

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

Paukūkalo Community Center, 657 Kaumuali'i Street, Wailuku, HI 96793
Monday, November 20, 2017 at 9:30 a.m. to be continued, if necessary, on
Tuesday, November 21, 2017, at 9:00 a.m.

Note: Commission Meeting Packets will be available at dhhl.hawaii.gov, by Saturday, November 18, 2017.

I. ORDER OF BUSINESS

1. Roll Call
2. Approval of Agenda
3. Approval of Minutes for September 22 & 23, 2014 and October 27 & 28, 2014
4. Public Testimony on Agendized Items

II. ITEMS FOR DECISION MAKING

A. CONSENT AGENDA

Homestead Services Division

- D-2 Approval of Consent to Mortgage (see exhibit)
- D-3 Approval of Streamline Refinance of loans (see exhibit)
- D-4 Approval to Schedule Loan Delinquency Contested Case Hearings (see exhibit)
- D-5 Approval of Homestead Application Transfers / Cancellations (see exhibit)
- D-6 Commission Designation of Successors to Application Rights - Public Notice 2016 (see exhibit)
- D-7 Reinstatement of Deferred Application - **NORMAN W.L. KON, SR.**
- D-8 Approval of Designation of successors to Leasehold Interest and Designation of Persons to Receive the Net Proceeds (see exhibit)
- D-9 Approval of Assignment to Leasehold Interest (see exhibit)
- D-10 Approval of Amendment of Leasehold Interest (see exhibit)
- D-11 Approval to Issue Non-Exclusive Licenses for Rooftop Photovoltaic Systems for Certain Lessees (see exhibit)
- D-12 Commission Designation of Successor – **BENJAMIN K. KELIHOLOKAI**, Residential Lease no. 1758, Lot No. 87, Waimanalo, Oahu
- D-13 Commission Designation of Successor – **JEANETTE M. HANAWAHINE**, Residential Lease No. 1758, Lot No. 87, Waimanalo, Oahu
- D-14 Commission Designation of Successor – **MONA J. AMARAL**, Residential Lease No. 18133, Lot No. 169, Nanakuli, Oahu
- D-15 Commission Designation of Successor – **OIKALANI KAUAHIKAUA**, Residential Lease No. 4855, Lot No. 78A-1, Nanakuli, Oahu
- D-16 Cancellation of Lease – **REBECCA K. PAUL**, Residential Lease No. 11277, Lot No. UNDV079, Waimanalo, Oahu
- D-19 Approval to Schedule Contested Case Hearing – Due to Nonresponsive Designated Successor – **BRANSCOMBE M. RICHMOND**, Residential Lease No. 7666, Lot No. 276, Waiohuli, Maui
- D-20 Commission Designation of Successor – **KELLEN K. KAPAKU**, Residential Lease No. 3462, Lot No. 21, Paukukalo, Maui
- D-21 Approval to Request to Schedule Contested Hearing – **MARIE ROBELLO**, Lease No. 10282, Lot No. 68, Waiohuli, Maui
- D-22 Commission Designation of Successor – **WALLACE W. AHUNA**, Residential Lease No. 1424, Lot No. 209 A-1, Keaukaha, Hawaii

Land Development Division

E-1 Approval of Various Lease Awards (see exhibit)

B. REGULAR AGENDA

Office of the Chairman

- C-1 Resolution No. 291 – Resolution of Appreciation – Doreen Napua Canto
- C-2 Resolution No. 292 – Resolution of Appreciation – William Kahele Richardson
- C-4 Approval of 2018 Hawaiian Homes Commission Meeting Schedule

Homestead Services Division

D-17 Approval of Subdivision, Transfer of a portion of Lease and Amendment to Lease No. 9054, Lot A, Keoniki-Kauniho, Waimea, Hawaii – **FLORA BEAMER SOLOMON**

Land Management Division

F-1 Approval to Issuance of Right of Entry Permit to Kohala Watershed Partnership for Fence Project, Phase II, Kawaihae, Hawaii, TMK No. (3)61001003

III. ITEMS FOR INFORMATION/DISCUSSION

A. WORKSHOPS

Office of the Chairman

C-5 For Information Only – Revocable Permit Program Revisions – Issues and Proposed Plan of Action

Planning Division

G-2 Upcountry and South Maui Planning Updates

IV. EXECUTIVE SESSION (discussion to be held during lunch break)

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

1. Update on status of Paradigm Construction LLC v. Department of Hawaiian Homes Lands, et al., Civil No. 16-1-2035, First Circuit Court.
2. Update on issues related to Sandwich Isles Communications.

V. ITEMS FOR INFORMATION/DISCUSSION

A. GENERAL AGENDA

Requests to Address the Commission

- J-1 Charmaine Day – Ka Ohana o Kahikinui
- J-2 Kekaialoha Keahi – Lei Alii – Kaanapali Development
- J-3 Tasha Kama – Keokea Subdivision
- J-4 Jessica Kailani Ross – Lei Alii Lessee

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION MEETING/WORKSHOP AGENDA
Paukūkalo Community Center, 651 Kaumuali'i Street, Wailuku, HI 96793
Tuesday, November 21, 2017, at 9:00 a.m.

I. ORDER OF BUSINESS

- A. Roll Call
- B. Public Testimony on Agendized Items

II. ITEMS FOR INFORMATION/DISCUSSION

A. WORKSHOPS

- G-3 Environmental Impact Statement Preparation Notice for Pūlehunui Regional Infrastructure Master Plan, Pūlehunui, Kula Moku, Maui, TMKs (2)3-8-008:008, 034, 035, and 036

B. REGULAR AGENDA

Office of the Chairman

- C-3 DCCR/Planned Communities Administrative Rules Update
- C-6 For Information Only – Kuhio Lease Issues

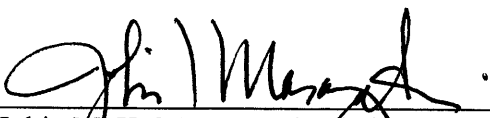
Homestead Services Division

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

III. ANNOUNCEMENTS AND ADJOURNMENT

- 1. Next Meeting –December 18 & 19, 2017 – DHHL Main Office Kapolei, Oahu
- 2. Other Announcements
- 3. Adjournment

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



Jobie M. K. Masagatani, Chairman
Hawaiian Homes Commission

COMMISSION MEMBERS

Randy K. Awo, Maui
Kathleen P. Chin, Kaua'i
David B. Ka'apu, West Hawai'i
Vacant, O'ahu

Michael P. Kahikina, O'ahu
Wallace A. Ishibashi, East Hawai'i
Wren Wescoatt, O'ahu
Vacant, Moloka'i

Community Meeting to be held on Monday, November 20, 2017
Kula Community Center 6:30 – 8:30 p.m.

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

ITEM D-2 EXHIBIT
APPROVAL OF CONSENT TO MORTGAGE

LESSEE	LEASE NO.	AREA
AINA, Jennifer J.	9847	Paukukalo, Maui
AKIMSEU, Larry A. K.	3303	Keaukaha, Hawaii
AKINA, Steven, Jr.	4504	Nanakuli, Oahu
ALBERT, Mary K. P.	2462	Waimanalo, Oahu
ATAY, Alexander M.	12218	Waiehu 4, Maui
AVILLA MATSUO, Dean L.	2952	Nanakuli, Oahu
BURNS, Pamela L.	9924	Waiehu 3, Maui
DUDOIT, Claudia K.	8262	Waimanalo, Oahu
EMMSLEY, Kanoe L. K.	11374	Kaupea, Oahu
EMMSLEY, Kekamamaikalani J.	11374	Kaupea, Oahu
FIELDS, Dawn W.	11164	Panaweia, Hawaii
FULLER, Michelle N.	11927	Kaupea, Oahu
JEREMIAH, Bowman K.	5448	Paukukalo, Maui
KAALIALII, Andrea J. K. Y.	5918	Nanakuli, Oahu
KAAUWAI, Joanne M.	11910	Kaupea, Oahu
KAILI, Kathleen K.	10115	Keaukaha, Hawaii
KALUA, Solomon	7847	Hoolehua, Molokai
KAMAKA, Cranston P. K.	12088	Kaupea, Oahu
KAMANA, Glenn K.	392	Nanakuli, Oahu
KANUI, John	3250	Nanakuli, Oahu
KODANI, Doreen K.	10931	Piihonua, Hawaii
KUKONA, Beau I.	1591	Keaukaha, Hawaii
LEWIS, Dickson R. K.	11880	Kanehili, Oahu
LOPES, Phoebe P.	8815	Waimanalo, Oahu
NAEOLE-RAYMONDO, Vanna M. K.	9990	Waianae, Oahu
NAHAKUELUA, Elaine Y.	9382	Kaniohale, Hawaii
OMEROD, Genet P.	9899	Waianae, Oahu
PACYAU, Steven K.	11372	Kaupea, Oahu
PIZARRO, Lorraine U.	2528	Waimanalo, Oahu
PURDY, George K., III	10391	Waiehu 3, Maui
PURDY, Robert W., Jr.	7484	Waiohuli, Maui
RAINES, Jacquelyn P.	11056	Anahola, Kauai
RIVERA, Jennifer D.	2528	Waimanalo, Oahu
ROBACK, Pono A.	7672	Waiohuli, Maui
SALE, Michael, II	563	Nanakuli, Oahu
SCHOLTZ, Jon T.	1988	Waimanalo, Oahu
STRATTON, Juliana L.	8488	Princess Kahanu Estates, Oahu
SUGIHARA, Grant T., Jr.	12555	Kanehili, Oahu
SYLVESTER, Stephanie K.	12624	Kanehili, Oahu
TUINEI, Jadeen K.	11771	Kanehili, Oahu
WONG, Jammie K. K.	9802	Maluohai, Oahu
WRIGHT, Kawaiokeola	8250	Nanakuli, Oahu

ITEM D-3 EXHIBIT

APPROVAL OF STREAMLINE REFINANCE OF LOANS

LESSEE	LEASE NO.	AREA
CABELLERO, Selina L.	9649	Keaukaha, Hawaii
NIAU, Shane A.	11327	Kekaha, Kauai
TAKAHASHI, Marlene L.	7357	Nanakuli, Oahu

ITEM D-4 EXHIBIT

APPROVAL OF TO SCHEDULE LOAN DELINQUENCY CONTESTED CASE HEARINGS

LESSEE	LEASE NO.	AREA
AKI, LeeJay L.	12685	Anahola, Kauai
GRACE, Richard K.	7123	Kaniohale, Hawaii
KAHAUNAELE, Shanon K.	8564	Nanakuli, Oahu
KAUAHI, Tammi L.	11092	Anahola, Kauai
LEE, John L. T.	8126	Waiakea, Hawaii
OLAGUERA, Maxine C. N.	1780	Nanakuli, Oahu

ITEM D-5 EXHIBIT

HOMESTEAD APPLICATION TRANSFERS / CANCELLATIONS

APPLICANT	AREA
ADRIC, Rodney M.	Kauai IW Res
APANA, James K.	Oahu IW Res to Hawaii IW Res
AWONG, Lesly K.	Hawaii IW Res
BADEAUX, Lurline A.	Oahu IW Res
BOND, Nancy K.M.	Nanakuli Area / Oahu IW Res
BROWN, Kimi L.M.M.	Hawaii IW Agr
CARREIRA, Cyrilette M.	Hawaii IW Agr to Oahu IW Agr
CATRON, Isaray L.	Oahu IW Res
CHOCK, Wendy L.	Maui IW Res
CLARKE, Israel K.M.	Oahu IW Res
DANG, Luana K.	Hawaii IW Res
DECOSTA, Henry, Jr.	Oahu IW Res
ENRIQUEZ, Graen A., Jr.	Oahu IW Res
GALI, Valerie E.	Hawaii IW Agr
GOO SUN, Walter K., III	Oahu IW Res
HASSARD, Charles B.K.	Oahu IW Res
IAEA, Sireena K.	Molokai IW Agr
IAEA, Sireena K.	Molokai IW Res
IONA, Rudy H.	Oahu IW Res
KAAIAKAMANU, Clyde W., Sr.	Oahu IW Res
KAAWA, Jacob B., Jr.	Maui IW Agr to Oahu IW Agr
KALIMA, Kauikapuakaaauwaa	Hawaii IW Res
KALIMA, Shantel M.	Hawaii IW Res
KAMA, Ephriam M.	Nanakuli Area / Oahu IW Res

KAMAI, Kaili K.
 KAMOKU, Paul P., Jr.
 KAUPU-CABUAG, Stanton
 KEKAHU, Charles K.
 KEKAUOHA, Keith G.K.
 KEKAUOHA-CHARTRAND, Rebecca
 KURIHARA, Kimberly
 LEE, Walter Y.
 LONO, Gabriel A.
 MAITLAND, Claudette L.
 MAKILAN, Pedro S.
 MARTIN, Gail M.
 MARTIN, Gail M.
 MATHIAS, Elizabeth
 MOKIAO, Reed
 NIAU, Ronald H.
 PALIMOO, Joseph M., Sr.
 PANEE, Tamar P.
 SHANDRAH
 SHARP, Cynthia K.
 SOARES, Kaualililehuaopanaewa K.
 SPINNEY, Howard H.
 TOWAI, Keikilani
 UYENO, Sharleen
 VERA CRUZ, Louis, Jr.
 VILLANUEVA, Tanya-Lee M.
 WAGNER, Gloria L.
 WAGNER, Gloria L.
 WATANABE, Winona P.
 YUEN-CARVALHO, Tania A.K.
 YUEN-CARVALHO, Victoria Marie

Waimanalo Area / Oahu IW Res
 Oahu IW Res
 Hawaii IW Res
 Kauai IW Agr to Hawaii IW Agr
 Oahu IW Res
 Hawaii IW Res
 Hawaii IW Res
 Waimanalo Area / Oahu IW Res
 Oahu IW Res
 Oahu IW Res
 Waianae Area / Oahu IW Res
 Hawaii IW Agr to Maui IW Agr
 Hawaii IW Res to Maui IW Res
 Oahu IW Res
 Hawaii IW Res
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 Waimanalo Area / Oahu IW Res
 Oahu IW Res
 Waimea Area / Hawaii IW Res
 Oahu IW Res
 Hawaii IW Res
 Oahu IW Res
 Oahu IW Res
 Hawaii IW Res
 Hawaii IW Res
 Maui IW Agr
 Hawaii IW Res
 Molokai IW Res to Maui IW Res
 Oahu IW Res
 Oahu IW Res

* IW = Islandwide

ITEM D-6 EXHIBIT

COMMISSION DESIGNATION OF SUCCESSORS PUBLIC NOTICE 2016

APPLICANT	AREA
ASING, Wade K.	Kauai IW Agr
BAPTISTA, Alrose K.	Oahu IW Agr
BAPTISTA, Alrose K.	Oahu IW Res
BROWN, Kimi L.M.M.	Panaewa Area / Hawaii IW Agr
CHOCK, Wendy L.	Maui IW Res
IAEA, Sireena K.	Molokai IW Agr
IAEA, Sireena K.	Molokai IW Res
MONTERVON, Keala	Oahu IW Res
NAAUAO, Kahana L.	Oahu IW Res
PANG, Sherryann U.	Hawaii IW Res
WAGNER, Gloria L.	Hawaii IW Agr

* IW = Islandwide

ITEM D-8 EXHIBIT

**APPROVAL OF DESIGNATION OF SUCCESSORS TO LEASEHOLD INTEREST AND
DESIGNATION OF PERSONS TO RECEIVE THE NET PROCEEDS**

LESSEE	LEASE NO.	AREA
ANAKALEA, Henry K.	3546	Waiakea, Hawaii
ANDERSON, Andrew	6950	Makuu, Hawaii
BISHAW, Alexander R.K.	510	Hoolehua, Molokai
HIGA, Alberetta P.	8214	Waimanalo, Oahu
KALAMA, Solomon H.	3665	Waimanalo, Oahu
KANOA, Manly K.	7767	Waimanalo, Oahu
KEAHILIHAI, Jolan K.	6971	Makuu, Hawaii
LORILLA, Jolynn K.	5086	Waiakea, Hawaii
PUAA, Harry N.H.	687	Hoolehua, Molokai

ITEM D- 9 EXHIBIT

APPROVAL OF ASSIGNMENT OF LEASEHOLD INTEREST

LESSEE	LEASE NO.	AREA
AHUNA, Reynette N.	2032	Kewalo, Oahu
BACLIG, Thomas	7390	Keokea, Maui
GARCIA, Stacy K., Jr.	1934	Nanakuli, Oahu
HUGO, Jina Lyn K.	11206	Kumuhau, Oahu
JOHNSON, Darlene G.	7672	Waiohuli, Maui
ROBACK, Anthony T.K.	7672	Waiohuli, Maui
KALA, Dwayne K.	2355	Kapaakea, Molokai
KAMALANI, Ann-Gaylin K.	1591	Keaukaha, Hawaii
KANE, David A., IV	9818	Maluohai, Oahu
KAOHU, Henrilyn L.	7076	Kawaihae, Hawaii
KELEKOLIO, Katherine K.	8223	Waimanalo, Oahu
MAKUAKANE, Haroleen K.P.	3507	Keaukaha, Hawaii
WILSON, Cindy K.	3507	Keaukaha, Hawaii
PARKER, Alice K.	3687	Waimanalo, Oahu
PARKER, Lionel K.	3687	Waimanalo, Oahu
PIZARRO, Gerard N.	2528	Waimanalo, Oahu
PUAA-ADAMS, Alexis P.	7783	Waimanalo, Oahu
PUAHALA, Kychaelle'lynn K.	5430	Paukukalo, Maui
QUITORIANO, Natasha K.J.T.	9872	Maluohai, Oahu
MIYASHIRO, Terri T.	9872	Maluohai, Oahu
REGIDOR, Earl K.	9377	Kaniohale, Hawaii
THOMAS, Harry H.J., II	9404	Kaniohale, Hawaii
TUINEI, Jadeen K.	9899	Waianae, Oahu
EUGENIO, Matias R., III	11771	Kanehili, Oahu
KILAULANI, Charlene	12518	Kapolei, Oahu
SILVA, Solomon S.	7736	Waiohuli, Maui
WEIGERT, Charis P.C.	7388	Keokea, Maui
WEIGERT, Joseph L.K.	7388	Keokea, Maui

ITEM D-10 EXHIBIT

APPROVAL OF AMENDMENT OF LEASE HOLD INTEREST

LESSEE	LEASE NO.	AREA
ALBERT, Mary K.P.	2462	Waimanalo, Oahu
ALONZO, Angela-Joy L.L.	5099	Panaewa, Hawaii
ANAKALEA, Henry K.	3546	Waiakea, Hawaii
BISHAW, Alexander R.K.	510	Hoolehua, Molokai
BROWN, May L.A.	3715	Waimanalo, Oahu
DANA, Helen H.	11626	Kapolei, Oahu
IGNACIO, Walter K.	4047	Waiakea, Hawaii
KAIWI, Henry Keola, III	7629	Waiohuli, Maui
KALAMA, Solomon H.	3665	Waimanalo, Oahu
KAMALANI, Ann-Gaylin K.	1591	Keaukaha, Hawaii
KAOHU, Henrilyn L.	7076	Kawaihae, Hawaii
KEALAKAI, George I.	9139	Kahikinui, Maui
KEALAKAI, Mahinalani J.	9139	Kahikinui, Maui
MAKUAKANE, Adeline K.	3507	Keaukaha, Hawaii
KALA, Dwayne K.	2355	Kapaakea, Molokai
PIZARRO, Gerard N., Et Al.	2528	Waimanalo, Oahu
PUAA, Harry N.H.	687	Hoolehua, Molokai
SAM FONG, Willard K.	2203	Kewalo, Oahu
SPALDING, Michael K., Et Al.	1066	Keaukaha, Hawaii
THOMAS, Harry H.J., II	9404	Kaniohale, Hawaii

ITEM D-11 EXHIBIT

APPROVAL TO ISSUE A NON-EXCLUSIVE LICENSE FOR ROOFTOP PHOTOVOLTAIC SYSTEMS FOR CERTAIN LESSEES

LESSEE	LEASE NO.	AREA
HAUANIO, Camille P.L.	9340	Kaniohale, Hawaii
KANE, Claude H.	3115	Waimanalo, Oahu
KAUA, Ronald K.	11913	Kaupea, Oahu
KEAWE, Steven K.	9974	Waimanalo, Oahu
LEE, Audrey D.	11836	Kanehili, Oahu
LEONG, Herbert A., Jr.	4933	Puukapu, Hawaii
LINO, Bernadine L.	12755	Hoolimalima, Oahu
NAHULU-MAHELONA, Kandiss M.	4400	Nanakuli, Oahu
TENORIO, Abraham K.	4500	Nanakuli, Oahu

ITEM E-1 EXHIBIT

APPROVAL OF VARIOUS LEASE AWARDS

LESSEE	LEASE NO.	AREA
Kalai, Pauahi N.	12820	Kawaihae, Hawaii
Kaulukukui, Shawna K.	12821	Kawaihae, Hawaii
Maio, Joann I.	12822	Kawaihae, Hawaii

STATE OF HAWAI'I
DEPARTMENT OF HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION EAST MAUI SITE VISIT ITINERARY
Sunday, November 19, 2017
Starting at 9:00 a.m.

AGENDA

The Commission will convene a site visit to DHHL East Maui Lands, starting at the Starbucks Parking Lot, located at 270 Dairy Road, Kahului, Maui, Hawai'i, and continue on to Kaumahina Wayside Park, Ke'anae Peninsula Overlook, Wailua Valley State Wayside, Wailuanui parcels and Ke'anae Congregational Church.

The Commission will be briefed by DHHL's planning office on the status of DHHL's East Maui lands at Ke'anae Congregational Church. The agenda for the briefing shall be as follows:

I. ITEMS FOR INFORMATION/DISCUSSION

Planning Office


G-1 Presentation on status of DHHL's East Maui Lands

II. PUBLIC TESTIMONY ON EAST MAUI LANDS

III. ADJOURNMENT

Item G-1 is for information only, and no motion will be considered by the Commission. The site visit will conclude at DHHL parcels in Wākiu (road mauka from Hāna High School entrance). Roland Torres, Water Service Supervisor, Maui Department of Water Supply (MDWS), will brief the Commission on the MDWS Wākiu facilities in the area. The briefing is for information only, and no motion will be considered by the Commission.

There is **NO ACCESS TO WATER, TOILETS, OR EMERGENCY SERVICES IN THE SITE INSPECTION AREA. SHADE IS LIMITED.** Those wishing to attend should plan accordingly and exercise due caution. Attached to this agenda is a map depicting the route the Commission will be taking.


Jobie M. K. Masagatani, Chairman
Hawaiian Homes Commission

COMMISSION MEMBERS

Randy K. Awo, Maui

David B. Ka'apu, West Hawai'i

Wallace A. Ishibashi, East Hawai'i

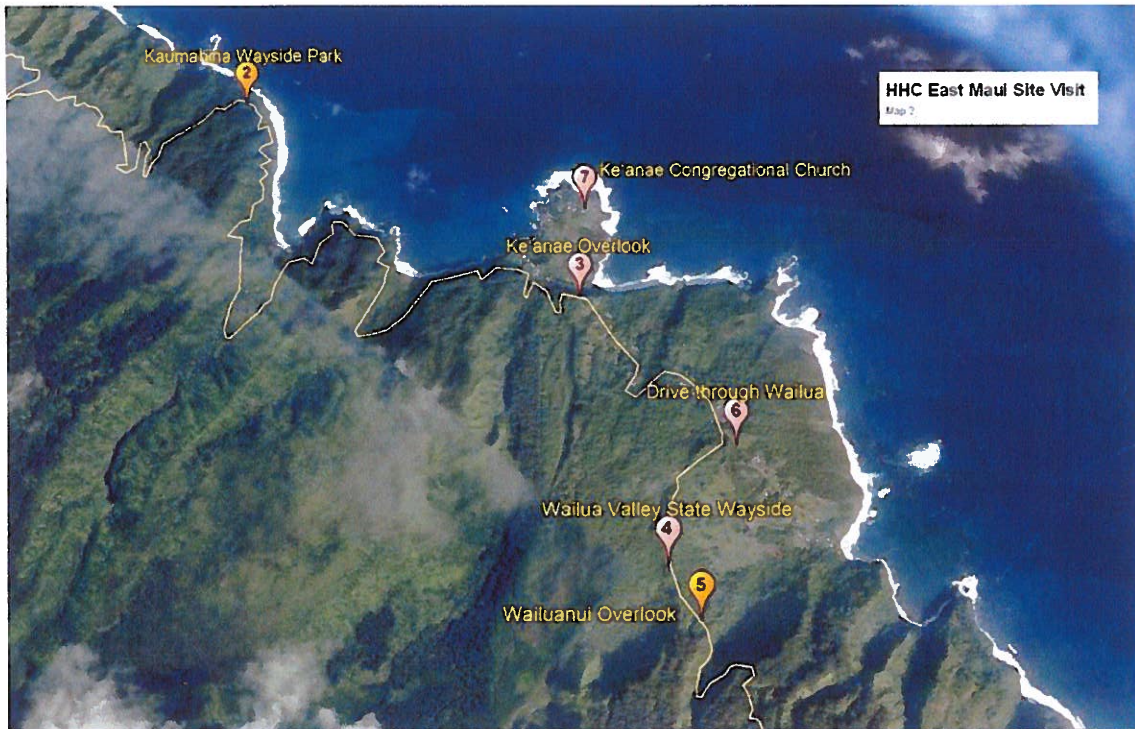
O'ahu - Vacant

Kathleen P. Chin, Kaua'i

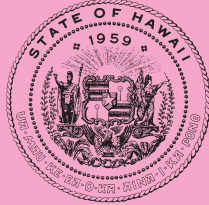
Michael P. Kahikina, O'ahu

Wren Wescoatt III, O'ahu

Moloka'i - Vacant



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

Notice of Annual Hawaiian Homes Commission Regular Meeting on Maui

on Monday, November 20, 2017 at 9:30 a.m.*
and Tuesday, November 21, 2017 at 9:00 a.m.

at the Paukukalo Community Center
657 Kaunualii Street, Wailuku, Hawai'i 96793

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

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

Hawaiian Home Lands Meeting with the Maui Homestead Communities

on Monday, November 20, 2017 from 6:30 p.m. – 8:30 p.m.
at the Kula Community Center
E. Lower Kula Road, Kula, Hawai'i 96790

AGENDA

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

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

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

DEPARTMENT OF HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION
November 20 & 21, 2017
Maui, Hawai'i

C-ITEMS
OFFICE OF THE CHAIRMAN



HAWAIIAN HOMES COMMISSION RESOLUTION NUMBER 291

HONORING DOREEN NĀPUA CANTO FOR HER SERVICE TO THE
HAWAIIAN HOMES COMMISSION

WHEREAS, Prince Jonah Kuhio Kalanianaʻole, was Hawaii's delegate to the United States Congress from 1902 until his untimely passing on January 7, 1922; and,

WHEREAS, Prince Jonah Kuhio Kalanianaʻole introduced the Hawaiian Homes Commission Act for passage by the United States Congress for the betterment of his beloved Hawaiian people; and,

WHEREAS, the Hawaiian Homes Commission Act was signed on July 9, 1921 by President Warren G. Harding and fully operative on September 16, 1921; and,

WHEREAS, Doreen Nāpua Canto was appointed to this Commission on December 3, 2013 by Governor Neil S. Abercrombie; and,

WHEREAS, Doreen Nāpua Canto is a born and raised Maui resident whose service to her community includes President of the Maui Native Hawaiian Chamber of Commerce; Chairman of the the County of Maui Fire & Public Safety Commission; and former Executive Director of Hui No Ke Ola Pono.



HAWAIIAN HOMES COMMISSION

NOW, THEREFORE, BE IT RESOLVED, the undersigned, duly recognized as the chairman and members of the Hawaiian Homes Commission, on this 18th day of September 2017, to set forth their signatures in recognition of Doreen Nāpua Canto and her service to the legacy of Prince Jonah Kuhio Kalanianaʻole and the thousands of beneficiaries of the Hawaiian Homes Commission Act; and

BE IT FURTHER RESOLVED that copies of this Resolution be transmitted in its entirety to the Honorable Alan Arakawa, Mayor of the County of Maui; the Maui Native Hawaiian Chamber of Commerce; and the Waiohuli Hawaiian Homesteaders Association;

ADOPTED THIS 18th day of September 2017, at Lahaina, Maui, State of Hawaii, by the Hawaiian Homes Commission in Regular Meeting assembled.

OFFERED BY:

Jobie M. K. Masagatani, Chair

David Kaapu, Member

Wallace A. Ishibashi, Member

Kathleen Puamaeole Chin, Member

Michael P. Kahikina, Member

W. Kahele Richardson, Member

Wren Wescoatt III, Member

Randy Kalei Awo, Member

Vacant

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

November 20 & 21, 2017

TO: Chairman and Members, Hawaiian Homes Commission

FROM: Hokulei Lindsey Administrative Rules Officer

SUBJECT:

- C-2 Resolution No. 292 – Resolution of Appreciation – William Kahele Richardson
- C-5 For Information Only – Revocable Permit Program Revisions – Issues and Proposed Plan of Action
- C-6 For Information Only – Kuhio Lease Issues

THE SUBMITTAL WILL BE DISTRIBUTED UNDER SEPARATE COVER or AT THE TABLE

ITEM NO. C-2, C-5, C-6

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

November 21, 2017

TO: Chairman and Members, Hawaiian Homes Commission

FROM: Hokulei Lindsey, Administrative Rules Officer
Office of the Chairman

SUBJECT: Declaration of Conditions, Covenants, and
Restrictions (DCCR)/Planned Communities Administrative
Rules Update



RECOMMENDED MOTION/ACTION

None. For information only.

DISCUSSION:

At the September 2017 meeting of the Hawaiian Homes Commission, staff presented a workshop about the status of the relationship between the Department of Hawaiian Home Lands and the DCCR associations on Hawaiian home lands. Later that month, the DHHL convened a meeting with the DCCR association leadership to discuss the same topic and to get the DCCR associations' leadership's input on draft administrative rules that would govern the relationship between the associations and the Department (See Exhibit 1, invitation letter). The invitation was emailed to all the DCCR associations; eight associations responded to the invitation and seventeen current and next generation leaders attended the meeting.

The meeting was split into a morning and an afternoon session. The morning was dedicated to the relationship with the Department and the draft administrative rules, while the afternoon was set aside for training conducted by HANO (Hawaii Alliance of Nonprofit Organizations) (See Exhibit 2, meeting agenda). Staff presented two powerpoints, the first focused on the relationship between the DHHL and the DCCR associations and the second highlighted several important provisions in the draft administrative rules (See Exhibit 3 and Exhibit 4). Following the second powerpoint, the attendees were split into two discussion groups. Facilitated discussion about the draft administrative rules focused on four questions:

- What are your association's three toughest/biggest issues?
- How can DHHL best help you address those issues?
- If you were starting over as a DCCR community, what would you change?
- If you were starting over in a DCCR community, what would you most like to know as a new/prospective lessee?

Below are themes that staff has identified from the discussion notes. The complete transcribed discussion notes are attached as Exhibit 5; the draft rules are attached as Exhibit 6.

Question	Comments/Themes	Staff Response
<p>What are your association's three toughest/biggest issues?</p>	<ul style="list-style-type: none"> • <u>Poor enforcement</u>: including payment and collection of assessments as well as compliance with the DCCRs; • <u>Unclear relationship with DHHL</u>: including communication and support, and no enforcement "hammer;" and • <u>Lack of member participation</u>: understanding the purpose and intent of the DCCRs and why the DCCRs matter. <p>Comments tend to connect difficulty with enforcement of the DCCRs with the unclear relationship with the DHHL. One comment put it plainly: "Board tries to lay down the law...if DHHL doesn't weigh in, we're stuck. We're married; without DHHL's support we cannot move forward."</p>	<p>These are the issues that the Department has heard about from the DCCR associations. These are also the issues that staff identified in the drafting process as priority topics for the draft rules to address.</p>

<p>How can DHHL best help you address those issues?</p>	<p>Many of the solutions suggested involved a combination of DHHL and association action.</p> <ul style="list-style-type: none"> • <u>Enforcement</u>: association should have a collection process for assessments including multiple notifications, clear expectations, and payment schedules; associations can have a management company deal with assessments and collection; and the HHC/DHHL should hold contested cases (throughout the year, not just on island) and cancel leases. The sentiment was clear that real consequences were necessary to demonstrate the seriousness of noncompliance and nonpayment. • <u>Relationship with DHHL</u>: better and timely communication including notification when new owners come in, make sure the DCCRs are part of the escrow disclosure; continue seminars, gatherings, and education; and increase on-island representation (decentralize); be clear about purpose and intent including a purpose clause in the rules that says how 	<p>Regarding <u>enforcement</u>, the draft rules contain provisions that address assessments, collections, and DCCR compliance. The draft rules also outline a process that would lead to a contested case hearing. See draft 10-7-35 thru 10-7-37.</p> <p>Many of the suggestions to improve the <u>relationship with DHHL</u> are more appropriate for Department procedure than for administrative rules. There are, however, a few changes that could be made to draft 10-3-26 regarding planned community education that could clarify that all new lessees, whether new awardee, transferee, or successor, are required to attend a DCCR training prior to lease signing. Staff can also work to develop a purpose clause for the DCCR administrative rules.</p> <p>Much of the <u>member participation</u> suggestions are</p>
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	<p>the associations fit in and improve the larger community.</p> <ul style="list-style-type: none"> • <u>Member participation:</u> association organize community paina; create different ways for people to participate (organizers, "worker bees," etc.); make room on the board for next generation members; association communicate to members in multi-layered ways (in person, website, email, fliers). <p>The comments reveal a sense that the solutions are connected: if there is clear communication and expectations, and enforcement from DHHL, then it becomes easier for the association to enforce the DCCRs, collect assessments, and build community. But if lessees come in without information and expectations set according to the DCCRs, it is hard for associations to function.</p> <p>A significant majority of the group was clear about wanting to move forward with contested cases and lease cancellation.</p>	<p>strategies for the associations. The DHHL can support those efforts with the education and better communication components identified to clarify the relationship between DHHL and DCCRs.</p>
<p>If you were starting over as a DCCR community, what</p>	<p>Many of the things they would change directly relate to the toughest issues that were</p>	<p>The draft rules are intended to clarify the relationship between the DHHL and</p>

<p>would you change?</p>	<p>identified: better communication from the DHHL, a clearly identified and understood relationship between DHHL and the associations, and new lessee orientation. In addition, comments expressed a desire to be included in the planning of their community as early as possible so that they could have common areas that fit their community vision.</p>	<p>the DCCR associations. The draft also includes provisions for new lessee orientation.</p>
<p>If you were starting over in a DCCR community, what would you most like to know as a new/prospective lessee?</p>	<p>Comments identified wanting to know the critical components of their specific DCCRs. The other comments seemed to revolve around basic, core elements of being a lessee: can I lose my lease?; what are the consequences for noncompliance?; better understand the privilege and responsibility of living on Hawaiian Home Lands.</p>	<p>Information and training about the DCCRs are included in provisions in the draft rules. Other elements are better suited for either DHHL process and procedure in lease signing or the associations themselves in terms of setting expectations for their community membership.</p>

RECOMMENDATION:

None. For information only.

Important DCCR meeting for Homestead Associations

Freitas Jr, Robert C

Mon 8/28/2017 2:33 PM

Cc:Manuel, Kaleo L <kaleo.l.manuel@hawaii.gov>; Lindsey, Hokulei <hokulei.lindsey@hawaii.gov>;

📎 2 attachments (305 KB)

DCCR Participant Info Form.pdf; DCCR Training Topics Form.pdf;

Aloha DCC&R Association Leaders,

The Department of Hawaiian Home Lands would like to gather together planned community leaders for a meeting and training specifically about DCCR communities. The Department is aware that planned communities on Hawaiian home lands face unique issues and is looking for ways to help make things easier for your communities. To help facilitate this goal, the Department will host and would like members of your board to attend:

WHO: 3 association board members plus 1 next generation leader

WHAT: Meeting and training about DCCR planned communities

WHEN: Saturday, September 23, 2017

9:30 a.m. to 4:00 p.m. (lunch will be provided)

WHERE: Honolulu Airport Conference Room (DHHL staff will make flight arrangements for those who do not live on O'ahu.)

Department staff are planning two activities for September 23.

First, the Department has drafted a set of potential administrative rules that would address planned communities, multi-family complexes, and rental housing. In the morning, we would like to discuss the draft and gather any comments, suggestions, or feedback you have particularly as the draft relates to planned communities.

Second, a training session after lunch is being planned with HANO to help you in your work for the DCCR association. We would like your kokua to make this session relevant and useful to you as an association board member. Emailed with this letter is a survey form, which includes a menu of possible training topics. HANO will design the training based upon the responses that are returned; only one survey per association, please.

Please RSVP by completing the two attached forms and returning them to the Department by Monday, September 4, 2017. To have an accurate headcount, please

EXHIBIT 1

11/7/2017

Mail - hokulei.lindsey@hawaii.gov

provide the names and positions of those who will be attending, even if you do not need airline reservations. You can send your RSVP to DHHL.Planning@hawaii.gov.

If you are traveling from another island to O'ahu, please be sure the name you provide the Department matches the name on your driver license or appropriate identification for airline travel.

Mahalo for you time and dedication to your communities. If you have any questions, please contact Hokulei Lindsey at 808-620-9280.

Please follow the instructions and if you have problems please contact me,

Thank you,

Bob

Bob Freitas
HHL Planner
DHHL Planning Office
(808) 620-9484

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AGENDA

DEPARTMENT OF HAWAIIAN HOME LANDS

DCCR ASSOCIATION LEADERS MEETING

September 23, 2017

Honolulu International Airport Conference Center

9:30 a.m. – 4:00 p.m.

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|-----------------------|--|
| 8:00 a.m. – 9:30 a.m. | Arrival and Sign-in |
| 9:30 a.m. | Welcome & Opening |
| 9:40 a.m. | DHHL and DCCR Communities after <i>Kalawahine v. DHHL</i> |
| 10:25 a.m. | HEALTH BREAK |
| 10:30 a.m. | Presentation: Draft DCCR Administrative Rules |
| 11:15 a.m. | Break Out Discussion Groups |
| | Round 1 Discussion Questions: |
| | 1a. What are your association's 3 biggest/toughest issues? |
| | 1b. How can DHHL best help you address those issues? |
| | Round 2 Discussion Questions: |
| | 2a. If you were starting over as a DCCR, what would you change? |
| | 2b. If you were starting over as a DCCR, what would you most like to know as a new/prospective lessee? |
| 12:30 p.m. | LUNCH |
| 1:30 p.m. | HANO: Training Topics
--Annual Compliance |
| 4:00 p.m. | Closing |

EXHIBIT 2



HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION
DEPARTMENT OF HAWAIIAN HOME LANDS

DHHL and DCCR Communities

Roadmap

- Background
- Kalawahine vs. DHHL
- Key issues and what you can expect from DHHL
- Moving forward

EXHIBIT 3

DCCR Communities

Community *Development on going	Lessees on Lot	Lots (Projected)
Laiopua*	61	(1,340)
Lalamilo*	30	448
Leialii	104	(357)
Waiehu Kou 2	109	109
Waiehu Kou 3	114	114
Waiehu Kou 4	98	98
Lanai	29	45
Princess Kahanu Estates	271	271
Maluohai	222 (+1 in process)	226
Kaupea	326	326
Kanehili*	358	403
Kaupuni	19	19
Kumuhau-Kakaina*	52	97
Kalawahine Streamside	92	92
Piilani Mai Ke Kai*	58 (+22 in process)	177

“Apples” and “Oranges”

- Two types of DCCR communities exist on Hawaiian home lands:
 - DHHL *created* (11), and
 - DHHL *acquired*
 - Leialii, Maluohai, Kaupea, Laiopua

“Apples” and “Oranges”

DHHL acquired/“Apples”

- Leialii
- Maluohai
- Kaupea
- Laiopua

DHHL created/“Oranges”

- Waiehu Kou 2, 3, & 4
- Princess Kahanu Estates
- Kanehili
- Kaupuni
- Kumuhau-Kakaina
- Kalawahine
- Piilani Mai Ke Kai
- Lalamilo
- Lanai

Kalawahine v. DHHL

- HHCA section 207.5.
- “DHHL should have promulgated administrative rules before incorporating the DCCRs into the homestead leases issued to Kalawahine Project residents.” *Kalawahine v. DHHL (2015)*.
- Translation: Because there are no administrative rules, DHHL cannot enforce the DCCRs for communities that are “Oranges.”

