHL Master Planning Process and Community Development Goals

Often times homestead associations are interested in developing capital improvement projects within their communities in order to provide needed social services and enrichment opportunities for their community. The need for these desired projects are often captured in DHHL Regional Plans. While the characteristics of projects proposed in each region are as diverse and unique as the DHHL communities in each region across the state, the overall planning and development process for these projects in most instances is the same.

Successfully implementing any type of land development project requires several basic foundational elements prior to beginning. This includes a strong organization that works well together and has high levels of participation in regular association business, ensuring that projects are selected based upon agreed criteria rather than individual preferences, creating a project plan and building large amounts of social capital within and outside of the community. Figure 3 briefly describes these elements of organizational capacity and project planning in more detail. The top level represents the steps that the homestead association (project proponent) should complete.

Most organizations go through five main stages of an organization's developmental lifecycle:

1. **Stage One: Imagine and Inspire.** The organization is not yet formalized, but individuals are inspired and united by a common vision or idea.
2. **Stage Two: Found and Frame.** The organization becomes formalized. Governing documents have been drafted and adopted by its members. The organization receives its non-profit status.
3. **Stage Three: Ground and Grow.** Organizations in this stage focus on establishing systems of accountability to its members as well as growing its internal capacity to provide more services or a higher quality of service to its members.
4. **Stage Four: Produce and Sustain.** This is the stage in which the organization is at its peak and is primarily concerned with how it can sustain its level of service over time.
5. **Stage Five: Review and Renew.** The organization re-invents itself in order to adapt to new existing conditions. The primary question the organization is concerned with at this stage is: "How can we do it better?" The organization revisits its mission, vision, services, and management structure.

Social capital can be defined as the networks of relationships among people who live and work in a particular society, enabling that society to function effectively. A homestead association from time to time should assess its social capital both internally among its members as well as among external stakeholders and potential partners in order to determine the level of potential support and/or opposition about a proposed land development project.

1 Introduction

Figure 3 illustrates the various social circles that should be supportive of a land development project. Often times, a development idea starts with a core group of individuals on an association board and gradually that idea should be shared with and incorporate the ideas of others in larger social circles of people in order to grow social capital and build support for a development project.

Lastly, Figure 3 illustrates that the association's assessment of its life cycle and existing social capital should be incorporated into a program plan. A program plan clearly articulates a community vision or need, identifies criteria for selecting programs or projects to fulfill that vision or need, and selects appropriate projects and programs based on that criteria. Programs/projects should be selected based on strong community support for the initiatives and the association's organizational capacity.

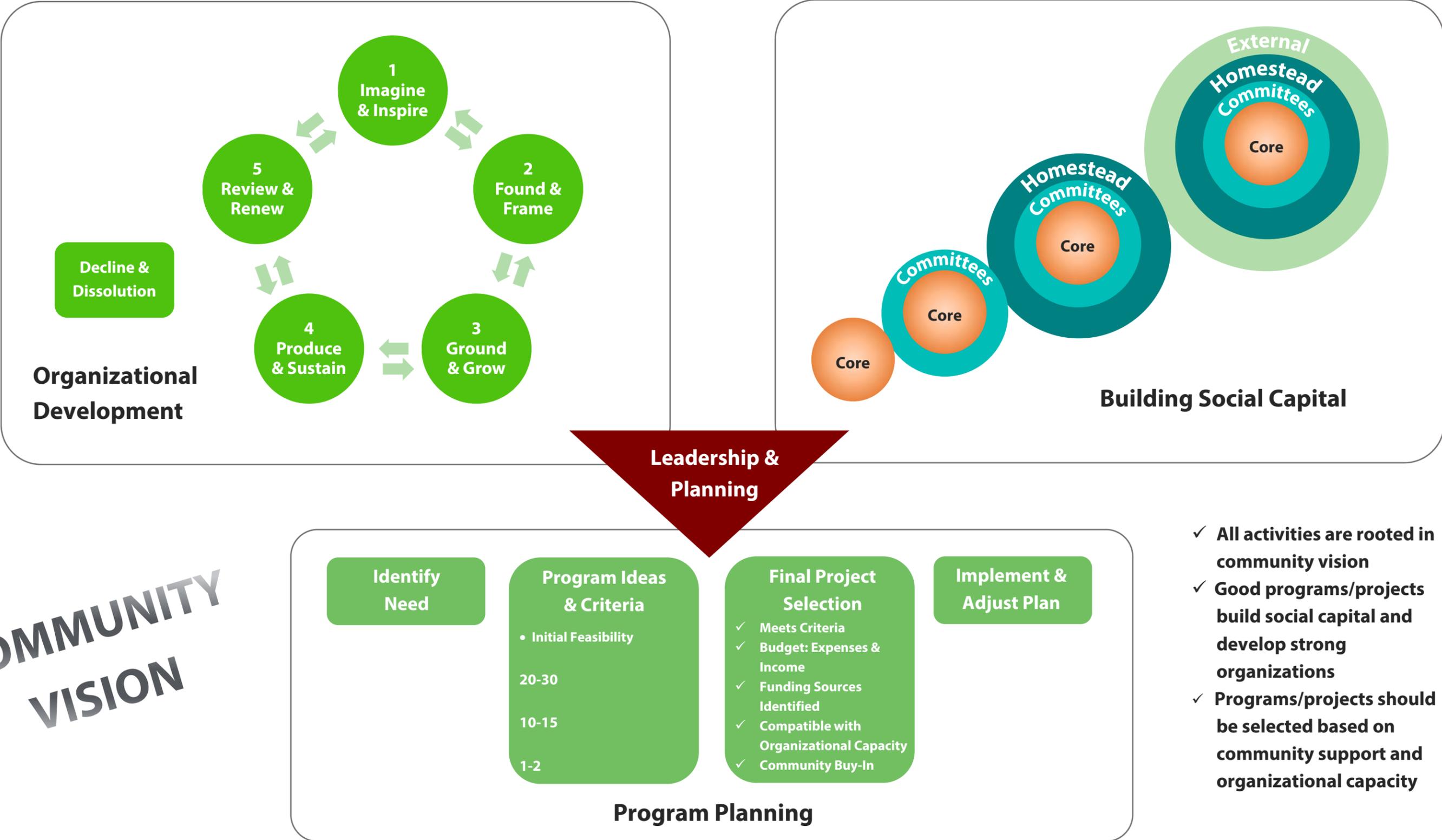
Once an association has outreached with its community to identify its vision and goals, established criteria for selecting projects that help them accomplish their vision and goals, and selected project(s) that have strong community support, then the association can begin with the actual physical master planning and development of the project(s). Figure 4 illustrates the process of master planning and land development on Hawaiian Home Lands.

The top level represents the steps that the homestead association (project proponent) should complete.

- The project proponent should focus their time and attention to ensure that the community's **vision and needs** are integrated into the project.
- The project proponent should conduct a site and infrastructure assessment of the location in which they would like to implement the project in order to ensure that the location is appropriate for what they would like to do.
- A master plan should integrate and synthesize the community's vision and needs with the site and infrastructure assessment. A master plan should also include a financial plan that forecasts initial development costs, long-term operational costs, and how those costs will be financed over time.
- An EA or EIS needs to be prepared in accordance with HRS Chapter on the Master Plan. If federal funds are used for the project, then a federal EA or EIS may need to be completed in accordance with the rules and standards of the federal funding agency.
- Once Chapter 343 and federal environmental regulations are complied with, then the project proponent can proceed with obtaining the necessary permits, approvals, and proceed with construction.

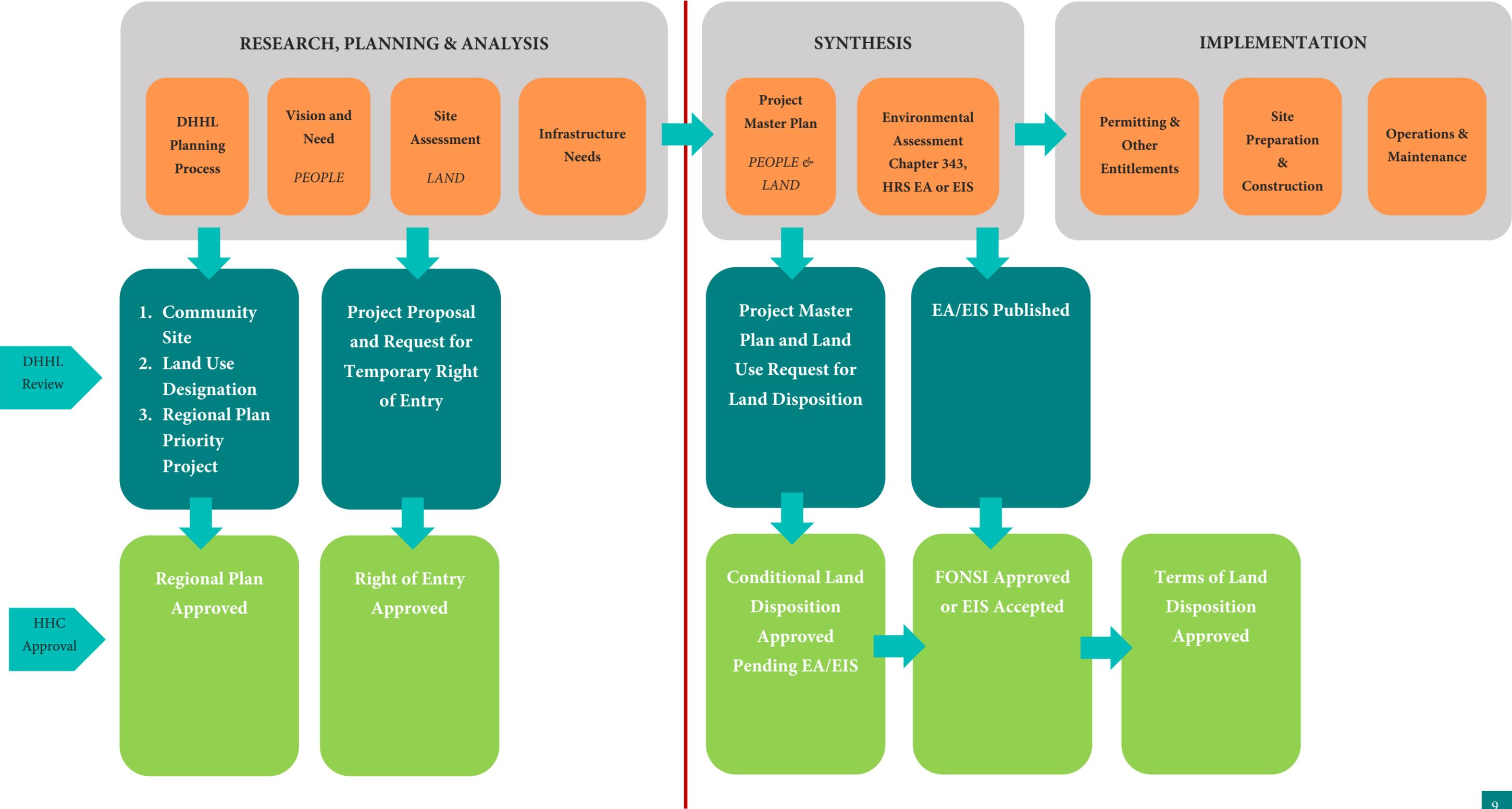
The next two levels below the top level, include various DHHL staff reviews and HHC approvals the Project Proponent will need at each step.

Figure 3: Community Organization & Development



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Figure 4: Master Planning and Land Development Process on Hawaiian Home Lands



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2 Vision and Values

At the first community meeting for Kaūmana-Pi‘ihonua, community members envisioned what a successful Kaūmana-Pi‘ihonua would look like to them. Thoughts and ideas were collected and organized into common themes that helped to develop value statements. This information was then used to develop an overall vision for Kaūmana-Pi‘ihonua and further vetted through a community survey process. Based on community input and feedback, the vision for Kaūmana-Pi‘ihonua is as follows:

“Kaūmana and Pi‘ihonua Homestead areas are cultural kīpukas that advance energy and food self-reliance, cultural awareness, and economic development throughout the region. A community center supports this effort by providing programs and services to afford the community with opportunities and choices for personal growth and well-being, contributing to the overall peacefulness of this area.”

This vision statement captures a desired end-state for the Kaūmana-Pi‘ihonua Homestead community. For example, it captures concepts like ‘energy and food self-reliance,’ ‘cultural awareness,’ and ‘economic development.’ Taken together, it articulates the homesteaders’ vision of a successful homestead community.

This vision provides a unified direction for homestead, Departmental and Commission actions in Kaūmana-Pi‘ihonua and provides important context for the Regional Plan Priority Projects that follow. The vision provides a steady beacon of light that remains strong, no matter what storms may roll in.



2.1 Guiding Principles

The vision statement was based on the following values and guiding principles:

- Food Self-Reliance
- Energy Self-Reliance
- Cultural Awareness
- Economic Development
- Community Center

Food Self-Reliance

Agriculture is rooted in our traditions and is the legacy of our ancestors. Agriculture provides sustenance for the people and sustainability for our natural and cultural resources. Agriculture provides an economic base for the community that uses our ingenuity and traditional knowledge. Agriculture ensures that we are productive, resilient, and self-sufficient. Agriculture ensures our survival.

Energy Self-Reliance

Energy facilities such as hydropower feed into homestead lots and relieves lessees of energy expenses which can go toward more important resources. There are various streams and waterfalls that traverse DHHL lands that have the potential to generate hydroelectricity.

Cultural Awareness

“Culture” is the behaviors, beliefs, values, and symbols that distinguish one group from another that is passed on through language or imitation. Culture can be seen in how we relate to each other. For native Hawaiians, an important part of culture is how we relate to the land and how we honor our ancestors. In short, culture is what is important to us. It is the legacy we want to pass on to the next generation.

Economic Development

A thriving economy contributes to financially self-sufficient individuals and communities. Participation in a thriving economy can help us take the leap to the next level of success. A business incubator provides the community with job training opportunities.

Community Center

There was an overwhelming desire from the community to develop a shared community facility. A community center brings people together and provides a safe space for all ages to gather and connect. The development of a community center addresses current needs and desires of the community, while also ensuring long-term viability and enhancing quality of life – socially, intellectually, culturally, economically, politically, and spiritually.

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3 Regional Profile

The Regional Profile provides general background information on the planning area, history, natural environment, and land uses in the greater Kaūmana-Pi‘ihonua region to help identify opportunities and constraints and plan for potential projects.

3.1 Planning Area

The Planning Area includes the lands owned by DHHL that are designated in the U.S. Census as *Kaūmana Hawaiian Home Lands* and *Pi‘ihonua Hawaiian Home Lands*. The Planning Area is located in the South Hilo district, island and County of Hawai‘i and consists of three distinct areas: 1) Kaūmana; 2) Pi‘ihonua Homestead; and 3) Lower Pi‘ihonua (Figure 5).

Table 1. Planning Area Acreage and Number of Lots

Sub-Area	No. of Lots	Acres
Kaūmana	54	17
Pi‘ihonua Homestead	17	6
Lower Pi‘ihonua	0	1,882
TOTAL	71	1,905

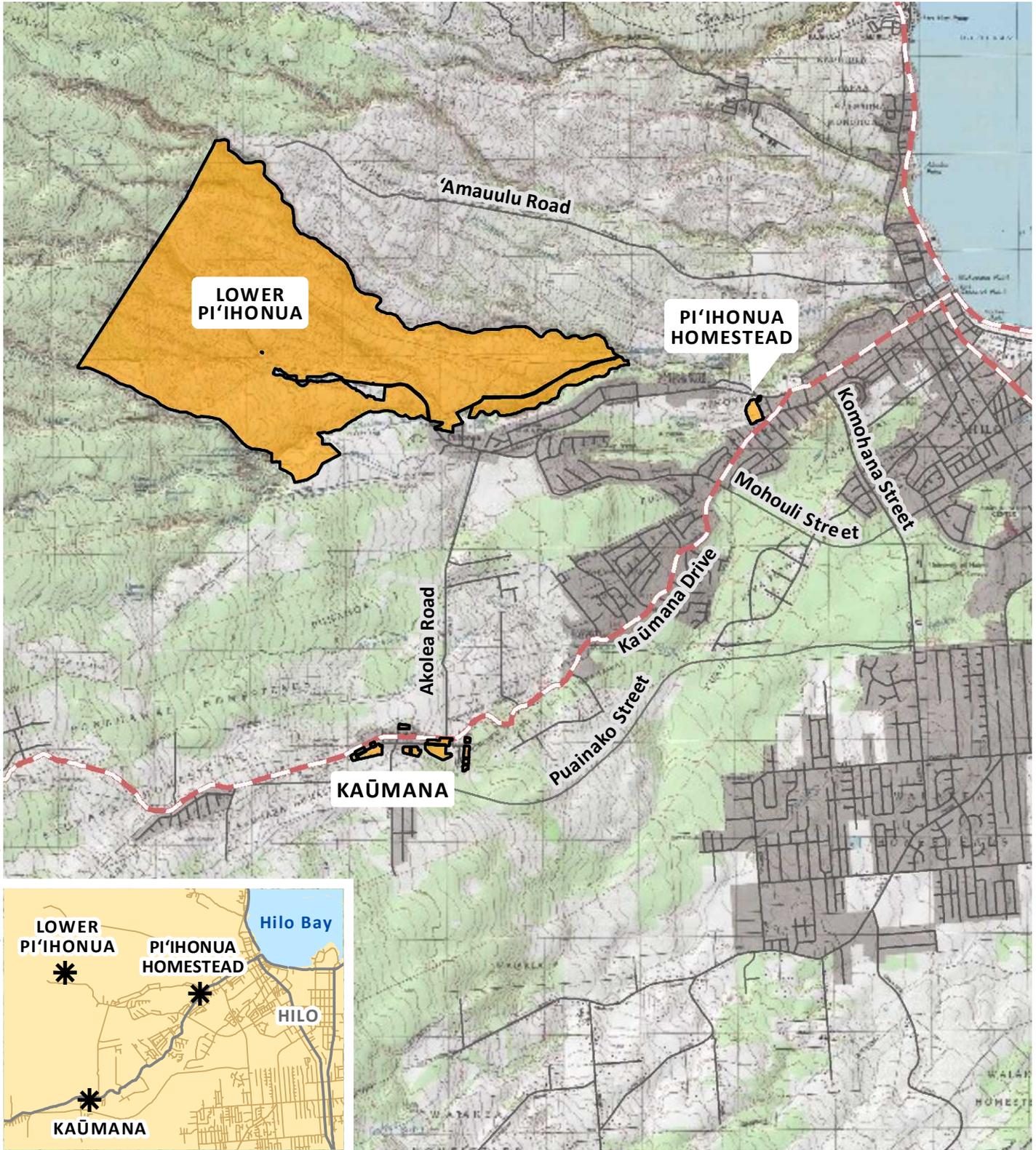
The Kaūmana area consists of 54 scattered residential lots covering approximately 17 acres off Kaūmana Drive between Kaūmana School and Kaūmana Cemetery. Three parcels remain vacant and six have not been awarded. DHHL lands in this portion of the Planning Area span three different ahupua‘a: Pōnahawai, Kaūmana, and Kūkūau 2. The area is approximately 4.5 miles from Hilo Town.

Pi‘ihonua Homestead is an existing residential subdivision just mauka of Hilo Town, in the Pi‘ihonua ahupua‘a. The Pi‘ihonua Homestead area consists of 17 parcels on approximately 6 acres. All of these parcels have been awarded and occupied by lessees.



Photo 1: Pi‘ihonua Homestead Lots (Source: PBR Hawaii)

Lower Pi‘ihonua is a 1,882-acre undeveloped site on the lower slopes of Mauna Kea, also located in the Pi‘ihonua ahupua‘a. Lower Pi‘ihonua is made up of two parcels and neither have been awarded or built upon. The lower eastern portions border the Pi‘ihonua house lot subdivision, and the Hilo Forest Reserve Boundary is adjacent to the west. The area is approximately 3 miles from Hilo Town.



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LEGEND

 Planning Area

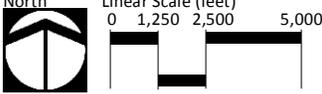
**Figure 5
Location Map**

**DHHL Kaūmana-Pi'ihonua
Regional Plan**

Department of Hawaiian Home Lands Island of Hawai'i

North Linear Scale (feet)

0 1,250 2,500 5,000




Source: County of Hawai'i. ESRI Online Basemap.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

3.2 Overview of Regional History

Kaūmana and Pi‘ihonua Homestead areas are located in Hilo and span across four ahupua‘a systems: Pi‘ihonua, Pōnahawai, Kaūmana, and Kūkūau 2. Situated at the interface of upland agriculture and lower forested areas, the region has long been known for its agricultural pursuits, forest products procurement, and associated temporary habitation.



Photo 2. Sugarcane field early 1900s (Source: Edmund Olson Trust)

Beginning in the late 1880’s, the Kaūmana-Pi‘ihonua region was home to the Hawaii Mill Company, built on the Alenaio Stream. By 1905, the Hawaii Mill Company had 10 miles of cane flumes and produced 25 tons of sugar per day. In 1920, Hawaii Mill Company was taken over by Hilo Sugar Company. Commercial sugar production lasted in Pi‘ihonua until the mid-twentieth century, at which time many of the fields were converted to pasturage associated with cattle ranching.

The Kaūmana and Pi‘ihonua Homestead lands were a part of 16,518 acres conveyed to the Department of Hawaiian Home Lands (DHHL) from the Department of Land and Natural Resources (DLNR) on October 28th, 1994. These lands were to be conveyed after a governor’s task force, formed in 1990, investigating land and title claims by DHHL. The resulting investigation found 16,518 acres to be restored to the DHHL, a figure that was agreed to by both DHHL and DLNR, and led to the drafting of Act 14 of 1995 to settle the claims the 1990 governor’s task force was set up to investigate. In anticipation of Governor’s Act 14 of 1995, these lands were conveyed by the DLNR board. Act 14 ratified this conveyance when it became law after a special session of the legislature in 1995.

3.3 Geology & Topography

The Kaūmana area has an elevation of approximately 1,100 feet, and is mostly flat with some gentle slopes. The Pi‘ihonua Homestead area has an elevation of approximately 240 feet, and, while the area itself is mostly flat, it is surrounded by relatively hilly terrain with Wailuku River gulch to the north. Lower Pi‘ihonua is about 1,000 feet in elevation at its makai boundary, to around 1,700 feet at its farthest point mauka, with winding, mountainous terrain containing a few large river gulches and numerous smaller gulches that make up various tributaries.

3.4 Climate & Hydrology

The climate in the area is mild and moist. Annual rainfall in the Kaūmana-Pi‘ihonua region averages between 150 at lower elevations and 210 inches at higher elevations. Winds are generally light trades from the east-northeast, shifting to downslope winds at night.

