I. ORDER OF BUSINESS

A. Roll Call
B. Approval of Agenda
C. Approval of Minutes for January 2018
D. 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 / Cancellations (see exhibit)
D-6 Reinstatement of Deferred Application – AUGUSTINE A. PONCE
D-7 Approval of Designation of successors to Leasehold Interest and Designation of Persons to Receive the Net Proceeds (see exhibit)
D-8 Approval of Assignment to Leasehold Interest (see exhibit)
D-9 Approval of Amendment of Leasehold Interest (see exhibit)
D-10 Approval to Issue Non-Exclusive Licenses for Rooftop Photovoltaic Systems for Certain Lessees (see exhibit)
D-11 Approval of Subdivision, Transfer of a Portion of Lease, Lease No. 280, Lot No. 48, Nanakuli, Oahu – THEODORE A. AUWAE
D-12 Request to Schedule Contested Case Hearing – Authorization to Proceed to Public Notice Under Section 209, HHCA, Due to Nonresponsive Designated Successor(s) (see exhibit)
D-13 Commission Designation of Successor – DONALD S.K.L. CHUNG, III, Residential Lease No. 5647, Lot No. 102, Lualualei, Oahu
D-14 Request to Schedule Contested Case Hearing – Lease Violation – ALFRED BERDON, JR., Agricultural Lease No. 2981, Lot No. 20, Puukapu, Kamuela, Hawaii
D-15 Request to Schedule a Contested Case Hearing – LAWRENCE S. KAMAKA, Residential Lease No. 2590, Lot No. 215A, Keaukaha, Hawaii

B. REGULAR AGENDA

Homestead Services Division

D-16 Deny Request for Contested Case Hearing – VICTORIA NAMAHANA NOA (Deceased), Lease No. 250, Lot No. 10, Nanakuli, Oahu
D-17 Reconsideration of Request for Contested Case Hearing – YOLANDA KALEIOHI, Lease No. 4313, Lot No. 62, Anahola, Kauai.
Land Management Division

F-1   FINAL Approval to pursue Condominium Property Regime (CPR), Kapolei Community Development Corporation (KCDC), General Lease No. 290, Kapolei, O‘ahu, TMK No. (1)91151002 F-2
F-2   Approval to Lease Extension, General Lease No. 283, Hawaii Public Housing Authority – Ulu Ke Kukui Transitional Housing Program, Waianae, O‘ahu, TMK no. (1)87010030
F-3   Approval to Extend License Term, License No. 705, State of Hawaii, Department of Human Services, Wailuku, Maui, TMK No. (2)34011032 and Kalaeloa O’ahu, TMK No. (1)91013024 (por.)
F-4   Renewal of Right of Entry Permits on an interim basis, O‘ahu Island (See Exhibit)

Planning Office

G-1   Acceptance of Beneficiary Consultation Report for License Extension to State of Hawaii, Department of Human Services for its Ke Kama Pono Program in Wailuku, Maui TMK (2)34011032 and Kalaeloa, O‘ahu TMK (1)91013024 (por.)
G-2   Approval of the Nanakuli Regional Plan Update July 2018

III. 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. Contested Case Hearing Reconsideration Review
2. Hawaiian Homes Commission Investigative Committee on Investment and Spending Policies relating to DHHL Trust Funds

IV. ITEMS FOR INFORMATION/DISCUSSION

A. GENERAL AGENDA

Requests to Address the Commission

J-1   Scott Abrigo Kapolei Community Development Corporation
J-2   Ruth Ako – Lease No. 250 Request for Contested Case Hearing
J-3   Christine Kakalia – Position on Waitlist
J-4   Daniel Perreira Jr. – Wai‘anae Lease

B. WORKSHOPS

Land Development Division

E-1   Kauluokahai Transit Oriented Development (TOD) Presentation Workshop

Land Management Division

F-5   Non-Exclusive License as Easement for Driveway and Utility (Water/Sewer) Connections to Gentry KGC, LLC, Kapolei, Oahu Island, TMK No. (1)91151055(por.)
Planning Office

G-5  Papakolea Regional Plan Priority Project Updates/Papakolea Sewer and Slope Stabilization
G-6  Legislative Proposals for 2019
G-7  Presentation by Kamehameha Schools on Cope Learning Center Project, Nanakuli, O'ahu
I. ORDER OF BUSINESS

A. Roll Call
B. Public Testimony on Agendized Items

II. ITEMS FOR DECISION MAKING

REGULAR AGENDA

Office of the Chairman

C-1 Report and Recommendation of the Hawaiian Homes Commission Ad Hoc Committee on Investment and Spending Policies relating to DHHL Trust Funds.

Land Management Division

F-5 Approval to Issuance of Non-Exclusive License as Easement for Driveway and Utility (Water/Sewer) Connections to Gentry KGC, LLC, Kapolei, Oahu Island, TMK No. (1)91151055(por.)

III. ITEMS FOR INFORMATION/DISCUSSION

Homestead Services Division

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

IV. ANNOUNCEMENTS AND ADJOURNMENT

A. Next Meeting – August 20 & 21, 2018, Lihu‘e, Kaua‘i, Hawai‘i
B. Adjournment

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

[Signature]
Jobie N. K. Masagatani, Chairman
Hawaiian Homes Commission
COMMISSION MEMBERS

Randy K. Awo, Maui
Michael P. Kahikina, O'ahu
David B. Ka'apu, West Hawai‘i
Vacant, Kaua‘i

Zachary Helm, Moloka‘i
Wallace A. Ishibashi, East Hawai‘i
Wren Wescoatt, O'ahu
Vacant, O'ahu

Next community meeting is scheduled for Monday, July 16, 2018 at Papakolea Community Center

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

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**ITEM D-3 EXHIBIT**  
APPROVAL OF STREAMLINE REFINANCE OF LOANS

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**ITEM D-4 EXHIBIT**  
APPROVAL TO SCHEDULE LOAN DELINQUENCY CONTESTED CASE HEARINGS

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**ITEM D-5 EXHIBIT**  
APPROVAL OF HOMESTEAD APPLICATION / CANCELLATIONS

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*1W = Islandwide

**ITEM D-7 EXHIBIT**  
APPROVAL OF DESIGNATION OF SUCCESSORS TO LEASEHOLD INTEREST AND DESIGNATION OF PERSONS TO RECEIVE THE NET PROCEEDS

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**ITEM D-8 EXHIBIT**  
APPROVAL OF ASSIGNMENT OF LEASEHOLD INTEREST

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**ITEM D-10 EXHIBIT**

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

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ITEM D-12 EXHIBIT
REQUEST TO SCHEDULE CONTESTED CASE HEARING – AUTHORIZATION TO PROCEED TO PUBLIC NOTICE UNDER SECTION 209, HHCA, DUE TO NONRESPONSIVE DESIGNATED SUCCESSOR(S)

LESSEE
CHUNG, Penny Nalani
BELL, June N.

LEASE NO.
4583
5141

AREA
Waianae, Oahu
Nanakuli, Oahu

ITEM E-4 EXHIBIT
RIGHT OF ENTRY PERMITS O‘AHU ISLAND

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*Denotes Beneficiary*
Notice of Annual Hawaiian Homes Commission

Regular Meeting on O‘ahu

on Monday, July 16, 2017 at 9:30 a.m.
and Tuesday, July 17, 2017 at 9:00 a.m.*
at the Department of Hawaiian Home Lands, Hale Pono‘ī
91-5420 Kapolei Parkway, Kapolei, O‘ahu 96707

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

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

Hawaiian Home Lands Meeting with the Papakolea Homestead Communities

on Monday, July 17, 2017 from 6:30 p.m. – 8:30 p.m.
at the Papakolea Community Center
2150 Tantalus Drive, Honolulu, Hawaii 96813

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.
C-ITEMS
OFFICE OF THE CHAIRMAN
STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
July 17, 2018

TO: Chairman and Members, Hawaiian Homes Commission
FROM: Rodney K. M. Lau, Administrative Services Officer

SUBJECT: Report and Recommendation of HHC Ad Hoc Committee on Investment and Spending Policies relating to DHHL Trust Funds.

RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission (HHC) accept the report and recommendation of the HHC Investigative Committee on Investment and Spending Policies relating to DHHL Trust Funds.

DISCUSSION

In March 2018, the Department of Hawaiian Home Lands expressed interest in investing monies of the Hawaiian Home Lands Trust Fund (HHLTF) and the Native Hawaiian Rehabilitation Fund (NHRF) in securities and other investment vehicles as authorized by their respective statutes.

The HHLTF and NHRF are currently in the State Treasury and invested in the State’s cash pool by the Department of Budget and Finance. DHHL has never exercised the provision of managing and investing cash from these two funds outside of the State Treasury. DHHL is looking for investments that will produce higher yields than the cash pool investments.

DHHL asked that an ad-hoc committee titled “Investigative Committee on Investment and Spending Policies relating to DHHL Trust Funds”, comprised of Hawaiian Homes Commissioners familiar with investment industry practices and standards, join together to initiate a recommended plan on how DHHL should proceed. The Committee, comprised of Chair Jobie Masagatani and Commissioners David Kaapu, Wally Ishibashi, and Wren Westcoatt, participated in four (4) thought provoking meetings to put together investment and spending policies. Over a period of March to July 2018, the investment policies of the Office of Hawaiian Affairs (OHA), the Hawaii State Employees’ Retirement System,
the University of Hawaii Board of Regents, and the Hawaii Prep Academy were reviewed to pull out the best policies from each of those institutions. A telephone conference call was held with the Mayo Clinic chief investment officer who described the best investment and spending management practices they adopted that made their endowment investment program successful in supporting their programs.

Spending policies of the University of California Berkeley Foundation, the University of California General Endowment Pool, the Virginia State University, and the Mayo Clinic Endowment Fund were also reviewed. With earnings from investments that would get a higher return than the payout, a spending policy is necessary to minimize invading the principal but would allow the fund to grow. The best policies from each of these institutions were pulled together to develop a cohesive spending policy statement.

The final product is an Investment and Spending Policy report, shown as Exhibit I, that provides a framework of policies recommended to the Department to promote a permanent stream of income in perpetuity with the overarching link of prudent financial management.

The approved Hawaiian Homes Commission report will be used as a valuable tool to begin discussions with the Attorney General Office and the Department of Budget and Finance to facilitate investing from the respective DHHHL Trust Funds.

We respectfully request that the HHC Investigative Committee Investment and Spending Policy reports be accepted.
Department of Hawaiian Home Lands
Investment Policy

Purpose
To set forth an investment policy that ensures the sustainability of DHHL’s financial resources, meets DHHL’s investment objectives and provides guidelines for management and implementation.

Definitions:
“Fund” – the DHHL financial account(s) listed in [Schedule A]
“Sustainability” - As used in this policy, sustainability means serving the needs of the present beneficiaries without jeopardizing the needs of the future beneficiaries.

Policy:
General

The investment of funds and the purchases and sales of bonds, stocks, and other securities and assets from DHHL trust or investment funds is the responsibility of the Commission and shall be made with the approval or direction of the Commission. The Chair or Chair’s designee is authorized to take any action and to execute and deliver on behalf of the Commission such documents and certificates as may be necessary or desirable in connection with the acceptance, sale or transfer of investment securities, and is authorized to implement the procedures and guidelines for the day-to-day administration of all DHHL investment activities.

Management

The Commission has the fiduciary responsibility of preserving institutional resources, including the Fund in perpetuity. The Commission oversees DHHL policies and processes concerning investments and asset management and is subject to certain legal duties including acting prudently and in the interest of the beneficiaries, and the duty to correct or report improprieties of other fiduciaries. Periodically, the Commission shall review comprehensive reports on the performance of the Fund’s investments.

The Commission’s committee on working investment ("Committee") may be established from time to time pursuant to chapter 92, Hawaii Revised Statutes to review matters related to investment policy, management and implementation. The Committee shall recommend to the Commission, changes to investment policies, objectives, guidelines,

As Approved by the Hawaiian Homes Commission on ____________
performance targets, goals for the investment consultant, rebalancing of asset allocations, and any other aspects of this policy and its implementation. The Committee shall also recommend to the Commission the engagement, evaluation and termination of an investment consultant ("Investment Consultant").

The Investment Consultant shall be a qualified, experienced investment professional retained by DHHL to assist the Commission in optimizing long term financial returns for the Fund, consistent with the investment objectives and guidelines outlined this policy. Procurement shall be conducted by the DHHL. The Investment Consultant shall be selected through a formal competitive process by the DHHL, in consultation with the Committee. The Investment Consultant shall:

- Assist in defining the investment objectives of the Fund and in establishing investment policy guidelines;
- Assist in the selection of the appropriate asset classes and percentages to invest in each class based on return expectations and risk;
- Implement short-term asset allocation shifts;
- Select, appoint, and replace fund advisors or managers;
- Provide quarterly reports on Fund performance; and
- Provide other services as specified by the Commission and/or Committee.

Investment Goals and Guidelines

General Objectives

Prioritized Investment Objectives. The overall objectives of the Fund are in the following order of priority:

1. To grow the Fund’s assets consistently by at least inflation plus five percent annually (Consistent Capital Growth);

2. To invest in a manner that seeks to ensure the continuous preservation of purchasing power of the overall portfolio, in excess of inflation (Capital Preservation);

3. To achieve a portfolio return that meets or exceeds the return of the Fund’s Policy Portfolio Benchmark on a net of fee basis over a long-time horizon (Benchmark Outperformance); and

As Approved by the Hawaiian Homes Commission on ____________
4. To diversify the portfolio b) asset type, security (issuer) and Investment Manager to reduce the volatility of returns (Adequate Diversification).

**Long-Term Objective.** Consistent capital growth is the primary objective of the Fund. The investment portfolio shall be designed with the objective of protecting principal while earning a rate of return that is targeted to meet or exceed the real spending rate and the strategic benchmark index of the Fund over the long term in order to preserve the Fund’s assets and ensure that sufficient liquidity will be available to cover future cash requirements. Consistent capital growth is achieved by investing prudently in a wide range of asset classes to achieve proper diversification, thereby reducing volatility. Since the Investment Consultant will focus on long-term capital appreciation, the Fund may experience a drawdown of principal, although over a full market cycle, the financial advisors in aggregate are expected to produce a total annual return that will exceed inflation as measured by the Consumer Price Index (CPI) by five percent.

**Volatility Objective.** It is anticipated that the Fund will experience an annualized average volatility of approximately 13% annually with a maximum rolling 12-month annualized volatility of roughly 20% over a market cycle.

**Compliance & Liquidity.** All parties named in this Statement shall carry out their business in compliance to all existing and future applicable state and federal regulations (Regulatory Compliance Requirement) and for assets subject to their discretion maintain adequate liquidity to meet all anticipated expenditures after sufficient notice (Adequate Liquidity Requirement).

**Definition of Market Cycle.** Throughout this Statement the term "market cycle" is used. Market cycles include both a rising and a declining market. Generally, a rising market will be defined as a period of at least two consecutive quarters of rising stock prices and a declining market will be defined as a period of at least two consecutive quarters of declining stock prices. Therefore, a Market Cycle (the minimum period of evaluation) shall be at least one year and more typically three to six years.

**Definition of Investment Consultant, Investment Advisor, and Investment Manager.** Throughout this policy, the terms “Investment Consultant,” “Investment Advisor” and “Investment Manager” are used. “Consultant” shall refer to the single entity selected by the Commission and hired by DHHL to assist the Commission in optimizing long term financial returns for the Fund and to monitor and evaluate the Advisors and Managers. “Advisor” shall refer to each fiduciary (typically utilizing the “manager-of-managers” approach) selected by the Consultant to exercise investment discretion over a portion of the Fund’s assets within the parameters specified in this policy and as directed by the Consultant. “Manager” shall refer to any portfolio manager selected by the Advisors, or by the Consultant directly, to invest the Fund’s assets. The Consultant’s compensation shall not include commissions or fees associated with the purchase or sale of any particular investment, while Advisors and Managers may earn commissions and fees.

As Approved by the Hawaiian Homes Commission on ____________
Guidelines

Standards of Care

The Commissioners and DHHL Staff. The standard of care applied to the Commission and DHHL staff assigned to the Fund shall be the "prudent person" standard, defined as follows: "Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived." The Commission may rely upon the expert advice and counsel of its external providers to satisfy the prudent person" standard provided the Commission has established adequate controls and fulfills its oversight responsibilities regarding the external providers as outlined in this policy.

External Providers. The standard of care applied to all external providers (i.e., Consultant, Advisors, Managers) shall be similar in effect to the "prudent expert" standard, defined as: "Investments shall be managed with the care, skill, prudence, and diligence, under the circumstances then prevailing, that a prudent person acting in a like capacity and familiar with such matters would use in the conduct of an enterprise of a like character and with like aims".

Equity investments

Equity investments shall be made in quality common stocks, convertible preferred stocks and convertible bonds, with an emphasis on total return. Investment Managers should generally invest for the longer term; however, this should not preclude the Investment Manager from making interim changes to meet the investment goals of the Fund.

Cash and cash equivalent investments

All cash, wherever and whenever possible, should be invested in liquid interest-bearing accounts or securities, including shares of money market funds.

Asset Allocation

This guideline is intended to manage risk by ensuring that the portfolio will not be overly skewed towards one type of investment. The principle of prudence requires that the portfolio be well balanced with respect to fixed income investments and equity investments.

The portfolio will be invested among different asset classes within the minimum and maximum allocations specified in the attached Schedule A: Asset Allocation Guidelines.

As Approved by the Hawaiian Homes Commission on ____________
Within the allocation guidelines the Investment Consultant may affect the purchase and sale of the Fund’s investments to achieve the objectives of this policy and will provide an update on the actual allocation of investments in the Fund in periodic reports to the Commission.

From time to time, the Investment Consultant may recommend changing the minimum or allocation guidelines temporarily, during adverse market conditions if such action is prudent and protects the principal of the Fund. Any changes to the allocation guidelines shall be approved by the Committee or the Commission, and permanent changes to the allocation guidelines shall require an amendment to Schedule A.

The Committee will review the Fund’s asset allocation and the Investment Consultant’s performance at least annually and shall determine whether the amounts invested should be rebalanced among asset classes, types of investments or Investment Advisors or Managers to achieve the objectives of this policy.

Preservation of principal

The Investment Advisors and Managers shall make reasonable efforts to preserve the principal of funds provided them, with the understanding that risk and potential return vary according to the type of asset.

Liquidity

As a matter of course, the Commission intends to spend to a portion of the Fund balance regularly on DHHL activities to serve Beneficiaries. The DHHL Chair or the Committee will provide guidance to the Investment Consultant about the amount and timing of withdrawals from the Fund, with as much advance notice as possible, so that assets may be liquidated without negatively impacting the overall performance of investments. At least 50% of the total Fund’s assets must be liquid on at least a monthly basis at market value without restriction or advance notice longer than five business days under normal conditions.

Diversification

To maintain a diverse portfolio, the Investment Consultant shall avoid the concentration of assets, by limiting each individual stock investment or bond position, other than obligations of the U.S. government, to no more than 5% of the Fund’s portfolio.

Permitted and prohibited investments

Subject to the “prudent man” rule, a list of permitted and prohibited investments is included in the attached as Schedule B: Permitted and Prohibited Investments.

As Approved by the Hawaiian Homes Commission on ____________
Investment Consultant, Advisor, Manager Performance Monitoring.
The Committee or the Commission shall monitor the performance reports of the
Investment Consultant. The Investment Consultant shall monitor monthly statements
and quarterly performance reports from the Advisors or Managers. Performance of the
Fund returns will be evaluated as specified in the attached Schedule C: Fund
Performance Evaluation.

Alerts
Investment Consultant, Advisors and Managers are expected to keep the Commission
and DHHL staff informed of any material changes in their respective firms (i.e. change
in personnel, ownership, policy, etc.).

Termination
If at any time the standard required is not being met by an Investment Consultant,
Advisor or Manager, the Commission will determine what action will be taken. The
decision to terminate an Investment Consultant shall be by majority vote of the
Commission present at the meeting subject to the contractual agreement. The
Investment Consultant may terminate engagement with and Advisor or Manager and
will advise the Commission in periodic reports.

Errors & Omissions
The Investment Consultant is to correct any material violation of the provisions of this
Statement within a reasonable time period upon discovery. The Advisor will reimburse
the Fund for a realized loss resulting from a material violation as agreed in the contract
between the Commission and the Advisor.

Fund Performance Evaluation
Performance of the Fund returns will be evaluated as specified in the attached
Schedule C: Fund Performance Evaluation.

Risk Management

The Commission recognizes that the undertaking of risks is generally unavoidable in
investment management. The purpose of this policy is not to eliminate risks, but to
understand the risks through the implementation of disciplined processes and
procedures. Risk control measures include continuous monitoring and timely reporting
by DHHL staff and/or Investment Consultant to ensure the effectiveness of DHHL 's
investment risk management through the guidelines and implementation of this policy.
Schedule A: Asset Allocation Guidelines

<table>
<thead>
<tr>
<th>Asset Class</th>
<th>Minimum</th>
<th>Maximum</th>
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</thead>
<tbody>
<tr>
<td>Equities</td>
<td>30%</td>
<td>70%</td>
</tr>
<tr>
<td>Fixed Income</td>
<td>30%</td>
<td>70%</td>
</tr>
<tr>
<td>Floating Rate Securities</td>
<td>0%</td>
<td>20%</td>
</tr>
<tr>
<td>Municipal Bonds</td>
<td>0%</td>
<td>10%</td>
</tr>
<tr>
<td>High Yield Bonds</td>
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<td>20%</td>
</tr>
<tr>
<td>Cash</td>
<td>0%</td>
<td>40%</td>
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</table>

DHHL Trust Funds:

1. Hawaiian Home Lands Trust Fund (§213.6, HHCA)
2. Native Hawaiian Rehabilitation Fund (§213(i), HHCA)
Schedule B: Permitted and Prohibited Investments.

The use of the following investment vehicles is permitted: ¹
Savings accounts
Commercial paper with A-1 or P-1 rating
Certificate of deposit
Floating rate securities High yield bonds Municipal bonds
Money market funds/common trust cash equivalent funds
U.S. government, its agencies, or its instrumentalities Securities guaranteed by or
collateralized by securities guaranteed by the U.S. government, its agencies, or its
instrumentalities
Debt securities and convertible securities of U.S. corporations and supranational
organizations
Preferred stocks Common stocks
Publicly- trade foreign securities
Mutual funds exchange traded funds and common trust or commingled funds
American depository receipts/shares
Global depository receipts/shares
The writing (selling) of covered call options
Real estate, real estate investment trusts, and real estate mortgages
Forward foreign exchange contracts, and bond/currency options and futures may be
used for the defensive hedging of foreign currency exposure
Limited partnerships

All investment vehicles selected for the portfolio must have a readily ascertainable
market value.

Prohibited investments/transactions

Investments in companies which, including predecessors, have a record of less than
three years of continuous operation
Commodities
Lettered stock and private placements Selling “naked” puts and/or calls
Derivative securities not covered under permitted investments Adjustable rate issues
with coupons which move inversely to an index
Securities issues by the managers, their parents or subsidiaries Assets of the Fund in
their own interest or for their own account Transactions involving fund assets on behalf
of a party whose interests are adverse to the interests of the Fund or its beneficiaries
Transactions involving third party compensation for their own account from any party in
connection with a transaction involving Fund assets

_________________________

As Approved by the Hawaiian Homes Commission on ____________

Page 8 of 11

EXHIBIT I
ITEM NO. C-1
Schedule C: Fund Performance Evaluation

Investment performance and management of the Fund and the separately managed portfolio will be evaluated over a three-year investment horizon. Evaluation will be conducted based on the quantitative and qualitative standards which are applicable to the Fund and the separately managed portfolios, as applicable.

Quantitative standards

The extent to which the compounded annual rate of return of the total Fund equals or exceeds the Fund’s performance objective.

Performance will be measured on a time-weighted basis which recognizes the changes in market value, as well as income received; any appreciation or depreciation that occurs during the period examined, whether realized through the sale of securities or left unrealized by holding the securities; and eliminates the influence of cash flow or asset transfers that are essentially beyond the control of the investment manager.

Qualitative standards

The investment manager’s adherence to the investment policies and guidelines of the Fund.

The investment manager’s consistency in the application of their own investment philosophy.
Department of Hawaiian Home Lands
Spending Policy

Purpose:

The investment and spending policies are intended to manage the DHHL Trust Fund assets listed in Schedule A ("the Fund") to provide a predictable stream of funding to the DHHL beneficiary programs while seeking to maintain and increase purchasing power of the Fund, in perpetuity. Under the investment policy, the Fund assets are invested in a manner that is intended to produce a real return, net of inflation and management costs ("Net Earnings"), of at least 5% percent over the long term. Actual returns in any given year may vary from this amount. The spending policy provides guidance on how earnings from investments are to be spent on beneficiary programs and/or reinvested in order to grow the Fund.

A. The general spending policy is to appropriate Fund earnings annually, between expenditures on DHHL programs and reinvestment for the continued growth of the Fund, as follows:

- If the annual Net Earnings are less than or equal to 5%, then the full amount of the Net Earnings is to be allocated to beneficiary programs; or

- If the annual Net Earnings are greater than 5% and less than or equal to 8%, then the first 5% is to be allocated to beneficiary programs and the remaining amount is to be reinvested in the Fund; or

- If the annual Net Earnings are greater than 8%, then the first 5% is to be allocated to beneficiary programs, and the next 3% is to be reinvested in the Fund, and the remaining amount (beyond 8%) is to be allocated or reinvested based on a recommendation by the Investment Committee and as determined by vote of the Commission.

B. An ad-hoc Investment Committee comprised of Commissioners shall be responsible for reviewing the spending policy formula on an annual basis. The ad-hoc committee shall review the resultant payout dollar distribution, based on the existing formula, giving due and prudent consideration to other factors such as:

- Need to ensure stability of funding from one year to next for planning purposes;
- Prevailing market conditions and their potential impact;
- Realized gains reserve;
- Other Trust Fund sources of funding; and

As Approved by the Hawaiian Homes Commission on ____________

Page 10 of 11
• Overall funding environment for the Hawaiian Home Lands program

C. The ad-hoc committee may, at its discretion, recommend an alternate payout percentage for a specific fiscal year, and shall submit its recommendation to the Hawaiian Homes Commission for decision-making. Such temporary deviations from the investment and/or spending policies require an affirmative vote of no less than seven (7) of the sitting Commissioners.

D. While the purpose of the spending policy is to protect and grow the Fund for the benefit of beneficiaries in perpetuity, future circumstances may require the Commission to make amend the spending policy. Amendments to the spending policy require an affirmative vote of no less than seven (7) of the sitting Commissioners.
DEPARTMENT OF HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION
July 16 & 17, 2018
Kapolei, Oahu

D-ITEMS
HOMESTEAD SERVICES DIVISION
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
July 16, 2018

SUBJECT: Homestead Lease and Application Totals and Monthly Activity Reports

LEASE ACTIVITY REPORT

Month through June 30, 2018

<table>
<thead>
<tr>
<th></th>
<th>As of 5/31/18</th>
<th>Add</th>
<th>Cancel</th>
<th>As of 6/30/18</th>
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</thead>
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<td>Agricultural</td>
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<tr>
<td>Pastoral</td>
<td>410</td>
<td>0</td>
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The number of Converted Undivided Interest Lessees represents an increase of 420 families moving into homes. Their Undivided Interest lease was converted to a regular homestead lease.

<table>
<thead>
<tr>
<th></th>
<th>As of 5/31/18</th>
<th>Rescinded/ Surrendered/ Cancelled</th>
<th>As of 6/30/18</th>
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<tbody>
<tr>
<td>Undivided</td>
<td>903</td>
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Balance as of 6/30/2018

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<th>1,434</th>
<th>7</th>
<th>111</th>
<th>5</th>
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<tr>
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<tr>
<td>Relocated to UNDV</td>
<td></td>
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<tr>
<td>Rescinded</td>
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<tr>
<td>Surrendered</td>
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## Homestead Area and Islandwide Applications Waiting List Monthly Report for the Month Ending

**June 30, 2018**

### Area Waiting List

<table>
<thead>
<tr>
<th>District Area</th>
<th>Residence</th>
<th>Agriculture</th>
<th>Pasture</th>
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<tr>
<td>Oahu District</td>
<td>1,015</td>
<td>3</td>
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<tr>
<td>Maui District</td>
<td>73</td>
<td>4</td>
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<tr>
<td>Hawaii District</td>
<td>134</td>
<td>15</td>
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<tr>
<td>Kauai District</td>
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<tr>
<td>Molokai District</td>
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<td><strong>TOTAL</strong></td>
<td><strong>1,299</strong></td>
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### Islandwide Waiting List

<table>
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<th>Residence</th>
<th>Agriculture</th>
<th>Pasture</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oahu</td>
<td>9,682</td>
<td>3,659</td>
<td>606</td>
</tr>
<tr>
<td>Maui</td>
<td>3,704</td>
<td>4,654</td>
<td>606</td>
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<tr>
<td>Hawaii</td>
<td>5,723</td>
<td>7,152</td>
<td>1,870</td>
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<tr>
<td>Kauai</td>
<td>1,613</td>
<td>2,214</td>
<td>299</td>
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<tr>
<td>Molokai</td>
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<td><strong>TOTAL</strong></td>
<td><strong>21,689</strong></td>
<td><strong>18,730</strong></td>
<td><strong>2,973</strong></td>
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### Area and Islandwide Lists

<table>
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<tr>
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<th>AG</th>
<th>PAS</th>
<th>TOTAL</th>
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<tbody>
<tr>
<td>Oahu</td>
<td>10,707</td>
<td>3,694</td>
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<tr>
<td>Maui</td>
<td>3,869</td>
<td>4,861</td>
<td>612</td>
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<td>5,863</td>
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<tr>
<td><strong>TOTAL</strong></td>
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<td><strong>18,614</strong></td>
<td><strong>3,072</strong></td>
<td><strong>44,692</strong></td>
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### Additions

<table>
<thead>
<tr>
<th></th>
<th>New Applications</th>
<th>Application Transfers</th>
<th>Lease Rescissions</th>
<th>App Reinstalments</th>
<th>HHC Adjustments</th>
<th><strong>TOTAL</strong></th>
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</thead>
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<td>14</td>
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<td>9</td>
</tr>
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<tr>
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<tr>
<td>Lanai</td>
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<tr>
<td><strong>TOTAL</strong></td>
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<td><strong>0</strong></td>
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### Cancellations

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<tr>
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<th>New Lease Awards</th>
<th>Application Transfers</th>
<th>Succ &amp; Cancel Own</th>
<th>Public Notice Cancel</th>
<th>Voluntary Cancellations</th>
<th>Lease Succesships</th>
<th>HHC Adjustments</th>
<th>Disc'd No Successor</th>
<th>Additional Acrage</th>
<th>NHQ Unqualified</th>
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<tr>
<td>Molokai</td>
<td>0</td>
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<tr>
<td>Lanai</td>
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<tr>
<td><strong>TOTAL</strong></td>
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**Item No. D-1**
<table>
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<th>RESIDENCE</th>
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<tr>
<td>Nanakuli</td>
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<td>Waianae</td>
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<tr>
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<tr>
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</tr>
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<td>Keahoua/Waikea</td>
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<td>Humuula</td>
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<tr>
<td>Islandwide</td>
<td>781</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td><strong>TOTAL MOLOKAI APPS</strong></td>
<td>811</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td><strong>LANAI DISTRICT</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Islandwide</td>
<td>85</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>TOTAL LANAI APPS</strong></td>
<td>85</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>TOTAL AREA ONLY</strong></td>
<td>1,298</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td><strong>TOTAL ISLANDWIDE</strong></td>
<td>21,689</td>
<td>30</td>
<td>9</td>
</tr>
<tr>
<td><strong>TOTAL STATEWIDE</strong></td>
<td>22,587</td>
<td>30</td>
<td>11</td>
</tr>
</tbody>
</table>
## DELINQUENCY REPORT - STATEWIDE
July 16, 2018
($Thousands)

<table>
<thead>
<tr>
<th></th>
<th>Total Outstanding (000s)</th>
<th>Total Delinquency (000s)</th>
<th>30 Days (low) (000s)</th>
<th>60 Days (medium) (000s)</th>
<th>90 Days (High) (000s)</th>
<th>180 Days (Severe) (000s)</th>
<th>% of Totals 6/30/2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>OAHU</td>
<td>410</td>
<td>35,642</td>
<td>106</td>
<td>16,627</td>
<td>19</td>
<td>1,537</td>
<td>7</td>
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<tr>
<td>EAST HAWAII</td>
<td>222</td>
<td>13,636</td>
<td>62</td>
<td>4,121</td>
<td>10</td>
<td>628</td>
<td>3</td>
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<tr>
<td>WEST HAWAII</td>
<td>80</td>
<td>7,901</td>
<td>12</td>
<td>892</td>
<td>3</td>
<td>400</td>
<td>1</td>
</tr>
<tr>
<td>MOLOKAI</td>
<td>89</td>
<td>6,365</td>
<td>24</td>
<td>982</td>
<td>6</td>
<td>309</td>
<td>2</td>
</tr>
<tr>
<td>KAUAI</td>
<td>104</td>
<td>7,298</td>
<td>14</td>
<td>912</td>
<td>4</td>
<td>338</td>
<td>2</td>
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<tr>
<td>MAUI</td>
<td>88</td>
<td>10,035</td>
<td>22</td>
<td>2,546</td>
<td>2</td>
<td>52</td>
<td>4</td>
</tr>
<tr>
<td>TOTAL DIRECT</td>
<td>993</td>
<td>80,877</td>
<td>240</td>
<td>20,078</td>
<td>44</td>
<td>3,264</td>
<td>19</td>
</tr>
<tr>
<td></td>
<td>100.0%</td>
<td>100.0%</td>
<td>24.2%</td>
<td>24.8%</td>
<td>4.4%</td>
<td>4.0%</td>
<td>1.9%</td>
</tr>
</tbody>
</table>

Advances (including RPT)  
| 239 | 7,718 | 239 | 7,718 | 239 | 7,718 | 0   | 0   | 0   | 0   | 239 | 7,718 | 100% | 100% |

DHHL LOANS & Advances  
| 1,232 | 88,595 | 479 | 27,796 | 44  | 3,264 | 19  | 1,216| 282 | 11,305| 134 | 12,011| 38.9% | 31.4% |

### LOAN GUARANTEES as of June 30, 2017

<table>
<thead>
<tr>
<th></th>
<th>No.</th>
<th>Amt</th>
</tr>
</thead>
<tbody>
<tr>
<td>SBA</td>
<td>1</td>
<td>101</td>
</tr>
<tr>
<td>USDA-RD</td>
<td>297</td>
<td>39,673</td>
</tr>
<tr>
<td>Habitat for Humanity</td>
<td>74</td>
<td>3,295</td>
</tr>
<tr>
<td>Maui County</td>
<td>5</td>
<td>74</td>
</tr>
<tr>
<td>Nanakuli NHS</td>
<td>1</td>
<td>7</td>
</tr>
<tr>
<td>City &amp; County</td>
<td>18</td>
<td>313</td>
</tr>
<tr>
<td>FHA Interim</td>
<td>7</td>
<td>1,334</td>
</tr>
<tr>
<td>OHA</td>
<td>48</td>
<td>481</td>
</tr>
<tr>
<td>TOTAL GUARANTEE</td>
<td>451</td>
<td>44,683</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>No.</th>
<th>Amt</th>
</tr>
</thead>
<tbody>
<tr>
<td>PMI Loans</td>
<td>198</td>
<td>32,420</td>
</tr>
<tr>
<td>HUD REASSIGNED for Recovery</td>
<td>143</td>
<td>18,198</td>
</tr>
<tr>
<td>FHA Insured Loans</td>
<td>2,800</td>
<td>430,061</td>
</tr>
<tr>
<td>TOTAL INS. LOANS</td>
<td>3,141</td>
<td>480,879</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>No.</th>
<th>Amt</th>
</tr>
</thead>
<tbody>
<tr>
<td>OVERALL TOTALS (EXC Adv/RP)</td>
<td>4,585</td>
<td>606,239</td>
</tr>
<tr>
<td>ADJUSTED TOTALS</td>
<td>4,824</td>
<td>613,958</td>
</tr>
</tbody>
</table>

Note: HUD 184A loan program has 441 loans, with a total outstanding principal balance of $86,859,810.92 as of June 30, 2017. 18 loans, totalling $4,145,021.64 are delinquent.
STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 16, 2018

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

<table>
<thead>
<tr>
<th>PROPERTY</th>
<th>LESSEE</th>
<th>LENDER</th>
<th>LOAN AMOUNT</th>
</tr>
</thead>
</table>
| OAHU
| Nanakuli  Lease No. 3805  TMK: 1-8-9-006:042 | ALVERIO, Joel K. K. (Cash Out Refi)FHA | Aries Loan Inc. $ 287,000 |
| Waimanalo Lease No. 3205  TMK: 1-4-1-016:053 | AMANO, Natasha (Cash Out Refi)HUD 184A | Bank of Hawaii $ 227,250 |
| Kewalo Lease No. 2173  TMK: 1-2-4-042:028 | GIBSON, Janna-Jay S. (Purchase)FHA | HomeStreet Bank $ 264,960 |
| Waianae Lease No. 6652  TMK: 1-8-5-004:111 | KAILIKEA, Minerva H. (Cash Out Refi)FHA | HomeStreet Bank $ 382,503 |

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OAHU

Nanakuli
Lease No. 8637
TMK: 1-8-9-016:093
BRIGHT, Kaulimaole (Cash Out Refi) FHA
HomeStreet Bank $ 272,994

Kapolei
Lease No. 12369
TMK: 1-9-1-017:088
HAMAKUA, Joenetta M. (Purchase) FHA
Bank of Hawaii $ 284,412

Lualualei
Lease No. 5565
TMK: 1-8-6-023:149
MORALES, Angel K. N. (Cash Out Refi) FHA
Bank of Hawaii $ 225,765

Princess Kahanu Estates
Lease No. 1255
TMK: 1-8-7-043:060
JOSE, Donald L., Jr. (Cash Out Refi) FHA
Bank of Hawaii $ 233,550

Waimanalo
Lease No. 11236
TMK: 1-4-1-041:031
EDWARDS, Natasha P. (1 Step Construction) FHA
HomeStreet Bank $ 313,715

Nanakuli
Lease No. 8898
TMK: 1-8-9-016:068
KAPELE, Almadine G. M. (Cash Out Refi) FHA
HomeStreet Bank $ 233,550

Waianae
Lease No. 8721
TMK: 1-8-5-033:116
KEALOHA, Richard H. K., III (Purchase) FHA
HomeStreet Bank $ 345,576

Nanakuli
Lease No. 5184
TMK: 1-8-9-013:047
YACAPIN, Charrel Ann (Assumption) FHA
HomeStreet Bank $ 156,000

Kapolei
Lease No. 12322
TMK: 1-9-1-017:088
BROWN-CLEMENTE, Marlena (Purchase) FHA
HomeStreet Bank $ 362,363

ITEM NO. D-2

-2-
<table>
<thead>
<tr>
<th>Location</th>
<th>Lease No.</th>
<th>Tax Parcel</th>
<th>Name 1</th>
<th>Relationship</th>
<th>Name 2</th>
<th>Relationship</th>
<th>Bank</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kapolei</td>
<td>12409</td>
<td>1-9-1-017:088</td>
<td>LYMAN,</td>
<td>Danna (Purchase)</td>
<td>HUD 184A</td>
<td></td>
<td>HomeStreet Bank</td>
<td>$347,066</td>
</tr>
<tr>
<td>Kapolei</td>
<td>12359</td>
<td>1-9-1-017:088</td>
<td>NG,</td>
<td>Devin (Purchase)</td>
<td>HUD 184A</td>
<td></td>
<td>HomeStreet Bank</td>
<td>$355,813</td>
</tr>
<tr>
<td>Kapolei</td>
<td>12404</td>
<td>1-9-1-017:088</td>
<td>KISSELL,</td>
<td>Stacie</td>
<td>(Purchase) HUD 184A</td>
<td></td>
<td>HomeStreet Bank</td>
<td>$343,982</td>
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<tr>
<td>Kapolei</td>
<td>12426</td>
<td>1-9-1-017:088</td>
<td>MEDEIROS,</td>
<td>Reid</td>
<td>(Purchase) FHA</td>
<td></td>
<td>HomeStreet Bank</td>
<td>$370,527</td>
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<tr>
<td>Kapolei</td>
<td>12432</td>
<td>1-9-1-017:088</td>
<td>KAUANOE,</td>
<td>James</td>
<td>(Purchase) USDA, RD</td>
<td></td>
<td>HomeStreet Bank</td>
<td>$245,050</td>
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<tr>
<td>Kapolei</td>
<td>12353</td>
<td>1-9-1-017:088</td>
<td>KAUHI,</td>
<td>Rayne</td>
<td>(Purchase) USDA, RD</td>
<td></td>
<td>HomeStreet Bank</td>
<td>$349,090</td>
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<td>Kapolei</td>
<td>12398</td>
<td>1-9-1-017:088</td>
<td>KON,</td>
<td>Valerie</td>
<td>(Purchase) HUD 184A</td>
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<td>Bank of Hawaii</td>
<td>$384,810</td>
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<tr>
<td>Kapolei</td>
<td>12438</td>
<td>1-9-1-017:088</td>
<td>LAPILIO,</td>
<td>Brandy</td>
<td>(Purchase) HUD 184A</td>
<td></td>
<td>Bank of Hawaii</td>
<td>$367,931</td>
</tr>
<tr>
<td>Kapolei</td>
<td>12371</td>
<td>1-9-1-017:088</td>
<td>EDWARDS,</td>
<td>Donna E.</td>
<td>(Purchase) FHA</td>
<td></td>
<td>Bank of Hawaii</td>
<td>$359,473</td>
</tr>
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</table>
OAHU

Hoolimalima
Lease No. 12750
TMK: 1-9-1-119:096
NAEHU, Haroleen L. (Cash Out Refi) HUD 184A
HomeStreet Bank $218,917

Waimanalo
Lease No. 3145
TMK: 1-4-1-016-085
ACHONG, Wayne P. & DE SILVA, Victoria (Cash Out Refi) FHA
Mann Mortgage $271,956

Waimanalo
Lease No. 3045
TMK: 1-4-1-020:034
MANINI, George L.W., Jr. (Cash Out Refi) FHA
Mann Mortgage $162,966

Kanehili
Lease No. 12575
TMK: 1-9-1-152:021
MAGNANI, Kellyann N. (Cash Out Refi) FHA
Guild Mortgage Co. $327,000

MAUI

Waiohuli
Lease No. 7569
TMK: 2-2-2-028:078
HANAIKE, Cory (Cash Out Refi) FHA
Aries Loan Inc. $237,000

Waiehu 2
Lease No. 9491
TMK: 2-3-2-022:053
TABON, Sasha I. (Purchase) FHA
HomeStreet Bank $259,500

Waiohuli
Lease No. 7703
TMK: 2-2-2-028:146
KALAMA, Kapono T. (Purchase) USDA, RD
Siwell Inc., dba Capital Mortgage Services of Texas $336,000

Waiohuli
Lease No. 7471
TMK: 2-2-2-027:019
CANTO, Doreen N. (Cash Out Refi) FHA
HomeStreet Bank $361,224

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KAUAI

Anahola
Lease No. 11121
TMK: 4-4-8-022:057
RIVERA, Frank S., Jr.
(1 Step Construction) FHA
HomeStreet Bank $ 243,618

HAWAII

Panaewa
Lease No. 6272B
TMK: 3-2-1-061:075
MANUIA, Jason K. (Cash Out Refi) FHA
Aries Loan Inc. $ 127,000

Kaniohale
Lease No. 9267
TMK: 3-7-4-022:054
BROWN, Whendy K. (Purchase) FHA
Aries Loan Inc. $ 113,000

Puukapu
Lease No. 6187
TMK: 3-6-4-008:070
CUMMINGS, Albert, IV (Purchase) USDA, RD
Siwell Inc., dba Capital Mortgage Services of Texas $ 399,000

Kaniohale
Lease No. 9322
TMK: 3-7-4-023:009
KAPAKU, Virginia M. (Purchase) FHA
American Financial Network, Inc. $ 268,000

Keaukaha
Lease No. 12825
TMK: 3-2-1-023:172
YASSO, Kumukoa-Pomakai (Purchase) FHA
HomeStreet Bank $ 212,354

Kaniohale
Lease No. 9273
TMK: 3-7-4-022:060
HOOMANAWANUI, Melvin &,
HOOMANAWANUI,
Odetta I. (Cash Out Refi) HUD 184A
HomeStreet Bank $ 215,635

ITEM NO. D-2

-5-
<table>
<thead>
<tr>
<th>RECAP</th>
<th>FHA</th>
<th>VA</th>
<th>USDA-RD</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>NO.</td>
<td>AMOUNT</td>
<td>NO.</td>
</tr>
<tr>
<td>FY Ending 6/30/17</td>
<td>300</td>
<td>$72,689,610</td>
<td>8</td>
</tr>
<tr>
<td>Prior Months</td>
<td>273</td>
<td>$71,028,366</td>
<td>13</td>
</tr>
<tr>
<td>This Month</td>
<td>25</td>
<td>6,576,006</td>
<td>0</td>
</tr>
<tr>
<td>Total FY '17-'18</td>
<td>298</td>
<td>$77,704,372</td>
<td>13</td>
</tr>
</tbody>
</table>

HUD 184A
| FY Ending 6/30/17  | 105 | $25,483,508 |
| Prior Months       | 74  | $21,117,810 |
| This Month         | 8   | 2,461,404   |
| Total FY '17-'18   | 82  | $23,579,214 |
STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 16, 2018

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:
Lessee       Lease No. & Area       Refinancing Loan Terms
Wana, Gary L.  12178, Kaumana  NTE $213,400 @ 4.5% interest per annum, NTE $1,082 monthly, repayable over 30 years.