Kalawahine v. DHHL

- “[I]ndependent of the homestead lease, the Kalawahine Project residents are bound by the DCCRs pursuant to their sales contract with [the developer] . . . the DCCRs . . . remain subject to enforcement by the Association.” *Kalawahine v. DHHL* (2015).
- Translation: Even though a community is an “Orange,” the DCCRs still exist and are enforceable by the association for that community.

DHHL, “Apples,” and “Oranges”

- Generally...
 - DHHL *acquired* communities are subject to enforcement of the DCCRs by the Department.
 - DHHL *created* communities are subject to enforcement of the DCCRs by their respective Associations.



DHHL, “Apples,” and “Oranges”

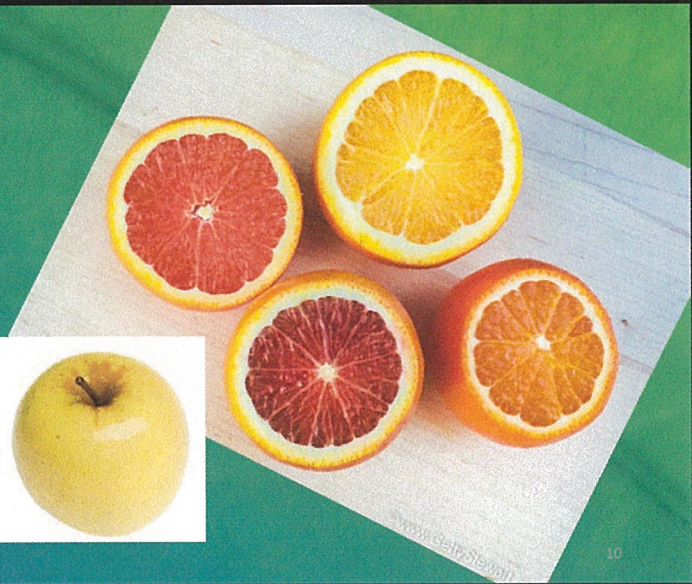
Ultimately, how DHHL relates to each association will depend upon:

- (1) the particularities of the development, and
- (2) the association documents.

DHHL, “Apples,” and “Oranges”

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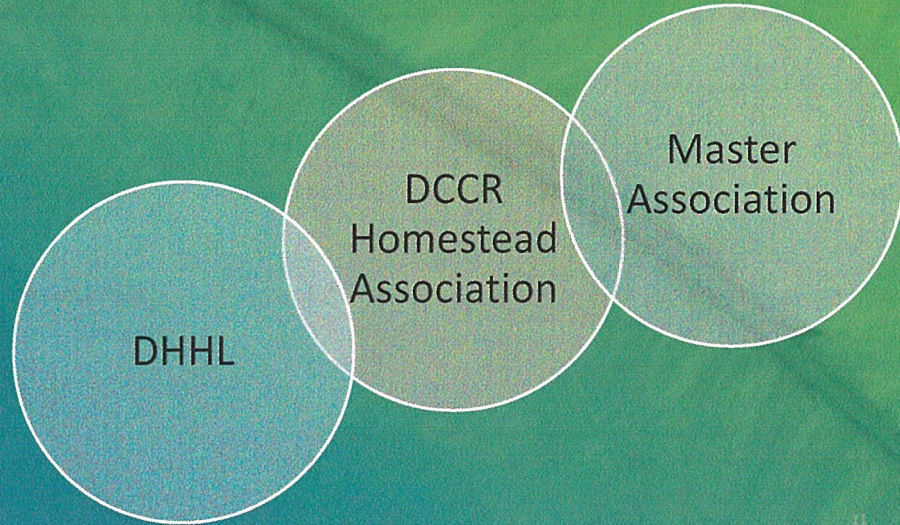
- (1) the particularities of the development, and
- (2) the association documents.



DHHL and "Apples"

If the community is DHHL *acquired*, there may be a "master association."

These relationships can vary based on association documents.

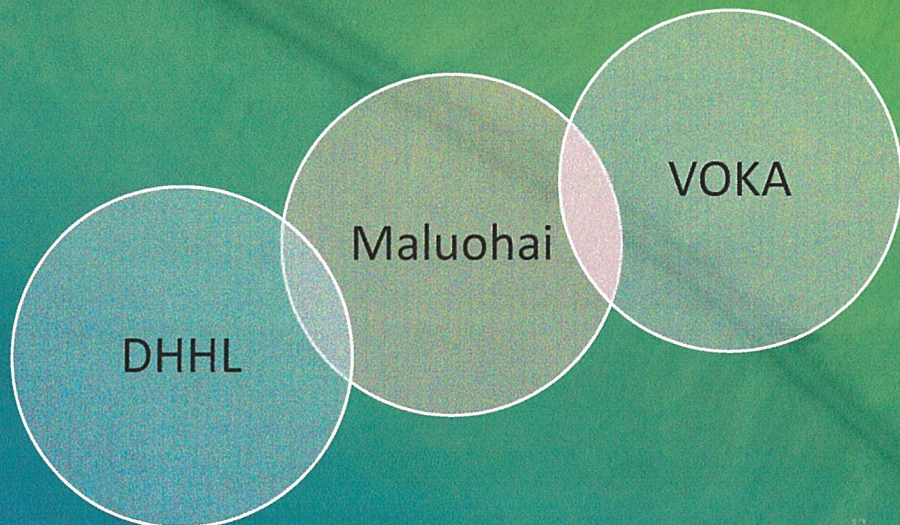


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DHHL and "Apples" Example

If the community is DHHL *acquired*, there may be a "master association."

These relationships can vary based on association documents.

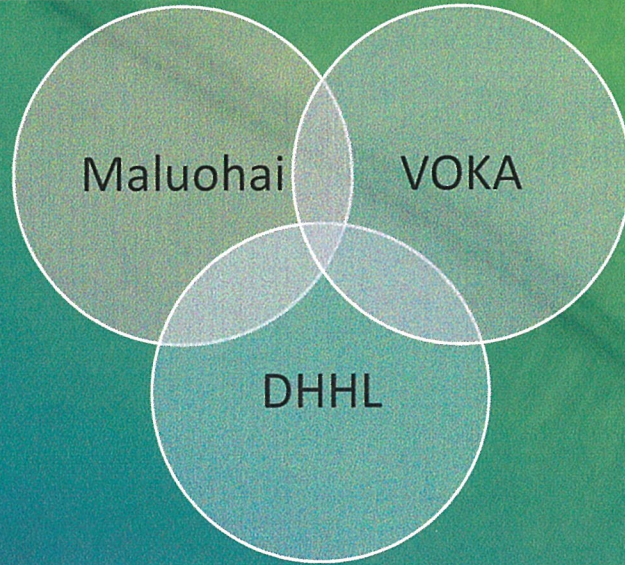


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DHHL and “Apples”

If the community is DHHL *acquired*, there may be a “master association.”

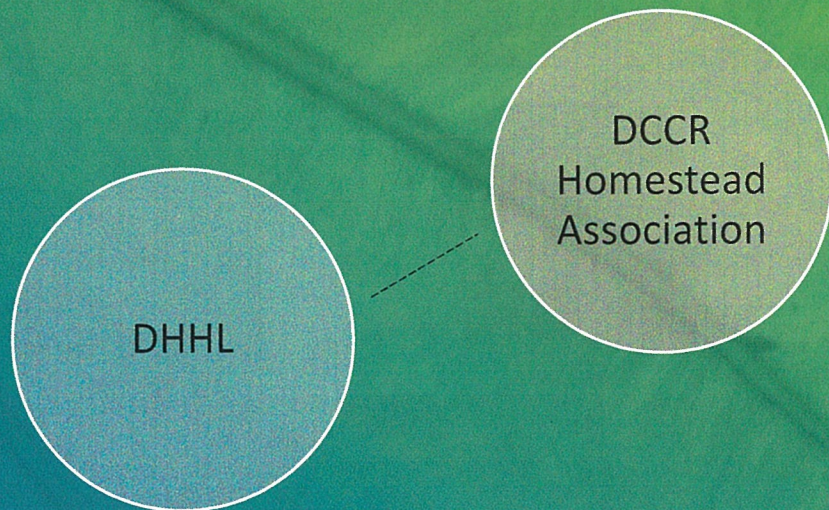
These relationships can vary based on association documents.



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DHHL and “Oranges”

If the community is DHHL *created*, interaction between DHHL and the DCCR homestead association may be limited and depends on how the association was created and the association documents.



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What You Can Expect on Key Issues Now

- Enforcement issues
 - Delinquent assessments
 - Kanawai procedures are set aside
- Loans and transfer requests
- New lessee/transferee contact information
- Inactive/Not organized associations

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Moving Forward



- Consistency and predictability.
- Clear roles.
- Improve the DHHL-DCCR model.

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DEPARTMENT OF HAWAIIAN HOME LANDS

Proposed Administrative Rules for DCCR Communities

Roadmap

- Why adopt administrative rules for DCCR communities?
- Provisions: Consistency of Interaction
- Provisions: Clear Roles

EXHIBIT 4

Why Administrative Rules?

- Address the gaps left by the *Kalawahine* lawsuit.
- Consistency of interaction between DHHL and DCCR homesteads.
- Clear roles.
- Improve the DHHL-DCCR model.

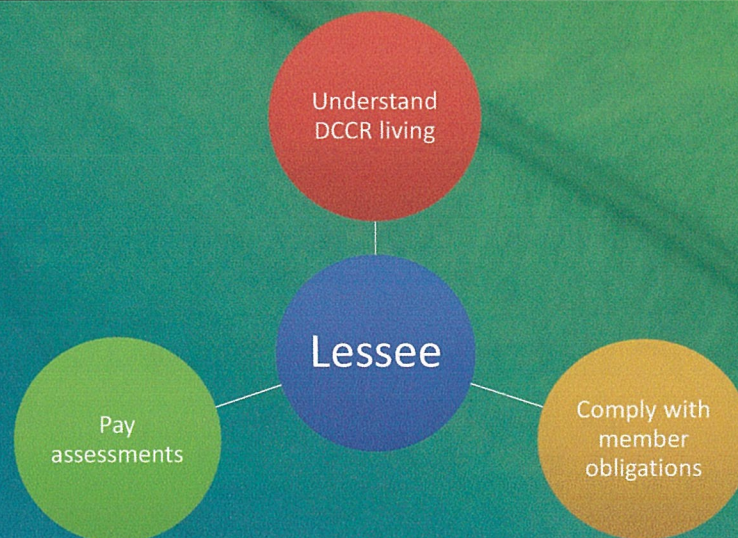
Addressing Kalawahine

- Provisions to meet requirements of HHCA 207.5.
- Pre-existing DCCR associations must vote to “opt-in” to the administrative rules.

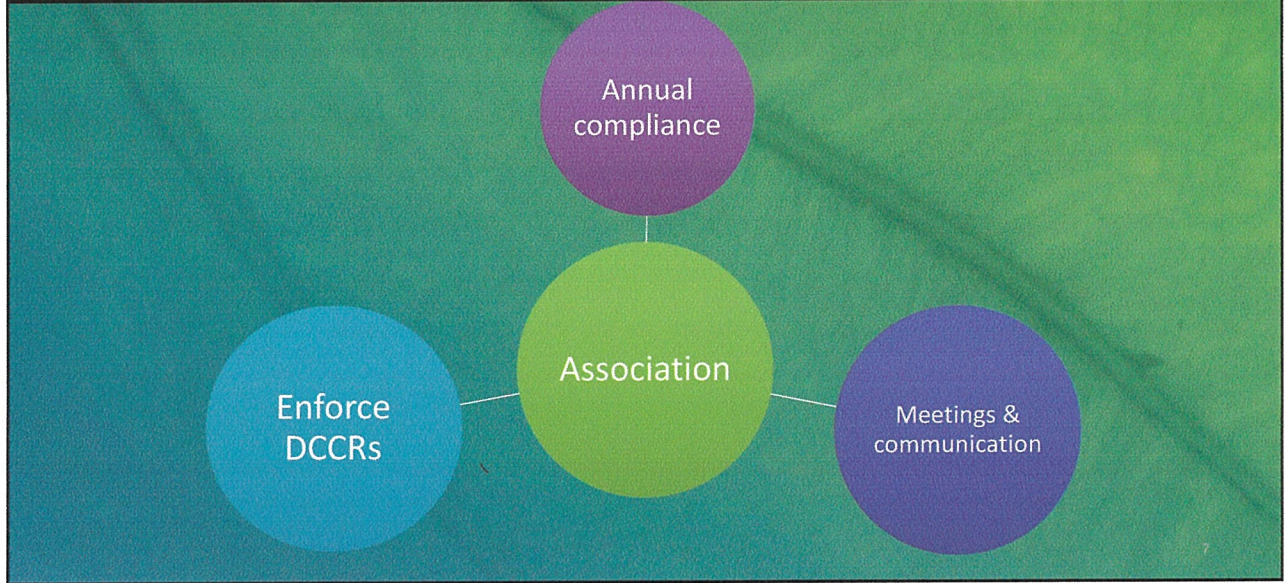
Ensuring Consistency

- Accounting for assessments from vacant lots.
- Accounting for assessments from unoccupied units.
- Provide your annual budget to the department for record-keeping purposes.

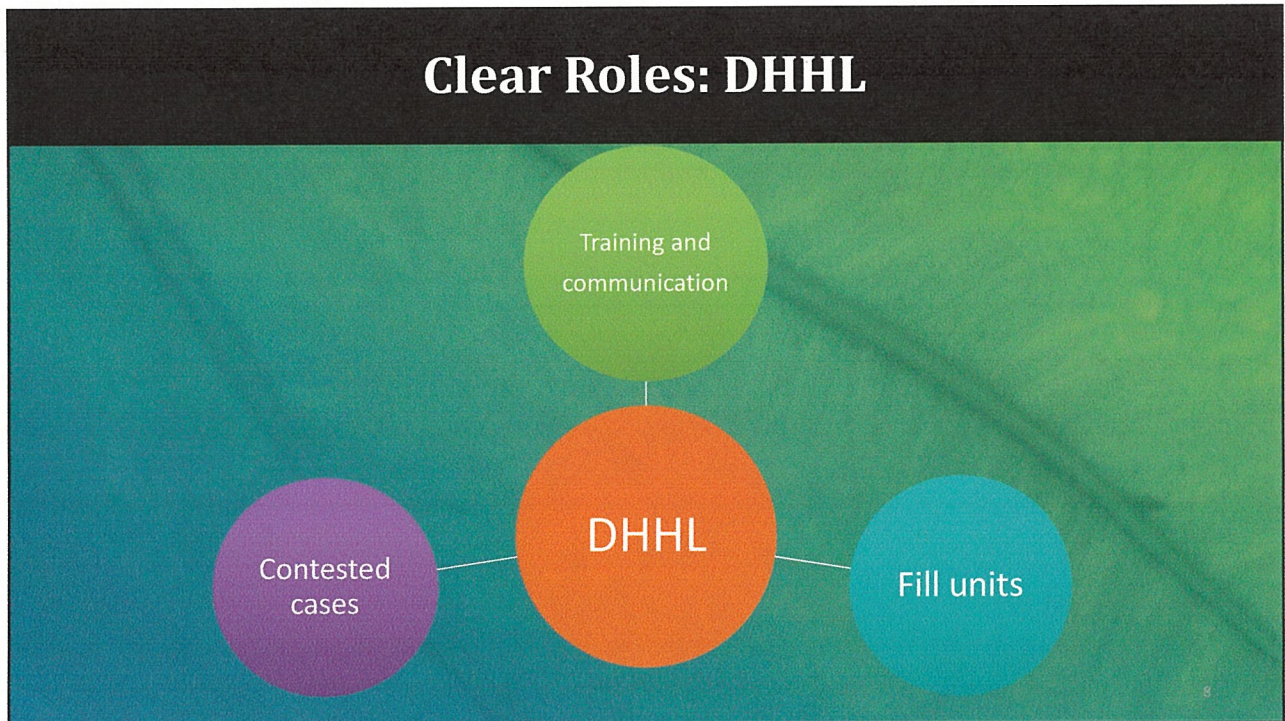
Clear Roles: Lessee



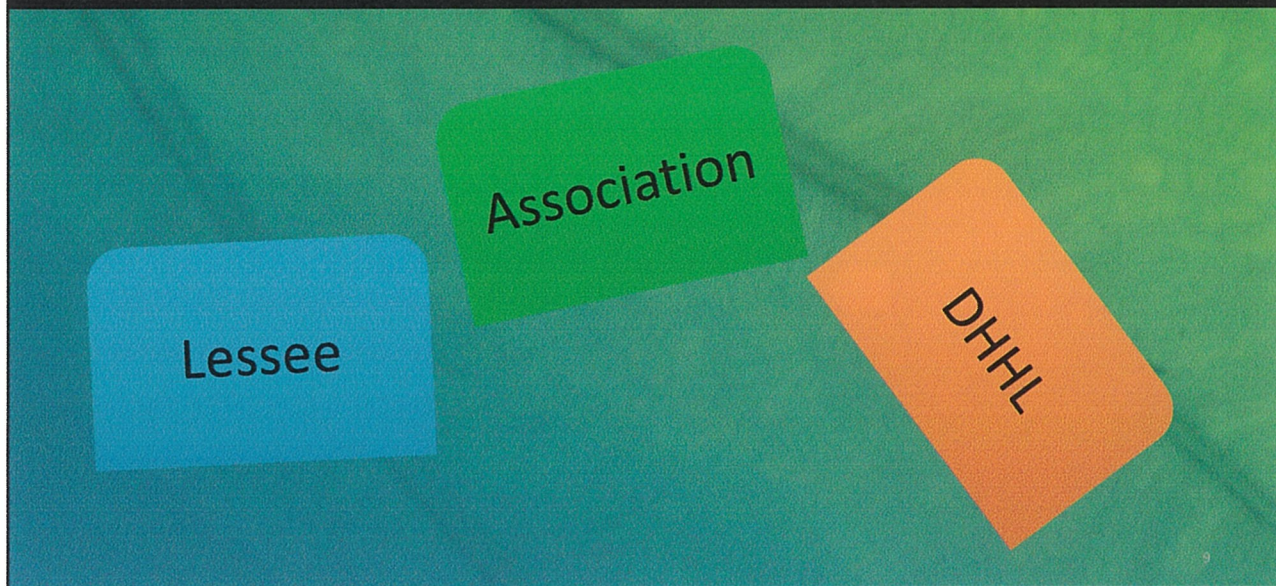
Clear Roles: Association



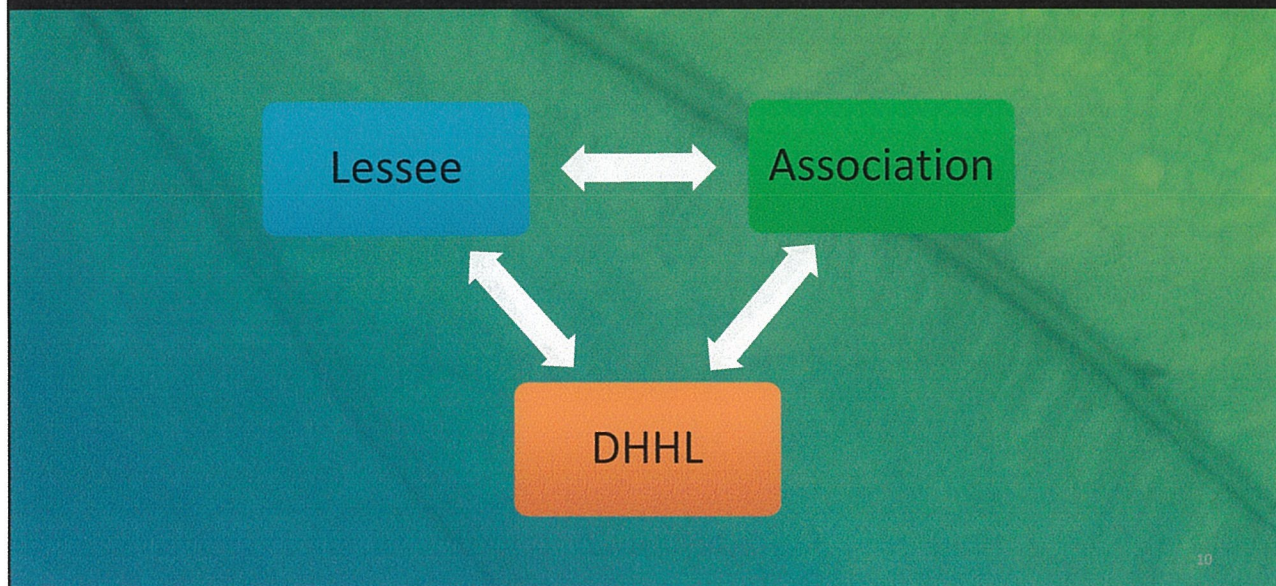
Clear Roles: DHHL



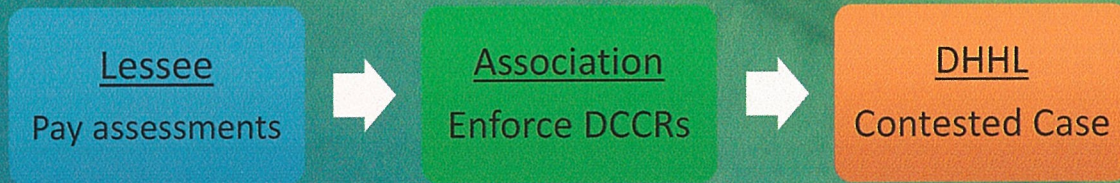
Roles & Relationships



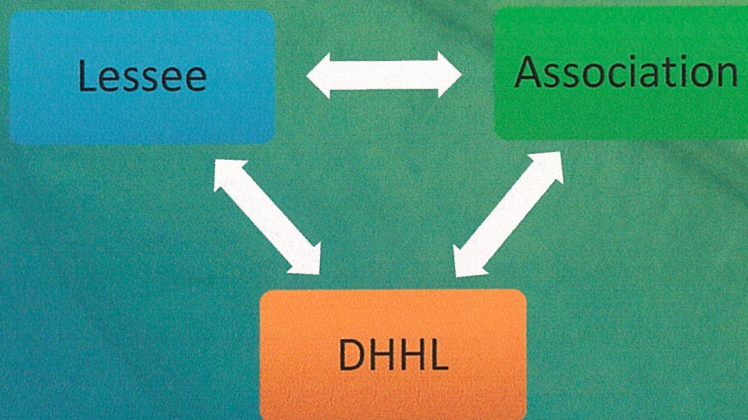
Clear Roles: Relationships



Clear Roles: Compliance & Enforcement



Clear Roles: Relationships



Discussion Questions

Round 1:

- What are your association's 3 biggest/toughest issues?
- How can DHHL best help you address those issues?

Round 2:

- If you were starting over as a DCCR, what would you change?
- If you were starting over in a DCCR, what would you most like to know as a new/prospective lessee?

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Additional Comments

Deadline: October 23, 2017

Email: Hokulei.Lindsey@hawaii.gov

Mail: DHHL, attn. Hokulei Lindsey
PO Box 1879
Honolulu, HI 96805

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Topic	Comment	Group
Toughest issues	Collect dues	1
Toughest issues	Involvement of community	1
Toughest issues	Homeowners involvement	1
Toughest issues	Hui chief model (WK3) communication still a challenge, new members	1
Toughest issues	Hui chief 10 house logic for communication open process get more people involved	1
Toughest issues	Next generation involvement/education	1
Toughest issues	Collection, enforcement, participation	1
Toughest issues	Design issues park/pump issues Enforcement/security to association	1
Toughest issues	Involvement in design in community areas	1
Toughest issues	We need to better understand purpose and intent of association--board understands but majority of homesteaders don't and maybe DHHL too; or we may have 2 different intents	2
Toughest issues	Enforcement of DCCRs across the board	2
Toughest issues	Getting people involved/ participation --incentive	2
Toughest issues	Compliance --involvement --enforcement	2
Toughest issues	Relationship between boards and DHHL --we're not on same page --we're not getting support	2
Toughest issues	Board tries to lay down law...if DHHL doesn't weigh in, we're stuck. We're "married." Without DHHL's support we cannot move forward.	2
Toughest issues	Ways to inform people and get them involved/engaged	2
Toughest issues	Conveying why DCCRs matter: --Quality of life --Equity --Protection --Property values --To bring decision-making down to our level --To deal with all of the above problems	2
Toughest issues	DCCRs give board and members rules/guidelines/kuleana. Relationship with DHHL is central both to enforce and work with our members	2
Solutions	Next generation	1
Solutions	Collection process for assessments --Letter notices, manager talks to owners, DHHL letter helped, newsletter, updated process and notice. DCCR violation separate from dues	1
Solutions	PKE model discussion, office manager, and assistant; self-management	1
Solutions	Separate management versus local management; communication; relationships input	1
Solutions	Developed capacity to manage and communicate	1
Solutions	Website communication; layer approach	1

Topic	Comment	Group
Solutions	Loans collect fees with mortgage, assessment structured	1
Solutions	Concern park designs	1
Solutions	Community facilities, park, meeting room, etc	1
Solutions	Neighborhood watch program needs volunteers	1
Solutions	Neighborhood watch patrols	1
Solutions	Enforcement through lease cancellation	1
Solutions	Notices over time, no problem for 3 years. Need hammer. Need action.	1
Solutions	WK4 cancellation house gutted, note old debt, transfer accounting DHHL.	1
Solutions	Need to know when new owners come into homesteads	1
Solutions	Escrow DCCR disclosure	1
Solutions	Not fair to cancel lease	1
Solutions	<p>Being clear about purpose and intent</p> <ul style="list-style-type: none"> --Assets planning and management --Create a purpose clause within the Rules--how we fit in and improve larger community (vision) --Connect to Act 302 (powers and delegation) --Funding mechanism 	2
Solutions	<p>Participation</p> <ul style="list-style-type: none"> --Holiday parties (paina) --Help individuals feel part of the community and the solution --Create different ways for people to participate (worker bees, via technology, attract younger folks) --Board (get youth on and in leadership roles) --Committees 	2
Solutions	<p>Relationship between board and DHHL</p> <ul style="list-style-type: none"> --Continue seminars, gathering, education --DHHL needs to provide timely communication/response --Planning Office on-island representation (decentralize) --Staff or facilities presence in community 	2
Solutions	<p>Enforcement/compliance</p> <ul style="list-style-type: none"> --DHHL needs to have a budget for and put funding in place for associations to help with enforcement issues--positions; ability to hold contested cases throughout the year (not just when on island); contracted mediator --Incentive-driven enforcement--what are the carrots? (oranges) --Increased relationship with DHHL allows us to build necessary mechanisms (apples) --Decentralize (faster response time, improves relationship) --Multiple notification with clear expectations and offer payment schedules/flexibility; then communicate as successes occur 	2
If starting over, <u>what would you like to know?</u>	Can I lose my lease?	2
If starting over, <u>what would you like to know?</u>	Consequences of non-compliance	2

Topic	Comment	Group
If starting over, <u>what would you like to know?</u>	Required to attend presentation before you sign a lease--everything is in plain view and take a test (another way to qualify?)	2
If starting over, <u>what would you like to know?</u>	In transferring/succession of leases, all transferees/successors will need to go thru with same rigor, the presentation/education/test --New lessee orientation --DHHL treat as brand new house --New lessees meet with representative of association/meet with DHHL	2
If starting over, <u>what would you like to know?</u>	Communicate changes to governing documents to everyone	2
If starting over, <u>what would you like to know?</u>	Better understand privilege and responsibility of being on Hawaiian Home lands at all levels (federal, local, etc.) --we're pushing the nation forward (lahui) --DHHL and association have roles	2
If starting over, <u>what would you like to know?</u>	Critical components of DCCRs outlines in a simplified orientation, 1-pager --Education precedes signing --Know your kuleana (single family home, etc)	2
If starting over, <u>what would you like to know?</u>	Investment of time at front end plus follow up --Additional touches before signing	2
If starting over, <u>what would you like to know</u>	Need education on new home owners certificate process, signed and acknowledged	1
If starting over, <u>what would you like to know</u>	Design in imu or other space for community uses in DCCR	1
If starting over, <u>what would you like to know</u>	Cultural value and HHC involvement	1
If starting over, <u>what would you like to know</u>	Include community facility like PKE	1
If starting over, <u>what would you change?</u>	Need to maintain DCCR support for new DCCR communities, old homestead experiences	1
If starting over, <u>what would you change?</u>	More communication, outreach efforts, change complacency	1
If starting over, <u>what would you change?</u>	Letter/notice concern people. Want to end DCCR to eliminate their delinquent dues; social media	1
If starting over, <u>what would you change?</u>	People do not care about dues payment individual obligations nothing changing in community, things need to be done. Visible change support dues. Do not understand administrative costs	1
If starting over, <u>what would you change?</u>	Need to display changes	1
If starting over, <u>what would you change?</u>	Include waiting list in enforceent disclosure if you do not follow the rules.	1
If starting over, <u>what would you change?</u>	Clear purpose from the beginning	2
If starting over, <u>what would you change?</u>	Have clearly identified and understood relationships between DHHL and the associations	2

Topic	Comment	Group
If starting over, <u>what would you change?</u>	Undivided interest--start from base level of development at the very beginning --Those who will be living in the community have influence over what the community will look like, feel like, etc.	2
If starting over, <u>what would you change?</u>	Define each parties relationship with each other and to the DCCRS; DHHL to lessees, to associations, and all combos	2
If starting over, <u>what would you change?</u>	Have options to change the rules--e.g., reduce majority/quorum	2
If starting over, <u>what would you change?</u>	Clearly define if and where possible transfer of authority from HHC to associations	2
If starting over, <u>what would you change?</u>	New lessee orientation (DHHL has a role, association has a role) thru design guidelines process --e.g., video shown before signing	2
If starting over, <u>what would you change?</u>	Protocols between DHHL and association on transfers/successors	2
If starting over, <u>what would you change?</u>	Improve communication between board and DHHL --Have office on each island --Notify board of any new lessees moving in so we can welcome them to the neighborhood/open the door --Email blasts to help us feel connected	2
If starting over, <u>what would you change?</u>	DHHL consider spectrum of housing options--vertical; rentals vs own; etc	2
If starting over, <u>what would you change?</u>	Group requested these notes to communicate with their communities	2
Good things about your community	Board is really helpful and getting things done	2
Good things about your community	Board helps us keep up with the problems to help have <u>clean, nice neighborhood</u>	2
Good things about your community	A lot more we can do (limited by lack of open space)--we could go vertical	2
Good things about your community	Building relationships with our neighbors; getting to know everybody (hearing them)	2
Good things about your community	Having collective voice and being able to directly affect things that impact our lives	2
Good things about your community	Laiopua will have great polical opttunity to influence	2

DEPARTMENT OF HAWAIIAN HOME LANDS

Adoption of Chapter 10-7
Hawaii Administrative Rules

[]

1. Chapter 10-7, Hawaii Administrative Rules, entitled "Planned Communities, Multi-Family Complexes, and Rental Housing", is adopted to read as follows:

"HAWAII ADMINISTRATIVE RULES

TITLE 10

DEPARTMENT OF HAWAIIAN HOME LANDS

CHAPTER 7

PLANNED COMMUNITIES, MULTI-FAMILY COMPLEXES, AND
RENTAL HOUSING

Subchapter 1 General Provisions

- \$10-7-1 Definitions
- \$10-7-2 Applicability of chapter
- \$10-7-3 Method of disposition
- \$10-7-4 Native Hawaiian cultural values
- \$10-7-5 Interpretation
- \$\$10-7-6 to 10-7-9 (Reserved)

Subchapter 2 The Declaration

- §10-7-10 Establishment of the declaration
- §10-7-11 Supplemental provisions of the declaration
- §§10-7-12 to 10-7-15 (Reserved)

Subchapter 3 The Association

- §10-7-16 Establishment of the association
- §10-7-17 Period of declarant control
- §10-7-18 Membership
- §10-7-19 Voting
- §10-7-20 Vacant lots
- §10-7-21 Unoccupied units
- §10-7-22 Budget
- §§10-7-23 to 10-7-25 (Reserved)

Subchapter 4 Obligations of the Lessee

- §10-7-26 Planned community education
- §10-7-27 Association membership
- §10-7-28 Payment of assessments
- §10-7-29 Alteration of the unit prohibited
- §§10-7-30 to 10-7-34 (Reserved)

Subchapter 5 Enforcement of Governing Documents

- §10-7-35 Compliance required
- §10-7-36 Enforcement
- §10-7-37 Civil action
- §§10-7-38 to 10-7-40 (Reserved)

Subchapter 6 Rental Housing

- §10-7-41 Rental housing offers
- §10-7-42 Kupuna housing
- §10-7-43 Rental agreement controlling
- §10-7-44 Successorship
- §10-7-45 Vacant units
- §10-7-46 Conversion to lessee

SUBCHAPTER 1

GENERAL PROVISIONS

§10-7-1 Definitions. As used in this chapter and any kānāwai or governing documents unless otherwise required by the context:

"Assessments" means funds collected by an association from association members to operate and manage the association, maintain property within the planned community or multi-family complex for the common use or benefit of association members, or provide services to association members.

"Association" means a nonprofit, incorporated, or unincorporated organization made up of all of the lessees within a Hawaiian home lands planned community or multi-family complex existing pursuant to covenants running with the land. In certain circumstances, the department may be part of the association.

"Board of directors" or "board" means the governing board or other body, regardless of name, designated in the governing documents to act on behalf of the association.

"Declarant" means the department or any person or entity to which the department has assigned any or all of the rights and obligations of the declarant set forth in the governing documents.

"Declaration" means any recorded instrument, however denominated, that creates a Hawaiian home lands planned community or multi-family complex, including any amendments to the instrument.

"Developer" means a person or entity who is contracted by the department to undertake development of a planned community or multi-family complex for, or in partnership with, the department.

"Governing documents" means the articles of incorporation or other document creating the association, the bylaws of the association, the declaration or similar organizational documents and any exhibits thereto, any rules related to use of

common areas, architectural control, maintenance of units, restrictions on the use of units, or payment of money as regular assessment or otherwise in connection with the provisions, maintenance, or services for the benefit of some or all of the units, the owners, or occupants of the units or common areas, as well as any amendments made to the foregoing documents.

"Lot" means any plot of land designated as a lot upon any recorded subdivision map of the development property and upon which a dwelling unit could be or has been constructed in accordance with all relevant Hawaii law. Lot shall not include the common areas.

"Member" means the lessee of a lot under a homestead lease from the department, or anyone included in the definition of a member under the governing documents.

"Multi-family complex" means a homestead or mixed use development on Hawaiian home lands that is subject to chapter 514A and 514B, HRS, as applicable, insofar as it does not conflict with this title and the act.

"Planned community" means a homestead or mixed use development on Hawaiian home lands that is subject to chapter 421J, HRS, insofar as it does not conflict with this title and the act.

"Property management company" means a person or entity that is contracted by the department or the developer to enter in to rental agreements with renters and undertake daily operations and management of a Hawaiian home lands rental housing development.

"Record" or "recorded" means to record in the bureau of conveyances in accordance with chapter 502, HRS, or to register in the land court in accordance with chapter 501, HRS, as appropriate.

"Rental agreement" means all written agreements, between a renter and the property management company or department, or both, which establish or modify the terms, conditions, rules, regulations, or any other provisions concerning the use and occupancy of a dwelling unit and premises, and may include an option to purchase.

"Rental housing development" means a Hawaiian home lands housing development, which may be comprised

of single family lots or multi-family housing complex, or both, for which rental agreements govern the terms and conditions of use and occupancy of the units. A rental housing development shall be managed by a property management company.

"Renter" means a native Hawaiian who occupies a dwelling unit for dwelling purposes under a rental agreement as part of a Hawaiian home lands rental housing development.

"Unit" or "dwelling unit" means any portion of property, as improved, intended for use and occupancy as a residence within a planned community or multi-family complex. [Eff and comp]
(Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-2 Applicability of chapter. (a) This chapter shall apply to all planned community developments on Hawaiian home lands consisting of single-family lots or a multifamily complex, or both for which the declaration is recorded after XX, XX, 2017.

(b) This chapter may apply to an association for which the declaration was recorded before XX, XX, 2017, if adopted by a majority vote of the association. [Eff and comp]
(Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-3 Method of disposition. (a) The department may award homestead leases under the authority of this chapter.

(b) Any combination, or all of the department, the developer, and the property management company may enter into contracts of sale or rental agreements with native Hawaiians as verified by the department. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-4 Native Hawaiian cultural values. (a)

The governing documents shall take in to account and embody native Hawaiian cultural values as appropriate for the location, development, and lessees.

(b) General parameters and guidelines shall be developed by the department through beneficiary consultation. The finalized document shall be approved by the commission and included in the declaration. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-5 Interpretation This chapter and any

governing documents subject hereto shall be implemented and interpreted within the spirit of the act, including to promote native Hawaiian values and sense of place in the best interest of the lessees, renters, and residents living in planned communities, multi-family complexes, or rental housing developments on Hawaiian home lands. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§§10-7-6 to 10-7-9 (Reserved)

SUBCHAPTER 2

THE DECLARATION

§10-7-10 Establishment of the declaration. (a)

The declarant shall cause the declaration to be drafted according to the following:

- (1) The declaration shall be in conformity with

all relevant Hawaii law; and
 (2) The declaration shall include the document developed under subsection 10-7-5(b) and accordingly take in to account and embody native Hawaiian cultural values as appropriate for the location and development.

(b) Upon approval of the declaration by the commission, the declarant shall record the declaration. The declaration shall be recorded prior to the execution of any lease or sales contract.

(c) The declaration shall inhere in the land and shall bind subsequent lessees. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-11 Supplemental provisions of the declaration. The declarant is authorized to adopt supplemental provisions in accordance with this chapter to implement and carry out the purposes of this chapter; provided that any of the supplemental provisions adopted shall not conflict with the act and this title. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§§10-7-13 to 10-7-15 (Reserved)

SUBCHAPTER 3

THE ASSOCIATION

§10-7-16 Establishment of the association. The declarant shall establish the association not later

than the date upon which the first unit in the planned community or a multi-family complex is ready for occupancy. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-17 Period of declarant control. (a) As appropriate for the development and when provided in the declaration, the declarant may maintain a class B membership in the association for a fixed period while units are being awarded and first occupied. This period shall be known as the period of declarant control and shall terminate not later than the time at which all units or lots have been transferred to lessees.

(b) During the period of declarant control, the declarant may appoint and remove the members of the board.