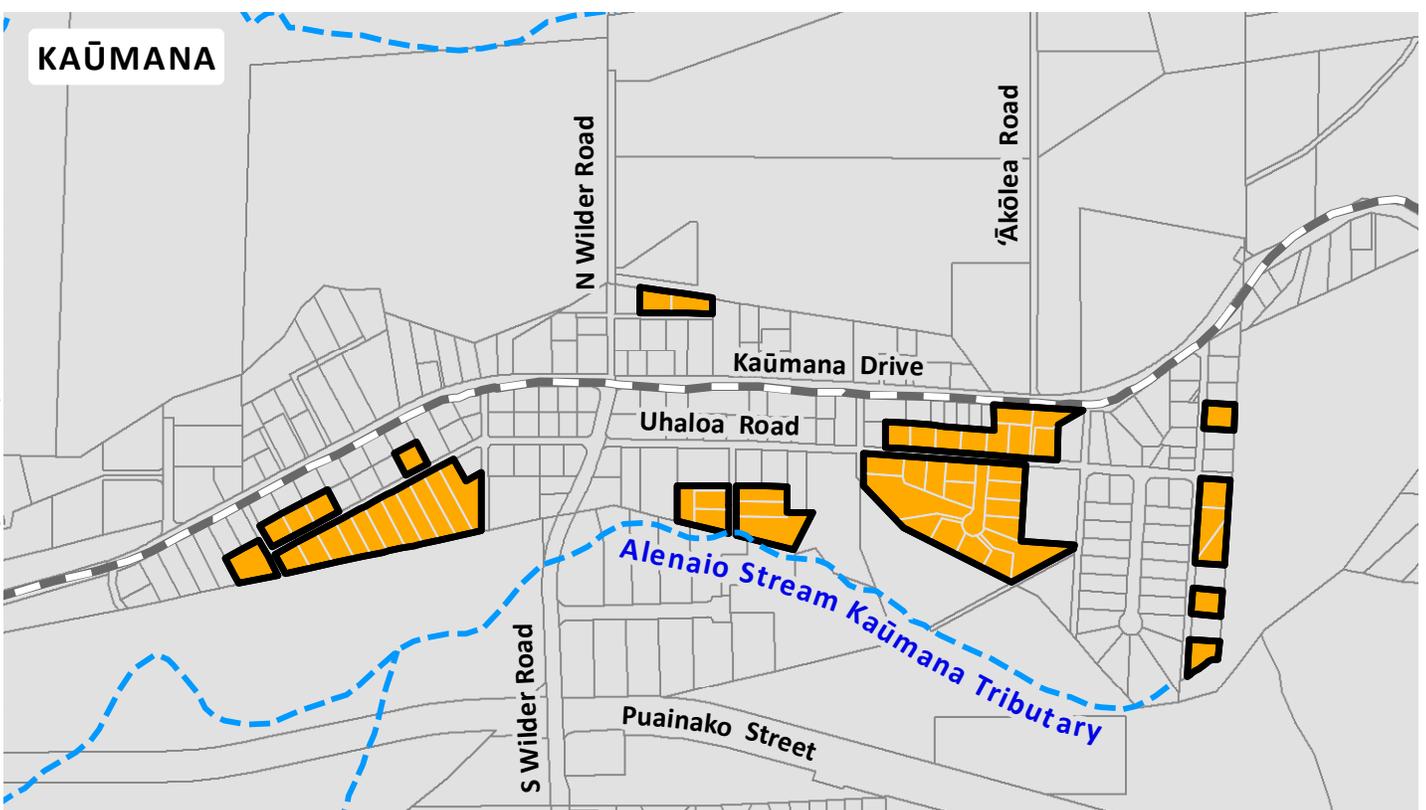
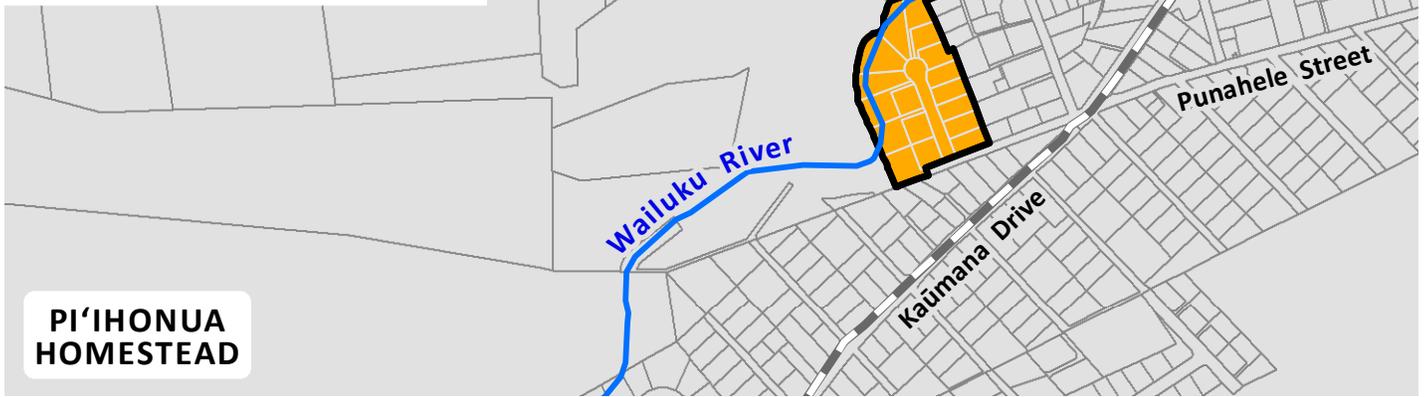
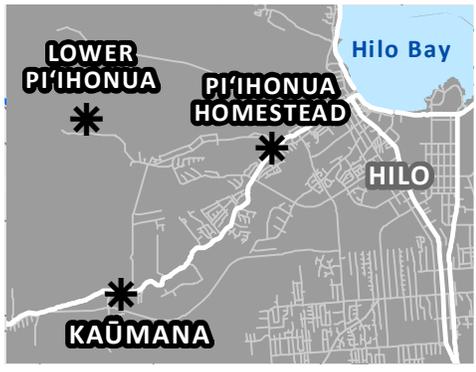
The Kaūmana-Pi‘ihonua region is located within the Wailuku and Alenaio watershed areas. Watershed areas capture rainfall and atmospheric moisture from the air and allows the water to drip slowly into underground aquifers or enter stream channels and eventually the ocean.

The Wailuku watershed area measures 252.2 square miles and collects into a number of major streams and tributaries that are considered perennial streams, including Wailuku River. Wailuku meaning “water of destruction” is characteristic of the river as water levels often rise above the stream banks and recede rapidly. Wailuku River and its tributaries Kapehu, Waiau, and Pakaluahine flow through Lower Pi‘ihonua. Several stream diversions exist in this area. A portion of the Pi‘ihonua Homesteads borders the bank of the Wailuku River (Figure 6 and Figure 7).

The Alenaio watershed area is directly south of Wailuku watershed. It is long and narrow and extends from the slopes of Mauna Loa at approximately the 10,400 foot elevation to the ocean. Alenaio watershed area measures 72.3 square miles and encompasses four stream channels—Kaluiiki, Kaūmana, Waipāhoehoe and Alenaio. A portion of the Kaūmana area borders Alenaio Stream, which is non-perennial (Figure 6).



Photo 3. Wailuku River at Manaolana Place (Source: PBR Hawaii)



DATE: 5/11/2017

LEGEND

-  Planning Area
- Stream
-  Perennial
-  Non-Perennial

Figure 6
 Surface Water and Streams

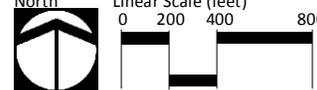
DHHL Kaūmana-Pi'ihonua Regional Plan

Department of Hawaiian Home Lands Island of Hawai'i

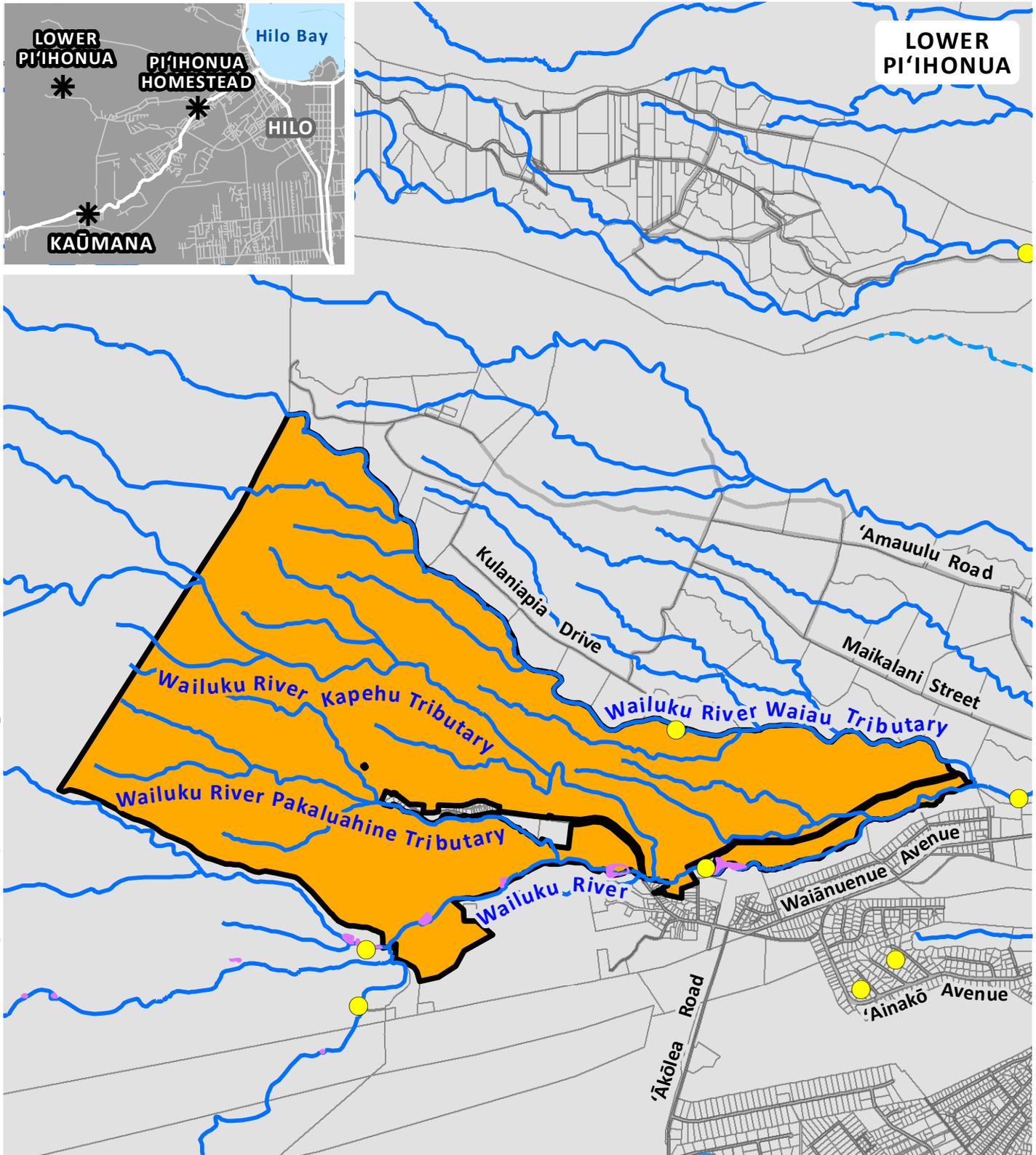
North

Linear Scale (feet)

0 200 400 800




Source: DLNR Division of Aquatic Resources (2008). County of Hawai'i. ESRI Online Basemap.
 Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



Path: Q:\Hawaii\DHHL Kaumana Pi'ihonua Regional Plan\GIS\Project\Surface Water Streams_LowerPi'ihonua.mxd

DATE: 5/11/2017

LEGEND

-  Planning Area
-  Stream
-  Wetland
-  Perennial
-  Freshwater Pond
-  Non-Perennial
-  Stream Diversion

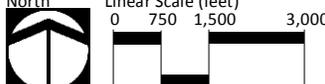
Figure 7
Surface Water and Streams
DHHL Kaūmana-Pi'ihonua
Regional Plan

Department of Hawaiian Home Lands Island of Hawai'i

North

Linear Scale (feet)

0 750 1,500 3,000




Source: DLNR Division of Aquatic Resources (2008) and Commission of Water Resources Management (2016). U.S. Fish and Wildlife Service National Wetland Inventory (2015). County of Hawai'i.
 Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

With the many streams that traverse the area, flooding is a potential risk for lands abutting these waterways. In the Planning Area, a total of 22 parcels (13 in Kaūmana and 9 in Pi‘ihonua Homesteads), are located in Flood Zone A. This means that these parcels are in an area with a 1% chance of annual flood (also known as a 100-year flood), where the base flood elevation has been determined. These parcels must meet mandatory flood insurance requirements, and development on these parcels must conform to the regulations set forth in Hawai‘i County Code §27-17, Standards for general floodplain.

3.5 Land Use Designations

DHHL is not subject to the County of Hawai‘i land use planning allocation guidelines or zoning regulations. Being exempt from these regulations provides DHHL with the opportunity as well as the responsibility to ensure that the designated land uses are appropriate based on the needs of the Department, its beneficiaries, as well as protective of key environmental and cultural resources. DHHL lands are categorized into ten different land use designations or zones. There are four homesteading designations: Residential, Subsistence Agriculture, Supplemental Agriculture, and Pastoral. The remaining six designations are General Agriculture, Special District, Community Use, Conservation, Commercial, and Industrial. While lands designated “General Agriculture” may be utilized for agriculture, it is also the designation given to lands that DHHL has not determined the final disposition.

Table 2. Land Use Designations

According to the DHHL Hawai‘i Island Plan land use designations, the Kaūmana and Pi‘ihonua Homestead areas are both designated for Residential use (Figure 8). The Lower Pi‘ihonua area is designated as mostly General Agriculture and Subsistence Agriculture, with a small portion along Pi‘ihonua Road designated for Residential use, and the northern and southern borders of the area designated for Conservation (Figure 9).

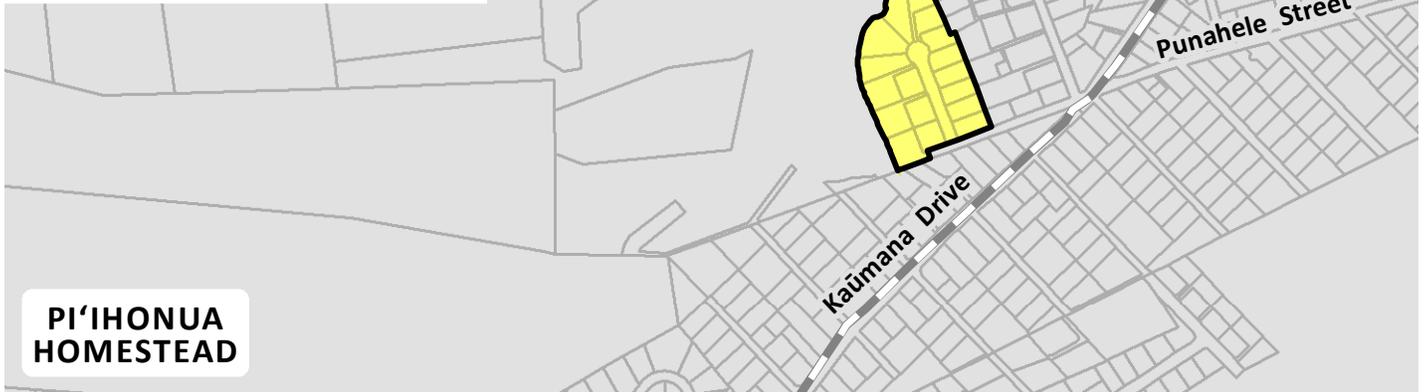
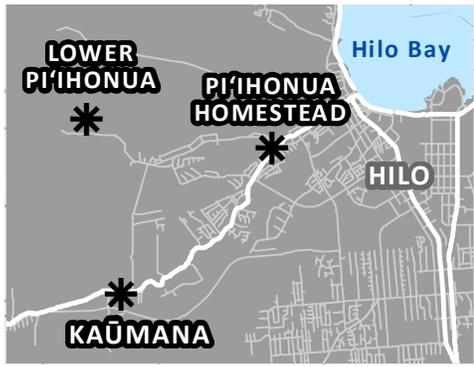
Sub-Area	Land Use Designation	Acres
Kaūmana	Residential	17
Pi‘ihonua Homestead	Residential	6
Lower Pi‘ihonua	General Agriculture	1,078
	Subsistence Agriculture	533
	Conservation	240
	Residential	31

Generally, the Island Plan land use designations are consistent with the State Land Use Districts, the County General Plan designations, and County zoning. Where they may be inconsistencies, DHHL may preempt the State Land Use Law and county land use regulations pursuant to the Hawaiian Homes Commission Act, as amended.

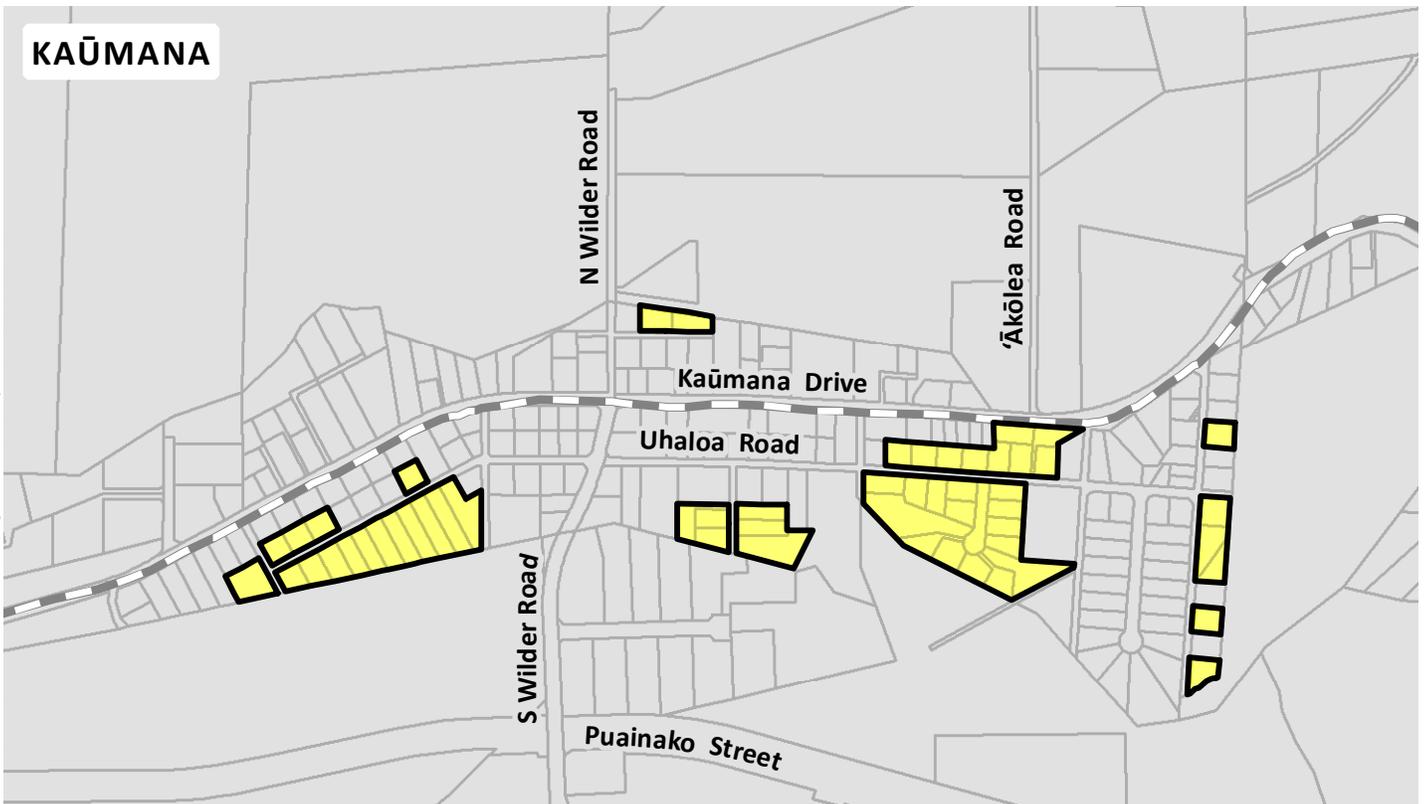
3.6 Population

Residential Homesteads. Kaūmana is a well-established existing residential community. At the time of the 2010 United States Census, the Kaūmana Hawaiian Home Lands had a total population of 111 people, of which 30 (27%) were school-age children. The Pi‘ihonua Hawaiian Home lands had a total population of 46 people, of which 11 (23.9%) were school-age children.

Waitlist. There are a total of 12,632 applicants on the waitlist for either a residential or agricultural lease on the island of Hawai‘i.



**PI'IHONUA
HOMESTEAD**



KAŪMANA

Path: Q:\Hawaii\DHHL Kaumana Pi'ihonua Regional Plan\GIS\Project\DHHL Land Use.mxd

DATE: 2/17/2017

LEGEND

-  Planning Area
- Land Use Designation
-  Residential

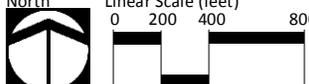
Figure 8
DHHL Island Plan Land Use
Designations
DHHL Kaūmana-Pi'ihonua
Regional Plan

Department of Hawaiian Home Lands Island of Hawai'i

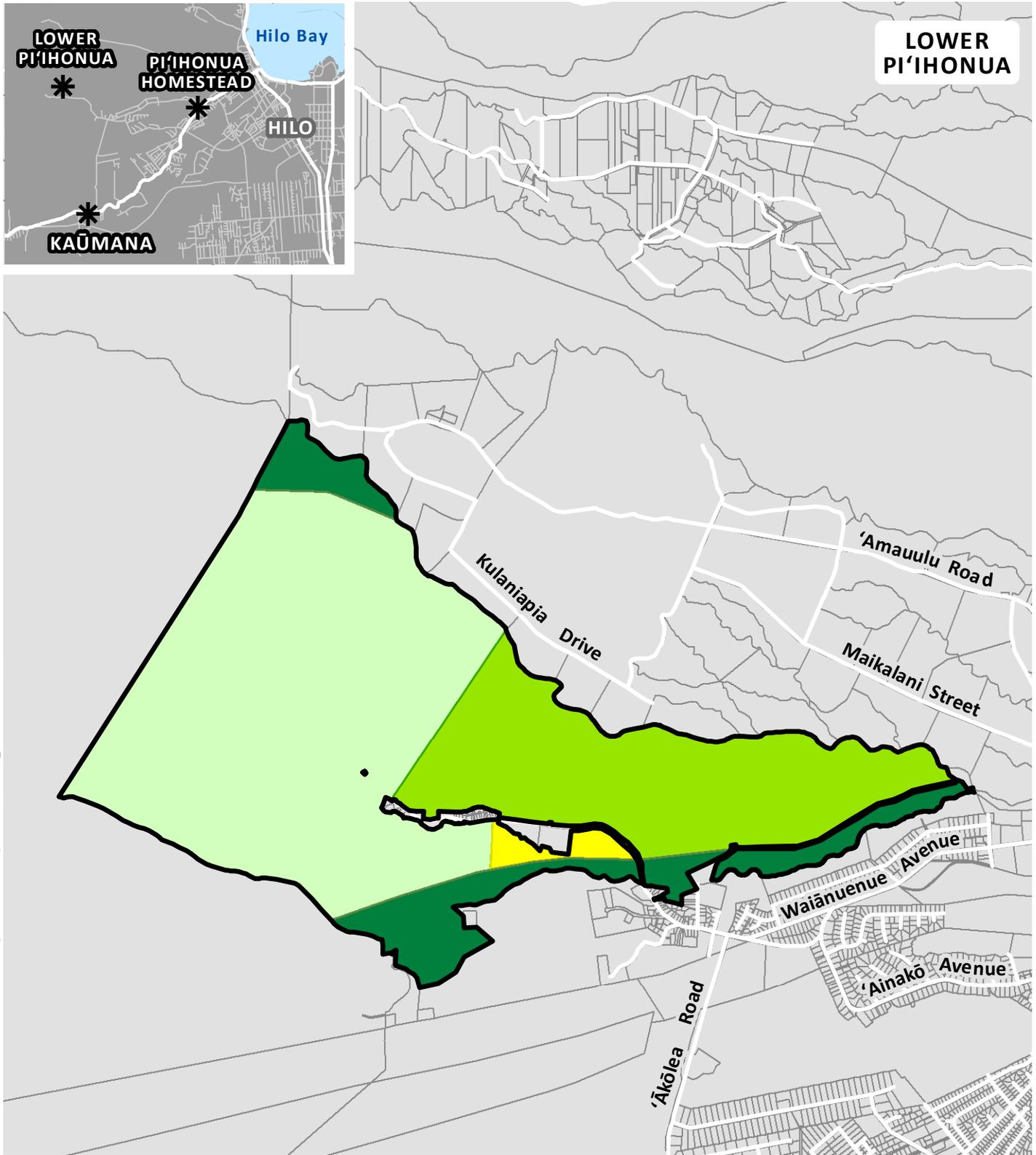
North

Linear Scale (feet)

0 200 400 800




Source: State Department of Hawaiian Home Lands (May 2002). County of Hawai'i (2015).
 Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



Path: Q:\Hawaii\DHHL Kaumana Pi'ihonua Regional Plan\GIS\Project\DHHL Land Use_LowerPi'ihonua.mxd

DATE: 2/17/2017

LEGEND

- Planning Area
- Residential
- Subsistence Agriculture
- General Agriculture
- Conservation

Figure 9
DHHL Island Plan Land Use Designations
DHHL Kaūmana-Pi'ihonua Regional Plan

Department of Hawaiian Home Lands Island of Hawai'i

North

Linear Scale (feet)

0 750 1,500 3,000

Source: Department of Hawaiian Home Lands (May 2002). County of Hawai'i (2015).
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4 Infrastructure & Facilities

4.1.1 County Water System

The Hilo Water System extends to 'Alae from the north, Pana'ewa Agricultural Park to the south, Keaukaha in the east and Kaūmana and Waiākea to the west. The water system is a combination of both surface and groundwater sources.

In Kaūmana, the county water line extends beneath Kaūmana Drive, Uhaloa Road, Akolea Road, and South Wilder Road (Figure 10). A water tank/well is located north of Kaūmana Drive at the northeast of the Kaūmana area.

In the Pi'ihonua Homesteads, the county water line extends beneath Punahale Street, Kaūmana Drive, Rainbow Drive, and portions of Waianuenue Avenue (Figure 10). The line branches off Kaūmana Drive and Punahale Street to service connected side streets as well. A group of water tanks is located north of Waiānuenue avenue to the northeast of the Pi'ihonua Homestead area.