Loan Purpose: Refinance HUD Buyback Loan no. 18935. Original loan amount of $194,365 at 5% per annum, $1,043 monthly, repayable over 30 years. A Contested Case Hearing was held on May 22, 2017 for this account.
STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 16, 2018

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:

<table>
<thead>
<tr>
<th>Lessee</th>
<th>Lease No.</th>
<th>Area</th>
<th>Loan No.</th>
<th>Monthly Payment</th>
<th>Amount at 6/18</th>
<th>Balance At 6/18</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oahu</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Makaawa, William M.C.A.</td>
<td>3424</td>
<td>Kewalo</td>
<td>15436</td>
<td>$694</td>
<td>$4,271</td>
<td>$69,916</td>
</tr>
</tbody>
</table>

ITEM NO. D-4
STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 16, 2018

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

MAUI ISLANDWIDE AGRICULTURAL LEASE LIST

DEGUILMO, Jade-Kapeka K. 4/26/2007 MAUI PAS 04/04/2018

HAWAII ISLANDWIDE AGRICULTURAL LEASE LIST

LINKER, Louise K. 09/20/2004 MAUI AGR 04/30/2018

2. Deceased Applicants

NONE FOR SUBMITTAL

ITEM NO. D-5
3. Awards of Leases

OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

KAHUANUI, Shayne O.  Assigned Residential Lease
#11415, Lot 17214 in Kapolei
Village 8 (Kaupea), Honouliuli,
Ewa, Oahu dated 06/18/2018.
Remove application dated

SALUSA, Leinaala N.  Assigned Residential Lease
#5149, Lot 91 in Nanakuli, Oahu
dated 12/16/2013. Remove

HAWAII ISLANDWIDE RESIDENTIAL LEASE LIST

COSMA, Carilynne N.  Assigned Residential Lease
#9381, Lot 68 in Kanihoa,
Kealakehe, North Kona, Hawaii
dated 05/22/2018. Remove
application dated 03/07/2017.

4. Native Hawaiian Qualification

NONE FOR SUBMITTAL

5. Voluntary Cancellation

NONE FOR SUBMITTAL

6. Successorship

NONE FOR SUBMITTAL

7. Additional Acreage

NONE FOR SUBMITTAL
8. HHC Adjustments

NONE FOR SUBMITAL

| Last Month's Transaction Total | 18 |
| Last Month's Cumulative FY 2017-2018 Transaction Total | 295 |

| Transfers from Island to Island | 2 |
| Deceased | 0 |
| Cancellations: | |
| Awards of Leases | 3 |
| NHQ | 0 |
| Voluntary Cancellations | 0 |
| Successorship | 0 |
| Additional Acreage | 0 |
| HHC Adjustments | 0 |
| This Month's Transaction Total | 5 |

| This Month's Cumulative FY 2018-2019 Transaction Total | 5 |
STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS  
July 16, 2018  

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 -  
AUGUSTINE A. PONCE  

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:  

MAUI ISLANDWIDE RESIDENTIAL LEASE LIST  

<table>
<thead>
<tr>
<th>APPLICANT</th>
<th>APPLICATION DATE</th>
<th>HHC ACTION TO DEFER</th>
<th>CONTACT DATE WITH DEPARTMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>PONCE, Augustine A.</td>
<td>06/26/1980</td>
<td>02/24/1984</td>
<td>06/06/2018</td>
</tr>
</tbody>
</table>

Previous Cumulative Total for Current FY 0  
Current Month's Total 1  
Fiscal Year Total: July 2018-June 2019 1  

ITEM NO. D-6
STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 16, 2018

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 approve 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 July 2018 3
Previous FY 2018 - 2019 0
FY 2018 - 2019 Total to Date 3

Ratified for FY ’17 - ’18 87

Net Proceeds
Ratified for July 2018 0
Previous FY 2018 - 2019 0
FY 2017 - 2018 Total to Date 0

Ratified for FY ’16 - ’17 1

ITEM NO. D-7
# List of Lessees Who Designated Successors to Their Leasehold Interest

For Month of July 2018

<table>
<thead>
<tr>
<th>Deceased Lessee</th>
<th>Designated Successor</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1.</strong> Lillian M. Agabin</td>
<td>PRIMARY: Shannell L. Agabin, Daughter</td>
</tr>
<tr>
<td>Lot No.: 93</td>
<td>ALTERNATE: N/A</td>
</tr>
<tr>
<td>Area: Waianae, Oahu</td>
<td>DESIGNEE TO RECEIVE NET PROCEEDS: N/A</td>
</tr>
<tr>
<td>Lease No. 9682</td>
<td></td>
</tr>
<tr>
<td><strong>2.</strong> Lily K. Nahoopii</td>
<td>PRIMARY: Lily K. Kapahu, Daughter</td>
</tr>
<tr>
<td>Lot No.: 120C-4</td>
<td>ALTERNATE: N/A</td>
</tr>
<tr>
<td>Area: Hoolehua, Molokai</td>
<td>DESIGNEE TO RECEIVE NET PROCEEDS: N/A</td>
</tr>
<tr>
<td>Lease No. 7820</td>
<td></td>
</tr>
<tr>
<td><strong>3.</strong> Carolyn L. Pacheco</td>
<td>PRIMARY: Trisha T. M. Williams, Daughter</td>
</tr>
<tr>
<td>Lot No.: 49</td>
<td>ALTERNATE: Jason Pacheco, Son</td>
</tr>
<tr>
<td>Area: Kumuhau, Oahu</td>
<td>DESIGNEE TO RECEIVE NET PROCEEDS: N/A</td>
</tr>
<tr>
<td>Lease No. 11296</td>
<td></td>
</tr>
</tbody>
</table>
STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS  

July 16, 2018  

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 (20) assignments of lease.  

<table>
<thead>
<tr>
<th>LESSEE</th>
<th>TRANSFEREE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Name: Rissa I. K. Brown</td>
<td>Name: Makana K. Kamanawa-Kahawai</td>
</tr>
<tr>
<td>Res. Lease No.: 3715</td>
<td>Rest. Lease No.: 3715</td>
</tr>
<tr>
<td>Lease Date: 8/11/1967</td>
<td>Lease Date: 8/11/1967</td>
</tr>
<tr>
<td>Lot No.: 18</td>
<td>Lot No.: 18</td>
</tr>
<tr>
<td>Area/Island: Waimanalo, Oahu</td>
<td>Area/Island: Waimanalo, Oahu</td>
</tr>
<tr>
<td>Property Sold: Yes</td>
<td>Property Sold: Yes</td>
</tr>
<tr>
<td>Amount: N/A</td>
<td>Amount: N/A</td>
</tr>
<tr>
<td>Improvements: 5 bedroom, 3 bath dwelling</td>
<td>Improvements: 5 bedroom, 3 bath dwelling</td>
</tr>
</tbody>
</table>

Reason for Transfer: "Giving lease to relative." Special Condition: Transferee to obtain funds to pay purchase price.
<table>
<thead>
<tr>
<th>LESSEE</th>
<th>TRANSFEREE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. Name: Linloy R. Domingo</td>
<td>Name: Samuel A. Akoi, IV</td>
</tr>
<tr>
<td>Res. Lease No.: 7718</td>
<td>Relationship: Cousin</td>
</tr>
<tr>
<td>Lease Date: 2/7/2002</td>
<td>Loan Assump: No</td>
</tr>
<tr>
<td>Lot No.: 249</td>
<td>Applicant: No</td>
</tr>
<tr>
<td>Area/Island: Waiohuli, Maui</td>
<td></td>
</tr>
<tr>
<td>Property Sold: Yes</td>
<td></td>
</tr>
<tr>
<td>Amount: $370,000.00</td>
<td></td>
</tr>
<tr>
<td>Improvements: 4 bedroom, 2 bath dwelling</td>
<td></td>
</tr>
<tr>
<td>Reason for Transfer: &quot;Moving off island.&quot;</td>
<td>Special Condition: Transferee to obtain funds</td>
</tr>
<tr>
<td></td>
<td>to pay purchase price.</td>
</tr>
</tbody>
</table>

| 3. Name: Steve P. Gifford                   | Name: Shonton K. Gifford                      |
| Res. Lease No.: 3788                        | Relationship: Son                             |
| Lease Date: 3/21/1969                        | Loan Assump: No                               |
| Lot No.: 365                                | Applicant: No                                 |
| Area/Island: Nanakuli, Oahu                 |                                                |
| Property Sold: Yes                          |                                                |
| Amount: $220,000.00                         |                                                |
| Improvements: 3 bedroom, 3 bath dwelling    |                                                |
| Reason for Transfer: "Giving lease to      | Special Condition: Transferee to obtain      |
| relative."                                  | funds to pay purchase price.                  |

<p>| 4. Name: Stephanie A. Hookano &amp;             | Name: Clarence J. Hookano, Jr.                |
| Jerome D. P. Hokoana                        | Relationship: Son/Nephew                      |
| Res. Lease No.: 3450                        | Loan Assump: No                               |
| Lease Date: 3/22/1963                        | Applicant: No                                 |
| Lot No.: 9                                  |                                                |
| Area/Island: Paukukalo, Maui                |                                                |
| Property Sold: Yes                          |                                                |
| Amount: $70,000.00                          |                                                |
| Improvements: 3 bedroom, 1 bath dwelling    |                                                |
| Reason for Transfer: &quot;Transfer to my son/  |
| nephew.&quot;                                    | Special Condition: Transferee to obtain       |
|                                              | funds to pay purchase price.                  |</p>
<table>
<thead>
<tr>
<th>LESSEE</th>
<th>TRANSFEREE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>5.</strong> Name: Edith E. Holu</td>
<td>Name: Kevin K. Holu</td>
</tr>
<tr>
<td>Res. Lease No.: 3273</td>
<td>Relationship: Son</td>
</tr>
<tr>
<td>Lease Date: 12/4/1959</td>
<td>Loan Assump: No</td>
</tr>
<tr>
<td>Lot No.: 24B</td>
<td>Applicant: Yes, Oahu IW Res.,</td>
</tr>
<tr>
<td>Area/Island: Nanakuli, Oahu</td>
<td>10/02/2008</td>
</tr>
<tr>
<td>Property Sold: Yes</td>
<td></td>
</tr>
<tr>
<td>Amount: $450,000.00</td>
<td></td>
</tr>
<tr>
<td>Improvements: 5 bedroom, 3 bath dwelling</td>
<td></td>
</tr>
<tr>
<td>Reason for Transfer: &quot;Giving lease to relative.&quot; Special Condition: Transferee to obtain funds to pay purchase price.</td>
<td></td>
</tr>
</tbody>
</table>

| **6.** Name: John B. Hopkins | Name: John M. Hopkins |
| Res. Lease No.: 5582 | Relationship: Son |
| Lease Date: 7/1/1985 | Loan Assump: No |
| Lot No.: 121 | Applicant: No |
| Area/Island: Lualualei, Oahu | |
| Property Sold: Yes | |
| Amount: $200,000.00 | |
| Improvements: 3 bedroom, 1 bath dwelling | |
| Reason for Transfer: "Giving lease to relative." Special Condition: Transferee to obtain funds to pay purchase price. | |

<p>| <strong>7.</strong> Name: Clyde W. Kaaiakamanu | Name: Clint P. Kaaiakamanu |
| Res. Lease No.: 12800 | Relationship: Son |
| Lease Date: 6/30/2017 | Loan Assump: No |
| Lot No.: 13764 | Applicant: Yes, Oahu IW Res., |
| Area/Island: Hoolimalima, Oahu | 1/30/2012 |
| Property Sold: Yes | |
| Amount: $95,200.00 | |
| Improvements: 3 bedroom, 2-1/2 bath dwelling | |
| Reason for Transfer: &quot;Giving lease to relative.&quot; Special Condition: Transferee to obtain funds to pay purchase price. | |</p>
<table>
<thead>
<tr>
<th>LESSEE</th>
<th>TRANSFEREE</th>
</tr>
</thead>
<tbody>
<tr>
<td>8. Name: Dickson R. K. Lewis</td>
<td>Name: Joseph R. K. Lewis</td>
</tr>
<tr>
<td>Res. Lease No.: 11880</td>
<td>Relationship: Brother</td>
</tr>
<tr>
<td>Lease Date: 12/13/2008</td>
<td>Loan Assump: No</td>
</tr>
<tr>
<td>Lot No.: 18674</td>
<td>Applicant: No</td>
</tr>
<tr>
<td>Area/Island: Kanehili, Oahu</td>
<td></td>
</tr>
<tr>
<td>Property Sold: Yes</td>
<td></td>
</tr>
<tr>
<td>Amount: $500,000.00</td>
<td></td>
</tr>
<tr>
<td>Improvements: 4 bedroom, 3 bath dwelling</td>
<td></td>
</tr>
<tr>
<td>Reason for Transfer: &quot;Giving lease to relative.&quot;</td>
<td>Special Condition: Transferee to obtain funds to pay purchase price.</td>
</tr>
<tr>
<td>9. Name: John K. Nakoa &amp; John K. Nakoa, III</td>
<td>Name: Peter K. M. T. Nakoa</td>
</tr>
<tr>
<td>Res. Lease No.: 10040</td>
<td>Relationship: Son &amp; Brother</td>
</tr>
<tr>
<td>Lease Date: 1/1/2005</td>
<td>Loan Assump: No</td>
</tr>
<tr>
<td>Lot No.: 11</td>
<td>Applicant: No</td>
</tr>
<tr>
<td>Area/Island: Waiehu Kou III, Maui</td>
<td></td>
</tr>
<tr>
<td>Property Sold: Yes</td>
<td></td>
</tr>
<tr>
<td>Amount: $195,000.00</td>
<td></td>
</tr>
<tr>
<td>Improvements: 3 bedroom, 2 bath dwelling</td>
<td></td>
</tr>
<tr>
<td>Reason for Transfer: &quot;Giving lease to relative.&quot;</td>
<td>Special Condition: Transferee to obtain funds to pay purchase price.</td>
</tr>
<tr>
<td>10. Name: Darryn-Lee K. Renshaw</td>
<td>Name: Malie M. Kamana</td>
</tr>
<tr>
<td>Res. Lease No.: 8345</td>
<td>Relationship: None</td>
</tr>
<tr>
<td>Lease Date: 7/1/1996</td>
<td>Loan Assump: No</td>
</tr>
<tr>
<td>Lot No.: 54</td>
<td>Applicant: Yes, Oahu IW Res., 11/21/2002</td>
</tr>
<tr>
<td>Area/Island: PKE, Oahu</td>
<td></td>
</tr>
<tr>
<td>Property Sold: Yes</td>
<td></td>
</tr>
<tr>
<td>Amount: $414,999.00</td>
<td></td>
</tr>
<tr>
<td>Improvements: 3 bedroom, 2 bath dwelling</td>
<td></td>
</tr>
<tr>
<td>Reason for Transfer: &quot;Sharing new home with daughter.&quot;</td>
<td>Special Condition: Transferee to obtain funds to pay purchase price.</td>
</tr>
</tbody>
</table>
11. Name: Francis E. Smith
   Res. Lease No.: 9322
   Lease Date: 5/1/1999
   Lot No.: 9
   Area/Island: Kaniohale, Hawaii
   Property Sold: Yes
   Amount: $385,000.00
   Improvements: 3 bedroom, 2 bath dwelling

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

12. Name: Kanoenoe H. Esteves
    Res. Lease No.: 11599
    Lease Date: 12/2/2006
    Lot No.: UNDV056
    Area/Island: Kapolei, Oahu
    Property Sold: No
    Amount: N/A
    Improvements: None

    Reason for Transfer: "Giving lease to relative."

13. Name: Marvis A. Hussey & Noa I. P. Hussey
    Res. Lease No.: 11597
    Lot No.: UNDV054
    Area/Island: Kapolei, Oahu
    Property Sold: No
    Amount: N/A
    Improvements: None

    Reason for Transfer: "Giving lease to relative." See simultaneous transfer below.
<table>
<thead>
<tr>
<th></th>
<th>LESSEE</th>
<th>TRANSFEREE</th>
</tr>
</thead>
<tbody>
<tr>
<td>14.</td>
<td>Name: Emily K. Kahai</td>
<td>Name: Marvis A. Hussey &amp; Noa</td>
</tr>
<tr>
<td></td>
<td>Res. Lease No.: 6398</td>
<td>I. P. Hussey</td>
</tr>
<tr>
<td></td>
<td>Lease Date: 11/14/1997</td>
<td>Relationship: Daughter &amp; Grandson</td>
</tr>
<tr>
<td></td>
<td>Lot No.: 20</td>
<td>Loan Assump: No</td>
</tr>
<tr>
<td></td>
<td>Area/Island: Waimanalo, Oahu</td>
<td>Applicant: No</td>
</tr>
<tr>
<td></td>
<td>Property Sold: No</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Amount: N/A</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Improvements: None</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Reason for Transfer: &quot;Giving lease to relative.&quot;</td>
<td></td>
</tr>
<tr>
<td>15.</td>
<td>Name: Royden K. L. Mokiao</td>
<td>Name: Kolden K. T. Mokiao</td>
</tr>
<tr>
<td></td>
<td>Res. Lease No.: 12517</td>
<td>Relationship: Son</td>
</tr>
<tr>
<td></td>
<td>Lease Date: 12/6/2008</td>
<td>Loan Assump: No</td>
</tr>
<tr>
<td></td>
<td>Lot No.: UNDV198</td>
<td>Applicant: No</td>
</tr>
<tr>
<td></td>
<td>Area/Island: Kapolei, Oahu</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Property Sold: No</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Amount: N/A</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Improvements: None</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Reason for Transfer: &quot;Giving lease to relative.&quot;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Pas. Lease No.: 2905</td>
<td>Relationship: None</td>
</tr>
<tr>
<td></td>
<td>Lease Date: 7/8/1954</td>
<td>Loan Assump: No</td>
</tr>
<tr>
<td></td>
<td>Lot No.: 11</td>
<td>Applicant: No</td>
</tr>
<tr>
<td></td>
<td>Area/Island: Puukapu, Hawaii</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Property Sold: No</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Amount: N/A</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Improvements: None</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Reason for Transfer: &quot;The offspring do not have enough Hawaiian to aquire the property.&quot;</td>
<td></td>
</tr>
<tr>
<td>LESSEE</td>
<td>TRANSFEREE</td>
<td></td>
</tr>
<tr>
<td>---------------------------------------------</td>
<td>-------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>17. Name: Rina K. Bobiles</td>
<td>Name: Greyson H.K. Hubbard</td>
<td></td>
</tr>
<tr>
<td>Res. Lease No.: 5845</td>
<td>Relationship: Nephew</td>
<td></td>
</tr>
<tr>
<td>Lease Date: 8/1/1985</td>
<td>Loan Assump: No</td>
<td></td>
</tr>
<tr>
<td>Lot No.: 9</td>
<td>Applicant: No</td>
<td></td>
</tr>
<tr>
<td>Area/Island: Kalamaha, Molokai</td>
<td>Reason for Transfer: &quot;Giving lease to relative.&quot;</td>
<td></td>
</tr>
<tr>
<td>Property Sold: No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amount: N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Improvements: None</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| 18. Name: Zachary Z. Helm                   | Name: Raiatea M. M. Helm                       |
| Res. Lease No.: 6068                        | Relationship: Daughter                        |
| Lease Date: 10/1/1985                       | Loan Assump: No                               |
| Lot No.: 37                                 | Applicant: Yes, Maui IW Res., 8/10/2005        |
| Area/Island: Kalamaha, Molokai              |                                                |
| Property Sold: No                           |                                                |
| Amount: N/A                                 |                                                |
| Improvements: None                          |                                                |

| 19. Name: Kent K. Ikeda                     | Name: Evelyn M. Zimmerman                     |
| Res. Lease No.: 7557                        | Relationship: Sister                           |
| Lease Date: 2/7/2002                        | Loan Assump: No                               |
| Lot No.: 95                                 | Applicant: No                                 |
| Area/Island: Waiohuli, Maui                 |                                                |
| Property Sold: No                           |                                                |
| Amount: N/A                                 |                                                |
| Improvements: None                          |                                                |

Reason for Transfer: "Giving lease to relative."
20. Name: Madelyn S. P. Sagario  
   Res. Lease No.: 6058  
   Lot No.: 4  
   Area/Island: Kalamaula, Molokai  
   Property Sold: No  
   Amount: N/A  
   Improvements: None  

   Reason for Transfer: "Giving lease to relative."

   Assignments for the Month of July '18  
   Previous FY '18 - '19 balance  
   FY '18 - '19 total to date  

   Assignments for FY '17 - '18

   20
   0
   20

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STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
July 16, 2018

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

Seven (7) amendments of lease.

1. Lessee: Ethel K. C. Andrade
   Pas. Lease No.: 2905
   Lot No., Area, Island: 11, Puukapu, Hawaii
   Amendment: To amend the lease title and lessor's name, to complete the property description, 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: Lora Lee P. Contreras
   Agr. Lease No.: 7015
   Lot No., Area, Island: U2-73, Makuu, Hawaii
   Amendment: To update the property description.

ITEM NO. D-9
3. Lessee: Steve P. Gifford
   Res. Lease No.: 3788
   Lot No., Area, Island: 365, Nanakuli, Oahu
   Amendment: To amend the lease title and
              lessor's name, to incorporate the
terms currently used, covenants,
and conditions in the lease, and to
extend the lease term to an
aggregate term of 199 years.

4. Lessee: Juliana P. Gregg & Matthew M. Ayers
   Res. Lease No.: 669
   Lot No., Area, Island: 8, Waimanalo, Oahu
   Amendment: To incorporate an electrical
service easement.

5. Lessee: Edith E. Holu
   Res. Lease No.: 3273
   Lot No., Area, Island: 24-B, Nanakuli, Oahu
   Amendment: Remove the reservation of life
interest, 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.

6. Lessee: Lily K. Nahoopii
   Agr. Lease No.: 7820
   Lot No., Area, Island: 120C-4, Hoolehua Molokai
   Amendment: To update the property description.

7. Lessee: Elizabeth K. Parker
   Res. Lease No.: 3765
   Lot No., Area, Island: 49, Papakolea, Oahu
   Amendment: To update the property description.

Amendments for the Month of July '18
Previous FY '18 - '19 balance
FY '18 - '19 total to date
Amendments for FY '17 - '18

7 0 7

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STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
July 16, 2018

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

Eleven (11) non-exclusive licenses.

1. Lessee:
   Res. Lease No.: 12042
   Lot No., Area, Island: 17064, Kaupea, Oahu
   Permittee: Sunrun Inc.

2. Lessee:
   Res. Lease No.: 12773
   Lot No., Area, Island: 13748, Hoolimalima, Oahu
   Permittee: Sunrun Inc.

3. Lessee:
   Res. Lease No.: 10049
   Lot No., Area, Island: 20, Waiehu Kou III, Maui
   Permittee: Neighborhood Power Corporation

ITEM NO. D-10
4. Lessee:
   Res. Lease No.: Keopele A. Gowan
   Lot No., Area, Island: 9742, Maluohai, Oahu
   Permittee: Sunrun Inc.

5. Lessee:
   Res. Lease No.: Yvonne L. Gray
   Lot No., Area, Island: 4592, Waianae, Oahu
   Permittee: Sunnova Energy Corp.

6. Lessee:
   Res. Lease No.: John Marino Hopkins
   Lot No., Area, Island: 5582, Lualualei, Oahu
   Permittee: Vivint Solar Inc.

7. Lessee:
   Res. Lease No.: Joseph R. K. Lewis
   Lot No., Area, Island: 11880, Kanehili, Oahu
   Permittee: Sunrun Inc.

8. Lessee:
   Res. Lease No.: George Steven K. Mikaele
   Lot No., Area, Island: 1650, Nanakuli, Oahu
   Permittee: Sunrun Inc.

9. Lessee:
   Res. Lease No.: Philip K. Pai
   Lot No., Area, Island: 12143, Kaupea, Oahu
   Permittee: Sunrun Inc.

10. Lessee:
    Res. Lease No.: Richard T.F. Soo II
    Lot No., Area, Island: 9631, Kalawahine, Oahu
    Permittee: RevoluSun Power

11. Lessee:
    Res. Lease No.: Edith W. Yim
    Lot No., Area, Island: 2168, Kewalo, Oahu
    Permittee: Sunrun Inc.

Non-Exclusive License for the Month of July '18
Previous FY '18 - '19 balance
FY '18 - '19 total to date
Non-Exclusive License for FY '17 - '18

-2-
STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 16, 2018

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Dean Oshiro, Acting HSD Administrator
           Homestead Services Division

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

SUBJECT: Approval of Subdivision, Transfer of a Portion of
         Lease No. 280, Lot No. 48, Nanakuli, Oahu
         Theodore A. Auwae

RECOMMENDED MOTION/ACTION

1. To approve the request of Theodore A. Auwae (Theodore) to subdivide Department of Hawaiian Home Lands Residential Lease No. 280, Lot No. 48, Nanakuli, Oahu, consisting of 22,000 square feet, and further identified as TMK (1) 8-9-006:057 into Lots 48-A-1 and 48-A-2, provided that 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 City and County of Honolulu (County), fees for utility (electric, water, etc.) and other fees associated with the subdivision of Lot No. 48.

2. To approve the amendment of Lease No. 280, to reflect the subdivision of Lot No. 48; update the property description.

3. To approve the transfer of Lot No. 48-A-1, under Lease No. 280, from Theodore to his daughter, Sophie A. Alvarico (Sophie).

4. To approve the creation of newly designated Residential Lease No. 280-A, demising Lot No. 48-A-2.

5. The above are subject to the completion of the survey work done by a licensed surveyor, including but not
5. The above are subject to the completion of the survey work done by a licensed surveyor, including but not limited to the surveying and staking of boundary corners of the lots, submitting the required number of final subdivision maps to the County, preparing and submitting the legal description of the lots to the Department of Hawaiian Home Lands (Department), applying to the County for subdivision approval, obtaining the tax map keys for the Lots, and final subdivision approval by the County of Honolulu.

DISCUSSION

Department Residence Lot Lease No. 280, Lot No. 48, located in Nanakuli, Oahu (Lease), was transferred to Theodore by way of the Assignment of Lease and Consent instrument dated August 10, 2017.

Theodore is requesting the approval to subdivide his lot into two lots and to give Sophie the portion of the lot where the existing home is located. Sophie has been deemed to be at least 59% Hawaiian and is therefore qualified to receive a portion of the lot. Once the lot is subdivided, Sophie will receive Lot No. 48-A-1, under newly created Lease No. 280-A, and Theodore will retain Lot No. 48-A-2, under Lease No. 280.

Theodore has submitted a financial statement from a credit union in the amount of $65,000, which will be used primarily for the cost of the building material. Theodore is a building contractor and will construct the home himself.

Section 10-3-38 of the Administrative Rules (Rules) states that “A lessee of a residential lot, with approval of the commission, may subdivide and transfer a portion of the lot for the remaining term of the lease to any individual who is native Hawaiian and is at least 18 years old; provided that after the transfer, each lot conforms to County zoning standards. The department shall not be required to finance the construction of the house on the transferred portion.” The Rules also state “The Department shall not be required to pay for any costs incurred in the processing and obtaining of the subdivision.”

Attached is “Exhibit A” illustrating the two lots of similar size. The existing home is located on the front portion of the existing, which is to be held by Sophie.
There is no outstanding loan attached to the lease and the lease rent is current. The real property tax is paid current.

The Department recommends the approval of its recommendations.
FARRINGTON HIGHWAY

SUBDIVISION OF LOT 48
INTO LOTS 48-A AND 48-B
Nanakuli Residence Lots, First Series
Registered Map No. 2851
Nanakuli, Wai'anae, Oahu, Hawaii
Tax Map Key: 8-9-06-57
Scale: 1 inch = 40 feet
Date: May 27, 2018
Owner: Hawaiian Home Lands
Lessee: Theodore Auwee
Address: 89-554 Farrington Highway
Wai'anae, HI 96792

Exh. "A"

This work was prepared by me or under my direct supervision.

Exhibit A

ITEM NO. D-11

Galang Land Survey and Mapping, Inc. Ph. # (808) 678-6396
STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 16, 2018

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Dean Oshiro, Acting Administrator
Homestead Services Division

FROM: Juan Garcia, Oahu District Supervisor
Homestead Services Division

SUBJECT: Request to Schedule Contested Case Hearing — Authorization to Proceed to Public Notice Under Section 209, HHCA, Due to Nonresponsive Designated Successor(s)

RECOMMENDED MOTION/ACTION

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

DISCUSSION

The Department has tried on numerous occasions to contact the respective designated successors to execute the Lease to complete the successorship. Department correspondence were mailed to the designated successors requesting they contact the Department to arrange for the execution of the successorship lease document. In addition, the Department’s attempted to make contact through known telephone numbers, however, these attempts were unsuccessful in having the successorship lease document signed. In certain cases, the Department has no information on any known location or mailing address for the designated successor(s), therefore, the Department has been unable to make contact.

Through the contested case hearing process, the Department will seek authorization to proceed with the public notice process to notify all interested related individuals to submit a successorship claim, or proceed with the alternate designated successor(s) to the lease.

The Department recommends approval of the motion as stated.

ITEM NO. D-12
Deceased Lessee

1. Penny Nalani Chung
   Lot No.: 144
   Area: Waianae, Oahu
   Lease No.: 4583

2. June N. Bell
   Lot No.: 66
   Area: Nanakuli, Oahu
   Lease No.: 5141

Designated Successor(s)

Kristine Keaulana, Daughter

Stephanie L. Kakalia, Daughter
STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
July 16, 2018

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
DONALD S. K. L. CHUNG, III, Residential
Lease No. 5647, Lot No. 102, Lualualei, Oahu

RECOMMENDED MOTION/ACTION

To approve the designation of Jana Hokulani Chung-Kealohi (Jana), successor to her late husband’s Residential Lease No. 5647, Lot No. 102, for the remaining term of the lease, subject to the payment of the outstanding balance due on the Department Contract of Loan No. 19250 within 90 days of the completion of the lease successorship.

DISCUSSION

On October 17, 2006, Donald Salai Kam Ling Chung, III (Decedent) received through an assignment, Department of Hawaiian Home Lands Residential Lot Lease No. 5647, Lot No. 102, Lualualei, Oahu (Lease).

On April 22, 2017, the Decedent passed away without naming a successor to his lease.

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 December 3, 13, 17, and 27, 2017, to notify all interested, eligible and qualified heirs of the Decedent, to submit their lease successorship claims.

ITEM NO. D-13
The Department received one successorship claim from the Decedent's wife, Jana. She has been determined to be at least 27% Hawaiian and eligible for successorship.

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

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

Existing improvements consist of a four-bedroom, two-bath single family dwelling built in 1993.

There is an outstanding Department of Hawaiian Home Lands mortgage loan which was originated on April 1, 2016, in the amount of $220,700, at 4.50% per annum, $1,119 monthly, repayable over 30 years. The outstanding loan balance is $228,729.02, and is past due $18,652.35, as of June 20, 2018. The last payment in the amount of $1,170 was received on March 31, 2017.

The lease rent is paid current. The real property taxes to the County of Honolulu is due in the amount of $752.40. Jana has agreed to pay the amount due if she becomes the successor to the lease.

The Department requests approval of its recommendation.
STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
July 17 & 18, 2018

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Dean Oshiro, Acting Administrator
Homestead Services Division

FROM: James W. Du Pont, West Hawaii District Supervisor
Homestead Services Division

SUBJECT: Request to Schedule Contested Case Hearing - Lease
Violation - Alfred Berdon, Jr., Agricultural Lot
Lease No. 2981, Lot No. 20, Pu’ukapu, Kamuela, Hawaii

RECOMMENDED MOTION/ACTION

To approve the scheduling of contested case hearings for
the lessee listed below:

DISCUSSION

The following lessee has violated the terms and
conditions of his homestead lease; therefore, we recommend
that a contested case hearing be scheduled.

Lessee: Alfred Berdon, Jr.
Agricultural Lease No.: 2981
Lot No./Area/Island: 20/Pu’ukapu/Hawaii
Lease Violation: Sanitation Issues; failure to
demolish and remove debris from agricultural lot due to
accidental fire which occurred in 2016.
STATE OF HAWAI'I

DEPARTMENT OF HAWAIIAN HOME LANDS

July 16, 2018

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Dean Oshiro, Acting Homestead Services Division Administrator

FROM: Ollinda L. Fisher, East Hawaii District Office Supervisor

SUBJECT: Request to Schedule a Contested Case Hearing—Lawrence S. Kamaka, Residential Lease No. 2590, Lot No. 215A, Keaukaha, Hawaii

RECOMMENDED MOTION/ACTION

To schedule a contested case hearing for Lawrence S. Kamaka (Lawrence), to cancel Lease No. 2590, Lot No. 215A situated at Keaukaha, Hawaii, for nonpayment of appraised value.

DISCUSSION

On September 30, 1986, Larry Kamaka (Decedent), by way of Assignment of Lease and Consent, received Residential Lease No. 2590, Lot No. 215-A, situate in Keaukaha, Hawaii (Lease).

On November 27, 2000, the Decedent designated his wife, Denise A. Kamaka (Denise), as the receiver of net proceeds to the lease.

On December 12, 2015 the Decedent passed away.

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 January 8, 19, 22, and February 1, 2017 to notify all interested, eligible and qualified heirs of the Decedent, to submit their lease successorship claims.

ITEM NO. D-15
The Department received a successorship claim from the Decedent's son, Lawrence. The claimant is at least 25% 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.

On October 17, 2017, the Hawaiian Homes Commission approved the designation of the Successor for Lawrence as the person qualified to succeed to the Lease.

On February 26, 2018, the Lease was executed by the Department, starting the ninety (90) days for Lawrence to pay the appraised value of $45,000 to the Department, as stated in the Lease.

As of May 28, 2018, there was no payment made to pay the appraised value.

RECOMMENDATION

The department requests the Hawaiian Homes Commission approve a request for a Contested Case Hearing
STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 16, 2018

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Dean Oshiro, Acting Administrator
Homestead Services Division

FROM: Juan Garcia, Oahu District Supervisor
Homestead Services Division

SUBJECT: Deny Request for Contested Case Hearing
Victoria Namahana Noa (Deceased)
Lease No. 250, Lot No. 10, Nanakuli, Oahu

RECOMMENDED MOTION/ACTION

To deny Ruth Ako’s request for a contested case hearing regarding Residential Lease No. 250, Lot No. 10, Nanakuli, Oahu.

DISCUSSION

Victoria Namahana Noa (Victoria) received Department of Hawaiian Home Lands (Department) Residential Lot Lease No. 250, Lot No. 10, Nanakuli, Oahu (Lease) by way of the Transfer Through Successorship and Amendment to Lease No. 250, dated August 27, 1992.

On August 27, 1992, Victoria designated her cousin, Ruth N. Ako (Ruth), as successor to the Lease. However, according to Section 209 of the Hawaiian Homes Commission Act of 1920 (Act), as amended, a cousin is not an eligible successor.

The qualified relatives of the Lessee are “at least one-quarter Hawaiian, husband, wife, children, grandchildren, brothers, or sisters” or “native Hawaiian, father and mother, widows or widowers of the children, widows and widowers of the brothers and sisters, or nieces and nephews.” According to the Act, Ruth is not an eligible successor to the lease.

As Victoria did not designate a qualified successor and in compliance with the Hawaii Administrative Rules (HAR) 10-3-63, the Department published legal ads to notify all interested,
eligible and qualified heirs of Victoria to submit their successorship claims.

The Department received a claim from Victoria’s sister, Alice R. Noa (Alice).

At its meeting on August 22, 2016, the Hawaiian Homes Commission approved the designation of Alice as successor to Lease No. 250.

By way of the Transfer Through Successorship of Lease and Amendment to Lease (Lease No. 250) instrument, dated September 23, 2016, Alice is the Lessee to Lease No. 250.

Since then, Alice has been unsuccessful in her attempts to occupy the home as Ruth has purportedly refused to vacate the premises. Alice is seeking resolution of this matter through the appropriate State court.

By letter dated May 4, 2018, Ruth request a contested case to address the lease. (See attached Exhibit)

Section 10-5-31 (d) of HAR state that “It is the policy of the commission not to initiate proceedings where the matters complained of involve a private controversy redressable in the courts and where the public interest is not involved, or where it is clear on the face of the complaint that there has been no violation of the law or rule of the commission.”

The Department recommends approval of the motion as stated.
eligible and qualified heirs of Victoria to submit their successorship claims.

The Department received a claim from Victoria’s sister, Alice R. Noa (Alice).

At its meeting on August 22, 2016, the Hawaiian Homes Commission approved the designation of Alice as successor to Lease No. 250.

By way of the Transfer Through Successorship of Lease and Amendment to Lease (Lease No. 250) instrument, dated September 23, 2016, Alice is the Lessee to Lease No. 250.

Since then, Alice has been unsuccessful in her attempts to occupy the home as Ruth has purportedly refused to vacate the premises. Alice is seeking resolution of this matter through the appropriate State court.

By letter dated May 4, 2018, Ruth request a contested case to address the lease. (See attached Exhibit)

Section 10-5-31 (d) of HAR states that “It is the policy of the commission not to initiate proceedings where the matters complained of involve a private controversy redressable in the courts and where the public interest is not involved, or where it is clear on the face of the complaint that there has been no violation of the law or rule of the commission.”

The Department recommends approval of the motion as stated.
May 4, 2018

To: Hawaiian Homes Commission
From: Ruth Ako
89-446 Keaulana Ave,
Waianae HI 96792
808-773-4589
Re: Dispute, Lease No. 250

I would like to request a hearing regarding Lease No. 250. August 27, 1992, my hānaí sister, Victoria N. Noa, submitted a Designation of Successor form naming me as her designated successor (See Exhibit A). This letter was generated after I came to the DHHL Kapolei office to make a request to authorize my children to use my genealogical file on their application. Embedded in that letter was the process that the DHHL would take, in the event that my hanai sister passed away. October 4, 2005, thirteen years after the Designation of Successor was denied, my hanai sister and signed and submitted the Homestead Lease Transfer form. A certified mail was sent to our home and the person who signed for it did/did not reside in our home and subsequently, the letters were NOT received. Hence, the process was not completed. It is during this time that Victoria’s health began its decline and I took on the role of her caretaker. I was focused on her health and instructions from her numerous doctors.

I was informed of the process to turn in Victoria Noa’s death certificate, a public notice would appear in legal ads to allow eligible successors to claim the lease. I then left the DHHL office and went to see Victoria’s biological sister and explained what had transpired. Louisiana Hatchett, who is also a lessee, told me in front of a witness, “Oh, baby, don’t worry. My siblings and I spoke upon our sister’s death, that she would have wanted you to have the property. You were her caretaker and the two of you were more like sisters, not cousins.” So Louisiana Hatchett called Alice Noa, since she was the only sibling that did not have a lease with DHHL and asked her to claim the lease when it appears in the newspaper and then sign it over to Ruth Ako. Alice agreed and told Ruth Ako, “not to worry, she will sign it back over to her in the agreed time.” A few weeks later, Alice then changes her mind and initiates a meeting with me saying that since she is no longer in the same position on the waiting list because she claimed the successorship. Therefore, she wanted me to subdivide the property, pay for the appraisal, the surveyor’s fees.

I would like an opportunity to appear before the Commission to address these matters, among others. My husband and I have dedicated our lives to our Ohana and during the process of the passing of my grandmother/mother, Louisiana Noa and my cousin/hanaí sister, Victoria Noa. I find myself in a position that Alice Noa breached an agreement (affidavits to be presented at the hearing) and attempted to extort $150,000.00 from me (lawsuit filed in Circuit Court). My husband and I have paid the land taxes, utilities, and have maintained the property for the past 40 years. We are the injured party and are not blaming any one person for this unfortunate circumstance, but would like to have our concerns addressed and to reach a resolution. I found out recently that this is the body that we should have addressed all along.