(c) Not later than four months before the termination of any period of declarant control, the members shall elect a board of directors as provided in the governing documents. The declarant and the department shall coordinate with the newly member-elected board to transition from declarant control in a transparent manner that ensures the member-elected board is equipped and prepared to govern the association. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-18 Membership. The association may be made up of lessees and the declarant, and divided in to two membership classes.

- (1) Lessees shall maintain a class A membership.
- (2) The declarant may maintain a class B membership for a fixed period. Class B membership shall terminate and may convert to a class A membership not later than the time at which the period of declarant

control terminates. [Eff and
comp] (Auth: HHC Act §222)
(Imp: HHC Act §207.5)

§10-7-19 Voting. Class A membership and class B membership shall have voting powers as set by the declarant in the declaration, provided each class A member shall have one vote and, during the period of declarant control, class B membership shall have a greater number of votes per lot or unit than class A membership. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-20 Vacant lots. (a) Assessments rates shall be set after the lots have been designed and plotted, number of lots in the development are finalized, and preliminary budget determined. Lots intended to be vacant due to engineering constraints or health and safety concerns shall not be included in calculating the pro-rata assessment amounts. If a lot becomes unsuitable for a residence, assessments shall be recalculated to exclude the unsuitable lot.

(b) Assessments due on vacant lots that are awarded as owner-builder or self-help are the responsibility of the lessee upon the signing of the lease. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-21 Unoccupied units. (a) The department shall use all due diligence to fill developed units that become unoccupied. The department shall not be responsible for assessments due on those units unless the assessments lost due to the number of empty units threatens the viability of the association.

(b) An association with unoccupied units shall report annually to the department regarding income and

projected economic viability. If economic viability is threatened, the association may request payment of future assessments from the department until the empty units are filled. Such request is subject to approval by the commission. If approved, amounts due shall accrue from the date of receipt by the department, as indicated on the date and time stamp, of the request from the association. [Eff and comp]
 (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-22 Budget. Each association shall adopt a budget and rate schedule, according to the governing documents, and submit the budget and rate schedule to the department between June 1 and June 30 of each year. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§§10-7-23 to 10-7-25 (Reserved)

SUBCHAPTER 4

OBLIGATIONS OF THE LESSEE

§10-7-26 Planned community education. (a) To facilitate informed decision-making by homestead applicants, before award letters are mailed, the department shall notify the appropriate applicant field of a mandatory planned community orientation. This orientation shall provide an overview of rights, responsibilities, obligations, and benefits of planned community living, as well as possible consequences for non-compliance.

(b) Prior to signing a lease, the future lessee shall attend a planned community education training

program approved by the department, which shall include training specific to the development regarding member and association obligations and rights, and community planning and governance. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-27 Association membership. (a) Upon signing the lease, the lessee shall become a member of the association. By signing the lease, lessee also agrees to abide by the governing documents.

(b) Lessees shall ensure that members of their family who reside with the lessee, and guests and invitees of such lessee, observe and perform the provisions regarding use and occupancy set forth in the governing documents. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-28 Payment of assessments. The lessee shall pay assessments to the association in accordance with the governing documents. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-29 Alteration of the unit prohibited. The lessee shall not construct or alter any improvements on the property except in accordance with the governing documents and with written approval of the department under section 10-3-34. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§§10-7-30 to 10-7-34 (Reserved)

SUBCHAPTER 5

ENFORCEMENT OF GOVERNING DOCUMENTS

§10-7-35 Compliance required. The association, all lessees, and other persons lawfully in possession and control of any property interest shall comply with the bylaws, any rules lawfully adopted by the association, and any covenant, condition, and restriction set forth in any recorded document to which they are subject. [Eff and comp
] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-36 Enforcement. (a) The declaration shall include a formal process for the association to enforce the governing documents, including collection of delinquent assessments and any lease violations.

(b) The association shall adopt a collection policy with formal procedures whereby the lessee shall have the opportunity to settle amounts owed the association, including but not limited to delinquent assessments, penalties, late fees, and associated costs, before private legal action to collect the debt is taken under the authority of the association and section 10-7-37.

(c) If collection of the debt is unsuccessful through private legal action under the authority of the association and section 10-7-37, the association may petition the commission for a contested case hearing for lease cancellation pursuant to this title. The decision and order of a contested case hearing may direct the department to assume the outstanding debt on the unit, including but not limited to delinquent assessments, penalties, late fees, and associated costs.

(d) The association shall adopt formal procedures for the enforcement of lease violations other than delinquent assessments whereby the lessee shall have at least 90 days to cure the violation. If the lessee fails to cure the violation within the time provided, the association may petition the commission for a contested case hearing for lease cancellation pursuant to this title. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-37 Civil action. Any violation is grounds for the association, any lessee, or lawful interest holder to commence a civil action for damages, injunctive relief, or both, and an award of court costs and reasonable attorney's fees in both types of action. The department shall not be party to any civil suit related to the violation of or noncompliance with the bylaws, any rules lawfully adopted by the association, or any covenant, condition, and restriction set forth in any recorded document. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§§10-7-38 to 10-7-40 (Reserved)

SUBCHAPTER 6

RENTAL HOUSING

§10-7-41 Rental housing offers. If rental housing is available, the department and the property management company shall coordinate to offer the rental housing to native Hawaiians.

(1) The department shall notify residential

applicants on the respective area or island wide waiting lists of the rental housing opportunity.

- (2) The department shall provide the property management company with the list of native Hawaiians, who replied to the notice in paragraph (1), in rank order according to the appropriate waiting list.
- (3) The property management company shall identify qualified potential renters from the list based upon the rental program parameters and notify the department.
- (4) The department shall verify the application status of those native Hawaiians identified by the property management company as qualified for the rental program. Upon verification, the department or the property management company, or both, shall make the rental housing offers. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-42 Kupuna housing. (a) A native Hawaiian, fifty-five years or older may be eligible for kupuna housing. If kupuna housing is available, the department shall notify native Hawaiians that would meet the age requirement for the kupuna housing development. The department and the property management company shall then proceed under section 10-7-41, as applicable.

(b) If a lessee accepts a kupuna housing offer, the lessee shall immediately occupy the kupuna housing unit and, within six months, either transfer or surrender his or her homestead lease. Upon accepting a kupuna housing offer, the lessee becomes a renter and a previous lessee under section 10-3-23.

(c) If the list compiled under subsection (a) has been exhausted and units are still available, the property management company may accept as renters native Hawaiians that are not homestead applicants,

lessees, or previous lessees if the potential renter is:

- (1) Verified by the department as eligible for Hawaiian home lands under the act; and
- (2) Qualified for the kupuna housing development by the property management company.
- (d) The renter's spouse may reside in the unit with the renter. An additional occupant, including an adopted minor or a legal caregiver, may also reside with the renter in the unit as allowed by applicable state or federal law. [Eff and comp]
(Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-43 Rental agreement controlling. The rental agreement shall control the rights, responsibilities, and obligations, including eviction, between the renter and the property management company. The rental agreement shall comply with the Hawaii landlord and tenant code, chapter 521, HRS, and the Fair Housing Act insofar as they do not conflict with the act. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-44 Successorship. (a) If the renter is a homestead applicant, a successor under section 10-3-8 may succeed to the rental agreement; provided the successor meets the rental program requirements that apply to the specific unit. If the successor does not meet the rental program requirements or refuses the unit, the successor shall succeed to the application as provided in section 10-3-8.

(b) For kupuna housing, a spouse eligible to succeed under section 209 of the act and qualified for the kupuna housing unit may succeed to the kupuna housing rental agreement. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-45 Vacant units. To ensure units do not become vacant for unnecessarily long periods of time, the property management company shall request from the department, as appropriate, names of additional potential renters. Upon such request, the department and the property management company shall proceed under section 10-7-41. If parameters of the previous offering have not changed, the department shall provide notice to the list of applicants in rank order from the application date of the last applicant previously contacted for the rental housing development. [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §207.5)

§10-7-46 Conversion to lessee. A renter who is a homestead applicant shall remain a homestead applicant during the rental period. The renter's homestead application and rank on any waiting list shall be maintained without regard to his or her status as a renter. The renter shall become a lessee upon signing a homestead lease." [Eff and comp] (Auth: HHC Act §222) (Imp: HHC Act §207.5)



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION 2018 CALENDAR

January 16, 2018 (Tue)	HHC Mtg, Kapolei – (No Community Mtg)
January 17, 2018 (Wed)	HHC Mtg, Kapolei, O‘ahu
February 18, 2018 (Sun)	HHC Community Meeting ONLY – Lanai City
February 20, 2018 (Tue)	HHC Mtg, Kapolei, (No Community Mtg)
February 21, 2018 (Wed)	HHC Mtg, Kapolei, O‘ahu
March 20, 2018	HHC Mtg, Community Mtg – Waimānalo
March 21, 2018	HHC Mtg, Kapolei, O‘ahu
April 17, 2018	HHC Mtg, Community Mtg – Moloka‘i
April 18, 2018	HHC Mtg, Kalama‘ula, Moloka‘i
May 15, 2018	HHC Mtg, Community Mtg – Kona
May 16, 2018	HHC Mtg, Kailua-Kona, Hawai‘i
June 19, 2018	HHC Mtg, Community Mtg – Kapolei
June 20, 2018	HHC Mtg, Kapolei, O‘ahu
July 17, 2018	HHC Mtg, Community Mtg – Papakōlea
July 18, 2018	HHC Mtg, Kapolei, Hawai‘i
August 21, 2018	HHC Mtg, Community Mtg – Kaua‘i
August 22, 2018	HHC Mtg, Lihue, Kaua‘i
September 18, 2018	HHC Mtg, Community Mtg – Paukūkalo
September 19, 2018	HHC Mtg, Wailuku, Maui
October 15, 2018 (Sunday)	HHC Community Meeting ONLY – Ka‘ū
October 16, 2018	HHC Mtg, Community Mtg – Hilo
October 17, 2018	HHC Mtg, Hilo, Hawai‘i
November 20, 2018	HHC Mtg, Kapolei, O‘ahu
November 21, 2018	HHC Mtg, Kapolei, O‘ahu
December 18, 2018	HHC Mtg, Community Mtg – Nānākuli/Wai‘anae
December 19, 2018	HHC Mtg, Kapolei, O‘ahu

O‘ahu meetings are held at Hale Pono‘i, DHHL, 91-5420 Kapolei Parkway, Kapolei, O‘ahu.

Community meetings are held in the evenings, except in Ka‘ū and Lāna‘i where it will be held during the day. No community meetings scheduled for O‘ahu in January and February.


DEPARTMENT OF HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION
November 20 & 21, 2017
Maui, Hawai'i

D-ITEMS
HOMESTEAD SERVICES DIVISION

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

November 20, 2017

TO: Chairman and Members, Hawaiian Homes Commission
From: Dean T. Oshiro, Acting HSD Administrator 
SUBJECT: **Homestead Services Division Status Reports**

RECOMMENDED MOTION/ACTION

NONE

DISCUSSION

The following reports are for information only:

- Exhibit A: Homestead Lease & Application Totals
and Monthly Activity Reports
- Exhibit B: Delinquency Report

November 20, 2017

SUBJECT: Homestead Lease and Application Totals and Monthly Activity Reports

LEASE ACTIVITY REPORT

Month through October 31, 2017

	As of 9/30/17	Add	Cancel	As of 10/31/17
Residential	8,374	2	0	8,376
Agricultural	1,099	0	2	1,097
Pastoral	410	0	0	410
Total	9,883	2	2	9,883

The number of Converted Undivided Interest Lessees represents an increase of 408 families moving into homes. Their Undivided Interest lease was converted to a regular homestead lease.

	As of 9/30/17	Converted	Rescinded/ Surrendered/ Cancelled	As of 10/31/17
Undivided	918	1	0	917

Balance as of 10/31/2017

Awarded	1,434
Relocated to UNDV	7
Rescinded	109
Surrendered	5
Cancelled	2
Converted	<u>408</u>
Balance to Convert	917

Lease Report For the Month Ending October 31, 2017

	RESIDENCE				AGRICULTURE				PASTURE				TOTAL LEASES			
	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL
OAHU																
Hoolimalima	67	2	0	69	0	0	0	0	0	0	0	0	67	2	0	69
Kalawahine	91	0	0	91	0	0	0	0	0	0	0	0	91	0	0	91
Kanehili	358	0	0	358	0	0	0	0	0	0	0	0	358	0	0	358
Kapolei	257	0	0	257	0	0	0	0	0	0	0	0	257	0	0	257
Kaupea	325	0	0	325	0	0	0	0	0	0	0	0	325	0	0	325
Kaupuni	19	0	0	19	0	0	0	0	0	0	0	0	19	0	0	19
Kewalo	249	0	0	249	0	0	0	0	0	0	0	0	249	0	0	249
Kumuhau	52	0	0	52	0	0	0	0	0	0	0	0	0	0	0	52
Luualalei	149	0	0	149	31	0	0	31	0	0	0	0	180	0	0	180
Malu'ohai	156	0	0	156	0	0	0	0	0	0	0	0	156	0	0	156
Nanakuli	1,050	0	0	1,050	0	0	0	0	0	0	0	0	1,050	0	0	1,050
Papakolea	64	0	0	64	0	0	0	0	0	0	0	0	64	0	0	64
Princess Kahanu Estates	271	0	0	271	0	0	0	0	0	0	0	0	271	0	0	271
Waiahole	0	0	0	0	16	0	0	16	0	0	0	0	16	0	0	16
Waianae	420	0	0	420	11	0	0	11	0	0	0	0	431	0	0	431
Waimanalo	745	0	0	745	2	0	0	2	0	0	0	0	747	0	0	747
TOTAL	4,273	2	0	4,275	60	0	0	60	0	0	0	0	4,282	2	0	4,335
MAUI																
Hikina	30	0	0	30	0	0	0	0	0	0	0	0	30	0	0	30
Kahikinui	0	0	0	0	0	0	0	0	75	0	0	75	75	0	0	75
Keokea	0	0	0	0	65	0	0	65	0	0	0	0	65	0	0	65
Lealii	104	0	0	104	0	0	0	0	0	0	0	0	104	0	0	104
Paukukalo	180	0	0	180	0	0	0	0	0	0	0	0	180	0	0	180
Waiehu 1	39	0	0	39	0	0	0	0	0	0	0	0	39	0	0	39
Waiehu 2	109	0	0	109	0	0	0	0	0	0	0	0	109	0	0	109
Waiehu 3	114	0	0	114	0	0	0	0	0	0	0	0	114	0	0	114
Waiehu 4	97	0	0	97	0	0	0	0	0	0	0	0	97	0	0	97
Waiohuli	593	0	0	593	0	0	0	0	0	0	0	0	593	0	0	593
TOTAL	1,266	0	0	1,266	65	0	0	65	75	0	0	75	1,406	0	0	1,406
EAST HAWAII																
Discovery Harbour	2	0	0	2	0	0	0	0	0	0	0	0	2	0	0	2
Kamaoa	0	0	0	0	0	0	0	0	25	0	0	25	25	0	0	25
Kaumana	44	0	0	44	0	0	0	0	0	0	0	0	44	0	0	44
Keaukaha	473	0	0	473	0	0	0	0	0	0	0	0	473	0	0	473
Kurtistown	3	0	0	3	0	0	0	0	0	0	0	0	3	0	0	3
Makuu	0	0	0	0	122	0	0	122	0	0	0	0	122	0	0	122
Panaewa	0	0	0	0	264	0	1	263	0	0	0	0	264	0	1	263
Piihonua	17	0	0	17	0	0	0	0	0	0	0	0	17	0	0	17
Puuco	0	0	0	0	12	0	0	12	0	0	0	0	12	0	0	12
University Heights	4	0	0	4	0	0	0	0	0	0	0	0	4	0	0	4
Waiakea	298	0	0	298	0	0	0	0	0	0	0	0	298	0	0	298
TOTAL	841	0	0	841	398	0	1	397	25	0	0	25	1,264	0	1	1,263
WEST HAWAII																
Honokaia	0	0	0	0	0	0	0	0	23	0	0	23	23	0	0	23
Humuula	0	0	0	0	0	0	0	0	5	0	0	5	5	0	0	5
Kamoku	0	0	0	0	0	0	0	0	16	0	0	16	16	0	0	16
Kanihale	224	0	0	224	0	0	0	0	0	0	0	0	224	0	0	224
Kawaihae	187	0	0	187	0	0	0	0	1	0	0	1	188	0	0	188
Laiopua	284	0	0	284	0	0	0	0	0	0	0	0	284	0	0	284
Laiamilo	30	0	0	30	0	0	0	0	0	0	0	0	30	0	0	30
Nienie	0	0	0	0	0	0	0	0	21	0	0	21	21	0	0	21
Puukapu/Waimea/Kuhio Vil	114	0	0	114	110	0	0	110	216	0	0	216	440	0	0	440
Puupuiehu	33	0	0	33	0	0	0	0	0	0	0	0	33	0	0	33
TOTAL	872	0	0	872	110	0	0	110	282	0	0	282	1,264	0	0	1,264
KAUAI																
Anahola	534	0	0	534	46	0	0	46	0	0	0	0	580	0	0	580
Hanapepe	47	0	0	47	0	0	0	0	0	0	0	0	47	0	0	47
Kekaha	117	0	0	117	0	0	0	0	0	0	0	0	117	0	0	117
Puu Opae	0	0	0	0	0	0	0	0	1	0	0	1	1	0	0	1
TOTAL	698	0	0	698	46	0	0	46	1	0	0	1	745	0	0	745
MOLOKAI																
Hoolehua	157	0	0	157	346	0	1	345	21	0	0	21	523	0	1	522
Kalamaula	163	0	0	163	71	0	0	71	3	0	0	3	237	0	0	237
Kapaakea	47	0	0	47	0	0	0	0	3	0	0	3	50	0	0	50
Moomomi	0	0	0	0	3	0	0	3	0	0	0	0	3	0	0	3
O'ne Aii	28	0	0	28	0	0	0	0	0	0	0	0	28	0	0	28
TOTAL	395	0	0	395	420	0	1	419	27	0	0	27	841	0	1	840
LANAI																
Lanai	29	0	0	29	0	0	0	0	0	0	0	0	29	0	0	29
TOTAL	29	0	0	29	0	0	0	0	0	0	0	0	29	0	0	29
STATEWIDE TOTAL	8,374	2	0	8,376	1,099	0	2	1,097	410	0	0	410	9,883	2	2	9,883

**HOMESTEAD AREA AND ISLANDWIDE APPLICATIONS WAITING LIST MONTHLY REPORT FOR THE MONTH ENDING
October 31, 2017**

AREA WAITING LIST

DISTRICT AREA	RESIDENCE				AGRICULTURE				PASTURE				TOTAL
	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	
Oahu District	1,015	0	0	1,015	3	0	0	3	0	0	0	0	1,018
Maui District	73	0	0	73	4	0	0	4	5	0	0	5	82
Hawaii District	135	0	0	135	15	0	0	15	59	0	0	59	209
Kauai District	56	0	0	56	3	0	0	3	29	0	0	29	88
Molokai District	20	0	0	20	19	0	0	19	1	0	0	1	40
TOTAL	1,299	0	0	1,299	44	0	0	44	94	0	0	94	1,437

ISLANDWIDE WAITING LIST

ISLAND	RESIDENCE				AGRICULTURE				PASTURE				TOTAL
	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	
Oahu	9,627	13	6	9,634	3,661	3	0	3,664	0	0	0	0	13,298
Maui	3,748	24	1	3,771	4,612	24	0	4,636	600	0	0	600	9,007
Hawaii	5,694	14	1	5,707	7,105	17	1	7,121	1,868	0	1	1,867	14,695
Kauai	1,607	0	3	1,604	2,212	0	2	2,210	296	0	0	296	4,110
Molokai	780	7	3	784	1,038	7	2	1,043	198	0	0	198	2,025
Lanai	84	1	0	85	0	0	0	0	0	0	0	0	85
TOTAL	21,540	59	14	21,585	18,628	51	5	18,674	2,962	0	1	2,961	43,220

AREA AND ISLANDWIDE LISTS

	RES	AG	PAS	TOTAL	ADDITIONS		CANCELLATIONS	
	OAHU	10,649	3,667	0	14,316	New Applications	105	New Lease Awards
MAUI	3,844	4,640	605	9,089	Application Transfers	5	Application Transfers	5
HAWAII	5,842	7,136	1,926	14,904	Lease Rescissions	0	Succ'd and Cancel Own	7
KAUAI	1,660	2,213	325	4,198	App Reinstatements	0	Public Notice Cancel	0
MOLOKAI	804	1,062	199	2,065	HHC Adjustments	0	Voluntary Cancellations	0
LANAI	85	0	0	85	TOTAL	110	Lease Successorships	0
TOTAL	22,884	18,718	3,055	44,657			HHC Adjustments	0
							Dec'd No Successor	0
							Additional Acreage	1
							NHQ Unqualified	0
							TOTAL	20

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

October 31, 2017

	RESIDENCE				AGRICULTURE				PASTURE				TOTAL
	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	
OAHU DISTRICT													
Nanakuli	179	0	0	179	0	0	0	0	0	0	0	0	179
Waianae	160	0	0	160	0	0	0	0	0	0	0	0	160
Lualualei	0	0	0	0	3	0	0	3	0	0	0	0	3
Papakolea/Kewalo	72	0	0	72	0	0	0	0	0	0	0	0	72
Waimanalo	604	0	0	604	0	0	0	0	0	0	0	0	604
Subtotal Area	1,015	0	0	1,015	3	0	0	3	0	0	0	0	1,018
Islandwide	9,627	13	6	9,634	3,661	3	0	3,664	0	0	0	0	13,298
TOTAL OAHU APPS	10,642	13	6	10,649	3,664	3	0	3,667	0	0	0	0	14,316
MAUI DISTRICT													
Paukukalo	73	0	0	73	0	0	0	0	0	0	0	0	73
Kula	0	0	0	0	4	0	0	4	5	0	0	5	9
Subtotal Area	73	0	0	73	4	0	0	4	5	0	0	5	82
Islandwide	3,748	24	1	3,771	4,612	24	0	4,636	600	0	0	600	9,007
TOTAL MAUI APPS	3,821	24	1	3,844	4,616	24	0	4,640	605	0	0	605	9,089
HAWAII DISTRICT													
Keaukaha/Waiakea	72	0	0	72	0	0	0	0	1	0	0	1	73
Panaewa	0	0	0	0	15	0	0	15	0	0	0	0	15
Humuula	0	0	0	0	0	0	0	0	0	0	0	0	0
Kawaihae	19	0	0	19	0	0	0	0	0	0	0	0	19
Waimea	44	0	0	44	0	0	0	0	58	0	0	58	102
Subtotal Area	135	0	0	135	15	0	0	15	59	0	0	59	209
Islandwide	5,694	14	1	5,707	7,105	17	1	7,121	1,868	0	1	1,867	14,695
TOTAL HAWAII APPS	5,829	14	1	5,842	7,120	17	1	7,136	1,927	0	1	1,926	14,904
KAUAI DISTRICT													
Anahola	48	0	0	48	3	0	0	3	21	0	0	21	72
Kekaha/Puu Opae	8	0	0	8	0	0	0	0	8	0	0	8	16
Subtotal Area	56	0	0	56	3	0	0	3	29	0	0	29	88
Islandwide	1,607	0	3	1,604	2,212	0	2	2,210	296	0	0	296	4,110
TOTAL KAUAI APPS	1,663	0	3	1,660	2,215	0	2	2,213	325	0	0	325	4,198
MOLOKAI DISTRICT													
Kalamaula	4	0	0	4	0	0	0	0	0	0	0	0	4
Hoolehua	7	0	0	7	19	0	0	19	1	0	0	1	27
Kapaakea	8	0	0	8	0	0	0	0	0	0	0	0	8
One Alii	1	0	0	1	0	0	0	0	0	0	0	0	1
Subtotal Area	20	0	0	20	19	0	0	19	1	0	0	1	40
Islandwide	780	7	3	784	1,038	7	2	1,043	198	0	0	198	2,025
TOTAL MOLOKAI APPS	800	7	3	804	1,057	7	2	1,062	199	0	0	199	2,065
LANAI DISTRICT													
Islandwide	84	1	0	85	0	0	0	0	0	0	0	0	85
TOTAL LANAI APPS	84	1	0	85	0	0	0	0	0	0	0	0	85
TOTAL AREA ONLY	1,299	0	0	1,299	44	0	0	44	94	0	0	94	1,437
TOTAL ISLANDWIDE	21,540	59	14	21,585	18,628	51	5	18,674	2,962	0	1	2,961	43,220
TOTAL STATEWIDE	22,839	59	14	22,884	18,672	51	5	18,718	3,056	0	1	3,055	44,657

ITEM NO. D-1
EXHIBIT A

DELINQUENCY REPORT - STATEWIDE

November 20, 2017

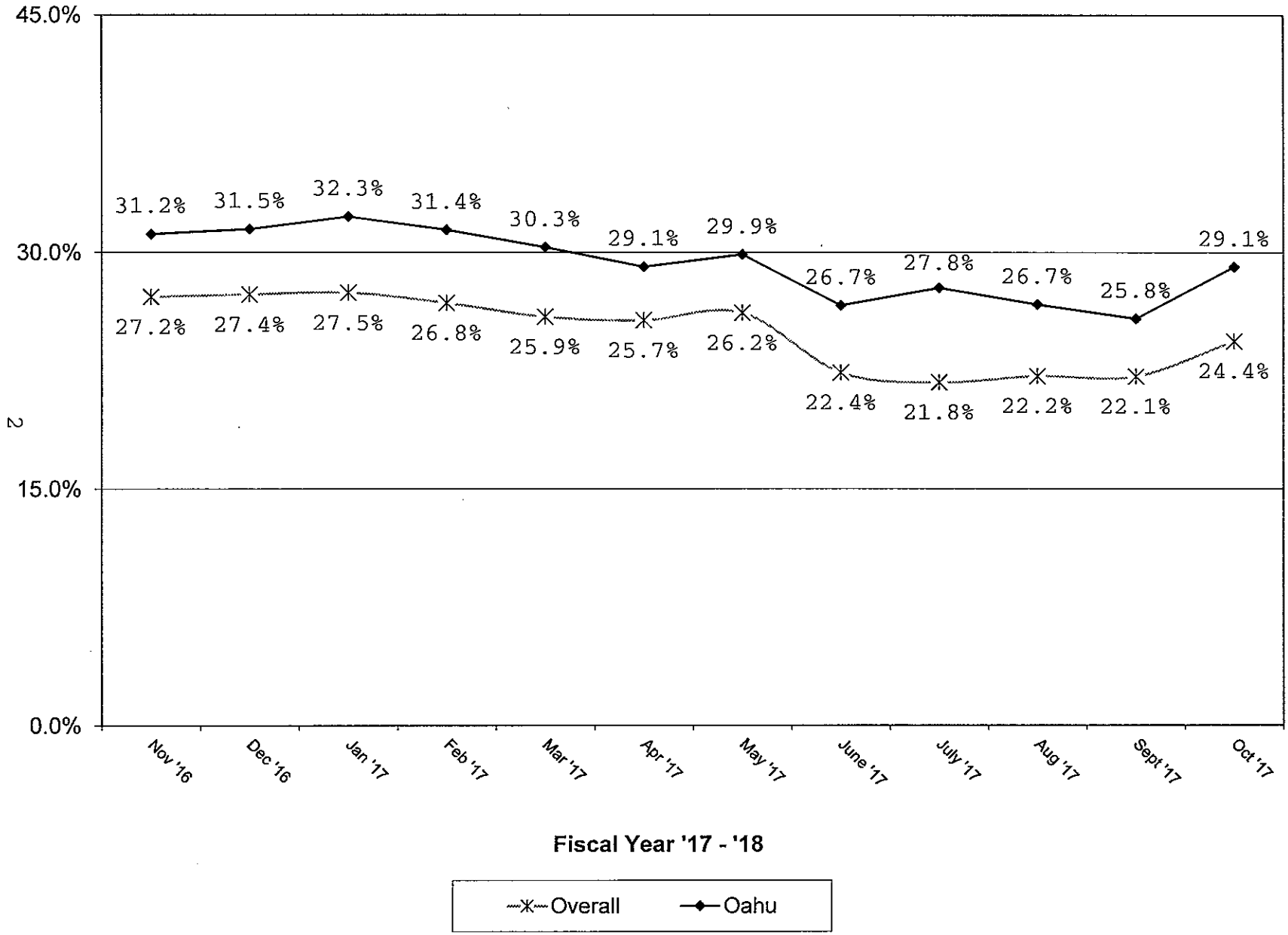
(\$Thousands)

	Total Outstanding		Total Delinquency		30 Days (low)		60 Days (Medium)		90 Days (High)		180 Days (Severe)		% of Totals 10/31/2017	
	No.	(000s) Amt.	No.	(000s) Amt.	No.	(000s) Amt.	No.	(000s) Amt.	No.	(000s) Amt.	No.	(000s) Amt.	No.	\$
<u>DIRECT LOANS</u>														
OAHU	407	34,749	93	10,112	13	1,755	7	606	21	2,268	52	5,482	22.9%	29.1%
EAST HAWAII	226	13,859	63	4,150	7	402	4	140	10	317	42	3,291	27.9%	29.9%
WEST HAWAII	80	8,121	12	958	3	295	0	0	2	316	7	347	15.0%	11.8%
MOLOKAI	89	6,225	23	674	5	85	3	63	2	54	13	472	25.8%	10.8%
KAUAI	103	7,430	20	1,542	4	540	2	82	5	178	9	743	19.4%	20.8%
MAUI	<u>88</u>	<u>10,307</u>	<u>19</u>	<u>2,240</u>	<u>5</u>	<u>975</u>	<u>3</u>	<u>140</u>	<u>2</u>	<u>69</u>	<u>9</u>	<u>1,057</u>	<u>21.6%</u>	<u>21.7%</u>
TOTAL DIRECT	993	80,690	230	19,676	37	4,052	19	1,030	42	3,202	132	11,392	23.2%	24.4%
	100.0%	100.0%	23.2%	24.4%	3.7%	5.0%	1.9%	1.3%	4.2%	4.0%	13.3%	14.1%		
Advances (including RPT)	243	7,895	243	7,895	0	0	0	0	243	7,895			100%	100%
DHHL LOANS & Advances	1,236	88,585	473	27,571	37	4,052	19	1,030	285	11,097	132	11,392	38.3%	31.1%
<u>LOAN GUARANTEES as of June 30, 2017</u>														
SBA	1	101	0	0	0	0	0	0	0	0			0.0%	0.0%
USDA-RD	297	39,078	50	6,142	0	0	0	0	50	6,142			16.8%	15.7%
Habitat for Humanity	74	3,295	29	1,430	0	0	0	0	29	1,430			39.2%	43.4%
Maui County	5	74	0	0	0	0	0	0	0	0			0.0%	0.0%
Nanakuli NHS	1	7	1	7	0	0	0	0	1	7			100.0%	100.0%
City & County	18	313	14	289	0	0	0	0	14	289			77.8%	92.3%
FHA Interim	8	1,523	0	0	0	0	0	0	0	0			0.0%	0.0%
OHA	48	481	1	6	0	0	0	0	1	6			2.1%	1.2%
TOTAL GUARANTEE	452	44,872	95	7,874	0	0	0	0	95	7,874			21.0%	17.5%
PMI Loans	214	36,204	9	1,772	3	718	1	132	5	922			4.2%	4.9%
HUD REASSIGNED for Recovery	135	17,621	115	16,429	2	95	0	0	3	244	110	16,090	85.2%	93.2%
FHA Insured Loans	<u>2,794</u>	<u>422,194</u>	<u>224</u>	<u>27,205</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>224</u>	<u>27,205</u>			<u>8.0%</u>	<u>6.4%</u>
TOTAL INS. LOANS	3,143	476,019	348	45,406	5	813	1	132	232	28,371	110	16,090	11.1%	9.5%
OVERALL TOTALS(EXC Adv/RP)	4,588	601,582	673	72,956	42	4,866	20	1,162	369	39,447	242	27,482	14.7%	12.1%
ADJUSTED TOTALS	4,831	609,477	916	80,851	42	4,866	20	1,162	612	47,342	242	27,482		13.3%

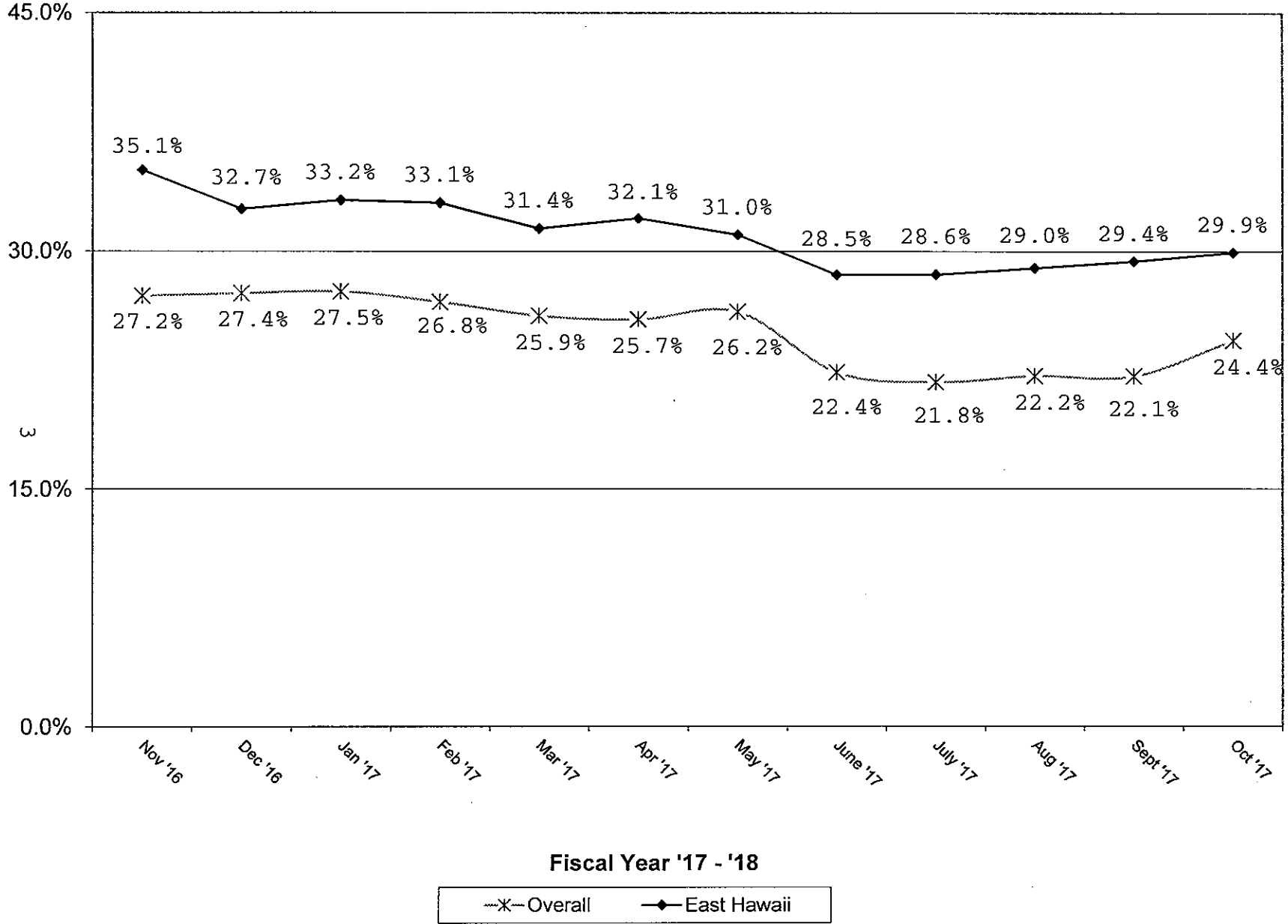
EXHIBIT B
ITEM NO. D-1

Note: HUD 184A loan program has 441 loans, with a total outstanding principal balance of \$98,859,810.92 as of June 30, 2017. 18 loans, totalling \$4,145,021.64 are delinquent.