In Lower Pi'ihonua, the county water line runs under Waiānuenue Ave mauka until it becomes Pi'ihonua Road. A water tank is located across from the first house on Pi'ihonua Road. The water line continues up Pi'ihonua Road until it terminates at a water tank near the end of the road (Figure 11).

4.1.2 County Wastewater System

The County wastewater system is supported by one wastewater treatment plant and eight pumping stations. The Hilo Wastewater Treatment Plant is located east of Hilo International Airport. Maximum capacity for the wastewater treatment plant is 5.0 MGD. Current running capacity for the wastewater treatment plant is 3.1 MGD. The majority of the County is served by cesspools. The Department of Health (DOH) requires connection to a sewer system for any subdivision exceeding 50 lots. According to DOH Rules, lot sizes need to be a minimum of 10,000 square feet to allow an individual wastewater system.

The County sewer main extends beneath Punahale Street, Kaūmana Drive, and Waianuenue Avenue in the vicinity of the Pi'ihonua Homestead area but does not service the homestead lots (Figure 12). Kaūmana and Lower Pi'ihonua are not connected to the County wastewater system and are serviced by individual waste water systems (Figure 12 and Figure 13).

4 Infrastructure & Facilities

4.1.3 Electrical Facilities

The Hawai'i Electric Light Company, Inc. (HELCO) supplies electricity for the County. One power substation is located in the Planning Area, at the corner of Uhaloa and Pamoho Roads.

There are three hydroelectric power-generating facilities near the Planning Area. These three hydroelectric plants operate along the Wailuku River. Two of these facilities, the Waiiau plant and the Puueo plant, are HELCO owned and operated, and were built in 1920 and 1910, respectively. The HELCO plants were refurbished as recently as 1998. The third plant, owned and operated by the Wailuku River Hydroelectric Power Company, began operation in 1993, and delivers power to HELCO as-available (Figure 14).

4.1.4 Road System—Existing and Planned

Pū'ainako Street, Kaūmana Drive, and Waiānuenue Avenue are the major thoroughfares in the region and provide vehicle access to the Planning Area. Kaūmana Drive becomes Saddle Road at its western terminus and provides the most direct link between East and West Hawai'i.

Saddle Road. The road was first built in 1943 as the most direct link between East and West Hawai'i. The roadway provides access to the Mauna Kea Observatories, Pōhakuloa Training Area base, Mauna Kea State Park and various hunting and gathering access areas. A project to realign and widen Saddle Road from Māmalahoa Highway at its western terminus to Pū'ainako at its eastern terminus is nearly complete with the last portion near the Kaūmana area remaining. The completed portion of the road has been renamed to Daniel K. Inouye Highway.

Pū'ainako Street is a major State-owned roadway that connects the Saddle Road Highway and Kaūmana Drive to Hilo and terminates at the intersection with Kanoiehua Avenue. The majority of Pū'ainako Street consists of two-way roadways except for the area between Kilauea Street and Kanoiehua Avenue where it widens into four lanes.

Planned road extensions that will affect the region include an extension of Iwipolena Road from Mohouli Street to Kaūmana Drive, an extension of Kupulau Road makai to Komohana Street (Figure 15).

A realignment of Kaūmana Drive mauka of the Kaūmana Planning Area is expected to be completed in August of 2017. The realignment will straighten the highway between mileposts 5.3 and 11. Diverging from the existing alignment at milepost 11, the new alignment will be located further south and will intersect with Pū'ainako road at milepost 5.3. The existing alignment will remain in use.

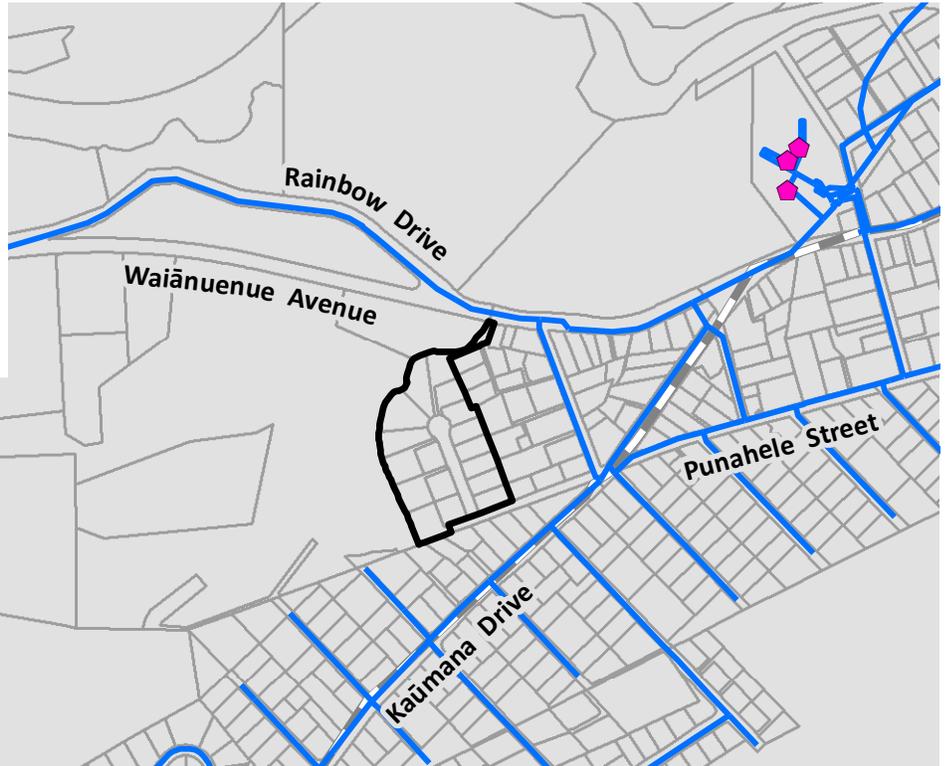
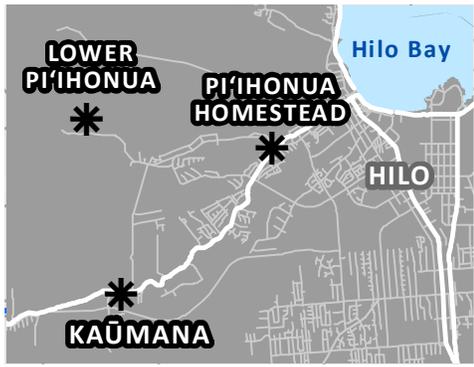
4.1.5 Public Facilities

Schools. Schools within the region include Kaūmana Elementary School, EB De Silva Elementary School, Hilo Union Elementary School, Hilo Intermediate School, and Hilo High School (Figure 16).

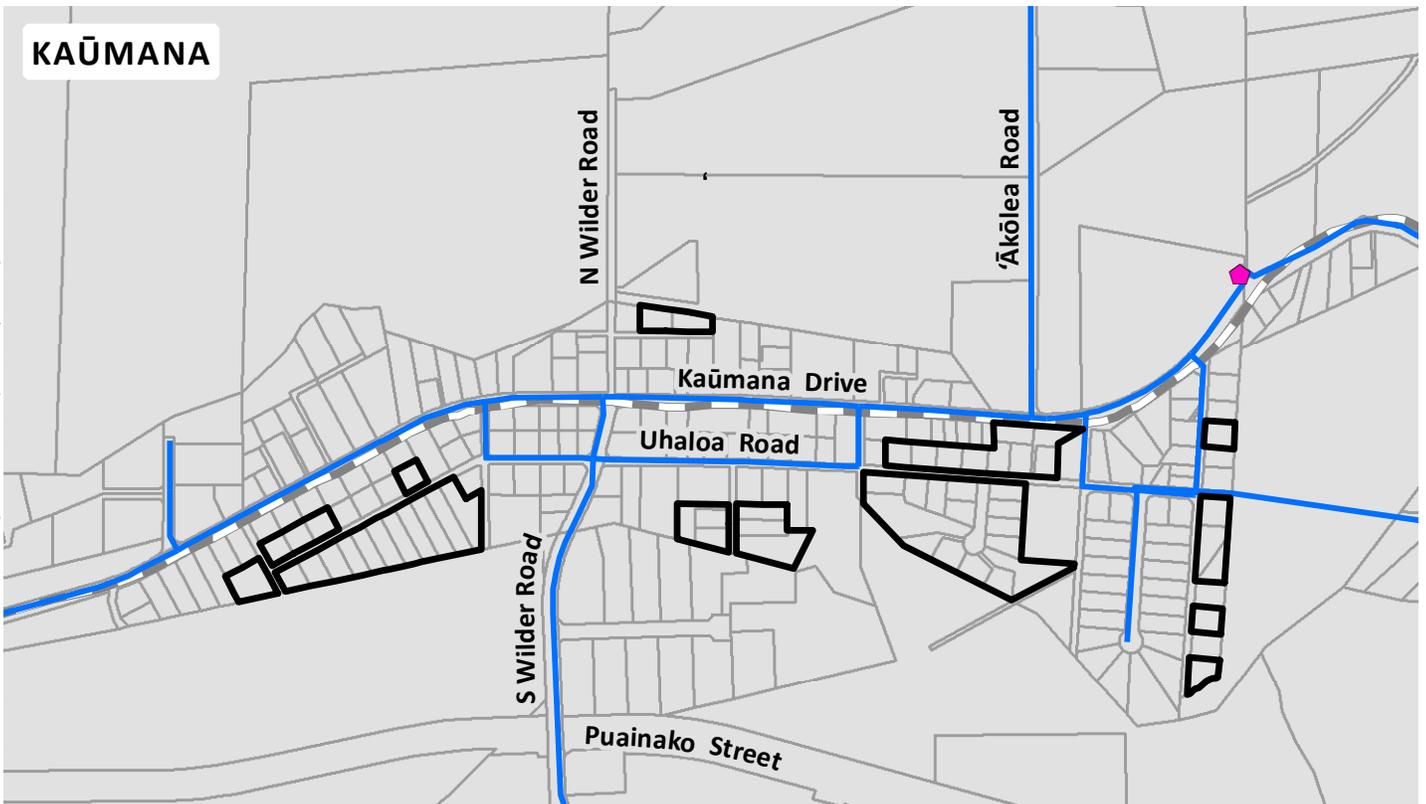
Parks. Carvalho Park and Wailuku State Park provide recreational facilities for the Pi'ihonua area. Kaūmana Public Park and Playground is situated between Akolea Road and Wilder Road. This 1.5-acre park is used for community recreation and maintained by the County. Another significant recreational area includes Kaūmana Caves County Park which contains lava tubes created by the 1881 eruption of Mauna Loa (Figure 16).

Police & Fire Stations. The Kaūmana and Pi'ihonua Homestead Areas are serviced by the Hilo Police Department located on Kapi'olani Avenue. The nearest Fire Station is located on Kaūmana Drive approximately 2,000 feet away from Pi'ihonua Homestead Area and 3 miles away from Kaūmana Homestead Area.

Medical Services. Hilo Medical Center is located on Waiuanue Avenue between Pi'ihonua Homestead Area and Lower Pi'ihonua approximately 3,000 feet away in both directions and 3 miles from Kaūmana Homestead Area. Hilo Medical Center provides a full range of services from emergency medical services, long term care, and various clinical services. The 28-bed emergency room facility services over 43,000 patients a year.



**PI'IHONUA
HOMESTEAD**



KAŪMANA

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DATE: 2/17/2017

LEGEND

-  Planning Area
-  County Water Line
-  County Water Tank/ Well

**Figure 10
County Water System**

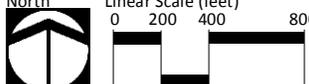
**DHHL Kaūmana-Pi'ihonua
Regional Plan**

Department of Hawaiian Home Lands Island of Hawai'i

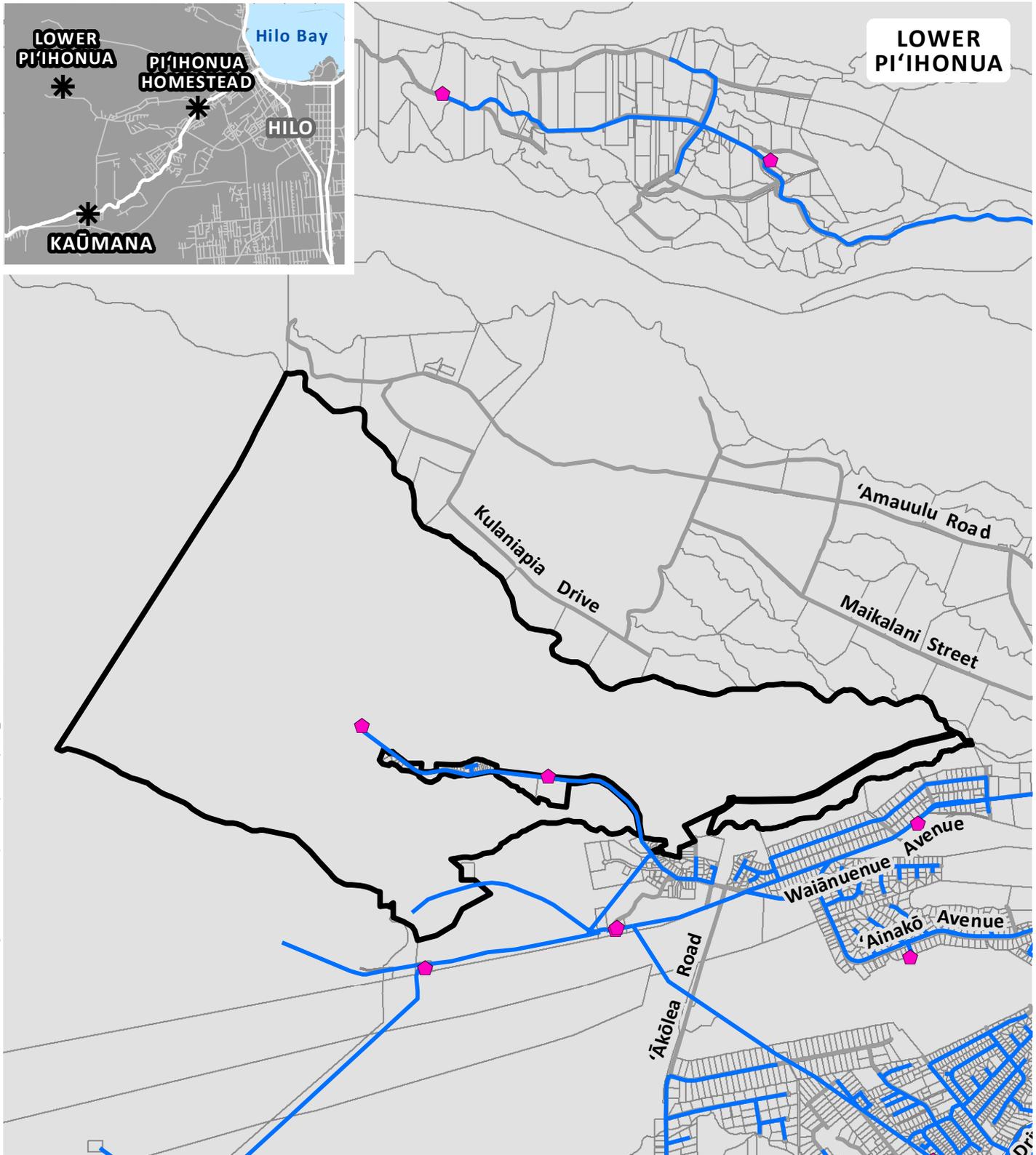
North

Linear Scale (feet)

0 200 400 800




Source: County of Hawai'i (2005).
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



Path: Q:\Hawaii\DHHL Kaumana Pi'ihonua Regional Plan\GIS\Project\County Water System_LowerPi'ihonua.mxd

DATE: 2/17/2017

LEGEND

-  Planning Area
-  County Water Line
-  County Water Tank/ Well

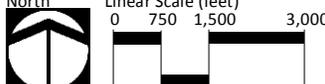
Figure 11
County Water System

DHHL Kaūmana-Pi'ihonua
Regional Plan

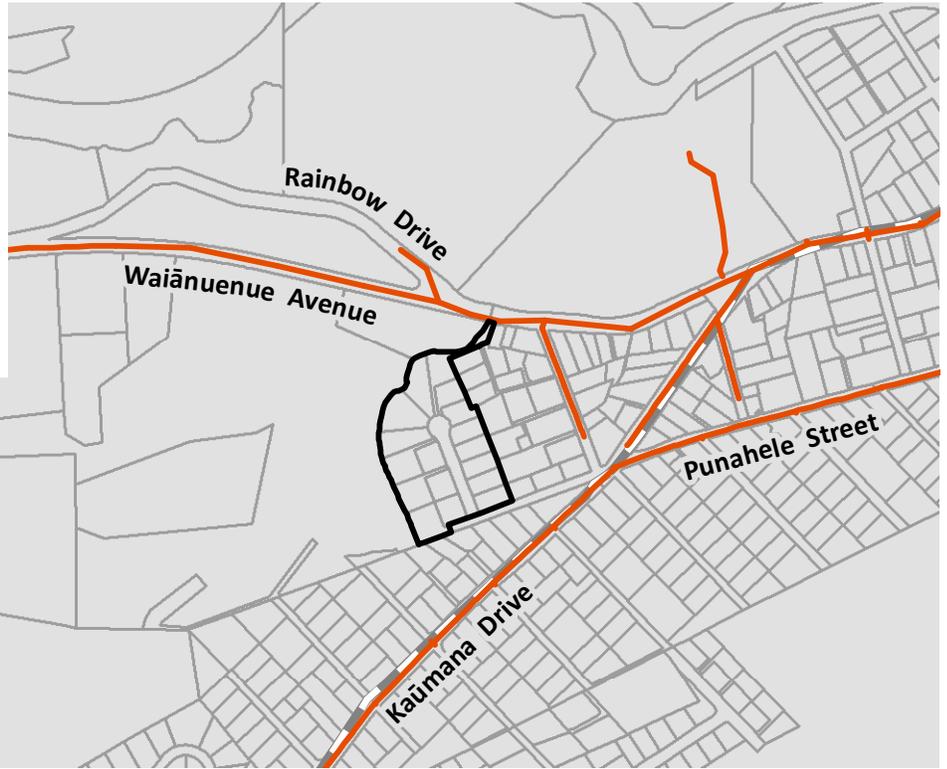
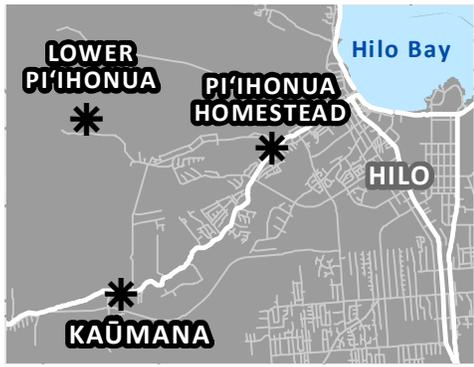
Department of Hawaiian Home Lands Island of Hawai'i

North Linear Scale (feet)

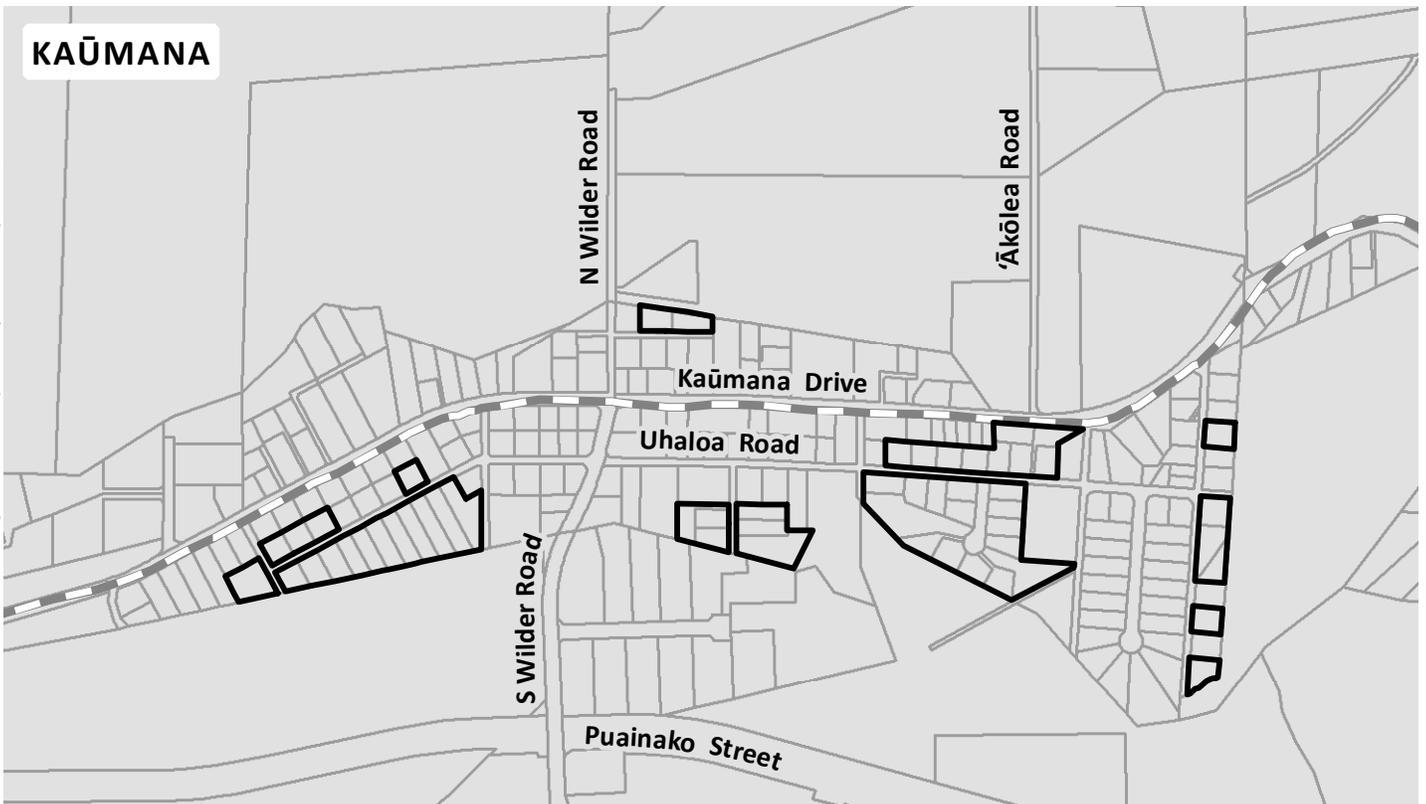
0 750 1,500 3,000




Source: County of Hawai'i (2005).
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



PI'IHONUA
HOMESTEAD



DATE: 2/17/2017

LEGEND

-  Planning Area
-  County Sewer Main (none in Kaūmana)