While the process for the Designation of Successor and the Transfer was obviously denied and incomplete, respectively, the extenuating circumstance that prevented the latter from being completed, weighs heavily on Victoria’s declining health. My focus was on preserving both my Tutu and my hanaí sister’s original intention, to transfer the lease to Ruth Ako.

I would like an opportunity to speak with the Commission regarding this matter. In addition, I am authorizing my sister, Melissa Shishido to speak on my behalf.

Exhibit "A"
STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 16, 2018

To:         Chairman and Members, Hawaiian Homes Commission
From:      Norman L. Sakamoto, Acting LDD Administrator
Subject: Kauluokahai Transit Oriented Development (TOD)
           East Kapolei, Honouliuli, Oahu (TMK (1) 9-1-017: 110 por.)

RECOMMENDED MOTION/ACTION

None, for information only.

LOCATION

East Kapolei, Honouliuli, Oahu identified as a portion of Tax Map Key (1) 9-1-017: 110.

AREA

Approximately 32.6 acres.

DISCUSSION

Kauluokahai (also referred to as East Kapolei II) is a master-planned community being
developed by the Department of Hawaiian Home Lands (DHHL) on a 404-acre parcel located on
the Ewa Plains, mauka of the Ewa Villages Golf Course and east of the Kualakai’i Parkway. The
community will consist of approximately 1,000 single-family residential lots for native Hawaiian
beneficiaries, approximately 1,000 multi-family residential units (to be developed by DHHL and
others), the Kroc Community Center, the Special Olympics sports and wellness center, a middle
school, and an elementary school.

The City and County of Honolulu’s Rail Transit Project will be a fully-automated driverless
urban light metro system along a 20-mile corridor between East Kapolei and the Ala Moana
Shopping Center. The western-most station is located at the entrance to Kauluokahai on Kualaka‘i
Parkway. The State Strategic Plan for Transit-Oriented/Transit-Ready Development notes, “an
overarching vision for the State of Hawaii is to use State facilities and properties as anchor civic
institutions to catalyze other public and private investments to create compact, walkable
communities that are served by public and multi-modal transportation and provide ready and
affordable access to the necessities of daily life to residents of these communities.” Transit-
oriented development (TOD) is a type of community development that includes a mix of land uses
such as housing, office, retail and/or other amenities integrated into a walkable, moderate- to high-
density neighborhood and located within designated TOD zones or within a one-half mile radius
of quality public transportation nodes.
Increment II-A is a 32.6-acre parcel which had originally been planned for 157 single-family residential lots. To take advantage of the opportunities afforded by TOD, DHHL is now considering a mixed-use development consisting of multi-family rental units for native Hawaiian beneficiaries, plus retail commercial activities. Some units could be for “transitional housing” – for medium-term rental periods, during which the beneficiaries pay down debts, increase savings, and otherwise prepare to purchase a home. Other units could be for kupuna (elderly). The retail commercial component would offer neighborhood convenience services and products. The expected market for the retail facilities are the homes and apartments in the immediate vicinity, as well as the Ho’opili Master Planned Community.

The project site is approximately a half mile from the East Kapolei Transit Station on Keahumoa Parkway (Exhibit A). Parcels on the east and west sides of the site are owned by Hawaii Housing Finance Development Corp. (HHFDC) and are being developed as affordable rentals for the general public. North of the site is Kauluokahai, Increment II-B for which house construction is in progress with occupancy beginning this summer. South of the site is the Ewa Villages Golf Course. All off-site infrastructure necessary to support the project has been constructed.

The selected developer would be responsible for planning, designing, financing, and construction of the project. They would also be responsible for the operation, marketing, and maintenance of both the residential and commercial components.

Ideally, no direct funding by DHHL or the State would be required; the retail commercial component would generate sufficient revenues to pay down construction costs, as well as on-going operating and maintenance costs for both the retail commercial and rental units. Thus, making the project self-sustaining.

DHHL has contracted with Economic & Planning Systems, Inc. (EPS) to assist with a solicitation process to attract potential developers, including consultation with beneficiaries to refine the scope of the project, and evaluation of proposals received. Specific scope of work items are as follows:

Project Initiation. Meet with DHHL staff to establish communication protocols, discuss and confirm the scope, and collaboratively draft a project calendar.

Define key objectives and opportunities for the site.

Develop marketing and distribution strategy.

Develop a clear and effective RFP document designed to elicit top quality responses

Conduct pre-proposal submittal correspondence.

Assist in preparing an evaluation of the RFP submissions, and document the evaluations on a comparable and objective basis.

Interview short-listed developers and recommend preferred developer.

Participate in the process of agreeing to terms on the design, programming, financing, phasing, entitlement, and construction of the project.
Preliminary discussions between staff and EPS have identified the following objectives and opportunities for the development project:

Provide housing for beneficiaries that capitalizes on the site’s proximity to rail service and thus can facilitate commuting and other mobility while limiting congestion and environmental impacts.

Make efficient use of DHHL’s land asset by providing housing for more beneficiaries than would be served with a lower density project primarily comprised of single-family detached dwellings.

Serve beneficiaries at lower income levels than may be possible in for-sale, single-family dwellings by producing less costly units and utilizing a variety of funding programs oriented toward rental housing.

Explore the potential to provide a pathway to ownership and equity building for beneficiaries through a transitional housing and financial counseling program for the new units.

Leverage private developers’ experience in designing, financing, constructing and operating mixed-use projects involving rental housing and commercial development.

Leverage the value and cash flow from the commercial component of the project to subsidize the ongoing operation of the residential component and thus limit or eliminate DHHL’s ongoing expenditures on the project.

These draft objectives will be revised as appropriate based on comments from the HHC, and through the beneficiary consultation process. The final list will be incorporated in the RFP to guide prospective offerors in preparing their proposals.
DEPARTMENT OF HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION
July 16 & 17, 2018
Kapolei, Oahu

F-ITEMS
LAND MANAGEMENT DIVISION
STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 16-17, 2018

To: Chairman and Members, Hawaiian Homes Commission

From: Peter “Kahana” Albinio, Jr., Acting Administrator
Land Management Division

Subject: Approval to Issuance of FINAL Approval to pursue Condominium Property Regime (CPR), Kapolei Community Development Corporation (KCDC), General Lease No. 290, Kapolei, Island O’ahu, TMK No. (1)91151002

RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission grant FINAL approval to the complete Condominium Property Regime (CPR) Map as submitted KCDC as lessee, for the premises under General Lease No. 290, covering 4.992 acres of Hawaiian home lands identified more specifically by TMK No. (1)91151002 (See Exhibit “A”) subject to the following conditions:

1. To subject the leased premises demised under General Lease No. 290 with the Declaration of Condominium Property Regime (CPR), filed by the Department of Hawaiian Home Lands as the fee simple owner and declarant;

2. To amend General Lease No. 290 to reflect that the general lease is NOW encumbered by the five (5) separate units created and identified in the Final CPR Map as separate encumbered parcels under General Lease No. 290 as prepared by ControlPoint Surveying, Inc., dated July 3, 2018 (See Exhibits “B”) and submitted by KCDC as lessee and other covenants contained in the declaration; and

3. To accept the final CPR map and associated Declaration of CPR document(s) as drafted and delegate authority to the Chairman to execute all final documentation for these actions.

DISCUSSION

The Hawaiian Homes Commission, at its regular monthly meeting of July 20, 2010, approved the issuance of a General Lease No. 290 to Kapolei Community Development Corporation to use a portion of Hawaiian home lands in Kapolei for the purpose of facilitating an economic development venture by subleasing the parcel to a private developer whereby the rental revenue received would be used to support its community project, the Cultural Heritage Center that will encompass a community center, and social service facilities to provide services benefitting the
Department of Hawaiian Home Lands (DHHL) or native Hawaiians residing in the Kapolei region and the broader West O‘ahu area. General Lease No. 290 was issued to La‘i‘Opua 2020 for a term of sixty-five (65) years effectively commencing on May 17, 2011.

A First Amendment to General Lease No. 290, fully executed as of June 25, 2012 is filed with the Department of Hawaiian Home Lands but is not recorded with the Bureau of Conveyances of the State of Hawaii. The subject amendment provides LESSEE an opportunity to explore some alternative residential opportunities that may be feasible and prudent for native Hawaiian beneficiaries of the Hawaiian Home Lands Trust.

On December 30, 2017, Chair approves and grants consent to the Ground Sublease Agreement dated June 6, 2017, between KCDC as lessee and sublessor and KZ Companies, LLC as sublessee.

A Second Amendment to General Lease No. 290, fully executed as of June 27, 2018 is filed with the Department of Hawaiian Home Lands but is not recorded with the Bureau of Conveyances of the State of Hawaii. The subject amendment provides LESSEE an opportunity to facilitate its intent to develop the demised premises into a shopping center called the Ho‘omaka Market Place (the “Shopping Center”), which development will fulfill certain of Lessee’s obligations under the Lease.

The following are pertinent information on GL No. 290:

General Lessee: Kapolei Community Development Corporation, a Hawaii 501(c)(3) non-profit corporation

Location: Kapolei, Island of O‘ahu

Tax Map Key No.: (1) 91151002 (See Exhibit “A”)

Land Area: 4.992 Acre (217,452 sq.ft.)

Term: Sixty-five (65) years; 05/17/2011 – 05/16/2076

Annual Minimum Rental:

* Pursuant to the terms of GL No. 290, specifically Article 3, RENTAL, Section 1, Annual Base Rental, LESSOR’s share of any and all revenue and sublease rents generated from the subject premises shall not be less than twenty percent (20%) of the net revenue per annum.

* Pursuant to the terms of the Sublease Agreement, specifically Section 4, RENT, on pg. 6, states as follows, “Sublessee will pay to Sublessor rent for the Premises (“Rent”) commencing upon the date a subtenant opens for business on the Premises, but no later than one (1) year after the Delivery Date, subject to any force majeure delays (“Rent Commencement”).” Notwithstanding the foregoing, if Sublessee has not commenced construction of the improvements within four (4) years after the Effective Date, subject to any force majeure delays, then for a period of thirty (30) days thereafter, either party may terminate this Sublease effective thirty (30) days after written notice to the other party.
**unless, prior to the expiration of said thirty (30) day period Sublessee has in good faith commenced construction of the improvements. Rent shall be due and payable in monthly installments no later than the tenth (10th) day of each month in advance, without demand or set-off, except as otherwise expressly provided in this Sublease. Rent shall be as described above.**

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<tr>
<th>Period</th>
<th>Annual Rental</th>
<th>Monthly Rental</th>
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<td>First Option Term (Yrs 21 – 30)</td>
<td>FMV Rent (Fair Rental Value) for year 21; fixed at same rent for yrs 21-30</td>
<td>Equal Monthly Installments</td>
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<tr>
<td>Second Option Term (Yrs 31 – 40)</td>
<td>First Option Period rent plus 15%; fixed at same rent for yrs 31 – 40</td>
<td>Equal Monthly Installments</td>
</tr>
<tr>
<td>Third Option Term (Yrs 41 – 50)</td>
<td>FMV Rent (Fair Rental Value) for year 41; fixed at same rent for yrs 41-50</td>
<td>Equal Monthly Installments</td>
</tr>
<tr>
<td>Fourth Option Term (Yrs 51 – 65)</td>
<td>Third Option Period rent plus 15%; fixed at same rent for yrs 51 – 65</td>
<td>Equal Monthly Installments</td>
</tr>
</tbody>
</table>

Percentage Rent: None

Permitted Use: Tenant may use and occupy the Premises for the development of projects under the Commercial Mixed Use BMX3 zoning and in compliance with all applicable governmental requirements, or for any lawful use, and for no other use or purpose whatsoever.

The CPR as requested will allow for separate mortgages, taxes, and insurance to be assessed to individual units and alleviate any risk and liability to KCDC. The final condominium map will be based on the final commercial retail project design guidelines (See Exhibit “C”). The CPR will contain the standard covenants, conditions, and restrictions to assure the property is maintained and managed as a first-class commercial retail center. The LESSEE understands that all development standards and local requirements which would otherwise exist for the property would continue to be applicable to the entire parcel.

The Department of Hawaiian Home Lands will file a Declaration of Condominium Property Regime (CPR) with the State to create a five (5)-unit condo on this 4.992-acre parcel as identified and described. The CPR filing enables KCDC and its sublessee (“KZ Companies”) to develop the parcel for commercial retail use as intended.

**RECOMMENDATION**

Land Management Division respectfully request approval of the motion/action as stated.
HO'OMAKA MARKETPLACE DESIGN GUIDELINES

These design guidelines (Design Guidelines) were created and adopted by the Developer for and on behalf of the Association to govern construction within and physical modifications to the Project as provided for in the Declaration of Condominium Property Regime of Ho'omaka Marketplace, dated ____________, 20__, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. ________________, as the same may be amended from time to time ("Declaration"). The Design Guidelines are predominantly derived from the Revised Ordinances of Honolulu, Chapter 21 - Land Use Ordinances, as the same may be amended from time to time ("LUA"). Capitalized terms have the same meaning ascribed to such terms in the Declaration.

Pursuant to the Declaration, in order to maintain the Project Quality Standard and to establish a consistent and cohesive Project, an Owner of a Unit shall submit to the Board for its prior written approval plans and specifications for any proposed improvements prepared by a licensed architect in accordance with these Design Guidelines. The Board shall review the plans and specifications for compliance with the Project Documents, including, but not limited to, compliance with the standards set forth in these Design Guidelines. Consent or approval by the Board of any plans and specifications shall not mean, nor be deemed to constitute, a representation by the Developer or the Board that such plans and specifications satisfy or meet any engineering or building safety requirements, are free from defective design or materials, or are in compliance with statutes, rules, and regulations of any Governmental Authority. No material deviation shall be made from the approved Plans. These Design Guidelines may be amended by the Board, to facilitate the review process.

**Buildable Area:**

Allowable floor area for a Unit shall be determined using the Unit area in place of lot area in the Floor Area Ratio ("FAR") formulas defined by Section 21-3.140-1 of the LUA. Maximum FAR can be increased depending on the approved use for the Unit in accordance with Table 21-3.5 of the LUA.

**Lot Coverage:**

The percentage of allowable lot coverage, as defined in Section 21-3.140-1 of the LUA, will dictate the allowable coverage for each Unit as if it were a subdivided lot. The exceptions that allow for increases in lot coverage based on the type of use under the LUA shall also apply to construction within the Unit.

**Parking and Loading:**

Parking and loading stalls and all vehicular circulation aisles must be contained within the confines of each Unit. No common elements may be used as direct access to a parking or loading stall. The means for determining parking and loading stall counts under Article 6 of the LUA (Off-Street Parking and Loading) shall apply to stall count calculations for each individual Unit. When adjoining Units have the same Owner, stalls and access aisles can span across Unit boundaries without restriction. A Unit Owner may enter into parking agreements with neighboring Unit Owners to satisfy any parking requirements.

**Yard and Height Setbacks:**

Along all internal Common Element roadways structures shall be set back a minimum of 10'-0".

The Unit boundaries shall be treated as a property line when defining the limits of a structure. There is no required set back at the Unit boundaries, however, local building and fire codes shall dictate characteristics, such as unprotected wall openings and type of construction, based on the distance from the Unit boundaries.

865155.1

Exhibit "C"
Item No. F-1
An Owner of two (2) or more contiguous Units may place Buildings across the common boundary lines of the Owner’s contiguous Units (“Combined Units”). Combined Units can be developed as though they are one Unit in regard to setbacks.

Notwithstanding anything stated above, for so long as Unit 5 is used for a Drug Store Use, the Owner of Unit 5 shall have the right to review and approve the elevations of any building to be constructed on Unit 4; provided however, (i) that such approval right shall be limited to the connections or flashing between or walls shared by the buildings on Units 4 and 5, and (ii) the Owner of Unit 5 shall not unreasonably withhold, delay, or condition its approval of the elevations of any new building on Unit 4.

**Landscape Buffer:**

**Building Materials and Architectural Forms:**

Architectural forms and proportions of structures should relate to the context of the neighboring structures. Complementary buildings that blend with the fabric of the neighborhood are preferred. Exterior finishes used in cladding of structures shall be of durable, UV and weather resistant materials. Unit Owners shall provide information related to the massing and finishes to the Board for approval prior to submitting for permit review.

**Unit 4 Driveway:**

The Unit Owner of Unit 4 may cause a driveway to be constructed within the boundaries of Unit 4 ("Unit 4 Driveway"). Any Unit 4 Driveway may be located, constructed, relocated, widened, narrowed, and/or modified, from time to time, in the discretion of the Owner of Unit 4, but subject to the approval of the Association. Unit 4 Driveway shall be deemed to be a Common Element for the use of all Units of the Project and the Association shall be responsible for maintenance of the Unit 4 Driveway and the costs of maintenance shall be shared by all Units as a Common Expense.

**Signage:**
STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
July 17-18, 2018

To: Chairman and Members, Hawaiian Homes Commission
From: Peter "Kahana Albinio, Jr., Acting LMD Administrator
       Norman L. Sakamoto, Acting LDD Administrator

Subject: Approval to Lease Extension, General Lease No. 283, Hawaii Public Housing Authority - Ulu Ke Kukui Transitional Housing Program, Waianae, Oahu, TMK (1)87010030 (por.)

RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission (HHC) authorize a three-year extension of General Lease No. 283 to the Hawaii Public Housing Authority (HPHA) subject to the following conditions:

1. The term shall be extended for an additional three (3)-year period, commencing effectively as of October 16, 2018 and expiring as of October 15, 2021

2. All other terms and conditions of General Lease No. 283 shall continue and remain in full force and effect; and

3. The Chairman of the Hawaiian Homes Commission is authorized to set forth any additional terms and conditions which shall ensure and promote the purposes of the demised premises.

LOCATION

Waianae, Oahu identified as portion of Tax Map Key (1) 87010030.

AREA

Approximately six acres.

DISCUSSION

General Lease No. 283 (See Exhibit "A") was awarded to the State of Hawaii Department of Human Services, Hawaii Public Housing Authority, a State of Hawaii agency as Lessee, filed in the Office of the Department of Hawaiian Home Lands, and approved by the Hawaiian Homes Commission on August 19, 2008, for a term of ten (10) years commencing on October 16, 2008.
STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 17, 2018

To: Chairman and Members, Hawaiian Homes Commission

Through: Peter “Kahana” Albinio, Jr., Acting Administrator
Land Management Division

From: Kalei Young, Supervising Land Agent, Land Management Division

Subject: Approval to extend License No. 705 to the State of Hawaii, Department of Human Services, Kalaeloa, Island of O‘ahu, TMK No. (1) 9-1-013:024 (por.) and Wailuku, Maui (2) 3-4-11:32.

LICENSEE:
State of Hawaii, Department of Human Services (SOH, DHS)

RECOMMENDED MOTION/ACTION:

1. That the Hawaiian Homes Commission (HHC) grant its approval to amendment License No. 705 to the SOH, DHS that will extend its original term by five (5) years and also provide another five (5) year option to extend. This will allow the Licensee to use portions of Hawaiian home lands located at Kalaeloa, Oahu and in Wailuku, Maui to continue to operate a youth social services program in two 2,000 square foot, single story dwelling units that they constructed in 2008 (one on each island). The said License started on April 22, 2008 and expires April 21, 2018 (see exhibit “A“). The Licensee requests an extension to this term (see exhibit “B“). LMD proposes that the Terms and Conditions of License No. 705 remain the same except for those Terms & Conditions referred to in the following:

a) The license term shall be extended for an additional five (5)-year period retroactively commencing effective as of April 22, 2018 and expiring as of April 23, 2023. The term of the license can be extended for one (1) additional five (5)-year period at the option of the Chairman of the Hawaiian Homes Commission. Should LICENSEE consider this option, then LICENSEE must apply for the extension six (6) months prior to expiration of the term and the approval shall be subject to the Chairman’s review and evaluation of LICENSEE’s financial and operation status;

b) The monthly license fee for the extended term as recommended shall be established at a rate of THREE THOUSAND ONE HUNDRED SIXTY-ONE AND NO/100 DOLLARS ($3,161.00). (See Exhibit “C” for fee calculations);

c) Except as modified herein, all other terms and conditions of License Agreement No. 705 shall continue and remain in full force and effect; and

d) The Chairman of the Hawaiian Homes Commission is authorized to set forth any additional terms and conditions which shall ensure and promote the purposes of the demised premises.
LOCATION & SIZE OF PREMISES:

50,400 s.f. (1.15 acres) of Hawaiian home lands situated in Kalaeloa, Island of O‘ahu, identified as TMK No. (1) 9-1-013:024 (por.) and 8,154 s.f. (0.187 acres) of Hawaiian home lands located in Wailuku, Maui identified as (2) 3-4-11:32 (see exhibit D).

DISCUSSION:

License No. 705
Since April of 2008, this Licensee has been a trouble-free tenant. The Licensee’s Ke Kama Pono program (KKP) works with male youths between the ages of 13 through 17 as directed by the Family Court judiciary system. These youths are primarily run-aways, truants, and other minor offenders. The Oahu facility has 12 beds; the Maui facility has 8 beds. KKP has remained steadfast in using a Native Hawaiian cultural platform to rehabilitate every individual that enters the program. Values such as Lōkahi, Pono, Po‘okela, Mālama, and Aloha are recited daily as a reminder to “do the values and not just speak it.” KKP makes it clear that they address the needs of all adjudicated male teens. However, their preference has always been to provide guidance and mentorship to those of Native Hawaiian ancestry first. For more information on the program, please read the attached pamphlets authored by program director Dr. Michael Kahue (see exhibit “B”).

PLANNING AREA:

Ewa Moku, Honouliuli Ahapua‘a (Oahu) and Wailuku Moku (Maui)

LAND USE DESIGNATION:

Industrial. Oahu Island Plan (2014), Figure 5.5, Honouliuli Ahapua‘a-Kalaeloa Planning Area Land Use Designation. Commercial, Maui Island Plan, Figure H (2004) The Licensee’s usage, community usage, does not comply with Department of Hawaiian Home Land’s land designation. (see exhibit “D”)

CURRENT STATUS:

Actively used by this permittee.

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:

Triggers:

Use of State Lands

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. This licensee has completed an environmental assessment.

CONSISTENCY WITH DHHL PLANS, POLICIES AND PROGRAMS

DHHL General Plan (2002)
The recommended disposition is consistent with the following General Plan goals and objectives:
Item No. F-3
Approval to extend License No. 705, to the State of Hawaii, Department of Human Services, Kalaeloa, Island of O‘ahu, TMK No. (1) 9-1-013:024 (por.) and Wailuku, Island of Maui (2) 3-4-011:032.

Amendment made to Item No. F-3 as approved by the HHC this morning (7/17/18).

Per HHC action condition No. 1, (a) and (b) as referenced in the original submittal shall be struck and revised as follows:

1. That the Hawaiian Homes Commission (HHC) grant its approval to amend License No. 705 to the SOH, DHS that will extend its term for an interim period of ELEVEN (11) months, commencing retroactively from April 22, 2018 and expiring on March 31, 2019. This will allow the LICENSEE to use the facilities located on portions of Hawaiian home lands situated at Kalaeloa, O‘ahu, TMK (1) 9-1-013:024(por.) and Wailuku, Maui, TMK (2) 3-4-011:032, to continue its respective youth social services program with its current program vendors.

   a) The interim period as proposed allows for the LICENSEE to satisfy its current contract expiring effective as of March 31, 2019 with existing vendors (Partners in Development & Salvation Army) and concurrently conduct its procurement process to secure a program vendor.

   Prior to the interim period expiring and LICENSEE’s completion of its procurement process, LICENSEE shall submit a request no later than December 31, 2018, to extend the license term for an additional five (5) year period commencing as of April 1, 2019 and expiring March 31, 2024.

   b) The monthly license fee for the interim period shall remain at its existing rate of $895.00. The respective charges is applied as follows $875.00 for Kalaeloa, O‘ahu site and $20.00 for Wailuku.

   Conditions (c) and (d) shall remain as drafted.
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.

Ewa Regional Plan (2009), Central Maui Regional Plan (2004)

Ewa & Central Maui - This disposition is for community use and is not consistent with the Oahu & Maui Island plans which designate these parcels for industrial and commercial use.

Program Plans

Water Policy Plan (2014)

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


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

AUTHORITY / LEGAL REFERENCE:
In accordance with the provisions of Section 207 (c) (1) of the Hawaiian Homes Commission Act, 1020, as amended. The procedures to implement this or similar type licenses is found in Sections 10-4-21, of the Department of Hawaiian Home Lands Administrative Rules, 1998, as amended.

RECOMMENDATION:

Land Management Division respectfully requests approval of the motion as stated.
STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

LICENSE AGREEMENT NO. 705

THIS LICENSE made and issued this 22nd day of April, 2008, between the State of Hawaii, by its DEPARTMENT OF HAWAIIAN HOME LANDS, whose principal place of business is 1099 Alakea Street, Honolulu, Hawaii and whose mailing address is P. O. Box 1879, Honolulu, Hawaii 96805, hereinafter called "LICENSOR", and the State of Hawaii, by its DEPARTMENT OF HUMAN SERVICES, whose place of business is 1390 Miller Street, Suite 209, Honolulu, Hawaii and whose mailing address is P. O. Box 339, Honolulu, Hawaii 96809-0339, hereinafter called "LICENSEE."

WITNESSETH THAT:

WHEREAS, LICENSOR, pursuant to the authority granted to it by Section 207(c)(1)(A) of the Hawaiian Homes Commission Act, 1920, as amended (HHCA), is authorized to grant licenses for the use of Hawaiian home lands for public purposes;

WHEREAS, LICENSOR has determined that the license established herein is essential for the construction, operation, maintenance and management of Child Caring Institutions (CCIs), also referred to "Safe Houses", and programs consistent therewith as administered by LICENSEE; and

WHEREAS, the license is not detrimental to LICENSOR and/or its beneficiaries because the services and programs offered by the CCIs will be provided to predominantly Hawaiian youth.

NOW, THEREFORE, LICENSOR, in consideration of the rent to be paid and the terms, covenants and conditions herein contained to be kept, observed and performed on the part of LICENSEE, its successors and approved assigns, hereby grants and conveys unto LICENSEE an exclusive right and privilege (hereinafter "License") to use Hawaiian home lands located at Kalaeloa, Oahu, identified as a portion of Tax Map Key No. (1)9-1-13:24, containing a land area of approximately 50,400 square feet (1.157 acres), shown as the diagonally lined area on Exhibit "A"; and at Wailuku, Maui, identified by Tax Map key No. (2)3-4-11:32, containing a land area of approximately 8,154 square feet (0.187 acres, shown as the
diagonally-lined area on Exhibit "B"; attached hereto and made a part hereof; hereinafter referred to as "Premises A" and "Premises B", respectively, or "Premises", jointly.

TO HAVE AND TO HOLD the same unto LICENSEE, its successors and approved assigns, for a term of ten (10) years, commencing on the date this License is first executed by LICENSEE, said date being April 22, 2008, and ending on April 21, 2018, unless sooner terminated or extended as hereinafter provided. Upon the request of LICENSEE, and at the sole discretion of LICENSOR, the term of the License may be extended by LICENSOR.

AND LICENSEE hereby covenants with LICENSOR, that:

1. RENT. As approved by the Hawaiian Homes Commission (HHC) at its meeting on March 18, 2008, the annual rent for the term of the License shall be $10,500.00 for Premises A and $240.00 for Premises B. Total combined rent shall be $10,740.00 per annum, payable by LICENSEE in installments of $895.00 per month, due on the first day of each month. Should LICENSEE request a change in the purpose for which the License is issued (see below), or an extension of the License beyond the initial term, the rent and other conditions may be renegotiated.

2. PURPOSE. The only purpose for which Premises shall be used is for the construction, operation, management and maintenance of CCIs. Other uses consistent with the operation of CCIs shall be allowed, however, no other uses shall be permitted without the prior written approval of LICENSOR.

3. SANITARY CONDITION AND WASTE. LICENSEE shall keep the Premises and the improvements thereon in a clean, sanitary and orderly condition, and shall not make, permit or suffer, any waste, strip, spoil, nuisance or unlawful, improper or offensive use of the easement area.

4. CONDEMNATION. If at any time the Premises across which this License extends, or any part thereof, shall be condemned or taken for any public project by a governmental authority, LICENSEE shall have the right to claim and recover from the condemning authority, but not from LICENSOR, such compensation as is payable for the License and LICENSEE'S improvements, if any, used in connection with this License, which shall be payable to LICENSEE as its interests appear.

5. OWNERSHIP OF EXISTING IMPROVEMENTS. All improvements existing on the Premises at the time of commencement of this
License shall be the property of LICENSOR. LICENSEE shall maintain all existing improvements in good order and condition, reasonable wear and tear excepted. If, upon termination, LICENSOR determines that any of the improvements, including those that existed prior to issuance of the License, are in poor condition and have little or no economic value, LICENSOR shall have the option to require that LICENSEE remove such improvements at LICENSEE’S cost and restore the area to a condition as good as or better than that which existed prior to the issuance of the License. If LICENSEE fails to remove such improvements as required by LICENSOR, LICENSOR may remove the same and charge the cost of removal and storage, if any, to LICENSEE.

6. CONSTRUCTION OF NEW OR ADDITIONAL IMPROVEMENTS. LICENSEE shall undertake no new or additional construction until LICENSOR has reviewed and given its written approval of LICENSEE'S construction plans. All buildings, structures or other major improvements that LICENSEE constructs on the Premises, after receiving LICENSOR'S written approval thereof, shall remain the property of LICENSEE and LICENSEE shall have the right, prior to termination of this License, or within such additional period as LICENSOR in its reasonable discretion may allow, to remove such improvements and personal property from the Premises; provided that in the event LICENSEE shall fail to so remove such property within thirty (30) days after written notice to remove, LICENSOR may at its option retain said property or remove the same and charge the cost of removal and storage, if any, to LICENSEE.

7. DUE CARE AND DILIGENCE. LICENSEE shall use due care and diligence in the construction, installation, modification, repair, maintenance, and operation of the improvements and shall keep the Premises in good, safe condition and repair.

8. MAINTENANCE OF PREMISES. During the term of this License, LICENSEE shall repair and maintain all improvements heretofore and hereafter erected upon the Premises; shall keep the Premises and all improvements thereon in a strictly clean and sanitary condition; shall comply with all laws, ordinances, rules and regulations of governmental agencies that are applicable to the Premises and improvements; and shall make good, at its own cost and expense, all defects within sixty (60) days after receipt of written notice by certified mail to the last known address of LICENSEE.
9. HAZARDOUS MATERIALS. LICENSEE shall not cause or permit the escape, disposal, or release of any hazardous materials. LICENSEE shall not allow the storage or use of such materials in any manner not sanctioned by law or by the highest standards prevailing in the industry for the storage and use of such materials, nor allow to be bought onto the premises any such materials except to use in the ordinary course of LICENSEE'S business, and then only after written notice is given to the LICENSOR of the identity of such materials and upon LICENSOR'S consent, which consent may be withheld at the LICENSOR'S sole and absolute discretion. If any lender or governmental agency shall ever require testing to ascertain whether or not there has been any release of hazardous materials by LICENSEE, then LICENSEE shall be responsible for the costs thereof. In addition, LICENSEE shall execute affidavits, representations and the like from time to time at LICENSOR'S request concerning LICENSEE'S best knowledge and belief regarding the presence of hazardous materials on the Premises placed or released by LICENSEE.

LICENSEE, to the extent permitted by law, agrees to indemnify, defend, and hold harmless LICENSOR, its officers, employees, and agents from and against all liability, loss, damage, cost, and expense, including all attorney's fees, and all claims, suits, and demands therefore, arising out of or resulting from and use or release of hazardous materials on the Premises occurring while LICENSEE is in possession, or elsewhere if caused by LICENSEE or persons acting under LICENSEE. These covenants shall survive the expiration or earlier termination of the License.

For the purpose of this License, the term "hazardous material" as used herein shall include any substance, waste or material designated as hazardous or toxic or radioactive or other similar term by any present or future federal, state or local statutes, regulation or ordinance, such as the Resource Conservation and Recovery Act, as amended, the Comprehensive Environmental Response, Compensation, and Liability Act, as amended, and the Federal Clean Water Act, as amended from time to time, and also including but not limited to petroleum, petroleum based substances, asbestos, polychlorinated-byphenyls ("PCB"), formaldehyde, and also including any substance designated by federal, state or local regulations, now or in the future, as presenting a risk to human health or the environment.

Prior to the termination of the License, LICENSOR, at LICENSOR'S option, may require that LICENSEE conduct a Level One
(1) Hazardous Waste Evaluation and conduct a complete abatement and disposal, if necessary, satisfactory to the standards required by the Federal Environmental Protection Agency, the Department of Health and LICENSOR.

10. ABANDONMENT. In the event either or both of the licensed areas, hereby granted, shall be abandoned or shall remain unused for a continuous period of one (1) year, all rights granted hereunder shall terminate, and LICENSEE shall remove its personal property and restore the Premises as nearly as is reasonably possible to the condition existing immediately prior to LICENSEE’S occupancy, the LICENSOR hereby consenting and agreeing to such removal. Failure of LICENSEE to remove its personal property and/or to restore the Premises within sixty (60) days after notification to do same from LICENSOR by certified mail at LICENSEE’S last known address, will constitute a breach and LICENSOR may thereafter remove LICENSEE’S personal property and/or restore the Premises to a condition similar to that existing immediately prior to installation or construction and LICENSEE will reimburse LICENSOR for all reasonable costs in connection with such removal and/or restoration.

11. BREACH. If LICENSEE shall fail to observe or perform any of the covenants, terms, or conditions herein contained, and on its part to be observed and performed, LICENSOR shall deliver written notice of the breach or default by service as provided by section 634-35 or 634-36 of the Hawaii Revised Statutes or by registered mail or certified mail to LICENSEE at its last known address, making demand upon LICENSEE to cure or remedy the breach or default within sixty (60) days from the date of receipt of the notice. Upon failure of LICENSEE to cure or remedy the breach or default within the time period provided herein or within such additional period as LICENSOR may allow for good cause, LICENSOR may terminate this License without prejudice to any other remedy or right of action.

12. RIGHT TO ENTER. LICENSOR or the County, and the agents or representatives thereof, shall have the right to enter and cross any portion of said Premises for the purpose of performing any public or official duties, provided, that in the exercise of such rights, LICENSOR or the County shall not interfere unreasonably with LICENSEE or LICENSEE’S use and enjoyment of the Premises.

13. TERMINATION. That upon the expiration, termination or revocation of this License, LICENSEE shall peaceably deliver unto LICENSOR possession of the Premises, together with all
improvements existing on the commencement date of this License, in good condition, except for normal wear and tear. If LICENSEE is not in default of the terms and conditions of this License, LICENSEE shall have the right to remove any or all of LICENSEE'S personal property from the Premises and should LICENSEE fail to remove such personal property, after notice thereof, LICENSOR shall have the right to retain or dispose of any or all said personal property or remove and place said personal property in storage. LICENSEE agrees to pay all cost of removal, disposal and/or storage of LICENSEE'S personal property not retained by LICENSOR.

14. EXTENSION OF TIME. That notwithstanding any provision contained herein to the contrary, wherever applicable, LICENSOR may for good cause shown, allow additional time beyond the time or times specified herein to LICENSEE, in which to comply with, observe and perform any of the terms, conditions and covenants contained herein.

15. SEVERABILITY. Whenever possible, each provision of this License shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this License should be prohibited, or invalidated under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity without invalidating the remaining provisions of this License.

16. SINGULAR/PLURAL. The singular or plural depends on its appropriate use.

17. AGREEMENT. This agreement shall be binding upon and inure to the benefit of the parties hereto and their respective legal successors and approved assigns.

18. SPECIAL CONDITIONS.

A. PERMITTEE'S use shall comply with all governmental laws, regulations, rules and requirements, pertaining to such use. PERMITTEE shall also comply with all governmental laws, regulations, codes, and ordinances pertaining to construction of the facility, including obtaining county permits.

B. The Premises and all improvements thereon are rented in "as is" condition.
C. Except by the License to be issued, DHHL's fee simple title to the Premises shall not be used as collateral for any mortgage or loan or otherwise alienated or encumbered in any way.

D. LICENSEE shall be responsible for all the cost of infrastructure needed for the facilities to be constructed, including utilities such as electricity, gas, water and telecommunications which shall be provided by Sandwich Isles Communications, Inc.

E. LICENSEE shall be responsible for the security of the licensed Premises and all of LICENSEE'S personal property thereon. LICENSEE shall be allowed to install a security system provided DHHL has reviewed and approved the type of system to be installed.

F. Unless LICENSEE obtains a waiver from the State Office of the Attorney General or another government agency having such authority, LICENSEE shall comply with Chapter 343 of the Hawaii Revised Statutes, as amended. Such compliance shall assess the impacts that the proposed development will have on the surrounding environment, such as traffic, parking, noise, etc.

G. LICENSEE shall comply with all federal, state and county regulations or requirements regarding environmental issues and the safe handling and disposal of toxic or hazardous materials. LICENSEE shall be responsible for environmental clean up of any contamination or hazardous materials found on the site that is caused by LICENSEE'S activities on the Premises.

H. LICENSEE shall not use the Premises as a residence for youthful offenders convicted of serious criminal or violent acts that may place others within the surrounding community at risk.
IN WITNESS WHEREOF, the parties hereto have caused these presents to be duly executed the day and year first above written.

Approved by the HHC at its meeting held on February 26, 2008

APPROVED AS TO FORM:

Deputy Attorney General
State of Hawaii

State of Hawaii
DEPARTMENT OF HAWAIIAN HOME LANDS

By

Micah A. Kane, Chairman
Hawaiian Homes Commission

Licensor

State of Hawaii
DEPARTMENT OF HUMAN SERVICES

By

Lillian B. Koller, Director

LICENSEE

APPROVED AS TO FORM:

Deputy Attorney General
State of Hawaii
January 28, 2018

Department of Hawaiian Homelands
RE: Renewal of Lease at 91-1071 Yorktown St. Kalaeloa, HI 96707

Dear Sir or Madam:

The Ke Kama Pono Safe House – O‘ahu Program (hereafter referred to as KKP) is a Youth Services Program that currently offers its services at 91-1071 Yorktown Street in Kalaeloa, O‘ahu, HI. This Program is funded by the Department of Human Services through its Offices of Youth Services (OYS) division and is one of the many Programs under the Partners In Development Foundation (PIDF) umbrella serving Native Hawaiians and Native Hawaiian communities throughout the State of Hawai‘i and abroad.

Since its inception in 2009, KKP has served 183 adjudicated youth between the ages of 13 – 17 with a cumulative 30% recidivism rate (55 of 183). (The National average for youth who recidivate is at an alarming 75%.) Of the 183 residents KKP has served since its inception, 40% are of Native Hawaiian ancestry (73 of 183) whereas the next largest group is at 17% (Micronesian population).

As of 12/31/17, KKP Program numbers for residents who have successfully completed the Program, graduated from high school or equivalent (GED, Cbase), and have gained successful employment in the local community are as follows:

- Completed the KKP Program successfully = 99 of 183 (54%)
- Graduated from High School or equivalent = 72 of 183 (39%)
- Gained successful employment locally = 73 of 183 (40%)

We are proud that our KKP Program in Kalaeloa has become a model program for other institutions. This can be attributed to the numerous activities offered, the nurturing staff on board, and the Native Hawaiian core values the Program teaches. In addition, we set high standards for each youth that enters the Program. By the time he is ready to leave and go home, he has gained home, school, and trade skills that will provide for a healthier, more promising future. Although our success rate has been honorable, we realize there is a tremendous need to reach the many others who fall through the “cracks” every day. Our State needs more Programs like KKP.

We are thankful you have allowed us the opportunity to lease the land at this site for the past 10 years, and it has come to our attention that this lease will expire in 2018. On behalf of DHS, OYS, and PIDF, we would like to ask for an extension to the current lease so that we may continue to serve at-risk youth here on O‘ahu through 2028 and beyond. Thank you for your assistance and attention to this matter.
The cultural component at KKP involves the teaching of traditional Hawaiian values through weekly workshops, the learning of Hawaiian colors, numbers, and mele, and the engagement of Hawaiian history and facts through monthly field trips to historical sites. Each resident is required to know the core values of Aloha, Lōkahi, Mālama, Pono, and Poʻokela, and then embrace each one by living it every day while in the program. These values are timeless and priceless, and have been used successfully by our ancestors to produce resilient and productive individuals. Weekly KKP workshops are centered on three distinct Native Hawaiian practices: Imu workshops, Loʻi maintenance, and the Voyaging (Waʻa) Project. All three are rich with learning opportunities and infused with traditions that instill respect, honor, unity, and a desire to care for others.

The end result is a high success rate for these young men. Ke Kama Pono measures its success through several venues, initially while the resident is enrolled and also after he completes the program. While in the program, each resident receives constant feedback about his attitude, behavior, and compliance as it pertains to the program’s policies and procedures. Promotions are granted if the resident meets or exceeds expectations, with each promotion having greater privileges than the previous. Demotions are given if the resident fails to comply, accompanied with the loss of such privileges. Upon graduating from the program, follow-up conference calls with both the resident and his legal guardian occur up to three years post-completion of the program. To date, these phone calls have indicated a low recidivism rate (31%) and a high employment or back-to-school rate (69%), signs that the Ke Kama Pono program is making ongoing positive influences in the lives of these adjudicated young men.

*All data used in this document is tabulated from Safe House records dated 07/2009 through 12/2017.*
Description of Program
Partners in Development Foundation's Ke Kama Pono Safe House - O'ahu

In 2009, Partners In Development Foundation (PIDF) was awarded a contract by the Offices of Youth Services (OYS) to manage and operate the Ke Kama Pono Safe House (KKP). This 12-bed facility houses young males (ages 13 to 17) of the juvenile justice system for a period of no less than six months. Over the past eight years, KKP has remained steadfast in using a Native Hawaiian cultural platform to rehabilitate every individual that enters the program. Values such as Lōkahi, Pono, Po'okela, Mālama, and Aloha are recited daily as a reminder to “do the values and not just speak it.”

We make it clear that we will address the needs of all adjudicated male teens. However, our preference has always been to provide guidance and mentorship to those of Native Hawaiian ancestry first. Based on our eight-year records, Native Hawaiian males who are part of the juvenile justice system have the highest percentage rate of recidivism (40%) among all ethnicities in the State of Hawai‘i. (The next highest group is the “other Pacific Islanders”, at 18%.)

Over the past eight years, KKP has mentored 183 teen males, of which 129 (70%) have successfully been discharged and have either returned to their home school or gained employment. * There are several reasons for our high success rate. It includes the effective youth mentoring component, the hands-on standards-based education, the family reunification component, the implementation of deep-rooted cultural values, and a safe, nurturing home environment. Together, this multi-faceted approach prepares each resident for successful re-entry into school and society, as well as successful reunification with family members.