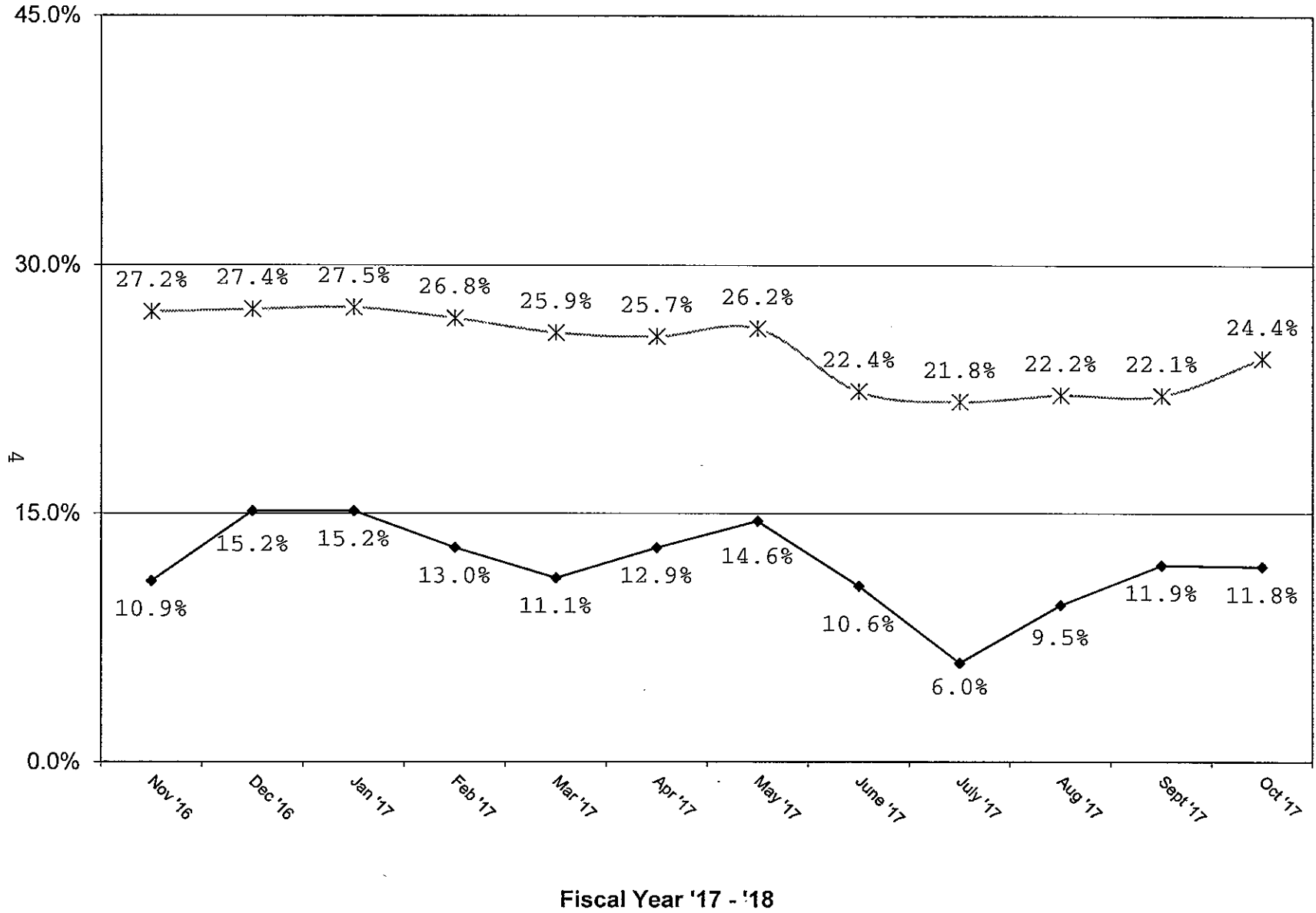
**OAHU
Direct Loans
Delinquency Ratio Report**



**EAST HAWAII
Direct Loans
Delinquency Ratio Report**



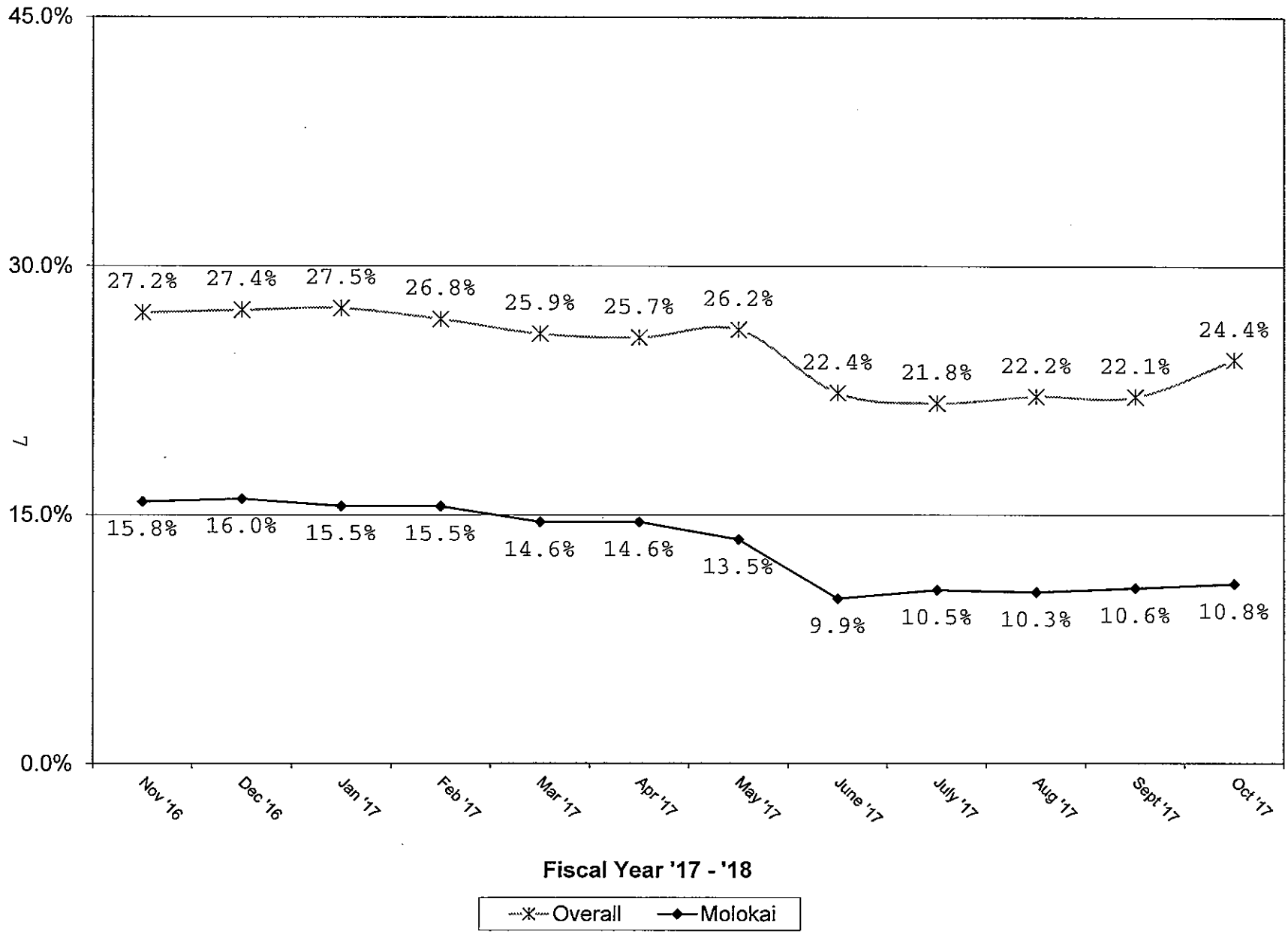
**WEST HAWAII
Direct Loans
Delinquency Ratio Report**



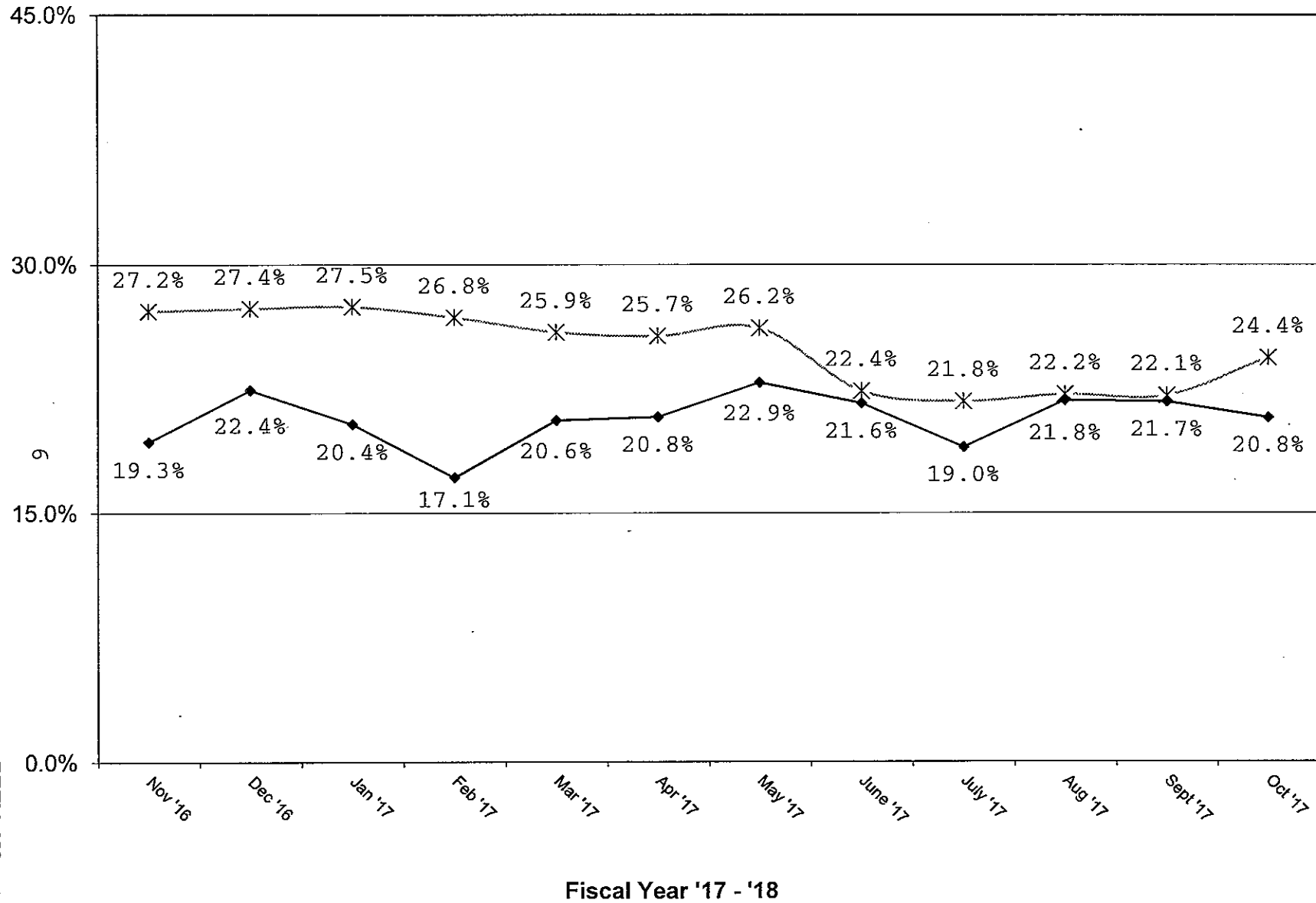
Overall

West Hawaii

**MOLOKAI
Direct Loans
Delinquency Ratio Report**

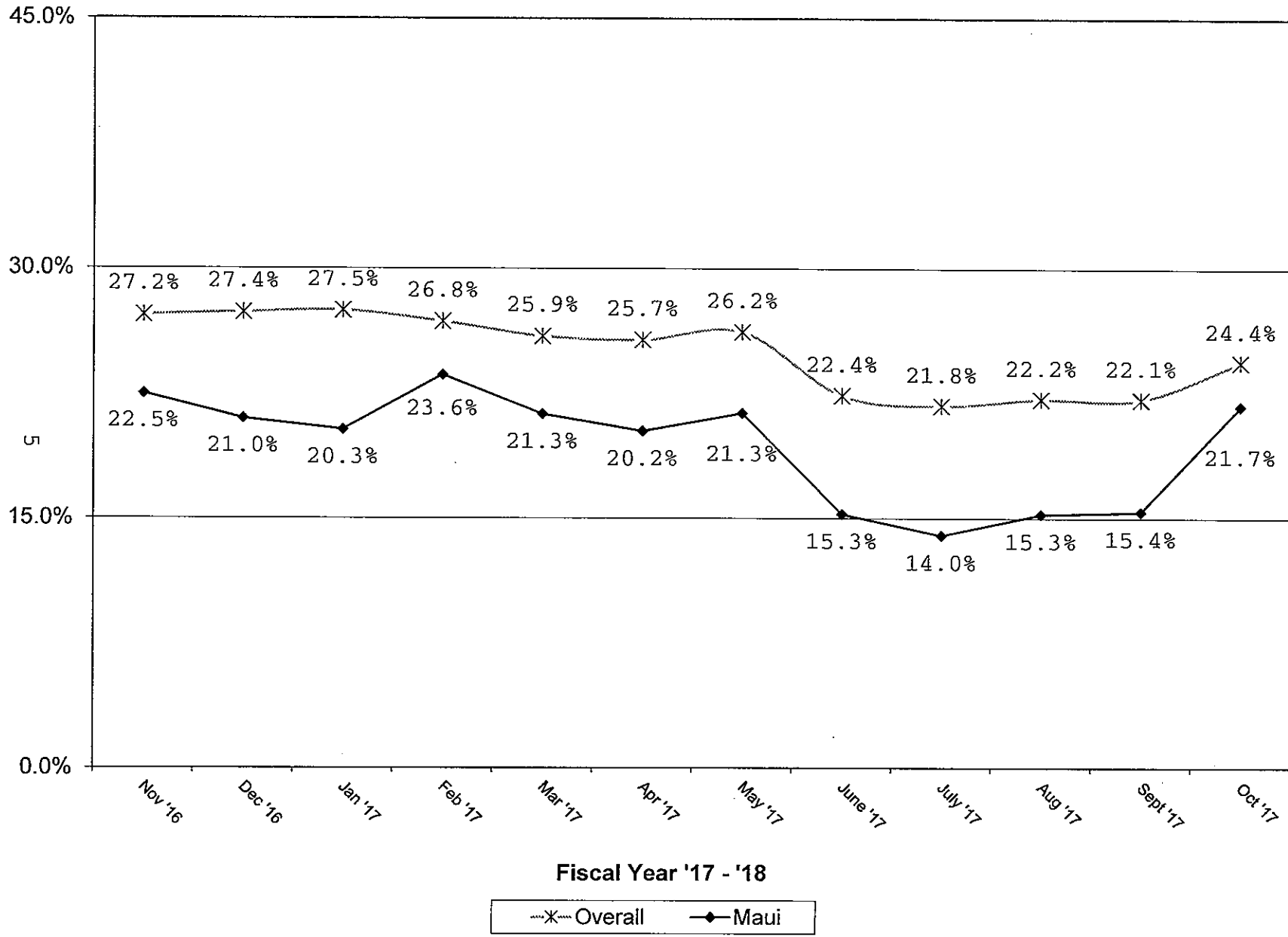


**KAUAI
Direct Loans
Delinquency Ratio Report**



* Overall
 Kauai

**MAUI
Direct Loans
Delinquency Ratio Report**



STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

November 20, 2017

TO: Chairman and Members, Hawaiian Homes Commission

FROM: Dean Oshiro, Acting HSD Administrator
Homestead Services Division

SUBJECT: **Approval of Consent to Mortgage**

RECOMMENDED MOTION/ACTION

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

DISCUSSION

<u>PROPERTY</u>	<u>LESSEE</u>	<u>LENDER</u>	<u>LOAN AMOUNT</u>
<u>OAHU</u>			
Waimanalo Lease No. 8262 TMK: 1-4-1-037:036	DUDOIT, Claudia K. (Cash Out Refi) HUD 184A	HomeStreet Bank	\$ 80,800
Kaupea Lease No. 11372 TMK: 1-9-1-139:094	PACYAU, Steven K. (Purchase) VA	Department of Veterans Affairs	\$ 450,000
Waimanalo Lease No. 2462 TMK: 1-4-1-019:023	ALBERT, Mary K. P. (Cash Out Refi) FHA	Mann Mortgage LLC	\$ 258,000

OAHU

Kaupea Lease No. 11374 TMK: 1-9-1-139:080	EMMSLEY, Kanoe L. K. &, EMMSLEY, Kekamamaikalani J. (Cash Out Refi) FHA	Bank of Hawaii	\$ 378,870
Nanakuli Lease No. 392 TMK: 1-8-9-005:064	KAMANA, Glenn K. (Purchase) FHA	HomeStreet Bank	\$ 178,239
Waianae Lease No. 9990 TMK: 1-8-5-031:081	NAEOLE-RAYMONDO, Vanna M. K. (Cash Out Refi) FHA	Mann Mortgage LLC	\$ 217,000
Maluohai Lease No. 9802 TMK: 1-9-1-120:016	WONG, Jammie K. K. (Cash Out Refi) FHA	Guild Mortgage Co.	\$ 241,000
Waimanalo Lease No. 2528 TMK: 1-4-1-020:017	PIZARRO, Lorraine U. &, RIVERA, Jennifer D. (Cash Out Refi) FHA	Hightechlend ing Inc.	\$ 171,000
Waimanalo Lease No. 8815 TMK: 1-4-1-038:051	LOPES, Phoebe P. (Cash Out Refi) FHA	Hightechlend ing Inc.	\$ 255,000
Kaupea Lease No. 11910 TMK: 1-9-1-139:153	KAAUWAI, Joanne M. (Cash Out Refi) FHA	Hightechlend ing Inc.	\$ 333,000
Nanakuli Lease No. 2952 TMK: 1-8-9-004:076	AVILLA MATSUO, Dean L. (Cash Out Refi) FHA	Guild Mortgage Co.	\$ 178,000

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OAHU

Waimanalo Lease No. 1988 TMK: 1-4-1-016:070	SCHOLTZ, Jon T. (Purchase)HUD 184A	HomeStreet Bank	\$ 171,785
Kanehili Lease No. 12555 TMK: 1-9-1-153:032	SUGIHARA, Grant T., Jr.(Cash Out Refi)FHA	Guild Mortgage Co.	\$ 417,000
Kaupea Lease No. 11927 TMK: 1-9-1-139:167	FULLER, Michelle N. (Cash Out Refi)FHA	Guild Mortgage Co.	\$ 355,000
Nanakuli Lease No. 4504 TMK: 1-8-9-010:107	AKINA, Steven, Jr. (Purchase)FHA	Mann Mortgage LLC	\$ 121,000
Kanehili Lease No. 11771 TMK: 1-9-1-153:082	TUINEI, Jadeen K. (Purchase)FHA	HomeStreet Bank	\$ 414,691
Waianae Lease No. 9899 TMK: 1-8-5-031:053	OMEROD, Genet P. (Purchase)FHA	HomeStreet Bank	\$ 335,559
Nanakuli Lease No. 3250 TMK: 1-8-9-004:094	KANUI, John (Cash Out Refi)FHA	HomeStreet Bank	\$ 114,180
Nanakuli Lease No. 5918 TMK: 1-8-9-013:025	KAAIALII, Andrea J. K. Y.(Cash Out Refi)FHA	Mann Mortgage LLC	\$ 158,000
Kanehili Lease No. 11880 TMK: 1-9-1-153:101	LEWIS, Dickson R. K. (Cash Out Refi)FHA	Mann Mortgage LLC	\$ 377,000

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MAUI

Waiohuli Lease No. 7484 TMK: 2-2-2-028:007	PURDY, Robert W., Jr. (Cash Out Refi)FHA	Mann Mortgage LLC	\$ 385,000
Waiehu 3 Lease No. 10391 TMK: 2-3-2-024:093	PURDY, George K., III (Cash Out Refi)FHA	Mann Mortgage LLC	\$ 188,000
Paukukalo Lease No. 5448 TMK: 2-3-3-006:045	JEREMIAH, Bowman K. (Cash Out Refi)FHA	Mann Mortgage LLC	\$ 213,000
Waiohuli Lease No. 7672 TMK: 2-2-2-027:124	ROBACK, Pono A. (Purchase)HUD 184A	HomeStreet Bank	\$ 544,185

KAUAI

Anahola Lease No. 11056 TMK: 4-4-8-022:029	RAINES, Jacquelyn P. (Streamline Refi)FHA	Siwell Inc., dba Capital Mortgage Services of Texas	\$ 211,000
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HAWAII

Keaukaha Lease No. 3303 TMK: 3-2-1-022:035	AKIMSEU, Larry A. K. (Cash Out Refi)FHA	Siwell Inc., dba Capital Mortgage Services of Texas	\$ 260,000
Piihonua Lease No. 10931 TMK: 3-2-3-025:069	KODANI, Doreen K. (Cash Out Refi)HUD 184A	HomeStreet Bank	\$ 138,370

HAWAII

ITEM NO. D-2

Kaniohale Lease No. 9382 TMK: 3-7-4-023:069	NAHAKUELUA, Elaine Y. (Cash Out Refi)FHA	Mann Mortgage LLC	\$ 155,000
Keaukaha Lease No. 1591 TMK: 3-2-1-023:052	KUKONA, Beau I. (Purchase)FHA	HomeStreet Bank	\$ 270,450
Keaukaha Lease No. 10115 TMK: 3-2-1-020:009	KAILI, Kathleen K. (Rate & Term Refi)FHA	HomeStreet Bank	\$ 194,222
Panawea Lease No. 11164 TMK: 3-2-2-064:021	FIELDS, Dawn W. (Cash Out Refi)FHA	HomeStreet Bank	\$ 144,282


<u>RECAP</u>		FHA		VA		USDA-RD	
	<u>NO.</u>	<u>AMOUNT</u>		<u>NO.</u>	<u>AMOUNT</u>	<u>NO.</u>	<u>AMOUNT</u>
FY Ending 6/30/17	300	\$ 72,689,610		8	\$3,021,043	9	\$1,695,424
Prior Months	85	\$ 21,070,798		2	\$ 738,000	3	\$ 941,413
This Month	<u>32</u>	<u>7,851,215</u>		<u>2</u>	<u>1,156,000</u>	<u>0</u>	<u>0</u>
Total FY '17-'18	117	\$ 28,922,013		4	\$1,894,000	3	\$ 941,413
HUD 184A							
FY Ending 6/30/17	105	\$25,483,508					
Prior Months	18	\$ 5,154,763					
This Months	<u>6</u>	<u>1,315,911</u>					
Total FY '17-'18	24	\$ 6,470,674					

ITEM NO. D-2

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

November 20, 2017

TO: Chairman and Members, Hawaiian Homes Commission
FROM: Dean Oshiro, Acting HSD Administrator 
Homestead Services Division
SUBJECT: **Approval of Streamline Refinance of Loans**

RECOMMENDED MOTION/ACTION

To approve the refinancing of loans from the Hawaiian Home General Loan Fund.

DISCUSSION

The following lessees have met the "Streamline/Interest rate reduction loan" criteria, which was approved by the Hawaiian Homes Commission at its August 19, 2013 meeting. This criteria includes twelve (12) consecutive monthly payments, borrower's current interest rate is higher than the current DHHL interest rate, current with their Homeowners Insurance, Real Property Tax, Lease Rent, county sewer/refuse fees, and does not have any advances made by DHHL on the borrowers behalf.

HSD's recommendation for approval is based on actual payment history, over the past twelve (12) months and the review of the above-mentioned criteria. Streamline/Interest Rate Loan refinancing will provide lessees a chance to simply reduce their interest rate and payments without DHHL having to credit and/or income qualify the borrower.

The following lessee(s) has met the aforementioned criteria and is recommended for Streamline/Interest rate reduction loan refinance program:

<u>LESSEE</u>	<u>LEASE NO. & AREA</u>	<u>REFINANCING LOAN TERMS</u>
Cabellero, Selina L.	9649, Keaukaha	NTE \$63,400 @4.5% interest per annum, NTE \$486 monthly, repayable over 15 years.

Loan Purpose: Refinance Contract of Loan no. 16198. Original loan amount of \$95,500 at 6.375% per annum, \$596 monthly, repayable over 30 years. A Contested Case Hearing was not held for this account.

Niau, Shane A.	11327, Kekaha	NTE \$102,400 @4.5% interest per annum, NTE \$720 monthly, repayable over 17 years.
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Loan Purpose: Refinance Contract of Loan no. 18073. Original loan amount of \$123,500 at 6% per annum, \$741 monthly, repayable over 30 years. A Contested Case Hearing was not held for this account.

Takahashi, Marlene L.	7357, Nanakuli	NTE \$104,000 @4.5% interest per annum, NTE \$530 monthly, repayable over 30 years.
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Loan Purpose: Refinance Contract of Loan no. 17346. Original loan amount of \$111,819 at 8% per annum, \$820 monthly, repayable over 30 years. A Contested Case Hearing was held December 16, 2014, for this account.

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

November 20, 2017

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

RECOMMENDED MOTION/ACTION

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

DISCUSSION

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

<u>Lessee</u>	<u>Lease No.</u>	<u>Area</u>	<u>Loan No.</u>	<u>Monthly Payment</u>	<u>Amount at 10/17</u>	<u>Balance At 10/17</u>
<u>Oahu</u>						
Kahaunaele, Shanon K.	8564	Nanakuli	19462 HUD buyback)	\$TBD	\$TBD	\$TBD
Olaguera, Maxine C.N.	1780	Nanakuli	19459 HUD buyback)	\$TBD	\$TBD	\$TBD
<u>Hawaii</u>						
Grace, Richard K.	7123	Kaniohale	19421 (ASB buyback)	\$TBD	\$TBD	\$TBD
Lee, John L.T.	8126	Waiakea	19155 (ASB buyback)	\$TBD	\$TBD	\$TBD

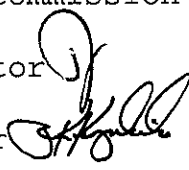
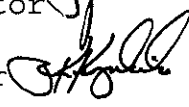
<u>Lessee</u>	<u>Lease No.</u>	<u>Area</u>	<u>Loan No.</u>	<u>Monthly Payment</u>	<u>Amount at 10/17</u>	<u>Balance At 10/17</u>
<u>Kauai</u>						
Kauahi, Tammi L.	11092	Anahola	19463 (HUD 184A buyback)	\$TBD	\$TBD	\$TBD
Aki, LeeJay L.	12685	Anahola	19460 (HUD buyback)	\$TBD	\$TBD	\$TBD

ITEM NO. D-4

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

November 20, 2017

TO: Chairman and Members, Hawaiian Homes Commission
THROUGH: Dean T. Oshiro, Acting HSD Administrator 
FROM: Ross K. Kapeliela, Application Officer 
Homestead Services Division
SUBJECT: **Approval of Homestead Application Transfers/Cancellations**

RECOMMENDED MOTION/ACTION

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

DISCUSSION

1. Requests of Applicants to Transfer

OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

APANA, James K. 04/15/2004 HAWAII RES 07/10/2017

MAUI ISLANDWIDE AGRICULTURAL LEASE LIST

KAAWA, Jacob B., Jr. 02/03/2005 OAHU AGR 07/18/2017

HAWAII ISLANDWIDE AGRICULTURAL LEASE LIST

CARREIRA, Cyrilette M. 09/19/1996 OAHU AGR 07/27/2017

MARTIN, Gail M. 03/24/2017 MAUI AGR 07/11/2017

HAWAII ISLANDWIDE RESIDENTIAL LEASE LIST

MARTIN, Gail M. 03/24/2017 MAUI RES 07/11/2017

KAUAI ISLANDWIDE AGRICULTURAL LEASE LIST

KEKAHU, Charles K. 10/16/1996 HAWAII AGR 07/13/2017

MOLOKAI ISLANDWIDE RESIDENTIAL LEASE LIST

WATANABE, Winona P. 11/16/1993 MAUI RES 07/14/2017

2. Deceased Applicants

NONE FOR SUBMITTAL

3. Awards of Leases

NANAKULI AREA / OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

BOND, Nancy K.M. Assigned Residential Lease
#1688, Lot 194 in Nanakuli,
Oahu dated 03/11/1993. Remove
application dated 04/25/1969.

KAMA, Ephriam M. Assigned Residential Lease
#12801, Lot 13802 in Maluohai,
Oahu (Hoolimalima) dated
06/23/2017. Remove application
dated 11/11/1975.

WAIMANALO AREA / OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

KAMAI, Kaili K. Assigned Residential Lease
#12802, Lot 13771 in Maluohai,
Oahu (Hoolimalima) dated
06/30/2017. Remove application
dated 11/09/1973.

LEE, Walter Y. Assigned Residential Lease
#12743, Lot 13745 in Maluohai,
Oahu (Hoolimalima) dated
06/30/2017. Remove application
dated 07/23/1973.

PANEE, Tamar P.

Assigned Residential Lease
#12746, Lot 13777 in Maluohai,
Oahu (Hoolimalima) dated
06/30/2017. Remove application
dated 03/02/1959.

WAIANAE AREA / OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

MAKILAN, Pedro S.

Assigned Residential Lease
#12760, Lot 13740 in Maluohai,
Oahu (Hoolimalima) dated
06/30/2017. Remove application
dated 05/20/1976.

OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

BADEAUX, Lurline A.

Assigned Residential Lease
#1701, Lot 76A in Waimanalo,
Oahu dated 10/20/2017. Remove
application dated 02/07/2002.

CATRON, Isaray L.

Assigned Residential Lease
#12740, Lot 13783 in Maluohai,
Oahu (Hoolimalima) dated
05/12/2017. Remove application
dated 11/09/1979.

CLARKE, Israel K.M.

Assigned Residential Lease
#12792, Lot 13753 in Maluohai,
Oahu (Hoolimalima) dated
10/13/2017. Remove application
dated 02/02/2005.

DECOSTA, Henry, Jr.

Assigned Residential Lease
#12796, Lot 13793 in Maluohai,
Oahu (Hoolimalima) dated
05/17/2017. Remove application
dated 10/16/1986.

ENRIQUEZ, Graen A., Jr.

Assigned Residential Lease
#12771, Lot 13739 in Maluohai,
Oahu (Hoolimalima) dated
05/25/2017. Remove application
dated 09/15/2005.

GOO SUN, Walter K., III Assigned Residential Lease
#12798, Lot 13769 in Maluohai,
Oahu (Hoolimalima) dated
06/30/2017. Remove application
dated 03/04/2002.

HASSARD, Charles B.K. Assigned Residential Lease
#12752, Lot 13784 in Maluohai,
Oahu (Hoolimalima) dated
07/05/2017. Remove application
dated 10/24/2000.

IONA, Rudy H. Assigned Residential Lease
#12799, Lot 13803 in Maluohai,
Oahu (Hoolimalima) dated
06/30/2017. Remove application
dated 05/11/1987.

KAAIAKAMANU, Clyde W., Sr. Assigned Residential Lease
#12800, Lot 13764 in Maluohai,
Oahu (Hoolimalima) dated
06/30/2017. Remove application
dated 08/29/1980.

KAMOKU, Paul P., Jr. Assigned Residential Lease
#12803, Lot 13779 in Maluohai,
Oahu (Hoolimalima) dated
06/30/2017. Remove application
dated 02/04/2005.

KEKAUOHA, Keith G.K. Assigned Residential Lease
#12794, Lot 13807 in Maluohai,
Oahu (Hoolimalima) dated
07/14/2017. Remove application
dated 02/28/1984.

LONO, Gabriel A. Assigned Residential Lease
#12804, Lot 13776 in Maluohai,
Oahu (Hoolimalima) dated
06/30/2017. Remove application
dated 05/05/1978.

MAITLAND, Claudette L. Assigned Residential Lease
#11590, Lot 18621 in Kanehili,
Oahu dated 12/28/2016. Remove
application dated 04/26/1996.

MATHIAS, Elizabeth	Assigned Residential Lease #12805, Lot 13774 in Maluohai, Oahu (Hoolimalima) dated 10/30/2017. Remove application dated 02/07/1985.
NIAU, Ronald H.	Assigned Residential Lease #2033, Lot 183 in Kewalo, Oahu dated 10/06/2017. Remove application dated 06/30/2008.
PALIMOO, Joseph M, Sr.	Assigned Residential Lease #12761, Lot 13763 in Maluohai, Oahu (Hoolimalima) dated 06/30/2017. Remove application dated 04/24/1986.
SOARES, Kaualililehuaopanaewa K.	Assigned Residential Lease #12795, Lot 13792 in Maluohai, Oahu (Hoolimalima) dated 06/30/2017. Remove application dated 04/09/1997.
TOWAI, Keikilani	Assigned Residential Lease #12806, Lot 13791 in Maluohai, Oahu (Hoolimalima) dated 09/21/2017. Remove application dated 07/25/2001.
UYENO, Sharleen	Assigned Residential Lease #12772, Lot 13795 in Maluohai, Oahu (Hoolimalima) dated 07/20/2017. Remove application dated 07/15/1983.
YUEN-CARVALHO, Tania A.K.	Assigned Residential Lease #12797, Lot 13787 in Maluohai, Oahu (Hoolimalima) dated 05/24/2017. Remove application dated 01/22/2004.
YUEN-CARVALHO, Victoria Marie	Assigned Residential Lease #12807, Lot 13767 in Maluohai, Oahu (Hoolimalima) dated 06/26/2017. Remove application dated 04/23/2004.

WAIMEA AREA / HAWAII ISLANDWIDE RESIDENTIAL LEASE LIST

SHARP, Cynthia K. Assigned Residential Lease
#12319, Lot 118 in Kawaihae,
South Kohala, Hawaii dated
09/05/2017. Remove application
dated 07/26/1972.

HAWAII ISLANDWIDE RESIDENTIAL LEASE LIST

AWONG, Lesly K. Assigned Residential Lease
#12816, Lot 51 in Laiopua,
Kealakehe, Hawaii dated
06/19/2017. Remove application
dated 07/17/1986.

DANG, Luana K. Assigned Residential Lease
#12814, Lot 108-B-1 in
Keaukaha, Waiakea, South Hilo,
Hawaii dated 07/21/2017. Remove
application dated 04/15/1985.

KALIMA, Kauikapuakaaauwaa Assigned Residential Lease
#12173, Lot 7 in Kaumana,
Hawaii dated 10/13/2017. Remove
application dated 12/13/2016.

KALIMA, Shantel M. Assigned Residential Lease
#12173, Lot 7 in Kaumana,
Hawaii dated 10/13/2017. Remove
application dated 12/13/2016.

KAUPU-CABUAG, Stanton Assigned Residential Lease
#10188, Lot 6 in Puu Pulehu,
Puukapu, Waimea, Hawaii dated
07/31/2017. Remove application
dated 01/11/2002.

KEKAUOHA-CHARTRAND, Rebecca Assigned Residential Lease
#12813, Lot 45 in Laiopua,
Kealakehe, Hawaii dated
06/19/2017. Remove application
dated 06/22/2005.

KURIHARA, Kimberly	Assigned Residential Lease #12812, Lot 44 in Laiopua, Kealakehe, Hawaii dated 06/19/2017. Remove application dated 02/02/1994.
MOKIAO, Reed	Assigned Residential Lease #12818, Lot 56 in Laiopua, Kealakehe, Hawaii dated 06/19/2017. Remove application dated 06/15/1982.
SPINNEY, Howard H.	Assigned Residential Lease #12815, Lot 49 in Laiopua, Kealakehe, Hawaii dated 06/19/2017. Remove application dated 10/31/1988.
VERA CRUZ, Louis, Jr.	Assigned Residential Lease #12817, Lot 53 in Laiopua, Kealakehe, Hawaii dated 06/19/2017. Remove application dated 07/29/1987.
VILLANUEVA, Tanya-Lee M.	Assigned Residential Lease #10189, Lot 14 in Puu Pulehu, Puukapu, Waimea, Hawaii dated 07/31/2017. Remove application dated 09/23/1994.

KAUAI ISLANDWIDE RESIDENTIAL LEASE LIST

ADRIC, Rodney M.	Assigned Residential Lease #12819, Lot 58 in Kekaha, Waimea, Kauai dated 07/07/2017. Remove application dated 04/04/1986.
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4. Native Hawaiian Qualification

NONE FOR SUBMITTAL

5. Voluntary Cancellation

NONE FOR SUBMITTAL

6. Successorship

OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

SHANDRAH
Succeeded to 05/05/1982 Oahu
Islandwide Residential
application of spouse, Sherwood
N. Iokia. Remove application
dated 06/05/2012.

MAUI ISLANDWIDE AGRICULTURAL LEASE LIST

WAGNER, Gloria L.
Succeeded to 09/10/1985 Hawaii
Islandwide Agricultural
application of spouse, Wilhelm
L. Wagner. Remove application
dated 05/20/1988.

MAUI ISLANDWIDE RESIDENTIAL LEASE LIST

CHOCK, Wendy L.
Succeeded to 04/28/1987 Maui
Islandwide Residential
application of father, Albert
R. Chock. Remove application
dated 10/12/2016.

HAWAII ISLANDWIDE AGRICULTURAL LEASE LIST

BROWN, Kimi L.M.M.
Succeeded to 08/14/1974 Panaewa
Area / Hawaii Islandwide
Agricultural application of
mother, Rosanna M. Matsuyama.
Remove application dated
09/24/1999.

GALI, Valerie E.
Succeeded to 04/29/2003 Hawaii
Islandwide Pastoral application
of sibling, Edward G. Gali, Sr.
Remove application dated
07/21/2004.

HAWAII ISLANDWIDE RESIDENTIAL LEASE LIST

WAGNER, Gloria L.

Succeeded to 07/12/1979 Oahu
Islandwide Residential
application of spouse, Wilhelm
L. Wagner. Remove application
dated 05/20/1988.

MOLOKAI ISLANDWIDE AGRICULTURAL LEASE LIST

IAEA, Sireena K.

Succeeded to 02/19/1981 Molokai
Islandwide Agricultural
application of mother, Lou Ann
Brown. Remove application
dated 10/31/2016.

MOLOKAI ISLANDWIDE RESIDENTIAL LEASE LIST

IAEA, Sireena K.

Succeeded to 04/11/1979 Molokai
Islandwide Residential
application of mother, Lou Ann
Brown. Remove application
dated 10/31/2016.

7. Additional Acreage

NONE FOR SUBMITTAL

8. HHC Adjustments

NONE FOR SUBMITTAL

Last Month's Transaction Total	20
Last Month's Cumulative FY 2017-2018 Transaction Total	94
Transfers from Island to Island	7
Deceased	0
Cancellations:	
Awards of Leases	40
NHQ	0
Voluntary Cancellations	0
Successorship	8
Additional Acreage	0
HHC Adjustments	0
This Month's Transaction Total	55
This Month's Cumulative FY 2017-2018 Transaction Total	149

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

November 20, 2017

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Dean T. Oshiro, Acting HSD Administrator

FROM: Ross K. Kapeliela, Application Officer
Homestead Services Division

SUBJECT: **Commission Designation of Successors to Application Rights - Public Notice 2016**

RECOMMENDED MOTION/ACTION

To designate the following individuals as successors to the application rights of deceased applicants who did not name qualified successors.

DISCUSSION

The following qualified applicants passed away on or after October 26, 1998, without naming a qualified successor. Pursuant to 10-3-8(c) of the *Hawaii Administrative Rules*, a public notice listing the names of deceased applicants and calling for possible successors to their application rights was published in the Star-Advertiser on the last two consecutive Sundays of November for the year the Department received notification. Requests to succeed to the decedents' application rights were submitted within the required 180 days following the last date of publication. Prospective successors were the sole respondents and are deemed by the Department to have met the requirements of successorship. The Homestead Services Division recommends approval of the following designees:

1. Deceased Applicant:	Hattie T.H. Armstrong
Date of death:	July 30, 2010
Successor to application rights	Sherryann U. Pang
Relationship to decedent:	Sibling
Island:	Hawaii Islandwide
Type:	Residential
Date of Application:	September 13, 2007
Date of Public Notice:	November, 2016

2a.Deceased Applicant:	Lou Ann Brown
Date of death:	March 11, 2010
Successor to application rights	Sireena K. Iaea
Relationship to decedent:	Child
Island:	Molokai Islandwide
Type:	Agricultural
Date of Application:	February 19, 1981
Date of Public Notice:	November, 2016
2b.Island:	Molokai Islandwide
Type:	Residential
Date of Application:	April 11, 1979
Date of Public Notice:	November, 2016
3.Deceased Applicant:	Lillian K.H. Cameron
Date of death:	May 5, 2015
Successor to application rights	Kahana L. Naauao
Relationship to decedent:	Grandchild
Island:	Oahu Islandwide
Type:	Residential
Date of Application:	November 8, 2005
Date of Public Notice:	November, 2016
4.Deceased Applicant:	Albert R. Chock
Date of death:	May 10, 2016
Successor to application rights	Wendy L. Chock
Relationship to decedent:	Child
Island:	Maui Islandwide
Type:	Residential
Date of Application:	April 28, 1987
Date of Public Notice:	November, 2016
5a.Deceased Applicant:	Sandy K. Marquez
Date of death:	November 26, 2015
Successor to application rights	Alrose K. Baptista
Relationship to decedent:	Sibling
Island:	Oahu Islandwide
Type:	Agricultural
Date of Application:	September 28, 2007
Date of Public Notice:	November, 2016
5b.Island:	Oahu Islandwide
Type:	Residential
Date of Application:	September 28, 2007
Date of Public Notice:	November, 2016

6.Deceased Applicant: Rosanna M. Matsuyama
 Date of death: November 27, 2013
 Successor to application rights: Kimi L.M.M. Brown
 Relationship to decedent: Child
 Island: Panaewa Area /Hawaii
 Islandwide
 Type: Agricultural
 Date of Application: August 14, 1974
 Date of Public Notice: November, 2016

7.Deceased Applicant: Dennis K. Montervon
 Date of death: January 21, 2014
 Successor to application rights: Keala Montervon
 Relationship to decedent: Nephew
 Island: Oahu Islandwide
 Type: Residential
 Date of Application: April 10, 2006
 Date of Public Notice: November, 2016

8.Deceased Applicant: Maile A. Semitekol
 Date of death: November 30, 2015
 Successor to application rights: Wade K. Asing
 Relationship to decedent: Grandchild
 Island: Kauai Islandwide
 Type: Agricultural
 Date of Application: October 4, 1989
 Date of Public Notice: November, 2016

9.Deceased Applicant: Wilhelm L. Wagner
 Date of death: February 10, 2012
 Successor to application rights: Gloria L. Wagner
 Relationship to decedent: Spouse
 Island: Hawaii Islandwide
 Type: Agricultural
 Date of Application: September 10, 1985
 Date of Public Notice: November, 2016

Previous Cumulative Total for Current FY	15
Current Month's Total	11
2017-2018 Fiscal Year Total:	26

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

November 20, 2017

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Dean T. Oshiro, Acting HSD Administrator

FROM: Ross K. Kapeliela, Applications Officer
Homestead Services Division



SUBJECT: **Reinstatement of Deferred Application -
NORMAN W.L. KON, SR.**

RECOMMENDED MOTION/ACTION

To reinstate an application that was deferred due to the applicant not responding to two successive contacts as required by the department's administrative rules.