Figure 12
County Wastewater System

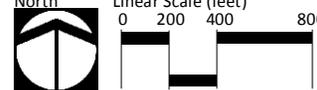
DHHL Kaūmana-Pi'ihonua
Regional Plan

Department of Hawaiian Home Lands Island of Hawai'i

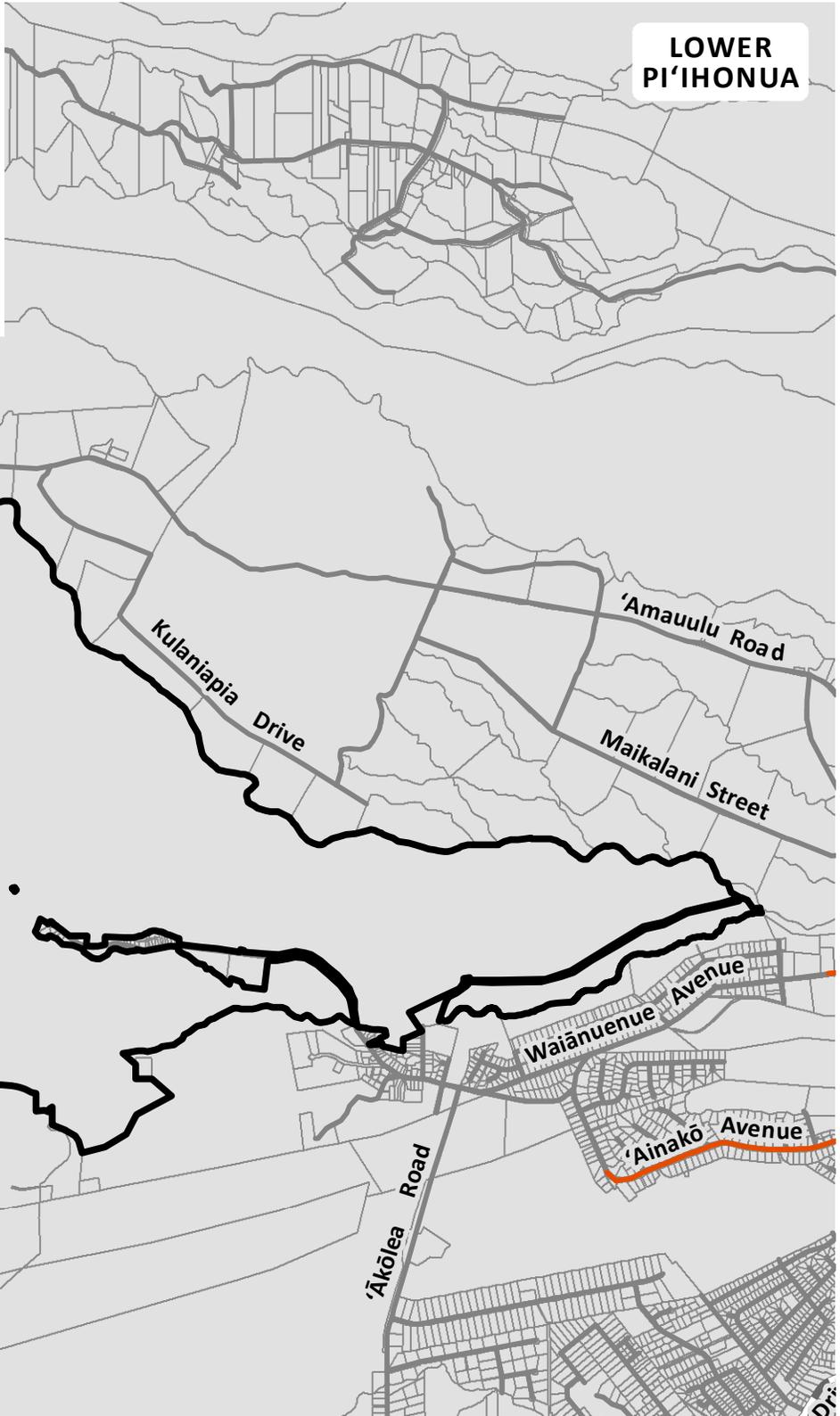
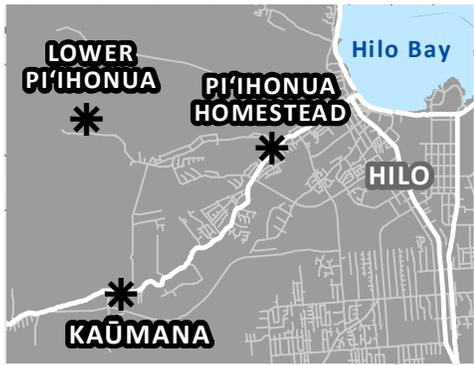
North

Linear Scale (feet)

0 200 400 800




Source: County of Hawai'i (2015).
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



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DATE: 2/17/2017

LEGEND

-  Planning Area
-  County Sewer Main

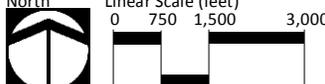
Figure 13
County Wastewater System

DHHL Kaūmana-Pi'ihonua
Regional Plan

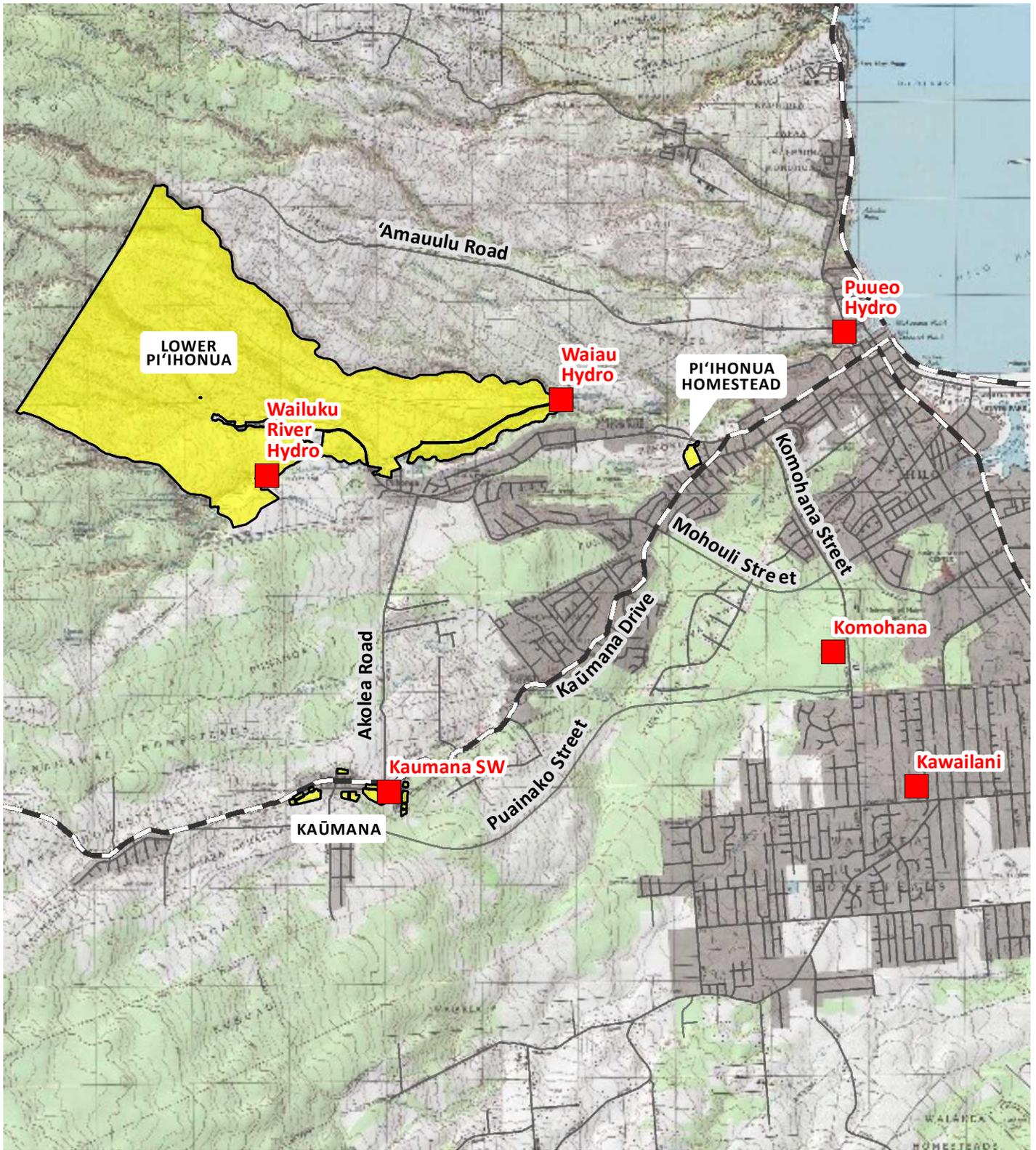
Department of Hawaiian Home Lands Island of Hawai'i

North Linear Scale (feet)

0 750 1,500 3,000




Source: County of Hawai'i (2015).
 Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



DATE: 2/19/2017

LEGEND

- Planning Area
- Electrical Facility

Figure 14
Electrical Facilities

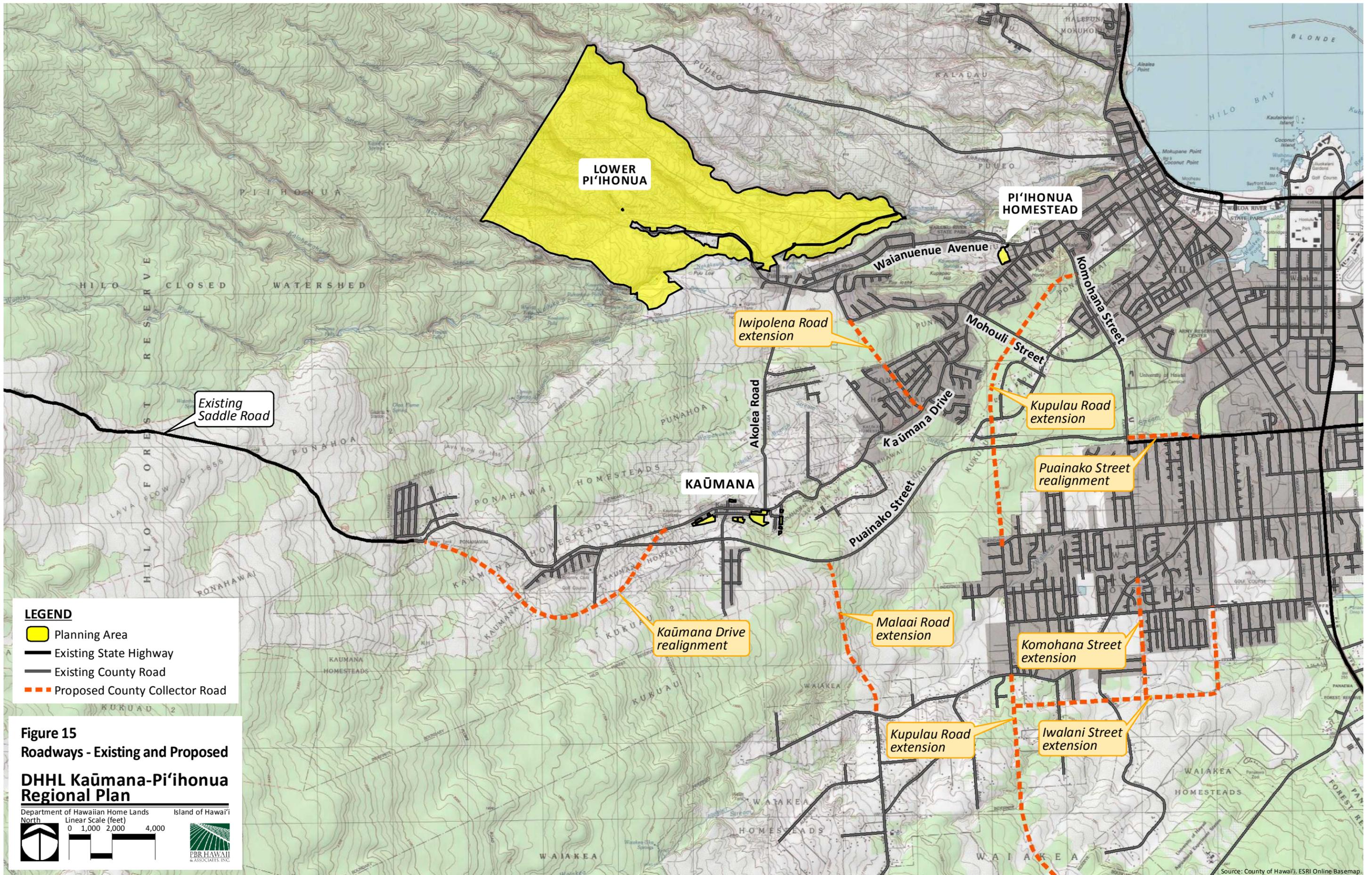
DHHL Kaūmana-Pi'ihonua Regional Plan

Department of Hawaiian Home Lands Island of Hawai'i

North Linear Scale (feet)

0 1,250 2,500 5,000

Source: County of Hawai'i. ESRI Online Basemap.
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LEGEND

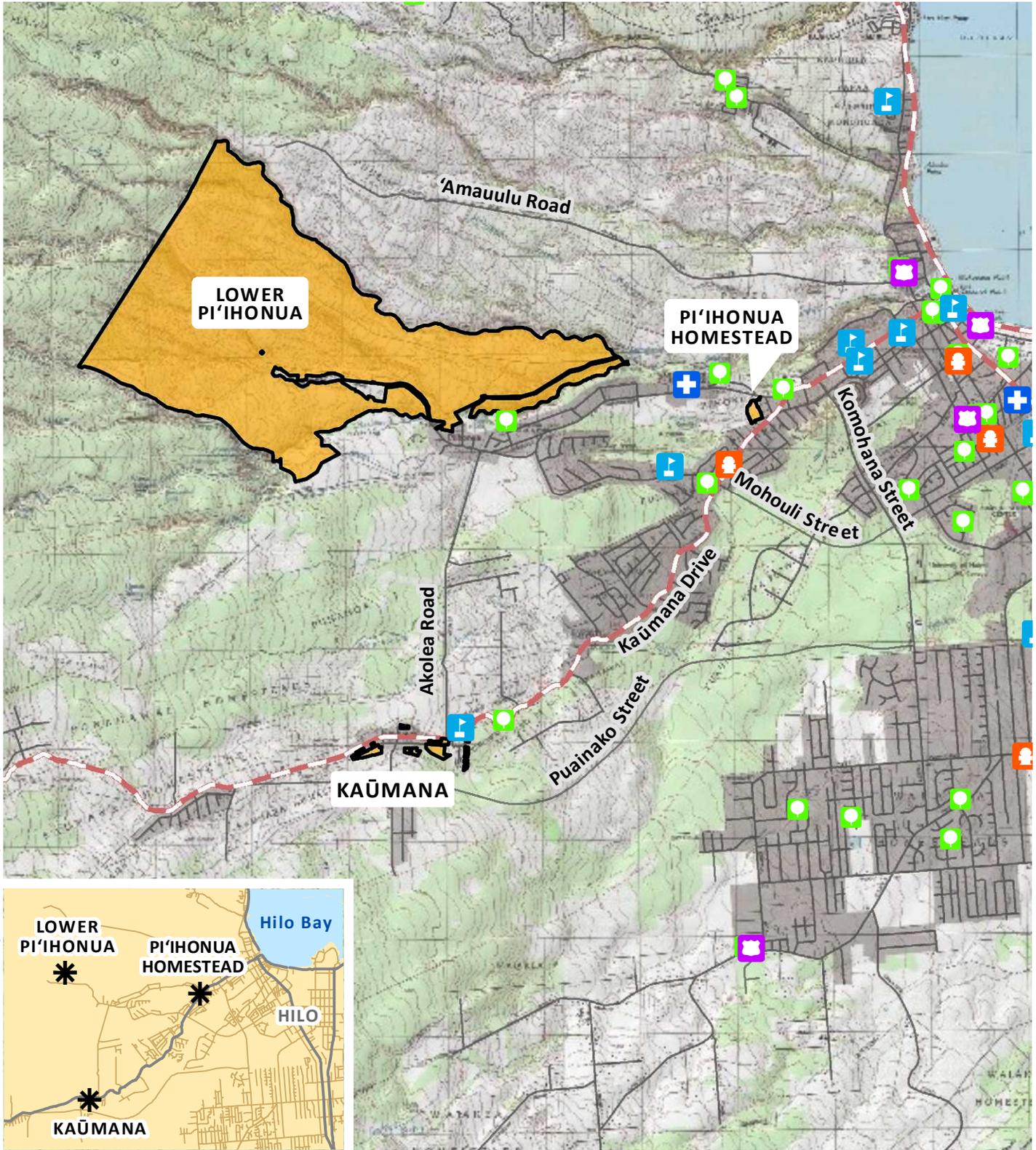
- Planning Area
- Existing State Highway
- Existing County Road
- Proposed County Collector Road

Figure 15
Roadways - Existing and Proposed

DHHL Kaūmana-Pi'ihonua Regional Plan

Department of Hawaiian Home Lands
 Island of Hawai'i
 North
 Linear Scale (feet)
 0 1,000 2,000 4,000

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



Path: Q:\Hawaii\DHHL Kaumana Pi'ihonua Regional Plan\GIS\Project\Public Facility.mxd

DATE: 5/11/2017

LEGEND

-  Planning Area
-  Fire Station
-  Police Station
-  Public School
-  Hospital
-  Park

Figure 16

Public Facilities

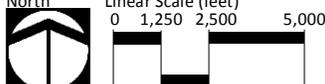
DHHL Kaūmana-Pi'ihonua Regional Plan

Department of Hawaiian Home Lands Island of Hawai'i

North

Linear Scale (feet)

0 1,250 2,500 5,000




Source: State Department of Education (2015). County of Hawai'i. ESRI Online Basemap.
 Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

5 Potential Projects

DHHL held multiple community meetings, corresponded with individual community members, and administered a community-wide survey to solicit input for the Kaūmana-Pi‘ihonua Regional Plan. The main objective of the community outreach process was to identify and inventory the needs, opportunities, and concerns impacting the Kaūmana-Pi‘ihonua community. The second objective was to identify projects that addressed these needs and resolved the issues. Through this community process, a list of 12 potential projects was generated and presented to the community on January 14, 2017. The list of potential projects are as follows and include a brief description and resulting discussions with the community. Those potential projects that were identified as Priority Projects are indicated below.

1. COMMUNITY CENTER (Priority Project)

Support the Kaūmana and Pi‘ihonua Community Associations in the development of a community center with a certified kitchen. A community center would provide a central gathering place to house future planned programs such as youth ‘ukulele building project, lauhala weaving classes, youth digital media arts class, as well as other special community cultural and educational programs yet to be developed. This structure can serve as a magnet for the benefit of both Kaūmana and Pi‘ihonua communities. In the community survey, some lessees expressed concern that a community center may cause “traffic” and might impact the peacefulness of the area. However, this project was ranked number 1 as a priority in the community survey.

2. AGRICULTURE SUSTAINABILITY (Priority Project)

Create a community pasture as authorized under the Hawaiian Homes Commission Act of 1920, Article 211 as it relates to Community Pastures. This rule allows homesteaders to raise livestock on DHHL lands set aside for that purpose. The area selected by both associations is accessible within a 10 minute drive from either community. This area is referred to by DHHL Planning Department as “lower Pi‘ihonua” and consists of 1,837 acres of which 1, 078 acres is designated as General Agriculture.

To support this program, Article 219 of the HHCA Act also allows DHHL to “employ agricultural and aqua cultural experts to instruct, and advise the lessees as to the best method of diversified farming and stock raising.” In addition, the associations wish to reach out and develop a relationship with the successful community pasture association on the Island of Molokai whose program has been in existence since 1924. The Kaumāna-Pi‘ihonua associations hope to develop a partnership with the Moloka‘i community pasture

5 Potential Projects

association in which Moloka‘i can become mentors to Kaūmana-Pi‘ihonua. Kaūmana-Pi‘ihonua would be taught and monitored by Moloka‘i so they can have a successful and sustainable community pasture.

Kaūmana-Pi‘ihonua associations would also like to reach out to other partners on the Island of Hawai‘i who can aide them in the harvesting of their livestock with the necessary sanitary and animal slaughtering process that is approved by the USDA. USDA certification is critically important as the harvested animals processed and approved by the USDA can be sold on the market. This would allow families to bring food to the table as well as bring additional income to their household budget.

3. SUSTAINABLE ENERGY – HYDROELECTRICITY FEASIBILITY

There is potential to take advantage of the quantity of running water in the Pi‘ihonua homestead area. For instance, it was shared during the meetings that a homesteader has a water fall in the back of his property and hundreds of gallons flow through the waterfall on a daily basis. From an article in the Hawaii Tribune Herald on July 7, 2003, it was discovered that in 1930, the average daily discharge of water flowing down the Ainako Stream was a daily discharge average of 2.772 million gallons a day. A low flow of just 445,000 gallons per day was recorded during the drought of 1940. This source of every flowing stream could be an opportunity for homesteaders to utilize an alternative energy source to look into for future use and need.

4. UPPER PI‘IHONUA CAMP GROUNDS

The project would be to develop campgrounds on DHHL lands designated as “Upper Pi‘ihonua” on the slopes of Mauna Kea. The campgrounds would have modest amenities, perhaps traditional hale type shelters for campers utilizing plans approved by the County of Hawai‘i’s Building Department. The camp would provide programmatic opportunities for students such as cultural practices such as stargazing/navigation and could also host visitors and tourists as a way to generate income for homestead associations. Programs could be developed in partnership with other Hawaiian organizations such as QLCC, Kumu Camp of Kaua‘i, Boy Scout Troops of the Aloha Council and KOA. The first step to developing this project is to identify the extent of the project area and locate the ideal access point. When the project details are further developed, the community associations can make a request for an access easement if none exist. In addition, support from other Hawai‘i Island associations would be necessary for use of lands in Upper Pi‘ihonua. This camp ground project could also be implemented on other DHHL lands and with other Homestead Associations on the Island of Hawai‘i including ‘Ūpolu Point and Ka Lae, Akaka Falls, and Waipi‘o Valley by partnering with Kamehameha Schools. Prior to implementation, consultation with other homestead associations in these proposed locations will be necessary in order to get their support.

5. GUN-RANGE

A gun-range could be developed on DHHL lands in “Upper Pi’ihonua” or “Humu’ula” to teach people how to hunt with a gun and could generate income. There are very limited gun-range facilities on Hawai’i Island. The gun-range should be at the 6,000 foot elevation near mile marker 23 away from populated areas. In the next two years, gather community support to move this project forward. Possible collaborations and interested parties include the Hawaii Police Department and Parker Ranch. Per anecdotal feedback from a Pi’ihonua homesteader, on the island of Kauai, the Kauai County Police Officers currently have to travel to O’ahu in order to qualify for firearms proficiency. If Hawai’i County Police have to do the same, then this could be a community economic development opportunity for beneficiaries. With community support and collaborations in place, develop implementation action steps for this project.

Partnerships can be developed with the base commander of Pohakuloa Military Camp to assist in the design, the manpower and equipment needed to develop a world class gun range. In addition, approach gun clubs, gun shops, and the public in helping to build this gun range with their advice, their volunteer manpower, and their financial help in order to educate and train the Hawai’i Island community to respect gun ownership, safety issues and proper protocol when handling firearms. Per Article 207 (B), the Hawaiian Homes Commission is authorized to use Hawaiian Home Lands for “practice target ranges.” DHHL lands could be used for a gun-range. The gun-range could benefit beneficiaries by being used to generate income, teach beneficiaries to hunt and put meat on their table, and provide job opportunities by becoming a firearms instructor after passing an NRA instructor certification process. There are many beneficiaries that are ex-policemen and women or military veterans who could qualify for this position.

6. PEST CONTROL (Priority Project)

Pi’ihonua homesteaders have organized an ongoing pest-control project to minimize the fire ant population in their area. Kaūmana residents have expressed a desire to implement a similar pest-control project in their area that will likely extend to surrounding non-DHHL lands to effectively manage pests such as fire ants, coqui frogs, and termites.

7. COMMUNITY TOOL SHED (Priority Project)

A community tool shed would provide tools and equipment that could be shared by community members to aid in home projects. The community tool shed could also aid in community work days. Possible locations for the tool shed were identified by the community and include easements off of Uhaloa and Lawai’a Streets.

8. RETROFITTING HOUSES FOR RENEWABLE ENERGY

This project would involve looking into solutions to help off-set energy costs to lessees such as retrofitting homes for solar water heaters, photovoltaic (PV) panels, and battery back-up storage systems. The upfront costs to install these systems are expensive. PV and solar ready homes will save homeowners on these upfront costs and allow cost savings to occur as soon as installation of these systems are complete.

9. NEIGHBORHOOD WATCH

A neighborhood watch program would help in crime prevention as well as provide an opportunity for community members to bond through this collective service. The program draws upon the help of neighbors to organize themselves and work with local law enforcement to keep their eyes and ears on their communities and demonstrate their presence at all times of day and night.

10. DOG PARK

A dog park would provide dog owners a location to let their dogs exercise and roam free within the confines of the park. The dog park also provides an opportunity for community to gather and socialize with each other. One idea was to integrate this park as part of the “Wilderness Park” project.

11. COMMUNITY WORK DAYS (Priority Project)

Community work days could involve a whole spectrum of projects from landscape beautification, roadside cleanup, stream cleanup, home maintenance and repairs for elderly residents, to pest control mitigation. Community work days could be combined with the “Community Tool Shed” project to leverage available equipment and resources.

12. DORM FOR NATIVE HAWAIIAN AVIATION STUDENTS

This is a project that would be initiated by the Pi‘ihonua homestead association. This project would create a dormitory on DHHL lands near the old Hilo Airport. Per Pi‘ihonua homestead association members, Senator Kai Kahele would like to establish in Hilo an aviation school that will train future pilots for this financially rewarding career. As the current chair of the higher Education Committee in the Senate, Senator Kahele may be able to convince members of the Legislature as to the positive benefits that Hilo and the State of Hawaii can gain by allowing this school to be built in Hilo. If approved, students from the mainland and Asia will swarm to Hilo to get into this career path. According to the association’s conversations with Senator Kahele, airline pilots need to speak English (international requirement for all pilots) and need to

retire at age 65. There will be a major demand for pilots in the near future because many pilots are reaching this age barrier.

Therefore, if this future airline pilot training school legislation is approved by the Hawaii State Legislature, housing may become an issue and a dormitory will be an ideal business venture for the Hawaiian Community to be involved in. DHHL has 15 acres near the old Hilo Airport and a dormitory structured after the Kamehameha Schools Kapālama Dormitories on O'ahu can be established to aid the foreign students adjust to living here in Hilo by being hosted by Hawaiian families living with them at the dormitory. Consultation with other East Hawai'i homestead associations would be needed prior to moving forward with this project.