The mentoring component is “strengths-based,” where residents have a wide variety of mentoring projects to engage-in with respected community mentors. As they become acquainted with each project, they are given the opportunity to embrace the trade they are most comfortable with. Carpentry, masonry, electrical, agriculture, aquaponics, culinary arts, landscaping, and natural farming are taught using a hands-on approach every week. Each mentor works alongside the residents, assuring all tools are used properly and safely.

The education component utilizes both a classroom setting and the outdoors. D.O.E. teachers, certified in both mainstream and Special Education areas, hold classes twice a week at Ke Kama Pono. All learning occurs with direct supervision at a 1:3 ratio (1 teacher per 3 residents), where each resident’s education level is properly addressed. The students’ work and grades are then submitted to each resident’s school counselor, and based on the recommendations by the KKP teachers, the resident’s school then awards credits as appropriate. Of the 183 youth who have come through the KKP program, 72 have attained their high school diplomas (or equivalent). *

The family reunification component is unique to KKP in that it involves the entire family and not just the resident. Our Program Case Manager meets with the family every month to identify what a healthy home environment should look like and how we might be able to assist in building family unity. The family is also reminded to stay involved with the resident’s progress as he proceeds through the program. Parents/guardians are also required to attend monthly parenting workshops held on-site, where they develop coping strategies and learn successful techniques on how to remain an involved parent. For the calendar year 2017, the KKP program had a 100% family involvement record in positively engaging every family with their child who entered the program.*
Ke Kama Pono Safe House - O'ahu
teaches young Hawaiian males how to be respectful, responsible, hard-working, and absorbing. As young learners, we want them to open their minds to numerous challenges and opportunities. Using Native Hawaiian cultural values as the platform, every resident lives the core values of Lōkahi, Mālama, Pono, Po'okela, and Aloha by putting them to practice with every activity, chore, and lesson.

Lo'i workshops occur every Wednesday. KKP residents help the Ho'oku'a'aina Project in Maunawili by clearing and restoring kalo mounds. A resident stated, “I had no idea this is how we get poi, and this is good poi too. I like this program because it's teaching me to be proud that I'm Hawaiian.”
Ke Kama Pono - O'ahu holds six (6) imu workshop activities a year. This is our way of assuring that each resident clearly understands the process and significance of doing an imu. The core values of Mālama, Lōkahi, Pono, and Po'okela reverberate as each stone is placed and each food item is prepared. Our imu site is located at the former Mtn. View Dairy in Wai'anae.

In 2017, the young men of Ke Kama Pono learned construction work and built a Hale Imu at our imu site in Wai'anae. With help from mentors of the Hawai'i Carpenters Union, the project took six weeks to complete. “This was fun. I always wanted to build something with my own two hands. When I graduate from this program I want to build something like this for my Dad.”
When a moku pe’a (sailing canoe) was donated to KKP in 2017, it brought us full-circle with providing yet another Native Hawaiian cultural project. This 45-foot vessel needed much repair work and it has opened a much-needed window to the ocean for our boys. Over the past 10 months the KKP boys have sanded, fiber-glassed, re-sanded, and painted the hull, mast, iako, and ama. What remains is to learn how to lash all the pieces together with rope, and set-up the mast and sails. “I can’t believe I got to put my name on this canoe. I want my parents to see our family name right here on this canoe.”
Mentorship projects to teach a variety of trades occur every week at Ke Kama Pono. Carpentry, masonry, flooring, and electrical are just a few of the numerous opportunities being provided to the residents at Ke Kama Pono. “I learned how to use all kinds of power tools to build sheds, bunk beds, tables, and even planter boxes. I’m hoping to get in to the Carpenters Union when I turn 18.”
License No. 705
State of Hawaii, Department of Human Services
Monthly Fee Calculation

County of Honolulu Real Property Tax Assessed Land Value $20,302,400
Entire parcel, Kalaeloa, TMK (1) 9-1-013:024
Lic. No. 705 Premises, Kalaeloa
$20,302,400 divided by 869,109 s.f. = $23.36 per s.f.,
$23.36 divided by 12 months = $1.94 per s.f.
$1.94 x a 5% capitalization rate = $0.09 cents per square foot
Kalaeloa parcel 50,400 s.f. x 0.09 = $4,536 per month

County of Maui Real Property Tax assessed land value $100
Entire parcel, Wailuku, Maui (2) 3-4-11:32
Lic. 705 Premises, Wailuku
8,154 s.f.
The Maui RPT office did not adequately assess this land,
therefore LMD used the Oahu Land value (.09 cents per s.f.) to calculate the monthly fee
8,154 s.f. X .09 = $733 per month

Combined Oahu and Maui monthly fee = $5,269
40% discounted rate given; 40% of program participants are Native Hawaiian
$5,269 less 40% = monthly fee = $3,161
### Previous Parcel
- **Parcel Number**: 910130240000
- **Owner Name**: HAWAIIAN HOME LANDS Fee Owner
- **Location Address**: 91-1071 YORKTOWN ST
- **Property Class**: COMMERCIAL
- **Land Area (approximate sq ft)**: 869,109
- **Land Area (acres)**: 19,952

### Assessment Information
- **Assessment Year**: 2018
- **Property Class**: COMMERCIAL
- **Assessed Land Value**: $20,302,400
- **Dedicated Use Value**: $0
- **Land Exemption**: $0
- **Net Taxable Land Value**: $1,595,500
- **Assessed Building Value**: $1,595,500
- **Building Exemption**: $0
- **Net Taxable Building Value**: $1,595,500
- **Total Property Assessed Value**: $21,897,900
- **Total Property Exemption**: $0
- **Total Net Taxable Value**: $21,897,900

2018 amended values not to be posted until new tax rates are processed on or after July 20.

### Appeal Information
- **Print Appeal Info**: No appeal information on parcel.

### Land Information
- **Property Class**: COMMERCIAL
- **Square Footage**: 869,109
- **Acreage**: 19.952

### Residential Improvement Information
- **Building Number**: 1
- **Occupancy**: 0
- **Framing**: 2009
- **Year Built**: 2,408
- **Effective Year Built**: 4
- **Square Feet**: 2
- **Bedrooms**: 0
- **Full Baths**: 1
- **Half Baths**: 0

### Commercial Improvement Information
- **Property Class**: COMMERCIAL
- **Building Card**: 2
- **Building Number**: 2
- **Improvement Name**: NARCON BLDG
- **Identical Units**: 0
- **Units**: 0
- **Structure Type**: COMMERCIAL C-3 (MAS)
- **Year Built**: 1950
- **Effective Year Built**: 1970

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### Residential Additions
- **First**: 2,408
- **Second**: 25
- **Third**: 35

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### Current Tax Bill Information

No Tax Information available on this parcel.

### 2017 Tax Payments

No Tax Information available on this parcel.

### Improvement Information

No improvement information available for this parcel.

### Accessory Information

No accessory information associated with this parcel.

### Recent Sales in Neighborhood

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### Permit Information

No permit information associated with this parcel.

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The Maui County Tax Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Website Updated: February 10, 2018

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http://qpublic9.qpublic.net/hi_mau_i_display.php?county=hi_mau_i&KEY=340110320000
STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

July 16-17, 2018

To: Chairman and Members, Hawaiian Homes Commission

From: Peter “Kahana” Albinio, Jr., Acting Administrator
Land Management Division

Subject: Annual Renewal of Right of Entry Permit(s), Oahu Island

RECOMMENDED MOTION/ACTION: That the Hawaiian Homes Commission (HHC) approve the following actions while developing a process to making short-term agricultural and pastoral land dispositions available to beneficiaries:

A) Renew all Oahu Island Right of Entry Permit(s) as listed on Exhibit “A” and identified by approximate location on the Oahu Island Map Exhibit “A-1” that are in compliance and issued temporary approvals, as of July 1, 2018.

B) The annual renewal period, shall be on a month-to-month basis, for up to twelve (12) months, but no longer than June 30, 2019.

C) Authorize the Chairman to negotiate and set forth other terms and conditions that may be deemed to be appropriate and necessary.

DISCUSSION

This submittal represents annual renewals for all O’ahu Island ROE permit(s) only, which shall effectively expire on June 30, 2019. As a means of maintaining a process by which PERMITTEE’S can be assured that their permits have been renewed, notification letters will be transmitted accordingly.

For information purposes Exhibit “A” references all Right of Entry Permits on O’ahu Island by order of commencement date, land use, then by acreage. While Right of Entry Permits generate additional revenue to the Trust, its primary purpose provides DHHL the ability to efficiently manage its lands through the issuance of these short-term dispositions which are typically not needed for longer-term dispositions (such as homesteading or general leases) over a 20-year time period or as dictated by DHHL’s respective island plans. DHHL’s total Oahu Island land inventory covers approximately 8,154.0 acres1 or 4% of DHHL’s statewide inventory. The short-term disposition(s) within the Oahu Island inventory cover approximately 1,773.0 acres or 22% of its inventory.

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1 DHHL Oahu Island Plan – Final Report, PBR Hawaii, July 2014
Right of Entry Permits help in having presence on DHHL lands thereby reducing costs for land management activity functions (i.e. signage, landscaping, fencing, removing trash and derelict vehicles, and prevents trespassing on unencumbered lands) that DHHL would bear if the lands were to sit vacant. Permitees are required to assume responsibility for the land, post insurance, indemnify the department, and manage and maintain the land.

Until improvements to the Revocable Permit Program can be implemented, this process will be used for Annual Renewals of these month-to-month ROE Permit dispositions.

The table below reflects the revenue generated from ROE permit(s) on Oahu Island, which is approximately 76.0% ($2,123,703) of the ROE total revenues ($2,803,945) that DHHL receives statewide. O‘ahu Island holds 54 of the 142 ROE permits Statewide which are used for various purposes outside of industrial/commercial use. Land Management Division (LMD) proposes an average increased rent of 4% to permitees whose land use is designated for commercial/industrial purposes.

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<td>Caretaker/Landscape</td>
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<tr>
<td><strong>Total</strong></td>
<td>$2,123,703</td>
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<table>
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<th>FY 2019</th>
<th>Total</th>
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<tr>
<td>Agriculture</td>
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<tr>
<td><strong>Total</strong></td>
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According to research done by Colliers International, (See Exhibit “B”) “the Oahu Industrial vacancy rate rose to 1.97% its highest level in two years at year end 2017 … average asking industrial base rents rose to their highest level in a decade at $1.30 per square foot per month…” In light of this research, LMD is recommending a 4% increase in rental rates.

For FY 2019, renewals for the 54 Right of Entry Permits located on O‘ahu Island total annual rent revenue of $2,167,497 as referenced in the table above. Rental fees for agricultural and pastoral use permits vary and are typically established at less than fair market rates (discounted) but not less than $240/annum due to various site issues such as, insufficient/no infrastructure, no legal access, substandard lot size or irregular shape, etc.

The Commission has requested that the department consider the use of available lands that are currently issued ROE’s to also be considered for short term general leases. These leases could range from 5 to 10 years, and relieve the department from the annual renewal process, and may result in increased lease rents and better site control.
To achieve this outcome the department is strictly guided by authorities under §204(a)(2), HHCA, 1920, as amended, and §171, HRS, as amended. These authorities provide general lease guideline processes to consider. While this process is under consideration, ROE’s are about to expire and the department is concerned and would like the Commission to consider renewing the O‘ahu list of ROE’s as the short term general lease policy is reviewed.

AUTHORITY / LEGAL REFERENCE:

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

RECOMMENDATION:

Land Management Division respectfully requests approval of the motion as stated.
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Denotes Beneficiary
Market Summary

Oahu's industrial market loss of 38,942 square feet of occupancy during the fourth quarter, as vacancy rates rose to 1.97%, its highest level in two years.

This is the third consecutive quarterly increase in vacancy rates as more than 157,000 square feet of negative net absorption was recorded for the year.

Positive gains in tourism expenditures for the first nine months of 2017 helped to boost wholesale revenues which rebounded strongly with an 18.4% jump over last September's sales revenues.

Mirroring wholesale revenues, contracting sales also posted a healthy 3.14% gain over last year's September year-to-date levels.

Direct weighted average asking industrial base rents rose to their highest level in a decade at $1.30 per square foot per month, which reflects a gain of 7.4% over last year's average rent levels.

While there are the beginnings of some speculative development that will start in 2018, it is unclear if these development efforts will be enough to create meaningful change to the market with a sub-2% vacancy rate.

Industrial Net Absorption vs. Vacancy Rate

Wholesale Sales (September YTD)
STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 16-17, 2018

To: Chairman and Members, Hawaiian Homes Commission

From: Peter “Kahana” Albinio, Jr., Acting Administrator
Land Management Division

Subject: Issuance of Non-Exclusive License as Easement for Driveway and Utility
(Water/Sewer)Connections to Gentry KGC, LLC, Kapolei, Island of O’ahu, TMK
Nos.(1)9-1-151:055(por.)

APPLICANT: GENTRY KGC, LLC., hereinafter referred to as “GKGC”

RECOMMENDED MOTION/ACTION: That the Hawaiian Homes Commission (HHC) authorize the issuance of a non-exclusive license as easement to GKGC, as LICENSEE, to install, repair, operate and maintain driveway and utility (water & sewer) connection improvements traversing over, under and across portions of Hawaiian home lands identified by TMK No.: (1)9-1-151:055 as proposed.

Approval and issuance of this non-exclusive license as easement shall be subject to the conditions as stated in Exhibit “A.” For clarification purposes, Condition No. 5 specifically is RE-STATEd and additional assurances provided as follows:

1. The Licensee shall remit a one-time fee of NINETY-SIX THOUSAND AND NO/100 DOLLARS ($96,000.00) for this non-benefit, non-exclusive license easement area, for up to a ten (10) year period instead of the $800.00/mo fee as proposed for a portion of the maintenance of the Kanehili Subdivision roadways. The one-time fee shall become immediately due and payable upon the license being fully executed by both licensee and licensor.

LICENSEE shall support LICENSOR with the dedication of said driveway and utility infrastructure to the Honolulu City and County. Should the dedication of the driveway and utility infrastructure be accomplished prior to the ten (10) year license term effectively expiring, the fund balance remaining of the one-time fee for the period between the utility infrastructure dedication and license expiration shall be refunded to the LICENSEE immediately.

However, should the anticipated driveway and utility infrastructure dedication fail to materialize within the license term as proposed above, the terms and conditions of the license shall be re-negotiated accordingly.

Item No. F-5
The fee as established is derived by DHHL’s current monthly expenditures totaling approximately $4,000.00 for roadway utility maintenance (street lights - $2,000.00 and maintenance and landscaping - $2,000.00) within the Kanehili Subdivision. DHHL proposed a cost sharing in its expenditures and used the following formula in determining the fee:

403 - homes at full build-out within DHHL’s Kanehili Subdivision
66 – homes at Kealii by Gentry
Therefore, 66/403 or 16.4 ratio rounded up to 20%
$4,000 x 20.0% = $800.00/mo

Further, Licensee has agreed and acknowledged through the Subdivision Utility-Connection Agreement (“SUCA”) executed and made effective as of May 15, 2017, by and between the Kanehili Community Association, a Hawaii nonprofit corporation, Kapolei Community Development Corporation, a Hawaii nonprofit corporation, and Gentry KFC, LLC, a Hawaii limited liability company. The costs for the following improvements will be borne solely by GKGC as follows;

1) $40,000 – Kanehili Community entrance sign;
2) $8,000 – KCDC community center air-conditioning units; and
3) $208,000 – construction improvements to cul-de-sac on Kumuaikau Street, specifically TMK Nos. 191153067 & 191151055

$256,000 – TOTAL

2. LICENSEE provide assurances as follows:

a.) That all necessary re-pavement work to impacted roads within the Kanehili Subdivision be paved from curb-to-curb in accordance with all approved government agency (city/state/federal) standards;

b.) The construction improvements to cul-de-sac on Kumuaikau Street provide for two (2) 5,000/sf minimum size construction ready lots with necessary utility infrastructure; and

c.) Reimburse DHHL in the amount of $2,618.00 for procuring an evaluation and consulting opinion as to the reasonableness of the cost of the proposed easement right traversing over, across, and under a portion of Hawaiian home lands, situated in Kapolei, as rendered by the Valuation and Advisory Service of CBRE, Inc.

DISCUSSION:

Since being deferred by the HHC at its regularly scheduled monthly meetings on June 20-21, 2016, & December 18-19, 2017, Agenda Item No. F-1 (See Exhibit “A”), LMD is respectively presenting this Agenda Item No. F-5 again for consideration.

Pursuant to the noted discussion at the December 18-19, 2017, HHC meeting on the subject Agenda Item No. F-1 (See Exhibit “B”), Chair Masagatani ended the discussion by noting that some outstanding issues need to be further analyzed. On that note the Office of the Chairman
tasked LMD to procure a consulting contract that would evaluate and provide a consulting opinion as to the reasonableness of the cost of the proposed easement right as described and outlined in the submittal.

Based on the analysis and consulting opinion as prepared by CBRE (See Exhibit “C”) it concluded that the compensation proposed by Gentry and described in LMD’s respective December 18-19, 2017, Agenda F-1 submittal is reasonable and supported by both quantitative and qualitative analysis. Further, the access easement as proposed should it be approved by the HHC under a license would provide current and meaningful economic benefit to DHHL without causing meaningful disutility or liability to DHHL.

AUTHORITY / LEGAL REFERENCE:

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

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

RECOMMENDATION:

Land Management Division respectfully requests approval of the motion as stated
STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

December 18-19, 2017

To: Chairman and Members, Hawaiian Homes Commission

From: Peter “Kahana” Albinio, Jr., Acting Administrator
Land Management Division

Subject: Issuance of Non-Exclusive License as Easement for Driveway and Utility (Water/Sewer)Connections to Gentry KGC, LLC, Kapolei, Island of O’ahu, TMK Nos.(1)9-1-151:055(por.)

APPLICANT: GENTRY KGC, LLC., hereinafter referred to as “GKGC”

RECOMMENDED MOTION/ACTION: That the Hawaiian Homes Commission (HHC) authorize the issuance of a non-exclusive license as easement to GKGC, as LICENSEE, to install, repair, operate and maintain driveway and utility (water & sewer) connection improvements traversing over, under and across portions of Hawaiian home lands identified by TMK No.: (1)9-1-151:055 as proposed.

The original LMD Agenda Item No. F-1 (See Exhibit “A”) as presented to the HHC at its regularly scheduled monthly meeting held on June 20-21, 2016, was deferred for purposes of providing GKGC the opportunity to address the impact its proposed single-family residential cluster development would bring to the Kanehili Hawaiian Homestead Community subdivision.

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

1. Easement will comprise a land area containing approximately 0.145-acres (6,300 SF), more or less, of Hawaiian home lands further described as the Kealii Site Plan and delineated in Exhibit “B-1, B-2, & C-1, C-2, C-3” attached hereto;

2. The license will be issued for a term to not exceed ten (10) years commencing as of the date that the license is fully executed by both parties. It is LICENSOR’S intent to have this public roadway system within the Kanehili subdivision dedicated within a ten (10) year time table from the issuance and full execution of this license to the Honolulu City and County. This License shall immediately expire at such time that the public roadway and utility easements within the roadway is recognized, dedicated and accepted by the Honolulu City and County for installation, repair, operation and maintenance.
3. The Licensee shall remit a non-refundable processing and document fee in the amount of $275.00;

4. Use of the licensed area will be used strictly for the driveway and utility (water & sewer) connection improvements as proposed and for no other purposes whatsoever;

5. The Licensee shall remit a monthly fee of ($800.00) EIGHT HUNDRED AND NO/100 DOLLARS for this non-benefit, non-exclusive license easement area, for up to a ten (10) year period (a total not to exceed $96,000.00) or until the roadway is dedicated to the Honolulu City and County whichever comes first, for a portion of the maintenance of the Kanehili Subdivision roadways. Monthly payments shall become immediately due and payable once the Gentry (Kealii) roadways are connected and open to traffic. Moreover, the total value of the roadway area in not material as the entire roadway value as assessed by the City & County of Honolulu RPT was assessed at $9,500.00. which is approximately $0.01/sf. Or for the 6,250 sf easement area the approximate cost would be $62.50. Should the anticipated road dedication fail to materialize, the license fee shall then be re-determined accordingly.

The fee as established is derived by DHHL’s current monthly expenditures totaling approximately $4,000.00 for roadway utility maintenance (street lights - $2,000.00 and maintenance and landscaping - $2,000.00) within the Kanehili Subdivision. DHHL proposed a cost sharing in its expenditures and used the following formula in determining the fee:

403 - homes at full build-out within DHHL’s Kanehili Subdivision
66 – homes at Kealii by Gentry
Therefore, 66/403 or 16.4 ratio rounded up to 20%
$4,000 x 20.0% = $800.00/mo

Further, Licensee has agreed and acknowledged through the Subdivision Utility-Connection Agreement ("SUCA") executed and made effective as of May 15, 2017, by and between the Kanehili Community Association, a Hawaii nonprofit corporation, Kapolei Community Development Corporation, a Hawaii nonprofit corporation, and Gentry KFC, LLC, a Hawaii limited liability company. The costs for the following improvements will be borne solely by GKGC as follows;

1) $40,000 – Kanehili Community entrance sign;
2) $8,000 – KCDC community center air-conditioning units; and
3) $208,000 – construction improvements to cul-de-sac on Kumaikau Street, specifically TMK Nos. 191153067 & 191151055

$256,000 – TOTAL

6. Licensee’s intended driveway and utility (water & sewer) connection improvement plans shall conform to federal, state and county (government agencies) standards. Licensee shall obtain applicable permits and approvals from government agencies prior to the commencement of any work on the property that requires such permits and approvals;
7. Licensee shall act as a good neighbor to the adjoining DHHL residential subdivision who will share the easement area and is responsible for general maintenance of the area;

8. Any construction or alteration of the easement area shall require DHHL approval;

9. The Chairman of the Hawaiian Homes Commission and/or the Hawaiian Homes Commission is authorized to impose such other conditions deemed prudent and necessary to serve the best interests of the trust and its beneficiaries; and

10. The license document will contain the standard terms and conditions of similar licenses issued by DHHL and shall be subject to review and approval by the Department of the Attorney General.

LOCATION:

Portion of Kapolei, Island of O’ahu, identified as Tax Map Key: (1)9-1-151:055(por.)

AREA:

6,300 square feet or 0.145 acres

DISCUSSION:

Based on the deferral of action by the HHC at its meeting of June 20-21, 2016, GKG, over the course of over twelve months since the aforementioned meeting reached out and met with KCA and KCDC respectively to address the “impact to community” concerns they had with TGC’s proposed single-family residential cluster development project.

As a result, the parties were able to reach an agreement attached hereto under Exhibit “D”, more specifically described as the Subdivision Utility-Connection Agreement made effective as of May 15, 2017.

FEE:

On behalf of GKG, Quentin Machida indicated in his email dated December 7, 2017 (See Exhibit “E”), that the SUCA provides for Gentry to absorb improvement costs estimated at just over $400,000 which would directly benefit the Trust and its beneficiaries. The improvements include KCDC air-conditioning units for its community center ($8,000), Kauhili subdivision entrance sign ($40,000), and construction improvements to the 3rd cul-de-sac on Kumu Street ($298,000). Given these foregoing estimated costs, LMD proposed license fee as referenced and more specifically described above in condition No. 5 above is prudent and reasonable.

PLANNING AREA:
Kapolei

**LAND USE DESIGNATION:**

Undesignated

**CURRENT STATUS:**

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

**CHARACTER OF USE:**

Utility Use Purposes

**CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:**

**Triggers:**

Use of State Lands

**Exemption Class No. & Description:**

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

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

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

Land Use Planning

Goals:

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

Objectives:

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

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

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

Program Plans

Water Policy Plan (2014)
While the license agreement does not specify activities that would implement DHHL’s Water Policy Plan, it is anticipated that renovations facilitated by the granting of the license will include water conservation measures to make the facility more efficient in the use of water if necessary.

Ho’omaluō Energy Policy (2009)

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

AUTHORITY / LEGAL REFERENCE:

§ 207(c)(1)(A) of the Hawaiian Homes Commission Act, 1920, as amended, authorizes the department to grant licenses for the use of Hawaiian Home Lands for public purposes.
§ 10-4-22 of the DHHL Administrative Rules authorizes the issuance of licenses for public purposes, as easements in perpetuity or shorter term, subject to the easement being reverted to the department upon termination or abandonment.

RECOMMENDATION:

Land Management Division respectfully requests approval of the motion as stated
STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

June 20-21, 2016

To: Chairman and Members, Hawaiian Homes Commission

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

Subject: Issuance of Non-Exclusive License as Basement for Driveway and Utility
        (Water/Sewer) Connections to The Gentry Companies, Kapolei, Island of O‘ahu,
        TMK Nos. (1) 9-1-151:055(port.) and :056(port.)

APPLICANT:

The Gentry Companies “TGC”

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

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

1. Easement will comprise a land area containing approximately 0.15-acres (6,563 SF), more or less, of Hawaiian home lands further described and delineated in Exhibit “A” attached hereto, as submitted by TGC;

2. The Licensee shall remit a non-refundable processing and document fee in the amount of $275.00;

3. Use of the licensed area will be used strictly for the driveway and utility connection improvements as proposed and for no other purposes whatsoever;

4. The Licensee shall remit a one-time nominal consideration fee of ($32,815.00) THIRTY TWO THOUSAND EIGHT HUNDRED FIFTEEN AND NO/100 DOLLARS for this non-benefit, non-exclusive license easement area which shall become due and payable in full upon execution of the license document. The fee as established is based on current tax assessed values for the subject parcels as indicated by the 2016 Honolulu City and County Real Property Tax record information.
5. Licensee’s intended driveway and utility connection improvement plans shall conform to federal, state and county (government agencies) standards. Licensee shall obtain applicable permits and approvals from government agencies prior to the commencement of any work on the property that requires such permits and approvals;

6. Licensee shall act as a good neighbor to the adjoining DHHL residential subdivision who will share the easement area and is responsible for general maintenance of the area;

7. Any construction or alteration of the easement area shall require DHHL approval;

8. The Chairman of the Hawaiian Homes Commission and/or the Hawaiian Homes Commission is authorized to impose such other conditions deemed prudent and necessary to serve the best interests of the trust and its beneficiaries; and

9. The license document will contain the standard terms and conditions of similar licenses issued by DHHL and shall be subject to review and approval by the Department of the Attorney General.

LOCATION:

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

AREA:

6,563 square feet or 0.150 acres

DISCUSSION:

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

FEE:

The table below reflects the respective parcel classification and square footage per annum value, based on the City and County of Honolulu’s 2016 Real Property Assessment Division record. (See Exhibit “C”) Since the issuance of a perpetual license easement is being considered LMD established a one-time nominal fee based on the values as reflected in the table. LMD did not use
its standard 8% market rate of return calculation because the disposition as proposed is in perpetuity. Therefore, the one-time nominal fee was established at $32,815.00. This fee would be a direct benefit to the Trust and its beneficiaries.

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<th>City &amp; County of Honolulu Real Property Assessment Information - 2016</th>
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One-time Nominal Fee: $5.00 x 6,563/sf = $32,815

PLANNING AREA:
Kapolei

LAND USE DESIGNATION:
Undesignated

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

CHARACTER OF USE:
Utility Use Purposes

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:
Triggers:

Use of State Lands

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

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

CONSISTENCY WITH DHHL PLANS, POLICIES AND PROGRAMS

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

*Land Use Planning*

Goals:

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

Objectives:

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

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

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

*Program Plans*

Water Policy Plan (2014)
While the license agreement does not specify activities that would implement DHHL’s Water Policy Plan, it is anticipated that renovations facilitated by the granting of the license will include water conservation measures to make the facility more efficient in the use of water if necessary.

*Ho‘omaluhia Energy Policy (2009)*
While the license agreement does not specify activities that would implement DHHL’s Energy Policy, it is anticipated that renovations facilitated by the granting of the license will include energy conservation measures to make the facility more efficient in the use of energy if necessary.

AUTHORITY / LEGAL REFERENCE:

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

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

RECOMMENDATION:

Land Management Division respectfully requests approval of the motion as stated
October 16, 2015

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

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

Gentry KGC, LLC is proposing to develop a 16.9-acre single-family residential cluster development. The property is a long lineal undeveloped site located in Kapolei and is identified as TMK (1) 9-1-16; P0. 110 within Lot 6770 as shown on Map 571 of Land Court Application 1069. The eastern boundary of the project abuts the Department of Hawaiian Home Lands (DHHL) Kanehili Subdivision. This project will consist of 66 single-family dwellings, 58 of which will be market rate units, and eight (8) will be affordable homes. Gentry KGC, LLC is currently in the process of applying for a cluster housing permit from the City & County of Honolulu.

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

1. Driveway Connections to Kamakahaulei Street and Kaneohe Street as shown on enclosed Exhibits A, B, and C. When the Kanehili project was designed and constructed it was with the intent that Kamakahaulei Street and Kaneohe Street would serve as access to the subject property. The access at Kamakahaulei Street will require construction of a standard driveway and the relocation of an existing street light. The access at Kaneohe Street will require the construction of a driveway only. Impact to adjacent homeowners during construction of the driveway connections will be minimal.

2. Waterline Connections to Kamakahaulei Street and Kaneohe Street (Exhibits A, B, and C). Gentry KGC’s engineer has recommended connecting our project to the county potable water system via the existing waterlines within Kamakahaulei and Kaneohe Streets. A request was made of the Honolulu Board of Water Supply (BWS) on the availability of water to our proposed development. A copy of the BWS response letter regarding the adequacy of the existing water system is enclosed for your review (Exhibit D). Construction of the waterline connections will be done in a way to minimize any disruption to existing homeowners. All construction costs for these connections will be borne by Gentry KGC, LLC.
3. Sewerline Connection to the existing sewerline in Kinohiki Street (Exhibits A, B, and C). Gentry KGC's engineer has recommended connecting our project to the City sewer system through DHHL property to the existing sewer line within Kinohiki Street. The proposed sewerline would be located within a grassed swale area adjacent to the existing parking lot for the DHHL Hale Kalaniana'ole Office Building, and the Hawaiian Heritage Community Services Center. A new sewer manhole is proposed at the connection to the existing sewerline, and a sewer easement in favor of Gentry KGC, LLC would be required over the proposed alignment. Landscaping and irrigation disrupted by the construction of the proposed sewerline will be replaced by Gentry KGC, LLC. All costs for the construction of the sewer line, including landscape and irrigation replacement, will be borne by Gentry KGC, LLC.

4. When the Kamehala project was developed, Kumaa'uku Street was also intended to be an access to the subject property. However, it is our opinion that this access is no longer needed. We are proposing that this access be removed in its entirety from Kahalapoi Street (Exhibits B and F). After this roadway is removed, Kamehala Lot 314 could then be built on. The cost to remove this roadway will be borne by Gentry KGC, LLC. In addition to Lot 314, an additional lot could also be developed. In discussions with the City Traffic Review Branch, they are in agreement that this access is no longer necessary.

5. To accomplish, the utility and roadway connections plans will need to be developed by our civil engineering consultant. Subdivision actions will also be necessary for creation of easements, deletion of existing easements, and the removal of the portion of Kumaa'uku Street. All costs for these items will be borne by Gentry KGC, LLC.

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

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

Very truly yours,

GENTRY KGC, LLC

[Signature]
Michael L. Brant, P.E.
Vice President – Engineering

Attachments

(item no. 2-1 exhibit 20/3)
DEPARTMENT OF HAWAIIAN HOMELANDS
EXIST. KANEHILI SUBDIVISION

CONNECT TO EXIST. SEWER SYSTEM, CONSTRUCT NEW SWAHS OVER EXIST.

KINOIKI STREET

PROPOSED 10' WIDE SEWER EASEMENT
AREA: 8,490 S.F.

ITEM NO. F-1
EXHIBIT "B"
**HONOLULU CITY AND COUNTY**

**DEPARTMENT OF BUDGET AND FISCAL SERVICES**

**REAL PROPERTY ASSESSMENT DIVISION**

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**Appeal Information**

Print Appeal Information

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**Other Building and Yard Improvements**

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</tr>
<tr>
<td>04/19/2007</td>
<td>613940</td>
<td>SHELL ONLY</td>
<td>$ 1,500,000</td>
</tr>
</tbody>
</table>

**Sales Information**

<table>
<thead>
<tr>
<th>Sale Date</th>
<th>Sale Amount</th>
<th>Instrument #</th>
<th>Instrument Type</th>
<th>Instrument Description</th>
<th>Date of Recording</th>
<th>Land Court Document Number</th>
<th>Cart Page</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Print Sales Info**


**EXHIBIT C**

**ITEM NO. F-1**

12
91 1270 KINOIKI ST

General Information

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

Nearest Park:
show all addresses >>

Tax Bill Owner Information

<table>
<thead>
<tr>
<th>Name</th>
<th>Type</th>
<th>Address</th>
<th>Address 2</th>
<th>City State Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>HAWAIIAN HOME LANDS</td>
<td>Fee Owner</td>
<td>PO BOX 1879</td>
<td></td>
<td>HONOLULU HI 96805</td>
</tr>
<tr>
<td>WELLS FARGO BANK TRS</td>
<td>Leasee</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STATE OF HAWAI</td>
<td>Leasee</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2010 Census Information

- Tract Number: 008806
- Block Number: 3004
- Population (block): 0

Voting Information

- City Council Member: Kymberly Marcoa Pine
- Polling Place: Kapolei Elem Sch
- Address: 91-1159 Kamaha Lp
- Neighborhood: MAKAKILO/KAPOLEI/HONOKAI
- Board: HALE

School and Transit Information

- Elementary School: Mauka Lani/Kapolei show route
- High School: KAPOLEI show route
- Near Transit Route: Yes
- Near Bus Routes: 411, 41

Zoning and Flood Information

- Zoning (LUO) Designation: AG-1
- Chana Zoning Designation: Ineligible
- FEMA Flood Designation: D/X
- Tsunami Evacuation Zone: No

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

More info: ZONE INFO | BUILDING PERMITS | PROPERTY TAX


EXHIBIT "C"
undefined

General Information
TMK: 91151055:0000
Building Value: $0.00
Building Exemption: $0.00
Land Value: $8,500.00
Land Exempt: $9,500.00
Acres: 19
Square Feet: 0
Property Tax Class: Residential
City: Kapolei
Zip Code: 96707
Retailer Neighborhood: Kapolei

Nearest Park:

Tax Bill Owner Information
Name: HAWAIIAN HOME LANDS
Type: Fee Owner
Address: PO BOX 1878
City: HONOLULU
State: HI
Zip: 96805

2010 Census Information
Tract Number: 011500 / 008606 / 008608
Block Number: 2005 / 3003 / 3006
Population (block): 0 / 0 / 0

Voting Information
City Council Member: Kymberly Marcos Ping
Polling Place: Kapolei Elem Sch / Kahi Mohala
Address: 91-1159 Kamuela Lp / 81-2301 P St
Neighborhood Board: MAKAKILO-KAPOLEI-HONOKAI

School and Transit Information
Elementary School: Mauna Lani/Kapolei
High School: KAPOLEI CAMPBELL
Near Transit Route: Yes
Near Bus Routes: 411, 41

Zoning and Flood Information
Zoning (LUO) Designation: AG-1
Ohana Zoning Designation: Ineligible
FEMA Flood Designation: D / X
Tsunami Evacuation Zone: No

Page Tools: PRINT | BOOKMARK | EMAIL | STREETVIEW
More Info: ZONE INFO | BUILDING PERMITS | PROPERTY TAX

Information shown on these maps are derived from public records that are constantly undergoing change and do not replace a title survey and is Department of Planning & Permitting
655 S. King St. Ste 8, Honolulu, HI 96813
SUBDIVISION UTILITY-CONNECTION AGREEMENT

This Subdivision Utility-Connection Agreement ("Agreement") is made effective as of May 15, 2017 ("Effective Date") by Kānehili Community Association, a Hawaii nonprofit corporation ("Kānehili Association"), Kapolei Community Development Corporation, a Hawaii nonprofit corporation ("KCDC"), and Gentry KGC, LLC, a Hawaii limited liability company ("Gentry KGC").

Gentry KGC owns the real property designated as Tax Map Key No. (1) 9-1-016-228, consisting of approximately 16.928 acres ("Kealii Property"), located in Kapolei, Island of Oahu, adjacent to the Kapolei Golf Course.

Kānehili Association is an association of homeowners who hold Hawaiian homestead leases awarded by the Department of Hawaiian Homelands ("DHHL") to certain residential real-property lots ("Kānehili Subdivision") adjacent to the Kealii Property.

KCDC leases approximately one acre of the real property designated as Tax Map Key No. (1) 9-1-151-056, consisting of approximately 9.215 acres, located in Kapolei, Island of Oahu, which is adjacent to the Kealii Property and Kānehili Subdivision. KCDC operates the Kapolei Heritage Center located on this parcel.

Gentry KGC is developing a residential subdivision on the Kealii Property and wishes to obtain DHHL’s approval to connect to the roadways and certain utility infrastructure (collectively, "Connection Improvements") located in the Kānehili Subdivision. Before giving its approval, DHHL requested that Gentry KGC discuss the connections with Kānehili Association and KCDC. After discussing the connections, Kānehili Association and KCDC requested that Gentry KGC enter into this Agreement.

Therefore, Kānehili Association, KCDC, and Gentry KGC (collectively, "Parties") agree as follows:

1. **Approval of Connection Improvements.** Subject to the terms and conditions of this Agreement, Kānehili Association and KCDC approve and consent to construction of the Connection Improvements. Kānehili Association and KCDC acknowledge and agree that, before execution of this Agreement, Gentry KGC met with representatives of Kānehili Association and KCDC, and otherwise made personnel reasonably and sufficiently available to Kānehili Association and KCDC, to discuss any questions or concerns they may have had about the Connection Improvements.

2. **Gentry KGC’s Covenants.**

   (a) **Contribution for Air Conditioner for Kapolei Heritage Center.** Before commencing any construction in the Kānehili Subdivision for the Connection Improvements, Gentry KGC will contribute $8,000.00 to KCDC to purchase a new air-conditioner unit for the Kapolei Heritage Center.
(b) Progress Updates. Gentry KGC will provide status updates on the Connection Improvements to Kānehili Association and KCDC from time to time to keep them informed of the progress of the Connection Improvements.

(c) Disclosures to Kealii Property Buyers. Gentry KGC will disclose to purchasers of the lots in the Kealii Property subdivision that reasonable noise will originate from the Kapolei Heritage Center in the course of its operation as a community center.

(d) Traffic Calming. Gentry KGC will work with DHHL and the City & County of Honolulu to provide reasonable traffic-calming measures within the Kānehili Subdivision.

(e) Kānehili-Subdivision Entrance Sign. Gentry KGC will, at Gentry KGC’s cost, design and construct a community-entrance sign for the Kānehili Subdivision at the entrance to the subdivision from Kapolei Parkway.

(f) Parking During Construction. During construction of the Kealii Property, Gentry KGC will require all construction personnel to park within the Kealii Property and not in the Kānehili Subdivision.

(g) Dust Screen. Gentry KGC will construct a temporary dust screen along the border of the Kānehili Subdivision and the Kealii Property to reduce dust during construction on the Kealii Property.

(h) Damages. Gentry KGC will indemnify KCDC for actual damages incurred by KCDC as a direct result of construction of the Kealii project, including and not limited to construction or installation of utilities.

(i) Homeowner Claims. Gentry KGC will indemnify homeowners who give written notice to Gentry GKC within three months after the completion of the Kealii project for damage to their home and/or personal property as a direct result of construction of the Kealii project, within a period not to exceed three months after receiving written notice from such homeowners.

3. DHHL Requirements. The Parties acknowledge and agree that any additional requirements that DHHL may request with respect to the Connection Improvements will be handled in a separate agreement between DHHL and Gentry KGC. Gentry KGC will not be required to pay any other fees to Kānehili Association or KCDC with respect to the Connection Improvements.

4. Integration of Entire Agreement. This Agreement is the final, entire agreement among the Parties pertaining to the subject matter of this Agreement, and supersedes all previous agreements and understandings pertaining to this Agreement or its subject matter.

5. Amendment. This Agreement may not be amended or modified except by a written instrument executed by the Party against whom enforcement is sought.
6. **Counterparts.** This Agreement may be executed in counterparts. Signature pages may be delivered personally, by mail, or electronically.

*Signature page follows.*
Each Party is executing this Agreement effective as of the Effective Date.

Kānehili Community Association

By: __________________________
Printed Name: __________________________
Title: __________________________

Gentry KGC, LLC

By: __________________________
Printed Name: Robert W. Brant
Title: President/CEO

Kapolei Community Development Corporation

By: __________________________
Printed Name: __________________________
Title: __________________________
Each Party is executing this Agreement effective as of the Effective Date.

Kānehili Community Association

By: 
Printed Name: Randall Akau
Title: President

Gentry KGC, LLC

By: 
Printed Name: 
Title: 

Kapolei Community Development Corporation

By: 
Printed Name: Scott A. Abrego
Title: President
Aloha Kahana,

This email is to summarize our discussion regarding Gentry’s connection of roadway and utilities to Kānehili.

As we discussed, the roadway connection to Kānehili is something that the City and County of Honolulu required of both DHHL and Gentry to provide “connectivity” for the community. The DHHL roadways are intended to be Public roadways which will be maintained by the City and County of Honolulu. Roadway and utility maintenance will eventually fall under the City and County of Honolulu and maintenance of the roadways and utilities will be paid for through real property taxes. Gentry Keali‘i roadways will remain private but open to traffic. Keali‘i home owners will pay for the maintenance of roadways in the Keali‘i development.

Background

1) DHHL desire is to have Gentry participate in the cost of maintaining the roadways as it will take some time (years) before the roads will be accepted for dedication by the city.

2) DHHL monthly cost for the Kānehili roadways are approximately $4,000/month $2,000 for electricity for street lights and $2,000 for maintenance and landscaping. DHHL proposes to have Gentry share in the cost through a prorate share based on total units of the project. At build out there will be 403 homes in Kānehili and 66 homes at Keali‘i by Gentry. 66/403 or 16.4% ratio. DHHL proposes Gentry to subsidize 20% of the monthly cost or $800/month ($4,000 x 20%).

3) DHHL is also concerned about potential repairs that may need to be made in Kānehili.

4) DHHL calculated connection fee based on the fair market value of the portion of the roadway that the utilities occupy. The total value of the lot is not material as the entire roadway value as assessed was $9,500. Which is approximately .01 per square foot. Or for 6250 square foot area approximately $62.50.

5) Gentry’s plan is to connect both utilities and roadways to DHHL and in exchange pay for improvements to DHHL property to convert an unused connection point at Kamakaiku Street and provide 2 additional lots for DHHL.

