Approximately 118,000 acres, which is 58% of the entire Hawaiian Home Lands Trust.
Honomū—New Tract Added in 1995

- Not part of the original HHCA
- Part of the lands received from the State through Act 14, SLH 1995 as payment for the Settlement of Claims against the State for breaches to Hawaiian Home Lands trust
DHHL’S Honomū Lands

Location

465 acres

301 acres

Project Location
Why Honomū?

• Accessible
• Arable Land
• High Rainfall (150” – 225”)
• Access to Agricultural Support Networks
• Good relationship with Hawai‘i County and a Memorandum of Agreement (MOA) that clarifies responsibilities
Honomū 0 Current Land Uses
Alternatives

A. Residential Homestead Lots

B. Subsistence Agriculture Homestead Lots
   --Preferred Alternative
   --Subsistence Ag Lots on all developable lands

C. No Action
What Type of Residential?

- Density: ~4 lots/acre
- County housing subdivision-standard infrastructure
  - Roads: 50-foot right-of-way
  - Potable water system
  - Wastewater system
  - Traffic mitigation
Why Agriculture?

- Provision of the HHCA
- 20 years since the last Agricultural Award
- Sustainability-resilience requires agriculture
- The Agricultural Waitlists are longer than the Residential Waitlists on most islands
What is a Subsistence Agricultural Homestead Lease?

- Lots must be less than 3 acres
- A Farm Plan is not required
- Agricultural use/cultivation is required
- Residence on-property is optional
## Preferred Alternative

<table>
<thead>
<tr>
<th>ALTERNATIVE A: RESIDENTIAL</th>
<th>ALTERNATIVE B: SUBSISTENCE AGRICULTURE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PROS</strong></td>
<td><strong>CONS</strong></td>
</tr>
<tr>
<td>Opportunity to produce a large number of lots</td>
<td>Does not reduce the longer wait list for Hawaiʻi Island</td>
</tr>
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<td>Existing program with well-defined process</td>
<td>Does not fit in with rural agricultural community</td>
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<tr>
<td>Takes longer to implement</td>
<td>Faster implementation</td>
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<tr>
<td>More environmental impacts</td>
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<tr>
<td></td>
<td>Opportunity to develop programmatic supports</td>
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**Pros:**
- Opportunity to produce a large number of lots
- Existing program with well-defined process
- High infrastructure costs
- Takes longer to implement
- More environmental impacts

**Cons:**
- Does not reduce the longer wait list for Hawaiʻi Island
- Does not fit in with rural agricultural community
- Moderate infrastructure costs
- Faster implementation
- Opportunity to develop programmatic supports

**Pros:**
- Reduces the longer wait list for Hawaiʻi Island
- Fits in better with existing agricultural land use
- Moderate infrastructure costs
- Faster implementation
- Opportunity to develop programmatic supports

**Cons:**
- Produces fewer lots than residential
- New program
- Fewer environmental impacts

**ALTERNATIVE A: RESIDENTIAL**

**ALTERNATIVE B: SUBSISTENCE AGRICULTURE**
Who Can Get a Subsistence Agriculture Lease in Honomū?

- Leases would be awarded according to the rank order on the Hawaiʻi Island Agricultural Waitlist.
- DHHL invited the Top 500 applicants on the Hawaiʻi Island Agricultural Wait List to participate in planning meetings.
- These are applicants who applied between 1952 and 1985.
- The Average Age of those invited is 66 years old.
Major Issues and Concerns Raised

• High rainfall and runoff
• Density of lots, population increases, and impacts to the rural character of Honomū
• Monitoring and compliance with lease terms
• Training on farm and environmental practices
• Crime and agricultural theft
• Infrastructure: water, wastewater, traffic/roads
Major Issues and Concerns raised

• Definition of subsistence agriculture
• Assistance with farming
• Safety and access
• Lessees’ cost: infrastructure and lot preparation
• Lease process and requirements
• Environmental management
Guiding Principles

• No net increase in runoff from the 10-year storm
• Minimize erosion and polluted runoff
• Minimize visual, sound, and dust impacts
• Protect biologically sensitive environments
• Support community cohesion
• Provide for agriculture-related economic opportunities
### Honomū Subsistence Agricultural Homestead

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>LAND USE AREA(S)</th>
<th>APPROX. NO. OF ACRES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subsistence Agriculture Lots</td>
<td>A-F</td>
<td>400 (52%)</td>
</tr>
<tr>
<td>Supplemental Agriculture</td>
<td>G</td>
<td>45 (6%)</td>
</tr>
<tr>
<td>Special District</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Commercial Facilities</td>
<td>I</td>
<td>60 (8%)</td>
</tr>
<tr>
<td>- Project Buffer</td>
<td>S, T</td>
<td></td>
</tr>
<tr>
<td>- Stormwater Detention</td>
<td>V</td>
<td></td>
</tr>
<tr>
<td>Community Use</td>
<td>H</td>
<td>10 (1%)</td>
</tr>
<tr>
<td>Conservation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Biological Resource Protection</td>
<td>J, K, L-R, U, W</td>
<td>250 (33%)</td>
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<tr>
<td>- Drainageway Buffer</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Open Space</td>
<td></td>
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</tbody>
</table>

**TOTAL** 766 acres
Next Steps

Jul-Sep 2017: Environmental Studies
Oct-Dec 2017: Conceptual Plan
Jan-Mar 2018: Environmental Assessment
Apr-Jun 2018: Master Plan/Lot Layout
Jul-Sep 2018: Support Programs
Oct-Dec 2019:

- Community Mtg #1: Introduction & Feedback
- Community Mtg #2: Draft Alternatives
- Community Mtg #3: Draft EA
- HHC approval of FONSI (July)
- Award (Dec 2018)
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