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6 Priority Projects

Beneficiaries from Kaūmana and Pi'ihonua that attended the Regional Planning meetings discussed regional issues and opportunities with DHHL. The various issues and opportunities identified by beneficiaries were consolidated into a list of potential projects. Meeting participants categorized the potential project list into a priority matrix that assessed level of difficulty and level of impact. Based on this group exercise, priority projects were identified as those projects with high impact despite the level of difficulty. These projects also achieve the vision for Kaūmana-Pi'ihonua of creating “cultural kīpukas that advance energy and food self-reliance, cultural awareness, and economic development throughout the region. A community center supports this effort by providing programs and services to afford the community with opportunities and choices for personal growth and well-being, contributing to the overall peacefulness of this area.”

Chapter 5 includes all of the potential projects and identifies those elevated to priority projects by community consensus. The details of the four priority projects described on the following pages were evaluated and expanded upon by DHHL, their consulting team and key stakeholders.

It is important to note that with each priority project, a champion should be identified to lead the effort and initiate project implementation.

6.1 Kaūmana-Pi'ihonua Community Center

Utilizing a *hālau* or the Maori *marae* concept, a community center would help to provide a spiritual, ancestral, and cultural center for the homestead community. The community center could have the following amenities:

- A place for reasonably priced lodging (cots to sleep, bathrooms, showers, meals) during Merrie Monarch or other special events throughout the year
- Provide opportunity for job training programs
- Commercial kitchen for homesteader businesses
- A digital media and communication center with hi-tech equipment
- A place to learn and practice arts and crafts
- Be an emergency shelter

6 Priority Projects

An essential part of developing a community facility is to identify where the financial resources will come from to plan and maintain the facility, and how it will meet the needs and desires of the community. It is understood that facilities built together by neighbors and beneficiaries galvanizes the community.

Objectives

The Kaūmana-Pi‘ihonua homestead communities are without a designated, central community facility. The Kaūmana Community Association and Pi‘ihonua Community Association meet at private residences or at one of two public facilities in the area: Carvalho Park and the Kaūmana Elementary School cafeteria. While the long-term goal is to develop a new community center for DHHL beneficiaries in the Kaūmana-Pi‘ihonua region, the immediate goal is to identify a preferred location to site a community center and secure the necessary commitments to develop a community center at that site. .

Objectives for this project include:

- **Community Kīpuka.** Provide a safe, inviting, central facility as a focal point for beneficiaries to gather and foster a cohesive and connected community.
- **Social, Cultural, and Educational Programs.** Provide increased opportunities for beneficiary programs for all ages (pre-school, youth, adults, seniors) to address social, cultural, economic, recreational, and educational needs of the community.
- **Partnerships.** Establish strategic partnerships with key organizations to build a support network and attract resources for the benefit of the community.
- **Health & Wellness.** Provide opportunities for improved health and conditioning.

Implementation Action Steps

Note, based on DHHL’s prior experience with community-based projects as well as development projects in general, the actual construction of a community facility may take 10+ plus years to accomplish. Regional plans have a 5-year outlook. The recommended implementation action steps below identify actions that can reasonably be completed within the 5-year regional plan outlook. The action steps to accomplish the above objectives include:

- 1) **Site Selection.** Identify a suitable location for the Kaūmana-Pi‘ihonua Community Center. Consider engaging a professional facilitator to help facilitate this process along with DHHL staff.
 - a. **Evaluation Criteria.** Develop criteria to evaluate and select a preferred site for a community center. Based on initial discussion during regional plan outreach meetings and feedback from the regional plan survey, criteria may include, but not limited to: (1) proximity to both Kaūmana and Pi‘ihonua

- homestead areas to ensure convenient accessibility by homesteaders in each community; (2) Compatibility with surrounding land uses (i.e. a community facility should be sited in a location that will not disturb the “peaceful tranquility” of surrounding residents or cause unwanted traffic; (3) size of the parcel ; (4) distance to other community facilities; (5) Potential acquisition and/or development costs. (6) Accessibility/availability of needed infrastructure to support the facility. (7) Sites with lease availability or with leases that are due to expire soon. An advisory committee should be formed that includes members from both associations to guide and carry out this process and to gain consensus from the community on the final agreed upon site selection criteria.
- b. **Potential Sites.** The advisory committee should identify a list of potential locations for a community center and conduct exploratory meetings and site visits with various landowners (if on non-DHHL land) to collect more information related to the identified site selection criteria. During the regional plan meetings five sites were identified as potential locations for a community center. Three of the five potential sites are *not* located on DHHL land. Two of the potential sites that are located on DHHL lands are in areas designated by the Hawaii Island Plan for future residential homestead use (See Appendix B). There is a strong probability that the HHC would *not* approve a community center in locations that are designated for future residential homestead use as these areas would provide more homestead opportunities to beneficiaries on the waitlist.
 - c. **Apply Evaluation Criteria.** Evaluate the sites based on the agreed-upon evaluation criteria and compare results to determine the opportunities and constraints of each site. Based on the evaluation of sites, provide a recommendation of the preferred site and present findings to the Kaūmana-Pi‘ihonua Community for input.
 - d. **Site Selection.** Based on site evaluations and community input, select the site for the community center and report to Kaūmana-Pi‘ihonua beneficiaries along with the greater community.
- 2) **Agreements and Approvals to Utilize the Site.** Kaūmana and Pi‘ihonua community associations will need to finalize agreements and approvals with the respective land owner to utilize the preferred site for a community center. There are two possible outcomes from Step-1 above: the selected preferred site for the community center is either (a) located on DHHL land or (b) *not* located on DHHL land. If the preferred site is located on DHHL land, then the following steps outlined in Figure 4 (page 4) “Master Planning and Land Development on Hawaiian Home Lands” apply. These steps include:
- a. **DHHL Evaluation Criteria.** DHHL has prepared evaluation criteria to review requests for land dispositions from non-profit organizations. Review DHHL’s preliminary evaluation criteria and

6 Priority Projects

provide as much relevant information as possible for their review using the “Criteria” checklist in Appendix F.

- b. **Temporary Right-of-Entry.** Kaūmana and Pi‘ihonua community associations request a temporary Right-of-Entry (ROE) from DHHL in order to conduct planning and due diligence studies of the preferred site. The temporary ROE will need to be approved by the HHC.
- c. **Master Plan & Environmental Assessment.** Once a temporary ROE has been granted to Kaūmana and Pi‘ihonua community associations, then the two associations should initiate a master planning and environmental assessment (EA) process. This is a MAJOR step in the overall process for this priority project. As part of the master planning and EA processes, site assessment technical studies of the project area should be initiated. Site assessment technical studies could include:
 - i. An archaeological survey;
 - ii. Flora and fauna surveys;
 - iii. Assessment of potential natural hazards;
 - iv. Assessment of on-site drainage patterns;
 - v. Identification of existing on-site and off-site infrastructure and its associated capacities;
 - vi. Assessment of traffic activities in the surrounding area;

The master planning and EA processes should also identify and confirm what types of programs and activities that will take place at the facility so that the planned facility will be large enough to accommodate those desired programs and activities. It is strongly encouraged that Kaūmana and Pi‘ihonua community associations enlist the services of professional consultant(s) to help them complete a master plan and EA.

- d. **HHC EA Approval.** Once a final master plan and EA has been completed by Kaūmana and Pi‘ihonua community associations. The final EA must be approved by the HHC in which the HHC will make a determination that the proposed project will be found to have no significant impact to the project area and surrounding community or Finding or No Significant Impact (FONSI).
- e. **Long-Term Disposition.** Kaūmana and Pi‘ihonua community associations request a long-term disposition from DHHL. DHHL staff will work with the associations to identify terms and conditions that are mutually agreeable to each party. HHC approval of the long-term disposition is required. After a long-term disposition is approved by the HHC, Kaūmana and Pi‘ihonua community associations can proceed with the design and construction of the community center.

If the Kaūmana and Pi'ihonua community associations select a preferred site that is *not* on DHHL lands, then the associations will need to comply with whatever process that is required by that land owner to secure a long-term agreement and approval for the associations to utilize the land for a community center.

Regardless of whether or not the selected preferred location of the community center is on DHHL lands, the Kaūmana and Pi'ihonua community associations should complete the following implementation action steps below.

- 3) **Management & Use.** Determine the overall operations and management of the community center. DHHL in collaboration with the Kaūmana Community Association and Pi'ihonua Community Association should identify a managing entity or group of individuals to function as the essential support of the community center's day-to-day operations and overall management. This entity or group will be responsible for: (1) coordinating use and scheduling of programs and events at the center; (2) coordinating facility maintenance; and (3) ensuring financial stability and community accountability.
- 4) **Programs at the Community Center.** The managing entity or group should develop a program plan for the community center. The plan would identify the different types of programs and activities to offer at the community center and potential program partners. For each program or activity, the plan would also identify the estimated frequency in which the program or activity would be held (daily, weekly, monthly etc.), whether the program or activity is seasonal, and number of hours per use (ex: two-hours per week or five hours per month etc.) The program plan would also identify how these programs provide a benefit to the community. The program plan would also identify more permanent uses such as space for storage of equipment.
- 5) **Financial Plan.** Prepare a financial plan to demonstrate capability to startup and operate the community center. A financial plan could include a schedule of fees for use of facilities or other revenue streams. The financial plan should also project major long-term maintenance projects and associated costs over the term of the lease.

6.2 Agriculture Sustainability – Community Pasture

The community pasture program provides supplementary grazing and livestock opportunities to the local community while ensuring environmental and agricultural sustainability of the land. The community pasture program uses cattle grazing as the primary tool, supported by the latest livestock management science, to maintain an accessible food source. Well-managed pastures also provide air and water

6 Priority Projects

purification, soil conservation, and carbon sequestration. The community pasture program is consistent with Governor Ige’s overall goal of food sustainability to double local food production by the year 2020.

Lower Pi‘ihonua has supported active agricultural practices in the past. There is potential to put this land back into active agriculture given the soil types, water, and land base. In the interim, Lower Pi‘ihonua can support passive agriculture uses such as pasture for cattle. The community is interested in learning how to raise and dress cattle as a means to feed local beef to the local community.

Objectives

The Kaūmana-Pi‘ihonua homestead communities have identified Lower Pi‘ihonua as an opportunity to implement the community pasture program to provide a local food source as well as to address the wild ungulate (hooved-animal) population on Hawai‘i Island. The portions of Lower Pi‘ihonua designated in the DHHL Hawai‘i Island Plan as “General Agriculture” would be suitable for a community pasture (Figure 9). General Agriculture designated lands in Lower Pi‘ihonua encompass an area of approximately 750 acres. A portion of this acreage could be utilized for a community pasture.

Objectives for this project include:

- **Supplemental Food Source.** Raise livestock on DHHL lands to feed local beef to the local community.
- **Livestock & Land Management.** Manage a productive pasture and promote environmentally responsible land use practices.
- **Training.** Provide training programs on raising livestock and how to dress and butcher animals.

Implementation Action Steps

The action steps to accomplish the above objectives include:

- 1) **Participation.** Develop a community base to participate in the community pasture program.
 - a. **Champions.** Identify an individual or group to catalyze the effort of establishing the community pasture program who would likely be able to divert enough time and entrepreneurial attention to make the project happen. It may be unrealistic to rely solely on working cattlemen, who are busy trying to make their own operations successful.
 - b. **Patrons.** Identify other homestead associations in East Hawai‘i that would like to participate in the community pasture program to maximize the number of patrons. *Kaūmana and Pi‘ihonua lessees should get priority preference in the community pasture*

program if there is a shortage of space, but the program will try to accommodate all who are interested. DHHL will provide assistance in involving waitlist applicants to include in the discussion when forming an organization to manage the community pasture.

- c. **Partners.** Identify partners that are involved in the cattle industry who have the capacity to share knowledge and experience in the production and processing of livestock for consumption like the Molokai Community Pasture Association (comprised of Molokai homestead lessees), and other Hawai'i Island cattle and ranching organizations .
- 2) **Program Plan.** With the established community base, hold planning meetings to discuss various aspects of the community pasture program such as funding, management, membership structure, access, and infrastructure improvements. Document and formalize plan for DHHL review and input. The plan should, at a minimum, provide details on the following:
- a. **Program Structure.** Determine the type of structure the program will operate under: 1) 501(c)(3) nonprofit corporation; or 2) agricultural cooperative organized under HRS chapter 421.
 - b. **Membership Fees.** Consider community buy-in options where participants pay a fee in return for local meat at a reduced cost.
 - c. **Livestock Source.** Identify sources and type of livestock for the community pasture.
 - d. **Management.** Identify a community pasture manager(s) and develop a job description(s) of what the position(s) entails.
 - e. **Processing.** Kaūmana-Pi'ihonua associations would also like to reach out to other partners on the Island of Hawai'i who can aide them in the harvesting of their livestock with the necessary sanitary and animal slaughtering process that is approved by the USDA. Possible membership with the Hawaii Island Meat Cooperative was discussed during regional plan meetings, but the Kaūmana and Pi'ihonua associations would like to explore partnerships with other on island meat processing entities as well.
- 3) **Temporary Right-of-Entry.** Kaūmana and Pi'ihonua community associations request a temporary Right-of-Entry (ROE) from DHHL in order to conduct site planning and due diligence studies in Lower Pi'ihonua for a community pasture. The temporary ROE will need to be approved by the HHC, at which time, the Program Plan that was developed by the community in Step-2 should be presented to the HHC for review and comments.

6 Priority Projects

- 4) **Site Assessment and Plan.** Initiate the process to identify and prepare the best suited land for pasture at Lower Pi‘ihonua. The site assessment and plan must also identify the types and location of improvements that will be made to the land such as fencing, irrigation lines, and roads. The site plan should depict graphically where improvements will be made. Note, the plan should identify required permits that are needed for proposed uses such as stream water diversion or waste disposal. Also, depending on the type and intensity of the proposed improvements on the site, an EA may be required. Using professional pasture managers, the site assessment and plan should also include a *grazing plan* to ensure that the pasture’s productivity and sustainability is maintained effectively. Natural Resources Conservation Services (NRCS), and the UH College of Tropical Agricultural Resources (CTAHR) may offer technical assistance with completing this implementation action step.
- 5) **Financial Plan.** Prepare a financial plan to determine the amount of capital needed to fund the program and potential funding sources to construct infrastructure improvements (i.e. roads and fencing), acquire livestock, cover the costs of pasture management, and processing.
- 6) **Long-Term Disposition.** Kaūmana and Pi‘ihonua community associations request a long-term disposition from DHHL. DHHL staff will work with the associations to identify terms and conditions that are mutually agreeable to each party. HHC approval of the long-term disposition is required. After a long-term disposition is approved by the HHC, Kaūmana and Pi‘ihonua community associations can proceed with making the necessary improvements to the land and utilizing the area as a community pasture.
- 7) **Annual Review.** The managing entity shall submit an annual report to HHC by December 31 to assess its accomplishments and challenges. The spirit of this report is to encourage open communication on the successes and challenges faced by the managing entity so the HHC and DHHL is fully apprised of its efforts and in order to encourage Departmental assistance as needed.

6.3 Community Tool Shed and Work Days

The vision behind the Community Tool Shed project is twofold. One aim is to create a community tool shed where participants can access the appropriate equipment to aid in the maintenance of homestead lots and common areas. The second is to provide a much needed resource where participants can engage in community landscape and restoration work in a meaningful way. Through the work of the Community Tool Shed Project itself, volunteers partake in beautifying the landscape, learning about the land, helping neighbors in need, and establishing a sense of community pride.

This project is important to the community because it gives residents access to tools they otherwise would have gone without. The cost of tools could be spread between everyone involved in the program through a membership fee. Using these tools, residents can do minor home repairs and projects, improving the overall attractiveness of the community.

Objectives

Objectives for this project include:

- **Shared Resources.** Provide a collection of tools that can be used by the community for home, yard, and community-wide projects.
- **Beautification.** Maintain the beauty of the community landscape and built environment.
- **Collaboration.** Inspire participation in community projects to strengthen and celebrate collaboration among community members and build a sense of pride and accomplishment.

Implementation Action Steps

The action steps to accomplish the above objectives include:

- 1) **Survey.** Conduct a community survey to help define the scope of the project. The survey is a way to identify who will be able to use the tool shed (i.e. Kaūmana-Pi'ihonua homesteaders only, the larger surrounding neighborhoods), the types of tools and supplies people need and what they might want to share or donate for community use (i.e. gardening and lawn tools, home repair tools, ladders, buckets). The survey should also be used to gauge how many people would be interested in using the community tool shed and who would be interested in volunteering their time. Solicit input on community work day projects that can benefit from the community tool shed.
- 2) **Research & Resources.** Conduct research on other successful models of community tool sheds that can be applied to this project. Here are links to resources:
 - **Honolulu Tool Library:** <http://hnltoollibrary.org/>
 - **Phoenix Tool Shed:** phxtoolshed.org
 - **Mount Rainier Community Toolshed:** www.communitytoolshed.org
 - **Cache Valley Community Tool Shed:**
<http://testweb.loganutah.org/CD/CDBG/OneHome/DOC/CommunityToolShedBrochure.pdf>
 - **Pinewood Greens Community Tool Shed:** www.pinewoodgreens.com/toolshed.html
 - **NE Seattle Tool Library:** Neseattletoollibrary.org
 - **Tacoma Tool Library:** tacomatoollibrary.com

6 Priority Projects

- 3) **Startup Plan.** Based on preliminary research and survey results, develop a startup plan to launch the project.
 - a. **Champions.** Identify the core group of people who will launch this project and see it to fruition. This group may become the managing entity, but to ensure longevity encourage others to get involved throughout the process.
 - b. **Protocols and Procedures.** Identify protocols and procedures regarding usage and management of the tool shed.
 - i. **Membership.** Determine who is eligible and develop a membership application for qualified participants.
 - ii. **Fees.** Calculate an appropriate fee to help fund the ongoing operation of the project.
 - iii. **Maintenance.** Determine how tools and equipment will be maintained. Look into partnering with a local tool shop.
 - iv. **Lending Policy.** Develop a lending policy for proper usage of equipment.
 - v. **Liability Waiver.** Establish a liability waiver to hold harmless the volunteers and employees of the community toolshed project and DHHL. Consult with a legal team to develop waiver or release form.
 - c. **Location.** Identify a facility to house the community tool shed project and obtain necessary permissions to locate toolshed at the site. In the future, the tool shed can be housed at the proposed Kaūmana-Pi‘ihonua Community Center.
 - d. **Roles and Responsibilities.** Create a set of roles and responsibilities needed to manage this project successfully. Consider the following roles and determine if an individual can participate in multiple roles or if a role is too large to be coupled with another.
 - i. **Coordination.** Scheduling the lending of tools and equipment.
 - ii. **Equipment.** Maintaining an inventory list of all equipment. Seeking equipment donations.
 - iii. **Operations.** Manning the toolshed during operating hours. Inspecting tools upon return.
 - iv. **Storage.** Maintaining proper storage of equipment. Keeping the tool shed and inventory secure.
 - v. **Maintenance.** Maintenance and repair of equipment.

- vi. **Membership.** Collection of membership applications. Keeping record of members.
 - vii. **Funding.** Collection of fees for member participation. Seeking monetary donations.
- 4) **Financial Plan.** Prepare a financial plan to determine the amount of capital needed to fund the program and potential funding sources.
 - 5) **Community Work Days.** Based on survey results and community input, develop a list of community projects. Organize community work days and solicit participation from the community. Identify the tools and equipment needed for the project and check to see if available in community tool shed. One of the first community work days can be focused on setting up the community tool shed at its desired location and incorporate a training day for using various types of equipment.
 - 6) **Annual Review.** The managing entity shall submit an annual report to HHC by December 31 to assess its accomplishments and challenges. The spirit of this report is to encourage open communication on the successes and challenges faced by the managing entity so the HHC and DHHL is fully apprised of its efforts and in order to encourage Departmental assistance as needed.

6.4 Pest-Control Mitigation and Removal (Kaūmana Only)

Pi'ihonua homesteaders have organized an ongoing pest-control project to minimize the fire ant population in their area. Kaūmana residents have expressed a desire to implement a similar pest-control project in their area that will likely extend to surrounding non-DHHL lands to effectively manage pests such as fire ants, coqui frogs, and termites.

Objectives

Objectives for this project include:

- **Optimization.** Optimize pest-control management efforts among residents to efficiently suppress imminent and incipient pest populations.
- **Suppression.** Suppress priority pest populations in targeted areas to prevent further establishment and spread.
- **Environmental Responsibility.** Use responsible and best management practices to preserve the integrity of the natural environment while implementing pest control measures.

Implementation Action Steps

The action steps to accomplish the above objectives include:

- 1) **Identification.** Identify priority pest populations to manage and control collectively. Some species of concern include fire ants, coqui frogs, and termites.
- 2) **Research & Resources.** Conduct research on effective pest-control measures for the targeted species. Here are links to resources:
 - **U.S. Environmental Protection Agency:**
<https://www.epa.gov/managing-pests-schools/introduction-integrated-pest-management>
 - **Hawaii State Department of Agriculture:** <http://hdoa.hawaii.gov/pi/pest/>
 - **Hawaii State Department of Land and Natural Resources:**
<http://dlnr.hawaii.gov/hisc/info/invasive-species-profiles/>
 - **University of Hawaii College of Tropical Agriculture and Human Resources (CTAHR):**
<http://www.ctahr.hawaii.edu/Site/ExtINV.aspx>
- 3) **Participants.** Identify homeowners who would like to include their lots in the overall pest-control management program. Garner support and participation by sharing information through various communication channels. Seek out 100% participation for the Kaūmana community including non-DHHL homestead neighbors.
- 4) **Program.** Develop an integrated pest-control management program based on research and community knowledge and experience. Consult with Pi‘ihonua residents for effective measures.
- 5) **Funding.** Seek funding from DHHL and/or other available grants sources for purchase of pest-control supplies. DHHL does not currently have a specific grant program for pest control management. However, the Fiscal Year 2017 \$5,000 DHHL Homestead Association Capacity Building Grant or a portion of the Kaūmana Community Association’s annual Waiākea Shopping Center Memorandum of Agreement funds could be utilized for this project. Another potential funding source is a Grant-in-Aid from the State Legislature.

Appendix A

Community Meeting #1 – Beneficiary Consultation Meeting Notes

KAUMANA-PIIHONUA REGIONAL PLAN

Meeting #1 Notes

September 17, 2016

Where Do We Want to Go? A successful Kaumana and Piihonua has:

Community Facilities

- Community center with programs to help native Hawaiians.
- A halau / community center similar to a marae.
- A community center certified kitchen.
- QLCC family park.
- Community center
- Certified kitchen
- Arts and crafts center
- W. Hanau community center
- Community freezer
- Generate income from community center with certified kitchen
- Cultural museum gallery
- Graveyard

Sustainable Energy

- Sustainable wind power
- Sustainable hydro power
- Sustainable solar power
- Off-grid housing

Access to Natural Resources

- Kaumana Wilderness Park and walking path hooked to downtown (Hilo).
- Water

Food Sustainability

- Sustainable food
- Within five years, have subsistence agricultural lots.
- Community pasture
- Raising livestock
- Dairy farm
- Watercress farm
- Egg farm
- Loi

- Ho'io
- Trout ponds

Economic Development

- Native village commercial opportunities – gas station and food mart.
- Within 20-years, a shopping center.
- Technology center
- Programs to rehabilitated native Hawaiians – as in job programs.
- Entrepreneur Development center
- Be self-sufficient as a community and people
- Sustainable family income
- Vocations on homestead. Daycare for children and adults, music studio, entrepreneurs, etc.
- Business development center
- Mercantile boarding homes

Recreation

- Gun range
- 4 x 4 motorized vehicle area
- Motocross track

Promotion of Cultural Values

- Cultural advisory board for area
- A community as a community – friendly, aloha, ohana.
- Pride of ownership
- Classes for olelo, mele, dance, weaving, carving (cultural classes)
- Maile cultivation and classes

Social Services

- Programs to service kupuna, keiki, single parents etc.
- Community activities i.e. fitness and keiki stuff

What are current issues?

- Homes for waitlist Kupuna, vets, first time homeowners
- DLNR cleaning stream (Piuhonua)
- Health
- Food
- Safety
- Need road humps, children are playing

- High cost of housing; difficult to pay mortgage
- Lower the blood quantum to less than 25 percent
- Create more jobs, train people to qualify for jobs

Environmental Issues & Invasive Species

- Albizia
 - Termites
 - Coqui frog
 - Fire ants
 - Flood zone
 - Rainbow falls helicopter
- The settlement of Kaumana by current lessees has changed the characteristic of existing conditions. Before DHHL homesteads, there were Japanese families, shoyu factory, and winery
- Why has DHHL not developed lower Piihonua? It's been fellow for so long.
 - Saddle road extension route may impact community
 - Senior citizen programs are important
 - Put a 4x4 park site in an area so 4x4 vehicles do not become a nuisance.
 - Raising livestock is #1, Community Center – kitchen#2, Hydro-electricity #3
 - Delaware company land is a possible site for community facility (it's an opportunity)
 - Homestead houses need to incorporate sustainable technology
 - My kids cannot come home because there are no jobs for them here.
 - Video center
 - How do we phase things in? What's the timeframe outlook for this?
 - Gun-range could go in Upper Piihonua.