6) Gentry will benefit from cost saving for connection of the sewer in Kinoiki street of an estimated $122,000. The improvements to Kamakaiku Street will cost approximately $330,000. Resulting in a net cost increase to Gentry of $208,000 to provide the 2 additional lots.

7) Gentry also executed an agreement with KCDC and Kānehili Association to provide certain items for the community including air conditioning for the KCDC Heritage Center in the amount of $8,000 and provide an entry sign for Kānehili at a cost to Gentry of approximately $40,000. The agreement also provides for certain disclosures to be made to future homeowners and Gentry assuming liability of any damage done to the Heritage Center or neighboring homes.

EXHIBIT "E"  
ITEM NO. F-1  
1
Summary

1) Gentry and DHHL agree that Gentry will improve the 2 additional lots on Kamakaiku Street at a cost to Gentry of $208,000. This cost will cover both the connection fee and provide for any future repairs that may be need in Kānehili. If Gentry was assumed to be responsible for 20% of the repair cost in Kānehili, this $200,000 would enable DHHL to make $1,000,000 ($1,000,000 x 20% = $200,000) of repairs to the roadways and utilities.

2) Gentry and DHHL also agree that Gentry will pay DHHL $800/month, for up to 10 years or until the roadway is dedicated which ever come first, for a portion of the maintenance of the Kānehili roadways. Payments will start once the Gentry (Keali‘i) roadways are connected and open to traffic. A total of up to $96,000.

3) Gentry to provide community benefits as agreed to in the “Subdivision utility connection agreement”. Approx. $48,000

Kahana hope this helps. Please let me know if there is anything else I can do. I spoke with Bob Brant and we will agree to the above as long as we can get this approved by the commission.

Thank You

Quentin Machida

Gentry Homes, Ltd.
733 Bishop Street, Suite 1400
Honolulu, Hawaii 96813
Phone (808) 599-8224
www.gentryhawaii.com

Mailing Address: P.O. Box 295, Honolulu, HI 96809

People building quality homes and communities for a better Hawaii.

This E-mail is confidential. It may also be legally privileged. If you are not the addressee, you may not copy, forward, disclose or use any part of it. If you have received this message in error, please delete it and all copies from your system and notify the sender immediately by return E-mail or by phone. Internet communications cannot be guaranteed to be timely, secure, error or virus-free. The sender does not accept liability for any errors or omissions. Any views expressed in this message are those of the individual sender, except where the sender specifies that he or she is acting on behalf of a Gentry entity and is authorized to do so. -Thank You www.gentryhawaii.com
ITEM J-8  Princeslehuana Kumaewakainakaleomomona – Waitlist (deferred)

RECESS  4:37 AM

RECONVENE  4:45 AM

LAND MANAGEMENT DIVISION

ITEM F-1  Approval to Issue a Non-Exclusive License as Easement for Driveway and Utility (Water/Sewer) Connections to Gentry KGC, LLC (GKGC), a Hawaii limited liability corporation Kapolei, Island of O'ahu, TMK Nos.(1)9-1-151:055(port.)

RECOMMENDED MOTION/ACTION
Acting Land Management Division Administrator Kahana Albinio presented the following:
That the Hawaiian Homes Commission (HHC) authorize the issuance of a non-exclusive license as easement to GKGC, as LICENSEE, to install, repair, operate and maintain driveway and utility (water & sewer) connection improvements 151 traversing 055 as over, proposed, under and across portions of Hawaiian home lands identified by TMK No.: (1)9-1-151:055 as proposed.

DISCUSSION
K. Albinio stated the original LMD Agenda Item No. F-1as presented to the HHC at its regularly scheduled monthly meeting held on June 20-21, 2016, was deferred for purposes of providing Gentry KGC, LLC (GKGC) the opportunity to address the impact its proposed single-family residential cluster development would bring to the Kanehili Hawaiian Homestead Community subdivision. Approval and issuance of this non-exclusive license as easement shall be subject to the revised conditions in the submittal.

K. Albinio introduced Quentin Machida of GKGC. Q. Machida stated he understood there were concerns about costs incurred prior to dedicating the roadways and costs related to dedicating the roadways. They are often tasked by the City to put in infrastructure meant for public use. The City grants connections to the infrastructure and GKGC doesn’t have much to say about it. The City doesn’t give them a choice. If they oversized infrastructure for a Department project, they would ask the Department to contribute. If it was existing infrastructure, they probably wouldn’t care too much if the Department were to hook up.

Chair Masagatani asked for the overall timeline of the project and if there is a cutoff date where if there is no agreement with DHHL, they will redesign the project. Q. Machida stated before GKGC purchased the parcel they asked DHHL for access and got a letter confirming it. They spent the last 2 years designing the roadways and infrastructure of the project. They are invested in the project and didn’t expect it to be as big of an issue as they are beginning to understand, it is for DHHL. They are open to what the Department has to say about it. City will force the road connection. He asked for consideration of the additional access to the subdivision for beneficiaries. From their view, it makes the most sense.

Chair Masagatani noted that given the lateness in the day, she doesn’t think the Commission is comfortable enough to render a decision either way. Before deferring the item, she asked if Commissioners had any questions or comments for Q. Machida.

Commissioner Ka'apu suggested staff and GKGC explore the scenario that the County doesn’t take over roadway.
11. Schaedel stated her concern and that of homestead leaders has been to ensure everything is done in the best interest of the beneficiaries. In Malu‘ohai the infrastructure costs for each lot were $69K. Eight years later, it was $100K for Kaupe‘a and then $125K for Kanelihi lots. Since it is not a community improvement, should there be cost sharing of infrastructure because the infrastructure is in already. Should there be some reimbursement to the trust?

Chair Masagatani asked if the infrastructure that was laid in Kanelihi has the capacity to take the additional sewage and water. Q. Machida stated he doesn’t think it was upsized, but in order to get the approval the wastewater connection had to be approved first.

Chair Masagatani asked for another analysis on cost sharing based on if the Kanelihi infrastructure couldn’t take on the additional connection. There is capacity that DHHL is arguably never going to recover because this subdivision is going in.

Commissioner Chin stated that Gentry estimated that it would have cost $330,000 to come in off Kapolei Parkway, and that Gentry discounted the development of the lots based on that estimate. They estimated a cost savings of $135K. Q. Machida stated the real cost for the 2 lots was somewhere around $330K and Community Planning estimated a cost savings of around $135,000 by connecting through Kanelihi instead of from Kapolei Parkway.

H. Schaedel asked if the request is not approved, how much would it cost to put in the utility from Kapolei Parkway to service the 66 homes? Q. Machida confirmed the sewer line will be cheaper through Kanelihi and added that HECO wants to make sure there is a loop to make the grid stable in that area.

Chair Masagatani thanked Q. Machida and the Gentry team for their patience but noted some outstanding issues that need to be further analyzed. She anticipated bringing the item back to the Commission in January 2018.

RECESS

5:24 PM
CONSULTING ANALYSIS OF THE PROPOSED DHHL / GENTRY ROADWAY EASEMENT

Department of Hawaiian Home Lands
91-5420 Kapolei Pkwy
Kapolei, Hawaii 96707
c/o Mr. Kahana Albinio

CBRE, Inc. File No. 18-251LA-1263

www.cbre.com/valuation
May 8, 2018

Department of Hawaiian Home Lands
91-5420 Kapolei Parkway
Kapolei, Hawaii 96707

c/o Mr. Kahana Albinio

RE: Consulting Analysis of the Proposed DHHL / Gentry Roadway Easement
   Kapolei, Honolulu County, Hawaii
   CBRE, Inc. File No. 18-251LA-1263

Dear Mr. Albino:

At your request and authorization, CBRE, Inc. has completed a defined-scope analysis of the proposed compensation to the Department of Hawaiian Home Lands "DHHL" in exchange for a non-exclusive license for a proposed in-roadway easement benefitting Gentry KFC, LLC "Gentry".

Our assignment is to evaluate the reasonableness of proposed compensation as summarized below:

- Site improvements with an estimated cost of $256,000.
- Maintenance reimbursement of $800 per month until the roadway is dedicated to the City and County of Honolulu by DHHL, but not to exceed 10 years.

This letter summarizes our study and pertinent findings. It is not intended to be an appraisal of any real property interest and is a preliminary analysis based on the limited time and materials made available.

Our client is the Department of Hawaiian Home Lands and the document is solely intended for use by the client in its internal decision-making process.

The scope of assignment is:

1. Summarize the pertinent facts regarding the affected properties, proposed easement, proposed compensation, and proposed on-going responsibilities.

2. Quantitative analysis of the proposed compensation, as previously defined, from the perspective of DHHL.

3. Qualitative analysis of the proposed compensation, as previously defined, from the perspective of DHHL.

4. Conclusion of the reasonableness of the proposed compensation.
SUMMARY OF FACTS

DHHL is the owner of TMK (1) 9-1-151-55 "DHHL Parcel", which is a private roadway within the Kanehili Subdivision in Kapolei, Hawaii that will eventually be conveyed to the City and County. Adjoining the Kanehili subdivision on its eastern boundary is TMK (1) 9-1-16-228 ("Gentry Parcel"), a 16.93-acre parcel owned by Gentry.

As shown in the attached annotated aerial maps, there are separate easements for water and sewer extensions to connect to existing lines under existing DHHL roadways, along with two small electrical connections abutting the Gentry Parcel.

The characteristics of the easements are summarized below:

<table>
<thead>
<tr>
<th>Characteristics of Easement</th>
<th>DHHLNL / Gentry Easement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Purpose</td>
<td>Access &amp; Utilities</td>
</tr>
<tr>
<td>Perpetual</td>
<td>Yes - Until DHHL Parcel is Dedicated</td>
</tr>
<tr>
<td>Exclusivity</td>
<td>Non-exclusive</td>
</tr>
<tr>
<td>Within Public Roadway</td>
<td>No</td>
</tr>
<tr>
<td>Grantee has right to construct, reconstruct, use, maintain, and repair</td>
<td>Unknown, by likely</td>
</tr>
<tr>
<td>Right of ingress and egress</td>
<td>Yes</td>
</tr>
<tr>
<td>Encumbers sub-surface</td>
<td>Yes for subsurface utilities</td>
</tr>
<tr>
<td>Encumbers surface rights</td>
<td>Yes for access</td>
</tr>
<tr>
<td>Encumbers aerial rights</td>
<td>Unknown but unlikely</td>
</tr>
<tr>
<td>Relocation Provision</td>
<td>Unknown but unlikely</td>
</tr>
<tr>
<td>Withdrawal Rights</td>
<td>Unknown but unlikely</td>
</tr>
<tr>
<td>Source: Compiled by CBRE</td>
<td></td>
</tr>
</tbody>
</table>

DHHL and Gentry are in negotiations for a non-exclusive license for an easement affecting the DHHL Parcel for the benefit of the Gentry Parcel. The proposed compensation for the license is one-time site improvements valued at $256,000 and $800 per month for roadway maintenance. The license would remain in effect until the Gentry Parcel is dedicated to the County.

QUANTITATIVE ANALYSIS

A cost / benefit analysis was completed to measure the benefits of the proposed compensation to DHHL relative to the costs from granting the license. For purposes of this analysis, the duration of the license agreement is assumed to be ten (10) years at which time the DHHL Parcel would be dedicated to the County and the license agreement would expire.
Benefits

The compensation to DHHL includes site improvements with an estimated cost of $256,000 and a maintenance reimbursement of $800 per month. The following table calculates the net present value of the compensation to DHHL.

<table>
<thead>
<tr>
<th>Net Present Value of Proposed Compensation</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Value of Site Improvements</td>
<td>$256,000</td>
</tr>
<tr>
<td>Net Present Value of $800 per Month for 10 Years (1)</td>
<td>$79,016</td>
</tr>
<tr>
<td>Net Present Value of Compensation</td>
<td>$335,016</td>
</tr>
</tbody>
</table>

(1) Discount rate of 4% was employed.

Compiled by CBRE

Costs

The cost incurred by DHHL by granting the license is measured by the disutility caused by the easement and any increase in liability. The following table summarizes the typical disutility for various easements compiled from easement data in Hawaii.

<table>
<thead>
<tr>
<th>SCHEDULE OF EASEMENTS AND DISUTILITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>DHHL / Gentry</td>
</tr>
<tr>
<td>Kapolei, Oahu, Hawaii</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Easement Type</th>
<th>Easement Impact on Bundle of Rights</th>
<th>Estimated Disutility Allowance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Small obscure subsurface easements</td>
<td>Nominal effect on use of servient property.</td>
<td>0-10%</td>
</tr>
<tr>
<td>Utility easements, air rights, water line, and sewer line</td>
<td>Encumbrance of subsurface or air rights that have minimal effect on overall use of the servient property. Easements located in the setback area.</td>
<td>10-25%</td>
</tr>
<tr>
<td>Utility easements, air rights, water line, and sewer line</td>
<td>Encumbrance of two of the following three rights: subsurface, surface, and air rights. Easements along property lines or encumbering unusable land.</td>
<td>25-40%</td>
</tr>
<tr>
<td>Utility easements, pipelines, drainage, and flowage</td>
<td>Encumbrance of aerial, surface and subsurface rights. The servient estate retains some use of the easement area. Easements along borders have less impact than those crossing a parcel. Right of ingress and egress is conveyed.</td>
<td>40-75%</td>
</tr>
<tr>
<td>Utility easements, pipelines, drainage, flowage, access road, irrigation ditches and canals</td>
<td>Major encumbrance of aerial, surface and subsurface rights with significant surface improvements that limit or negate servient estate use. Encumbrance of future uses.</td>
<td>75-90%</td>
</tr>
</tbody>
</table>

Source: CBRE
Department of Hawaiian Home Lands
c/o Mr. Kahana Albinio
May 8, 2018
Page 4

It is likely that the license will not negatively impact the future utility of the DHHL Parcel as its highest and best use and current use as a roadway will remain unchanged by the easement. Notwithstanding that the use and utility of the DHHL Parcel will likely be unaffected by the easement, the market typically applies a value discount of 10%-15% for an easement of limited impact.

The impacted area, as estimated by DHHL, is 6,250 square feet. The fee simple residential land value in the area is $10-12 per square foot. The proportionate fee simple value of the subject, if hypothetically vacant and available, is $62,500 to $75,000.

Applying the higher discount (15%) and higher land value ($75,000), the hypothetical loss of value of the DHHL Parcel from the easement is calculated below:

<table>
<thead>
<tr>
<th>Impact of License of DHHL Parcel</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Value</td>
</tr>
<tr>
<td>$75,000</td>
</tr>
</tbody>
</table>

Compiled by CBRE

Net Benefit

The net benefit to DHHL is $323,766 and calculated as follows:

<table>
<thead>
<tr>
<th>Net Benefit of License to DHHL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amount</td>
</tr>
<tr>
<td>NPV of Compensation</td>
</tr>
<tr>
<td>Value loss of DHHL Parcel</td>
</tr>
<tr>
<td>Net Benefit</td>
</tr>
</tbody>
</table>

Compiled by CBRE

It is noted that the proposed site improvements that are desired by DHHL and are in lieu of cash, have a cost of $256,000 which is $40.96 per square foot of sub-surface easement area, or more than three times the value of the undeveloped land parcel before subdivision improvements.

QUALITATIVE ANALYSIS

Compensation for easements in the State of Hawaii range depending on the type of easement, duration of easement, motivation of each party, and for government agencies, any bylaws governing the terms for granting an easement. Adjoining landowners may provide easements under existing streets at no cost to be a good neighbor, particularly when the easement does not adversely affect the grantor and all maintenance requirements are carried by the subservient property owner (Gentry). The most onerous compensation threshold is the policy of the State of Hawaii Department of Transportation, who mandates compensation equal to the value add for
the recipient of the easement. This indicates a large range of acceptable compensation, suggesting that the compensation for easements is highly specific to the easement and motivations of the parties. This process ends up in a negotiated settlement; in this case the circumstances of eventual and intended dedication to the City and County further complicates the long term perceived encumbrance.

The proposed compensation for DHHL includes site improvements and on-going cost sharing. This combination of compensation provides meaningful benefit to DHHL and supported quantitative analysis, as long as all increased liability and maintenance costs are assumed by Gentry, and the placement of the water and sewer lines are completed expeditiously with minimal impact on the existing utility of the affected streets.

CONCLUSION

The proposed compensation is, in our opinion, reasonable and supported by both quantitative and qualitative analysis. The license agreement provides current and meaningful economic benefit to DHHL without causing meaningful disutility or liability to DHHL.

The license agreement provides substantial benefit to Gentry and facilitates its future development to approximately 66 homes. Quantifying the financial benefit to Gentry is beyond the scope of this assignment, but is believed to exceed the proposed compensation. Extracting additional compensation from Gentry may or may not be possible. Gentry may elect to land bank the Gentry Parcel until the DHHL Parcel is dedicated or explore other development options for the Gentry Parcel.

Since it is likely that the DHHL Parcel will be dedicated to the County sometime in the future, the negotiation position of DHHL will decrease over time. This further supports the reasonableness of the proposed compensation as DHHL may not able to reach an agreement on similar terms in the future.

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if CBRE can be of further service, please contact us.

Respectfully submitted,

CBRE - VALUATION & ADVISORY SERVICES

James E. Hallstrom, Jr., MAI, CRE, FRICS
Managing Director
Phone: (808) 284-7302
Email: James.Hallstrom@cbre.com

Jacob Cutler
Senior Analyst
Phone: (808) 541-5191
Email: Jake.Cutler@cbre.com
PROFESSIONAL QUALIFICATIONS OF JAMES E. HALLSTROM, JR., MAI, CRE, FRICS

Business Affiliation
- Managing Director, The Hallstrom Group | CBRE, Inc.
  Valuation & Advisory Services
  Honolulu, Hawaii (2013 – Present)
- President, The Hallstrom Group, Inc.
  Honolulu, Hawaii (1980 – 2014)

National Designations and Memberships
- FRICS Designation (2015) - Royal Institution of Chartered Surveyors
- CRE Designation (1998) - The Counselors of Real Estate
- MAI Designation (1976) - American Institute of Real Estate Appraisers
- SRPA Designation (1975) - Society of Real Estate Appraisers

The American Institute of Real Estate Appraisers (AIREA) and the Society of Real Estate Appraisers (SREA) consolidated in 1991, forming the Appraisal Institute (AI).

Education
- M.S. (Real Estate Appraisal and Investment Analysis) 1971, University of Wisconsin at Madison
- B.A. (Economics) 1969, Brigham Young University at Provo
- Numerous specialized real estate studies in connection with qualifying for national professional designations, and uninterrupted Continuing Education.
- Completed Continuing Education requirements with the Appraisal Institute - Current.

Professional Involvement
- Past President and Officer of Hawaii AIREA and SREA Chapters
- Past Instructor for Society of Real Estate Appraisers
- Contributing Author to the "Hawaii Real Estate Investor"
- Lecturer at many professional seminars and clinics.
- Appointed numerous times as an Arbitrator and Mediator.

Qualified Expert Witness
- Federal and State Courts
- State Land Use and County Hearings
- Arbitration Proceedings

State of Hawaii Certification
- Certified General Appraiser
  License No. CGA-178
  Exp. Date: December 31, 2019
- Territory of Guam - Non-Resident Real Estate Certified Appraiser,
  License No. CA-17-035, Exp. Date October 30, 2019.

Community Service
- Active registered member of the Boy Scouts of America.
  Former Director of Le Jardin Academy, Advisory Board Member of the School of Business-Brigham Young University-Hawaii Campus, and Director of Hawaii Reserves, Inc.

Email Address
- JEH@HallstromGroup.com | James.Hallstrom@cbre.com
PROFESSIONAL QUALIFICATIONS OF JACOB "JAKE "CUTLER

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<tbody>
<tr>
<td>Email: <a href="mailto:Jake.Cutler@cbre.com">Jake.Cutler@cbre.com</a> Phone: (808) 541-5191</td>
</tr>
</tbody>
</table>
To: Chairman and Members, Hawaiian Homes Commission

Thru: M. Kaleo Manuel, Acting Planning Program Manager

From: Bob Freitas, HHL Program Planner  
Bryan Esmeralda, Planner

Subject: Acceptance of Beneficiary Consultation Report for License Extension to State of Hawai‘i, Department of Human Services for its Ke Kama Pono Program in Wailuku, Maui, TMK (2) 3-4-011:032 and Kalaeloa, O‘ahu, TMK (1) 9-1-013:024 (por.)

RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission (HHC) accept this Beneficiary Consultation report as the official record of beneficiary issues, questions, concerns, and comments regarding the Department of Human Services’ (DHS; Licensee) request for an extension of License No. 705 for the continued operation of youth social services programs on the subject parcels at Kalaeloa, O‘ahu and Wailuku, Maui.

DISCUSSION

Background

Since 2008, the DHS has contracted the operation of the Ke Kama Pono (KKP) youth services program at the subject parcels. The KKP works with male youths between the ages of 13 and 17 as directed by the Family Court judiciary system. The youths are primarily run-aways, truants, and other minor offenders. The KKP has remained steadfast in using a Native Hawaiian cultural platform to aide in the rehabilitation of program youth.

The Department of Hawaiian Home Lands’ (DHHL) O‘ahu Island Plan (2014) designates the Kalaeloa parcel for Industrial use,
while the Maui Island Plan (2004) designates the Wailuku parcel for Commercial use.

Figure 1: Kalaeloa Parcel

Figure 2: Wailuku Parcel
Pursuant to the Beneficiary Consultation Policy, prior to any long-term land disposition, beneficiaries must be consulted with in order to submit a report of findings to the HHC to ensure that beneficiary concerns are properly documented, compiled, and reported. Beneficiary Consultation Reports are transmitted to the HHC in advance of decision-making on proposed land dispositions.

Consultation Topic

License No. 705 was originally granted to the DHS on April 22, 2008 and expired on April 21, 2018. The DHS is requesting a five (5) year extension beginning on April 21, 2018 and ending on April 23, 2023, with an additional “option-to-extend” for five (5) additional years beginning April 22, 2023 and ending April 21, 2028 with Licensee’s 90 advanced written request and Chairman’s approval.

Notification

On May 4, 2018 DHHL mailed an invitation letter (see Exhibit A) to 830 existing Kapolei Region lessees and 526 existing Maui island lessees residing in the five (5) Central Maui neighborhoods (Paukūkalo and Waiʻehu Kou 1-4).

Beneficiaries were invited to attend a consultation meeting to share their thoughts on the request for a license extension at the Kalaeloa and Wailuku parcels.

Beneficiary Consultation Meetings

A. Kalaeloa/Kapolei

The meeting was held on May 30, 2018 at 6:00pm at the DHHL Hale Ponoʻī meeting facility located in Kapolei, Oʻahu. 23 participants registered on the provided sign in sheets, 14 were beneficiaries, including three (3) representatives from the Kapolei Homestead Community Boards (Maluohai, Kaupea and Kanehili) (see Exhibit B-1). Two (2) DHHL staff were also present. A comment sheet was offered to all attendees so that they could provide written comments if desired.

DHHL gave a short presentation (see Exhibit C-1) which covered the purpose of the meeting, an overview of the
Beneficiary Consultation process, and informational presentations regarding the subject parcel and license. In addition, a program representative provided an overview of the program’s background, vision, and activities. It was clarified that the purpose of the meeting was for the DHHL to seek beneficiary input on the requested license extension to continue operation of the program.

At the close of the presentation, the group was asked to provide input on two (2) discussion questions:

- What do you see are the social, cultural & economic benefits to you and your community?
- On a scale of 1 to 5, how strongly do you support the DHS safe house project?

B. Wailuku

The meeting was held on May 30, 2018 at 6:00pm at the Paukūkalo Community Center in Paukūkalo, Maui. 16 participants registered on the provided sign in sheets, including two (2) representatives from the Wailuku KKP program. Of the 14 beneficiaries, two (2) identified as applicants (see Exhibit B-2). Four (4) DHHL staff were also present. A comment sheet was offered to all attendees so that they may provide written comments if desired.

DHHL gave a short presentation (see Exhibit C-2) which covered the purpose of the meeting, an overview of the Beneficiary Consultation process, and informational presentations regarding the subject parcel and license. In addition, a program representative provided an overview of the program’s background, vision, and activities. It was clarified that the purpose of the meeting was for the DHHL to seek beneficiary input on the requested license extension to continue operation of the program.

At the close of the presentation, the group was asked to provide input on two (2) discussion questions:

- What are the Beneficiary benefits?
- Do you support the proposed license extension?

The following section summarizes the findings of the group discussion.
Consultation Findings

This section summarizes information and feedback received from the two (2) meetings including oral comments, comment sheets, and emails.

A. Kalaeloa/Kapolei

The Kalaeloa meeting yielded a mostly positive discussion. Leadership from the three Kapolei Homestead communities (Maluohai, Kaupea and Kanehili) shared their experiences with the safe house and their unanimous support for the program and disposition. While there were two individuals who wanted to talk about their rights to ownership of land in the Kapolei region, religious mandates and the relationship of Native Hawaiians to the federal government they were not interested in discussing the youth facility or the disposition. Overall, the consensus was that the group supported the youth program and the request for a license extension. There were no comments or remarks in opposition to the request.

There were three (3) written comments received which are attached as exhibits (see Exhibit D-1). Two (2) of the written comments in support shared experiences of the Safe House program and the positive benefit of the program and its relationship to the community. One (1) of the written comments did not address the program or youth facility and instead focused on Native Hawaiian relationship to the federal government echoing what was shared during the meeting.

In general, as previously stated, the group in attendance was supportive of the program and the request for a license extension.

B. Wailuku

The Wailuku meeting yielded a mostly positive discussion. Overall, the consensus was that the group supported the youth program and the request for a license extension. There were no comments or remarks in opposition of the request. One written letter of support was received (see Exhibit D-2).

Staff transcribed written notes taken on the testimony received at the meeting and inputted them into a database
in order to generate a tabulation regarding the major themes of the comments received. The spreadsheet of the comments and tabulation is provided as Exhibit E.

<table>
<thead>
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The comments and questions related to the license were related to the specific parcel location and why it was chosen for this program, why only a five (5) year extension is being requested, why the Kalaeloa and Wailuku parcels weren’t licensed separately as they are on separate islands, and what happens to the improvements on the land when the license expires and the program vacates the parcel.

The comments and questions related to the benefits to DHHL beneficiaries were related to the fact that the program is run by a non-beneficiary agency and perhaps there may be interested beneficiaries who would be interested in running a similar program, whether or not Hawaiian youth received preference for admittance to the program, a general comment that any program that benefits Native Hawaiians is welcome on Hawaiian Home Lands, a statement that beneficiaries benefit from the license through lease revenue and improvements made upon the land, and a comment that the amount of lease revenue received does not seem like a beneficial amount in the long run.

The comments and questions related to the program itself were generally related to staffing, curriculum, post-program follow-up, interaction with parents, and questions related to enrollment and other similar program offerings on Maui. Many of these questions were directed to, and responded to by the program representatives in attendance.

The group raised concerns and questions related to the Beneficiary Consultation process. A question was raised as to why this program and land disposition had not been presented to beneficiaries prior to this meeting. It is unclear as to whether or not a Beneficiary Consultation process was undertaken prior to the granting of the original lease in 2008 as meeting attendees stated that they were not aware of this program’s existence on Hawaiian
Home Lands. Staff explained that a recent HHC policy change now requires long-term land dispositions to be taken out for beneficiary input before the HHC takes action on the matter. The meeting attendees seemed content in learning that their input on such matters will be solicited before action is taken via the Beneficiary Consultation process.

In general, as previously stated, the group in attendance was supportive of the program and the request for a license extension.

RECOMMENDED ACTION

DHHL staff respectfully requests that the HHC accept this Beneficiary Consultation Report as the official record of beneficiary issues, questions, concerns, and comments relative to the DHS’ request for an extension of License No. 705 for the continued operation of youth social services programs on the subject parcels at Kalaeloa, O‘ahu and Wailuku, Maui.

LIST OF EXHIBITS

Exhibit A: Invitation Letter
Exhibit B-1: Kalaeloa/Kapolei Meeting Sign In Sheets
Exhibit B-2: Wailuku Meeting Sign In Sheets
Exhibit C-1: Kalaeloa/Kapolei Meeting Presentation
Exhibit C-2: Wailuku Meeting Presentation
Exhibit D-1: Kalaeloa/Kapolei Meeting Written Comments
Exhibit D-2: Wailuku Meeting Written Comments
Exhibit E: Wailuku Meeting Comments Spreadsheet
Dear Beneficiary:

The Department of Hawaiian Home Lands (DHHL) will be conducting a Beneficiary Consultation meeting to discuss new and amended terms for the current license which is under consideration by DHHL:

- **License No. 705**, State of Hawaii, Department of Health and Human Services, Kalaeloa, Oahu, TMK No. (1) 91013024 (por) 1.157 acres, & Wailuku, Maui, TMK No. (2) 34011032 0.187 acres; extended term

This beneficiary consultation meeting is to provide you with more detailed information on the current disposition and to allow you an opportunity for input on the extended license term as proposed. The meeting date, sites, and time are as follows:

**Date:** Wednesday, May 30th, 2018

**Sites:**
- DHHL Office Hale Pono’i
  91-5420 Kapolei Pkwy, Kapolei HI 96707
- DHHL Paukukalo Community Center
  655 Kaumualii Street, Wailuku, HI 96793

**Time:** 6:00 p.m. to 8:00 p.m.

We hope you will make time to attend and participate. Should you have any questions or require further information, you can contact Kalei Young, Supervising Land Agent, Land Management Division at 808.620.9463 or by email ward.k.young@hawaii.gov.

Aloha,

Jobie M.K. Masagatani, Chairman
Hawaiian Homes Commission
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<td>123-456-7890</td>
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<tr>
<td>Jane Smith</td>
<td>456 Oak Ln, Honolulu, HI 96814</td>
<td><a href="mailto:janesmith@example.com">janesmith@example.com</a></td>
<td>234-567-8901</td>
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**Signature:**

John Doe

**Date:**

May 30, 2018
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<td>91-1072 Kamehameha Hwy, 577-4238</td>
<td>808-943-0205</td>
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**Beneficiary**

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**Telephone**

**E-Mail**

**Mailing Address**

**Name**

**Beneficiary**

(Please print)

---

**SIGNATURE SHEET**

**DEPARTMENT OF HAWAIIAN HOME LANDS**

---

**DATE**

May 30, 2018

---

**EVENT**

DHHL License 705 Extension - Kahului
**Please include email if you wish to receive future meeting notifications electronically.**

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**IEEE-6793**

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Beneficiary Consultation
Department of Human Services
Ke Kama Pono Program; Kalaeloa, O‘ahu and Wailuku, Maui
License No. 705
May 30, 2018
6:00 to 8:00 p.m.
Kapolei, O‘ahu

Agenda
I. WELCOME
   Introductions
   Meeting Format
   Consultation Rules
II. WHY WE ARE HERE TODAY
   Present information on DHHL’s extension of license No 705
   Present information on DHS “Safe House” Project
   Answer questions and get your input on the proposed project
IV. FACILITATED DISCUSSION
V. NEXT STEPS

Consultation Rules
• One speaker at a time may speak for 3 minutes
• Listen to understand
• Please turn off or silence cell phones
• Keep side conversations to a minimum
• Everyone who wants to be heard will be heard
• It’s okay to disagree as long as we are respectful of each other
• Maintain an open and positive attitude
• Identify yourself as a Beneficiary or Non-Beneficiary

Meeting Objectives
At the end of today, we will have:
- An indication of support for license extension
- Shared understanding of the Safe House Project
- Indication of the level of Beneficiary support for programs and services provided by the DHS Safe House Project
HHC Consultation Process

- **HHC Policy of Consulting with Beneficiaries for:**
  - Land Use Projects, Long-Term Leases/Licenses
- **Consultation Meeting**
  - What’s Being Proposed?
  - Do the Beneficiaries Support the Project?
  - Will the Project Provide Benefits for Beneficiaries?
  - Record Beneficiary Input
- **One-Month Consultation Period**
  - Receive Written Comments (email or mail)
- **Consultation Report to HHC**
  - Who Came to the Meeting
  - Summarize Main Points and Attach Full Record of Comments

License No. 705

- February 2008 – the HHC approves issuance of License No. 705 to the DHS for the purpose of constructing, maintaining, and operating Child Caring Institution facilities (“Safe Houses”) in Kalaeloa, Oahu at TMK No. (1) 9-1-013:024 (por.) and in Wailuku, Maui at TMK No. (2) 4-4-011:032.
- **Land Area** – Kalaeloa, O‘ahu – 1.157 Acre and Wailuku, Maui – 0.187 Acre
- **Term** – Ten (10) years; 4/22/2008 – 4/21/2008; seeking five (5) year extension with an option to extend for an additional five (5) years
- **Current Annual Rent** – $10,740.00; proposed rent for extended term – TBD
- **Site Improvements** – One-story free standing “Safe House” facility structure containing an area or approximately 2,400 square feet, more or less
- O‘ahu Island Plan designates the Kalaeloa area for Industrial Use; Maui Island Plan designates the Wailuku parcel for Commercial use
- Maintain an open and positive attitude
- Identify yourself as a Beneficiary or Non-Beneficiary

O‘ahu Island Lands

~8,154 acres
(4.0% of Trust Land)

Kalaeloa Land Use Summary
Kalaeloa Land Use Summary

Department of Human Services

Presentation of Safe House Program

Discussion Questions

1) What do you see are the social, cultural & economic benefits to you and your community?

2) On a Scale of 1 to 5, how strongly do you support the DHS Safe house project?

Next Steps

30-day comment period comments due by June 30, 2018

Beneficiary Consultation report July 2018

Hawaiian Homes Commission disposition July 2018

Mail Comments to:
Department of Hawaiian Home Lands
Attn: Land Management Division
P.O. Box 1879
Honolulu, Hawaii 96805

Email comments to:
DHHL Planning Office
DHHL.Planning@hawaii.gov
Beneficiary Consultation
Department of Human Services
Ke Kama Pono Program; Wailuku, Maui and Kalaeloa, O’ahu
License No. 705
May 30, 2018
Paukūkalo, Maui

Purpose of Meeting

• Share information on Ke Kama Pono program
• Consult with DHHL Beneficiaries regarding use of lands for program
• Obtain an indication of the level of Beneficiary support for license extension

Beneficiary Consultation Process

• HHC Policy of Consulting with Beneficiaries for:
  – Land use projects, long term licenses/leases
• Consultation Meeting
  – What’s being proposed?
  – Do Beneficiaries support the project?
  – Will the use provide benefits for Beneficiaries?
  – Record Beneficiary input
• One-Month Consultation Period
  – Beneficiaries provide written comments (via mail or email)
• Beneficiary Consultation Report to HHC
  – Summarize main points and provide full record of comments for use in decision making

Presentation Outline

• Pule & Introductions
• Purpose of Meeting
• Beneficiary Consultation Process Overview
• Presentations
  – Planning Office – Site Overview
  – Land Management Division – License Information
  – Salvation Army – Program Overview
• Discussion and Q&A
• Closing & Next Steps
License No. 705

- **February 2008** - the HHC approves issuance of License No. 705 to the DHS for the purpose of constructing, maintaining, and operating Child Caring Institution facilities (“Safe Houses”) in Wailuku, Maui at TMK No. (2) 3-4-011:032 and Kalaeloa, O‘ahu at TMK No. (1) 2-1-013:024 (por.).
- **Land Area** - Wailuku, Maui - 0.187 Acre and Kalaeloa, O‘ahu - 1.157 Acre
- **Term** - ten (10) years; 4/22/2008 - 4/21/2018; seeking five (5) year extension with an option to extend for an additional five (5) years
- **Current Annual Rent** - $10,740.00; proposed rent for extended term - TBD
- **Site Improvements** - One-story free standing “Safe House” facility structure containing an area of approximately 2,400 square feet, more or less.
- **Maui Island Plan** designates the subject parcel for Commercial Use; O‘ahu Island Plan designates the Kalaeloa area for Industrial Use.

Program Information

- The Salvation Army Family Intervention Services has operated Kanehoa‘alani - Safehouse for Boys, in Wailuku Maui, since July 2009
- The program has served 95 boys, ages 13 to 17, to this day
- 72% of the boys who enter the program are Native Hawaiian.
- 66% of the boys who have completed the program have reunited with family, or significantly improved their family relationships
- 87% of the parents have participated in services while their son was in the program
- 24 boys graduated high school or attained their GED/CB while in the program
Living Room

Computer Lab/Classroom
Discussion and Q&A

• What are the Beneficiary benefits?

• Do you support the proposed license extension?

Next Steps

• 30-day Comment Period Ends June 29, 2018
• Beneficiary Consultation Report to HHC – July 16/17, 2018
• HHC Action on License Extension – July 16/17, 2018

Send Written Comments to DHHL Planning Office:
Department of Hawaiian Home Lands
Attention: Planning Office
P.O. Box 1879
Honolulu, HI 96805

DHHL.Planning@Hawaii.gov
Questions and Comments

Name: Billy Ruknes
Phone: 595-5290 (business)
Email: forichards@epifoundation.org

On a Scale of 1 to 5, how strongly do you support the DHS Safe House project and why?

5: GRANTED AS A EMPLOYEE OF PUE AN VERY SUPPORTIVE OF THIS PROGRAM. PRIMARILY BECAUSE I HAVE SEEN THE SUCCESS AND BENEFITS OF THE PROGRAM.

What do you see are the social, cultural & economic benefits to you and your community?

THE MAIN BEING THE HEALING OF A FAMILY THROUGH THE RETURNING OF THE CHILD.
Questions and Comments

Name: David Dawson

Phone: 808-654-0215

Email: David Dawson, K@gmail.com

On a Scale of 1 to 5, how strongly do you support the DHS Safe House project and why?

5

What do you see are the social, cultural & economic benefits to you and your community?

* Letter Attached *
Aloha, my name is David Dawson. I am 23 years old and was born and raised on the island of Oahu. The reason that I have been asked to speak here today, is to attest to the benefits that the Ke Kama Pono Safe House has to offer Hawaii’s troubled youth as well as the community as a whole.

Raised in the projects of Wahlawa, Oahu I’ve had my share of troubles; life was hard to say the least. Throughout my youth and adolescence, I often lashed out in school and in the community, without knowing the reasons behind my behavior. This led to troubles with the law which lasted for years. I’ve come to realise that my early struggles are apart of who i am and have become lessons i will never forget. looking at the person i am today, i can honestly say that the beginning of my success story dates back to 2010 where i became a resident at the Ke Kama Pono Safe House.

Speaking as a past resident I can attest to the positive impacts that the program as well as its implemented personal, family, group and drug therapies have to offer. The intensive in-house care along with well implemented behavior modification plans attribute tremendously to the reformation of the resident’s cognitive behaviors.

For Hawaii’s youth who end up in the juvenile justice system, the Ke Kama Pono Safe House offers them the chance to really search within themselves for the reasons behind their behavior, assist them in overcoming addiction, and habilitate them to become productive and functioning members of society.

Upon completion of the program in 2011, i re-entered my community and graduated from Leilehua High school in 2013. I went on to purse a business education at the University of Hawaii at Hilo and after 2 years at university, decided to come home and continue education online while gaining hands on experience in a field I one day hope to become an entrepreneur in.

I stand before you today as a college-educated, productive, tax paying member of society who gives back to my community in the form of donations and community service when I can.

Personally, the Ke Kama Pono Safe House has helped to reform my cognition, deal with personal issues, and has equipped me with coping mechanisms and mental tools that I still use today. I am only one success story that has come from this program; there are many more whom I can reference and others whose stories are yet to be written.

I’d like to thank you for allowing me to share my experience and humbly ask that Department of Hawaiian homelands as well as the leaders of the Kapolei Housing Association consider that the Ke Kama Pono Safe House remain in the community and continue to mend Hawaii’s youth for many more years to come.

Aloha,

David Dawson
Hawaiian Home Lands is for OUR use! NOT the Native Hawaiian, Hawaiian Ko Pu, Alii, Kanaaka Manole, NOT FOR NON Hawaiian. Those lands should be offered to run Businesses for the Hawaiian People. One last point.

Questions and Comments

Name: Naone Kalaekoa Mitchell
Phone: 808 351-3991
Email: Kalaekoa1@gmail.com

On a scale of 1 to 5, how strongly do you support the DHS Safe House project and why? 0 - 1 State owns too much land.

We Hawaiian throughout the islands. They can raid their programs on their own lands. Not ours. What do you see are the social, cultural & economic benefits to you and your community? The Hawaiian people have a trust with United States we are the land owners. I say NO!!
The Native Hawaiian people is the only one that holds the trust between us and the United States. Those is land is for our use, not outiders. Non-Hawaiians. Our Hawaiian people need land to live and run a business. That should be kept for us. It ain't about the money. It's about the Dept of Hawaiian Home land Waiting List: Thousands of Hawaiians need land to live or to run their own business. Have to be Hawaiian 50% percent or more to lease our land. Not Non-Hawaiians.

The State cannot violate our rights that we hold in the Trust with the United States. Even the same goes with the Dept of Hawaiian Home Lands. They cannot violate our rights.

HHC Item G-1 Exhibit D-1
I say no to the Dept. of Human Services.

The Hurricane House Lead

The Native Hurricane's not made for Now.

Wait List:

Thousands Hurricane's still waiting for the latest Head Hotline.

I love this Business to human services.

I say no to the Dept. of Human Services.
I am one heir of the Kalaeloa lands. My mother was a Kalaeloa by birth right.

Only Hawaiians should be able to make a business out of these lands on Kalaeloa.

Should be kept for the use only for native Hawaiians. and the Dept. of Hawaiian Home Land. Draft a waiting list of Hawaiian people who would love to have a business plan out there on these Kalaeloa lands.
as a direct heir to The Kalaheo Lands I say NO to the Dept of Human Services.

And as a 75% percent Hawaiian NO extending lease to the Human Services.

Discussion Questions

1) What do you see are the social, cultural & economic benefits to you and your community?

2) On a Scale of 1 to 5, how strongly do you support the DHS Safe house project?

Next Steps

30-day comment period comments due by June 30, 2018
Beneficiary Consultation report July 2018
Hawaiian Homes Commission disposition July 2018

Mail Comments to:
Department of Hawaiian Home Lands
Attn: Land Management Division
PO Box 8739
Honolulu, Hawaii 96805

Email comments to:
DHHL Planning Office
DHHL Planning@hawaii.gov

HHC Item G-1 Exhibit D-1
To Whom It May Concern

This letter is in support of the Kanehoalani Boys home and their attempts to continue their important work on the current property they are on. I am a mental health professional that provides treatment directly to the young men from the Kanehoalani Boys program. I could not stress more the impact this program has had for the young men that participate and its impact for the greater community as a whole. There is no other program like this on Maui and yet just a few in the State.

It’s existence is critical for support with our young men. So few programs take a wholistic approach like this program. The structure of the program in that it looks and feels like a home is key to this dynamic. The support provides skills that include; setting up a daily routine, working together in the community and creating a plan to achieve their individual goals. These young men are then equipped to accomplish things they struggled to do outside of the program.