DISCUSSION

Section 10-3-10(b) of the *Hawaii Administrative Rules* states in part that "Whenever an applicant does not respond to any two successive requests from the department for updated information, the department shall place such applicant on a deferred status until such time as updated information is received."

The following applicant was deferred and has since contacted the department with updated information:

WAIMANALO AREA AND OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

<u>APPLICANT</u>	<u>APPLICATION DATE</u>	<u>HHC ACTION TO DEFER</u>	<u>CONTACT DATE WITH DEPARTMENT</u>
KON, Norman, W.L., Sr.	04/07/1972	08/29/1995	04/11/2017


Previous Cumulative Total for Current FY	0
Current Month's Total	1
Fiscal Year Total: July 2017-June 2018	1

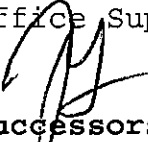
STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

November 20, 2017

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Dean Oshiro, Acting Administrator 
Homestead Services Division

FROM: Juan Garcia, Oahu District Office Supervisor 
Homestead Services Division

SUBJECT: **Approval of Designation of Successors to Leasehold
Interest and Designation of Persons to Receive the Net
Proceeds**

RECOMMENDED MOTION/ACTION

To approval the designation of successor to the leasehold interest and person to receive the net proceeds, pursuant to Section 209, Hawaiian Homes Commission Act, 1920, as amended.

*See attached list of Lessee.

Leasehold Interest:

Ratified for November 2017	9
Previous FY 2017 - 2018	<u>33</u>
FY 2017 - 2018 Total to Date	42
Ratified for FY '16 - '17	104

Net Proceeds

Ratified for November 2017	0
Previous FY 2017 - 2018	<u>1</u>
FY 2017 - 2018 Total to Date	1
Ratified for FY '16 - '17	2

LIST OF LESSEES WHO DESIGNATED SUCCESSORS TO THEIR
LEASEHOLD INTEREST
FOR MONTH OF NOVEMBER 2017

<u>Deceased Lessee</u>	<u>Designated Successor</u>
1. Henry K. Anakalea Lot No.: 71 Area: Waiakea, Hawaii Lease No. 3546	<u>PRIMARY:</u> Oinah L. Anakalea, Wife <u>ALTERNATE:</u> Thomas K. Anakalea <u>DESIGNEE TO RECEIVE NET PROCEEDS:</u> N/A
2. Andrew Anderson Lot No.: 48 Area: Makuu, Hawaii Lease No. 6950	<u>PRIMARY:</u> Andrew K. Anderson, Son <u>ALTERNATE:</u> N/A <u>DESIGNEE TO RECEIVE NET PROCEEDS:</u> N/A
3. Alexander R. K. Bishaw Lot No.: 110B Area: Hoolehua, Molokai Lease No. 510	<u>PRIMARY:</u> Donna Starkey Bishaw, Wife <u>ALTERNATE:</u> N/A <u>DESIGNEE TO RECEIVE NET PROCEEDS:</u> N/A

Deceased Lessee

Designated Successor

4. Alberetta P. Higa
Lot No.: 27
Area: Waimanalo, Oahu
Lease No. 8214

PRIMARY: Tenants in Common
Reynette P. Higa, Daughter
Reynolds K. Higa, Son
Albert K. Higa, Son

ALTERNATE:
N/A

DESIGNEE TO RECEIVE NET
PROCEEDS:
Reynolds K. Higa, Husband

5. Solomon H. Kalama
Lot No.: 64
Area: Waimanalo, Oahu
Lease No. 3665

PRIMARY: Tenants in Common
Alberta P. Kalama, Wife
Cheryl K. Kalama, Daughter
Kauilani S. Kalama,
Daughter

ALTERNATE:
N/A

DESIGNEE TO RECEIVE NET
PROCEEDS:
N/A

6. Manly K. Kanoa
Lot No.: A
Area: Waimanalo, Oahu
Lease No. 7767

PRIMARY:
Manly K. Kanoa, Jr., Son

ALTERNATE: Joint Tenants
Maverick Kanoa, Son
Derek Kanoa, Son

DESIGNEE TO RECEIVE NET
PROCEEDS:
N/A

Deceased Lessee

Designated Successor

7. Jolan K. Keahilihau
Lot No.: 27
Area: Makuu, Hawaii
Lease No. 6971

PRIMARY:
Jewel Mae Keahilihau,
Sister

ALTERNATE:
N/A

DESIGNEE TO RECEIVE NET
PROCEEDS:
N/A

8. Jolynn K. Lorilla
Lot No.: 6
Area: Waiakea, Hawaii
Lease No. 5086

PRIMARY: Tenants in Common
Serapin Lorilla, Husband
Lori Mae Keahilihau, Daughter
Alfred Keahilihau, Son

ALTERNATE:
N/A

DESIGNEE TO RECEIVE NET
PROCEEDS:
N/A

9. Harry N. H. Puaa
Lot No.: 28
Area: Hoolehua, Molokai
Lease No. 687

PRIMARY:
Alexis P. Puaa, Niece

ALTERNATE:
N/A


DESIGNEE TO RECEIVE NET
PROCEEDS:
N/A

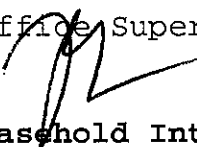
STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

November 20, 2017

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Dean Oshiro, Acting Administrator 
Homestead Services Division

FROM: Juan Garcia, Oahu District Office Supervisor 
Homestead Services Division

SUBJECT: **Approval of Assignment of Leasehold Interest**

RECOMMENDED MOTION/ACTION

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

DISCUSSION

Twenty Seven (27) assignments of lease.

LESSEE

TRANSFeree

1. Name: Reynette N. Ahuna	Name: Reydan P. Ahuna
Res. Lease No.: 2032	Relationship: Daughter
Lease Date: 11/10/1948	Loan Assump: No
Lot No.: 163	Applicant: No
Area/Island: Kewalo, Oahu	
Property Sold: Yes	
Amount: \$150,000.00	
Improvements: 4 bedroom, 3 bath dwelling	

Reason for Transfer: "Giving lease to relative." Special Condition: Transferee to obtain funds to pay purchase price.

LESSEE

TRANSFEREE

2. Name: Thomas Baclig Name: Thomas Baclig & Shamane
Agr. Lease No.: 7390 H. Holokai
Lease Date: 3/16/2010 Relationship: Lessee & Wife
Lot No.: 16 Loan Assump: No
Area/Island: Keokea, Maui Applicant: No
Property Sold: No
Amount: N/A
Improvements: 4 bedroom, 4 bath dwelling

Reason for Transfer: "Wife added."
3. Name: Stacy K. Garcia, Jr. Name: Stacy K. Garcia, Jr. &
Res. Lease No.: 1934 Larrissa Ann J. Garcia
Lease Date: 6/13/1947 Relationship: Lessee & Mother
Lot No.: 314 Loan Assump: No
Area/Island: Nanakuli, Oahu Applicant: No
Property Sold: No
Amount: N/A
Improvements: 3 bedroom, 1 bath dwelling

Reason for Transfer: "Adding relative to lease."
4. Name: Jina Lyn K. Hugo Name: Joanne K. H. O. Russell
Res. Lease No.: 11206 Relationship: Sister
Lease Date: 7/10/2010 Loan Assump: No
Lot No.: 19 Applicant: No
Area/Island: Kumuhau, Oahu
Property Sold: Yes
Amount: \$302,000.00
Improvements: 4 bedroom, 3 bath dwelling

Reason for Transfer: "Giving lease to relative." Special
Condition: Transferee to obtain funds to pay purchase
price.

LESSEE

TRANSFeree

5. Name: Darlene G. Johnson Name: Anthony T. K. Roback
 Res. Lease No.: 7672 Relationship: None
 Lease Date: 2/7/2002 Loan Assump: No
 Lot No.: 302 Applicant: Yes, Maui IW Res.,
 Area/Island: Waiohuli, Maui 9/18/2007
 Property Sold: Yes
 Amount: \$575,000.00
 Improvements: 5 bedroom, 3 bath dwelling

Reason for Transfer: "Move off Island." Special Condition:
Transferee to obtain funds to pay purchase price. See
simultaneous transfer below.

6. Name: Anthony T. K. Roback Name: Pono A. J. Roback
 Res. Lease No.: 7672 Relationship: Son
 Lease Date: 2/7/2002 Loan Assump: No
 Lot No.: 302 Applicant: No
 Area/Island: Waiohuli, Maui
 Property Sold: Yes
 Amount: \$575,000.00
 Improvements: 5 bedroom, 3 bath dwelling

Reason for Transfer: "Giving to son." Special Condition:
Transferee to obtain funds to pay purchase price.

7. Name: Dwayne K. Kala Name: Kahekili K. Pa-Kala
 Res. Lease No.: 2355 Relationship: Son
 Lease Date: 4/27/1950 Loan Assump: No
 Lot No.: 39 Applicant: No
 Area/Island: Kapaakea,
 Molokai
 Property Sold: No
 Amount: N/A
 Improvements: 2 bedroom, 1 bath dwelling

Reason for Transfer: "Giving lease to relative."

LESSEE

TRANSFeree

8. Name: Ann-Gaylin K. Kamalani Name: Beau I. T. Kukona
Res. Lease No.: 1591 Relationship: None
Lease Date: 4/30/1946 Loan Assump: No
Lot No.: 298-A Applicant: Yes, Hawaii IW
Area/Island: Keaukaha, Res, 6/2/2015
Hawaii
Property Sold: Yes
Amount: \$270,000.00
Improvements: 5 bedroom, 2 bath dwelling

Reason for Transfer: "Selling home." Special Condition:
Existing loan must be paid off.

9. Name: David A. Kane, IV Name: Alyssa-Lende E. N. Kane
Res. Lease No.: 9818 Relationship: Daughter
Lease Date: 11/1/2001 Loan Assump: No
Lot No.: 13694 Applicant: No
Area/Island: Maluohai, Oahu
Property Sold: Yes
Amount: \$400,000.00
Improvements: 3 bedroom, 2-1/2 bath dwelling

Reason for Transfer: "Selling home to daughter." Special
Condition: Transferee to obtain funds to pay purchase
price.

10. Name: Henrilyn L. Kaohu Name: Danlynn P. K. Silva
Res. Lease No.: 7076 Relationship: None
Lease Date: 10/1/1999 Loan Assump: No
Lot No.: 15 Applicant: Yes, Hawaii IW
Area/Island: Kawaihae, Res., 1/20/2010
Hawaii
Property Sold: Yes
Amount: \$100,000.00
Improvements: 4 bedroom, 3 bath dwelling

Reason for Transfer: "No longer would like to live there."
Special Condition: Transferee to obtain funds to pay
purchase price.

LESSEE

TRANSFEREE

11. Name: Katherine K. Kelekolio Name: Katherine K. Kelekolio
 Res. Lease No.: 8223 & Joseph K. Kelekolio
 Lease Date: 2/15/1993 Relationship: Lessee & Son
 Lot No.: 37 Loan Assump: No
 Area/Island: Waimanalo, Oahu Applicant: No
 Property Sold: Yes
 Amount: \$199,000.00
 Improvements: 4 bedroom, 2 bath dwelling
- Reason for Transfer: "Adding relative to lease." Special
Condition: Existing mortgage must be amended of refinanced
to reflect both lessees.
12. Name: Haroleen K. P. Name: Cindy K. Wilson
 Makuakane Relationship: Sister
 Res. Lease No.: 3507 Loan Assump: No
 Lease Date: 7/26/1963 Applicant: No
 Lot No.: 240
 Area/Island: Keaukaha,
 Hawaii
 Property Sold: Yes
 Amount: \$5,490.00
 Improvements: 3 bedroom, 2 bath dwelling
- Reason for Transfer: "Wants to transfer to nephew through
my sister." Special Condition: Subject to simultaneous
transfer to Kelii Wilson.
13. Name: Cindy K. Wilson Name: Kelii K. Wilson
 Res. Lease No.: 3507 Relationship: Son
 Lease Date: 7/26/1963 Loan Assump: No
 Lot No.: 240 Applicant: No
 Area/Island: Keaukaha,
 Hawaii
 Property Sold: Yes
 Amount: \$5,490.00
 Improvements: 3 bedroom, 2 bath dwelling
- Reason for Transfer: "To transfer to son." Special
Condition: Existing loan and delinquent Real Property Tax
must be paid off.

LESSEE

TRANSFeree

14. Name: Alice K. Parker Name: Alice K. Parker &
 Res. Lease No.: 3687 Lionel K. Parker
 Lease Date: 1/20/1967 Relationship: Lessee & Brother
 Lot No.: 44 Loan Assump: N/A
 Area/Island: Waimanalo, Oahu Applicant: No
 Property Sold: No
 Amount: N/A
 Improvements: 3 bedroom, 1 bath dwelling

Reason for Transfer: "Add on brother to lease." See simultaneous transfer below.

15. Name: Lionel K. Parker Name: LaRisa K. P.
 Res. Lease No.: 3687 Kamalamalama
 Lease Date: 1/20/1967 Relationship: Daughter
 Lot No.: 44 Loan Assump: N/A
 Area/Island: Waimanalo, Oahu Applicant: No
 Property Sold: No
 Amount: N/A
 Improvements: 3 bedroom 1 bath dwelling

Reason for Transfer: "Lionel transferring interest to daughter."

16. Name: Gerard N. Pizarro Name: Lorraine U. Pizarro &
 Res. Lease No.: 2528 Jennifer D. Rivera
 Lease Date: 3/14/1951 Relationship: Mother & Sister
 Lot No.: 58 Loan Assump: No
 Area/Island: Waimanalo, Oahu Applicant: No
 Property Sold: No
 Amount: N/A
 Improvements: 4 bedroom, 2 bath dwelling

Reason for Transfer: "Would like to apply."

LESSEE

TRANSFeree

17. Name: Alexis P. Puaa-Adams Name: Alexander K. Puaa
 Res. Lease No.: 7783 Relationship: Son
 Lot No.: 8 Loan Assump: No
 Area/Island: Waimanalo, Oahu Applicant: No
 Property Sold: Yes
 Amount: \$157,800.00
 Improvements: 3 bedroom, 3 bath dwelling
- Reason for Transfer: "Transferring lease to son to succeed to uncle's (Harry N. Puaa) lease." Special Condition: Transferee to obtain funds to pay purchase price.
18. Name: Kychaelle'lynn K. Name: Jolynn S. K. Lau
 Puahala Relationship: Mother
 Res. Lease No.: 5430 Loan Assump: No
 Lease Date: 10/1/1984 Applicant: No
 Lot No.: 18
 Area/Island: Paukukalo, Maui
 Property Sold: Yes
 Amount: \$24,259.00
 Improvements: 4 bedroom, 2 bath dwelling
- Reason for Transfer: "Signing over my half." Special Condition: Transferee to obtain funds to pay purchase price.
19. Name: Natasha K. J. T. Name: Terri T. Miyashiro
 Quitoriano Relationship: None
 Res. Lease No.: 9872 Loan Assump: No
 Lease Date: 4/15/2003 Applicant: Yes, Kauai IW Res,
 Lot No.: 13862 6/29/2006
 Area/Island: Maluohai, Oahu
 Property Sold: Yes
 Amount: \$375,000.00
 Improvements: 3 bedroom, 2 bath dwelling
- Reason for Transfer: "Moving to Las Vegas." Special Condition: Transferee to obtain funds to pay purchase price. See simultaneous transfer below.

LESSEE

TRANSFEEEE

20. Name: Terri T. Miyashiro Name: Sharla L. H. Matamea &
 Res. Lease No.: 9872 Muralyn U. H. Miyashiro
 Lease Date: 4/15/2003 Relationship: Daughters
 Lot No.: 13862 Loan Assump: No
 Area/Island: Maluohai, Oahu Applicant: No
 Property Sold: Yes
 Amount: \$375,000.00
 Improvements: 3 bedrooms, 2 bath dwelling

Reason for Transfer: "Transfer to daughters who is less than 50% Hawaiian." Special Condition: Transferees to obtain funds to pay purchase price.

21. Name: Earl K. Regidor Name: Herbert K. Ako
 Res. Lease No.: 9377 Relationship: None
 Lease Date: 6/1/2000 Loan Assump: No
 Lot No.: 64 Applicant: Yes, Hawaii IW
 Area/Island: Kaniohale, Res., 2/27/2017
 Hawaii
 Property Sold: Yes
 Amount: \$160,000.00
 Improvements: 2 bedroom, 1 bath dwelling

Reason for Transfer: "Sale of Home. No desire to obtain lease." Special Condition: Transferee to obtain funds to pay purchase price.

22. Name: Harry H. J. Thomas, II Name: William Lani Kealoha
 Res. Lease No.: 9404 Relationship: None
 Lease Date: 5/1/2000 Loan Assump: No
 Lot No.: 91 Applicant: Yes, Hawaii IW
 Area/Island: Kaniohale, Res., 3/24/2008
 Hawaii
 Property Sold: Yes
 Amount: \$200,000.00
 Improvements: 3 bedroom, 2 bath dwelling

Reason for Transfer: "Selling home." Special Condition: Transferee to obtain funds to pay purchase price.

LESSEE

TRANSFeree

23. Name: Jadeen K. Tuinei Name: Genet A.P. Omerod
 Res. Lease No.: 9899 Relationship: None
 Lot No.: 84 Loan Assump: No
 Area/Island: Waianae, Oahu Applicant: Yes, Oahu IW Res.,
 Property Sold: Yes 6/21/2013
 Amount: \$335,000.00
 Improvements: 3 bedroom, 2 bath dwelling

Reason for Transfer: "Moving to Kapolei, closer to work and children's school." Special Condition: Transferee to obtain funds to pay purchase price. See simultaneous transfer below.

24. Name: Matias R. Eugenio, III Name: Jadeen K. Tuinei
 Res. Lease No.: 11771 Relationship: None
 Lot No.: 18655 Loan Assump: No
 Area/Island: Kanehili, Oahu Applicant: No
 Property Sold: Yes
 Amount: \$530,000.00
 Improvements: 5 bedroom, 2 bath dwelling

Reason for Transfer: "Relocating to the mainland." Transferee to obtain funds to pay purchase price.

25. Name: Charlene Kilaulani Name: Esmond P. Kilaulani
 Res. Lease No.: 12518 Relationship: Son
 Lot No.: UNDV199 Loan Assump: No
 Area/Island: Kapolei, Oahu Applicant: Yes, Oahu IW Res.,
 Property Sold: No 3/9/1992
 Amount: N/A
 Improvements: None

Reason for Transfer: "Not able to make the Loan for the house."

LESSEE

TRANSFEREE

26. Name: Solomon S. Silva
 Res. Lease No.: 7736
 Lot No.: 233
 Area/Island: Waiohuli, Maui
 Property Sold: No
 Amount: N/A
 Improvements: None

Name: Jacob E. Silva
 Relationship: Brother
 Loan Assump: No
 Applicant: No

Reason for Transfer: "Love."

27. Name: Charis P. C. Weigert &
 Joseph L. K. Weigert
 Agr. Lease No.: 7388
 Lease Date: 3/16/2010
 Lot No.: 49
 Area/Island: Keokea, Maui
 Property Sold: No
 Amount: N/A
 Improvements: None

Name: Aaron W. K. Weigert
 Relationship: Brother
 Loan Assump: No
 Applicant: No


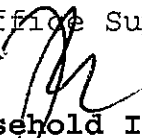
Reason for Transfer: "Do not want to be liable for financial obligation initiated by Aaron Weigert construction loan."

Assignments for the Month of November `17	27
Previous FY '17 - '18 balance	<u>101</u>
FY '17 - '18 total to date	128
Assignments for FY '16 - '17	229

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

November 20, 2017

TO: Chairman and Members, Hawaiian Homes Commission
THROUGH: Dean Oshiro, Acting HSD Administrator 
FROM: Juan Garcia, Oahu District Office Supervisor
Homestead Services Division 
SUBJECT: **Approval of Amendment of Leasehold Interest**

RECOMMENDED MOTION/ACTION

To approve the amendment of the leasehold interest listed below.

DISCUSSION

Nineteen (19) amendments of lease.

1. Lessee: Mary K. P. Albert
Res. Lease No.: 2462
Lot No., Area, Island: 74, Waimanalo, Oahu
Amendment: To amend the lease title and lessor's name, to incorporate the currently used terms, covenants, and conditions in the lease, and to extend the lease term to an aggregate term of 199 years.

2. Lessee: Angela-Joy L. L. Alonzo
Agr. Lease No.: 5099
Lot No., Area, Island: 72B, Panaewa, Hawaii
Amendment: To release a reservation of life interest.

3. Lessee: Henry K. Anakalea
Res. Lease No.: 3546
Lot No., Area, Island: 71, Waiakea, Hawaii
Amendment: To amend the lease title and lessor's name, to incorporate the currently used terms, covenants, and conditions in the lease.

4. Lessee: Alexander R. K. Bishaw
Agr. Lease No.: 510
Lot No., Area, Island: 110B, Hoolehua, Molokai
Amendment: To extend the lease term to an aggregate term of 199 years.

5. Lessee: May L. A. Brown
Res. Lease No.: 3715
Lot No., Area, Island: 18, Waimanalo, Oahu
Amendment: To amend the lease title and lessor's name, and to incorporate the currently used terms, covenants, and conditions in the lease.

6. Lessee: Helen H. Dana
Res. Lease No.: 11626
Lot No., Area, Island: UNDV, Kapolei, Oahu
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval.

7. Lessee: Walter K. Ignacio
Res. Lease No.: 4047
Lot No., Area, Island: 51, Waiakea, Hawaii
Amendment: To amend the property description.

8. Lessee: Henry Keola Kaiwi, III
Res. Lease No.: 7629
Lot No., Area, Island: 145, Waiohuli, Maui
Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval, and to release a reservation of life interest.

9. Lessee: Solomon H. Kalama
 Res. Lease No.: 3665
 Lot No., Area, Island: 64, Waimanalo, Oahu
 Amendment: To amend the lease title and lessor's name, to incorporate the currently used terms, covenants, and conditions in the lease.
10. Lessee: Ann-Gaylin K. Kamalani
 Res. Lease No.: 1591
 Lot No., Area, Island: 298-A, Keaukaha, Hawaii
 Amendment: To amend the lease title and lessor's name.
11. Lessee: Henrilyn L. Kaohu
 Res. Lease No.: 7076
 Lot No., Area, Island: 15, Kawaihae, Hawaii
 Amendment: To release a reservation of life interest.
12. Lessee: George I. & Mahinalani J. Kealakai
 Pas. Lease No.: 9139
 Lot No., Area, Island: 38, Kahikinui, Maui
 Amendment: To amend the tenancy to tenant in severalty, due to the death of a joint tenant lessee.
13. Lessee: Adeline K. Makuakane
 Res. Lease No.: 3507
 Lot No., Area, Island: 240, Keaukaha, Hawaii
 Amendment: To incorporate the currently used terms, covenants, and conditions in the lease.
14. Lessee: Dwayne K. Kala
 Res. Lease No.: 2355
 Lot No., Area, Island: 39, Kapaakea, Molokai
 Amendment: To amend the lease title and lessor's name, to incorporate the currently used terms, covenants, and conditions in the lease, and to extend the lease term to an aggregate term of 199 years.

15. Lessee: Gerard N. Pizarro, Et Al
Res. Lease No.: 2528
Lot No., Area, Island: 58, Waimanalo, Oahu
Amendment: To amend the tenancy to tenants in common, to incorporate the currently used terms, covenants, and conditions in the lease, and to extend the lease term to an aggregate term of 199 years.
16. Lessee: Harry N. H. Puaa
Agr. Lease No.: 687
Lot No., Area, Island: 28, Hoolehua, Molokai
Amendment: To amend the lease title and lessor's name, to incorporate the currently used terms, covenants, and conditions in the lease, and to extend the lease term to an aggregate term of 199 years.
17. Lessee: Willard K. Sam Fong
Res. Lease No.: 2203
Lot No., Area, Island: 140, Kewalo, Oahu
Amendment: To amend the lease title and lessor's name, to incorporate the currently used terms, covenants, and conditions to the lease, and to extend the lease term to an aggregate term of 199 years.
18. Lessee: Michael K. Spalding, Et Al
Res. Lease No.: 1066
Lot No., Area, Island: 122A, Keaukaha, Hawaii
Amendment: To amend the lease title and lessor's name, to incorporate the currently used terms, covenants, and conditions to the lease, and to extend the lease term to an aggregate term of 199 years.

19. Lessee: Harry H. J. Thomas, II
 Res. Lease No.: 9404
 Lot No., Area, Island: 91, Kaniohale, Hawaii
 Amendment: To amend the lease to release the 5
 year retention period established
 for the Native Hawaiian Housing
 Block Grant.

Amendments for the Month of November '17	19
Previous FY '17 - '18 balance	<u>78</u>
FY '17 - '18 total to date	97
Amendments for FY '16 - '17	193

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

November 20, 2017

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

RECOMMENDED MOTION/ACTION

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

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

DISCUSSION

Nine (9) non-exclusive licenses.

1. Lessee: Camille P. L. Hauanio
Res. Lease No.: 9340
Lot No., Area, Island: 27, Kaniohale, Hawaii
Permittee: Sunrun Inc.
2. Lessee: Claude H. Kane
Res. Lease No.: 3115
Lot No., Area, Island: 61, Waimanalo, Oahu
Permittee: Sunrun Inc.
3. Lessee: Ronald K. Kaua
Res. Lease No.: 11913
Lot No., Area, Island: 17239, Kaupea, Oahu
Permittee: Sunrun Inc.

4. Lessee: Steven K. Keawe
Res. Lease No.: 9974
Lot No., Area, Island: 4, Waimanalo, Oahu
Permittee: Sunrun Inc.
5. Lessee: Audrey D. Lee
Res. Lease No.: 11836
Lot No., Area, Island: 18656, Kanehili, Oahu
Permittee: Sunrun Inc.
6. Lessee: Herbert A. Leong, Jr.
Res. Lease No.: 4933
Lot No., Area, Island: 76-A, Puukapu, Hawaii
Permittee: Sunrun Inc.
7. Lessee: Bernadine L. Lino
Res. Lease No.: 12755
Lot No., Area, Island: 13789, Hoolimalima, Oahu
Permittee: MDI PV, LLC
8. Lessee: Kandiss M. Nahulu-Mahelona
Res. Lease No.: 4400
Lot No., Area, Island: 76, Nanakuli, Oahu
Permittee: Sunrun Inc.
9. Lessee: Abraham K. Tenorio
Res. Lease No.: 4500
Lot No., Area, Island: 49, Nanakuli, Oahu
Permittee: Sunrun Inc.


Non-Exclusive License for the Month of November '17	9
Previous FY '17 - '18 balance	<u>35</u>
FY '17 - '18 total to date	44
Non-Exclusive License for FY '16 - '17	69

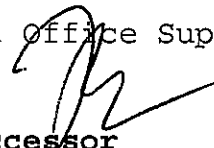
STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

November 20, 2017

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Dean Oshiro, Acting Administrator 
Homestead Services Division

FROM: Juan P. Garcia, Oahu District Office Supervisor 
Homestead Services Division

SUBJECT: **Commission Designation of Successor**
BENJAMIN K. KELIIHOLOKAI, Residential Lease No. 1758,
Lot No. 87, Waimanalo, Oahu

RECOMMENDED MOTION/ACTION

To approve the designation of Leiluluhipolanikeakakahaumaliookalani Keliiholokai Makanani (Lei) and Cecelia Wahineaukai Keliiholokai (Cecelia), as successors to Benjamin Keliiholokai's 50% tenant-in-common interest to Residential Lease No. 1758, Waimanalo, Oahu for the remaining term of the lease.

DISCUSSION

On August 1, 2016, Benjamin K. Keliiholokai (Decedent) received, by way of an assignment of lease a tenant-in-common interest in Department of Hawaiian Home Lands Residential Lot Lease No. 1758, Lot No. 87, Waimanalo, Oahu (Lease).

On February 8, 2017, the Decedent passed away without naming a successor to his 50% interest in the lease.

In compliance with the Administrative Rules 10-3-63, the Department published legal ads in the Honolulu Star Advertiser, The Hawaii Tribune Herald, The West Hawaii Today, The Maui News, and The Garden Island newspapers on June 4, 14, 18, 28, 2017, to notify all interested, eligible and qualified heirs of the Decedent, to submit their lease successorship claims.

The Department received successorship claims from the Decedent's sisters, Lei and Cecelia. The claimants are 75% Hawaiian and has been determined to be eligible for succession.

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

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

Existing improvements consist of a three bedroom, two bath single family dwelling.

As of November 20, 2017, there are no outstanding loans and Lease rent is current. The real property taxes are delinquent in the amount of \$678.48, and Lei and Cecelia have agreed to pay the amount due prior to final execution of the successorship.


The Department requests approval of its recommendation.


STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

November 20, 2017

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Dean Oshiro, Acting Administrator 
Homestead Services Division

FROM: Juan P. Garcia, Oahu District Office Supervisor 
Homestead Services Division

SUBJECT: **Commission Designation of Successor**
JEANETTE M. HANAWAHINE, Residential Lease No. 1758,
Lot No. 87, Waimanalo, Oahu

RECOMMENDED MOTION/ACTION

To approve the designation of Kuuleilani K. Petty-Hanawahine (Kuulei), as successor to Jeanette Hanawahine's 50% tenant-in-common interest to Residential Lease No. 1758, Waimanalo, Oahu for the remaining term of the lease.

DISCUSSION

On February 3, 1999, Jeanette M. Hanawahine (Decedent) received, by way of transfer through successorship, a tenant-in-common interest in Department of Hawaiian Home Lands Residential Lot Lease No. 1758, Lot No. 87, Waimanalo, Oahu (Lease).

On April 30, 2017, the Decedent passed away without naming a successor to her 50% interest in the lease.

In compliance with the Administrative Rules 10-3-63, the Department published legal ads in the Honolulu Star Advertiser, The Hawaii Tribune Herald, The West Hawaii Today, The Maui News, and The Garden Island newspapers on June 4, 14, 18, 28, 2017, to notify all interested, eligible and qualified heirs of the Decedent, to submit their lease successorship claims.

The Department received a successorship claim from the Decedent's daughter, Kuulei. The claimant is at least 33% Hawaiian and has been determined to be eligible for succession.

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

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

Existing improvements consist of a three bedroom, two bath single family dwelling.

As of November 20, 2017, there are no outstanding loans and Lease rent is current. The real property taxes are delinquent in the amount of \$678.48, and Kuulei has agreed to pay the amount due prior to final execution of the successorship.

The Department requests approval of its recommendation.

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

November 20, 2017

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Dean Oshiro, Acting Administrator
Homestead Services Division

FROM: Juan Garcia, Oahu District Office Supervisor
Homestead Services Division

SUBJECT: **Commission Designation of Successor**
Mona J. Amaral, Lease No. 1813
Lot No. 169, Nanakuli, Oahu

RECOMMENDED MOTION/ACTION

To approve the designation of Warren E. Amaral (Warren), as successor to Residential Lease No. 1813, Nanakuli, Oahu, for the remaining term of the lease.

DISCUSSION

On February 27, 1947, Mona Nui Jellings Amaral (Decedent) was awarded, Department of Hawaiian Home Lands Residential Lot Lease No. 1813, Lot No. 169, Nanakuli, Oahu (Lease).

On August 18, 2010, the Department was notified that the decedent passed away on October 23, 1985, naming her daughter, Pauline Ramona Mercedes Amaral (Pauline) a successor.

Beginning September 26, 2011 through April 15, 2016, the Department made various attempts by correspondence and telephone to contact Pauline, with no success.

On February 24, 2017, the Department was notified that Pauline passed away on January 18, 2017. The department moved forward with a Public notice for the Lease.

In compliance with the Administrative Rules 10-3-63, the Department published legal ads in the Honolulu Star Advertiser,

The Hawaii Tribune Herald, West Hawaii Today, The Maui News, and The Garden Island newspapers on June 4, 14, 18, and 28, 2017, to notify all interested, eligible and qualified heirs of the Decedent, to submit their lease successorship claims.

The Department received a successorship claim from the Decedent's son, Warren. The claimant is not less than 40% Hawaiian and has been determined to be eligible for succession.

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

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

Existing improvements consist of a three bedroom, one and one-half bath single family dwelling with an open carport, built in 1975.

As of October 25, 2017, there are no outstanding loans. Lease rent is overdue by \$13.00 and real property taxes are outstanding in the amount of \$162.18. The claimant has agreed to pay the amounts due upon approval of the successorship.


The Department requests approval of its recommendation.

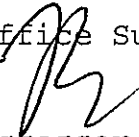
STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

November 20, 2017

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Dean Oshiro, Acting Administrator 
Homestead Services Division

FROM: Juan Garcia, Oahu District Office Supervisor 
Homestead Services Division

SUBJECT: **Commission Designation of Successor
Oikalani Kauahikaua, Lease No. 4855
Lot No. 78-A-1, Nanakuli, Oahu**

RECOMMENDED MOTION/ACTION

To approve the designation of Beatrice K. Gonsalves (Beatrice), as successor to Residential Lease No. 4855, Nanakuli, Oahu for the remaining term of the lease.

DISCUSSION

On July 15, 1978, Oikalani Kauahikaua (Decedent) was awarded, Department of Hawaiian Home Lands Residential Lot Lease No. 4855, Lot No. 78-A-1, Nanakuli, Oahu (Lease).

On July 14, 2010, the decedent passed away, naming his wife, Marian Helen Kauahikaua (Marian) as a primary successor, and grandnephew, Donald Kalai Kaulia (Donald), as an alternate successor. Following a thorough review process, Marian has been determined to be less than 25% Hawaiian and Donald is not an eligible successor. The department moved forward with a Public notice for the Lease.

In compliance with the Administrative Rules 10-3-63, the Department published legal ads in the Honolulu Star Advertiser, The Hawaii Tribune Herald, West Hawaii Today, The Maui News, and The Garden Island newspapers on June 4, 14, 18, and 28, 2017, to notify all interested, eligible and qualified heirs of the Decedent, to submit their lease successorship claims.

The Department received a successorship claim from the Decedent's sister, Beatrice. The claimant is 75% Hawaiian and has been determined to be eligible for succession.

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

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

Existing improvements consist of a three bedroom, one and one-half bath single family dwelling with an open carport, built in 1978.

As of October 27, 2017, there are no outstanding loans. Lease rent is paid current and property taxes are due in the amount of \$7.79. The claimant has agreed to pay the amount due upon approval of the successorship.

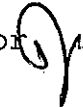
The Department requests approval of its recommendation.

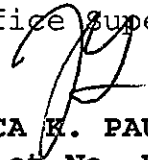
STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

November 20, 2017

TO: Chairman and Members, Hawaiian Homes Commission

FROM: Dean Oshiro, Acting HSD Administrator 
Homestead Services Division

THRU: Juan Garcia, Oahu District Office Supervisor 
Homestead Services Division

SUBJECT: **Cancellation of Lease - REBECCA K. PAUL**
Residential Lease No. 11277, Lot No. UNDV, Waimanalo,
Oahu

RECOMMENDED MOTION/ACTION

To approve the cancellation of Lease No. 11277, Lot No. UNDV, Waimanalo, Oahu, pursuant to the Hawaiian Homes Commission Act of 1920, as amended, as there is no qualified successor to the Lease interest.

DISCUSSION

On September 16, 2006, Rebecca K. Paul (Decedent), received Department of Hawaiian Home Lands Residential Lot lease No. 11277, Lot No. UNDV, Waimanalo, Oahu (Lease), and did not designate a successor to her lease.

On May 8, 2017, a death certificate was received notifying the Department that the Decedent passed away on May 28, 2015.

In compliance with the Administrative Rule 10-3-63, the Department published legal ads in the Honolulu Star Advertiser, The Garden Isle, the Hawaii Tribune Herald, the West Hawaii Today, and The Maui News on June 4, 14, 18, 28, 2017, to notify all interested, eligible and qualified heirs of the Decedent, to submit their lease successorship claims.

The Department did not receive a successorship claim to the Lease.

Pursuant to Section 209 of the Hawaiian Homes Commission Act of 1920, as amended (Act), "the land subject to the lease shall resume its status as unleased Hawaiian home lands and the Department is authorized to lease to another qualified native Hawaiian as provided in the Act."

There are no improvements on the lot.

There is no outstanding debt attached to the lease and there is an \$88.00 lease rent credit balance. There is no outstanding real property tax as the 7 year real property tax exemption is still in effect.

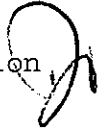
The Department is requesting the approval of its recommendation.

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

November 20, 2017

TO: Jobie Masagatani, Chairman
Hawaiian Homes Commission

THROUGH: Dean Oshiro, Acting Homestead Services Division
Administrator 

FROM: James Du Pont, West Hawaii District Office Supervisor

SUBJECT: **Amended Conditional Approval of Subdivision, Transfer of a Portion of Lease and Amendment to Lease No. 9054, Lot A, Keoniki, Waimea, Hawaii - FLORA BEAMER SOLOMON**

RECOMMENDED MOTION/ACTION

1. To approve the request of Flora Beamer Solomon to subdivide Department of Hawaiian Home Lands ("DHHL") Pastoral Lease No. 9054, Lot A, Keoniki, Waimea, Hawaii, consisting of 125 acres, and further identified as TMK: 3-6-5-001:010 into Lots A-1, A-2 and A-3, subject to the following conditions:
 - A. The Lessee is responsible for all cost incurred in the processing and obtaining of the subdivision, including but not limited to surveying fees, fees imposed by the County of Hawaii (County), fees for utilities (electric, water, etc.). *The lessee (and her family) has paid for all costs with this transaction.*
 - B. Lessee to obtain approval from the Hawaiian Homes Commission (HHC) for a "workers quarters" pursuant to Hawaii Administrative Rules (HAR) 10-3-26 (b).
 - C. An updated ranch plan for each of the three subdivided lots must be submitted within ninety (90) days pursuant to HAR 10-3-26 (f) and 10-3-24. *This condition has been met as ranch plans have been submitted to DHHL.*
 - D. Transfer of lots shall only be to lessee's daughters, Hulali Solomon Covington (Lot A-1) and Alice Leiomalama Solomon (Lot A-3). Lessee to retain Lot A-2. *The transfer request submitted to DHHL reflects the meeting of this condition.*

- E. Amend Lease No. 9054, to reflect the subdivision of Lot A into Lot Nos. A-1, A-2 and A-3, to incorporate the currently used terms, covenants and conditions in the lease. *If the action item is approved, DHHL will be responsible for this condition in the preparation of the lease documents.*
- F. Survey work to be conducted by a licensed surveyor, including but not limited to the surveying and staking of boundary corners of the lots, submitting to the County of Hawaii, preparing and submitting the legal description of the lots to the Department of Hawaiian Home Lands, applying to the County of Hawaii for subdivision approval, obtain the tax map keys for the Lots and final subdivision approval by the County of Hawaii. *This condition has been met by the lessee's hired engineering firm.*
- G. Applicant must comply with Chapter 343, of the Hawaii Revised Statutes (HRS), prior to obtaining final subdivision approval by the HHC. Chapter 343 requires that an Environmental Assessment (EA) be conducted for a complex subdivision. A complex subdivision is defined as one lot being subdivided into three or more lots. *This condition no longer applies to the HHC but now falls under the authority of the DHHL Director.*
- H. Detailed plot plans for each of the three (3) subdivided lots along with the respective "Request for Improvements" form to be submitted for review and approval by DHHL. The plot plans shall include; location of all improvements, any easements granted or to be granted for utilities. In addition, a building permit for each structure with proper identification shall be submitted. *This condition has been met as the required documents have been submitted to DHHL personnel.*

DISCUSSION

On January 15, 2014, the Hawaiian Homes Commission (HHC), approved Item G-1 to remove the moratorium on subdivisions of agricultural and pastoral leases as authorized under Section 10-3-26 of the Department of Hawaiian Home Lands (DHHL) Hawaii Administrative Rules (HAR). On May 20, 2014, the HHC approved the Implementation Plan to allow Subdivisions and Transfer of Agricultural and Pastoral Leases. On January 13, 2015, a "for information only" submittal was presented to the HHC by DHHL's Planning Office. The submittal outlined the procedure for processing agricultural and pastoral subdivision requests.

