

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS  
December 18, 2017

To: Chairman and Members, Hawaiian Homes Commission  
From: Paula Aila  
Information & Community Relations Officer  
Subject: Keokea-Waiohuli Building Pilot Project

**DISCUSSION**

The Department of Hawaiian Home Lands actively seeks all opportunities to form partnerships to provide affordable housing options and alternatives for the Department of Hawaiian Home Lands beneficiaries. Over time, the Department has developed affordable housing relationships with many partners who assist the DHHL in providing housing options from turn key (Gentry Kapolei, LLC, Armstrong Builders) vacant lot/owner builder (Honsador, HPM, Ace Hardware Hawaii), rent with option to purchase (Mark Development), Kupuna rental housing (Pacific Housing Corporation), self-help (Habitat, Mustard Seed) and the University of Hawaii – Hilo campus to name a few.

**CONCEPT**

The Department of Hawaiian Home Lands would like to propose a pilot building project in the Keokea-Waiohuli subdivision on Maui with a new interagency partnership utilizing the services of the Department of Public Safety which includes services from their Hawaii Correctional Industries, Maui Community Correctional Center and Work Force Development, and the University of Hawaii Maui College. Both State agencies have agreed to engage in this potential partnership due to the innovation of this project and the benefits (listed below) the project will provide to all partners and their constituents. State agency Director(s) and UHMC Chancellor have provided their approval for this team to proceed pending approval from the Hawaiian Homes Commission.

**Keokea-Waiohuli Building Pilot Project Benefits**

<b>State Department</b>	<b>Constituent Audience</b>	<b>Benefit(s)</b>
Dept. of Hawaiian Home Lands	Beneficiaries	<ul style="list-style-type: none"> <li>• Addresses State of Constitution Article XII, Section I, Purpose 1 (Lots) and 3 (Rehabilitation)</li> <li>• Savings on labor costs</li> <li>• Alternative lower building costs for beneficiaries</li> </ul>
Dept. of Public Safety <ul style="list-style-type: none"> <li>• Maui Community Correctional Facilities</li> <li>• Hawaii Correctional Industries</li> <li>• Work Force Development</li> </ul>	Inmates from Maui Community Correctional Facility	<ul style="list-style-type: none"> <li>• On the job training at site location</li> <li>• Inmate pay for work completed</li> <li>• Inmates earn non-credit training hours</li> <li>• Potentially better employment opportunities at release</li> <li>• Addresses DPS rehabilitation of inmates</li> </ul>
UH Maui College	Inmate students	<ul style="list-style-type: none"> <li>• Ability to pilot this non-credit course for future programs with DHHL &amp; DPS</li> <li>• Provide 56 non-credit training hours in the Carpentry Training from UHMC</li> <li>• Opportunity for inmates to earn college credit for Construction Technology degree program after release</li> </ul>

**Inter-agency Partner roles**

<b>State Department</b>	<b>Sponsor</b>	<b>Project Manager</b>	<b>Project Leads</b>
DHHL	Chair Jobie Masagatani	Paula Aila	Jo-Anne Aiwohi
Dept. Public Safety	Director Nolan Espinda	Rob Mahaffey	Walter Zaharevitz
	Warden James Hirano	Dan Tomchak	Dan Tomchak
UH Maui College	Chancellor Lui Hokoana	Karen Hanada	Nicolette van der Lee

**Department of Hawaiian Home Lands:**

The legal basis for the establishment of the Department of Hawaiian Home Lands (DHHL) is the [Hawaiian Homes Commission Act, 1920, as amended \(HHCA\)](#). Passed by Congress and signed into law by President Warren Harding on July 9, 1921 (chapter 42, 42 Stat. 108), the HHCA provides for the rehabilitation of the native Hawaiian people through a government-sponsored homesteading program. Native Hawaiians are defined as individuals having at least 50 percent Hawaiian blood.

Pursuant to provisions of the HHCA, the Department provides direct benefits to native Hawaiians in the form of 99-year homestead leases at an annual rental of \$1. In 1990, the Legislature authorized the Department to extend leases for an aggregate term not to exceed 199 years (Act 305, Session Laws of Hawaii 1990; section 208, HHCA).

Homestead leases are for residential, agricultural, or pastoral purposes. Aquacultural leases are also authorized, but none have been awarded to date. The intent of the homesteading program is to provide for economic self-sufficiency of native Hawaiians through the provision of land.

Other benefits provided by the HHCA include financial assistance through direct loans or loan guarantees for home construction, replacement, or repair, and for the development of farms and ranches; technical assistance to farmers and ranchers; and the operation of water systems.

**The DHHL will provide the following:**

- Develop and manage Memorandum of Agreements with the Department of Public Safety and with UH Maui College.
- Provide a lot in the Keokea-Waiohuli subdivision on the Island of Maui for this pilot project.
- Funding for this project (costs under review)

**Department of Public Safety:**

HRS 354D established Hawaii Correctional Industries (HCI) to provide all able-bodied offenders vocational rehabilitation with real-world work opportunities, which develops inter-personal skills ensuring the individual's ability to be a productive and contributing member of society upon release.

HCI provides opportunities for offenders to acquire real life work skills and good habits through businesses that produce quality products and services for their customers. Program activities include operating: a print shop; a sewing shop; commissary services for in-facility inmates; a farming operation; special projects for labor services; a scanning service; and sales office to provide modular furniture and various supplies to State agencies.

Workforce Development Division (WDD) is a workforce agency financially supported through Federal and State funds to assist various job seekers in achieving their employment goal(s). Our programs provide different types of support to our customers based on their qualifications and needs. We assess each of the trainees to identify which of our workforce programs would best fit their employment outcome.

**Department of Public Safety will provide the following through Hawaii Correctional Industries and Maui Community Correctional Facility:**

- Develop and manage Memorandum of Agreement between the DPS and the DHHL.
- Provide educational funding to UH Maui College to train inmates in basic construction skills.
- Provide one Supervisor experienced in working with inmates who shall exercise control over the inmate work line.
- Up to 8 apprentice level inmate work line for construction labor to build the home.
- Transportation between Maui Community Correctional Facility and designated lot site in the Keokea-Waiohuli site.
- Required meals and beverages for inmates at worksite.

**UH Maui College:**

University of Hawaii Maui College is a learning-centered institution and is fully accredited by the Western Association of Schools and Colleges (WASC). UHMC's Office of Continuing Education & Training (OCET) serves Maui County by providing skills-based non-credit training to the public, government agencies, businesses, non-profit organizations, and other community partners. UHMC has successfully coordinated workforce trainings in partnership with the Maui County Correctional Center (MCCC) including culinary, health and safety, and solar PV installation programs, and has also recently developed a fast track, non-credit Certificate of Professional Development (CPD) in building maintenance and construction to prepare inmates for in-demand job placement with local construction companies and facilities.

**UH Maui College will provide the following:**

- Develop and manage Memorandum of Agreement between UH Maui College and the DHHL.
- Instructor to provide Basic Construction training classes at Maui Community Correctional Facility and at UH Maui College for a total of 56 course hours.
- Provide OSHA, Building Maintenance, Carpentry and First Aid CPR training as enhancement classes for inmates, and provide certificates for the training.
- Procure General Contractor
- Procure for a 3 bedroom/2 bath home from a package home builder on the island of Maui
- Manage invoice and payment to General Contractor

**Next Steps:**

- Upon approval from the HHC - Finalize Memoranda of Agreements
- Submit procurement to hire General Contractor (MCC)
- Submit procurement for Public Safety work force (PSD)