Its uniqueness is also in the incorporation of the cultural component. They are taught values and perspectives of our Hawaiian culture that are relevant and applicable to their healing work both in the program and as they transition out. The young men are also taught independent living skills and soft skills, ie; respect, setting healthy boundaries, time management, using community resources and appropriate social skills. They are taught practical skills; like how to cook, clean and care for themselves, values so important in young men, however are quickly becoming lost in younger generations. They are surrounded by role models that live sustainability, care and curiosity for how we as a small community are evolving and ideas changing.

Their hale/home/space is critical to the good work they do and continue to do. Please continue to support their mission and the important work they do for our community.

Mahalo Nui,

Yvonne Manupuna
Licensed Marriage and Family Therapist
Ohana Wellness Maui, LLC
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<th>Comment /Question regarding Benefits</th>
<th>Comment /Question regarding Program</th>
<th>Comment /Question regarding BC Process</th>
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<tr>
<td>Benefits to outsiders (Salvation Army) rather than Homesteaders re jobs/running program</td>
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<td>Beneficiaries weren’t aware that this program was going on</td>
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<td>How much of staff is Hawaiian and teaching Hawaiian values?</td>
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<td>Group home. Why in Hawaiian Home Lands?</td>
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<td>Do you allow for tours etc. for Beneficiaries to understand/see fist hand? Transparency/socially active</td>
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<td>Helping troubled youth is great – always a need</td>
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<td>Small amount of people at meeting – still transparent</td>
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<td>Good program – but no exposure about program. Maui not kept well informed</td>
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<td>Program teaches boys about administration etc. so maybe can run themselves</td>
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<td>What is length of stay/curriculum?</td>
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<td>How many more boys will benefit in 5-year extension?</td>
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<td>What is post program follow up like?</td>
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<td>What are some partner organizations that help out?</td>
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<td>How do you get boys to be self-sufficient especially when family situations might not be so positive?</td>
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<td>Continued interaction with parents? Counseling? Ho‘oponopono?</td>
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<td>How many staff?</td>
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<td>How can we get children in program?</td>
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<td>Safe house = structured detention home</td>
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<td>Can Hawaiian kids get preference?</td>
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<tr>
<td>Program is for high risk Other programs available – Maui Youth &amp; Family</td>
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## Beneficiary Consultation Comments for License No. 705 Extension

### Pauukalo Maui | May 30, 2018

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<th>Comment /Question regarding Program</th>
<th>Comment /Question regarding BC Process</th>
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<td>Why only a 5-year extension?</td>
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<td>Why weren’t Maui/Oahu parcels not licensed separately?</td>
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<td>Any program that benefits Native Hawaiians are welcome on HHL</td>
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<td>When DHS leaves, house stays?</td>
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<td>Beneficiary benefits – money from rent, improvements to land</td>
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<td>What changes (rules?) that requires beneficiary consultation?</td>
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<td>$10,000/year or $100,000/annually doesn’t seem like much.</td>
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<td>Invitation letter [to BC meeting] was confusing. Provide synopsis/summary of topic</td>
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</table>

**TOTALS** 4 5 15 4
To: Chairman and Members, Hawaiian Homes Commission

Thru: M. Kaleo Manuel, Acting Planning Program Manager

From: Lehua Kinilau-Cano, Legislative Analyst
       Julie-Ann Cachola, Planner

Subject: Adoption of the Nānākuli Regional Plan Update (2018)

Recommended Action

That the Hawaiian Homes Commission:

1. Adopt the Nānākuli Regional Plan Update (2018) (Exhibit A); and


Discussion

Regional plans build a sense of community and capacity, stimulate partnerships for development and improvements, facilitate beneficiary participation in issues and areas of concern, and identify priority projects within existing and planned homestead areas. The plan may focus on a particular homestead community or several homestead communities in the region. At a minimum, the regional plans document current conditions and trends and identify a prioritized list of projects important to the community and the department.

The Nānākuli Regional Plan updates the 2009 Regional Plan for the Traditional Native Trust Lands of the Ahupua‘a of Nānākuli. The outlook of a regional plan is typically 3-5 years. DHHL initiated the process to update this regional plan in June of 2017. Subsequent consultation meetings with beneficiaries in this region were conducted. The draft plan was completed in March 2018 and updated since then based on continued meetings (See Exhibit A).
OUTREACH PROCESS & METHODOLOGY

Several meetings were held from September 2017 to June 2018 and are detailed in the plan. In addition to conducting these meetings, a survey was distributed to Nānākuli lessees to gather additional mana'o.

Results of Beneficiary Consultation to Date

Through the beneficiary consultation planning process, participants identified values and guiding principles. These values and guiding principles in turn shaped the vision statement for the region.

The vision for the Nānākuli region is as follows:

“The Nānākuli Homesteads are communities united in a vision for the prosperity of our keiki, 'ōpio, mākua, kūpuna, and 'ohana. With education, collaboration, and pono community-based economic development, we can ensure the safety, cultural abundance, and self-determination of all who call this community home.”

PRIORITY PROJECT RECOMMENDATIONS

Based on the vision statement as shaped by the values and guiding principles and in continued discussion with beneficiaries, priority projects were identified for the region as follows:

1. **Disaster Preparedness** - Nānākuli homestead communities have identified issues of disaster preparedness, community resilience, and broader climate change adaptation as high priorities. Perhaps the most visible of related projects is the Wai'anae Coast Emergency Access Road (WCEAR). Alongside the WCEAR, a second/parallel access road is being considered. Perhaps most importantly, homesteaders identified needs for both short-term disaster preparedness - evacuation routes and emergency plans to ensure immediate safety - and long-term disaster resiliency, which could come as a result of community self-sufficiency.

2. **Improve Community Access to Non-Homesteading Areas** - Non-homesteading areas, utilized by communities in ways other than living, are vital to the wellbeing and connectedness of the Nānākuli homestead communities, as well as to the Wai‘anae Coast as a whole. Potential spaces within the
Nānākuli homestead communities have been identified, each with varying levels of feasibility.

3. **Street Repairs and Improvements for Health and Safety in the Region** - Several roadway-related issues were identified by Nānākuli homesteaders, all of which directly influence the safety of homesteaders and their families. Measures necessary to combat identified issues and advance opportunities – in addition to general repair and maintenance of homestead and regional roadways – will require coordination among multiple entities including the State, the City & County, the Department of Transportation, DHHL, and private stakeholders, among others.

4. **Establish Community-Based Education Programs** - Education is critically important to the Nānākuli homestead communities, as it is one of many factors that drives communities forward, connecting them and raising up the next generation. A main focus of community education in the Nānākuli homestead communities is Hawaiian language and culture. In addition to cultural and 'āina-based education programs, community members have expressed interest in other forms of education.

5. **Identify and Pursue Opportunities for “Pono Economic Development” and Community Action** - “Pono Economic Development” for the Nānākuli homestead communities means providing sustainable opportunities for all to support ourselves and our communities. Economic development can be accomplished by a variety of means and can also include services provided to community members, which in turn strengthen resiliency and sustainability.

A more thorough description of these priority projects can be found in the regional plan.

**FINAL REGIONAL PLAN**

Additional information received after last month’s Hawaiian Homes Commission meeting regarding disaster readiness and from the Department of Transportation was added to improve the regional plan. Furthermore, a question regarding per capita income resulted in a more appropriate reflection of economic characteristics. The following substantive revisions were made to the final regional plan:
• **Added WaianaeReady.com website and language** about community-lead initiative to provide information and resources (Page 34)

• **Added the Department of Transportation’s current work based on information provided by Edwin Sniffen, Deputy Director of Highways Division**

  o Farrington Highway Transportation Corridor Coordination and Improvements - The Nānākuli Contraflow costs DOT approximately $600,000 annually to operate. In the future, the extension of the fifth lane to Hakimo Road will also alleviate traffic congestion, but the DOT recommends maintaining the contraflow for now. However, it is ultimately the choice of the community whether or not the contraflow will continue (Page 13).

  o Wai‘anae Coast Parallel Route concerns noted that when addressing the potential of an alternative route that would run past Nānākuli and eventually connect with the H-2 that this option may not be in the best interest of community members in the region (Page 30).

  o Farrington Highway Corridor Study and three primary factors in assessing the Wai‘anae Coast transportation corridor: (1) Maximizing vehicular, pedestrian, and cyclist mobility; (2) Minimizing environmental and community impact; and (3) Minimizing cost to taxpayers. The DOT is scheduled to complete the corridor study early in 2019 (Page 32).

  o Institution of Lower Speed Limits and Traffic Calming Measures including a note that homesteaders are able to send formal requests for speed reducing measures to the appropriate entity. However if the community is not well aligned on a request, it is very unlikely that the request will be approved (Page 45).

• **Replace per capita income ($17,586) with median household income ($66,042) to better reflect economic characteristics (Page 20).**

**Recommendation**

Staff respectfully requests the Hawaiian Homes Commission approve the recommended actions as stated.
Executive Summary

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

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

The Nānākuli Homesteads are communities united in a vision for the prosperity of our keiki, ʻōpio, mākua, kūpuna, and ʻohana. With education, collaboration, and pono community-based economic development, we can ensure the safety, cultural abundance, and self-determination of all who call this community home.

Planning Area. The Nānākuli Planning Area (approximately 2,311 acres) is located in both the ahupuaʻa of Nānākuli and the ahupuaʻa of Waiʻanae, Waiʻanae District, City & County of Honolulu, island of Oʻahu. The Oʻahu Island Plan (2014) land use designations include:

- Residential (390 acres)
- Commercial (10 acres)
- Community Use (50 acres)
- Conservation (825 acres)
- General Agriculture (710 acres)
Planning Process. This Plan updates the 2009 Regional Plan for the Traditional Native Trust Lands of the Ahupua’a of Nānākuli. The Regional Plan Update process emphasized a community-based approach through individual homestead and broader regional community meetings with DHHL beneficiaries and stakeholders. Meetings were publicized through mail-outs of meeting notices and coordination with homestead leaders and associations. This process included meeting with smaller groups such as community associations and organizations to allow for more open dialogue and input around opportunities, issues, and priorities as well as provide space for questions.

The process also included Kou Mana’o Questionnaires to garner broader input for those unable to attend meetings, which were mailed to lessees and made available online.

See Section 1.5 (below) for a detailed timeline of stakeholder meetings held throughout the Regional Plan Update process.

Priority Projects. The communities’ priority projects, found in Section 6, reflect the community’s desires to coordinate and improve disaster and emergency preparedness; identify, plan, and improve community use areas; coordinate street repairs and maintenance for health and safety in the region; establish community-based education programs; and identify and pursue opportunities for “pono economic development.”
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1 Introduction

1.1 Purpose of a Regional Plan

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

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

1.2 Planning System

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

Figure 1: DHHL’s Planning System
The role of the Regional Plans within the planning system includes:

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

1.3 Regional Planning Process

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

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

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

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

1.5 DHHL Master Planning Process

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

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

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

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

Social capital can be defined as the networks of relationships among people who live and work in a particular society, enabling that society to function effectively. A homestead association from time to time should assess its social capital both internally among its members as well as among external stakeholders and potential partners in order to determine the level of potential support and/or opposition about a proposed land development project. Figure 3 illustrates the various social circles that should be supportive of a land development project. Often times, a development idea starts with a core group of individuals on an association board and gradually that idea should be shared with and incorporate the ideas of others in larger social circles of people in order to grow social capital and build support for a development project.

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

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

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

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

Figure 3: Community Organization & Development

- All activities are rooted in community vision
- Good programs/projects build social capital and develop strong organizations
- Programs/projects should be selected based on community support and organizational capacity
Figure 4: Master Planning and Land Development Process on Hawaiian Home Lands

1. Community Site
2. Land Use Designation
3. Regional Plan Priority Project

DHHL Planning Process
Vision and Need PEOPLE
Site Assessment LAND
Infrastructure Needs

Project Proposal and Request for Temporary Right of Entry

Regional Plan Approved
Right of Entry Approved

Project Master Plan PEOPLE & LAND
Environmental Assessment Chapter 343, HRS EA or EIS

Project Master Plan and Land Use Request for Land Disposition

Conditional Land Disposition Approved Pending EA/EIS
FONSI Approved or EIS Accepted

Terms of Land Disposition Approved

Permitting & Other Entitlements
Site Preparation & Construction
Operations & Maintenance
2 Vision and Values

“The Nānākuli Homesteads are communities united in a vision for the prosperity of our keiki, ʻōpio, mākua, kūpuna, and ʻohana. With education, collaboration, and pono community-based economic development, we can ensure the safety, cultural abundance, and self-determination of all who call this community home.”

This vision statement captures a desired end-state for the Nānākuli Homestead community. Taken together, it articulates the homesteaders’ vision of a successful homestead community. This vision provides a unified direction for homestead, Departmental and Commission actions in Nānākuli and provides important context for the Regional Plan Priority Projects that follow. The vision provides a steady beacon of light that remains strong, no matter what storms may roll in.

2.1 Guiding Principles

The Vision Statement was based on the following values and guiding principles:

- Community Spaces
- Respect and Care for Our Kūpuna
- Culture
- Safety and Health
- Community-Wide Education
- Self-Determination
- Pono Economic Development
- The Next Generation

Community Spaces

Community spaces (known as “non-homesteading areas”) are vital to the wellbeing and connectedness of any community. These are places where our keiki, kūpuna, families, and other community members can play, learn, interact, and grow. Community spaces can serve as venues for education across all stages of life, including early childhood education, adult skills training and education, and Hawaiian education (e.g. ‘Ōlelo Hawai‘i). These spaces can also provide economic development opportunities for the community.
Ultimately, the hope is that facilities available for community use will address the needs and desires of that community over a long term. This requires planning, human and financial resources, and collective effort in order to ensure long-term viability.

Respect and Care for Our Kūpuna

An ʻōlelo noʻeau reveals to us the importance of honoring our kūpuna: *I ka wā ma mua, ka wā ma hope*. This translates, “In the time in front (the past), the time in back (the future).” With our eyes looking to that which has come before us, we are better equipped to approach the future. Our kūpuna hold this knowledge for us, and we honor them by giving deference to their wisdom. We seek to uphold the kūpuna in our communities by ensuring that they are cared for, listened to, and respected.

Culture

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

Health and Safety

Our health starts at home—healthy families create healthy communities. The health of our communities also requires broader structures that are culturally-informed, affordable, and accessible.

We must also work to ensure all members of our communities are safe, from our children to our elders. Safety hinges upon all aspects of a community, including its infrastructure, its policies and laws, and the people that inhabit it. Offenses such as theft, robbery, drug abuse, and reckless driving have no place in our communities and are threats to the wellbeing of all.

Finally, we must be prepared in the event of any disaster, natural or man-made. This involves having viable emergency evacuation routes and plans, proper community education and resources, and necessary policies in-place to ensure the safety of all.

Community-Wide Education

Education is important to our communities, as it is one of many factors that drives us forward. It increases our understanding of that which surrounds us, the people we interact with, and ultimately, ourselves. A main focus of community education in the Nānākuli homestead communities should be Hawaiian culture and language (ʻŌlelo Hawaiʻi), as these link us to both past and future, allowing us to pass on knowledge to the next generation.

Self-Determination

When a community can support itself, fewer (if any) resources are needed from external sources. Local individuals, families, and businesses become more sustainable, and costs are often driven
down. Disaster preparedness also increases—in the event of a disaster, the Waiʻanae Coast is highly susceptible to a rapid depletion of resources, especially if Farrington Highway is cut off.

Communities can be self-determinant and self-sufficient in a number of ways; the Nānākuli homestead communities are currently focused on becoming self-sufficient in terms of both energy and food. Food self-determination for Nānākuli would require a significant investment in agricultural resources and training, while also requiring that some top-down changes occur (e.g. our communities’ water sources). Energy self-determination would require investments in renewable resource technologies and a commitment by homestead, community, and broader leaders to foster these investments.

At the micro level, when we can feed our own families, we are self-sufficient. All other forms of community self-determination must grow from this.

**Pono Economic Development**

In line with other values listed above, economic development for our communities means providing sustainable opportunities for all (keiki, youth, adults, kūpuna, and families) to support themselves. Economic development can be accomplished by a variety of means, but some of the most attractive to our community include: management of community use spaces for revenue (e.g. commercial kitchens, event spaces); community-owned and community-led commercial development that elevates and supports local businesses; and sustainable ʻāina-based opportunities that provide both connection to place and resources to support a living.

**The Next Generation**

To quote a young resident of the Nānākuli Homestead, “Keiki are our future.” Keiki, youth, and young adults must be actively engaged in all levels of community planning and action. Our actions today will affect them for years to come, and perhaps to a greater extent than anyone else. The next generation of community members have unique perspectives, ideas, and knowledge not found elsewhere, and we must bring them up to serve as the next leaders.

Today’s youth, however, often lack access to the wisdom of our kūpuna, especially as intergenerational interactions become less common. We must steward these relationships especially. Knowledge transfer from kūpuna to keiki is essential to our communities’ wellbeing.

**2.2 Previous Planning Efforts**

A Regional Plan for Nānākuli was developed in 2009. The Plan included a list of potential projects, with five of those considered priority. The status of these five Priority Projects is summarized below.

As stated by homesteaders along the Waiʻanae Coast, these “previous” Priority Projects will not be replaced by this plan. Rather, the 2018 plan serves to update and supplement the below planning efforts.
<table>
<thead>
<tr>
<th>Project Description</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nānākuli Village Center</td>
<td>Hale Makana ‘O Nānākuli currently provides transitional and long-term rental housing. The NFL-YET Boys and Girls Club of Hawai‘i Clubhouse has been completed and is in operation. Kamehameha Schools will design and operate the Agnes Kalaniho‘okaha Cope Community Learning Center, which will provide lifelong learning and livelihood opportunities in the Nānākuli community. Plans have been finalized for the Center with partial funding secured; additional funding for the Center will come from the NVC Commercial Center’s revenues. (See Section 4.4 below for more information on the Cope Learning Center.) The Commercial Center, currently under construction, will provide retail space to accommodate Native Hawaiian businesses and other local and national restaurants and small shops. Businesses will include Long’s, Starbucks, and a satellite clinic to be designed and operated by the Wai‘anae Coast Comprehensive Health Center (the Nānākuli Family Health Center). Off-site improvements—which include road widening, sidewalks, and a main signalized intersection—have been completed.</td>
</tr>
<tr>
<td>Street Repairs and Maintenance for Health and Safety in the Region</td>
<td>DHHL hired a contractor to install a crosswalk at Nānākuli Avenue and 3rd Road and to improve the sidewalk on Nānākuli Avenue between 6th Road (Kawao Ave.) and the entrance to the high school. Repair and maintenance of existing infrastructure continues in homestead communities statewide. Improvement measures such as bike lanes, road widening, paving on city streets, and water and sewage line projects have been completed. See Section 5 – Infrastructure for more information on current, planned, and potential street repairs and other regional maintenance.</td>
</tr>
<tr>
<td>Project Description</td>
<td>Status</td>
</tr>
<tr>
<td>---------------------------------------------</td>
<td>--------</td>
</tr>
<tr>
<td>Farrington Highway Transportation Corridor Coordination and Improvements</td>
<td>HDOT opened the turning lane on Farrington Highway at Haleakalā Avenue and Nānākuli Avenue in January 2018 in order to improve the only corridor through Nānākuli. The Nānākuli Contraflow, initially put in place to mitigate the effects of the construction for the turning lanes project, is set to operate until Summer 2018 with options to continue. The contraflow, which costs HDOT approximately $600,000 annually to operate, is just a fraction of the cost and inconvenience of what it would take to add additional lanes. In the future, the extension of the fifth lane to Hakimo Road will also alleviate traffic congestion, but the HDOT recommends maintaining the contraflow for now. However, it is ultimately the choice of the community whether or not the contraflow will continue. Funding has been appropriated for improvements to the Waiʻanae Transportation Corridor.</td>
</tr>
<tr>
<td>Cemetery Repair and Expansion</td>
<td>Community volunteers maintain the Nānākuli Cemetery. They need manpower and funding assistance.</td>
</tr>
<tr>
<td>Project Description</td>
<td>Status</td>
</tr>
<tr>
<td>-------------------------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Identify and Plan Community Use Areas</td>
<td>Some elements of identification and planning community use areas will be implemented through the development of the Nānākuli Village Center, but other elements could be discussed further with beneficiaries and community organizations. Although not located on DHHL land, the recently-opened Nānākuli Public Library represents an important Community Use space for the Nānākuli Region. See Section 6 – Priority Projects to see recent community input regarding Identifying, Planning, and Improving Community Use Areas.</td>
</tr>
</tbody>
</table>

2.3 Methods & Approach

The planning process emphasized a community-based approach through individual homestead and broader regional community meetings with DHHL beneficiaries and stakeholders. Meetings were publicized through mail-outs of meeting notices and coordination with homestead leaders and associations. This process included meeting with smaller groups such as community associations and organizations to allow for more open dialogue and input around opportunities, issues, and priorities as well as provide space for questions. The process also included Kou Manaʻo Questionnaires to garner broader input for those unable to attend meetings, which were mailed to lessees and made available online.
The timeline for this plan was as follows:

**September 7, 2017:** *Homestead Leaders Meeting #1.* DHHL and HACBED met with leaders from homestead communities in Nānākuli and Waiʻanae to review the regional plan update process and schedule. The meeting allowed for leaders to ask questions and discuss past priority projects. See Appendix A for meeting summary.

**October 5, 2017:** *Homestead Leaders Meeting #2.* DHHL and HACBED met with leaders from homestead communities in Nānākuli and Waiʻanae to follow-up on the previous meeting and schedule smaller meetings with individual homestead organizations and associations and confirm timeline. See Appendix A for meeting summary.

**October 16, 2017:** *Princess Kahanu Estates Association Meeting.* The purpose of this meeting was to review the regional plan update process with the meeting participants and discuss issues and opportunities and begin developing priority projects to address the concerns. See Appendix A for meeting summary.

**November 13, 2017:** *Ahupuaʻa ʻO Nānākuli Meeting.* The purpose of this meeting was to review the regional plan update process with the meeting participants and discuss issues and opportunities and begin developing priority projects to address the concerns. See Appendix A for meeting summary.

**November 14, 2017:** *Series 7 Meeting.* The purpose of this meeting was to review the regional plan update process with the meeting participants and discuss issues and opportunities and begin developing priority projects to address the concerns. See Appendix A for meeting summary.

**November 28, 2017:** *Nānākuli Neighborhood Board Hawaiian Affairs Committee Meeting.* The purpose of this meeting was to review the regional plan update process with the meeting participants and discuss issues and opportunities and begin developing priority projects to address the concerns. See Appendix A for meeting summary.

**December 18, 2017:** *Hawaiian Homes Commission Meeting.* This meeting, held at Waiʻanae High School, was an opportunity for DHHL to give updates to the Waiʻanae Coast community. Homesteaders were also able to provide feedback and learn more about the Regional Plan Update process. See Appendix B for meeting summary.

**January 23, 2018:** *DHHL Regional Plans Stakeholders Meeting.* The purpose of this meeting was to provide updates on the regional planning process and feedback received to regional stakeholders. DHHL and HACBED also heard about stakeholders’ priorities, issues, and concerns in the Waiʻanae Coast region. See Appendix C for meeting summary.

**January 24, 2018:** *Nānākuli Hawaiian Homestead Community Association and Waiʻanae Kai Homestead Association Meeting.* HACBED and DHHL met with both Nānākuli Hawaiian Homestead Community Association and Waiʻanae Kai Homestead Association to discuss issues, opportunities, and priority projects. See Appendix A for meeting summary.
February 1, 2018: Nānākuli Community-wide Meeting. HACBED and DHHL met with residents of the Nānākuli Planning Area at large. Members of the following communities were present: NHHCA, Ahupua’a ‘O Nānākuli, Nānākuli Neighborhood Board Hawaiian Affairs Committee, Princess Kahanu Estates Association, Series 7, and Zablan. See Appendix D for meeting summary.

Fall 2017 – Spring 2018: Kou Mana’o Questionnaire. Kou Mana’o—“your input, thoughts, intentions, desires”—Questionnaires were developed based on information from the above talk story sessions. These questionnaires were distributed in-person, via mail, and electronically via email, DHHL’s website, and HACBED’s website. Regional stakeholders and community leaders played a vital role in ensuring that mana’o was gathered from as many voices as possible, which are lifted up in this Regional Plan. See Appendix E to view a copy of the Nānākuli Kou Mana’o Questionnaire.

April 26, 2018: SpeakOut: Initial Draft Presentation to Nānākuli Community. HACBED and DHHL presented a draft Regional Plan to the Nānākuli Homestead communities. The meeting took the form of a come-and-go “SpeakOut,” in which community members were encouraged to learn about the Regional Plan, the information presented therein, and leave as much feedback as desired. See Appendix D for a summary of community feedback.

June 7, 2018: Final Leaders’ SpeakOut. HACBED and DHHL presented a final draft to Nānākuli, Wai‘anae, and Lualualei homestead leaders in a SpeakOut format similar to the April 26 gathering. See Appendix D for a summary of leaders’ feedback.

Photos of Speakout posters from June 7, 2018 meeting
2.4 Cross-Region Focuses

Given the communities’ proximity, the planning processes for the 2018 DHHL Regional Plans for Nānākuli and Wai’anae & Lualualei were conducted side-by-side. And although the two communities possess distinct characteristics, desires, populations, and potential opportunities, several focuses have been identified during the planning process that cut across the entire Wai’anae Coast region. Broadly, these “regional focuses” comprise (1) homesteader safety, (2) community-based opportunities, often economic in nature, and (3) non-homesteading areas for community benefit.

**Homesteader safety** was raised as a concern at nearly every community meeting across the Wai’anae and Nānākuli regions. The issues discussed touch every aspect of life on the Wai’anae Coast—from transportation (e.g. Farrington Highway repairs and improvements) to emergency preparedness. Shared safety concerns also include crime and drug use issues, enforcement of laws regarding abandoned and stolen vehicles, and safe spaces for keiki to learn and play. Broadly, each
of these communities’ Priority Projects also touches upon homesteader safety in one form or another.

**Community-based development opportunities**, often economic in nature, were also routinely highlighted among homesteaders’ greatest priorities. The most common way in which this issue was addressed was via discussions of community spaces—which ones exist, which ones are desired, and the resources it would take to improve or begin a community space. These spaces can serve as kīpuka for community growth, as they are venues for community gathering, learning, and sharing of ideas. Another way in which the issue of community-based development was discussed was community self-sufficiency and opportunities for revenue generation, such as the Nānākuli Village Center or the Wai’anae Kai Community Development opportunities.

**Non-homesteading areas**, often colloquially referred to as “community use” areas (not to be confused with the official DHHL Land Use Designation “Community Use Area”), are a third common need identified by Wai’anae Coast homestead communities and broader stakeholders alike. These spaces, discussed throughout this document, are important to these communities for a number of reasons but are currently limited in number, size, and availability.
3 Planning Area

3.1 Location

The Nānākuli Planning Area includes land in both the ahupua’a of Nānākuli and the ahupua’a of Wai’anae, Wai’anae District, City & County of Honolulu, island of O’ahu. It includes approximately 2,311 non-contiguous acres owned by DHHL, designated in the U.S. Census as Nānākuli Hawaiian Home Land and Princess Kanahu Estates Hawaiian Home Land.

The O’ahu Island Plan (DHHL, 2014) designated the lands in the Planning Area into the following land use categories (see Figure 6 – DHHL Planning Area and DHHL Land Use Designations):

- Residential – 390 acres
- Commercial – 10 acres
- Community Use – 50 acres
- Conservation – 825 acres
- General Agriculture – 710 acres

In the future, community members have expressed interest in separate Regional Plans for Wai’anae and Lualualei ahupua’a. Princess Kahanu Estates, which is currently included in the Nānākuli planning area, would be included in the Regional Plan for Lualualei ahupua’a. DHHL and community stakeholders will work together to explore this possibility.
3.2 Demographics

Table 1: Nānākuli Planning Area Demographics

<table>
<thead>
<tr>
<th>Nānākuli Planning Area - Characteristics</th>
<th>Statistic</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>12,405</td>
</tr>
<tr>
<td>Total Population</td>
<td></td>
</tr>
<tr>
<td>Native Hawaiian alone</td>
<td>36.7%</td>
</tr>
<tr>
<td>Native Hawaiian / Pacific Islander in combination with other race(s)</td>
<td>80.0%</td>
</tr>
<tr>
<td>Bachelor's Degree or higher</td>
<td>8.1%</td>
</tr>
<tr>
<td>Median Age</td>
<td>29.5</td>
</tr>
<tr>
<td>Economics</td>
<td></td>
</tr>
<tr>
<td>Median Household Income</td>
<td>$66,042</td>
</tr>
<tr>
<td>Families Below Poverty Line</td>
<td>14.2%</td>
</tr>
</tbody>
</table>

3.3 Existing Service Providers in the Planning Area

For a list of service providers and many programs currently offered or planned in the Nānākuli Planning Area, please see Appendix C. This appendix contains summaries of DHHL’s meetings with regional stakeholders, which include local, state, and national political representatives; local neighborhood boards; Boys and Girls Club Hawai‘i; Wai‘anae Coast Comprehensive Health Center; Ka‘ala Farms; Kamaile Academy; the Office of Hawaiian Affairs (OHA); Wai‘anae Economic Development Council; Papa Ola Lōkahi; Kamehameha Schools; Queen Lili‘uokalani Trust; and the Department of Hawaiian Home Lands (DHHL).

3.4 Regional History

Nānākuli literally translates “look at the knee” or “look deaf.” There are many stories that recount how this place came to be named, one of which explains that Nānākuli is named “in honor of the tattooed knee of Ka‘ōpulupulu, a priest whose chief, Kahahana, turned a deaf [kuli] ear to his advice. When asked about his knee, [Ka‘ōpulupulu] told of his relationship with the chief, thus rebuking him.”

One of the most well-known moʻolelo related to Nānākuli involves the demigod Māui. Pu‘u Heleakalā, a hill located on the northwest side of Nānākuli Valley, means the “hill that is the house

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of the sun.” It received this name from a moʻolelo that recounts how the demigod Māui, as a child, went to the top of this mountain to fight the sun in order to slow it down and make the days longer.

Pre-contact, Nānākuli is estimated to have only contained 200-300 people, whose livelihoods consisted of dryland agriculture in the upper valley and coastal fishing. Several historic sites, including wahi pana, are located throughout the area and most notably in the upper valley. ‘Ilihune heiau, a wahi pana of which there are no physical remains, is said to have been made into a cattle pen by a rancher, bringing him ill fortune.3,4,5,6

The ahupua’a of Nānākuli sustained significant population decline following contact. As with much of Hawai‘i, lifestyles shifted from traditional subsistence to industrial, which included sandalwood extraction in Nānākuli. From the mid-nineteenth to early twentieth centuries, cattle ranches, sugar plantations, and the U.S. military were also major land users.

In 1931, DHHL began awarding residential homesteads near the former Nānāikapono School, making Nānākuli the oldest homestead community on O‘ahu.

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Figure 6: Map - DHHL Planning Area and DHHL Land Use Designations, Nānākuli
4 Existing Land Uses

4.1 Background

In an effort to address the indignities faced by the Native Hawaiian population after the overthrow of the monarchy in 1893, Prince Jonah Kūhiō Kalaniana'ole in the capacity of U.S. Congressman passed legislation for the Hawaiian Homes Commission Act of 1921 (HHCA) which set aside lands for native Hawaiians. DHHL began awarding residential homesteads in Nānākuli in 1931.

Table 2 details the acreage of various regions in the Nānākuli Planning Area.

<table>
<thead>
<tr>
<th>Nānākuli Planning Area</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Princess Kahanu Estates</td>
<td>53</td>
</tr>
<tr>
<td>Nānākuli Hawaiian Homesteads</td>
<td>260</td>
</tr>
<tr>
<td>Nānākuli Upper Valley</td>
<td>1,126</td>
</tr>
<tr>
<td>Future site of Nānākuli Village Center</td>
<td>13.65</td>
</tr>
<tr>
<td>Former Nānāikapono School Site</td>
<td>17</td>
</tr>
<tr>
<td>Nānākuli Ranch</td>
<td>448</td>
</tr>
</tbody>
</table>

4.2 Commercial and Industrial Uses

Only a small proportion of lands in the Nānākuli Planning Area are currently designated for commercial use.

Approximately 10 acres of land identified for the development of the Nānākuli Village Center (NVC) are designed to provide community-based economic development for the Nānākuli Homestead Community Association. Because of the nature of the proposed land use, some of these lands have been designated Commercial, not Community Use, although designed to benefit the homestead community.

The NVC currently includes or has plans to include the following components:

- The NFL-YET Boys and Girls Club of Hawai‘i Clubhouse (completed)
- Hale Makana ‘O Nānākuli (completed)
- Nānākuli Commercial Center (in progress), to include Long’s, Starbucks, Supercuts, Pizza Hut, Wendy’s, L&L Hawaiian Barbecue, and Fresenius
- Agnes Kalanihoʻokaha Cope Learning Center (*plans and lease finalized*)
- Waiʻanae Coast Comprehensive Health Center Satellite Clinic (*plans in development*)
- Surfing Hall of Fame (*plans in development*)

Hale Makana ʻO Nānākuli currently provides 48 affordable housing units for Native Hawaiian community members at or below 80% AMI. There are also plans for the Commercial Center to include an outdoor stage and kiosks to provide entrepreneurial opportunities for community members.

The updated Waiʻanae Sustainable Communities Plan (2009) identifies one master-planned development for other lands in the Nānākuli region. A privately-owned development company has proposed a new light industrial park located mauka of the existing PVT landfill. The concept behind the 96-acre industrial park is the provision of moderately priced lease rent or fee simple lots for local businesses. In the Sustainable Communities Plan, community members expressed hope that more local jobs would be created when the project is implemented.

Community support for the industrial park, however, has not been unanimous—some community members expressed concerns with the location of the park, which is in the back of Lualualei Valley among lands primarily designated for agricultural, open space, and preservation uses. In addition, the area has special cultural significance as the site of well-known moʻolelo related to the demigod Māui.

### 4.3 Homestead Uses

**Residential Homesteads.** As of 2016, the Nānākuli Homestead Communities comprise 6,369 homesteaders who reside on a total of 1,319 homestead lots. Children make up 27.1 percent of the homestead population, while individuals over the age of 65 constitute 11.1 percent.

**Waitlist.** As of February 2018, on the island of Oʻahu, there are 10,683 applications for homestead residential leases and 3,692 applications for agricultural leases.

*Note:* 71 percent of the 851 acres of available DHHL land on Oʻahu is located on the Waiʻanae Coast (located in Waiʻanae Valley, Lualualei, Māʻili, and Nānākuli).

### 4.4 Community Uses

Approximately 15 acres in the Nānākuli region currently benefit the homestead communities directly. These include a community facility with boat storage in Princess Kahanu Estates, and a cemetery in the Nānākuli Homesteads. A vacant area in Piliʻōkahe has also been designated for homestead Community Use based on the community’s needs.

In addition, a portion of the Nānākuli Village Center (see Section 4.2, above) is designated for Community Use. The NFL-YET Boys and Girls Club of Hawaiʻi Clubhouse has been completed and is in operation. Plans have also been finalized for the Agnes Kalanihoʻokaha Cope Learning Center, which Kamehameha Schools will design and operate. The Center will provide lifelong learning and
livelihood opportunities for those in the Nānākuli community, especially young adults ages 16-24. Specific opportunities may include career technical education (CTE) training, a hospitality program to give work experience and credentials, and other opportunities with support from the Hawaiʻi State DOE, the State Legislature, Leeward Community College, and Koʻolina Resort. The space will also be available for non-homesteading uses such as celebrations and community gatherings. Funding for the Learning Center will come from the NVC Commercial Center’s revenues.

Although not located on DHHL land, the recently-opened Nānākuli Public Library represents an important Community Use space for the Nānākuli Region.

### 4.5 State and County Land Use Districts

Generally, the Island Plan land use designations (LUDs) are consistent with the State Land Use Districts, the County General Plan designations, and County zoning. Where they may be inconsistent, DHHL may preempt the State Land Use Law and county land use regulations pursuant to the Hawaiian Homes Commission Act section 204.

To compare these maps, see publicly available State and County LUD maps—found online at the State of Hawaiʻi7 and City & County of Honolulu8 websites, respectively—and community LUD maps, found in the 2012 Waianae Sustainable Communities Plan.9

#### 4.5.1 State Land Use Districts

The State Land Use (SLU) Urban District encompasses most, but not all, of the DHHL Existing Residential lots in the Nānākuli Planning. Nānākuli’s small amount of DHHL-designated Commercial Use acreage is also contained within the SLU Urban District. DHHL Community Use and Conservation lots are also included, but not entirely contained by, the SLU Urban District.

The State Land Use Agricultural District encompasses the DHHL-designated General Agriculture lots and contains small portions of DHHL Conservation lots. Some DHHL Existing and Proposed Residential lots are also contained in the SLU Agricultural District. (DHHL’s preemption applies to the Residential lots within this District.)

The State Land Use Conservation District approximately encompasses DHHL-designated Conservation lots.

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4.5.2 County Community Plan (Waʻianae Sustainable Communities Plan 2012)

The Waʻianae Sustainable Communities Plan (WSCP) 2012 designates certain lots as Rural Residential, the locations of which are consistent with the DHHL-designated Existing Residential areas. WSCP Rural Residential areas contain the Region’s small amount of DHHL-designated Commercial lots, as well as some DHHL Community Use lots.

Although there is some overlap, the WSCP Agriculture and Preservation areas are roughly consistent with the DHHL General Agriculture and Conservation areas, respectively. The WSCP Agriculture and Preservation areas also overlap with DHHL-designated Proposed Residential lots.

4.5.3 County Zoning

County Residential zoning districts (R-5) are consistent with the DHHL-designated Existing Residential areas. These districts zoned R-5 also include all of the Region’s DHHL-designated Commercial areas and some of the Region’s DHHL-designated Community Use areas. County Agricultural zoning districts (AG-2) contain DHHL-designated General Agriculture, Conservation, and Proposed Residential areas. County Preservation zoning districts (P-1 and P-2) contain DHHL-designated Conservation and Community Use areas. The County Country zoning district (C) is consistent with a DHHL-designated General Agriculture area.

4.5.4 Surrounding Land Ownership

There are major land uses in the vicinity that generate noise and odor. The PVT Land Company operates a landfill to the northwest of Nānākuli homesteads and east of Princess Kahanu Estates (PKE). A ridgeline lies between the landfill facilities and Nānākuli homesteads, and the Ulehawa Stream separates PKE from the landfill. Northwest of the Nānākuli homesteads and north of PKE is Joint Base Pearl Harbor-Hickam – Lualualei Annex, which may cause intermittent noise disruption to residential homestead areas.
5 Infrastructure

5.1 County Water System

Within Nānākuli, the lower portion of the valley receives approximately 20 to 33 inches of rain annually. The upper portion of the valley, where a majority of the currently undeveloped lands are located, receives between 33 to 48 inches of rainfall per year. This is not considered sufficient to support agriculture without some type of supplemental irrigation.

BWS has storage and transmission facilities in Nānākuli Valley. However, more than half of the potable water supplied by BWS to the Wai‘anae Coast is from outside sources (primarily the Pearl Harbor Aquifer, located within the ‘Ewa Moku). Long-term improvements to both transmission and storage may be necessary to meet the needs of the Wai‘anae Coast, especially if the Pearl Harbor Aquifer water is reallocated to meet the growing needs of ‘Ewa Moku.

DHHL has distinct water rights as described in the Strategic Program, Water Policy Plan, that may be pursued to meet the needs of DHHL and beneficiaries along the Wai‘anae Coast.

5.2 County Wastewater System

The Wai‘anae District is serviced by the Wai‘anae Wastewater Treatment Plant (WWTP) operated by the County’s Department of Environmental Services (ENV). According to the City and County of Honolulu, the WWTP has the design capacity to treat an average of 5.2 mgd and a peak capacity of 13.8 mgd of sewage. The 2015 annual average flow was 3.56 mgd, and the 2015 daily max flow was 4.57 mgd. The Department of Planning and Permitting is currently accepting applications for new sewer connections. The existing sewage conveyance system does not extend into DHHL’s lands that have not already been developed for residential homesteading along the Lualualei side of Pu‘upāhe’e’e’e.

As of 2016, Hawai‘i prohibits the creation of new cesspools, and efforts are underway to replace existing ones with alternative sewage solutions. However, residents of the Wai‘anae Coast are concerned at the costs potentially incurred and the practicality of such solutions. This will remain a topic of discussion for the foreseeable future, especially with the threat of sea level rise inundating cesspools and causing environmental leakage.

5.3 Road System – Existing and Planned

The City & County of Honolulu is responsible for the following roads in the planning area:

- Hakimo Road (Princess Kahanu Estates)
- Lahikiola Place

The above streets have two lanes. The portion of Hakimo Road that passes along the perimeter of Princess Kahanu Estates (PKE) does not have a sidewalk on either side. Lahikiola Place has sidewalks on both sides. The portion of Hakimo Road that passes along the perimeter of PKE also has two bus stops.

The State highways and roads in the planning area include:

- Farrington Highway (State Highway Route 93)
- All other residential roads in Nānākuli homesteads and PKE, besides the County roads above

Farrington Highway is the major highway in this area. From its southern terminus, Farrington Highway a four-lane road until Mākaha Valley Road in Wai‘anae, at which point it narrows to two lanes. From Mākaha Valley Road, the highway remains two lanes until its northern terminus at Kaʻena Point.

Recently, fifth or “turning” lanes were added at the highway’s intersections with Haleakalā Avenue and Nānākuli Avenue, both in Nānākuli. Turning lanes exist at other points along Farrington Highway, as well.

Hakimo Road, Lualualei Naval Road (State Highway Route 360), Haleakalā Avenue, and Nānākuli Avenue are the major mauka-makai (mountain-to-ocean) roads in this area.

The Wai‘anae Coast Emergency Access Road and related proposed roads have been an important topic of discussion over the past years. For more information, see Section 5.3.2 below.