Opportunities

- Community center with programs, economic, development, (one-stop shop). 15-acres.

Appendix B

Community Meeting #2 – Beneficiary Consultation Meeting Notes

Kaumana-Pi'ihonua Regional Plan Meeting #2

MEETING NOTES

October 22, 2016

Kaumana Elementary School

4:00 pm to 7:00 pm

I. **ATTENDANCE:**

Attendees: Larry Roesetti, Skylark Rosetti, Duncan Seto, Doreen Kodani, Ron Kodani, Amelia Kalahike, Kaipo Kauka, Momi Kekaulua-Leopoldino, Charles Keane
DHHL Staff: Louis Ha'o, District Manager; Aunty Leafy, Andrew Choy and Julie-Ann Cachola

II. **HANDOUTS:**

1. Meeting Agenda
2. Powerpoint Presentation
3. September 17, 2016 Meeting Notes
4. Regional Plan Location Map

III. **DHHL PRESENTATION**

Andrew Choy presented the attached powerpoint presentation, which provided information on:

DHHL Lands and Plans

1. DHHL lands and its relationship to DHHL's Planning System, in particular, the Island Plans and Regional Plans
2. A general description of the 21 Regional Plans that DHHL developed working with homestead associations and lessees across the State, including: how they are developed, what they contain, and how they are used after HHC approval.
3. Planning is the process of navigating a community to their desired future:
 - a. Step 1: Vision—where does the community want to go?
 - b. Step 2: Projects and Programs—How can the community get there?
 - c. Step 3: Pull it all together, with data and analysis, in a draft regional plan

Kaumana-Pi'ihonua Regional Plan Scope and Planning Process

4. The Planning Process: How we will develop the Regional Plan for Kaumana-Pi'ihonua?
 - a. Meeting #1 to Identify Vision, Opportunities, and Issues (Sept 17, 2016): engaged lessees in identifying a vision of where they want to be, existing opportunities that can help, and the issues that should be addressed to get there.
 - b. Meeting #2 to Identify and Prioritize Projects and/or Programs (this evening): engaged lessees in identifying projects and/or programs that can be developed to help to achieve the vision.
 - c. Meeting #3 to Review the Draft Plan (December/January): to review, discuss, and fine tune the draft regional plan.
 - d. Meeting #4 Additional Time to Review the Draft Plan (January): If additional time is needed for lessee review and discussion of the draft regional plan.
 - e. HHC Informational Workshop (January-February 2017): presentation of the Kaumana-Pi'ihonua Regional Plan (final draft).
 - f. HHC Approval/Adoption of the Regional Plan (February-March 2017): Request for HHC approval of the final Kaumana-Pi'ihonua Regional Plan.

Results of Meeting #1

5. The Kaumana-Pi'ihonua Regional Plan can maximize Opportunities to develop: community facilities, a wilderness park, sustainable energy, food sustainability, recreation areas, economic development, education, social, and cultural programs.
6. The Kaumana-Pi'ihonua Regional Plan can address the following issues and obstacles: Invasive species (albizia trees, termites, coqui frogs, fire ants, flood zones); DLNR Clearing (Pi'ihonua); speeding and traffic safety (children playing in the streets); Rainbow Falls helicopter; high cost of housing/mortgage payments; lack of job opportunities for Next Generation homesteaders; blood quantum; and preserving historical areas.
7. The Kaumana-Pi'ihonua Draft Vision Statement:
"Kaumana and Pi'ihonua homestead areas are cultural kipuka that advance energy and food self-reliance, cultural awareness, and economic development throughout the region. A community center supports this effort by housing programs and services to afford the community with opportunities and choices for personal growth and well-being."

IV. **FACILITATED GROUP DISCUSSION:**

Andrew facilitated an open discussion on the projects/programs that were raised in the 1st meeting. Lessees identified details about proposed project elements and activities, including site characteristics and requirements. The discussion questions below were part of the presentation slides and were used as a starting point for the discussion:

1. The ideas raised in the first meeting:
 - Why are the ideas important for Kaumana and Pi'ihonua?
 - How will the opportunities create positive impacts for the homestead community?
2. Identifying projects and programs
 - What opportunities/issues should we combine under one project or program?
 - What opportunities/issues should we address separately, under its own unique project/program?
3. Identifying priorities: *we had planned to engage lessees in a prioritization exercise, but we ran out of time and were not able to conduct this vote.*

V. **DISCUSSION ON PROPOSED PROJECTS:**

1. **A COMMUNITY CENTER** provides the following opportunities and positive impacts:
 - Brings people together; helps to connect the community
 - Provides a place to teach our kids through afterschool and/or weekend programs
 - Halau/Marae: Facilitates cultural activities by providing a Halau/Marae that provides a spiritual, ancestral and cultural center for the homestead community. The halau/marae provides reasonably priced lodging (bathrooms, showers, meals) for halau members and their families, who come to Hilo to participate in the annual Merrie Monarch Festival. Native artists would collaborate to create interior and exterior designs and decorations. It could host visitors from around the world (could have a coin machine similar to the one at the Volcano Lodge that visitors leave behind, providing a visual representation of the home lands of all the people who have stayed at the marae.
 - A 'cultural advisory board' could be established to ensure proper handling/restoration of historic sites in the area and could be integrated into the 'marae' section of the Center.
 - Provides a place to provide job training

- Provides a hot and cold commercial kitchen where people can produce value-added food products. A lot of women in the homesteads want to do something in food service; they will be able to test their products in the commercial kitchen
- Provides a communication center that can house telecommunication equipment that can link-up to DHHL which can facilitate DHHL meeting with the community.
- On one side, it provides a digital media center that can promote digital media arts. OHA funded this kind of project before.
- On the other side, it provides a place for arts and crafts.
- Provides a means to generate income through the rental of the facility, which makes the community more self-sufficient, less dependent on grants.
- Provides a business incubator.
- Provides a (qualified/certified) disaster emergency shelter, constructed to emergency shelter specifications that can provide water for homesteaders in the event of a tsunami, hurricane, earthquake, and/or lava flows. [Note: should research and identify where current evacuation/emergency shelters are located].
- For example: the grant from Walmart is being used to teach youth about how to build an 'ukulele, from scratch to finish, including performing with it. This could be done at the Center.
- For example: Wai'anāe Valley Homestead has a small park that has a bathroom and a small covered area, but even with the small area, they did a lot at the Park. They held free Hawaiian language classes at the Park.
- The grounds could be used for gardening food crops and other crops

2. POTENTIAL SITES FOR THE COMMUNITY CENTER

Meeting participants identified five (5) potential locations for a community center:

- On N. Wilder Road (TMK (3) 2-5-047-017). Looks like an abandoned old Japanese Dojo. The location is not on Hawaiian Home Lands.
- On Uhaloa Road, (TMK (3) 2-5-005-138). Parcel is undeveloped. Located near existing residential Kaumana lessees. Parcel is about 0.25 acre in size. The DHHL Hawaii Island Plan Land Use Designation for the property is "Residential Homestead." If selected, the land use designation for the parcel would need to be amended from "Residential Homestead" to "Community-Use". The HHC would need to approve the amendment.
- Access via Moa Place (TMK (3) 2-5-005-143). Located near existing residential Kaumana lessees. Parcel is almost one acre. Parcel is undeveloped, from aerial photo, parcel looks overgrown with trees. If selected, the land use designation for the parcel would need to be amended from "Residential Homestead" to "Community-Use". The HHC would need to approve the amendment.
- On Manaolana Place (TMK (3) 2-5-037-021). Abandoned building on the parcel that could be renovated into a community center. The location is near DHHL's lower Pi'ihonua tract, but it is not on Hawaiian Home Lands. Parcel is 5-acres in size. The Parcel is approximately equidistant from the existing Pi'ihonua residential lessees and Kaumana residential lessees.
- On Kilo Hoku Place (TMK (3) 2-5-005-164). Parcel is about 3.8 acres in size. Parcel is near existing Kaumana residential lessees but is not on Hawaiian Home Lands. Parcel appears to be undeveloped.

3. EDUCATIONAL PROGRAMS

- Can provide 'Cultural Day Care' where:
 - kupuna take care of mo'opuna
 - children can learn about this wahi pana
 - respite care is provided to give care providers a break
 - 'Meals on Wheels' program can provide their meals
 - Income could be generated to support the homestead community.

4. FOOD SUSTAINABILITY

- Lower Pi'ihonua has 750 acres that are designated General Ag, but is being used for pastoral purposes. Ron went to meet with NRCS about the parcel. After doing some GIS analysis, NRCS said that the land is perfect for pasture use.
- Is it possible to develop pens somewhere on DHHL lands, where the cattle that are caught can be brought to fatten-up, pre-slaughter?
- Can DHHL do slaughterhouses? It's a great opportunity to feed the people.
- There is a mobile certified slaughterhouse that goes out in the field.
- We all know someone who knows how to dress an animal. We could ask them to teach someone in our community and that person could come back and teach us.
- We could take care of our own herds. It's an economic opportunity; we can feed the people.
- We should focus in on our community. If we need other things like vegetables or ag products, we can link with Honomu. We need to focus on our community center.
- We could have a watercress farm since we have running stream water and since there's watercress already in the streams (lower Pi'ihonua). Are you thinking about community agriculture? No, we don't have the land for this. It's possible in lower Pi'ihonua because it has water.
- This is critical because we can't do community/educational programs without space. On Molokai, they have 5 Associations and 2 community pastures.
- On Maunakea there's so many animals---koa, mamane and cattle can coexist. It's a matter of fencing. We should incorporate the ahupua'a because it's bigger than just 1 community.
-

5. SUSTAINABLE ENERGY--Hydroelectricity

- One lessee has a waterfall in his back yard (TMK (3) 2-3-025-033 (?)), with a 15-foot drop that passes a volume of 820 gallons of water in a 24-hour period.
- There are underground pipes that were left behind that could be restored and hooked up in order to generate power for the lessees.
- There's lots of running water, but it's seasonal.
- **Across Rainbow Falls** there's a guy that is generating hydroelectricity for HELCO. (We should see if we can come over to see the set up).

6. **KAUMANA SPRINGS WILDERNESS PARK (COUNTY)**

- In the 1970's, the community initiated the development of a Wilderness Park encompassing approximately 111-acres behind existing houses, near to our Pi'ihonua homestead.
- The Bishop Museum completed a reconnaissance archaeological survey and found six sites, including lo'i terraces.

- The homesteaders explained that the Park was approved by the Mayor, but was never implemented.
- Homesteaders are interested in implementing walking/hiking trails.
- They said there is a need to eradicate invasive plants and plant native plants.
- Wailoa State Park is utilizing the river to produce hydroponic taro.
- Could create jobs.

7. UPPER PI'IHONUA CAMP GROUNDS

- A camp retreat could be developed in partnership with QLCC which could house students and travelers that would offer a more rustic experience and could include tours up to Maunakea.
- Why partner with QLCC? QLCC has a retreat facility in Kona. They already have rules in place. We're a small group, so we have to partner with others.
- An activity for the kids could include an exercise/assignment to design a modern Hawaiian Village.
- SB3059, SLH2016 would make the use of traditional hale legal in Hawai'i. It is already legal in Maui County. In Texas, it is legal to live in a teepee, but the people who are doing this are not the Native Americans, it's the tourists. Why can't we do the same? This would offer tourists a different experience and could include tours up to Maunakea.
- We could offer members of the Amateur Astronomy Clubs a place to stay at the base of Maunakea. They would bring their own telescopes and could star-gaze from this location or could drive up the mountain. An optimal mix would be half-tourists, half-school-children.
- A gun range could be developed to generate income since there is a high demand for a place where people can learn how to shoot a gun
- The retreat camp format could be implemented on DHHL lands in: Waipi'o Valley, Akaka Falls/Honomu, Ka Lae, Upolu, and Waimanu.

8. DISCUSSION ON Conservation Lands

- Ron raised concerns about the designating trust lands as conservation lands because that would mean that those lands are not available for homesteading use.
- He said to consider swapping Conservation lands for other lands more suitable for housing development

9. DISCUSSION ON Demographic Data

- The County Plan for Kaumana includes demographic data that could help in the development of the plan; it could help in the creation of programs, projects and services; and it could be used to generate benchmark indicators that would be monitored and reported over time, providing some way to assess progress.
- The county plan states that there are 2,131 homes in the Kaumana area and the plan goes on to provide a demographic breakdown of households and population.
- The regional plan could include data on: household size and household income (which can be used to identify where households are compared to the Average Median Income and the extent to which lessees qualify for NAHASDA funding). It could include data on the: number of people who are older than 18, younger than 18, and the number who are over the Age of 65.

10. A COMMUNITY SURVEY:

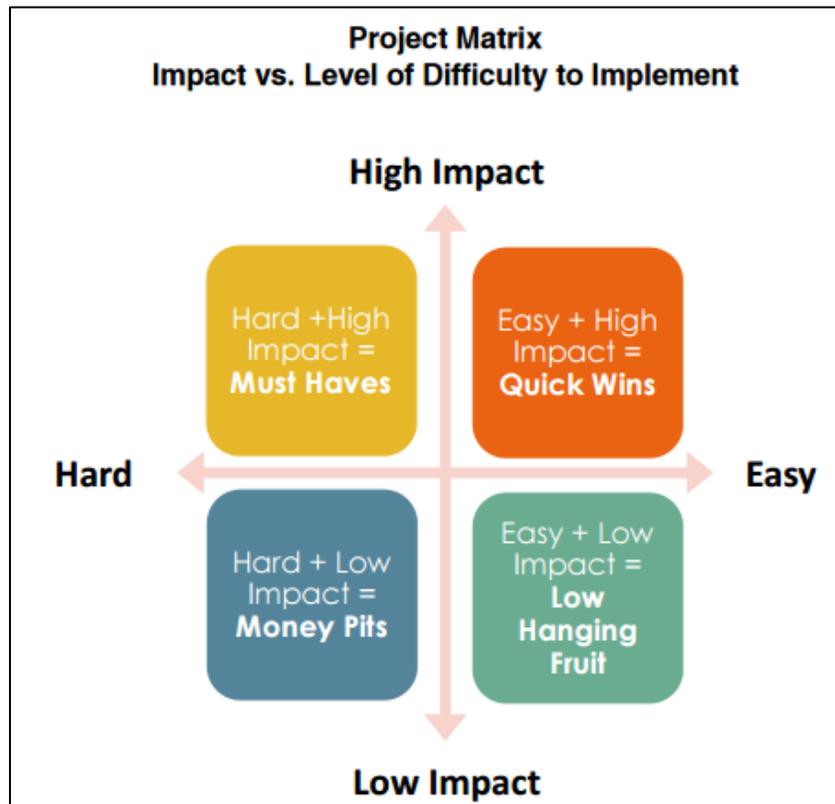
- A community survey could be developed to provide more information on the needs and opportunities of homestead individuals and families.
- The homestead community is largely comprised of two groups: we have retirees that are getting older and we have a bedroom community that commutes to/from work in Kona. These 2 groups would have different needs and opportunities.
- A community survey could be used to develop a Human Resource Inventory—that identifies the skills, interests, and talents of homestead lessees.
- Only Hawaiian homesteaders should be surveyed.
- The purpose of the survey would be to validate the regional plan projects.
- Some people wanted the survey mailed out, others want to go door-to-door. The aim would be to get 100% of the surveys completed and returned to the consultant.

11. BROADER COMMUNITY?

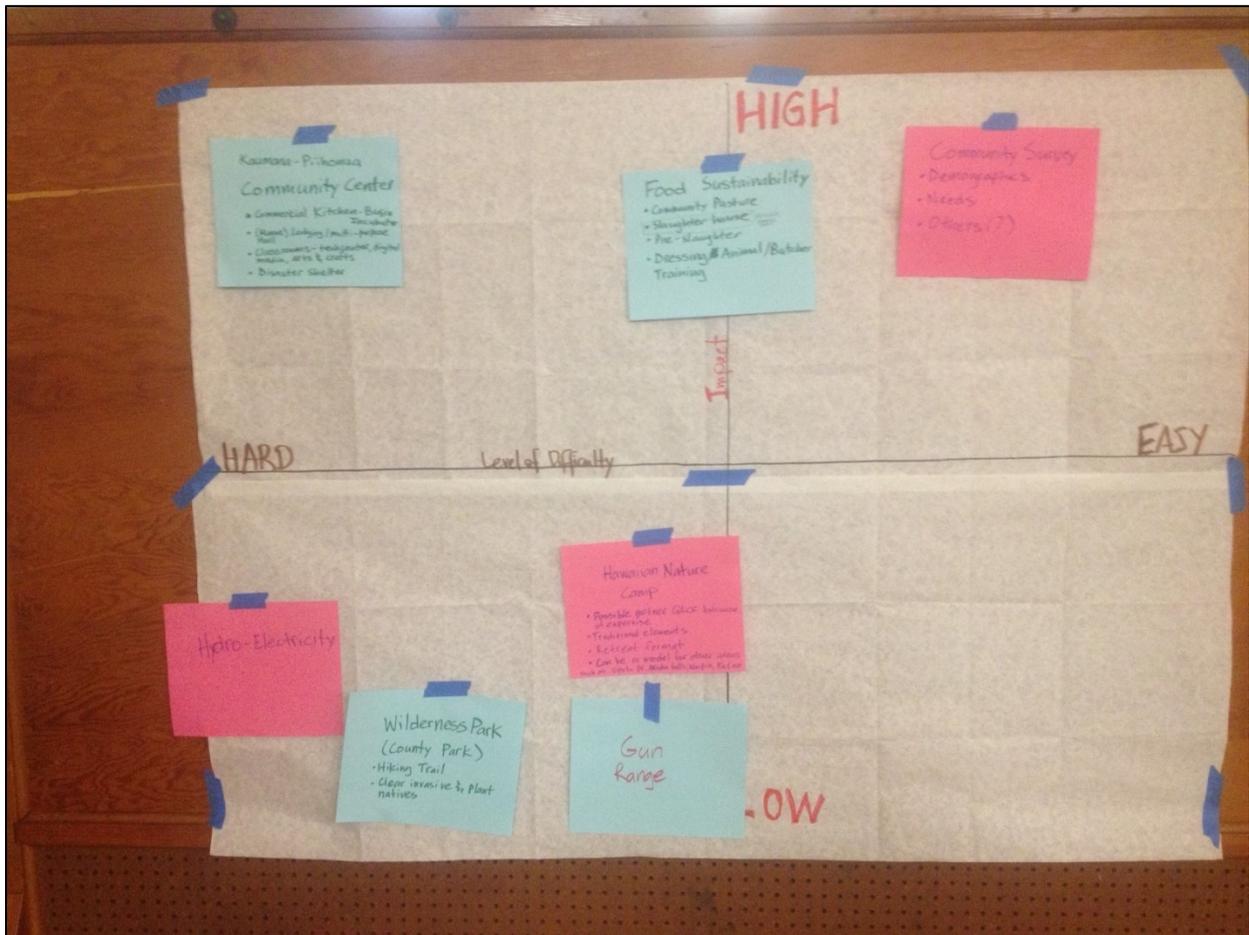
- Is the objective of the regional plan to provide for Hawaiian homesteaders or everyone in the region?
- We need to be aware of the needs of the broader community, but we have needs that we're trying to address. What broader community needs could we really address?
- In Keaukaha, the community park/gym complex was funded by Ali'i Trusts and the county. Hawaiians benefit from the facility being located right in their community, but the facility serves the entire community. While the homesteaders might benefit from the location of the gym/park, they don't have 1st priority to use the facility.
- We want to blend in with the community; they were here first.
- The regional plan should identify future state and county projects/plans that are slated for the region, for example, the new park by Chong Street.

VI. PRIORITIZATION OF PROPOSED PROJECTS

Meeting participants were asked to participate in an exercise to prioritize ideas that were discussed earlier in the meeting through a “Priority Matrix Exercise.” Participants were asked to prioritize the ideas discussed above by discussing whether a proposed project would have a high impact on the community as well as whether a proposed project would be easy or hard to implement.



RESULTS OF PRIORITY MATRIX EXERCISE



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

EASY / HIGH IMPACT

- Community Survey Project

“MEDIUM” (LEVEL OF DIFFICULTY TO IMPLEMENT) / HIGH IMPACT

- Food Sustainability Project

HARD / HIGH IMPACT

- Community Center Project

HARD / LOW IMPACT

- Hydro-Electricity Project
- Wilderness Park Project (A county project)
- Lower Humuula Nature Camp
- Gun Range

DISCUSSION OF PRIORITIZATION RESULTS

- Based on the results of the exercise, there was consensus among the group that the three priority projects that the regional plan should focus on should be:
 - Community Center Project
 - Food Sustainability Project
 - Community Survey Project
- While the other projects were not selected as “priorities” for this regional plan, they should still be noted as potential future projects in the plan so that these ideas are documented and recorded so that the possibility of implementing these ideas in future can occur.

VII. NEXT STEPS IN THE PLANNING PROCESS

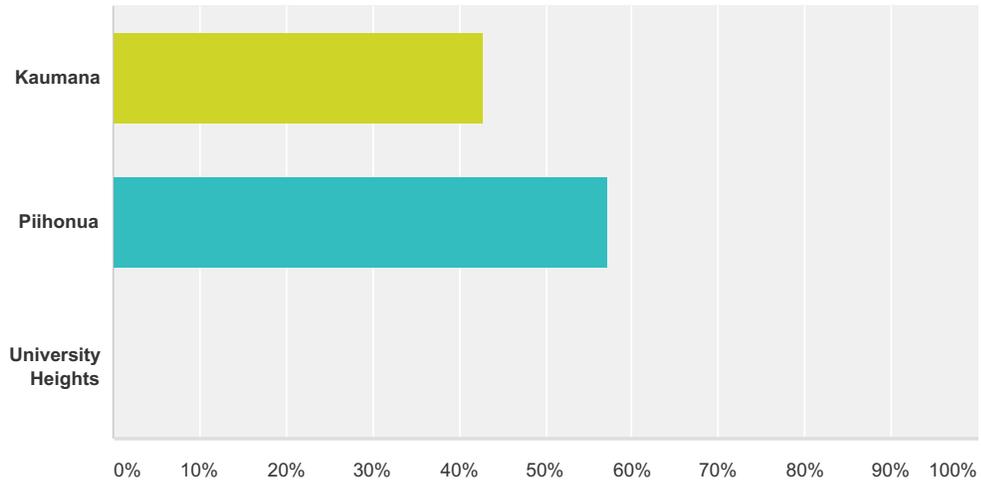
- The group would feel more comfortable if the priorities were validated by more people in the community. As such, DHHL will create and disseminate a survey to the larger community to validate results and possibly collect other types of information.
- DHHL hopes to disseminate a survey in November and develop a draft plan based on the meeting input received tonight and survey results by end of December.
- Because of the survey, the next community meeting will be held after the holidays in January 2017 to review a draft plan with the community.