Department Lease No. 9054, Lot A, located at Keoniki-Kauniho, Waimea, Hawaii (Lease) was awarded to Flora Beamer Solomon after she requested a relocation from her previous homestead. The relocation was approved by the Hawaiian Homes Commission on January 28, 1997. Mrs. Solomon is requesting approval to subdivide the pastoral homestead lot and transfer a portion of the lot to her daughters, Hulali Solomon Covington and Alice Leiomalama Solomon. Both daughters are deemed to be not less than 25% Hawaiian ancestry and are therefore qualified to receive their subdivided portion of the lot.

A plot plan of the lot illustrating the lessee's desire to subdivide the lot into three (3) lots of various sizes is attached (Exhibit A). Each lot will consist of a dwelling with a request for a worker's quarters to be allowed on Lot A-2.

Upon satisfaction to DHHL on the compliance of all conditions listed above, DHHL will resubmit the requested action for the HHC's final approval.

At the November 17, 2014 meeting concern was expressed by the commission about the financial burden that homesteaders would endure should they pursue a complex subdivision. Department staff recommended that in this subdivision, since the zoning and use as an agricultural lot was not being changed, that an exemption be granted. That would address Item G related to Chapter 343 and an Environmental Assessment for a complex subdivision.

The County of Hawaii has issued all necessary permits for the various structures on the property. However, not all the structures have been approved by the department. These few structures would not be eligible for an appraisal should the lease be returned to the department.

There is no outstanding loan attached to the lease. The lease rent to the Department and the real property tax owed to the County of Hawaii are paid current.

RECOMMENDATION


HSD recommends approval of the motions as stated.


STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

November 20, 2017

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Dean Oshiro, Acting Administrator 
Homestead Services Division

FROM:  Mona L. Kapaku, Homestead District Operations Manager
Homestead Services Division

SUBJECT: **Approval to Schedule Contested Case Hearing -
Due to Nonresponsive Designated Successor
BRANSCOMBE M. RICHMOND
Residential Lease No. 7666, Lot No. 276, Waiohuli,
Maui**

RECOMMENDED MOTION/ACTION

To approve the scheduling of a contested case hearing for the designated successor.

DISCUSSION

The Department has tried on numerous occasions to contact the respective designated successor to complete the successorship. Department correspondence were mailed to the designated successor requesting he contact the Department to arrange for the completion of the successorship. In addition, the Department attempted to make contact through known telephone numbers, however, these attempts were unsuccessful.

Through the contested case hearing process, the Department will seek authorization to proceed with the alternate designated successor to the lease.

The Department requests approval of the motion as stated.

Deceased Lessee

Alice K.P. Richmond
Lot No. 276
Area: Waiohuli, Maui
Lease No. 7666

Designated Successor(s)


Branscombe M. Richmond, Son
Primary Successor


STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

November 20, 2017

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Dean Oshiro, Acting Administrator 
Homestead Services Division

FROM:  Mona L. Kapaku, Homestead District Operations Manager
Homestead Services Division

SUBJECT: **Commission Designation of Successor**
KELLEN K. KAPAKU
Lease No. 3462, Lot No. 21, Paukukalo, Maui

RECOMMENDED MOTION/ACTION

To approve the designation of Kami Mahie Kapaku, successor to her late brother's Residential Lease No. 3462, Lot No. 21, for the remaining term of the lease.

DISCUSSION

On March 22, 1963, John J. Kapaku received Paukukalo Residence Lease No. 3462, Lot No. 21. On May 13, 1994, he named his wife, Lorraine K. Kapaku, as successor to the lease. On October 30, 2004, John passed away. Lease was transferred to Lorraine K. Kapaku. On July 25, 2007, Lorraine designated her grandson, Kellen K. Kapaku, as successor to the lease. On November 6, 2010, Lorraine passed away. Lease was transferred to Kellen K. Kapaku. On February 2, 2017, Kellen K. Kapaku passed away without naming a successor.

In compliance with the Administrative Rule 10-3-63, the Department published legal ads in the Honolulu Star Advertiser, the Hawaii Tribune Herald, the West Hawaii Today, The Maui News, and The Garden Island newspapers on June 4, 14, 18, and 28, 2017, to notify all interested, eligible and qualified heirs of the Decedent, to submit their lease successorship claims.

The Department received one successorship claim from the Decedent's sister, Kami Mahie Kapaku. She has been determined to be 56.25% Hawaiian and eligible for successorship.

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

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

Existing improvements consist of a three-bedroom, one-bath single family dwelling built in 1964.

The lease rent is paid current and real property taxes is current.


The Department requests approval of its recommendation to name Kami for successorship.

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

November 20, 2017

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Dean Oshiro, Acting Administrator
Homestead Services Division 

FROM: Mona L. Kapaku, Homestead District Operations Manager
Homestead Services Division

SUBJECT: **Approval to Request to Schedule Contested Case Hearing**
MARIE ROBELLO
Lease No. 10282, Lot No. 68, Waiohuli, Maui

RECOMMENDED MOTION/ACTION

To approve the request of Marie Robello to schedule a Contested Case Hearing regarding John A. Robello, Jr., Lease No. 10282, Lot No. 68, Waiohuli, Maui.

DISCUSSION

On June 12, 1986, John A. Robello, Jr. had applied for Maui Residential. On September 15, 2005, John was awarded Lease No. 10282, Lot No. 68, Waiohuli, Maui. On January 9, 2006, John submitted his designation naming his children, Jacqueline Ishikawa, John A. Robello, III, and Jenni Robello, as his successors.

On March 17, 2015, John passed away. Genealogy research determined that John's percentage of Hawaiian was only 43.75%, thereby making his children 21.875% Hawaiian, or less than the requirement of 25% Hawaiian for successors.

In compliance with the Administrative Rule 10-3-63, the Department published legal ads in the Honolulu Star Advertiser, the Hawaii Tribune Herald, the West Hawaii Today, The Maui News, and The Garden Island newspapers on June 4, 14, 18, and 28, 2017, to notify all interested, eligible and qualified heirs of the Decedent, to submit their lease successorship claims.

The Department did not receive any claims to the Public Notice.

On September 25, 2017, the Department received a letter from Mrs. Marie Robello, requesting for a Hearing with the Department of Hawaiian Home Lands in regards to her children being successors to their father. See attached "Exhibit A".

Existing improvements consist of a three-bedroom, two-bath single family dwelling built in 2005.

There is a Department of Hawaiian Home Lands Loan No. 17504 with a principal balance of \$123,740.64 that is current.

The lease rent is paid current and real property taxes is current.

The Department requests approval of its recommendation.

DEPT. OF HAWAIIAN
HOME LANDS

September 25, 2017

2017 SEP 26 AM 9:41

Marie Robello



Jobie Masagatani
P.O Box 1879
Honolulu, Hawaii 96805

Dear Ms. Masagatani,

I would like to request a Hearing with the Department of Hawaiian Home Lands in regards to our children being successors to their father, my husband's Waiohuli Residential Lease No. 10282, Lot No. 68, TMK: (2) 2-2-002:056.

When my husband passed away on March 15, 2015 we were told that my husband's blood quantum was in question, this came as quite a surprise to us. We have all documentation showing that on June 12, 1986 he applied to have his name on the list of Hawaiian Home Lands as a possible candidate to receive a lease. On October 16, 1986, 4 months after he applied, he received a letter indicating all was in order, his name was placed on the list. On April 16, 2005 he was awarded a lease, 19 years after he applied. His dream of owning a home on Hawaiian Home Lands homestead had finally come true. In the month of May, 2006 we moved into our home and could not believe we were home in our own homestead property. On January 9, 2006 my husband turned papers in to make sure that our children would be successors to his lease when he would pass away. The Department of Hawaiian Home Lands accepted it and was never told otherwise. My husband died on this homestead property feeling confident that his family would have a place to live.

We have invested much to make this house into our home and now with my husband's passing is now being told this is all in question, why.....?

It is my hope that you can help clear this matter up for us. To go out and purchase another home after living on this property after 12 years is almost impossible.

Thank you for your time and look forward to hearing from you.

Aloha,


Marie Robello

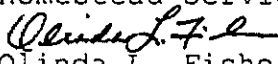
STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

November 20, 2017

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Dean Oshiro, Acting Administrator 
Homestead Services Division

FROM: 
Olinda L. Fisher, East Hawaii District Supervisor

SUBJECT: **Commission Designation of Successor**
WALLACE W. AHUNA, Residential Lease No. 1424, Lot No. 209 A-1, Keaukaha, Hawaii

RECOMMENDED MOTION/ACTION

To approve the designation of Leinani L. Aina, as successor to Residential Lease No. 1424, Keaukaha, Hawaii for the remaining term of the lease.

DISCUSSION

On March 21, 1977, Wallace W. Ahuna (Decedent) was assigned through a transfer through successorship, Department of Hawaiian Home Lands Residential Lot Lease No. 1424, Lot No. 209 A-1, Keaukaha, Hawaii (Lease).

On May 8, 2012, the Decedent passed away without naming a successor to his interest in the lease.

In compliance with the Administrative Rules 10-3-63, the Department published legal ads in the Honolulu Star Advertiser, The Hawaii Tribune Herald, The West Hawaii Today, The Maui News, and The Garden Island newspapers on June 4, 14, 18, 28, 2017, to notify all interested, eligible and qualified heirs of the Decedent, to submit their lease successorship claims.

The Department received a successorship claim from the Decedent's sister, Leinani. The claimant is 50% Hawaiian and has been determined to be eligible for succession.

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

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

Existing improvements consist of a 1 bedroom, two bath single family dwelling.

As of November 20, 2017, there are no outstanding loans. Lease rent is current and real property taxes are current.

The Department requests approval of its recommendation.

DEPARTMENT OF HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION
November 20 & 21, 2017
Paukukalo, Hawai'i

E-ITEMS
LAND DEVELOPMENT DIVISION

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

November 20, 2017

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Norman L. Sakamoto, Acting LDD Administrator

FROM: ~~NS~~ Atina M. Y. Soh, Homestead Housing Specialist
Housing Project Branch

SUBJECT: Approval of Lease Awards (see exhibit)

RECOMMENDED MOTION/ACTION

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

DISCUSSION

Kawaihae Residential Lots Habitat Offering 2016, Kawaihae, Hawaii

<u>NAME</u>	<u>APPL DATE</u>	<u>LOT NO</u>	<u>TAX MAP KEY</u>	<u>LEASE NO</u>
Kalai, Pauahi N.	09/28/1999	128	3-6-1-009:045	12820
Kaulukukui, Shawna K.	02/28/1996	66	3-6-1-009:008	12821
Maio, Joann I.	03/11/1987	111	3-6-1-009:028	12822

With the execution of the foregoing lease, 3 single family home awards have been completed.

DEPARTMENT OF HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION
November 20 & 21, 2017
Paukukalo, Hawai'i

F-ITEMS
LAND MANAGEMENT DIVISION

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

November 20-21, 2017

To: Chairman and Members, Hawaiian Homes Commission

From: Peter "Kahana" Albinio, Jr., Acting Administrator
Land Management Division **KA**

Subject: Approval to Issuance of Right of Entry Permit to Kohala Watershed Partnership for Fence Project, Phase II, Kawaihae, Hawai'i, TMK No.(3)61001003

APPLICANT:

Kohala Watershed Partnership "PERMITEE"

RECOMMENDED MOTION/ACTION:

That the Hawaiian Homes Commission (HHC) authorize the issuance of a Right of Entry Permit, covering the subject area as described below for construction and installation of approximately 9 miles of ungulate-proof fencing thereby controlling erosion within the larger Honokoa Watershed to prevent land-based pollutants from damaging the coral reef.

Approval and issuance of this Right of Entry Permit (ROE) shall be subject to the following conditions:

1. Authorize the issuance of a Right-of-Entry permit to Kohala Watershed Partnership covering the subject area under the terms and conditions cited above, which are by this reference incorporated herein and further subject to the following:
 - A. The standard terms and conditions of the most current right-of-entry permit form, as may be amended from time to time;
 - B. The premises shall be utilized strictly for construction and installation of the proposed fence – line only and for no other purposes whatsoever; and
 - C. Such other terms and conditions as may be prescribed by the Hawaiian Homes Commission to best serve the interests of the Hawaiian Home Lands Trust;
2. Declare that, after considering the potential effects of the proposed disposition as provided by Chapter 343, HRS, and Chapter 11-200, HAR this project will probably have minimal or no significant effect on the environment.

LOCATION:

Portion of Hawaiian Home Lands situated in Kawaihae, Island of Hawai'i, identified as Tax Map Key: (3)6-1-001:003(por.) (See Exhibit "A")

AREA:

Approximately 9 miles of ungulate proof fence to create a around 7,800 acre Honokoa ecological restoration unit encompassing the Honokoa Watershed.

DISCUSSION:

The Kohala Watershed Partnership (KWP) was formed by Memorandum of Understanding in 2003 with the nine land-owning parties in the Kohala Mountain Watershed area encompassing a total area of more than 65,000 acres. DHHL was one of the nine land owners and DHHL currently participates as one of three members on the partnerships executive committee. DHHL's Kawaihae tract is within the Kohala Mountain Watershed area and consists about 10,000 acres. The mission of KWP is to address threats to Kohala Mountain watershed health while preserving its biological, cultural, and economic resources.

The KWP received a grant from the Dorrance Family Foundation to erect an ungulate-proof fenceline around the Kailapa Homestead area to address the dramatic increase in the feral goat population on DHHL land in Kawaihae for protection and rehabilitation of terrestrial resources within the Kailapa Community from ungulate damage, thereby allowing revegetation by native plants, and the resulting decrease in sediment discharge into the ocean will alleviate stress on fragile coral reef ecosystems. The purpose of the fence contains the restoration unit to prevent the entry of ungulates. KWP recently completed its initial fence-line work surrounding the Kailapa Homestead area and is now seeking to erect and install similar fencing along the boundaries of the subject TMK as depicted in attached map attached hereto as Exhibit "B." This fence project would prevent feral goats from coming on to homestead properties.

The KWP presented an informational workshop at the February 2017 HHC meeting regarding this project. (Exhibit "C"). The project would consist of fence line approximately nine (9) miles in length around the encompassing an approximate area of 7,800 acres.

According to its informational workshop info as presented the Phase II work includes the following objectives: 1) Constructing approximately 9 miles of ungulate proof fence to create a 7,800-acre Honokoa ecological restoration unit encompassing the Honokoa Watershed. The ecological restoration unit will protect terrestrial resources within the Honokoa Watershed from ungulate damage, will allow revegetation by native plants, and the resulting decrease in sediment discharge into the ocean will alleviate stress on fragile coral reef ecosystems. A fence will contain the restoration unity to prevent the entry of ungulates; 2) Removing ungulates from the unit; 3) Adopting lessons learned from Pelekane Bay and USGS research; 4) Installing sediment check dams in critical erosion areas to reduce coral reef sediment loading; 5) Working with lessees to develop Better Management Practices regarding cattle grazing, i.e., more paddock rotation, additional or movement of trough location...etc. (if applicable); 6) Monitoring effectiveness; and 7) Fence checks and repairs to be completed by KWP.

The Kailapa Community Association has expressed support of this project to DHHL. (Exhibit "D")

PLANNING AREA:

Kawaihae

LAND USE DESIGNATION:

Recommended for Residential, Hawai'i Island Plan (2002), Figure 3 – North Hawaii, Hawaii Land Inventory

CURRENT STATUS:

DHHL, Kailapa Homestead Residential Subdivision

CHARACTER OF USE:

Residential Purposes

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:

Triggers:

Use of State Lands

Exemption Class No. & Description:

In accordance with the "Comprehensive Exemption List for the State of Hawaii, Department of Hawaiian Home Lands, as Reviewed and Concurred Upon by the Environmental Council on June 30, 2015, the subject request is exempt from the preparation of an environmental assessment pursuant to Exemption List Class No. 2, "Replacement or reconstruction of existing structures and facilities where the new structure will be located generally on the same site and will have substantially the same purpose, capacity, density, height and dimensions as the structure replaced."

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

CONSISTENCY WITH DHHL PLANS, POLICIES AND PROGRAMS

DHHL General Plan (2002)

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

Land Use Planning

Goals:

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

- Develop livable, sustainable communities that provide space for or access to the amenities that serve the daily needs of its residents.

Objectives:

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

Land and Resource Management

Goals:

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

Objectives:

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

Program Plans

Water Policy Plan (2014)

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

Ho'omaluo Energy Policy (2009)

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

RECOMMENDATION:

Land Management Division respectfully requests approval of the motion as stated

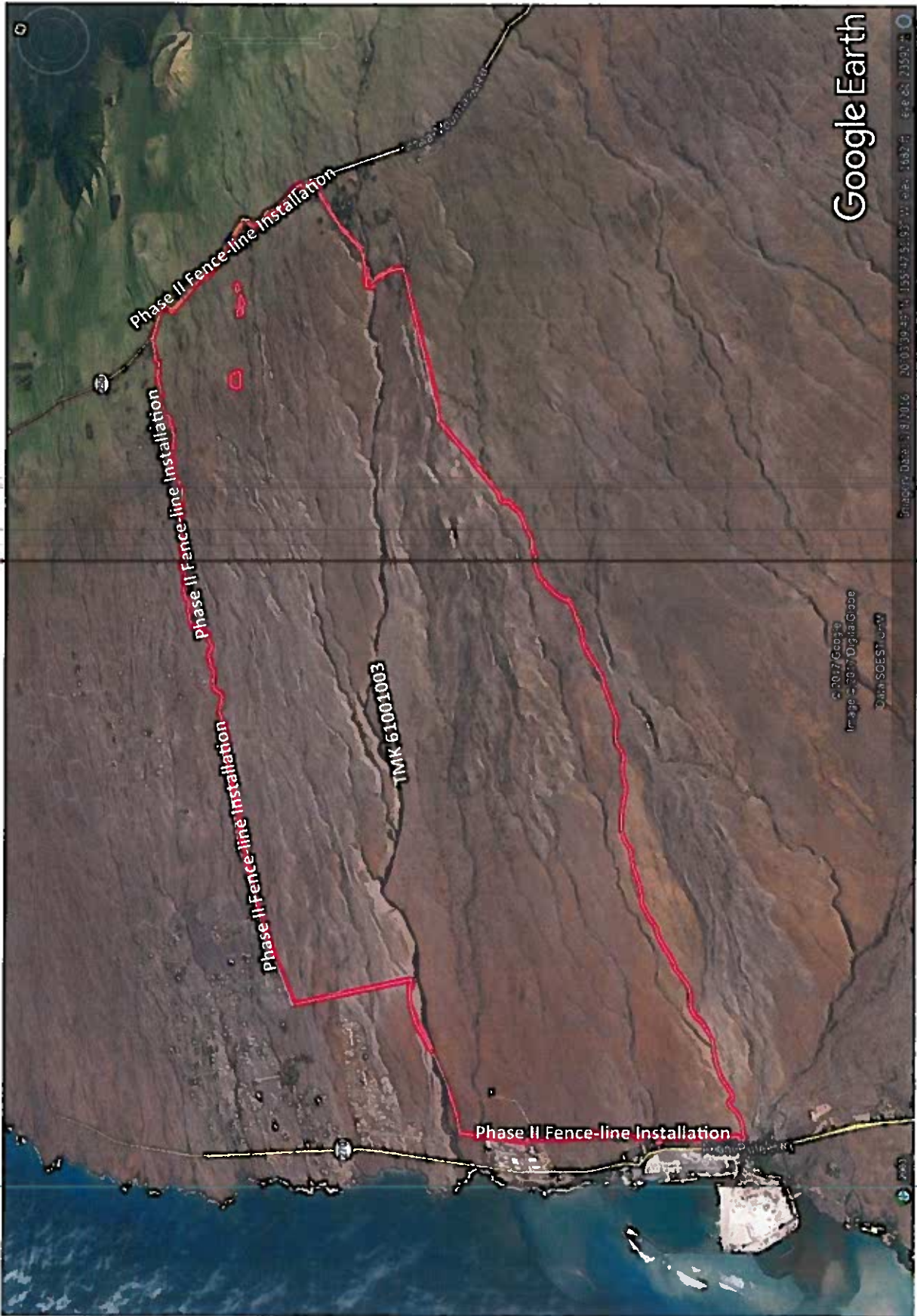


EXHIBIT "A"

ITEM NO. F-x

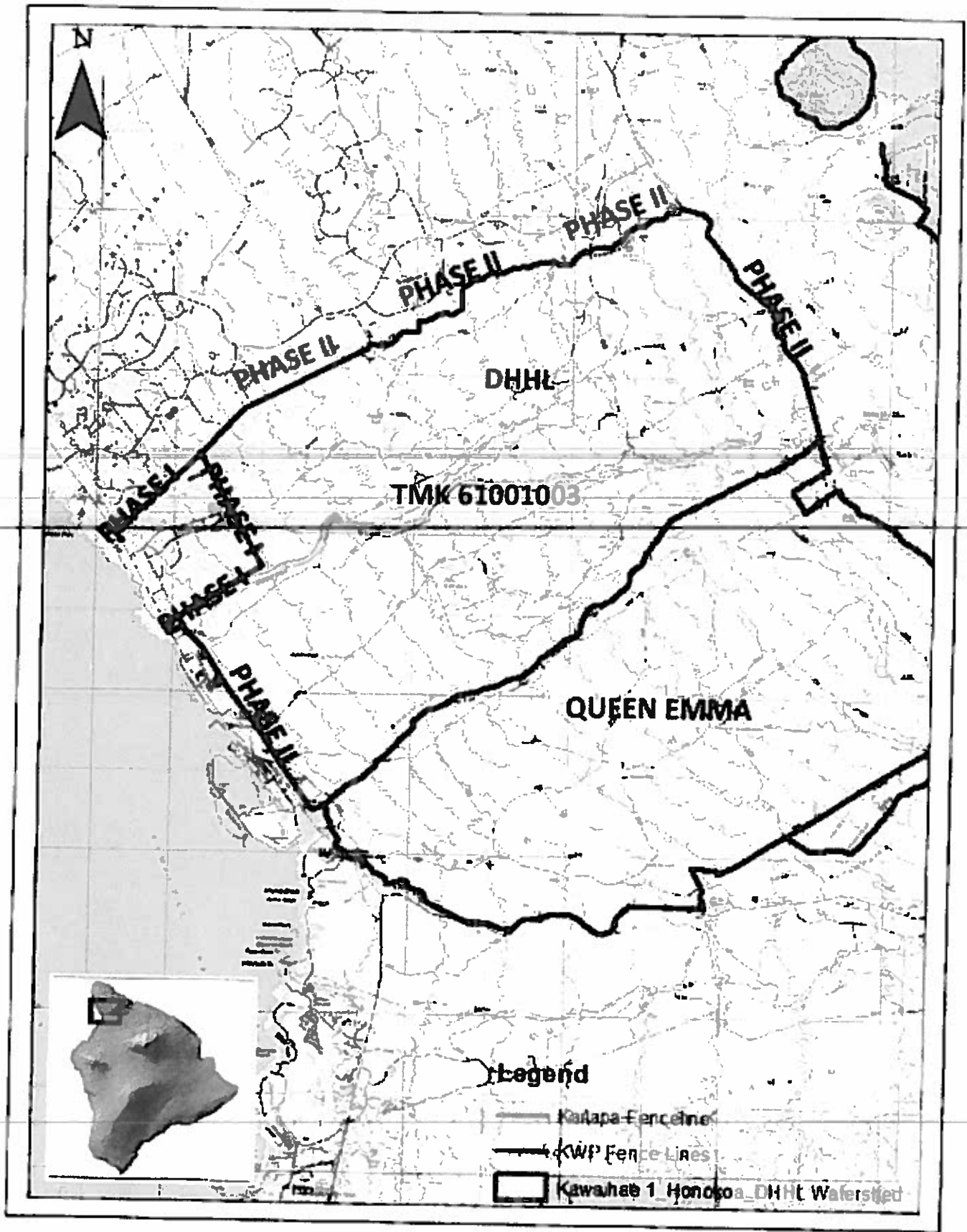


EXHIBIT "B"

ITEM NO. F-x

Proposed Honokoa Watershed Restoration Project:

**Phase I: Kailapa Community Ecological Restoration Unit
(funding secured)**

**Phase II: Honokoa Watershed Ecological Restoration Unit
(potential funding: NOAA grants due 3/23/17)**

Project Coordinator

Cody Dwight, Kohala Watershed Partnership Program Coordinator, The Kohala Center –
cdwight@kohalacenter.org

Project Description

West Hawaii, which contains some of the world's most unique marine habitat, has been identified by NOAA as a Habitat Blueprint Focus Area due to the high threat of coral reef damage from erosion and sedimentation. The Honokoa (Kawaihae 1) Watershed is one of the Focus Area's most degraded watersheds due to overgrazing by feral ungulates. Continued erosion and sedimentation have created chronically impaired nearshore marine waters. Our primary goal is to improve coral reef health by reducing the threat of sedimentation from the Honokoa Watershed. The project is planned in two phases due to the availability of funding sources.

Phase I: Controlling erosion within the Honokoa Watershed's near shore coastal area—the 500-acre Kailapa Hawaiian Homes Community—to prevent land-based pollutants from damaging the coral reef.

Phase I's objectives include:

- 1) Constructing 3 miles of ungulate proof fence to create a **500-acre Kailapa ecological restoration unit encompassing the Kailapa Community**. The ecological restoration unit will protect terrestrial resources within the Kailapa Community from ungulate damage, will allow revegetation by native plants, and the resulting decrease in sediment discharge into the ocean will alleviate stress on fragile coral reef ecosystems. Prior to enclosing the unit, TKC-KWP will drive out ungulates within the unit.
- 2) Creating a **1-acre ungulate trapping unit**, adjacent to the southeast corner of the restoration unit, to trap feral goats that live within Honokoa Gulch. The trapping unit will decrease the number of feral goats overgrazing lands mauka of the restoration unit, while providing a food source, land management/fire prevention resource, and/or revenue source for the community.
- 3) Supporting an ongoing **Kailapa Community Restoration Project** by training the community on: (1) building and operating ungulate traps, (2) conducting goat drives to trap goats, (3) working with mobile slaughter units to process trapped goats, (4) accessing markets for live goats, (5) utilizing goats to mitigate fire risk along the perimeter fence through targeted grazing, (6) revegetating the land with native plants, and (7) creating water catchment and irrigation systems to support revegetation.

EXHIBIT "C"

ITEM NO. F-1

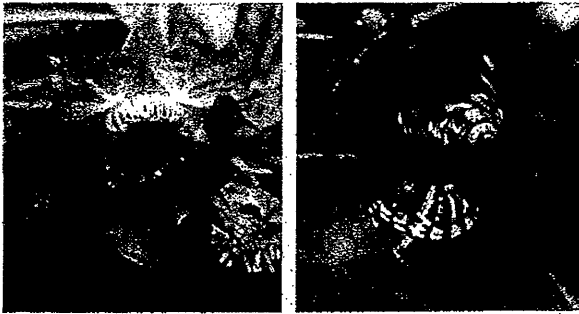
Phase II: Controlling erosion within the larger Honokoa Watershed to prevent land-based pollutants from damaging the coral reef.

Phase II includes the following objectives:

- 1) Constructing approximately 9 miles of ungulate proof fence to create a **7,800-acre Honokoa ecological restoration unit encompassing the Honokoa Watershed**. The ecological restoration unit will protect terrestrial resources within the Honokoa Watershed from ungulate damage, will allow revegetation by native plants, and the resulting decrease in sediment discharge into the ocean will alleviate stress on fragile coral reef ecosystems. A fence will contain the restoration unit to prevent the entry of ungulates.
- 2) **Removing ungulates** from the unit.
- 3) **Adopting lessons learned** from Pelekane Bay and USGS research.
- 4) Installing **sediment check dams** in critical erosion areas to reduce coral reef sediment loading.
- 5) Working with lessees to develop **Better Management Practices** regarding cattle grazing, *i.e.*, more paddock rotation, additional or movement of trough location...etc. (if applicable).
- 6) **Monitoring effectiveness**.
- 7) **Fence checks and repairs** to be completed by KWP.

Project Partners

- Landowners/Lessees
 - Department of Hawaiian Home Lands
 - Honokoa (Kailapa) Community Association
- Project Manager
 - The Kohala Center - Kohala Watershed Partnership Program
- Funders
 - Dorrance Family Foundation
 - NOAA (if funding is secured)



Kohala Mountain:

Like No Other Place on Earth!

According to the United Nations Environment Programme (UNEP), montane cloud forests like those found on the summit of Kohala are globally rare and contain a disproportionately large number of the world's rare and endemic species. The native species of Kohala are unique: 90% of the plants and animals in Kohala's forests are found nowhere else on Earth. By protecting the last remaining forests where these species live, we help to ensure their long-term survival.

A range of environments in a relatively small area also sets Kohala apart from other tropical environments. In the 11 miles from Kawaihae at sea level to the summit of Kaumu o Kaleiho'ohie at 5,400 feet elevation, the annual rainfall ranges from 4 inches to more than 150 inches! This spectrum of habitats creates a diversity of species from dry forest trees to mosses, ferns, and flowering shrubs of the cloud forest.

Join Us!

Our dedicated volunteers support watershed protection by controlling invasive weeds, building conservation fences, collecting native seeds, and planting native species. We work twice a month on Saturday mornings followed by a hike in the forest in the afternoon. Bring a friend or the 'ohana and do your part to mālama the forested watershed of Kohala Mountain!

Check out our website for more information and to add your name to our volunteer email list.

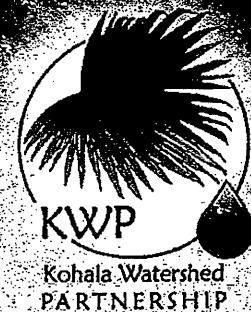


P.O. Box 437462, Kamuela, HI 96743
808-887-6411
kohalacenter.org

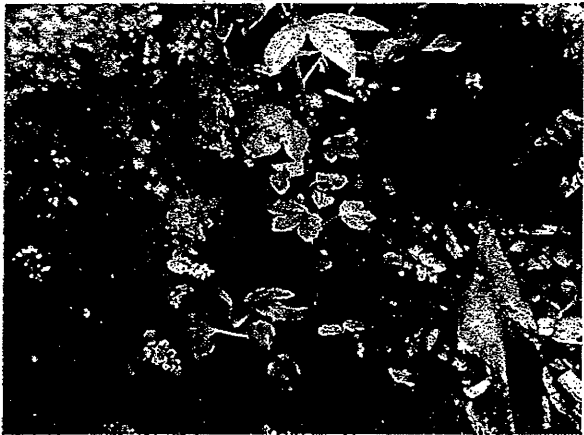
The Kohala Center is an equal opportunity employer, provider, and lender.

THE KOHALA CENTER

Kohala Watershed Partnership



Working to
protect and sustain the
forests, water, and people
of Kohala Mountain



Fences in the Forest?

It may seem counterintuitive to put a man-made structure within a wild habitat in order to protect it. However, there are examples from Kohala and across Hawai'i that demonstrate the effectiveness of fences in protecting native forest. In the top photo, the differences in just four years between the pig-free fenced area (on the right side of the photo) and the unfenced area (on the left side) are dramatic (Kilohana Stream, Kohala). Once pigs are removed from a fenced area, the native vegetation will often recover, and the spread of pest plants like banana poka (seen growing out of pig droppings in the bottom photo) will be slowed down.

The forest is a sponge, soaking up the rain

Protecting the Source of Water

The Kohala Center's Kohala Watershed Partnership (KWP) program represents a voluntary coalition of private land owners and State land managers to work across property boundaries to manage the forested watershed of Kohala Mountain and protect it from threats. The Partnership has written a 20-year management plan that defines these threats and prescribes actions to address them.

Invasive alien plants, with the help of people and feral animals, are the greatest threat to the watershed. Plants like kahili ginger and strawberry guava change the forest by completely displacing native species and altering the movement of water and sediments. Native Hawaiian rainforests have a thick layer of ferns and mosses on the forest floor, which act like sponges to effectively absorb rainwater and slowly allow it to infiltrate into underground aquifers. When this understory vegetation is uprooted by feral pigs or overrun by exotic plants, the forest loses its ability to hold water, resulting in a severe loss of topsoil that runs off into streams and eventually into the ocean.



Watershed Management

The Partnership's small but mighty field crew is funded solely by grants and local donors. Our management strategy includes fencing about 15% of the total land area of the mauka watershed to keep out feral animals in order to protect habitat for native flora and fauna. Traditional uses of the watershed, including gathering of native plants, is enhanced by protecting native forests; hunting is employed to reduce and contain feral animal populations. Invasive weed control occurs across the watershed, but is concentrated primarily within fenced areas.

KWP Land-owning Partners	Land Area
Laupāhoehoe Nui LLC	2,100 acres
Ponoholo Ranch	2,200 acres
Queen Emma Land Co.	2,300 acres
Kahua Ranch	2,400 acres
Hawai'i State Dept. of Hawaiian Home Lands	3,000 acres
Kohala Preserve Conservation Trust	4,100 acres
Parker Ranch	4,400 acres
Kamehameha Schools	9,000 acres
Hawai'i State Dept. of Land & Natural Resources	34,900 acres



March 9, 2017

Aloha Commissioners,

The Honokoa Community of Kawaihae DBA Kailapa Community Association (KCA) is in full support of the Kohala Watershed Partnership (KWP) fencing project and approval of the Right of Entry (ROE) for that purpose.

The proposed ungulate proof fencing will eliminate damage from the feral goats in our community as well as provide an avenue to create a firebreak on both sides of the fence adding the benefit of fire protection from the ma uka and north side of the community boundaries. Since Honokoa gulch is on the south side of our community and Akoni pule Hwy is on the ma kai side we would have firebreaks around the entire property protecting lives and property from wild fires. This would enhance the safety of our community as we work towards building a stronger, safer place thrive and care for our 'aina.

We strongly urge you to approve the ROE and fencing project as proposed by Cody Dwight from the KWP.

Mahalo Nui for your consideration to approve this request

Me ke ha'aha'a,

A handwritten signature in black ink, appearing to read "Diane M. Kanealii".

Diane "Maka'ala" Kanealii
Executive Director

EXHIBIT "D"

ITEM NO. F-1

DEPARTMENT OF HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION
November 20 & 21, 2017
Paukukalo, Hawai'i

G-ITEMS
PLANNING PROGRAM DIVISION

STATE OF HAWAI'I
DEPARTMENT OF HAWAIIAN HOME LANDS

November 20-21, 2017

To: Chairman and Members, Hawaiian Homes Commission
Thru: M. Kaleo Manuel, Acting Planning Program Manager
From: Julie-Ann Cachola, Planner
Subject: Upcountry and South Maui Planning Updates

Recommended Action

None; For information only.

Discussion

By request of the Chairman, the Planning Office provides Commissioners with a status report on prior policies and/or plans that were adopted by the HHC that affect lands and homestead communities where they are scheduled to meet. As the Maui Island Planning Office liaison, I have established relationships with homestead leaders and DHHL staff who are assigned to manage Maui projects. Some of the information presented here may be related to information that you will hear from homestead leaders and staff from other divisions which underscore our interrelationships and the need for coordination and communication.

This submittal expands on the Regional Plan Priority Project Updates presented two months ago, which covered the West and Central Maui planning regions. An update on the East Maui lands was presented in Ke'anae. This submittal will complete the Maui island planning updates; it focuses on the Upcountry and South Maui planning region which includes the Kēōkea-Waiohuli Regional Plan and the Kahikinui Regional Plan.

MAUI ISLAND PLAN POLICIES:

The purpose of each DHHL Island Plan is to:

- (1) Provide a comprehensive resource for planning and land management purposes;

- (2) Establish Land Use Designations for all land holdings to promote orderly land use development and efficient development of infrastructure systems; and
- (3) Identify island-wide needs, opportunities, and priorities.

The Maui Island Plan, adopted by the HHC in September 2004, identifies five planning regions for the island: Upcountry, South, East, Central, and West. Table 1 summarizes information on current lessees, proposed lots, and Island Plan Land Use Designations by planning region and homestead area. There are a few items worth noting:

- Existing Land Use Designations can accommodate approximately 1,300 additional lots which will nearly double the number of Maui lessees.
 - In June 2017, DHHL awarded 45 lots (Phase IA) at Kēōkea-Waiohuli.
 - The 2017 Legislature appropriated \$1M for the design and construction of approximately 76 lots at Kēōkea-Waiohuli.
- As proposed in the Island Plan, additional lots would be constructed in Waiohuli, Wākiu, Ke'anae, Wailuanui, and Honokōwai.
- The vast majority (91%) of Maui lands are located in the Upcountry and South Maui planning regions.

The dominance of Upcountry and South Maui lands explains why the Land Use Designations with the largest acreage are: Special District, Conservation and General Agriculture.

UPCOUNTRY AND SOUTH MAUI REGIONAL PLAN PRIORITY PROJECTS AND IMPLEMENTATION STATUS

Table 2 describes each Priority Project and reports on the status of the projects. The photos show the tremendous work of our homestead communities.

Recommendation

None; For information only

TABLE 1

MAUI LESSEES, PROPOSED LOTS, AND LAND USE DESIGNATIONS BY HOMESTEAD AREA AND REGION

Homestead	EXISTING LESSEES	PROPOSED LOTS	Residential	Subsistence Ag	Supplemental Ag	General Ag	Pastoral	Community Use	Special District	Conservation	Commercial	Industrial	TOTAL ACRES	PERCENT
UPCOUNTRY													6,157	19.29%
Kēōkea/Waiohuli	688	485	1,160	170		3,940		69		773			6,112	
Kualapa						43							43	
'Ulupalakua								2					2	
SOUTH MAUI													23,033	72.14%
Kahikinui	75						675		15,485	6,700			22,860	
Kalihi/Kanahena						100							100	
'Āhihi						73							73	
EAST MAUI													898	2.81%
Wākiu		102	46	75		522		5			3	5	656	
Ke'anae		32		57		92		2					151	
Wailuanui		11		28		53				10			91	
CENTRAL MAUI													986	3.09%
Pūlehunui						546					105	180	831	
Wai'ehu	359		84					7					91	
Paukūkalo	180		58					6					64	
Wailuku											0.19		0.19	
WEST MAUI													853	2.67%
Honokōwai		426	111		205	407		19			30	5	777	
Leali'i	104	250	76										76	
MAUI TOTAL	1,406	1,306	1,535	330	205	5,776	675	110	15,485	7,483	138	190	31,927	100%
PERCENT			4.81%	1.03%	0.64%	18.09%	2.11%	0.34%	48.50%	23.44%	0.43%	0.60%	100%	

Notes:

- Existing Lessees is as of September 30, 2017.
- Proposed Lots are from the Maui Island Plan (2004). The number of proposed lots for Kēōkea and Waiohuli (1,181 lots) have been reduced by the number of leases awarded since 2004 (696 leases) for a total of 485 Lots.
- Land Use Designations, presented in acres, are from the Maui Island Plan. Lands acquired since 2004 were also included (76 acres at Leiali'i and 105 acres at Pūlehunui).
- Special District includes lands with natural and/or cultural resources that require further study. Special District lands could be appropriate for agricultural use.