Moving forward, many homesteaders have identified the importance of road ownership and the responsibility of government entities to maintain the roads they own. This will be a topic of ongoing conversation between DHHL and other relevant government entities, including the City & County of Honolulu, the State of Hawai’i, and Federal entities.
5.3.1 In Progress & Planned Road and Transit Projects

**Farrington Highway Intersection Improvements at Haleakalā Ave. and Nānākuli Ave.**

*Status:* Fifth (“turning”) lanes have been created for left turn storage at Farrington Highway's intersections with Haleakalā Avenue and Nānākuli Avenue, which opened for use on January 16, 2018.11

**Leeward Bikeway Project**

*Status:* The Hawai‘i Department of Transportation is scheduled to break ground on Leeward Bikeway Phase I (Waipahu Depot Rd. to Philippine Sea Rd. in Ewa) by mid-2018. Phase II (Philippine Sea Rd. in Ewa to Lualualei Naval Rd. in Nānākuli) has been deferred for the foreseeable future due to utility relocation and land acquisition issues.12

**Honolulu High-Capacity Transit Corridor Project**

*Status:* Construction on the proposed 20-mile elevated rail line, running from East Kapolei to Ala Moana Center, has begun but has experienced delays. According to the Honolulu Authority for Rapid Transportation (HART), as of December 2017, the overall project is approximately 44% complete. Construction progress is estimated at 40%, and design progress is estimated at 68%.13 The rail line is estimated to be operational by 2025.

5.3.2 Proposed Road and Transit Projects

**Wai‘anae Coast Emergency Access Road (WCEAR)**

The City constructed four road segments in the mid-2000s linking existing roads in Wai‘anae Coast communities, allowing an alternative route in case of Farrington Highway closures. Currently, Kolekole Pass is not being considered as an option for an Emergency Access Route due to the risk of landslides.

*Status:* DHHL has received an allotment of $6 million from the Hawai‘i State Legislature and the Honolulu City Council. These funds can be used only for the development of the WCEAR due to legislative language, and they must be encumbered by the end of 2018. In the future, this road will tentatively be connected with the Wai‘anae Coast Parallel Route (see below).

Several community meetings have been held regarding the WCEAR, including a meeting at the Nānākuli-Mā‘ili Neighborhood Board #36 and a May 17, 2018 meeting held by DHHL.

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12 [https://www.hbl.org/leewardupdatedec2017/](https://www.hbl.org/leewardupdatedec2017/)
The topic will also be discussed at the Hawaiian Homes Commission Meeting on June 19, 2018.

The next segment of the WCEAR is the Nānākuli Extension connecting Helelua Street to Nānākuli Avenue, which will directly affect DHHL lands and beneficiaries. Elected officials have appropriated funding for the next segment, and DHHL is the expending agency. Alternatives for the Nānākuli Extension as of the May 17, 2018 WCEAR meeting held by DHHL are listed below. Additionally, current information on the WCEAR and the Waiʻanae Coast Parallel Route can be accessed via DHHL’s WCEAR webpage.

- Route Alternative No. 1 by Joanne Naone’s Lot
- Route Alternative No. 1A Previous Extension through Charmaine Naone’s Lot
- Route Alternative No. 2 Helelua Street to Nānākuli Door of Faith Church
- Route Alternative No. 2A Mōhihi Street to Nānākuli Door of Faith Church
- Route Alternative No. 3 Helelua Street to Mokiawe Street
- Route Alternative No. 4 Helelua Street to Ulei Loop
- Route Alternative No. 5 Lualualei Naval Road to Nānākuli Avenue
- Route Alternative No. 6 Helelua Street to Nānākuli Door of Faith Church (makai of Route Alternative No. 2)

**Waiʻanae Coast Parallel Route**

A second access highway for Waiʻanae—termed the “Waiʻanae Coast Parallel Route”—would be parallel to Farrington Highway and ideally located above Kawao Avenue (informally termed “6th Road”), the upper boundary of the Catastrophic Tsunami Zone for Nānākuli Valley (See Figure 7 – Tsunami Hazard Zones map). The Oʻahu Regional Transportation Plan 2040 (ORTP 2040) identifies this as an Illustrative Project. The Parallel Route’s exact specifications, including route, have yet to be determined.

**Status:** This project will occur in phases, as all funds needed (est. $1.269 billion) cannot be secured at once. The first phase is estimated at $80 million. Early talks with Nānākuli PVT Landfill are ongoing (the start of the landfill’s fenceline is above Kawao Avenue). DHHL received $3 million from the Hawaiʻi State Legislature for design and construction of the Waiʻanae Coast Parallel Route.

It should also be noted that when addressing the potential of an alternative route that would run past Nānākuli and eventually connect with the H-2, HDOT administrators said that this would not happen and that it would not be in the best interest of community members in the region. The reasons provided were several. First, the cost to tax payers to build such a road would be too high. Second, an increase in access to the region of that magnitude would signal developers to begin developing more land and building more homes in the region. This would quickly increase home prices and the cost of living in the region, making it difficult for many long-time community members to continue living in the region. Third, such a route would not improve commute times into Honolulu because it would connect with H-2 behind the H-1-H-2 merge. It is even possible that commute times would increase because the aforementioned increase in development would also lead to an increase in the number of people commuting to Honolulu.
5.3.3 Farrington Highway Improvement Projects

**Ulehawa Stream Bridge Rehabilitation**

Rehabilitate bridge to meet current design standards. This includes bridge strengthening, widening, improving shoulders, and upgrading railings.

*Department of Transportation, Statewide Transportation Improvement Program (DOT STIP), FY 2015-18, Project #OS-2.*

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14 https://www.ho.org/leewardupdatedec2017/
Maipalaoa Bridge Replacement

Replace the existing bridge with a concrete structure that meets current bridge standards. *DOT STIP, FY 2015-18, Project #OS-3.*

Mākaha Bridges #3 & #3A Replacement

Replace two timber bridges in the vicinity of Mākaha Beach Park. For both bridges, this includes widening the paved shoulders on the makai side from 3 feet to 10 feet and widening the mauka side from 1 foot to 10 feet. This is to accommodate bicyclists and pedestrians. *DOT STIP, FY 2015-18, Project #OS-4.*

Intersection and Traffic Control Device Improvements

Includes Farrington Highway + Nanaikeola Street intersection. *DOT STIP, FY 2015-18, Project #OS-64.*

Farrington Highway Corridor Study

Aims to identify recommendations for second access into and out of the area, reducing congestion, increasing capacity, and improving safety. *DOT STIP, FY 2015-18, Project #OS-66.*

DOT administrators indicated that they are looking at three primary factors when assessing the corridor:

1. Maximizing vehicular, pedestrian, and cyclist mobility
2. Minimizing environmental and community impact
3. Minimizing cost to taxpayers

The DOT is scheduled to complete the corridor study early in 2019.

5.4 Impacts of Future Proposed Infrastructure Facilities

The impact of existing and future large-scale infrastructure facilities on or near DHHL trust lands in Nānākuli can adversely affect the quiet enjoyment of existing homesteaders and the future ability of DHHL to utilize trust lands for purposes consistent with the Hawaiian Homes Commission Act (HCCA). (Refer also to Section 4.5.4, Surrounding Land Ownership and Uses.)

The Nānākuli homestead communities have appealed to the Department to oppose development on DHHL lands or in close proximity to DHHL lands that will hamper future development of DHHL lands for HHCA purposes or for the quiet enjoyment of agricultural/homesteading properties. Based on beneficiary input, this plan recommends that DHHL actively advocate that the City & County of Honolulu or any other entity direct future development incompatible with HHCA purposes well away from DHHL Nānākuli lands.
Specifically, some Nānākuli homesteaders are concerned about the construction of a second access road for the Wai‘anae Coast parallel to Farrington Road (see Section 5.3.2, Wai‘anae Coast Parallel Route). Several routes and locations are currently being considered for the route, which include but are not limited to the following:

1. A route through the Nānākuli Door of Faith Mission, which has been opposed by the community;
2. A mauka route, which would incur significant costs;
3. A route through Nānākuli homesteads, which homesteaders fear would increase daily traffic through their neighborhoods and prevent other residential development; and
4. A route using Kolekole Pass, which has been deemed unfeasible by the U.S. Navy.

### 5.5 Climate Change and Disaster Preparedness

Homesteaders from both Nānākuli and Wai‘anae & Lualualei Regions have identified climate change and disaster preparedness as priorities for their communities. According to the Wai‘anae Sustainable Communities Plan (WSCP, 2012), “Coastal areas may eventually be affected by sea level rise. In response, all planning for these areas should consider both the known and potential effects of sea level rise” (p. 3-13). NOAA rates the area from Nānākuli to Ka‘ena in its highest category of vulnerability for sea level rise, and a large body of research asserts the dangers of climate change for Hawai‘i and other island communities. As such, DHHL has taken into account the potential effects of climate change in its planning efforts, ensuring that its development, advocacy, and funding are in line with the most current climate-centered practices.

The topic of disaster preparedness in homestead communities has been prevalent as well, brought into especially sharp focus by a false missile alert on January 13, 2018. Even before this event, however, threats of tsunamis, hurricanes, and other natural disasters have loomed large over the Wai‘anae Coast given its unique susceptibilities. Among its characteristics are a geographic separation from the rest of O‘ahu, as well as possessing only one thoroughfare for outbound ground transportation—Farrington Highway—which suffers from limited capacity. As this is the case, DHHL has also considered potential alternatives to Farrington Highway, including the Wai‘anae Coast Emergency Access Road and the Wai‘anae Coast Parallel Route (see Section 5.3.2, above).

Of course, the topics of climate change and disaster preparedness are intimately linked, as highlighted by the O‘ahu Regional Transportation Plan 2040 (ORTP): “Due to its island nature, the impacts of climate change on O‘ahu could be significant, most especially increased storm severity, including flooding, tidal surges, high winds, and their impacts on transportation infrastructure as well as the predicted rise in both sea level and groundwater table.” DHHL is thus considering all pertinent factors, including some not mentioned here, in its planning for homestead communities throughout Hawai‘i.
Of note, legislation was proposed during the 2017-2018 session that would require a sea level rise analysis in environmental impact statements before building projects. This bill, HB2106, was signed by Governor Ige and will become Act 17, taking effect upon approval.

An existing resource for community members is the Wai‘anae Coast Disaster Readiness Team (WCDRT) website at www.waianaeready.com. The WCDRT was formed in 2014 by concerned community members and has created a great resource in the form of a website for others in the community. The website has information on various ways residents can be better prepared for disasters including how to build a disaster kit and how to write an emergency plan. The WCDRT and www.waianaeready.com are also great examples of community-lead initiatives. For more information on the WCDRT, please visit their website.

For a map of anticipated tsunami impact zones in Nānākuli, please see Figure 7 – Tsunami Hazard Zones map, below.

For a map of emergency and other relevant facilities and services in the Nānākuli region, please see Figure 8 – Emergency Facilities map, below.

(Note: this emergency-related information may not be up-to-date following the publication of this document. For emergency planning purposes, please refer to regularly updated information sources, such as those produced by the City & County of Honolulu or the State of Hawai‘i.)
Figure 7: Map - Tsunami Hazard Zones, Nānākuli
Figure 8: Map - Emergency Facilities, Nānākuli
6 Priority Projects

Nānākuli homesteaders that attended the Regional Planning meetings, as well as those who submitted Kou Mana’o Questionnaires, discussed regional issues and opportunities. The various issues and opportunities identified by beneficiaries were then consolidated into a list of potential projects.

Appendix E includes all of the potential projects. The details of the five priority projects described on the following pages—elevated to priority projects by community consensus—were evaluated and expanded upon by DHHL, their consulting team, and key stakeholders.

Although the Nānākuli and Wai‘anae/Lualualei homestead communities possess distinct characteristics, desires, populations, and potential opportunities, several shared focuses were identified during the joint Regional Planning process. Broadly, these “regional focuses” comprise (1) homesteader safety, (2) community-based opportunities, often economic in nature, and (3) non-homesteading areas for community benefit. These are reflected in the Nānākuli Priority Projects below. (See Section 2.4, Cross-Region Focuses for more details.)

For an overview of the issues and opportunities currently being considered by Wai‘anae Coast stakeholders (e.g. businesses, nonprofits, and government entities), please see Appendix C.

6.1 Disaster Preparedness

The National Oceanic and Atmospheric Administration (NOAA) rates the area from Nānākuli to Ka‘ena in its highest category of vulnerability for sea level rise, and a large body of research asserts the dangers of climate change for Hawai‘i and other island communities. As such, DHHL has taken into account the potential effects of climate change in its planning efforts, ensuring that its development, advocacy, and funding are in line with the most current climate-centered practices.

Accordingly, Nānākuli homestead communities have identified issues of disaster preparedness, community resilience, and broader climate change adaptation as high priorities.

Perhaps the most visible of related projects is the Wai‘anae Coast Emergency Access Road (WCEAR). The WCEAR is a series of road segments linking existing roads in Wai‘anae Coast communities, which form an alternative route in case of Farrington Highway closures. See Section 5.4 for information on previously discussed routes. DHHL received an allotment of $9 million from the Hawai‘i State Legislature, which must be encumbered by 2018 and can be used only for the development of the WCEAR due to legislative language.
6 Priority Projects

Alongside the WCEAR, a second/parallel access road is being considered, which ideally would be located above Kawao Avenue (informally termed “6th Road”), the inundation limit for a catastrophic tsunami. Currently, Farrington Highway would be inundated were a catastrophic tsunami to hit the Wai’anae Coast. The Wai’anae Coast Parallel Route, as this road is now known, has been discussed by both DHHL and members of the State Legislature as a viable option for both reduced traffic and safe evacuation on the Wai’anae Coast. See Section 5.3.2 for more information on the Wai’anae Coast Parallel Route.

Other community discussions linked to climate change and community resilience have included coordination of roadway improvements, establishment and mapping of emergency centers and clinics, roadway and property flooding, relocation of makai properties, and community self-sufficiency (e.g. solar energy, water catchment, gray water reuse, and food production).

In addition to the Wai’anae Coast’s established and in-development evacuation routes, many local stakeholders have procedures in place to ensure community safety during a disaster or emergency. Pending timing and road conditions, during emergencies, the City & County of Honolulu sends city buses to the Wai’anae Coast for community evacuation use free of charge. The Wai’anae Coast Comprehensive Health Center (WCCHC) also has vehicles dedicated to moving homeless individuals and families to safety during emergencies.

Perhaps most importantly, homesteaders identified needs for both short-term disaster preparedness—evacuation routes and emergency plans to ensure immediate safety—and long-term disaster resiliency, which could come as a result of community self-sufficiency. Both levels are addressed in the following Objectives and Implementation Actions.

Of note, legislation was proposed during the 2017-2018 session that would require a sea level rise analysis in environmental impact statements before building projects. This bill, HB2106, was signed by Governor Ige and will become Act 17, taking effect upon approval.

6.1.1 Objectives

- A safe community with comprehensive emergency procedures, routes, and facilities, prioritizing the safety of our kūpuna and keiki.
- Disaster preparedness and climate change mitigation via community self-sustainability.
- Coordinated and efficient disaster-minded roadway improvements, including the Wai’anae Coast Emergency Access Road (WCEAR) and the Wai’anae Coast Parallel Route.
## 6.1.2 Implementation Actions

<table>
<thead>
<tr>
<th>Implementation Actions</th>
<th>Kūleana</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>(in no particular order)</strong></td>
<td><strong>Who will help to implement?</strong></td>
</tr>
<tr>
<td>Hold Community Resilience Workshops and prepare a disaster mitigation plan.</td>
<td>DHHL coordinate and hold workshops for the Nānākuli homestead communities.</td>
</tr>
<tr>
<td>Consider alternative routes for the Waiʻanae Coast Emergency Access Road (WCEAR).</td>
<td>DHHL coordinate the preparation of a Draft Environmental Assessment.</td>
</tr>
<tr>
<td>Keep beneficiaries apprised of progress on WCEAR and a Waiʻanae Coast Parallel Route mauka of Kawao Avenue (“6th Road”).</td>
<td>DHHL provide updates and opportunities for beneficiary input.</td>
</tr>
<tr>
<td>Increase cross-department coordination and regular progress reports on roadway maintenance, improvements, and other construction affecting emergency procedures.</td>
<td>DHHL and homestead communities push for cross-department coordination beginning with the Community Resilience Workshops (see above).</td>
</tr>
<tr>
<td>Explore creation of homestead Community Resilience Plan that integrates short-term disaster response and long-term community resilience.</td>
<td>DHHL explore what work has been done in this area, existing information, and identify potential partners who might collaborate with DHHL to create a Community Resilience Plan. Could potentially result from Community Resilience Workshops (see above).</td>
</tr>
<tr>
<td>Explore community-led projects to increase home and neighborhood self-sufficiency (food, water, energy, and other forms).</td>
<td>Homestead communities participate and contribute their mana‘o to the planning process.</td>
</tr>
<tr>
<td></td>
<td>Homestead communities assess existing resources and opportunities, coordinating with DHHL and other community partners to plan and initiate small-scale community projects.</td>
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</tbody>
</table>
6.2 Improve Community Access to Non-Homesteading Areas

Non-homesteading areas, utilized by communities in ways other than living, are vital to the wellbeing and connectedness of the Nānākuli homestead communities, as well as to the Waiʻanae Coast as a whole. Potential spaces within the Nānākuli homestead communities have been identified, each with varying levels of feasibility. These include 'Ulu Ke Kukui (current lease ending in October 2018, zoned as Proposed Residential by DHHL), spaces near the Waiʻanae Coast Comprehensive Health Center (zoned Community Use, Conservation, Industrial, and General Agriculture by DHHL), a space at the top of Ulei Loop (zoned as Proposed Residential by DHHL), Lyman and Rapoza Ranches (zoned as Conservation, General Agriculture, and Proposed Residential by DHHL), Upper Nānākuli Valley (zoned as Conservation, General Agriculture, and Proposed Residential by DHHL), and others. While some of these spaces have not been officially designated as Community Use areas, for various reasons, some community members have expressed that all could serve as productive non-homesteading areas.

These non-homesteading spaces can serve as venues for education across all stages of life, including early childhood education, adult skills training and education, Hawaiian education (e.g. 'Ōlelo Hawai‘i), and kūpuna programs. These spaces can also provide economic development opportunities for the community, including ‘āina-based activities and youth development programs.

Some homesteaders have even expressed a desire to assume partial or full control over Hawaiian Home Lands and existing facilities, including Kaupuni Neighborhood Park. Homestead communities outside the Waiʻanae Coast have attempted this, sometimes with much success. Throughout DHHL’s and its affiliates’ experiences with homestead communities, several key lessons have been learned by those involved in such undertakings:

1. The need for a full-time project leader from the community.
   a. Especially in the early stages of the project, the management of the space will require a significant amount of time and effort. For example, if upgrades and repairs need to be made to facilities, someone will need to take the lead on a long list of responsibilities including negotiating contracts, pricing out purchases, managing funds, scheduling repairs, etc. All of this work will essentially require a full-time position.

2. A strong and supportive board of directors or other community leadership team is essential.
   a. In addition to the person identified above, the project leader will need the support of a well-organized board of directors. Board members will need to provide support in a variety of ways including connecting the community to skilled labor through their business networks, providing expertise in the areas of property management.

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15 Note: the term “Community Use” refers to a specific land use designation determined by DHHL. See Figure 6: Map - DHHL Planning Area, Nānākuli to see which areas are currently officially designated for Community Use. Areas often referred to as “potential community use areas”—land upon which homestead communities could participate in activities besides homesteading—will be referred to here as “non-homesteading areas.”
and construction, helping to disseminate information throughout the community, etc.

3. Technical assistance providers can help to provide additional skills needed for the project.
   a. Technical assistance providers can also help to decrease the risk of the project by bringing additional experience and expertise. For example, if a business plan for the project is needed to acquire a loan, having an experienced organization with financial experience could prove to be an important asset.

Communities within the Nānākuli homesteads may consider using these lessons learned and best practices to help them consider next steps, especially resources needed, in the potential management of a space.

The need for non-homesteading spaces has been recognized not only by homesteaders but also by regional nonprofit, government, and private-sector stakeholders. See Appendix C for an overview of the issues and opportunities currently being considered by Waiʻanae Coast stakeholders.

One example of a current opportunity related to non-homesteading spaces is the old Nānākuli Butler Building. Some community members recently submitted an application to DHHL’s Land Division to use the space, which has been approved and is going to Commission for final approval. The community’s plans for the building include a community resource center, for which a local nonprofit led by Patty Teruya will raise grants to offer free support to the community. Such support could include senior food box distribution, Toys for Tots, leasing a part of the building to Wai’anae Community Economic Development Corporation, and kūpuna support and programming.

Ultimately, the hope is that non-homesteading use areas will address the needs and desires of the Nānākuli homestead communities over the long term. This will require planning, human and financial resources, and collective community effort in order to ensure long-term viability.

6.2.1 Objectives

- Maintained and improved DHHL-designated Community Use and non-homesteading areas in Nānākuli.
- Availability of needed Community Use and non-homesteading areas, redesignated underused or unused areas.
- Growth in the Nānākuli communities as a result of community centers that will provide:
  - Safe places to learn and play for keiki
  - Opportunities to age in place for kūpuna
  - Gathering spaces for individuals and families
  - Opportunities for cultural learning and well-being for the entire homestead community
- Non-homesteading areas available, cultivated, and utilized, which will lead to increased community financial sustainability (see Section 6.5).
- Non-homesteading areas that provide safety in case of a disaster or emergency, stocked with emergency supplies and easily accessible by viable roadways and evacuation routes (see Section 6.1).
### Implementation Actions

**Kūleana**

**Who will help to implement?**

<table>
<thead>
<tr>
<th>Implementation Actions <em>(in no particular order)</em></th>
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<tbody>
<tr>
<td>Educate community regarding land use process and current land designations for Community Use.</td>
<td><strong>DHHL</strong> conduct educational outreach to communities regarding Community Use land designation, especially concerning keiki, kūpuna, and ‘āina-related land uses.</td>
</tr>
<tr>
<td>Increase understanding of land use in the following categories:</td>
<td><strong>DHHL</strong> engage and involve homesteaders in ongoing and upcoming land use conversations concerning the Nānākuli homestead communities.</td>
</tr>
<tr>
<td>• DHHL-designated Community Use areas (see <em>Figure 6: Map - DHHL Planning Area, Nānākuli</em>) that community would like to:</td>
<td><strong>Homestead communities</strong> initiate discussions with DHHL regarding specific areas that fall into these categories.</td>
</tr>
<tr>
<td>    o See used differently, or</td>
<td><strong>DHHL</strong> work with <em>homestead communities</em> to determine potential steps to be taken, if any.</td>
</tr>
<tr>
<td>    o Assume greater community control</td>
<td><strong>DHHL</strong> educate community on required criteria and process for communities to apply for management of Hawaiian Home Lands.</td>
</tr>
<tr>
<td>• Areas NOT designated Community Use that community would like to see switched to Community Use</td>
<td></td>
</tr>
<tr>
<td>• Unused or unencumbered land, e.g. agricultural and ranch land, that could be redesignated</td>
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</tr>
</tbody>
</table>
| Implementation Actions  
| (in no particular order) | Kūleana  
| Who will help to implement? |
|---|---|
| Support existing and upcoming opportunities for non-homesteading use areas. | **Homestead communities** engage in existing areas for community homesteader use. In particular, support:  
  - Community-based economic development to benefit our beneficiaries  
  - Non-profit organizations providing charitable services to homesteaders  
  - Hawaiian Civic Clubs  
  - Kūpuna residing within the ahupua’a  

| Homestead communities develop the Nānākuli Butler Building for:  
|---|---|
|  - Kūpuna gathering  
  - Resource information and community center open to all beneficiaries, with information resources for our families  
  - Free cultural services (e.g. hula, lei making, sewing)  
  - Food bank once per month |
6.3 Street Repairs and Improvements for Health and Safety in the Region

Several roadway-related issues were identified by Nānākuli homesteaders, all of which directly influence the safety of homesteaders and their families. Many identified the need to prevent automotive speeding in homestead neighborhoods, whether by the institution of reduced speed limits, the installation of speed bumps, or the banning of commercial vehicle traffic through homestead neighborhoods. HDOT administrators were also able to offer suggestions, recommendations, and information that could be useful to community members. First, homesteaders are able to send formal request for speed reducing measures to the appropriate entity, which for non-Farrington roadways is usually City & County of Honolulu. Second, if the community is not well aligned on a request, it is very unlikely that the request will be approved. For example, if someone requests a speed limit reduction while others are saying that they want the speed limit to remain the same, this sends very mixed signals to the City & County and makes it difficult for them to implement any changes. Third, in addition to requesting a decrease in speed limits, community members are also able to request a wide range of speed calming measures including, but not limited to, raised sidewalks, lane delineators, and traffic circles.

Other community members recognized the need for bus easements along Farrington Highway to reduce patrons’ proximity to fast-moving highway vehicles, as well as the widening of Farrington Highway, Hakimo Road, and other roadways. Still others voiced needs for bike lanes, sidewalks, and the removal of abandoned vehicles from roadways, all of which would contribute to safety for both pedestrians and drivers.

As a response to community input, the legislature passed Senate Bill 2582. This bill, known as “Kaulana’s Bill” and drafted to honor Kaulana Werner, would increase a judge’s ability to increase sentencing for individuals who commit hit-and-runs with harm to pedestrians.

An increased police presence along the Wai‘anae Coast has also been requested in order to preserve pedestrian safety and reduce speeding in response to reports of ATVs and other recreational vehicles on surface roadways along the Wai‘anae Coast. This is illegal, but it is left up to HPD to catch violators and enforce laws. Wai‘anae Coast legislators are also urging the city to convert the Wai‘anae Police Station from a subdistrict into its own district station, which would help improve outreach and services to our community.

Many related infrastructure projects are being considered or underway by the Hawai‘i DOT (see Section 5.3 for more details). Recent legislation has implications on these issues, as well. Perhaps most notable is legislation passed in 2018 that reduces red tape surrounding the removal of abandoned vehicles, making removal easier and quicker. The bill also requires the City & County of Honolulu to remove abandoned vehicles within ten days. The bill is pending Governor Ige’s approval and will take effect no later than July 10, 2018 if signed into law. It also broadens the definition of abandoned (“derelict”) vehicles as any lacking current registration.

(Note: DHHL would like to remind homesteaders that if you see illegal dumping, abandonment of vehicles, trespassing, or other offenses, please report to the appropriate City or State agency as soon as possible. In this way, you can be the eyes and ears of your homestead communities.)
In addition, the U.S. military, which plays a large role in the abandonment of vehicles in Hawai‘i, has increased the strictness with which it tracks and prosecutes these violations by its personnel. The military has also instituted a new vehicle turn-in program at Schofield Barracks.

Measures necessary to combat identified issues and advance opportunities—in addition to general repair and maintenance of homestead and regional roadways—will require coordination among multiple entities including the State, the City & County, the Department of Transportation, DHHL, and private stakeholders, among others.

6.3.1 Objectives

- Clog-free residential roadways, creating safer environments for both drivers and pedestrians.
- Decreased traffic and increased road safety using roadway improvements and traffic-calming measures.
- Safer pedestrian environments in homestead areas.
6.3.2 Implementation Actions

<table>
<thead>
<tr>
<th>Implementation Actions (in no particular order)</th>
<th>Kūleana Who will help to implement?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Explore and potentially support various infrastructural methods to calm traffic, reduce speeding, and increase pedestrian safety in homesteads, such as:</td>
<td>Community contact HPD and appropriate Council(s) to report speeding vehicles and raise awareness.</td>
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<tr>
<td>• Speed bumps, e.g. on Nānākuli Avenue</td>
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<td>• Sidewalks</td>
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<td>• Raised crosswalks</td>
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<tr>
<td>• Improved, recessed bus easements along Farrington Highway</td>
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<td></td>
<td>Community initiate or continue conversations with DHHL regarding potential traffic-calming measures for homestead roadways.</td>
</tr>
<tr>
<td></td>
<td>DHHL continue to work with the City &amp; County of Honolulu to assume responsibility for proper roadway maintenance and improvement within homesteads.</td>
</tr>
<tr>
<td>Explore and lift up various non-infrastructural methods to calm traffic and reduce speeding in homesteads, such as:</td>
<td>Community initiate or continue conversations with DHHL regarding potential traffic-calming measures for homestead roadways.</td>
</tr>
<tr>
<td>• Decrease of homestead speed limits from 25MPH to 15MPH</td>
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<tr>
<td>• Banning commercial vehicle traffic through residential areas</td>
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<tr>
<td>• Designation and enforcement of no-parking zones</td>
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<tr>
<td>• Certain intersections increase to two left-turn lanes, e.g. PKE Avenue</td>
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<tr>
<td></td>
<td>DHHL continue to work with the City &amp; County of Honolulu to assume responsibility for proper roadway maintenance and improvement within homesteads.</td>
</tr>
<tr>
<td>Increase cross-departmental coordination and regular progress reports on roadway maintenance, improvements, and other pertinent information related to roadways.</td>
<td>Community advocate to DHHL and relevant stakeholders (elected officials, City and State departments, and contractors) regarding roadway coordination and communication.</td>
</tr>
<tr>
<td></td>
<td>DHHL advocate to its regional partners and affiliates, including elected officials, City and State departments, and contractors regarding roadway coordination and communication.</td>
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</table>
| Implementation Actions  
(in no particular order) | Kūleana  
Who will help to implement? |
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</thead>
<tbody>
<tr>
<td>Increase removal of:</td>
<td><strong>Community</strong> advocate to elected officials and law enforcement agencies regarding continued enforcement of existing measures and, if necessary, creation of new measures to prevent these issues.</td>
</tr>
</tbody>
</table>
| • Abandoned and stolen vehicles clogging residential roadways  
• Illegal dumping | **Community** contact local law enforcement immediately if illegal dumping, vehicle abandonment, trespassing, or other offenses are witnessed. |
| by supporting legislative action, calling for police enforcement of newly passed legislation (e.g. HB2442), and serving as the “eyes and ears” of community enforcement. | **Community** consider establishment or reestablishment of community-led enforcement programs such as Neighborhood Watch. |
6.4 Establish Community-Based Education Programs

Education is critically important to the Nānākuli homestead communities, as it is one of many factors that drives communities forward, connecting them and raising up the next generation. It increases understanding of place, people, and ultimately, self. Community education can also strengthen support for issues facing individuals and families, such as drug addiction and homelessness.

A main focus of community education in the Nānākuli homestead communities is Hawaiian language and culture (e.g. ʻŌlelo Hawaiʻi, laʻau lapaʻau, hula). These topics link individuals and families to both past and future. Education initiatives should be aimed at all ages but especially K-12, since the communities’ keiki and haumāna are a strong priority.

ʻĀina-based educational activities should be implemented by community members to benefit all ages. In this way, our community’s self-sufficiency and resiliency will be increased by local food production and sustainable sources of energy (see Section 6.1). Youth, especially, learn well from ʻāina-based education; the community has expressed interest in using existing local ventures, such as Kaʻala Learning Center and MAʻO Organic Farms, as examples of ʻāina education moving forward for the Nānākuli homestead communities.

In addition to cultural and ʻāina-based education programs, community members have expressed interest in other forms of education. Adult education and kūpuna programs can help with skills acquisition, career training, and aging-in-place. Skills-based and trade education can enhance job prospects for community members of all ages. Job and college readiness programs increase our community’s economic and educational output, which may eventually fuel locally-run businesses and job opportunities. Sports and related physical education programs provide opportunities for holistic health and community growth.

Finally, a theme addressed in Section 6.2 (above), intergenerational exchange between keiki and kūpuna, could have profound impacts on the Nānākuli community’s education. When kūpuna are able to pass their manaʻo and ʻike onto subsequent generations—and are even compensated for this, as some have suggested—future generations become better stewards of that which is before them. Simultaneously, topics such as technology, community activism, and trade skills could be incorporated, which would steward a generation of values-based, culturally-minded, and highly-skilled community members.

Notes: Resources are often available for community-based education programs. The 2018 Federal omnibus spending bill included over $3 million for agricultural education grants for Native Hawaiian institutions. Community educational programs also tie closely to community use spaces (see Section 6.2) and community economic development (see Section 6.5).

6.4.1 Objectives

- Access for Nānākuli homestead communities and their residents, from keiki to ʻōpio to mākua to kūpuna, to quality, values-based, and skills-focused education that is responsive to their communities’ needs.
• Opportunities for keiki—the next generation—to learn from their kūpuna.
• Opportunities for kūpuna to live affordably (kūpuna housing), age in place, and pass their manaʻo to the next generations. Proper compensation for kūpuna’s time, effort, and knowledge.
• Nānākuli homestead communities in which homesteaders of all ages feel welcome and encouraged to contribute to our communities.

6.4.2 Implementation Actions

<table>
<thead>
<tr>
<th>Implementation Actions (in no particular order)</th>
<th>Kūleana Who will help to implement?</th>
</tr>
</thead>
</table>
| Building on Actions found in Section 6.2 (above), plan and execute community outreach regarding spaces for community education and services, including:  
  • Free Hawaiian language and culture classes  
  • ʻĀina-based programs  
  • Keiki and youth spaces and programs  
  • Adult and kūpuna programs and services  
  • Intergenerational exchange  
  • Kūpuna housing and services  
  • Student preparation to survive and thrive wherever they live, e.g. STEM education | Community perform necessary planning and outreach efforts to DHHL and other regional stakeholders regarding spaces to use for community education.  
Community communicate, coordinate, and collaborate with potential community partners currently doing relevant work (see Section 3.3 and Appendix C). |
| Implement small-scale community education programs, scaling up as necessary by seeking grant and technical assistance support from outside sources.\(^{16}\) | Community plan and implement necessary project steps.  
Community communicate, coordinate, and collaborate with potential community partners currently doing relevant work (see Section 3.3 and Appendix C).  
Community seek financial and technical assistance support from external sources, especially sources for Native Hawaiian education and community groups. |

\(^{16}\) Education programs that have been suggested include: intergenerational transfer of Hawaiian knowledge (language - ʻŌlelo Hawaiʻi, ʻoli; cultural practices - hula, hoʻe waʻa, laʻau lapaʻau, lomilomi, kapa; self-sufficiency - fishing, hunting, gathering, planting); trade education and tutoring; training of "homegrown teachers" (i.e. educators from our communities); community member kūleana and guidelines for community participation; creation of a K-12 Hawaiian language immersion school; and social issues, such as drug addiction, homelessness, and crime.
6.5 Identify and Pursue Opportunities for “Pono Economic Development” and Community Action

“Pono Economic Development” for the Nānākuli homestead communities means providing sustainable opportunities for all to support ourselves and our communities—keiki, ʻōpio, mākua, kūpuna, and ʻohana. Economic development can be accomplished by a variety of means, but some of the most viable and attractive to the Nānākuli homestead communities include:

- Management of community use spaces for revenue generation (e.g. commercial kitchens, event spaces - see Section 6.2)
- Community-owned and community-led commercial development that elevates and supports local businesses
- Sustainable culture-oriented, often ʻāina-based opportunities that provide connection to place, education, healthy food, and self-sufficiency

Ideas from homesteaders to accomplish the above have included commercial kitchens, pay-for-use community centers, home businesses and cottage industries, home food production such as backyard aquaculture or gardening, and locally-owned and operated commercial businesses. Fortunately, Hawaiʻi’s local, state, and national elected officials have identified business and economic development on the Waiʻanae Coast as a priority over the coming years.

Economic development for the Nānākuli community can also include services provided to community members, which in turn strengthen resiliency and sustainability. Discussed in Section 6.2 (above), kūpuna housing is an increasingly important factor across the Waiʻanae Coast. It is crucial to provide spaces for kūpuna to “age in place,” pass their knowledge to the next generation, and continue to learn and interact with those around them. We as communities must locate and advocate for these potential spaces for our kūpuna. Spaces for kūpuna and other affordable housing have been identified by homesteaders and others, who are continually advocating for their use.

Issues surrounding affordable housing were also among homesteaders’ most pressing questions, especially as cost of living rises and residential areas become more crowded. Although a measure to allow micro-housing units on homestead lands did not pass during the 2018 legislative season, the idea still garners support among Waiʻanae Coast residents and representatives. Conversations have been ongoing within DHHL and in concert with other entities. DHHL is currently conducting beneficiary consultation on proposed administrative rules to expand residential lease offerings to include multi-family housing and a pilot program on qualifying lots to build a supplemental dwelling unit. There is also recognition at a high level that “affordability” must be considered differently for the Waiʻanae Coast versus Honolulu, in that many factors differ between the two residential areas.

Finally, there is both local and national priority placed on issues of homelessness and affordable housing, including veteran homelessness. For example, the Hawaiʻi State Legislature passed legislation in 2018 allocating $50 million for ‘Ohana Zones on three Oʻahu sites, which entail centralized areas in which homeless individuals and families can live. These designated locations will provide access to sanitation, clean water, and wrap-around services including medical care, financial literacy, and employment training.
Articulation of these concerns is not to say that the Nānākuli homestead communities unanimously support economic development in any form. Homesteaders have voiced a number of concerns: for example, increases in traffic due to commercial development; opposition to increases in industrial areas and landfills; and hesitancy to create additional touri
st attractions. These factors are only some that must be addressed before proceeding with community-based economic development in the Nānākuli homesteads.

This Priority Project also includes “community action,” which can take a number of different forms responsive to communities’ needs. Some actions, such as altering the name associated with a homestead community or voting on the formation of a community association, can be considered immediately. Others are ongoing processes and may never see full resolution, such as community measures to reduce crime and safety concerns (e.g. Neighborhood Watch).

Several potential and ongoing projects have already been identified, including Princess Kahanu Estates development projects and a tentative future DHHL Regional Plan for the Lualualei ahupua’a, the Nānākuli Village Center, and opportunities for outside investment.

### 6.5.1 Objectives

- Opportunities for culture-based, community-led economic development in the Nānākuli homestead communities.
- Strengthened financial, resource, and cultural sustainability of our communities as a result of community economic development.
- Community and organizational capacity built to ensure the impact of community economic development for generations.
- Meaningful opportunities for everyone, from keiki to kūpuna, to participate in and contribute to the development of our homestead communities.

### 6.5.2 Implementation Actions

<table>
<thead>
<tr>
<th>Implementation Actions (in no particular order)</th>
<th>Kūleana Who will help to implement?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assess existing community economic development and other projects in the Nānākuli homestead communities.</td>
<td>Community evaluate how existing resources (time, skills, finances, etc.) might be utilized and leveraged to build our communities’ self-sufficiency.</td>
</tr>
<tr>
<td>Explore and evaluate potential opportunities for outside investment into the Nānākuli homestead communities that are in line with our culture and values.</td>
<td>Community plan and conduct outreach to potential partners within and outside the Nānākuli community.</td>
</tr>
</tbody>
</table>
### Implementation Actions

**Community** perform necessary planning and outreach efforts to DHHL and other regional stakeholders regarding spaces to use for community education.

**Community** communicate, coordinate, and collaborate with potential community partners currently doing relevant work (see Section 3.3 and Appendix C).

**Community** plan and implement necessary project steps.

**Community** communicate, coordinate, and collaborate with potential community partners currently doing relevant work (see Section 3.3 and Appendix C).

**Community** seek financial and technical assistance support from external sources, especially sources for Native Hawaiian community groups.

**DHHL and community** initiate or continue conversations with elected officials and other relevant stakeholders regarding feasibility of such measures.

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<tr>
<th>Implementation Actions</th>
<th>Kuleana</th>
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<tr>
<td><strong>Building on Actions found in Section 6.2 (above), plan and execute community outreach regarding spaces for “pono economic development.”</strong></td>
<td><strong>Community</strong> perform necessary planning and outreach efforts to DHHL and other regional stakeholders regarding spaces to use for community education.</td>
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<tr>
<td><strong>Community</strong> communicate, coordinate, and collaborate with potential community partners currently doing relevant work (see Section 3.3 and Appendix C).</td>
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<tr>
<td><strong>Implement small-scale community-based economic development programs, scaling up as necessary by seeking grant and technical assistance support from outside sources.</strong></td>
<td><strong>Community</strong> plan and implement necessary project steps.</td>
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<tr>
<td><strong>Community</strong> communicate, coordinate, and collaborate with potential community partners currently doing relevant work (see Section 3.3 and Appendix C).</td>
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<tr>
<td><strong>Community</strong> seek financial and technical assistance support from external sources, especially sources for Native Hawaiian community groups.</td>
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<tr>
<td><strong>Explore and potentially support means to reduce cost burden associated with sewage systems in homestead communities, including the establishment of a grant program to assist lessees on Hawaiian home lands with cesspool upgrade, conversion, or connection costs (e.g. HB1722 and SB2717).</strong></td>
<td><strong>DHHL and community</strong> initiate or continue conversations with elected officials and other relevant stakeholders regarding feasibility of such measures.</td>
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<tr>
<td>Implementation Actions (in no particular order)</td>
<td>Kūleana Who will help to implement?</td>
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<tr>
<td>Coordinate and implement specific projects and programs.</td>
<td><strong>Nānākuli Homesteads</strong> conduct necessary outreach and explore opportunities in partnership with current and potential homestead associations and organizations, such as Nānākuli Hawaiian Homestead Association, Ahupua’a ʻO Nānākuli, and the Nānākuli Neighborhood Board Hawaiian Affairs Committee related to:</td>
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<tr>
<td></td>
<td>• Kūpuna services, especially housing, transportation, and integrated care</td>
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<td></td>
<td>• Increasing lessee participation and engagement</td>
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<td>• Housing repair and maintenance of dilapidated structures</td>
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<td></td>
<td>• DHHL homestead lot application process</td>
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<td></td>
<td>• Housing and homelessness services</td>
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<td></td>
<td>• Community cultural gardening and other ʻāina-based activities</td>
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</table>
Princess Kahanu Estates (PKE) explore the following existing opportunities in partnership with current and potential homestead associations and organizations—such as DHHL, Princess Kahanu Estates Association, and the Nānākuli Neighborhood Board Hawaiian Affairs Committee—for “Pono Economic Development”:

- Development of future, separate DHHL Regional Plan for Lualualei Ahupua’a, which would include PKE.
- Expansion of existing community center for events, revenue generation with:
  - Commercial kitchen
  - Gym and recreation center
- Establishment of spaces for community growth:
  - Keiki center and playground
  - Cultural and learning center
- Community and organizational capacity building
- Enforcement of Declaration of Covenants, Conditions, and Restrictions (DCCRs)
- Consider the following projects for future development in the event that land becomes available:
  - Solar farm
  - Septic tank
  - Event housing/hall
  - Water tank
  - Sustainable garden
  - Emergency evacuation center
  - Amphitheater
  - Athletic field
  - Swimming pool
  - Tennis courts
  - Playgrounds
  - Two- to three-story building with additional classroom and meeting space with parking
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<tr>
<th>Implementation Actions (in no particular order)</th>
<th>Kūleana Who will help to implement?</th>
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<tbody>
<tr>
<td><strong>Series 7</strong>, with current and potential homestead associations and organizations, such as the Nānākuli Neighborhood Board Hawaiian Affairs Committee and others, gather lessee input and, if desired, plan and execute steps required for:</td>
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<tr>
<td>• Potential homestead name change</td>
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<tr>
<td>• Potential formation of community association</td>
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<tr>
<td>• Address disruptive tourist attractions within community, e.g. Mermaid Cave</td>
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<tr>
<td>• Determine use for Lot 168, which is currently designated by DHHL as Community Use</td>
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<tr>
<td><strong>Zablan</strong>, with current and potential homestead associations and organizations, such as the Nānākuli Neighborhood Board Hawaiian Affairs Committee and others, explore potential community opportunities in partnership with other communities, associations, and stakeholders.</td>
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Appendix A

Homestead Meetings: Summaries
Homestead Leaders were in Attendance from the following communities and organizations:

- Nānākuli
  - Nānākuli Hawaiian Homestead Community Association
  - Ahupua’a o Nānākuli
  - Nānākuli-Māʻili Neighborhood Board
  - Series 7
  - Zablan
- Princess Kahanu Estates
  - Princess Kahanu Estates Association
- Waiʻanae
  - Waiʻanae Valley Homestead Association
  - Kaupuni Village
  - Waiʻanae Coast Neighborhood Board

*Waiʻanae Kai Homestead not in attendance
SEE APPENDIX II FOR FULL LIST OF ATTENDEES

Regional Planning Overview (Julie)
- Lessee planning for the future of their homestead/region through a series of Regional Plan meetings
- Identifies data—mo’olelo, people, lands, and infrastructure of homestead communities and surrounding region
- Engages stakeholders (agencies/orgs) to identify their plans and to identify opportunities to partner/collaborate
- Identifies Priority Projects

Important Topics and Questions Discussed
- Waiʻanae Coast Emergency Access Road (WCEAR)
  - A Special Neighborhood Board meeting was scheduled to September 11th, which included a scheduled vote on a resolution in favor of the Access Road as planned
    - Kamaki Kanahele proposed a motion to vote against the resolution
    - Homestead leaders in attendance (5 associations) supported the motion to vote against the resolution, which they planned to present to the Neighborhood Board on September 11th
  - DHHL context: the Legislature included funding in the budget, identifying DHHL as the expending agency because DOT is only responsible for projects along Farrington
  - Questions and considerations moving forward
    - WCEAR is biggest and most overlapping issue impacting all homestead communities, especially Nānākuli
    - Where is the road going? Will it be opened up other than emergencies?
Putting near school endangers children
- Nānākuli coastline and disaster zone - 6th road is high water mark; schools are in inundation zone

Regional Plan Boundaries
- Keeping separate plans, but see where there are overlaps
  - Road needs to be addressed across homestead communities -- all need to be involved
  - Voice of America site
- Questions and considerations moving forward
  - Are we using traditional or today’s state boundaries?