Appendix C

Community Survey

**Q1 Which homestead area do you live in
(please choose one):**

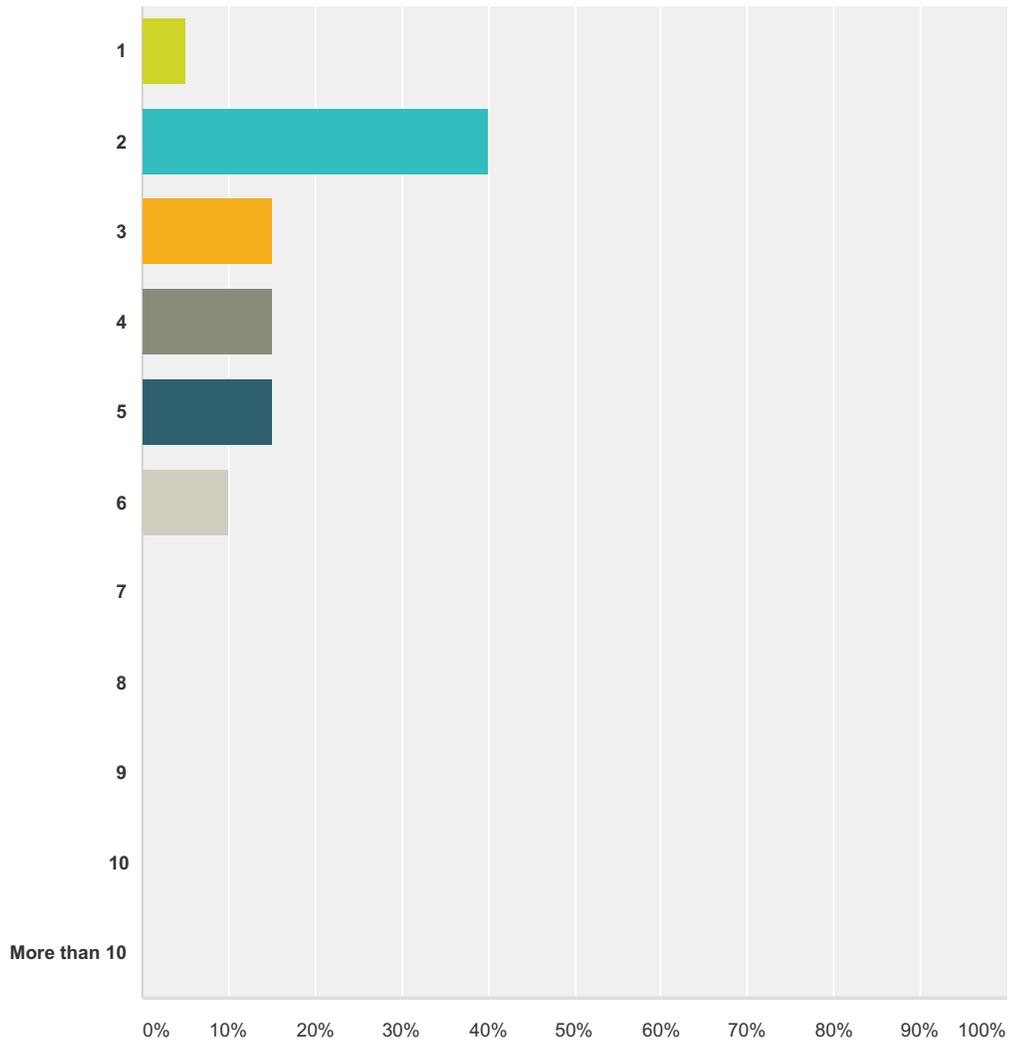
Answered: 21 Skipped: 1



Answer Choices	Responses	
Kaumana	42.86%	9
Piihonua	57.14%	12
University Heights	0.00%	0
Total		21

Q2 How many people live in your house?

Answered: 20 Skipped: 2



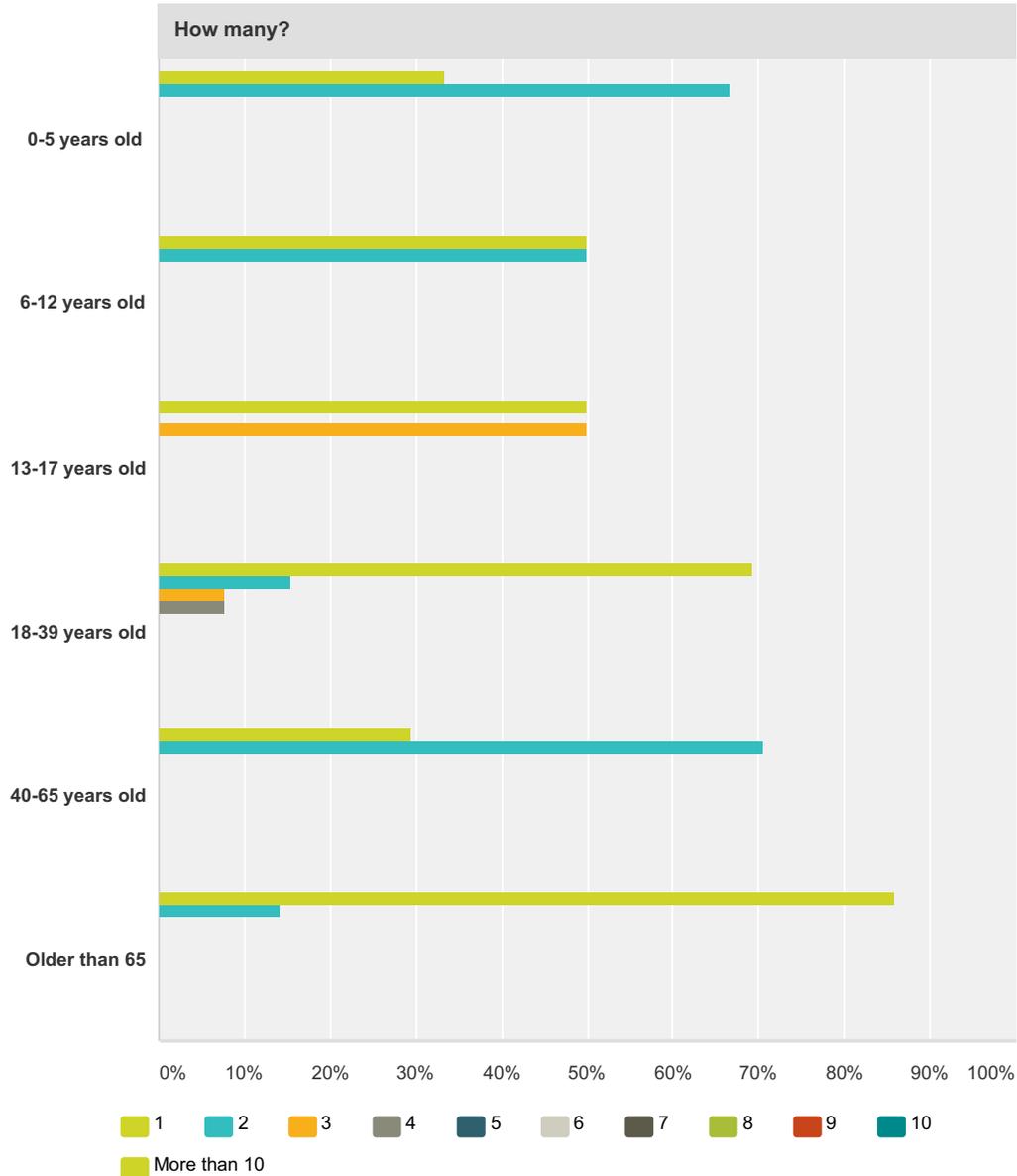
Answer Choices	Responses	Count
1	5.00%	1
2	40.00%	8
3	15.00%	3
4	15.00%	3
5	15.00%	3
6	10.00%	2
7	0.00%	0
8	0.00%	0
9	0.00%	0
10	0.00%	0

DHHL Kaumana-Pi'ihonua Regional Plan Survey

More than 10	0.00%	0
Total		20

Q3 Age Groups. How many people who live in your house are in the following age groups: (Please enter the number of people in the age group. If no people in that age group, please put a zero):

Answered: 21 Skipped: 1



How many?												
	1	2	3	4	5	6	7	8	9	10	More than 10	Total
0-5 years old	33.33%	66.67%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3
6-12 years old	50.00%	50.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	4

DHHL Kaumana-Pi'ihonua Regional Plan Survey

13-17 years old	50.00% 1	0.00% 0	50.00% 1	0.00% 0	2								
18-39 years old	69.23% 9	15.38% 2	7.69% 1	7.69% 1	0.00% 0	13							
40-65 years old	29.41% 5	70.59% 12	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	17
Older than 65	85.71% 6	14.29% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	7

Q4 What type of interests, hobbies, or recreational activities do you and/or the members of your household like to do? For example: kanikapila, cook, hula, lei making, hunting, softball, swim, sew, carve, paint, fix cars, learn about Hawaiian history etc.

Answered: 19 Skipped: 3

#	Responses	Date
1	Cook, hunting, swim, sew, fix cars	12/13/2016 2:50 PM
2	Volleyball, hula, swim, paint, cook	12/13/2016 2:48 PM
3	Cook, swimming, arts & crafts	12/13/2016 9:32 AM
4	cook, sew, fishing, hula	12/13/2016 9:30 AM
5	Music, kanikapila	12/13/2016 9:28 AM
6	Crafting, sewing, gardening, landscaping	12/13/2016 9:05 AM
7	Our family does the following activities. Swim, beach, fix cars, Hawaiian History, church.	12/13/2016 8:59 AM
8	All of the above to include fishing, golfing, family time with ohana.	12/13/2016 8:54 AM
9	As a family we like to watch live performances of hula dancing, Hawaiian Music we also enjoy.	12/13/2016 8:51 AM
10	BBQ, play volleyball, read, play with our animals, cook, clean, and maintain our yard	12/13/2016 8:46 AM
11	Kanikapila, family BBQ's, entertain, cook, beach	12/13/2016 8:44 AM
12	Walking with my dog (dog park would be great), hula - community center for classes and gatherings, yoga	12/13/2016 8:35 AM
13	Kanikapila, fix cars, taking keikis walking up and down the subdivision, hanging out with neighbors, setting up projector to have movie night for the kids in the area	12/13/2016 8:31 AM
14	Walk at Liliuokalani & Banyan Dr. & Moku Ola, cook, cut weeds, grow food, practice Hawaiian values, computer to stay in touch with friends and family. Church at Malia Pulia o' Kalani, Keaukaha, play ukulele, choral singing, exploring new places to eat	12/13/2016 8:25 AM
15	gardening, reading, sports enthusiast	12/7/2016 6:47 PM
16	Our hobbies include: Powerlifting, Reading, Relaxing, Entertaining/Grilling, Enjoy, Yard Work, Simple Crafting, etc.	11/29/2016 7:42 PM
17	Gardening	11/25/2016 9:00 AM
18	Hunt, Fish, Swim, Walk, Camp	11/22/2016 3:51 PM
19	paint,draw, crochet, gardening,cook, yardwork	11/21/2016 2:25 PM

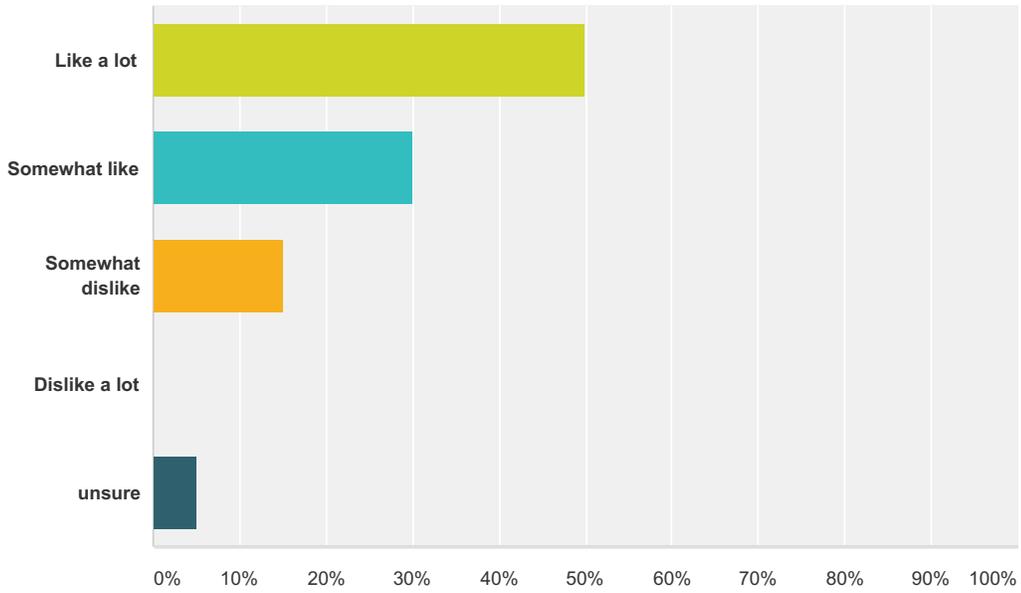
Q5 For those members of your household that work, please list what types of occupations/jobs that you and the members of your household have. Or if retired or taking a break from the workforce, what previous occupation did you and the members of your household have?

Answered: 19 Skipped: 3

#	Responses	Date
1	Hotel industry, kitchen supervisor, hospital supervisor, chef's assistant, housekeeping, laundry	12/13/2016 2:50 PM
2	Warehouse, HR/admin	12/13/2016 2:48 PM
3	Construction Retired Restaurant business	12/13/2016 9:32 AM
4	Cooks Self-employed - silk screen & maintenance	12/13/2016 9:30 AM
5	Hawaiian Airlines supervisor of agents Entertainer Librarian Hula dancer	12/13/2016 9:28 AM
6	Certified home child care provider Certified nursing aide Buyer, sales manager for supermarket chain	12/13/2016 9:05 AM
7	Department of Education	12/13/2016 8:59 AM
8	1 - School security attendant for Hilo Intermediate School 2 - After school A+ provider for Saint Joseph School	12/13/2016 8:54 AM
9	Gabrielle Chow is a juvenile probation officer at Drug Court. Rona Chow - Mental health / drug counselor @ BISAC (2008-2015)	12/13/2016 8:51 AM
10	Landscaper at Kahanaiki in Kona Pharmacy Technician at Costco in Kona Receptionist at Hawaii Radiology in Hilo	12/13/2016 8:46 AM
11	Paramedic w/ HI County Fire Dept Teacher @ DOE HI	12/13/2016 8:44 AM
12	farming/production, retired, sales consultant, marketing	12/13/2016 8:35 AM
13	Automotive sales industry, school teacher, college student, 2 keikis under 5.	12/13/2016 8:31 AM
14	Librarian - public, college, and school Invstigator/paralegal, musician (church), substitute middle and high school teacher: science, PE, wood shop, history, math, and English.	12/13/2016 8:25 AM
15	dental assistant retail store manager	12/7/2016 6:47 PM
16	CDL Truck Driver/Transportation/Draying Legal Clerical Work	11/29/2016 7:42 PM
17	Kamehameha School, Hawaii Army National Guard	11/25/2016 9:00 AM
18	Conservation Enforcement Employment Counseling	11/22/2016 3:51 PM
19	Retired firefighter Retired airline agent	11/21/2016 2:25 PM

Q6 How much do you like the above vision statement? (please choose one)

Answered: 20 Skipped: 2



Answer Choices	Responses
Like a lot	50.00% 10
Somewhat like	30.00% 6
Somewhat dislike	15.00% 3
Dislike a lot	0.00% 0
unsure	5.00% 1
Total	20

DHHL Kaumana-Pi'ihonua Regional Plan Survey

Q7 If you selected “Somewhat dislike” or “Dislike a lot” or “Unsure”, please tell us why. Otherwise, please leave space blank.

Answered: 6 Skipped: 16

#	Responses	Date
1	Would like a simpler explanation of a mission a middle schooler could understand. Can you bullet point the different projects?	12/13/2016 9:05 AM
2	I can't see how having a community center would benefit community self-reliance.	12/13/2016 8:55 AM
3	We want to live in an area where we can live, play, and work, where places are easy to walk to, bringing fresh produce - beef/chicken/pork, eggs locally from those in our neighborhood. Its about supporting each other in a healthy lifestyle that is safe. Most of us have dogs and need a park to exercise our dogs.	12/13/2016 8:37 AM
4	Some might have difficulty with the word 'housing.' I had to explain it to my wife. As an action word, we mean to move towards having a physical structure with qualified personnel on site providing these services. Mahalo nui - all of you!	12/13/2016 8:26 AM
5	These beautiful areas of Kaumanana (and Pi'ihonua) are just a few places left that still show their natural beauty of the uplands. A community center in this area would be over development attracting unwanted activity and traffic. These areas have been able to remain self reliant with energy by being preserved, which is what I believe to be key and essential for the survival of these sweet uplands. As a resident of this land, there is something magical and healing about the mystic mists that roll in with Lilinoe with her sister Poliahu on the slopes of Mauna a Wakea. The lush romance of the lovers Oh'i'a and Lehua surround these uplands entwined in each other while facing rapid death their love has flourished and blossomed throughout the forests of these areas the blossoms and trees are transparent of their love. The cold anuanu weather is refreshing to breathe in with the kehau anu. It is these surroundings that make Kaumana Homestead a special place to live minimal disruption would be ideal along with preservation to keep this area a wahi pana and a pu'uhonua for its residents. Mahalo!	11/29/2016 8:00 PM
6	The center would allow our Homestead a place to gather and practice our culture.	11/21/2016 2:30 PM

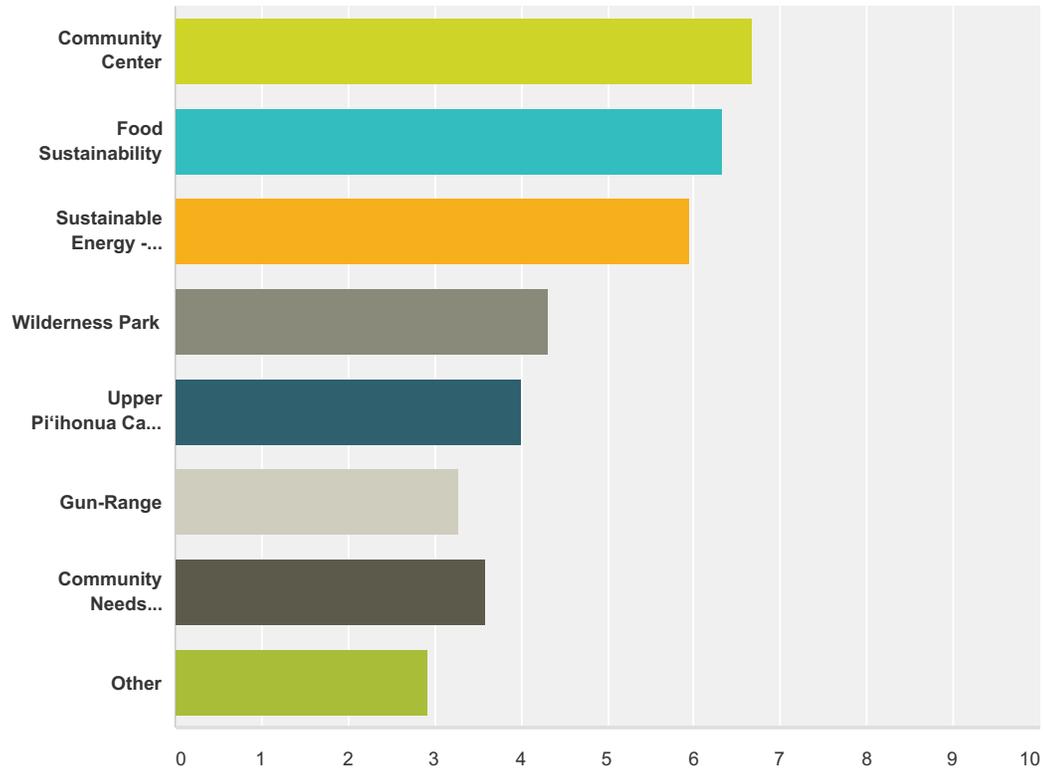
Q8 OTHER PROJECT. If you have another idea for a project, please describe briefly below and rank in Q9.

Answered: 7 Skipped: 15

#	Responses	Date
1	I think smaller projects for the communities would be a good place to start. This would build community moral as far as buy into the associations such as: fire ant, termite, coqui frog removal, retrofitting houses for solar water and solar panels, sidewalks, poison from county for river etc. of course there about delicate issues.	12/13/2016 9:04 AM
2	Any project that would serve the community's general health and welfare.	12/13/2016 8:57 AM
3	I would like to see some type of neighborhood watch program; most of us are at work all day and it would be mind relieving to know that others in the neighborhood are watching out for us.	12/13/2016 8:42 AM
4	Dog park, walking sidewalk, and trails	12/13/2016 8:38 AM
5	Cut grass, trim trees, clean floor! Maintain facility.	12/13/2016 8:29 AM
6	Community toolshed. Loaning tools to aid members.	12/7/2016 6:54 PM
7	The project ideas listed above do not seem to be reasonable and realistic ideas. A Community Center maybe sounds okay but use to entertain Merrie Monarch is almost too commercialized and a disturbance, raising livestock in Pi'ihonua may be a good option limited to Pi'ihonua, and the running water region seems like an opportunity to collaborate w/the county's planning department &/or water department. The Wilderness Park is something I would support as well as the camp grounds. The gun range I think presents a large safety issue/concern. The idea of leaving the needs assessment to association leaders is scary. As an independent, part native Hawaiian young adult I did not become a home owner to be governed by an association and/or its leaders. I wanted to share in the dream of being a home owner without such governance of an association as it still unclear what the associations mission/vision statement really is....it seems like a ploy to gain financial monies from the government which in turn you'd have to develop/utilize those funds for the "community"....or is it really to just gain free funds?!?!? Perhaps in the near future it will become clearer. I don't really have an idea for a project but I do know that Kaumana is just a magical and beautiful place just the way it is, I fear further development would only strip its beauty away. Thank you for time and consideration and making this discussion available to all mana'o. Mahalo!	11/29/2016 9:02 PM

Q9 With 1 being the highest and 8 being the lowest, please rank from 1 to 8, your highest priority for the following community projects or programs in your community.

Answered: 20 Skipped: 2



	1	2	3	4	5	6	7	8	Total	Score
Community Center	57.89% 11	10.53% 2	0.00% 0	21.05% 4	5.26% 1	0.00% 0	0.00% 0	5.26% 1	19	6.68
Food Sustainability	16.67% 3	38.89% 7	27.78% 5	0.00% 0	11.11% 2	5.56% 1	0.00% 0	0.00% 0	18	6.33
Sustainable Energy - Hydroelectricity Feasibility	6.25% 1	37.50% 6	25.00% 4	12.50% 2	12.50% 2	6.25% 1	0.00% 0	0.00% 0	16	5.94
Wilderness Park	0.00% 0	6.67% 1	13.33% 2	26.67% 4	20.00% 3	26.67% 4	6.67% 1	0.00% 0	15	4.33
Upper Pi'ihonua Camp Grounds	0.00% 0	0.00% 0	6.67% 1	33.33% 5	26.67% 4	20.00% 3	13.33% 2	0.00% 0	15	4.00
Gun-Range	6.67% 1	0.00% 0	13.33% 2	0.00% 0	13.33% 2	26.67% 4	20.00% 3	20.00% 3	15	3.27
Community Needs Assessment	6.67% 1	13.33% 2	6.67% 1	0.00% 0	6.67% 1	13.33% 2	53.33% 8	0.00% 0	15	3.60
Other	8.33% 1	0.00% 0	16.67% 2	0.00% 0	16.67% 2	0.00% 0	0.00% 0	58.33% 7	12	2.92

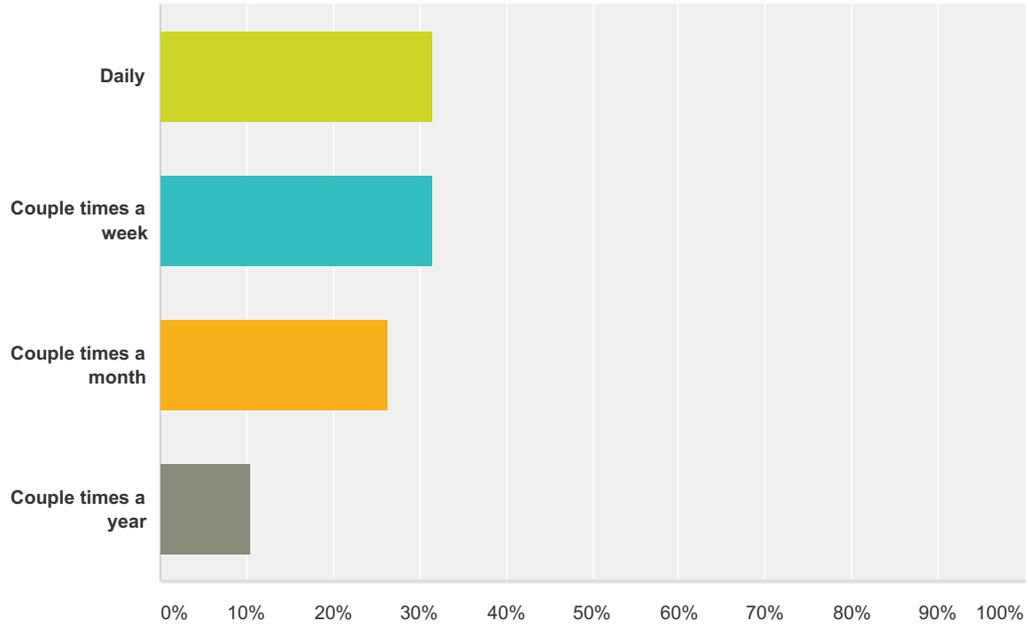
Q10 Please explain how the project you ranked as a NUMBER 1 priority in the previous question would positively affect you or your household or community?