Table 2

PRIORITY PROJECT	DESCRIPTION	STATUS
Kēōkea-Waiohuli Regional Plan (June 2010)		
Develop Water Source and Related Infrastructure for Agricultural and Residential Lots	Develop new water source, storage and transmission infrastructure for the build-out of Kula properties. Coordinate with NRCS, DOA, County DWS and the Maui County Farm Bureau to extend the agricultural water line to the Kēōkea Agricultural lots.	<p>-A water bypass line was constructed to improve the efficiency of transmission to DHHL properties.</p> <p>-In 2017, the Legislature appropriated \$2M for the design and construction of an Agricultural Off-Site Water System, however water source is still an issue.</p> <p>-DHHL successfully negotiated an Agreement with Department of Water Supply for 500,000 gallons of source water which will accommodate approximately 800 existing and Undivided Interest Lots.</p>
Identify and Support Development of Community Facilities for Waiohuli and Kēōkea	A total of 69 acres are allocated for community and park use throughout the Waiohuli and Kēōkea homesteads. A site has been identified and community planning is in progress for a community facility in Waiohuli. Beneficiaries expressed the need for a community area in Kēōkea.	<p>-The Waiohuli Hawaiian Homesteaders received a 50-year license for their community center site in 2007. They completed a Master Plan, secured \$1.5M in GIA CIP funding, and completed Phase I construction, including: a 656 sf certified commercial kitchen, a 984 sf trellised lanai, a 1,152 sf Hale Halawai 'cultural zone' facility, a garden, amphitheater, and paved parking. In 2017 the Association received \$500K in GIA, CIP funding for Phase 2 construction, including: the expansion and improvement of existing event facilities, the establishment of a health and wellness component (native garden, fitness trail), and a Community Renewable Energy Initiative feasibility assessment.</p> <p>-Kēōkea Homestead Farm Lots Association secured a Right-of-Entry permit for their marketplace and plant nursery site. They completed a Site Plan for their Community Center and have filed a Land Use Request for a long-term license. They have made temporary improvements to the marketplace in order to host a monthly farmer's market.</p>
Support the Development of a Kīhei to Kula Road Through Hawaiian Home Lands	Beneficiaries expressed a desire for a new roadway that would connect the Waiohuli-Kēōkea lands to Kīhei. The new roadway would run through the DHHL lands, bringing access and value to the large acreage makai of Waiohuli and Kēōkea.	Lessees would like DHHL to negotiate the use of 'Ulupalakua's private road that connects 'Ulupalakua to Kīhei. A portion of that road goes through our lands at Kanahena-'Āhihi which we lease to Haleakalā Ranch which provides access to Haleakalā Ranch.

Table 2

PRIORITY PROJECT	DESCRIPTION	STATUS
Support Efforts to Implement/Mālama Cultural Preserve Management Plans	Beneficiaries expressed a need to maintain archaeological and cultural sites located within the Waiohuli-Kēōkea area. Both areas have approved Cultural Preserve Management Plans in place.	In 2017, the Legislature appropriated \$1M in CIP funding for design, construction, repair and maintenance of archaeological preservation improvements at Kēōkea and Waiohuli.
Awareness Campaign/Letter Writing Campaign to Address Safety Concerns	Beneficiaries have expressed concerns about safety and vandalism issues in Waiohuli and Kēōkea. To address these issues, a letter writing/awareness campaign was proposed.	In 2017, the Legislature appropriated \$1.2M in CIP funding for the design, construction, repair and maintenance of roadway safety and drainage improvements in Kula.
Kahikinui Regional Plan (July 2011)		
Homestead Development Facilitation Program	Only 32 of the 75 lessees have settled on their lots. Without the participation of all lessees, kuleana and projects of the association are adversely affected. This project helps lessees build and settle in Kahikinui by providing a safe and secure place to stay while building their homes, including a secure place for their construction material, and the development of a “how-to manual” that compiles the lessons learned from existing residents.	The lessees who have not settled at Kahikinui continue to pose organizational and operational problems for the existing residents and their association. Lessees have noted that without roads, many lessees cannot access their lots.
Homestead Roads – Improve and Develop Roadway Network	The lack of an improved roadway network is the greatest impediment to homesteading at Kahikinui. Improved roadways will: facilitate more settlement at Kahikinui, decrease the cost and time involved in daily travel, provide access to emergency vehicles, create natural fire breaks, and facilitate the logistics involved in land stewardship and reforestation work.	<p>-After a fire burned over 6,000 acres in Kahikinui in 2016, DHHL and the lessees met with fire fighters, DOFAW, ranchers, County representatives, the LHWP and other stakeholders to strategize how to prevent and respond to the threat of wildfires.</p> <p>-With the assistance of the Hawai'i Wildfire Management Organization, Kahikinui became one of the first Firewise Communities on the island. They conducted a fire hazard assessment which identified the one-lane access road as the major problem.</p> <p>-The LHWP secured funds from the Hawai'i Wildfire Management group for fuel reduction work along the road and selected a company owned by full-time Kahikinui residents. In May, 2017, in a span of 7 days, 3 miles of road was cleared on both sides, 4 large pull-outs for passing vehicles and turn-around areas, 7 drainage areas, and other road repairs were</p>

Table 2

PRIORITY PROJECT	DESCRIPTION	STATUS
Resource Management	<p>Kahikinui is a pilot project in the relationship of people to the land, to live sustainably in harmony with nature. As such, the relationship to nature is key to the meaning and purpose of the Kahikinui homestead community. Kahikinui is home to the largest intact mature mesic koa forest on Maui and is therefore critical to the preservation of the native ecosystem which is home to many endemic species. After over 100 years of ungulate damage, management and restoration of the native ecosystem poses a significant challenge in terms of the scope and the scale of efforts required.</p>	<p>completed, improving access for lessees and emergency vehicles.</p> <ul style="list-style-type: none"> -The LHWP has been conducting resource management activities in the mauka forest for many years. It is through their efforts, that the resource management fence to protect the forest from feral ungulates is nearly complete. -LHWP is now focused on ungulate removal and the preparation of an Ungulate Removal Plan, which DLNR required as a condition of funding to complete the fence. -KIA Hawaii is a full-service ungulate management company that specializes in the planning, detection, assessment, capture, removal and certification of ungulate or small mammal populations utilizing Forward Looking Infrared (FLIR) technology. KIA has been working closely with the LHWP and the homestead community, to develop a means to remove the ungulates from the forest. -KIA produced the first map and count of the ungulate population in the forest and conducted a pilot project to ensure that his method of capture was viable at Kahikinui. The pilot project was completed and the group now has a viable method to capture and utilize cattle at Kahikinui to fund ungulate management and forest restoration efforts. KIA will require a ROE for 3-years to remove the ungulates from within the resource management fence. -KOOK's Board and the LHWP support KIA's request for the ROE.
Develop a New Stewardship Economy for Kahikinui	<p>There is support for developing new economic opportunities for Kahikinui that are in tune with its resources, compatible with the land and Hawaiian cultural values. Sustainable living and a sustainable economy is envisioned to work in concert and create a pioneering lifestyle that is appropriate for the 21st century, based on sustainable stewardship and resource management. It is something that is being invented as the Kahikinui experiment evolves.</p>	<ul style="list-style-type: none"> -KOOK's Board is working to develop the Hale Pili area as a community/commercial node for the region that would include restroom facilities, a storefront where lessees may sell their wares and a staging area for work groups. -They are working with the Polynesian Voyaging Society to restore 2 Heiau that are linked to astronomy. They recognize that Kahikinui's night skies provide excellent opportunities for star-gazing and they want to provide cabins/shelters and viewing decks to support those users.

Table 2

PRIORITY PROJECT	DESCRIPTION	STATUS
<p>Pūnāwai Project and Water Infrastructure Improvements</p>	<p>The availability of water is a major impediment to settlement. Homesteaders who reside at Kahikinui install water catchments or haul their water. In the late 1990's, fog mist capture structures were developed and constructed in various locations. The data indicated that the fog-catch system was more efficient than rain catchment systems. This project calls for the development of one or more fog catch systems with tanks/reservoirs to retain the water.</p>	<p>Dr. James Juvik who was the head of the UH, Hilo Geography and Environmental Studies Dept. conducted initial fog catchment studies at Kahikinui in 1996-1997. His research at Kahikinui confirmed that the fog catchment system captured exponentially more water than conventional water catchment systems. He has implemented these systems in parts of Africa, and recently returned to Hawai'i with a desire to construct a large scale fog catchment system, as originally planned, at Kahikinui. The materials list and development budget needs to be updated.</p>

Kēōkea Farmer's Market



Waiohuli amphitheater and Hale Halawai



STATE OF HAWAI'I
DEPARTMENT OF HAWAIIAN HOME LANDS

November 20-21, 2017

To: Jobie M. K. Masagatani, Chairman and Members,
Hawaiian Homes Commission

From: Kaleo Manuel, Acting Planning Program Manager
Kaleo Manuel

Subject: For Information Only: Environmental Impact
Statement Preparation Notice for Pūlehunui
Regional Infrastructure Master Plan, Pūlehunui,
Kula Moku, Maui, TMKs (2)3-8-008:008, 034, 035,
and 036

Recommended Action

None; For information only.

Discussion

PURPOSE

The purpose of this informational briefing is to update the Hawaiian Homes Commission (HHC) on the role of the Department of Hawaiian Home Lands (DHHL) as the lead State agency, responsible for the preparation of a regional infrastructure master plan and Environmental Impact Statement (EIS) on behalf of four State agencies (DLNR, DPS, DAGS, DHHL) that have plans to develop State lands in Pūlehunui.

This briefing will also provide the HHC opportunity to comment on the Draft Environmental Impact Statement Preparation Notice (EISPN) (Exhibit A) that we plan to publish in December in the Office of Environmental Quality Control's (OEQC) Environmental Notice Bulletin pursuant to Hawaii Revised Statutes (HRS) Chapter 343 requirements.

BACKGROUND

DHHL's lands in Pūlehunui consist of Tax Map Key parcels (2)3-8-008:008, 035, and 036 (Pūlehunui North, 184

acres) and (2)3-8-008:034 (Pūlehunui South, 646 acres). Parcel 36 and Pūlehunui South were deeded to DHHL in 2002. Parcels 8 and 35 were deeded to DHHL in 2011. The property was most recently used for sugar cultivation, but is currently unoccupied and generally unimproved.

Development of Pūlehunui North has long been a goal for DHHL to achieve revenue generating industrial and commercial uses under general lease(s). The Maui Island Plan, (DHHL, 2004) designates Parcel 36 for Industrial use. The adjacent Parcels 8 and 35 were acquired subsequent to the Maui Island Plan, and the Maui Island Plan was amended to designate Commercial and Industrial uses on those parcels. A Notice of Proposed Disposition was issued for the development of Pūlehunui North in 2007, and again in 2012. In both instances, the process ultimately did not result in a successful lease negotiation, due to financial conditions and/or a lack of up-front environmental approvals.

The Maui Island Plan designates Pūlehunui South primarily for General Agriculture, with a portion reserved for Industrial use.

The regional planning effort will be carried out in a manner consistent with the 2014 Memorandum of Understanding (MOU) between DHHL, the Department of Land and Natural Resources (DLNR), the Department of Public Safety (PSD), and the Department of Accounting and General Services (DAGS), wherein these parties agreed to "make their best efforts to work in a collaborative manner". The MOU was intended to allow the aforementioned agencies (Parties) to benefit from economies of scale, joint infrastructure financing, planning and development, and provide significant economic benefits to the Maui community. As part of the planning effort between the Parties, a number of technical studies were conducted for State lands. In 2014, \$4M of Capital Improvement Funds were awarded to DHHL for infrastructure planning and design pursuant to the MOU (Act 122, Session Laws of Hawai'i 2014).

Need for the Project

The primary project purpose is to undertake a regional infrastructure master planning effort on behalf of the Parties to the 2014 MOU, to efficiently facilitate the

development of State and DHHL lands. From a Departmental standpoint, the regional infrastructure master plan is anticipated to provide direct and indirect benefits to DHHL Beneficiaries and programs, in the form of improved lands and opportunities to pursue revenue generating general leases for the 184 acres, in line with the Department mission. A secondary purpose is to further define the programmatic land uses anticipated on DHHL's lands in Pūlehunui through the Beneficiary Consultation process and technical studies, and in conformance with the Maui Island Plan.

Need for Environmental Review

The project is an agency action funded by Capital Improvement Funds earmarked for interagency infrastructure planning. The use of State land and State funds are triggers for the preparation of an Environmental Assessment (EA) or Environmental Impact Statement (EIS) pursuant to Chapter 343, HRS, and Title 11, Chapter 200, Hawaii Administrative Rules (HAR). DHHL has determined that an EIS (rather than an EA) is the prudent approach based on a review of the significance criteria set forth under Section 11-200-12, HAR. Based on prior development experience, it is anticipated that the Pūlehunui Regional Infrastructure Master Plan may have significant effect on the environment due to one or more of the significance criteria found in the HAR (and listed in the EISPN). DHHL is the Proposing Agency with the Governor issuing final acceptance of the EIS.

PROJECT DESCRIPTION

Pursuant to the 2014 MOU DHHL will undertake a regional infrastructure planning effort on behalf of four State agency stakeholders. The proposed project will involve a coordinated regional infrastructure alternatives analysis for water, wastewater, and key roadways. On DHHL lands specifically, land use programs are anticipated to involve commercial, light industrial, and agriculture-supporting uses, and agricultural use by DHHL Beneficiaries. A portion of Pūlehunui South may accommodate supporting regional infrastructure, pending consultation and appropriate technical studies. DHHL is underway with the preliminary engineering to analyze regional alternative approaches to water and wastewater infrastructure, in

tandem with any related refinements to its land use programs. These processes will be informed by the completion of additional technical studies, continued coordination with MOU Parties, and consultation with the Beneficiary Community. A Draft EIS will follow to address the impacts of regional infrastructure alternatives. Comments received during the DEIS public comment period will be considered in the selection of infrastructure alternatives and refinement of DHHL's land use programs.

ENVIRONMENTAL IMPACT ASSESSMENT PREPARATION NOTICE
(SUMMARY)

Section 343-5(e), HRS (enacted by Act 172 (2012)) allows an applicant to prepare an EIS rather than an EA if the accepting authority determines, through its judgment and experience, that an EIS is likely to be required. The preparation of such an EIS begins with the preparation of an EISPN. The EISPN (Exhibit A) has been prepared under these assumptions. The EISPN is a straightforward document that identifies the project generally and announces to agencies and the public that an EIS will be prepared.

The EISPN for Pūlehunui Regional Infrastructure Master Plan will be published by the OEQC in the bi-monthly "Environmental Notice" with 30 days allowed for public comment. Notification of the EISPN will also be mailed to agencies and community organizations, and their comments solicited. Beneficiary leadership has been informed about the EISPN and Beneficiary Consultation will continue throughout the EIS process.

NEXT STEPS

- Publish EISPN - Winter 2017
- Beneficiary Meetings to refine DHHL's land use programs, finalize technical studies and conceptual plans and incorporate into EIS- January-April 2018
- Draft EIS will be prepared to evaluate alternatives in light of project goals and potential impacts.
- Draft EIS will be shared with the Commission prior to publication in the OEQC Environmental Notice - May-July 2018
- Comments to the Draft EIS will be accepted during a statutory 45-day comment period.

- EIS will be amended or augmented as necessary in response to comments. A preferred alternative will be identified. Final EIS will be prepared.
- Final EIS will be shared with the Commission prior to submittal to the Governor for acceptance - August-November 2018
- Once EIS process is completed, the project will move into the design phase, which is already contracted, and will focus on sewer and wastewater infrastructure because DHHL has a CIP appropriation of \$17.5 million from the legislature for wastewater and sewer improvements.

Recommended Action

None; For information only

*PŪLEHUNUI REGIONAL INFRASTRUCTURE MASTER PLAN
Environmental Impact Statement Preparation Notice*

Pūlehunui Ahupua‘a, Kula Moku, Maui

Prepared for:

*Department of Hawaiian Home Lands
Department of Land and Natural Resources
Department of Accounting and General Services
Department of Public Safety*

Proposing Agency:

Department of Hawaiian Home Lands

Prepared by:



*Prepared pursuant to Chapter 343, Hawai‘i Revised Statutes, and
Chapter 11-200 Hawai‘i Administrative Rules*

December 2017

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Figure 7:	Flood Insurance Rate Map
Figure 8:	Wetlands and Surface Water
Figure 9:	Land Study Bureau (LSB) and Agricultural Lands of Importance to the State of Hawaii (ALISH) Classifications
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PŪLEHUNUI REGIONAL INFRASTRUCTURE MASTER PLAN
Environmental Impact Statement Preparation Notice

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SUMMARY

This Environmental Impact Statement Preparation Notice (EISPN) has been prepared in accordance with Chapter 343, Hawai‘i Revised Statutes (HRS) for a regional infrastructure master plan to serve State lands located along Maui Veterans Highway (former Mokulele Highway), led by the State Department of Hawaiian Home Lands (DHHL), a State agency. DHHL anticipates that regional infrastructure improvements may be beneficial to serve regional lands owned by DHHL as well as the State Department of Land and Natural Resources (DLNR), and the State Department of Accounting and General Services/Department of Public Safety (DAGS/PSD) and those agencies’ respective proposed developments. Therefore a regional approach to infrastructure planning will facilitate development at Pūlehunui in a manner that is financially and environmentally efficient, maximizing the use of State funds while minimizing environmental impacts to the extent practicable. The project is located in Pūlehunui, Maui, State of Hawai‘i. Figure 1 shows the location of the project; Figure 2 shows an aerial photograph of the project.

Name: Pūlehunui Regional Infrastructure Master Plan

Location: Pūlehunui Ahupua‘a, Kula Moku, Maui

Address: Maui Veterans Highway, Maui, HI (Figure 1)

Tax Map Keys: TMK (2) 3-8-008:008, 035, and 036 (Pūlehunui North)

TMK (2) 3-8-008:034 (Pūlehunui South)

These parcels are referred to collectively as the “DHHL Project Areas”. In addition to the DHHL Project Areas, the “Infrastructure Regional Study Area” comprises other areas proposed for development by DLNR and DAGS/PSD.

See Figure 2 for DHHL Project Areas and Infrastructure Regional Study Area boundaries, and Figure 3, Tax Map Key.

Judicial District: Wailuku

Proposing Agency: State Department of Hawaiian Home Lands (DHHL)

Accepting Authority: Governor of the State of Hawai‘i

PŪLEHUNUI REGIONAL INFRASTRUCTURE MASTER PLAN
Environmental Impact Statement Preparation Notice

Recorded Fee Owner: DHHL Project Areas are owned by the State of Hawai‘i, Department of Hawaiian Home Lands. Lands within the Infrastructure Regional Study Area are owned by other State agencies.

Existing Use: Vacant, generally unimproved

Proposed Action: DHHL will undertake a regional infrastructure master planning effort on behalf of four State agency stakeholders involving a coordinated regional infrastructure alternatives analysis for water, wastewater, and key roadways. The regional analysis will evaluate alternatives for regional, sub-regional, and “independent” approaches to infrastructure development.

The land use programs on DHHL Project Areas are anticipated to involve commercial/light industrial and agriculture-supporting uses, and agricultural use by DHHL Beneficiaries. A portion of Pūlehunui South may accommodate supporting regional infrastructure, pending consultation and appropriate technical studies.

Land Use

Designations: *State Land Use:* Agriculture (Figure 4)
Department of Hawaiian Home Lands: Industrial, General Agriculture (Figure 5)
Special Management Area: Not within the SMA

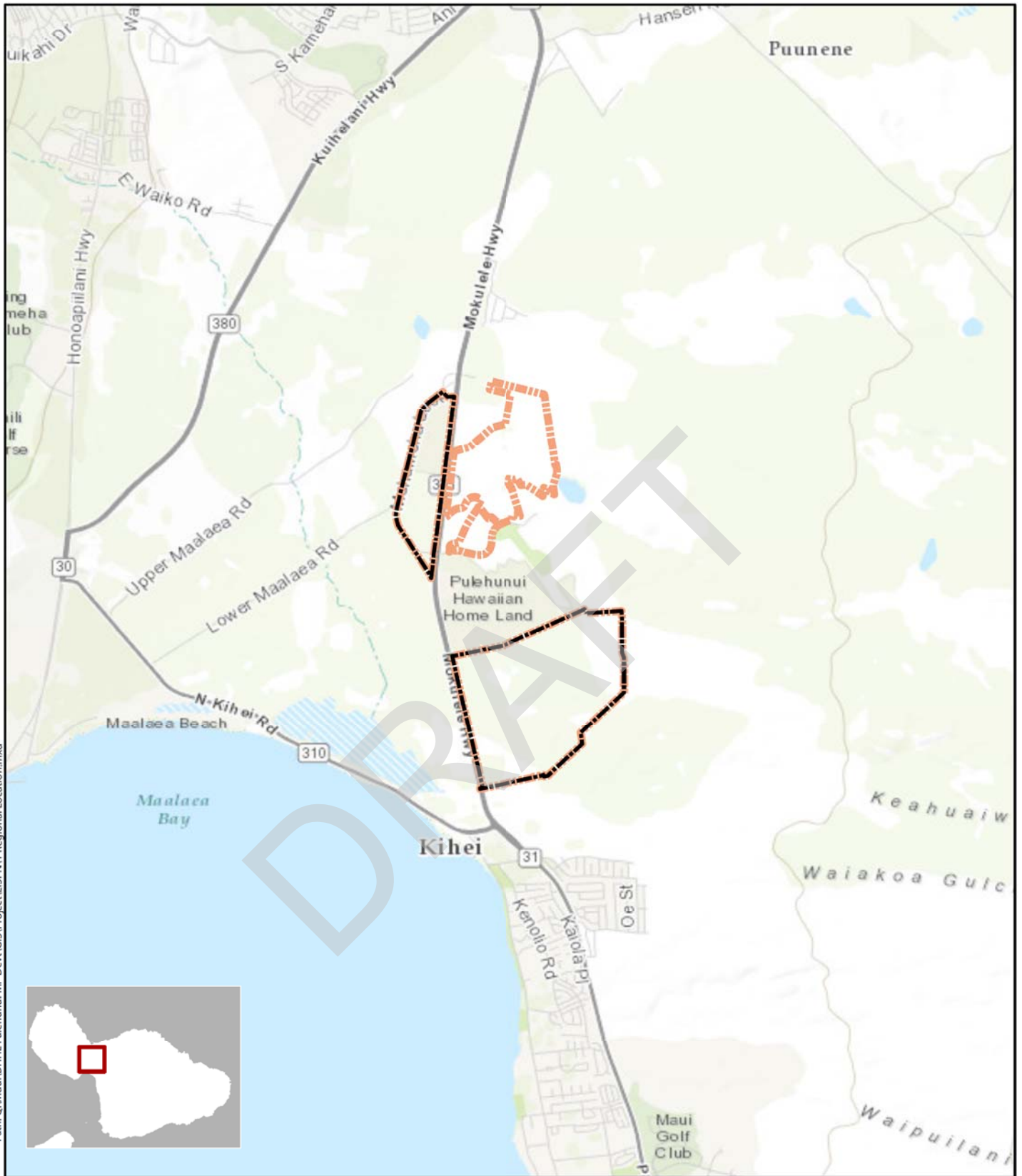
Major Reviews/Approvals Required:

Issuing Agency	Permit/Approval
Governor, State of Hawai‘i	Chapter 343, HRS Compliance
County of Maui Department of Public Works	Grading/Building/Subdivision Permits
County of Maui Wastewater Reclamation Division	Review
County of Maui Department of Water Supply	Review
County of Maui Planning Department	Special Flood Hazard Development Permits
State of Hawai‘i Department of Health	Community Noise Permit

PŪLEHUNUI REGIONAL INFRASTRUCTURE MASTER PLAN
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State of Hawai‘i Department of Health, Wastewater Branch	Review
State of Hawai‘i Department of Health, Safe Drinking Water Branch	Review
State of Hawai‘i Department of Health, Clean Water Branch	National Pollutant Discharge Elimination System (NPDES) permit
State of Hawai‘i Department of Transportation	Work-to-Perform, Use & Occupancy Agreement, Permitted Access
State of Hawai‘i State Historic Preservation Division	Review

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DATE: 11/11/2017

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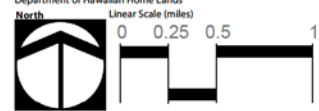
-  DHHL Project Areas
-  Infrastructure Regional Study Area

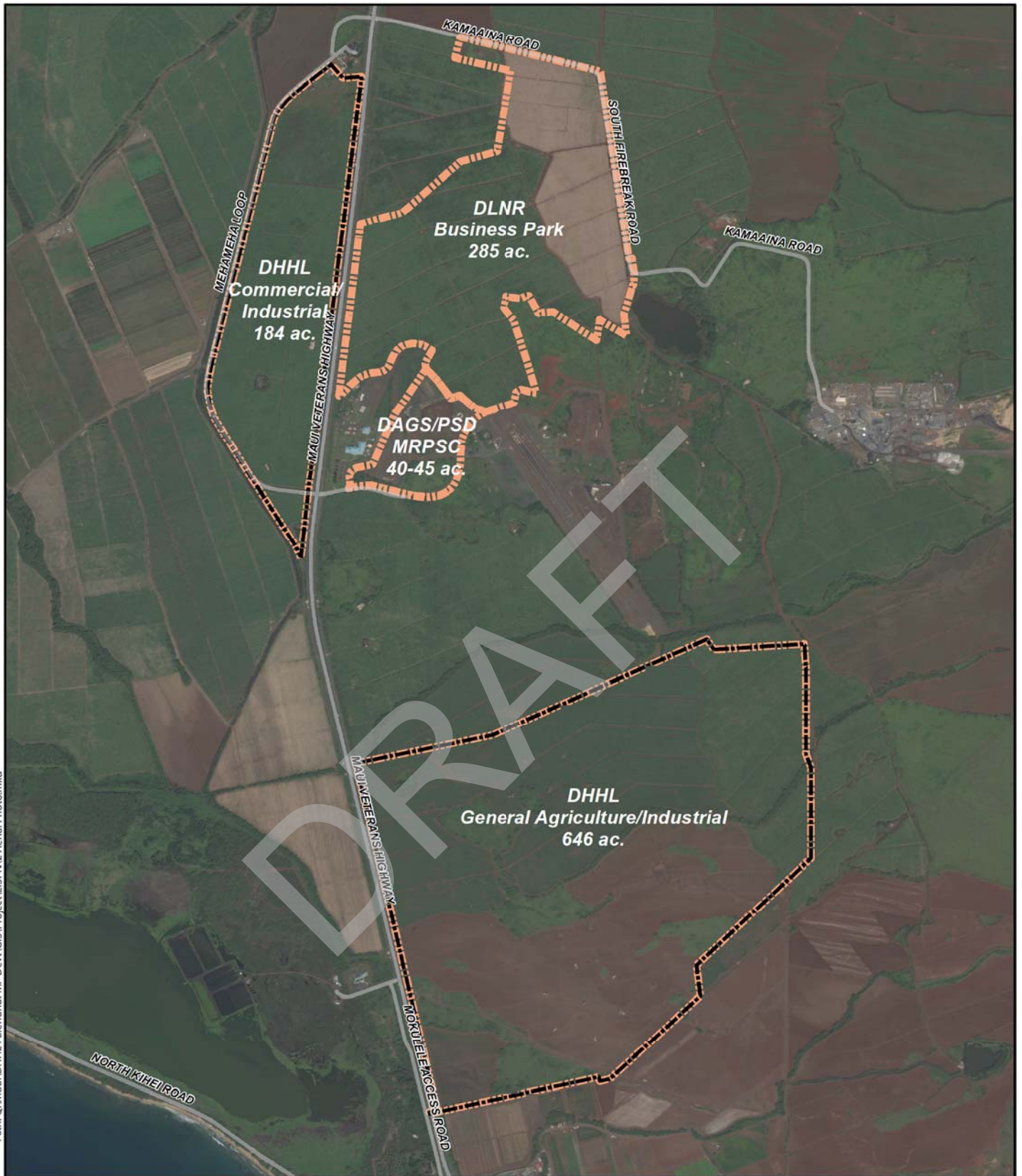
**FIGURE 1:
Regional Location**

**PŪLEHUNUI REGIONAL
INFRASTRUCTURE MASTER PLAN**



Department of Hawaiian Home Lands
Island of Maui

North
Linear Scale (miles)
0 0.25 0.5 1





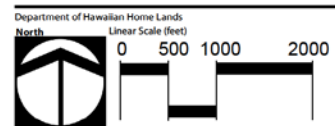
LEGEND

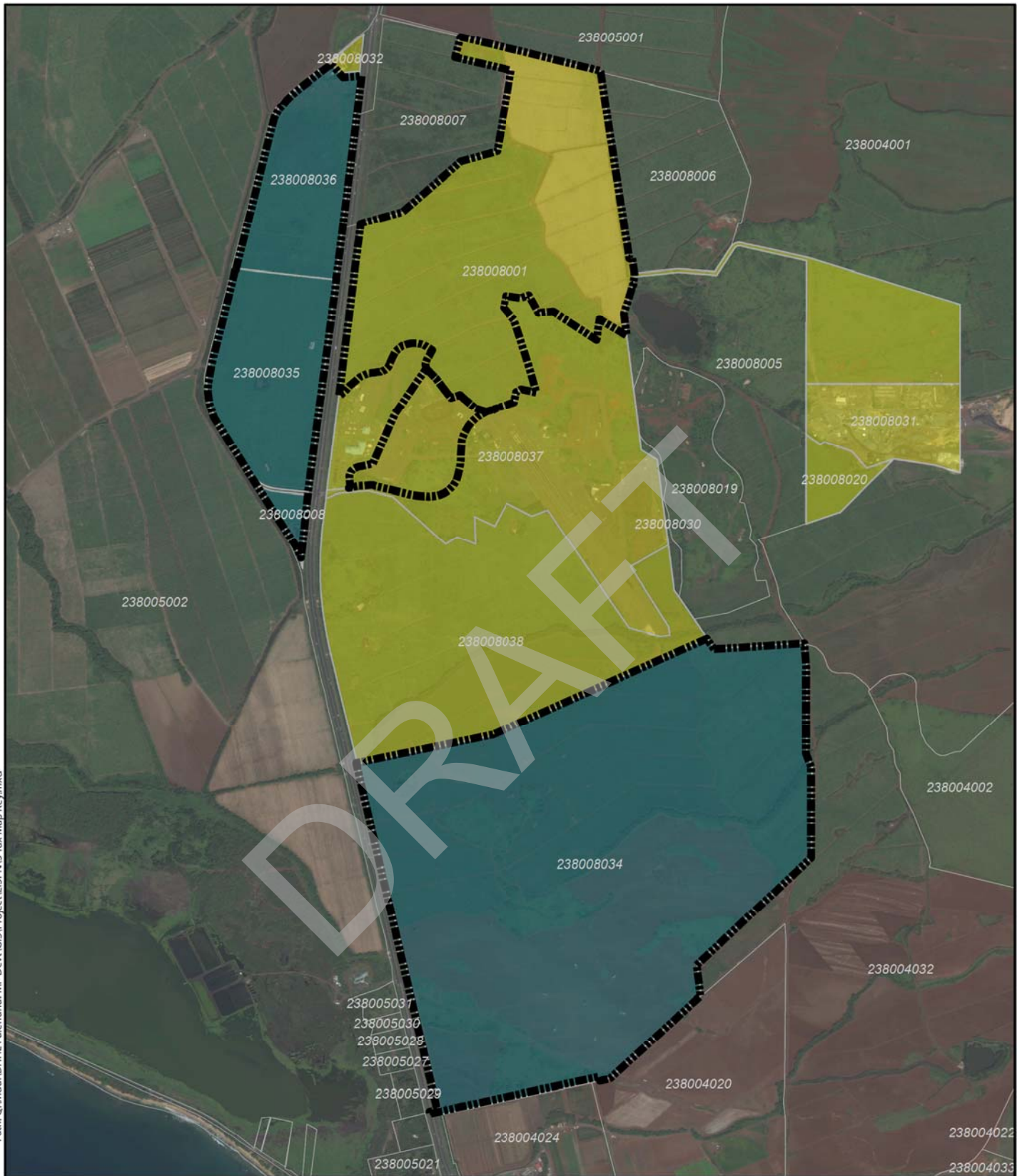
-  DHHL Project Areas
-  Infrastructure Regional Study Area

DATE: 11/13/2017

Figure 2
Aerial Photograph

PŪLEHUNUI REGIONAL
INFRASTRUCTURE MASTER PLAN






DATE: 11/13/2017

LEGEND

 Infrastructure Regional Study Area

 TMK Parcels

Land Owner

 DHHL



 State - non-DHHL

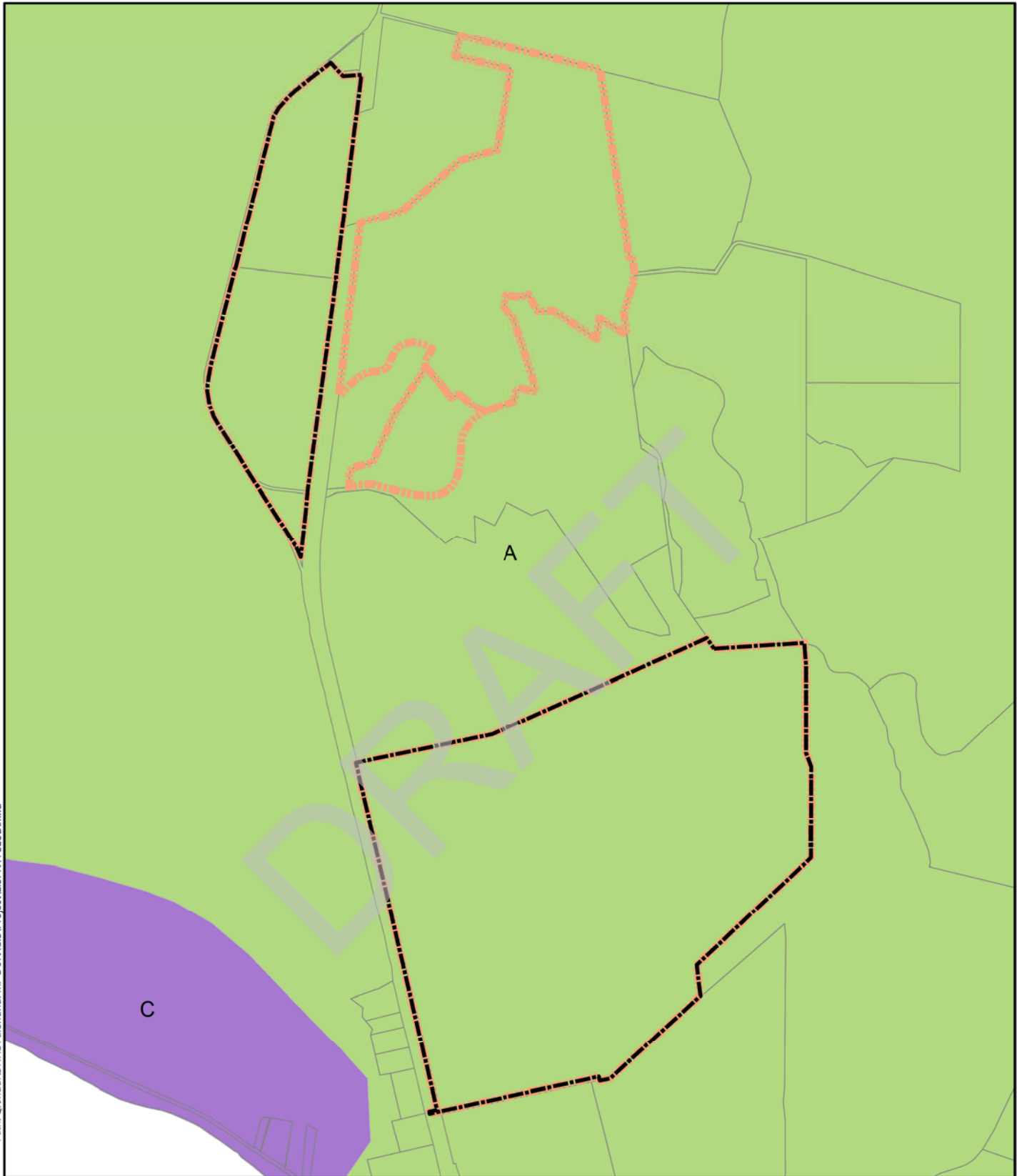
Figure 3
Tax Map Key

PŪLEHUNUI REGIONAL
INFRASTRUCTURE MASTER PLAN

Department of Hawaiian Home Lands
North
Linear Scale (feet)
0 500 1000 2000
Island of Maui

PBR HAWAII
& ASSOCIATES, INC.

Source: County of Maui, 2017. NRCS aerial image.

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



DATE: 11/13/2017

LEGEND

-  DHHL Project Areas
-  Infrastructure Regional Study Area
-  TMK Parcels

State Land Use Districts





-  Agriculture
-  Conservation
-  Rural
-  Urban

Figure 4
State Land Use District


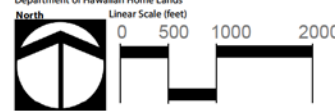
PŪLEHUNUI REGIONAL
INFRASTRUCTURE MASTER PLAN

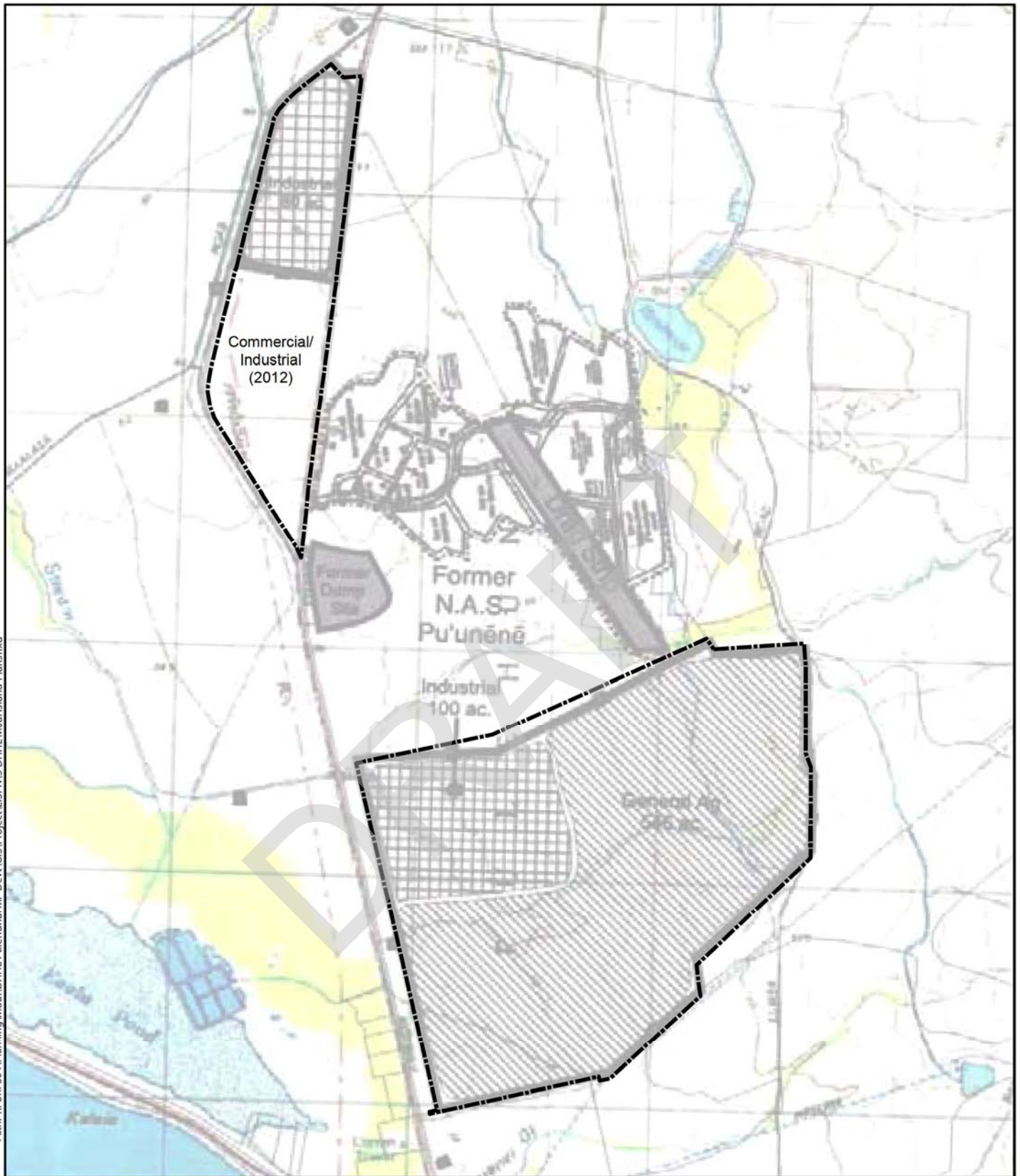
Department of Hawaiian Home Lands
Island of Maui

North

Linear Scale (feet)

0 500 1000 2000





DATE: 11/11/2017

LEGEND

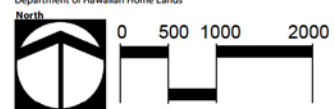
-  DHHL Project Areas
-  General Agriculture
-  Industrial

Figure 5
DHHL Maui Island Plan Designations


PŪLEHUNUI REGIONAL
INFRASTRUCTURE MASTER PLAN

Department of Hawaiian Home Lands
Island of Maui

North



0 500 1000 2000



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1 IDENTIFICATION OF THE PROPOSING AGENCY

The State of Hawai‘i, Department of Hawaiian Home Lands is the Proposing Agency.

Contact: Kaleo Manuel, Acting Planning Program Manager
Planning Office
State of Hawai‘i, Department of Hawaiian Home Lands
P.O. Box 1879, Honolulu, HI 96805
Phone: (808) 620-9481 / FAX: (808) 620-9559
Email: kaleo.l.manuel@hawaii.gov

2 IDENTIFICATION OF THE ACCEPTING AUTHORITY

The Governor of the State of Hawai‘i is the Accepting Authority.

Contact: The Honorable David Y. Ige
Governor, State of Hawai‘i
Executive Chambers
State Capitol
Honolulu, HI 96813
Phone: (808) 586-0034 / FAX: (808) 586-0006

3 IDENTIFICATION OF CONTACT PERSON

The environmental consultant is PBR HAWAII & Associates, Inc.

Contact: Selena Pang, Planner
PBR HAWAII
1001 Bishop Street, Suite 650
Honolulu, HI 96813
Phone: (808) 521-5631
Fax: (808) 523-1402
Email: DHHLPulehunui@pbrhawaii.com
Submit online comments at: [\[url to be determined\]](#)

4 BRIEF DESCRIPTION OF PROPOSED ACTION

4.1 Purpose and Need

The primary project purpose is to undertake regional infrastructure master planning on behalf of DHHL, Department of Land and Natural Resources (DLNR) and Department of Accounting and

PŪLEHUNUI REGIONAL INFRASTRUCTURE MASTER PLAN
Environmental Impact Statement Preparation Notice

General Services/Department of Public Safety (DAGS/PSD), to facilitate the efficient development of certain lands owned by those agencies in Pūlehunui, Central Maui. DHHL anticipates that regional infrastructure improvements may be beneficial to serve regional lands owned by said agencies and those agencies' respective proposed developments. Therefore a regional approach to infrastructure planning will facilitate development at Pūlehunui in a manner that is financially and environmentally efficient, maximizing the use of State funds while minimizing environmental impacts to the extent practicable. Figure 1 shows the location of the project; Figure 2 shows an aerial photograph of the project. Figure 3, Tax Map Key, shows the Infrastructure Regional Study Area in the context of surrounding lands.

Pursuant to DHHL's mission the secondary, supporting purpose of this project is to further define the programmatic land uses anticipated on DHHL's lands in Pūlehunui (DHHL Project Areas), through the Beneficiary Consultation process and technical studies and in conformance with the *Maui Island Plan* (Department of Hawaiian Home Lands, 2004), to provide direct and indirect benefits to DHHL Beneficiaries and programs in the form of improved lands and opportunities to pursue revenue generating general leases at Pūlehunui North.

4.2 Description of the Pūlehunui Regional Infrastructure Master Plan

Regional infrastructure study. DHHL will undertake a regional infrastructure master planning effort on behalf of four State agency stakeholders. The proposed project will involve a coordinated regional infrastructure alternatives analysis for water, wastewater, and key roadways. The regional analysis will evaluate alternatives for regional, sub-regional, and "independent" approaches to infrastructure development.

The Pūlehunui Regional Infrastructure Master Plan will include technical studies for DHHL's lands at Pūlehunui (land use programs for which are described below) and will incorporate by reference other project information provided by DLNR and DAGS/PSD for their respective proposed developments. The regional planning effort will be carried out in a manner consistent with the 2014 MOU between DHHL, DLNR, DAGS, and PSD, wherein these parties agreed to "make their best efforts to work in a collaborative manner". The MOU was intended to allow the aforementioned agencies to benefit from economies of scale, joint infrastructure financing, planning and development, and provide significant economic benefits to the Maui community. In 2014, \$4M of Capital Improvement Funds were awarded to DHHL for infrastructure planning and design pursuant to the MOU (Act 122, Session Laws of Hawai'i 2014).

DHHL is underway with preliminary engineering assessments to analyze regional alternative approaches to water, wastewater, and traffic, in tandem with any related refinements to land use programs in DHHL Project Areas. These processes will be informed by the completion of additional technical studies, continued coordination with MOU parties, consultation with the

PŪLEHUNUI REGIONAL INFRASTRUCTURE MASTER PLAN
Environmental Impact Statement Preparation Notice

DHHL Beneficiary Community, and comments received during the EISPN and EIS public comment periods.

Development of DHHL Lands and Compatibility with DHHL Maui Island Plan. The Hawaiian Homes Commission Act (§§204 and 206) vests DHHL with exclusive authority to control its lands, which means the DHHL Project Areas are not subject to State or County land use controls. Instead, DHHL established a planning system that includes a General Plan, Island Plans, Program Plans, Regional Plans, Special Plans and a number of implementing mechanisms. The Island Plans identify DHHL's land use designations, which are DHHL's equivalent to zoning.

The Pūlehunui Regional Infrastructure Master Plan is consistent with DHHL's *Maui Island Plan*¹. DHHL's Island Plans are island-specific, 20-year visioning documents that designate land uses for DHHL-owned property. In 2004, DHHL adopted the (DHHL) *Maui Island Plan* which examined all DHHL land in terms of development constraints and opportunities and other criteria, to assign appropriate Land Use Designations to each parcel. The *Maui Island Plan* designates Pūlehunui South primarily for General Agriculture use with 100 acres designated for Industrial use. (Department of Hawaiian Home Lands, 2004). At Pūlehunui North, the Maui Island Plan designates Parcel 36 for Industrial use. The adjacent Parcels 8 and 35 were acquired subsequent to the Maui Island Plan, and the Maui Island Plan was amended to designate Commercial and Industrial uses on those parcels.

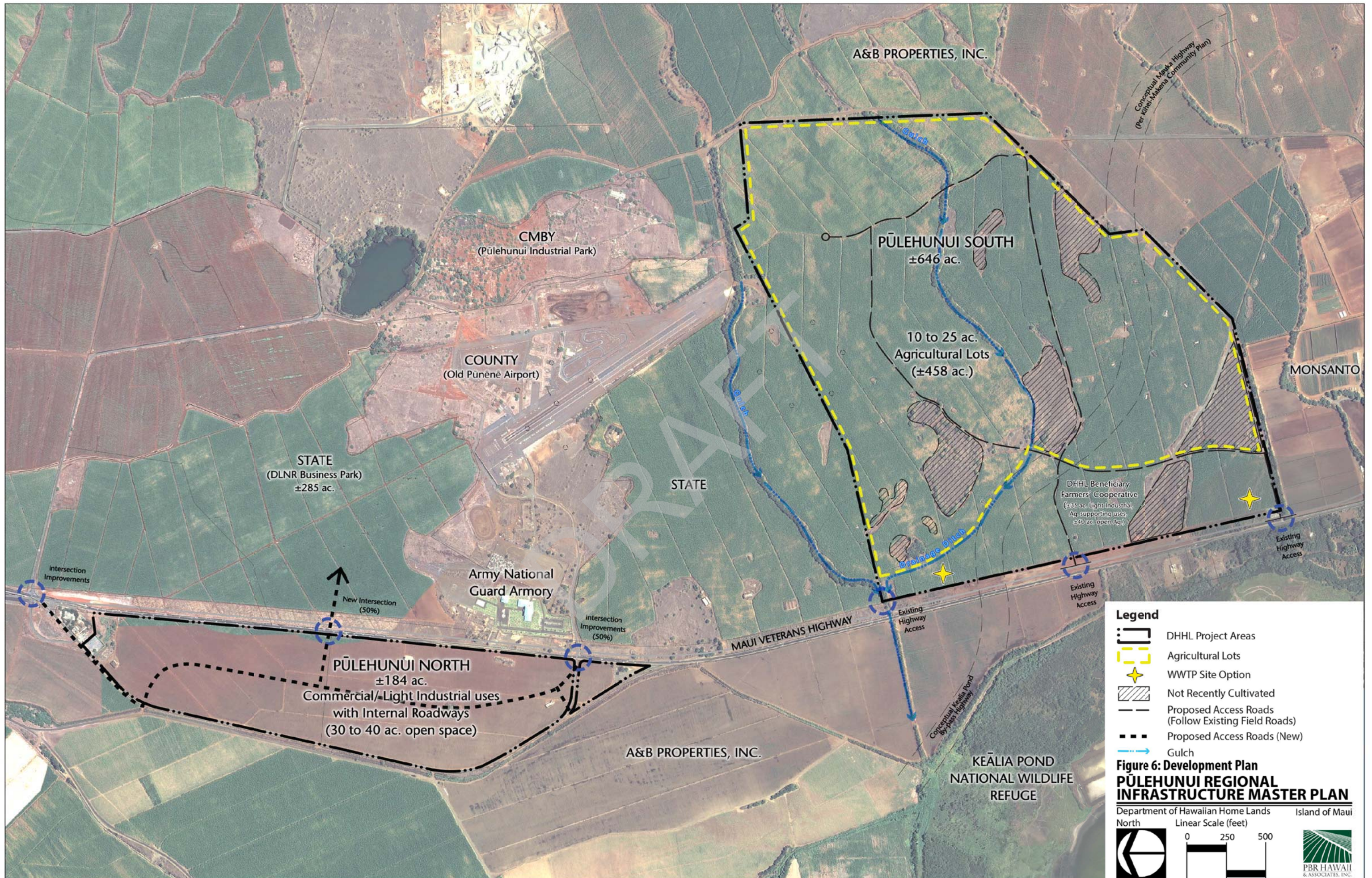
Land use programs in DHHL Project Areas will inform the regional infrastructure analysis which will also incorporate by reference other project information provided by DLNR and DAGS/PSD for their respective proposed developments. DHHL land use programs are anticipated to involve commercial/light industrial and agriculture-supporting uses, and agricultural use by DHHL Beneficiaries. A portion of Pūlehunui South may accommodate supporting regional infrastructure, pending consultation and appropriate technical studies. A more detailed description of the anticipated land uses is provided below. See Figure 6 for a conceptual development plan for the DHHL Project Areas, consistent with the *Maui Island Plan*.

Commercial/Industrial Uses – Commercial/light industrial use is anticipated to occupy up to 140 acres at Pūlehunui North, and approximately 35 acres at Pūlehunui South. Commercial/industrial use provides for the most flexible use of the DHHL Project Areas and could support retail, agribusiness processing, packaging, and/or marketing of agricultural goods produced at Pūlehunui South and throughout Central Maui. Light industrial-zoned lots on other Maui properties accommodate retail uses. Large, contiguous commercial lots would be suitable for a more

¹ The *Maui Island Plan* is available for view on the DHHL website: https://dhhl.hawaii.gov/wp-content/uploads/2012/05/Island_Plan_Maui_2004.pdf

PŪLEHUNUI REGIONAL INFRASTRUCTURE MASTER PLAN
Environmental Impact Statement Preparation Notice

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Legend

- DHHL Project Areas
- Agricultural Lots
- WWTP Site Option
- Not Recently Cultivated
- Proposed Access Roads (Follow Existing Field Roads)
- Proposed Access Roads (New)
- Gulch

Figure 6: Development Plan
PŪLEHUNUI REGIONAL INFRASTRUCTURE MASTER PLAN
 Department of Hawaiian Home Lands | Island of Maui
 North | Linear Scale (feet)
 0 250 500

 PBR HAWAII & ASSOCIATES, INC.

Source: ESRI Online Basemap, Roads: County of Maui, 2012. UGB: County of Maui, downloaded 2017. 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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PŪLEHUNUI REGIONAL INFRASTRUCTURE MASTER PLAN
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comprehensive commercial or retail complex and/or a visitor attraction destination, cultural center or other large visitor industry-based use.

In addition to revenue generation to support DHHL activities, DHHL proposes to provide areas devoted to use by smaller businesses including those of DHHL Beneficiaries, to support Beneficiary economic development initiatives. Activities in this area will build capacity in the small business community by providing a space for individual businesses or Beneficiary individuals or organizations to produce and sell products and services in a highly-visible and central location.

Open Space and Agricultural Uses - Between roughly 30 and 40 acres of open space have been assumed in the development plan to meet drainage needs at Pūlehunui North. The majority of Pūlehunui South will be used for agriculture, with some of its open space supporting agricultural crops selected to avoid impacting visual resources or business visibility.

5 DETERMINATION

Section 343-5 (e), HRS (enacted by Act 172 (2012)) allows an applicant to prepare an EIS rather than an environmental assessment if the Accepting Authority determines, through its judgment and experience, that an EIS is likely to be required. The preparation of such an EIS begins with the preparation of an EISPN, sometimes referred to as an “Act 172 EISPN.” Under the provisions of §343-5 (b), HRS DHHL has determined, through its judgment and experience, that an Environmental Impact Statement (EIS) is likely to be required for the Pūlehunui Regional Infrastructure Master Plan.

Preparation of an EIS is being undertaken to address requirements of Chapter 343, HRS and Title 11, Department of Health, Chapter 200, Environmental Impact Rules, Hawai‘i Administrative Rules Section 343-5, HRS established nine “triggers” that require either an Environmental Assessment (EA) or an EIS. The project is an agency action funded by Capital Improvement Funds earmarked for interagency infrastructure planning; the use of State or County lands or funds is one quality that “triggers” the preparation of an EA or EIS.

5.1 Reasons Supporting the Determination

Based on a review of the significance criteria set forth under Section 11-200-12(b), HAR it is anticipated that the Pūlehunui Regional Infrastructure Master Plan may have a significant effect on the environment due to one or more of the significance criteria which are:

1. Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;
2. Curtails the range of beneficial uses of the environment;

PŪLEHUNUI REGIONAL INFRASTRUCTURE MASTER PLAN
Environmental Impact Statement Preparation Notice

3. Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revisions thereof and amendments there to, court decisions, or executive orders;
4. Substantially affects the economic welfare, social welfare, and cultural practices of the community or State;
5. Substantially affects public health;
6. Involves secondary impacts, such as population changes or effects on public facilities;
7. Involves a substantial degradation of environmental quality;
8. Is individually limited but cumulatively has a considerable effect upon the environment or involves a commitment for larger actions;
9. Substantially affects a rare, threatened, or endangered species, or its habitat;
10. Detrimentally affect air or water quality or ambient noise levels;
11. Affects, or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water or coastal waters;
12. Substantially affects scenic vistas and view planes identified in county or state plans or studies; and
13. Requires substantial energy consumption.

Based on the above criteria, DHHL does not anticipate that it could be affirmatively concluded that the Pūlehunui Regional Infrastructure Master Plan would not have a significant effect on the environment. In particular, regional infrastructure and/or DHHL land use programs are potentially anticipated to involve secondary impacts on public facilities such as roads, are potentially anticipated to substantially affect visual resources along Maui Veterans Highway, and are potentially anticipated to require substantial energy consumption.

The Draft EIS will include a full assessment of anticipated impacts and proposed mitigation measures to minimize anticipated adverse impacts. DHHL does not anticipate that an EA prepared to assess the anticipated impacts would warrant a Finding of No Significant Impact (FONSI) in light of the significance criteria under Section 11-200-12(b). Therefore DHHL believes that the Pūlehunui Regional Infrastructure Master Plan is likely to require a full environmental review through the completion of an EIS and therefore the environmental review should proceed directly to the preparation of an EIS through this EISPN. As Accepting Authority, the Governor of the State of Hawai'i has the authority to determine that an EIS is likely to be required, and therefore to authorize DHHL to initiate its environmental review through the preparation of an EISPN.

6 DESCRIPTION OF THE ENVIRONMENT

This description includes only DHHL Project Areas. The Pūlehunui Regional Infrastructure Master Plan will incorporate by reference other project information provided by DLNR and DAGS/PSD for their respective proposed developments.

PŪLEHUNUI REGIONAL INFRASTRUCTURE MASTER PLAN
Environmental Impact Statement Preparation Notice

The DHHL Project Areas are located on both sides of Maui Veterans Highway, near the Pu‘unēnē Armory. See Figure 1 and Figure 2. The DHHL Project Areas consist of four parcels: TMK (2) 3-8-008-008, 034, 035, and 036. The total land area of DHHL Project Areas is 830.359 acres. See Figure 3, Tax Map Key, for the Infrastructure Regional Study Area in the context of surrounding lands.

Tax Map Key (TMK)	Acres
(2) 3-8-008-008	6.926 acres
(2) 3-8-008-034	646.000 acres
(2) 3-8-008-035	97.433 acres
(2) 3-8-008-036	80.000 acres

The DHHL Project Areas are vacant and were formerly leased to Alexander & Baldwin (A&B) for sugarcane cultivation. When A&B transitioned out of sugarcane in 2016, the lease was not renewed. Prior to sugar cultivation, much of the region was occupied by the Naval Air Station Pu‘unēnē.

The DHHL Project Areas are primarily located in Flood Zone X (outside the 500-year flood zone). Portions of the Pūlehuui North and Pūlehuui South are designated Zone XS (within the 500-year or 0.2% annual chance floodplain, within the 1% annual chance floodplain with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas protected from the 1% annual chance flood by levee) or AE (within the 100-year floodplain, with Base Flood Elevations determined) (Figure 7).

Only Pūlehuui South includes an unnamed non-perennial stream. There are no streams or surface water bodies within Pūlehuui North. The drainage ditch from Pūlehu Gulch, which is considered a non-perennial stream, runs along a portion of Mehameha Loop on Alexander & Baldwin lands (Figure 8). The Draft EIS will include an assessment of drainage and will address any anticipated impacts to wetlands and surface water resources.

The DHHL Project Areas have a Land Study Bureau (LSB) overall productivity rating of E, the lowest (poorest) agricultural productivity rating (Figure 9). The LSB rating system is based on critical agricultural factors including soil texture, structure, depth, drainage, parent material, stoniness, topography, climate and rainfall. Much of the property has an Agricultural Lands of Importance to the State of Hawai‘i (ALISH) rating of Prime ALISH, suggesting that the property is prime farmland. However, the “Prime” designation has often been given to cultivated tracts of

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DATE: 11/13/2017

LEGEND

- DHHL Project Areas
- Infrastructure Regional Study Area
- Flood Zone**
- AE - 1% ANN. CHANCE, BFE
- VE - CSTL FLD/WAVE, BFE
- AO - 1-3' FLD
- A - 1% ANN. CHANCE
- X - OUTSIDE SP. FLOOD
- XS - 0.2% ANN. CHANCE

**Figure 7
 Flood Insurance Rate Map**

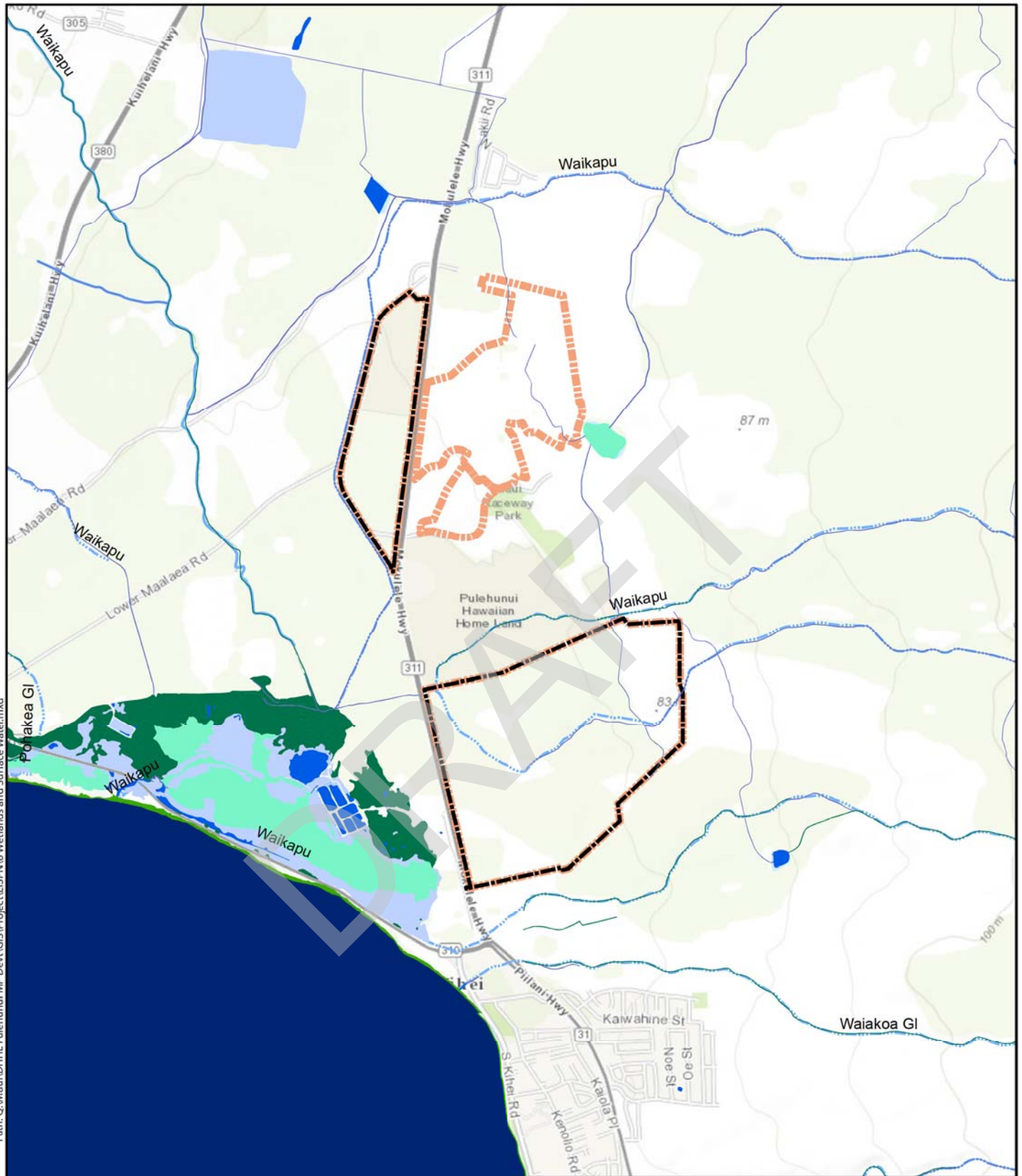
**PŪLEHUNUI REGIONAL
 INFRASTRUCTURE MASTER PLAN**

Department of Hawaiian Home Lands Island of Maui

North Linear Scale (feet)

Source: ESRI online basemap, FEMA, 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: 11/13/2017

LEGEND

- | | |
|------------------------------------|-----------------------------------|
| DHHL Project Areas | Wetlands |
| Infrastructure Regional Study Area | Estuarine and Marine Deepwater |
| Streams | Estuarine and Marine Wetland |
| NON-PERENNIAL | Freshwater Emergent Wetland |
| PERENNIAL | Freshwater Forested/Shrub Wetland |
| | Freshwater Pond |
| | Lake |
| | Riverine |

Figure 8
Wetlands and Surface Water

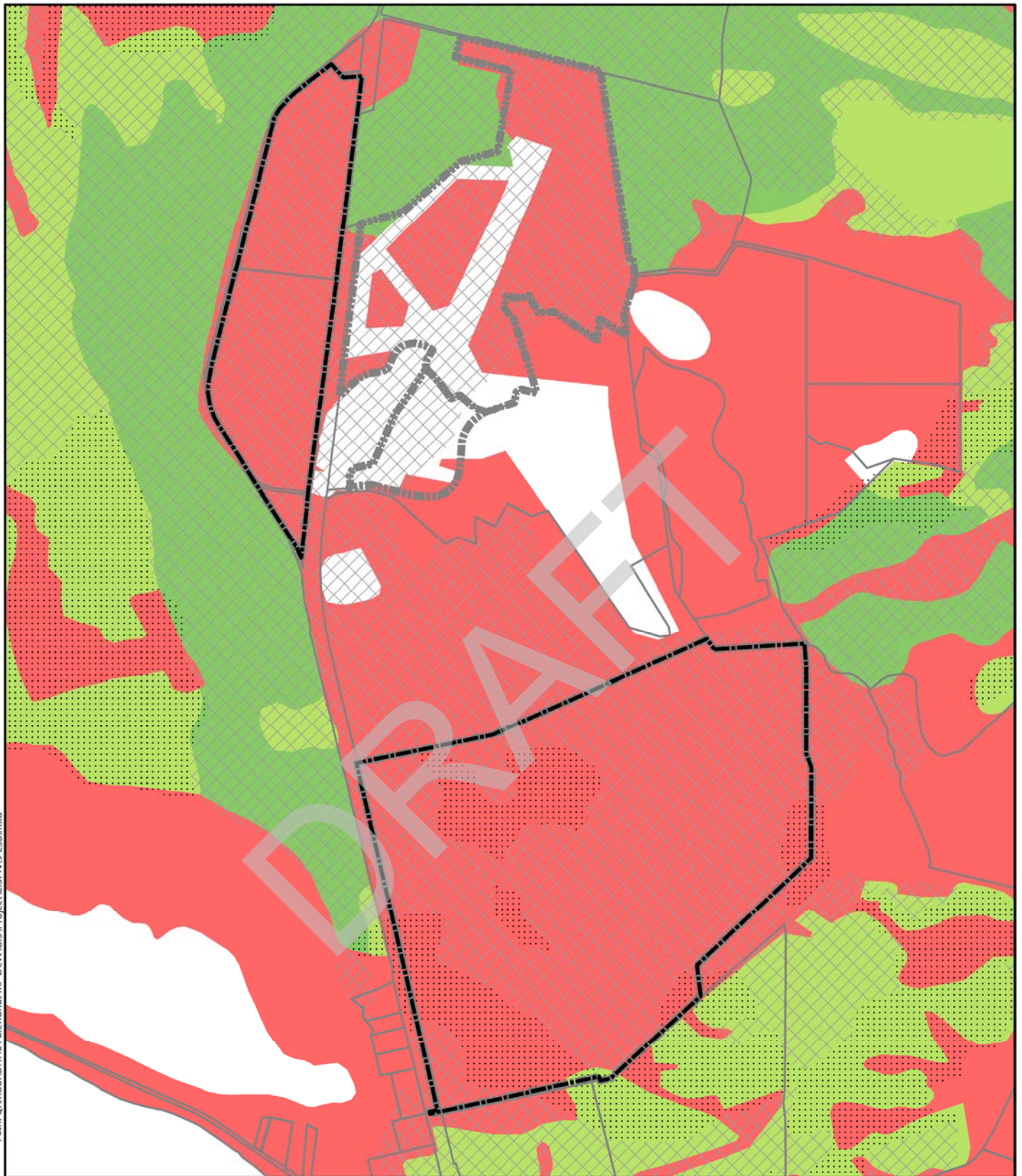
PŪLEHUNUI REGIONAL
INFRASTRUCTURE MASTER PLAN

Department of Hawaiian Home Lands
 Island of Maui

North
 Linear Scale (feet)
 0 500 1000 2000

Source: ESRI online basemap.NWI/USFWS, 2016. Hawaii DLNR Division of Aquatic Resources, 2008, 2013.
 Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

PDF - Q:\Maui\DHHL Pulehunu MP Devt\pdf
 Path: Q:\Maui\DHHL Pulehunu MP Devt\GIS\Project\ESPN\9 LSB.mxd



DATE: 11/13/2017

LEGEND

- DHHL Project Areas
- TMK parcels
- Infrastructure Regional Study Area
- Ag. Lands of Importance to the State of Hawaii**
- Prime ALISH
- Other ALISH
- Unclassified

LSB Productivity Rating

- A
- B
- C
- D
- E

Figure 9
LSB and ALISH Classifications
PŪLEHUNUI REGIONAL
INFRASTRUCTURE MASTER PLAN

Department of Hawaiian Home Lands Island of Maui

North Linear Scale (feet)

Source: ESRI online basemap. LSB: State Land Use Commission, 2012. ALISH: State OP digitized from Hawaii Department of Agriculture, 1977.

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

PŪLEHUNUI REGIONAL INFRASTRUCTURE MASTER PLAN
Environmental Impact Statement Preparation Notice

land, and the property was cultivated during ALISH designation. Land use history may therefore be the underlying reason for the discrepancy between the LSB and ALISH classifications.

The property is not located within or adjacent to critical habitat designated by the US Fish and Wildlife Service, or endangered or threatened species habitat (Figure 10). The Draft EIS will include a biological report.

The Draft EIS will contain a full description of the environment of the Pūlehunui Regional Infrastructure Master Plan project site as well as discussion of potential impacts and mitigation measures.

7 PLANNING HORIZON

The planning horizon for the of the Pūlehunui Regional Infrastructure Master Plan is long-term. The planning process is anticipated to include consultation with DHHL Beneficiaries as well as the surrounding community. The forthcoming EIS is anticipated to take one to two years.

8 ALTERNATIVES

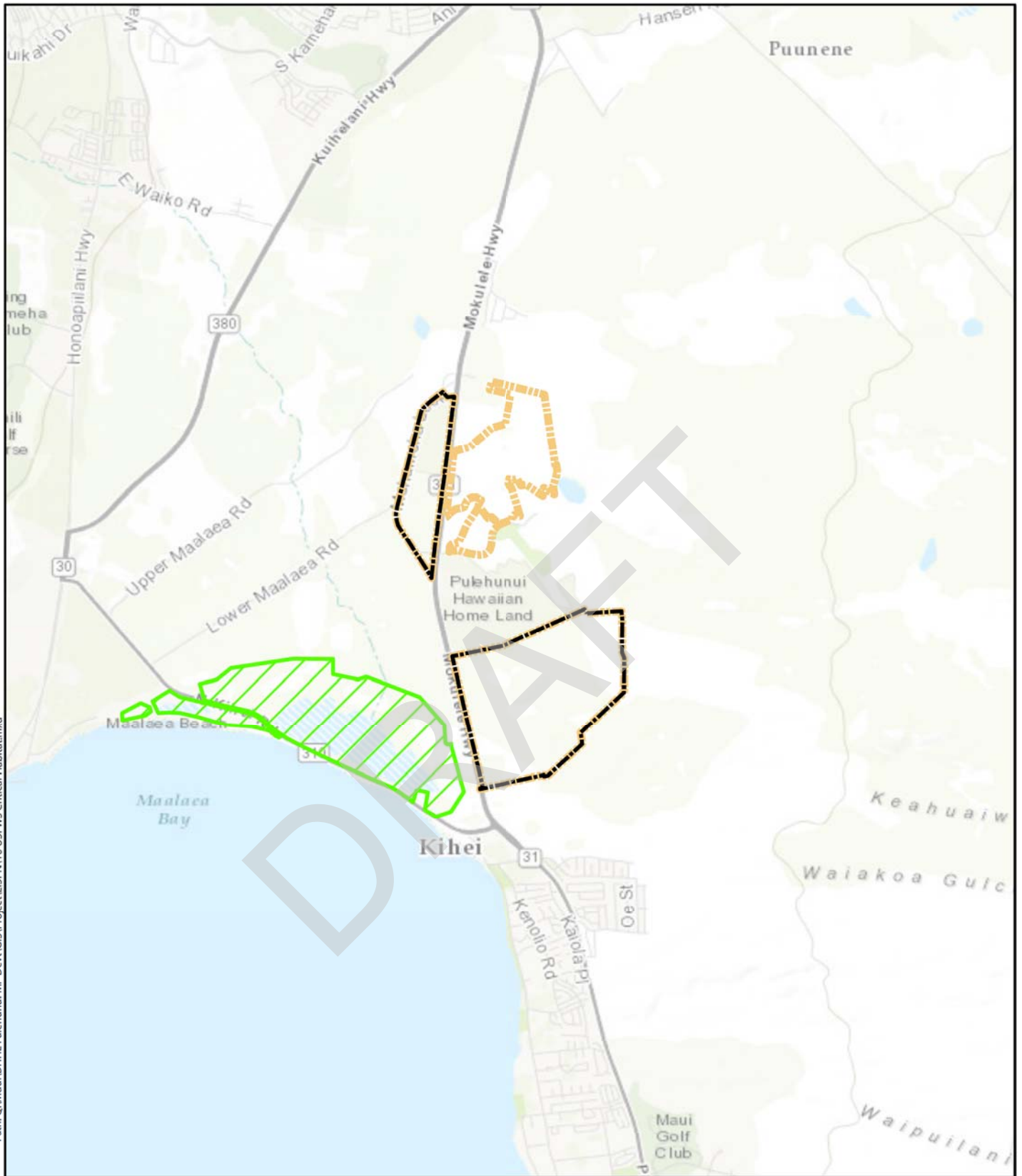
The Draft EIS will include a detailed discussion of alternative land uses, as well as possible options for providing infrastructure (water, sewer, drainage and roads) to support anticipated land uses.

9 AFFECTED PARTIES

Community engagement and Beneficiary Consultation are important elements of the Department of Hawaiian Home Lands planning process.

To prepare a fully acceptable EIS, DHHL will consult all appropriate agencies and other citizen groups, and concerned individuals. Notification of the availability of the EIS Preparation Notice for review and comment will be provided to potentially affected agencies, as well as interested community members, organizations, businesses, and surrounding landowners.

The Draft EIS is expected to be published on the State of Hawai'i Department of Health, Office of Environmental Quality Control's website. Notification of the availability of the Draft EIS for review and comment will be provided to potentially affected agencies, as well as interested community members, organizations, businesses, and surrounding landowners.



DATE: 11/13/2017

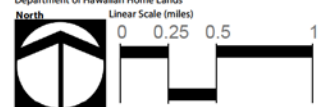

LEGEND

-  DHHL Project Areas
-  Infrastructure Regional Study Area
-  Critical Habitat-Animal (none shown)
-  Critical Habitat-Plant (none shown)
-  Keālia Pond National Wildlife Refuge

Figure 10
USFWS Critical Habitat
PŪLEHUNUI REGIONAL
INFRASTRUCTURE MASTER PLAN

Department of Hawaiian Home Lands Island of Maui

North Linear Scale (miles)

Source: ESRI online basemap, DLNR DOFAW, 2016, CritHab: USFWS, 2004.
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DEPARTMENT OF HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION
November 20 & 21, 2017
Paukukalo, Hawai'i

J-ITEMS
GENERAL AGENDA

Burrows-Nuuanu, Leatrice W

From: Charmaine Day <qweany13@yahoo.com>
Sent: Monday, November 06, 2017 9:07 AM
To: Burrows-Nuuanu, Leatrice W; Cachola, Julie-Ann; Kapaku, Mona; Earl Mo Moler; Ainoa Kaiaokamalie; Francis Cullen; Guylean Newman; Angel Kamaka; Akua Po
Subject: address commission

Aloha Leatrice, We Ka 'Ohana o Kahikinui would like to address the commission on our updates at the up coming meeting on Maui. Could you put us on the agenda please.

Mahalo,

Charmaine Day
Secretary

Burrows-Nuuanu, Leatrice W

Subject:

FW: FW: Hawaiian Homes Commission J Agenda Listing

Aloha Leah,

My brief summary is this:

I would like to address the commission to request an agreed upon repayment plan or a contested case hearing.

Mahalo,

Kailani

From: Burrows-Nuuanu, Leatrice W

Sent: Wednesday, November 08, 2017 1:51 PM

To: 'kailani.roth@gmail.com' <kailani.roth@gmail.com>

Subject: Hawaiian Homes Commission J Agenda Listing

Aloha Kailani,

I have listed you on the J Agenda for this month's (November) Hawaiian Homes Commission Meeting in Paukukalo, Maui. The J Agenda is scheduled for Monday, November 20th, starting after 1:30 pm. I'll send the official agenda once it is filed on Tuesday, November 14th.

Please reply to this email and provide a brief (one sentence) summary of the issue or concern you will speak to. We will try our best to make sure the department's subject matter experts are in room when you testify, so your issue or concern can be heard by the staff members most likely to be assigned to it.

If you have documents or testimony you would like commissioners to have ahead of time, please forward to me by email before November 14th.

Mahalo, Leah

Commission Secretary--

Mahalo,

JESSICA KAILANI ROSS

Aloha kekahi i kekahi

www.mydoterra.com/AlohaAina

Wellness Advocate 34690

Burrows-Nuuanu, Leatrice W

From: Natalie Kama <kahukama@gmail.com>
Sent: Friday, July 28, 2017 11:31 AM
To: Burrows-Nuuanu, Leatrice W
Subject: HHC Contact: To Commission Secretary

To:
HHC Secretary

First Name: Natalie
Last Name: Kama

Phone:
8084632963

Email:
kahukama@gmail.com

Subject:
To Commission Secretary

Message:

I would like to address the commission on September 19, 2017 while they are on Maui.

Akismet Spam Check: passed
Sent from (ip address): 98.151.132.201
(cpe-98-151-132-201.hawaii.res.rr.com)
Date/Time: July 28, 2017 11:31 am
Coming from (referrer): <http://dhhl.hawaii.gov/hhc/> Using (user agent): Mozilla/5.0 (Windows NT 6.1) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/60.0.3112.78 Safari/537.36