Answered: 17 Skipped: 5

#	Responses	Date
1	All of the numbers that I made #1 [all except community center and gun range] are all important for us as a community for the future of our children, grandchildren, etc.	12/13/2016 9:35 AM
2	I feel the community center would benefit us the most because it could be used as emergency shelter being that we have a lot of storms living in Hawaii. Another reason it could be used for community parties, baby luaus, etc....	12/13/2016 9:33 AM
3	Its all about culture and sustainability which will benefit my household and community.	12/13/2016 9:31 AM
4	Community center with certified kitchen was selected by the members of PHHCA at a general meeting in July of 2015, so that is our main focus.	12/13/2016 9:06 AM
5	See previous page. Some of the ideas for small projects could be worm bins for food waste, composting tumblers, community recycle bins for most items.	12/13/2016 9:04 AM
6	As stated in #5, we've talked about a lot of projects, but not many have panned out. Take care of our community and its self-reliance first. Now that we are home owners on the homestead, anything to make life easier ie. solar, fire ant control, sidewalks and driveways.	12/13/2016 8:57 AM
7	I would benefit because I have been out fo work since 2015. Job training programs would benefit me and others who need to re-enter the workforce. My spouse would like to immerse herself in Hawaiian arts & crafts.	12/13/2016 8:52 AM
8	Sustainable energy would benefit the environment as well as decrease the amount paid to outside entities, while potentially providing a model for other communities to take advantage of our natural resources in a positive manner.	12/13/2016 8:46 AM
9	The cost to eat/buy at the grocery store is astronomical, beef and poultry prices are disgustingly unaffordable. \$10.00 for a gallon of Meadow Gold milk, \$5-\$7 for a loaf of Loves bread. I know nothing about raising livestock but I am more than willing to learn to help others live, as well as myself and my family.	12/13/2016 8:42 AM
10	Fellowship, training/education, cultural activities, gathering, prosperity within the community	12/13/2016 8:38 AM
11	We are more capable of being a self sustained island. Having a pasture will reduce the amount of trips we take to the grocery store. We rely so much on food that is flown or barged in from the US. We don't see that we can raise our own meat and not pay top dollar for meat. It will also teach our keiki independence, and not relying on someone else to put food on the table. We can do it on our own. We just have to get off our butts and make a change for the better.	12/13/2016 8:33 AM
12	Would help to develop actual community. Some residents are known very little by their neighbors. Sharing a place for the good of the community - where we can work and create together can draw us all closer together.	12/13/2016 8:29 AM
13	Lodging, emergency shelter, using the building.	12/7/2016 6:54 PM
14	I choose a level of 5 under Other. Simply because I think there needs to be more thought put into trying to birth any of these ideas before actually going forward.	11/29/2016 9:02 PM
15	A place where we Hawaiians can come together to share or practice there culture.	11/25/2016 9:03 AM
16	My husband is an avid hunter and a gun range would be beneficial	11/22/2016 3:56 PM
17	It would draw our Community together	11/21/2016 2:34 PM

Q11 How often would you or your household member utilize or be positively effected if your NUMBER 1 priority project were implemented?

Answered: 19 Skipped: 3



Answer Choices	Responses	
Daily	31.58%	6
Couple times a week	31.58%	6
Couple times a month	26.32%	5
Couple times a year	10.53%	2
Total		19

Appendix D

Community Meeting #3 – Beneficiary Consultation Meeting Notes

DHHL KAUMANA-PIIHONUA REGIONAL PLAN – MEETING #3

MEETING NOTES

Kaumana Elementary School

Saturday, January 14, 2017

4:00 PM -7:00 PM

Questions

- If anything goes on up at Humuula, will this community be involved?
- Ans: Any long-term land disposition will be brought out for Consultation.

Group Discussion #1: Explain why a *NEW* idea expressed in the regional plan survey will be beneficial to the community?

- What would a “**Pest-Control**” project entail (fire ants, coqui frogs, termites)?
 - Already ongoing, someone already doing it
 - If DHHL could buy supplies, then community could apply it (the supplies) because it needs to be addressed at the community level – not house by house. If one neighbor does not treat their property for pests, then the pests will still exist on the neighbor’s property and eventually spread throughout the community.
 - Estimated costs for supplies = \$500K for 46 lots
 - You’ll never eradicate all the pests. The idea is to keep pests outside and prevent them from entering homes.
 - Would this project include hazardous materials classes or trainings?
 - There are a lot of new home owners in our communities. This project could provide information on how to keep houses in good shape – maintenance.
 - Community could hui together to do maintenance projects.
 - Community could coordinate with the County when spraying. The County sprays on adjacent lands.
 - DOA can also help with pest management.
 - Get a grant to buy citrus acid and protective gear and do the whole neighborhood. If one house doesn’t do it, the pests will go there and make a comeback.
 - When one neighbor sprays – all neighbors should spray.
 - Fire ants take over other ants. You want to keep ants outside of the house. Peanut butter is the best test.
 - This would be a good activity for neighbors to get involved with helping each other.
- What would a “**Community Toolshed**” project entail?
 - Some of the common tools that could be shared by community members include: yard tools, pressure washer, scaffolding, chainsaw, things for painting.
 - This project could be related to community workdays.
 - We will need to figure out who owns the equipment and how the equipment will be maintained.
 - Repairs, check-in/check-out tools, safety concerns so won’t get ripped off
 - Might need someone to manage it and prevent rip-offs.
 - “No-fault” [to the individual] policy if things break.
 - Where would we locate the “Community Toolshed?”
 - How will we get the tools? Fundraise? Purchase? Donations?
 - Possible locations for the toolshed are easements off of Uhaloa or Lawaia Streets

- What would a “**Retrofitting Houses**” with Solar Panels” Project look like?
 - The rules for tax credits have changed. There is not as much tax credit as before.
 - Companies pushing people to get battery back-up storage which drives costs up. Batteries are expensive.
 - Several homes in the community have solar water heaters (estimate 40%)
 - It would save homesteaders money once it's set-up.
 - No need worry about PUC / HELCO charges or HELCO service disruptions. Blackouts occur more often on Hawaii Island.
 - Batteries are what's happening in the future.
 - The main focus of the project would be to look at solutions to help off-set the costs to beneficiaries.
 - HELCO limitations—supposed to be \$9,000 tax credit (\$3,000 for 3 years); first come, first served then hard to get credit after
 - 40% use of hot water, solar heater

- What would a “**Neighborhood Watch**” project look like?
 - A house had stolen items, but put up a fence. Since then, there's been no problems.
 - Not many known instances of burglary/vandalism
 - Could be a good activity for the community that is not too hard to implement.
 - However, sometimes “niele” people join the neighborhood watch and might cause problems for others.
 - Perhaps we could get kids to watch to avoid the “nosy neighbor problem”.
 - Could combine with community toolshed.

- What would a “**Dog Park**” project look like?
 - Maybe integrate this as part of the “Wilderness Park” project.
 - Have to keep dogs on a leash.
 - Many in attendance expressed that they have no need/desire for a dog park.

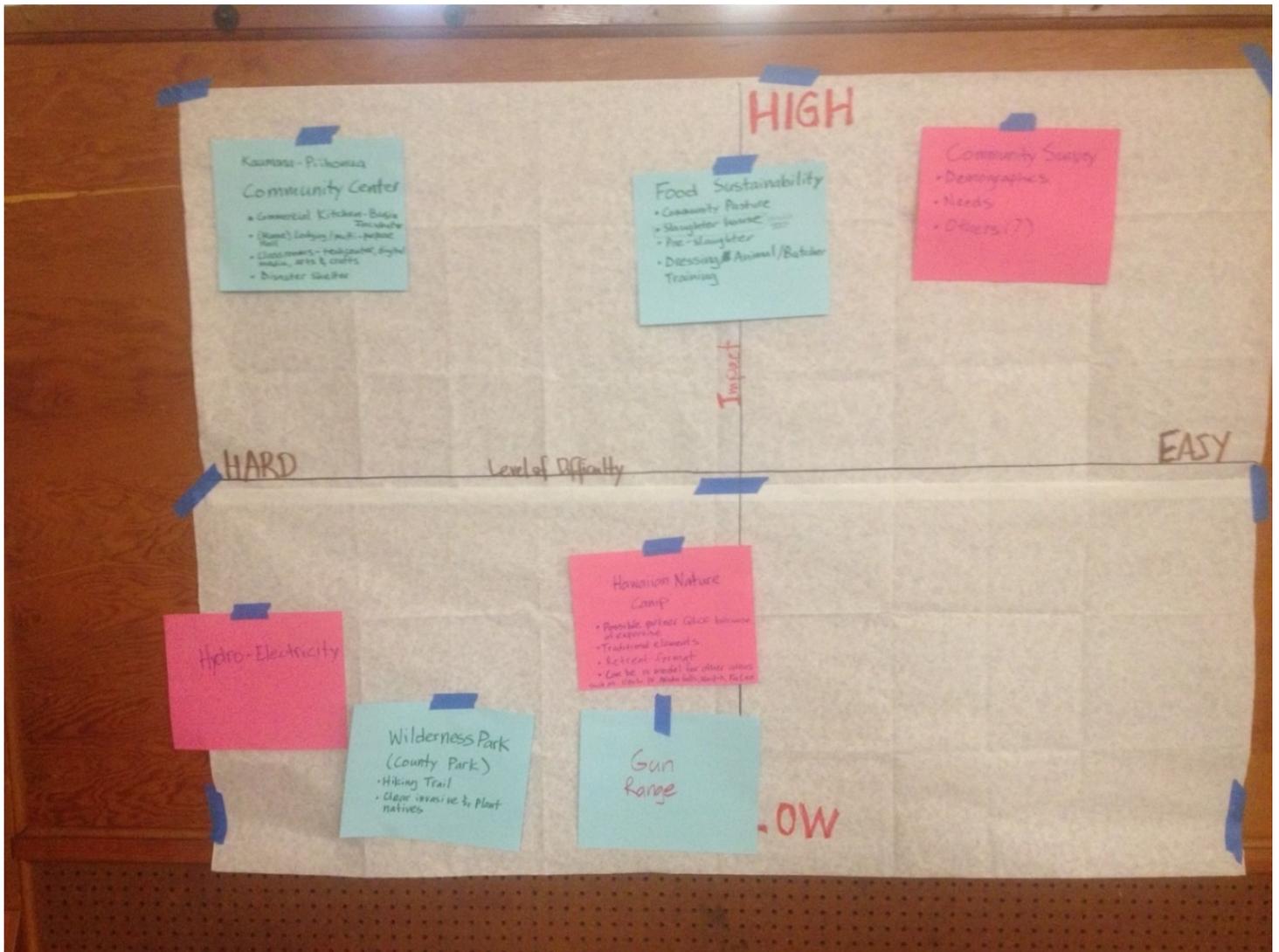
- What would a “**Community Work-Days**” project look like?
 - Could be combined with the “Community Toolshed” project.
 - Stream cleaning?
 - We are cleaning the stream now, so implementing this project again in the future would be no problem.
 - Everyone cleans stream in their area.

- What would a “**Communicate Homestead Association Mission Statement**” project look like?
 - What community organization are we talking about?
 - We are small and get inundated by others.
 - This is important. Other homestead organizations do newsletters with its mission statement.
 - Important for Kaumana to reach out to others
 - Membership drive – outreach to neighbors important for Kaumana.
 - Piihonua has 17 homes and active.
 - Piihonua—for everyone to come, not only board
 - They bring past minutes/docs and they are made available for attendees to peruse
 - 17 homes, 51 members
 - Actively recruit “associate members” – Kamuela, Jenoa, Kai Kahele

- What would a “**Dorm for native Hawaiian Aviation Students**” project look like?
 - Senator Kai Kahele is Chair of the higher education committee. Looking at creating an aviation school and bachelor of aeronautics.
 - We could create a dorm for these students on DHHL land near the airport on the parcel across from Ken’s.
 - Dormitory run by native Hawaiian families by airport.
 - Pay Hawaiian families to house students.
 - Job creation for Hawaiian families.

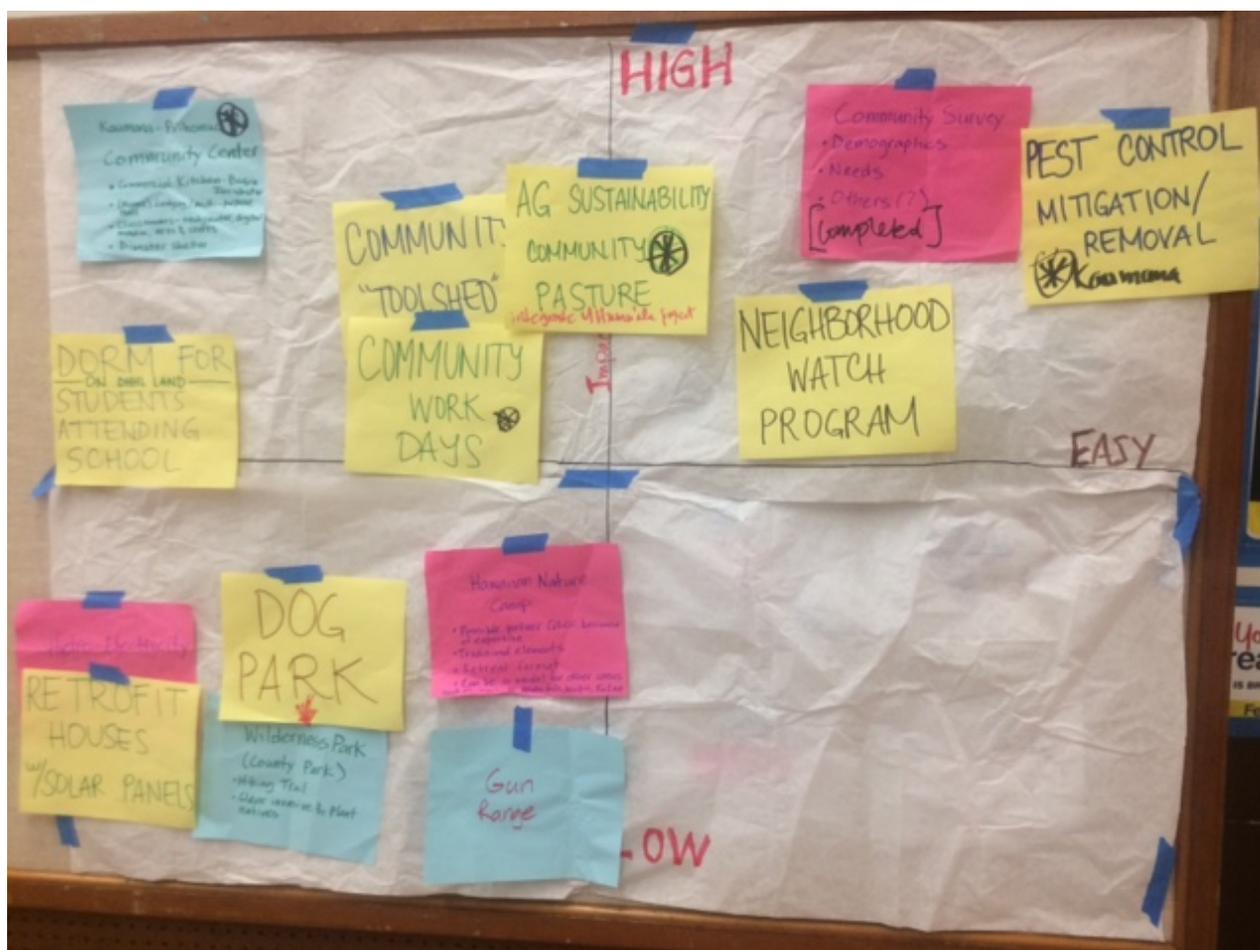
Group Discussion #2: Re-Confirm Priorities

Priority Matrix at the end of Meeting #2 (October 22, 2016).



The additional projects that were identified in the regional plan survey (and discussed above) were added to the priority matrix (see picture below). These new projects were placed on the priority matrix based on participants' perceptions of whether projects are "EASY" or "HARD" to implement and would have a "HIGH" or "LOW" impact on the community.

Priority Matrix at the end of Meeting #3 (January 14, 2017)



- The four priority projects identified by the meeting participants are starred in the picture above.
 - Kaumana-Piihonua Community Center
 - Agriculture Sustainability – Community Pasture
 - Community “Toolshed” and Community Workdays
 - Pest-Control Mitigation and Removal (Kaumana only)
- Agriculture education would be a part of the Community Pasture project. Animal husbandry and aqua-science. Looking for space to house a mobile slaughter house and facility to chill meat.

Group Discussion #3 – Preliminary Action Steps for Priority Projects

Based on the previous priority projects identified, the group discussed “action-steps” that initial action steps that should be taken to help with the implementation of the project.

- Action Steps for the Community Center:
 1. Identify a list of potential locations for a community center. Are KS lands available? DHHL lands available etc.? In the surrounding area, identify existing leases that are due to expire soon and existing facilities that can be taken over.

2. Identify site criteria to identify a suitable location for a community center.
 - Based on some of the input received in the regional plan survey, some lessees expressed concern that a community center may cause “traffic” and might ruin the peacefulness of Kaumana.
 - Based on that feedback, one of the criteria to select a preferred site should be a location that is well away from existing homestead lessees so as not to cause unintended nuisance from these activities.
 - Another criteria for the location should be to identify a convenient location to both communities.
 3. Based on the criteria, identify a preferred location for a community center.
 4. Identify potential partners for the use of facilities. Example DOE for classes, County Parks and Recreation.
 5. Depending on whether or not the location identified is on DHHL land, there are different subsequent actions steps to take.
 - If on DHHL land, then need to follow the “Master Planning on Hawaiian Home Lands” process diagram. (In the plan, we will articulate in more detail these steps).
 - If on non-DHHL land, you would need to reach an agreement with the landowner to lease or purchase the land.
- Action Steps for the Community Toolshed and Workdays
 1. Conduct a community survey to identify what kinds of tools people need and what they might want to loan (donate) for community use. Identify how many people want to participate in this project. Also include in the survey, questions related to the step below.
 2. Identify criteria / job description for community member(s) to manage the shed.
 3. Identify protocol / procedures (rules) regarding usage and management of the equipment, how to deal with liability, broken equipment etc. Establish fees or dues to help finance. How does participation in this program look like and what is everyone’s kuleana?
 - Part of this step could also be to look at partnering with a tool shop that does rentals so no need worry about the maintenance or identify a retired person in the community that has the skills to maintain equipment.
 4. If there is going to be a physical tool shed, identify the location of the toolshed and obtain necessary permissions to locate toolshed at the site. In the future, toolshed can be located at the community center.
 5. Get funding for the tools and toolshed.
 6. Buy tools.
 7. Combine this project with community workdays. Community mentorship and training, entrepreneurial training could be a part of this project too.
 - Action Steps for Community Pasture Project
 1. Community would like to have it located at lower Piionua designated in the island plan as “General Agriculture.” So need to follow the DHHL Master Planning Process Diagram.
 2. Identify other homestead associations in East Hawaii that would like to participate.
 3. Identify other partners like Hawaii Island Mobile Corporation (mobile slaughter house). Partners would help with capacity building and training.

- Action Steps for the Pest Control / Mitigation Project
 1. Identify pests in the area (could add to the survey in above projects)
 2. Find someone knowledgeable about the issue to control/deal with pests. CTAHR / DOA.

Other notes:

- Albizia, what are boundaries?
- Flood areas /hazards.
- New guinea grass.
- Contact people roles.

Appendix E

Community Meeting #4 – Beneficiary Consultation Meeting Notes

DHHL KAUMANA-PIIHONUA REGIONAL PLAN – MEETING #4

MEETING NOTES

Kaumana Elementary School

Saturday, March 25, 2017

4:00 PM -6:30 PM

Group Discussion: What comments or questions do you have on the draft Kaumana-Piihonua Regional Plan?

- The plan should include criteria that DHHL looks at when it decides whether or not to give land to a community association. That way, we'll know ahead of time what the requirements are.
- Question: In Chapter 5 "Potential Projects" – the Upper Piihonua campgrounds project – can we get access to the area? Easements?

Ans: For any land based project, access to the project area is essential. When the project details get further developed and fleshed out like identifying the extent of the project area and where the ideal access point is, the community associations can make a request for an access easement at that time if there is no existing access easement or roadway.

- In Chapter 5 "Potential Projects" – the Gun Range project – I want to get 250 signatures to support the Gun Range project by the May 2017 HHC meeting in Waimea. The gun-range should be at the 6,000 elevation area near the 23 mile marker. There is only one adjacent landowner near it and she is here tonight. It would be a safe location because of the remoteness. People think it is a wet and rainy area, but it is very nice. There are lots of wild cattle and activity in Humuula that are affecting us. Homesteaders should have a right to hunt there.
- The campground idea could also be implemented on other DHHL lands on the island: Upolu Point, Ka Lae.
- DHHL: You would need to get "buy-in" and support from other Hawaii Island associations for use of lands in Upper Piihonua or other areas on Hawaii Island.
- The campgrounds in upper Piihonua could also incorporate amateur astronomy clubs. We could use traditional hale to house campers.
- If I cannot get broader support for the gun-range, then I'll drop the idea. No sense I pursue it, if I cannot get support for it. But in the next two years I'm going to try to get more support for the idea. This idea has potential to be a revenue-maker. There are no gun-range facilities on Hawaii Island. The police department has to travel to Oahu to practice shooting.
- We should get an ROE and look at what's there (lower Piihonua). We know what was there in the past, but not now. Environmental evaluation sheet.
- Kaumana and Piihonua lessees should get priority preference in the community pasture if there is a shortage of space.

- It should be important to note that Governor made a promise to have 85% of Hawaii's food be produced locally. The community pasture would be consistent with his goal.

Summary of Proposed Changes to Draft Plan based on feedback

1. For the gun-range and campground potential projects in chapter 5, DHHL will expand the project descriptions based on the discussion tonight. We'll also add that the next step in the next two years will be to gauge interest in the projects. If there is strong interest, then these projects could become higher priorities to implement.
2. Community Center Priority Project. DHHL will add the criteria it uses to review requests for land dispositions from non-profit organizations.
3. Community Pasture Priority Project. DHHL will add that waitlist applicants should be included in the discussion when forming an organization to manage a community pasture and that DHHL will provide assistance in involving applicants. We'll add that Kaumana and Piihonua lessees should get priority preference in the community pasture program if there is a shortage of space, but that it will try to accommodate all who are interested.
4. DHHL will add that the community pasture project is consistent with Governor's goal of food sustainability.

Appendix F

DHHL Project Evaluation Criteria

CRITERIA

The following is a preliminary list of information to assist us in reviewing your request. Please provide as much of this information as you can within sixty (60) days from the date on this letter. Please keep in mind that after our initial review, we may have additional questions or follow up.

Organizational documents

- Narrative describing the following:
 - Who is the organization – vision, mission, purpose;
 - How your organization benefits the Hawaiian Home Lands Trust and its beneficiaries;
 - How and why your organization was created;
 - Your organization’s relationship with, connection to, and representation of beneficiaries, as defined by the Hawaiian Homes Commission Act (HHCA), as amended;
 - Qualifications and experience in planning & implementing the proposed project or a similar project;
 - Relationship between your organization and the beneficiary organization(s).
Documentation for this may include, but not be limited to:
 - 1) Board resolution that your organization is owned and controlled by HHCA beneficiaries;
 - 2) Beneficiary organization(s) is the sole member of your organization;
 - 3) Beneficiary organization(s) appoints individuals to serve on the board of your organization;
 - 4) Primary purpose of your organization is to further the mission of the beneficiary organization(s);
 - 5) Your organization and the beneficiary organization(s) adopted a joint board resolution that your organization is serving as the project development arm of the beneficiary organization(s)
- Articles of Incorporation, with certification stamp from DCCA
- Bylaws, dated and signed
- Current list of board members, include positions/title & term expiration date. Also identify if each board member is a beneficiary or not.
- If you are a member-based organization, provide a current list of members and identify if each member is a beneficiary or not
- Any other material describing the organization’s vision, mission and purpose
- Any other documents – organization brochure, newsletter, reports
- Certificate of Good Standing from DCCA
- State of Hawaii General Excise Tax Number (GET)
- Federal Employer Identification Number (FEIN)

If IRS 501c3 tax exempt status is required for the proposed land disposition, then please include the following items

- Full copy of your organization’s IRS 501(c)(3) tax exemption application (IRS Form 1023 & any attachments)
- IRS 501(c)(3) determination letter

Proposed project plan and business plan

- Narrative describing the need/problem/opportunity you are trying to address
- Narrative describing how the proposed use or project for the property will benefit the Trust and HHCA beneficiaries
- Narrative describing
- Is the proposed use or project consistent with DHHL Island Plan & Regional Plan? Other governmental plans – County General Plan, County Community Development Plan (CDP), EDA CEDS strategy, HUD consolidated plan, etc.
- Narrative describing how HHCA beneficiaries and/or the at-large community were involved in the planning of the proposed project
- Most recent financial statement, treasurer's report, or IRS Form 990
- Pro Forma
- Expense & Income Budget – start up/initial costs, operating budget, reserve fund, projected income
- Project timeline/schedule

Community support

- Evidence of support from the surrounding homestead communities and HHCA beneficiaries
Examples include, but are not limited to: list of meeting dates, # attended, sign-in sheets, meeting minutes, support letters or board resolutions from each homestead association, surveys, petitions
- Evidence of support from the broader, at-large community
Examples include, but are not limited to: list of meeting dates, # attended, sign-in sheets, meeting minutes, support letters or board resolutions from partner organizations/individuals, community nonprofits, County Mayor, County Council

Lastly, we [*DHHL Staff*] would like to schedule a time to meet with you and your board to review the DHHL Community Development process (see attached).