Other topics brought up:
- Houses at Lyman Ranch -- potential opportunity to realign schools
- Congestion -- consider adding new parks and public facilities instead of more homes

Next Steps
- Follow-up meeting to go over 3 main questions
  - First Thursday of the month is best (October 5th)
- Communication
  - Facebook page

Appendix I - Worksheet Responses Organized by Community (15 received)

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<thead>
<tr>
<th></th>
<th>Nānākuli</th>
<th>Princess Kahanu Estates</th>
<th>Waiʻanae Valley</th>
<th>Zablan</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Best times of the week to meet</strong></td>
<td>M-Thurs; Thursday ok; Weekend; 1st and 4th; First Mondays @1 to 9pm; 2nd Monday of the month @ our Ahupua’a o Nānākuli Homestead Meeting @ Kawaihona Cafe @ 7pm</td>
<td>1st, 4th Tuesday; weekdays/ evenings; M-Sat. 7pm; Weekday-evening or Saturday morning</td>
<td>PKE Community Center (x2); Kamehameha Comm Learning Center @ Mā‘ili (x2)</td>
<td>Tues-thurs after 6:30</td>
</tr>
<tr>
<td><strong>Ideal Location</strong></td>
<td>Kalanianaole Beach Park; No matter; Nānākuli or Mā‘ili; Kawaihona (x2)</td>
<td>PKE Community Center (x2); Kamehameha Comm Learning Center @ Mā‘ili (x2)</td>
<td>Kamehameha Comm Learning Center @ Mā‘ili (x3)</td>
<td>Kawaihona Cafe / Kalanianaole Park</td>
</tr>
</tbody>
</table>
Preferred Method of Communication

|                      | Mail; Email (x2); Informal talk story / orally to kūpuna (x2); Community newspaper; Social Media, ex: IG, FB, Twitter (x2) | Email (x2); Community sign Newsletter (x3) Phone Other meetings Direct mail | Email (x3); Paper mail; Word of mouth; Website; Social media | Mail; Poster; Social media; TV |

Pressing Issues

| Historic Railway tracks from Kalaeloa to Lualualei - Repair to operational for the Historic Railway Society to operate passengers from Kamakana Shopping Ctr (for Kalaeloa) to Nānākuli Village Ctr; Connect 2 Hawaiian homes communities; Interface with tourist and community; Drive our economic development in Nānākuli; Hard for folks to get past some of the hard feelings around issues; Traffic; Why the bicycle lanes thru the homestead?; Be aware! Our voice matters! Do not attempt to minimize, marginalize or silence our voice. Priority must be given to nā kūpuna lessees. | Traffic (x2) Speeding, illegal parking, street lights Commercial vehicles driving through PKE Emergency access (x2) Deeds Larger community center DCCR violates Community concerns Homeless Houseless in public spaces; Public spaces being used for private use; Traffic (x2); Access road; Health; Housing; In general our community dislikes plans coming "done" but having the necessary avenues and means to change, discard + amend as we feel most appropriate for serious consideration is very much appreciated + expected. :) Traffic; Homeless; Economic depression |

APPENDIX II - Attendance

- Jolyn Ballenti, Nānākuli
- Walterbea Aldeguar, Kaupuni Village Community Association
- Garnet Clark, Ahupuaʻa o Nānākuli
- Kamaki Kanahele, Nānākuli Hawaiian Homestead Community Association
- Mike Kahikina, Nānākuli Hawaiian Homestead Community Association
- Helen Wai, Princess Kahana Estates
- Jane Casserly, Papakolea, Waianae, Princess Kahanu Estates Association
- Gwen Earl, Princess Kahanu Estates Association
- Germaine Toguchi, Princess Kahanu Estates Association
Appendix A

- Don Jugoz, Princess Kahanu Estates Association
- Susan Duarte, Princess Kahanu Estates Association
- Makana Duarte, Princess Kahanu Estates Association
- Kapua Keliikoa-Kamai, Waianae Valley Homestead Community Association
- Lokana Keliikoa-Pua, Waianae Valley Homestead Community Association
- Geanine Gomes, Zablan
- Demont Conner, Nānākuli
- Kealii Lopez, Nānākuli
- Kaukaohu Wahilani, Waianae Coast Neighborhood Board/Waianae Valley
- Alii Solomon, Ag Lessee
- Karen Awana, Nānākuli-Māʻili Neighborhood Board/Series 7
- Stacelynn Eli, Nānākuli-Māʻili Neighborhood Board/Nānākuli
- Patty Teruya, Nānākuli-Māʻili Neighborhood Board/Series 7
- Germaine Meyers, Nānākuli-Māʻili Neighborhood Board/Nānākuli
- Sharlette Poe, Waianae Coast Neighborhood Board/Waianae Valley
- Rachel L. Kailianu, Nānākuli
- Georgie Navarro, Waianae Valley
- Tammy Cabral, Waianae
- Cathie Alana, Waianae
- Uncle Black Hoohuli, Ahupuaʻa o Nānākuli
- HACBED
  - Brent Kakesako, Manoa
  - Malachi Krishok, Milwaukee
  - Keoki Noji, Kalihi
  - Puni Kekauoha, Papakolea
- DHHL
  - Lehua Kinilau-Cano
  - Julie-Ann Cachola
Homestead Leaders were in Attendance from the following communities and organizations:

- Nānākuli
  - Nānākuli Hawaiian Homestead Community Association
  - Ahupua’a o Nānākuli
  - Nānākuli-Mā‘ili Neighborhood Board
  - Series 7
  - Zablan
- Princess Kahanu Estates
  - Princess Kahanu Estates Association
- Wai’anae
  - Puea - Wai’anae Valley Homestead Association
  - Wai’anae Coast Neighborhood Board
  - Wai’anae Kai Homestead Association
  - Kaupuni Village

SEE APPENDIX I FOR FULL LIST OF ATTENDEES

**Consultant (re)Introductions**
- HACBED is small nonprofit who works to lift up community voice
  - HACBED hired to listen and work to identify issues and community projects that are important for communities that can be integrated into updated regional plans
    - Plan is intended to be a resource for communities to refer to for funding and support for own community projects and initiatives
- Puni Kekauoha has been a community leader from Papakōlea since 1993
  - Role for this planning process is kākoʻo for lifting up community voice -- we will keep coming back to make sure we articulated what the community desire is
    - Can come to Puni if you feel that voice is not being accurately translated into the plan

**Boundaries for Plans**
- From last meeting: Although some issues stretch across communities, want to have separate plans
- Main Points from Discussion
  - Wai’anae Coast has three ahupua’a so having separate plans would properly identify Princess Kahana Estates (PKE) and Wai’anae Kai Homesteads, which are in Lualualei
  - Not just planning immediate homestead community
    - For PKE and Wai’anae Kai they are in same ahupua’a as Lualualei and Hakimo lands
o Has Waiʻanae Kai ever considered being called “Lualualei” to differentiate from Waiʻanae Valley?

- For now, stick with boundaries used in previous plans but be flexible until we get to the draft plans
  - PKE will take the question about where they fit in plan division back to their board
  - Waiʻanae Kai will think about name question

Community Breakouts
- Nānākuli
  - Meetings
    - Princess Kahanu Estates – 10/16, 7pm (with Board); 11/16, 7pm (with Association)
    - Ahupua’a o Nānākuli – 11/13, 7pm at Ka Waihona
    - Series 7 – 11/20
    - Nānākuli-Māʻili Neighborhood Board Hawaiian Affairs Committee – 11/28, 6:30-8:30pm at Kalanianaʻole Park
    - Nānākuli Hawaiian Homestead Community Association – TBD, meet with board and then reach out to HACBED
  - Priority Projects
    - Kupuna housing
    - DHHL increasing housing
    - Employment opportunities
    - Increase infrastructure
    - Access Road - mauka options
    - Communication and transparency between community groups

- Waiʻanae
  - Meeting
    - One meeting for Waiʻanae Valley, Waiʻanae Kai, and Kaupuni Village - 12/7, 6:30pm, location TBD
  - Priority Projects
    - Capacity building support for Homestead Associations

APPENDIX I - Attendance
- Jolyn Ballenti, Nānākuli
- Walterbea Aldeguer, Kaupuni Village Community Association
- Garnet Clark, Ahupua’a o Nānākuli
- Kamaki Kanahele, Nānākuli Hawaiian Homestead Community Association
- Michael Kahikina, Nānākuli Hawaiian Homestead Community Association
- Helen Wai, Princess Kahanu Estates
- Germaine Toguchi, Princess Kahanu Estates Association
- Kona Jugoz, Princess Kahanu Estates Association
- Susan Duarte, Princess Kahanu Estates Association
- Mike Duarte, Princess Kahanu Estates Association
- Kapua Keliikoa-Kamai, Waiʻanae Valley Homestead Community Association
- Lokana Keliikoa-Pua, Wai‘anae Valley Homestead Community Association
- Demont Conner, Nānākuli
- Karen Awana, Nānākuli-Māʻili Neighborhood Board/Series 7
- Stacelynn Eli, Nānākuli-Māʻili Neighborhood Board/Nānākuli
- Patty Teruya, Nānākuli-Māʻili Neighborhood Board/Series 7
- Germaine Meyers, Nānākuli-Māʻili Neighborhood Board/Nānākuli
- Sharlette Poe, Wai‘anae Coast Neighborhood Board/Wai‘anae Valley
- Rachel L. Kailianu, Nānākuli
- Georgiana Navarro, Wai‘anae Valley
- Cathie Alana, Wai‘anae
- Uncle Black Hoohuli, Ahupuaʻa o Nānākuli
- Jewelynn Kirkland, Ahupuaʻa o Nānākuli
- Jo Jordan, Wai‘anae
- Ed Burke
- Kalena Hew Len, Wai‘anae Kai
- Uilani Hew Len, Wai‘anae Kai
- Ah Ching Poe, Puea Wai‘anae Valley Homestead Community Association
- HACBED
  - Brent Kakesako, Mānoa
  - Malachi Krishok, Milwaukee
  - Keoki Noji, Kalihi
  - Puni Kekauoha, Papakōlea
- DHHL
  - Lehua Kinilau-Cano
  - Julie-Ann Cachola
  - Bill Aila
Appendix A

Waiʻanae and Nānākuli Regional Plan Update  
Princess Kahanu Estates Association Community Meeting  
Monday, October 16th, 2017, Princess Kahanu Estates Community Center

Regional Plan Uses
- In the past, during Micah Kane’s time, communities were able to use regional plans to garner support for their projects (Kulia i ka Nuʻu)  
  - Program ended
- Regional plan process is still an opportunity for homesteads to come together, identify issues, and decide on priority projects to work together as a community  
  - Use the planning process as an opportunity to engage beneficiaries who may not usually be engaged and catalyze energy around community driven projects
  - Have a document that is a state approved, which helps homesteads to garner other support for their projects and issues
  - Way for DHHL to know what is a priority in their conversations with other institutional partners so they can connect these partners with beneficiaries and their projects
- DHHL cannot give advice in regards to construction and engineering due to conflicts of interest  
  - But DHHL encourages communicating with other associations, as many of them have experience and can be a good resource

Regional Plan Boundaries
- Final plan boundaries still to be decided  
  - Ahupuaʻa boundaries were discussed but questions arose about what is the current purpose to divide the plan that way
  - General sentiment is to be separate from Nānākuli but be able to contribute to projects in Nānākuli if possible and if welcomed
  - Potential interest to support the goals/projects in Waiʻanae
  - One concern is other communities trying to take advantage of PKEA and the funding they have
  - Will see how the subsequent meetings develop to determine how to best affiliate and create plan boundaries that fit with the vision and goals of PKEA
- Next steps  
  - HACBED to bring Waiʻanae map next time to compare alongside Nānākuli map (from Oʻahu Island Plan)
  - DHHL to check on the historical ahupuaʻa boundaries to help with Lualualei division discussion

Available Land
- Base areas on Oʻahu Island Map are in the process of being transferred to the Federal Government and is essentially not available to DHHL or homestead communities  
  - Once the deficit is gone, those areas will be removed from the map
  - DHHL is operating under the assumption that those lands WILL NOT come back into the Department’s inventory
    - Not much other land available for commercial development in the region
  - Need to focus internally and maximize the assets PKEA already has?
    - Opportunity to further vision PKEA has for its own community?
Opportunity for PKEA to build internal capacity to be ready as other developments happen in the community?

Opportunity to support or collaborate with other homesteads?

Issues and community concerns

Commercial vehicles/large trucks
- Speeding is a major concern
  - Safety issue for community members, especially keiki
- The traffic light is another related issue
  - People turning left from two lanes

Narrow sidewalk
- Issue for the entire region
- Not up to ADA regulation - difficult/impossible for individuals with disabilities to safely use

Widening Hakimo road
- Currently 1 lane
- Would help to alleviate some of the traffic issues

Evacuation route
- Having the route open to the public would help to alleviate traffic

Priority projects

3 of the 5 of the priority projects included in the most recent regional plan involved PKE

Moving forward, lack of available land can be viewed as a barrier, but not all projects have to be tied to land assets as they might include:
- Infrastructure improvements
- Organizational capacity building

Desirable revenue generating projects/activities in the future include:
- Expansion of community center
  - For weddings, graduations, baby luau, etc.
  - Current facilities are too small for most community gatherings
  - Events could be used to generate revenue
  - Could eventually rent the space to those outside the community for a larger fee
- Learning center/Keiki center
- Cultural learning center
- Commercial kitchen

Playground for keiki

Meetings

Lehua to check with Chris
- Perhaps have another meeting in Kapolei again? Or a specific meeting with PKE?
- The PKEA board has requested an additional meeting because they were unable to attend the first one due to a date change

Immediate next steps as tied to the regional planning process

Include PKE community members in the larger Waianae regional meeting on Thursday, 12/7
- PKEA
Include the PKE community in the Waianae mailout informing community members about the Waianae regional meeting
- PKEA meeting schedule in November is packed with planning for holiday events and not too many people show up for PKEA meetings
- Include the PKEA community in the Wai’anae mailout informing community members about the Wai’anae regional meeting
- HACBED to work with DHHL on mailout process

• Ongoing plan boundary discussion
  - Bring Wai’anae map from O’ahu Island Plan to help with plan boundary discussion
  - DHHL to show ahupua’a boundaries

APPENDIX I - Attendance
• Germaine Toguchi
• Kona Jugoz
• Susan Duarte
• Mike Duarte
• Avery Choy
• Nappy Napalapalai
• Jane Casserly
• Gwendolyn Earll
• Linda Lew
• HACBED
  - Brent Kakesako
  - Keoki Noji
• DHHL
  - Lehua
Attendance for this meeting was made up of members of the Ahupua’a ‘O Nānākuli Community Association.

PLEASE SEE APPENDIX I FOR FULL LIST OF ATTENDEES

Process Overview

- The regional plan is a tool to share what the community feels is important with DHHL and other governmental, institutional, and community partners
- The planning process is also a chance to meet neighbors and other community members and to potentially build energy to hui up and take action as a community
- Timeline
  - Individual community meetings - add to issues/opportunities and priority projects
  - Questionnaire - broader feedback on projects and issues
  - Regional community meeting - share what was heard and get feedback for draft plan
  - Final community meetings - get feedback on draft and identify potential next steps
  - Finalize plans in June 2018

Important Topics and Questions Discussed

- Pedestrian safety and traffic flow
  - Why have the projects stopped? No more money?
  - Was supposed to be by end of this year (2017), but obviously not happening
  - Side roads may be completed on time by C&C
    - Farrington Highway repairs separate -- DOT, not C&C of Honolulu
- Long-term human issues impact the homesteads and broader community
  - Homeless
  - Drugs
  - Robbery
- Helping people to be appreciative for what we have -- lucky to live on the homestead
  - Educating
  - How to put culture back into people’s lives?
  - Support programs within our community
- Support from DHHL
  - DHHL does not want to give impression that financial support will be provided
  - Plan is opportunity to ID what is important -- used as tool at legislature, etc.
  - Community needs monies -- can plan and plan but somebody has to do more than talk story
    - Planning gives valid palapala but advocating and doing the project rests with the community
- Programming for kids
  - When think of Nānākuli, think of sports
    - Brings out families and the children -- community can transform around things for the keiki

PLEASE SEE APPENDIX II FOR FULL LIST OF ISSUES, OPPORTUNITIES, AND PRIORITY PROJECTS
APPENDIX I - Attendance

- Jewelynn Kirkland - DHHL Lessee; AONH Reg. Member
- Black Ho’ohuli - DHHL Lessee; AONH Reg. Member
- Puni Kekauoha - DHHL Lessee; Guest
- Garnet Clark - DHHL Lessee; AONH Reg. Member
- Robert Cressy - AONH Reg. Member; ‘Ohana
- Tammy Lee Pii - Guest
- Brent Kakesako - Guest
- Karen Awana - DHHL Lessee; AONH Reg. Member
- Keoki Noji - Guest
- Lehua Kinilau-Cano, Department of Hawaiian Homelands

APPENDIX II - Issues, Opportunities, & Priority Projects

<table>
<thead>
<tr>
<th>Issues</th>
<th>Opportunities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Struggle with engaging people</td>
<td>Fill houses that are empty</td>
</tr>
<tr>
<td>Traffic - hard to get to meeting</td>
<td>DHHL to hold classes on</td>
</tr>
<tr>
<td>Improve roadway infrastructure</td>
<td>o How to apply from commercial leases</td>
</tr>
<tr>
<td>Improve public education</td>
<td>o Process</td>
</tr>
<tr>
<td>Limit housing until roads are built</td>
<td>Wifi Westside</td>
</tr>
<tr>
<td>More meeting space</td>
<td>Organic food sustainability</td>
</tr>
<tr>
<td>Neighbors need to speak out on wrong actions of others</td>
<td>“Homegrown teachers”</td>
</tr>
<tr>
<td>Cultural disconnect of our people</td>
<td>Cultural education programs</td>
</tr>
<tr>
<td>More recreational centers</td>
<td>Programs to help kupuna and their families</td>
</tr>
<tr>
<td>Support from DHHL</td>
<td>(especially those with limited access)</td>
</tr>
<tr>
<td>o Resources</td>
<td>Nighttime study locations (Library?)</td>
</tr>
<tr>
<td>o Funding</td>
<td>Safe walking and biking paths (interconnecting)</td>
</tr>
<tr>
<td>o Waiting list</td>
<td>Homeless task force from cultural point of view</td>
</tr>
<tr>
<td>Ocean safety</td>
<td>Drugs task force with a cultural connection</td>
</tr>
<tr>
<td>o Beaches fronting DHHL</td>
<td>Cultural practices</td>
</tr>
<tr>
<td>o Tour boats - excessive</td>
<td>o Hula</td>
</tr>
<tr>
<td>o Ocean craft too near to shoreline</td>
<td>o Ho’e Wa’a</td>
</tr>
<tr>
<td>OR&amp;L Expansion?</td>
<td>o Planting</td>
</tr>
<tr>
<td>o Will the train be running thru Nānākuli?</td>
<td>o La’aau lapa’au</td>
</tr>
<tr>
<td>o After roadwork will railroad be useable?</td>
<td>o Lomilomi</td>
</tr>
<tr>
<td></td>
<td>o Well rounded practices - weaving, kapa, fishing, ‘olelo, etc.</td>
</tr>
<tr>
<td></td>
<td>Engaging community members to planning meetings</td>
</tr>
<tr>
<td></td>
<td>Plan for second access through through Nānākuli ahupua’a</td>
</tr>
<tr>
<td></td>
<td>Economic development</td>
</tr>
<tr>
<td></td>
<td>o Funding?</td>
</tr>
</tbody>
</table>

- OR&L Expansion?
  - Will the train be running thru Nānākuli?
  - After roadwork will railroad be useable?
Regional Plan 2018

<table>
<thead>
<tr>
<th>Priority Projects</th>
<th>Educational site near zablan where the sub station used to be Zablan Education</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business plan?</td>
<td>Educational site or “mauka to makai” learning center like Ka’ala Learning Center</td>
</tr>
<tr>
<td>Classes</td>
<td>Questionnaire @ commissioners meeting</td>
</tr>
<tr>
<td>How to write grants</td>
<td></td>
</tr>
<tr>
<td>How to secure funding from other sources</td>
<td></td>
</tr>
<tr>
<td>Educational site near zablan where the sub station used to be Zablan Education</td>
<td></td>
</tr>
<tr>
<td>Educational site or “mauka to makai” learning center like Ka’ala Learning Center</td>
<td></td>
</tr>
<tr>
<td>Questionnaire @ commissioners meeting</td>
<td></td>
</tr>
</tbody>
</table>

**Priority Projects**

- Nānākuli Village Center - Project update??
- Farrington Highway Transportation Corridor Coordination and Improvements - Still and issue!
- Street Repairs and Maintenance for Health and Safety in the Region - Side streets
- Cemetery Repair and Expansion - Still an issue!
- Identify and Plan Community Use Areas
- Looking Forward
  - Kupuna Housing
  - Nānākuli Learning ctr like Ka’ala Learning Ctr
  - Youth Programs

**APPENDIX III - Additional Mana’o Collected from 12/16/2017 Meeting**

Additional mana’o on opportunities and issues was collected by Jewelynn Kirkland at an Ahupua’a ‘O Nānākuli meeting on December 16, 2017.

**Notes**

1. Abandoned Home Process
   - What is it?
   - Turn around time → faster
   - Esp. after passing away and ??
2. Infrastructure
   - Healthy?
   - How often check?
     - Sewer lines
     - Underground
   - Healthy?
     - Power lines
     - Fiber optics
3. Abandoned Vehicles
4. Keaulana’s sidewalk (C&C?)
5. Bridge to “Nowhere” or “Million $ Bridge”
   - Access for wheelchairs, bicycles, strollers (on the bridge) dangerous bc no sidewalk they provided
6. Real Estate Agent Advertising and calling
Card showing homes to sell in homestead → in mailbox

7. People living in it
   - Drinking
   - Vehicles in driveway

8. What about people who aren’t hooked to sewer line?
   - Cost of sewer
     - More than cesspool
     - Why?
     - We doing what we supposed to do? Not fair
     - Subsidies?
     - How to mandate?
     - How enforcement if don’t have sewer connection?
Attendance for this meeting came primarily from community members living in Series 7, a community that is part of Nānākuli Hawaiian Homesteads.

PLEASE SEE APPENDIX I FOR FULL LIST OF ATTENDEES

Process Overview

- The regional plan is a tool to share what the community feels is important with the DHHL and other governmental, institutional, and community partners
- The planning process is also a chance to meet neighbors and other community members and potentially build energy to hui up and take action as a community
- Timeline
  - Individual community meetings - add to issues/opportunities and priority projects
  - Questionnaire - broader feedback on projects and issues
  - Regional community meeting - share what was heard and get feedback for draft plan
  - Final community meetings - get feedback on draft and identify potential next steps
  - Finalize plans in June 2018

Important Topics and Questions Discussed

- Discussion around Lot 168
  - Last plan (2009) identified lot for new cemetery in priority projects
  - Nothing has been approved so open to other suggestions:
    - Park or community center? (kids play and ride bikes in street right now)
    - Pre-school/learning center?
    - Leave it as is, natural & trees?
    - Farming or something for the community?
    - Mixture of opportunities?
  - Have had fires, who is caretaking land?
    - DHHL responsible for maintenance
- 25 mph speed limit is too fast
  - Street are narrow and kids play in street
  - Those present agreed it should be 15 mph inside homestead
- Desire to change name for Series 7
  - General agreement from those present that the name needs to change but questions on how to ensure everyone in the community has input
  - Not tied to having a community association
  - Community members interested in looking into how to do thi
- Other housing programs needed
  - Senior housing
  - Rent-to-own
- Parking issues
  - Stolen cars parked in front of house
  - Cars parked in cul-du-sac -- blocks fire trucks from turning and rubbish pick-up
• Community association discussion
  o This process is not about forming a community association
  o Forming a community association is up to the community members and would only be representative of those who want to join
  o Positives and negatives for having and not having a community association and perhaps need to talk to other homestead communities
  o Community association might not be necessary because residents have a good relationship with each other but more discussion is welcome

• Land movement
  o Have to apply for grants to fix, but there are income requirement that includes everyone in home, not just lessee

• Why attendees love living in Series 7
  o Neighbors
  o Self-policing
  o Everyone says hi to each other
  o Beautiful area - “God’s country”
  o Everyone knows the Aunty’s and Uncles

PLEASE SEE APPENDIX II FOR FULL LIST OF ISSUES, OPPORTUNITIES, AND PRIORITY PROJECTS

APPENDIX I - Attendance
  • Jan Man
  • Monica Kaluhiwa
  • Wilma L. Calio
  • Rodney Calio
  • Shawna Huddy
  • Theo Auwae
  • Shondell Palacio
  • Georgina Schmidt Sakaba
  • Karen Awana
  • Greg Gomes
  • Luella Awana
  • Francis

APPENDIX II - Issues, Opportunities, & Priority Projects

<table>
<thead>
<tr>
<th>Issues</th>
<th>Opportunities</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Waimanalo Gulch - Whats happening?</td>
<td>• Big corporate hotels pull employment from schools and community</td>
</tr>
<tr>
<td>• Homeless</td>
<td>o Priority</td>
</tr>
<tr>
<td>o On beach</td>
<td>• Actual name/history of area - not Series 7</td>
</tr>
<tr>
<td>o Behind Sack N Save</td>
<td>• Recreational space</td>
</tr>
<tr>
<td>• Tourist visiting “Mermaid Cave”</td>
<td></td>
</tr>
<tr>
<td>o Creates traffic</td>
<td></td>
</tr>
<tr>
<td>Residential privacy</td>
<td>Rename Series 7 to something culturally appropriate</td>
</tr>
<tr>
<td>----------------------</td>
<td>-----------------------------------------------------</td>
</tr>
<tr>
<td>Trash</td>
<td>Organic farming</td>
</tr>
<tr>
<td>Destroying reefs</td>
<td>Community center</td>
</tr>
<tr>
<td>Traffic starts early (3:45AM) and wakes me up b/c live near the hwy</td>
<td>Programs to educate residents on Hawaiian culture</td>
</tr>
<tr>
<td>Stolen cars parked in front of our houses</td>
<td>Preschool in community</td>
</tr>
<tr>
<td>Bridge to nowhere - why is it locked?</td>
<td>Green belt to address brush fires</td>
</tr>
<tr>
<td>Infrastructure before more housing</td>
<td>Cemetery; preschool for Kamehameha</td>
</tr>
<tr>
<td>How will the expansion of Waimanalo Gulch affect Nānākuli Homestead?</td>
<td>Create an association for our community</td>
</tr>
<tr>
<td>How long is Hawaiian Homes list - what can be done to get more people off the list?</td>
<td>We don’t want to form an association</td>
</tr>
</tbody>
</table>

- People parking in cul-du-sacs
  - Get in way of fire trucks and rubbish man
  - Ignore sign
  - Hard to get out driveway
- No lights in the park
- Need to make a survey on land movement, shifting
- Land movement, shifting
- Parking on sidewalk; blocking sidewalk with cars and rubbish cans
- Need better control on traffic flow
- We need our own association and maybe change name instead of Series 7
- Better lighting for our community and filling up the sinkholes around walk sides
- Kupuna needs grants for home repairs - ex: house painting, house sinking, etc.
- Our street park’n keep cars to one side of roadway
- What about kolekole pass as an access road?
- Forax 7?
- Pikaiolena st - all of Series 7
  - 25 mph → 15 mph
  - Signs
- Fires

### Priority Projects

**Looking forward**

- Senior housing
- Community center in Nānākuli/PKEA
- Vacant lot
Appendix A

- Historic sites?
- Prowlers running through
- Cemetery
- Preschool for Kamehameha
- Park
- Center
- Preschool
- Natural
  - Lo‘i
  - Farming
Nānākuli Regional Plan Update
Nānākuli Neighborhood Board Hawaii Affairs Committee Meeting Summary
Tuesday, November 28, 2017, Kalanianaole Park

In attendance:
Germaine, germaine96792@gmail.com
Lehua, Nicole.L.Kinilau-Cano@hawaii.gov
Pua, napuawahine@gmail.com
Kanoe, kanoet@oha.org
Malie, maliemoe17@gmail.com
Mainae, moe.homeschool@gmail.com
David
Patrick
Puni, punikekauoha@gmail.com
Brent, bkakesako@hacbed.org
Keoki, knoji@hacbed.org

Process Overview
- Goal is to help capture your thoughts and feedback
  - Plan is an opportunity to give your voice and let the department know what are the issues in Nānākuli
- ID priority projects and issues within the community
- Timeline
  - September 2017 - Large cross community meeting initially
  - September through the end of 2017 - Then meet with individual homestead communities
  - December through early 2018 - Survey lessees
  - Early 2018 - Conduct Waianae-wide and Nānākuli-wide meetings and report back
  - March and April 2018 - Conduct final community meetings
  - June 2018 - Finalize updates to regional plans

Community Concerns About the Regional Plans
- Response from the community
  - How to get better attendance at meetings?
  - How to increase overall engagement and participation?
- Projects identified in past regional plans that have not been completed
- More transparency, both outside and within the community

Using the Regional Plan
- Car analogy - Regional plan is like a car and it is the community who has to drive it
- For example, Papakolea, through their regional planning process, decided to focus on their community park, which was one of the projects highlighted in their regional plan
  - We went to Inouye and Akaka
  - Had plenty drugs and other issues at the park
    - In order to change the issues, had to take back the park
Pull everybody off the street and bring them inside
- Took the whole community to do this
  - We kept focus on what is good for our children
- Start with baby steps
  - If you cut one just bullet from the regional plan out (accomplish one project or tackle one issue), that’s a good job, that’s a success
  - There are bullets that we can take out and there will be bullets still on there, that’s OK, just take it one at a time
- There are more than 20 plans statewide that DHHL has to create
  - This plan is not for them and they have their hands full just compiling the plans
  - This plan, they are making for us, the community
- HACBED contracted by Dept to facilitate the kukakuka
  - The movement and the success is on the community

Key Community Issues
- Public safety
- Second access road
- Need for more housing, especially for kupuna
- Vendors, such as food trucks, within the community
- Soil pollution
- Water system
  - Water is free of charge
  - But paying for transmission/transportation of water
  - Dept is currently subsidizing HH water at the tune of about $1M
  - That’s $1M less in funding for other projects
- Housing repairs
- Simply treating symptoms vs. addressing the problems
  - In Nānākuli, we are always playing catchup to other communities
  - Always just putting bandaids on symptoms
- Revocable permits

Potential Projects
- Hale Ola
  - Younger generation should know about that healing place
  - Would be a great project to start on
    - High visibility, people would see as they drive past
- Relocating communities on the makai side of Farrington
  - O’ahu Island plan ID-ed Lyman ranch for more homestead lots
    - Concerned about Kawaihona and Keaulana’s with the sea level rise
    - Those in the immediate redzone should have first priority to move up to ranch
    - Then we can talk about other homestead lots after that

OHA Information
- Current focus includes:
- Mauna Kea lawsuit
  - Suing for the mismanagement of the property, not TMT
- Mana book launch
  - Free access to everyone through OHA website
- Community engagement
  - Just had BoT community meeting on O‘ahu
    - Aunty Kapua made formal request
    - Germaine spoke on some of the concerns of the committee
    - Video shown at meetings is available on Vimeo
  - 2018 legislative session
    - OHA’s package is posted on the website all year long
Wai‘anae & Lualualei and Nānākuli Regional Plan Updates
NHHCA & Wai‘anae Kai Community Meeting
Wednesday, January 24, 2018, Hale Makana ʻO Nānākuli

Attendance for this meeting came primarily from the Nānākuli Hawaiian Homestead Community Association (NHHCA) and Wai‘anae Kai Homestead Association.

PLEASE SEE APPENDIX I FOR FULL LIST OF ATTENDEES

Process Overview
- The regional plan is a tool to share what the community feels is important with DHHL and other governmental, institutional, and community partners
- The planning process is also a chance to meet neighbors and other community members and to potentially build energy to hui up and take action as a community
- Timeline
  - Individual community meetings - add to issues/opportunities and priority projects
  - Questionnaire - broader feedback on projects and issues
  - Regional community meeting - share what was heard and get feedback for draft plan
  - Final community meetings - get feedback on draft and identify potential next steps
  - Finalize plans in June 2018

Important Topics and Questions Discussed
- Emergency and disaster preparedness, especially in case of missile attack or tsunami
  - Ballistic missile preparedness
  - Healthcare facilities
  - Education
- Relationship with DHHL
  - Changing rules, policies, and procedures makes things hard
  - Leasing opportunities
  - Financing
  - Increased trust between beneficiaries and DHHL
  - Important that DHHL is partner with beneficiaries and associations
  - Need for better-informed Commissioners with voting (orientation and education)
- Septic system vs. county sewage lines
  - Increased cost
- Warning about Declaration of Covenants, Conditions, and Restrictions (DCCRs) in Plan
- Link DHHL Regional Plans across islands

Issues
- Safety and traffic
  - Roadways in event of emergency
  - Ka Waihona and other coastal schools in emergencies (relocate up mauka?)
- Climate change
- Affordable housing, especially for families
- Need for more parks
- Emergency road through the back of Nānākuli would be dangerous - landslides
Childcare needed
Kūpuna - aging in place prevented
  - Largest percentage of Native Hawaiian kūpuna on Waiʻanae Coast
Zablan relocation to Lyman Ranch area?
Homeless encampments

Opportunities
Roadways
Housing
  - More housing for beneficiaries
  - Kupuna housing
    - Potential sites
      - Ulu Ke Kukui - rent-to-own for Native Hawaiians
        - Low income
      - Voice of America site (very flat, existing infrastructure)
        - Amend plan for single family homes to include kupuna housing
      - DHHL land adjacent to WCCHC
      - Waiʻanae Kai site
        - Need for holistic funding sources and approach
          - Ōhana housing
            - NAHASDA funding
          - Accessory dwelling units (ADUs)
            - Promulgate rules?
  - Emergency road
    - Leverage current focus on disaster preparedness to get road built
    - Should be mauka
  - Lyman Ranch land - future opportunities
  - Emergency plan - in event of tsunami or bomb/attack
    - Kupuna housing with food and water storage
    - Priority with keiki and kupuna
    - Evacuation facility up mauka to double as keiki and kūpuna community center
      - Food and water storage
  - Commercial development
    - Freeze?
    - Getting more Native Hawaiians involved
  - Economic development
    - Home business / small cottage industry
    - Hawaiian organizations have preference
    - DHHL employ beneficiaries and provide technical assistance
  - Nānākuli Village Center
  - Support programs
    - Organizations need to get word out to community

APPENDIX I - Attendance
- Helen O’Connor-Lewis, Hoʻolehua Homestead Association
- Naomi Kahikina, Nānākuli Homestead
- Kauaʻi K.K. Ohelo, Nānākuli Homestead
- Kali Watson, HCDB
Appendix A

- DeMont Conner, Hoʻomanapono PAC
- Michael Kahikina, NHHCA
- Kamaki Kanahele, NHHCA
- Joseph K Hart, NHHCA
- Maile Hew Len, NHHCA
- Robert B Meacham, waitlist
- Uilani Hew Len, Waiʻanae Kai Homestead
- Kalene Hew Len, Waiʻanae Kai Homestead
- Puni Kekauoha, Papakōlea
- Brent Kakesako, HACBED
- Keoki Noji, HACBED
Appendix B

Hawaiian Homes Commission Meeting: Summary

December 18, 2017
Wai‘anae and Nānākuli
Hawaiian Homes Commission Community Meeting Summary
Monday, December 18, 2017, Wai‘anae High School

Commissioners in Attendance
- Wallace Ishibashi, Big Island
- Randy Awo, Maui
- Mike Kahikina, Oʻahu
- DHHL Representatives
  - Jobie Masagatani, Chair
  - William Aila, Deputy Director

HHC Chair Updates - Jobie Masagatani
- Package to reduce blood quantum requirement for successors
  - Currently requirement is 25% Native Hawaiian
  - Bill passed Legislature
  - Going to DOI (oversight of DHHL) to determine whether congressional consent is required -- still a long way to go, but first step is complete
- DHHL Initiatives
  - Subsistence Agriculture program
    - Land use designation -- rural lot that is smaller than typical ag lot (0.5-3 acres)
      - Intended to grow food for your family
    - Potential areas
      - Honomu - Big Island below Akaka falls
      - West side of Maui, Honokowai
      - Oahu options in Haiku Valley, Kaneohe

Accessory Dwelling Units (ADUs)
- DHHL will be coming out with proposed rules in early 2018
- County rules can get a little fuzzy
- Can rent ADU but has to be to another native Hawaiian
  - Questions about enough supporting infrastructure and lot size (e.g., Kapolei lot size too small)

Vacant Lots
- DHHL moving more aggressively to allow beneficiaries to build what they need for their families (e.g., building larger homes or what the family can afford)
  - I.e., 160 lots total -- 60 turnkey with developer with 100 available as vacant for beneficiaries to build on

Rent with option to purchase
- One project in Kapolei available for purchase at less than $85,000 after 15 years paying rent
- Looking at other projects on Big Island and Downtown

Land Development Updates – Darryl Ing
• Freitas Dairy
  o Looking to divide into several residential lots
  o Site is ready for infrastructure installation
• Former Voice of America Site
  o Currently bottom half is leased to KS for Learning Center
  o Upper lefthand corner (NW?) - Ulu Ke Kukui
    ▪ Lease expires October 2018
    ▪ No formal request to renew lease -- potential for DHHL to take back lease and run facilities
  o In yellow - 5 acre parcel that Navy will clean up
    ▪ Potential subdivision of 150 units
    ▪ The Legislature appropriated $800,000 to DHHL for additional planning
• Nānākuli Drainage Clean-up
  o Alert DHHL if you see people dumping
• Waiʻanae Coast Emergency Access Road
  o $3 million from Legislature for with planning with City
  o No routes have been confirmed
  o Waiʻanae Coast Secondary Access Road also being planned as more permanent solution

Planning Office Updates - Lehua Kinilau-Cano
• Beneficiaries
  o Over 44,000 apps statewide
  o 32% on Oʻahu
  o Lessees
    ▪ About 10,000 statewide
    ▪ 2,000 in Waiʻanae coast alone
• Lands
  o Bulk of land on Hawaii Island, only 4% on Oahu
  o 60% of land available on Oahu is on the west side
• Plans
  o Oʻahu Island plan (2014)
  o Regional Plans for Nānākuli and Waiʻanae - currently being updated

Homestead Community Updates
• Ahupuaʻa ʻO Nānākuli
  o Regional planning process
  o Work with MLC
    ▪ Doing restoration work
    ▪ Usually students and community members at a workday
• Nānākuli Community Homestead Association
  o 11 years ago, did detailed Nānākuli survey
    ▪ What was the top 5 things on the survey?
      • Kupuna housing, still trying
      • Community center, KS funding
      • More housing, Hale Makana, the rental unit
      • Employment opportunities, shopping center
        o First NH community to try build own shopping center
• Better education system
  o Built library

• Nānākuli Village Center
  o Hale Makana was first phase
    ▪ 80-90% of tenants are from Nānākuli
    ▪ All rentals are Hawaiians
    ▪ $300/month, thanks to rental subsidies
    ▪ Did not use Dept funds
    ▪ Good example of what can be done in homestead areas
    ▪ Especially for kupuna
    ▪ Waimanalo is another good example

• KS issues a lease from DHHL for Hope learning center
  o Signed lease already
  o $1M to Nānākuli homestead for infrastructure and design

• Major tenant = Longs
  o 20,000 sq ft retail space
  o Starbucks
  o 6 bays within 7,200 sq ft
    ▪ Hopefully local tenants
  o Also room for kiosks
    ▪ Mike will take lead working with entrepreneurs in the community

• Waianae Comp will put in medical clinic
  o Also will have area for holistic training and free medicine plans for those who need
  o Dialysis

• Princess Kahanu Estates
  o Traffic committee researching speed humps
  o Waiting on traffic control signs
  o Grant writing for capacity building grant
  o Going door to door for survey
  o To help HACBED and to help with our grants
  o 2018, looking to enforce DCCR’s
  o They were notified over a year ago
  o Commercial vehicles
  o Speeding
  o Illegal left turns

• Wai‘anae Valley
  o Concerned with lack of response from community members
  o Focused on special meetings, post on our community board, etc.
    ▪ Most recently, we had HACBED address our regional plans
Thought about dividing smaller
  ▪ Might be challenging for the Dept
  ▪ But doesn’t hurt to ask

Bus stop
  ▪ Working with Oahu transit
  ▪ Relocated some of our bus stops
  ▪ Safety issue
  ▪ Issue for our kupuna

Issues
  ▪ Speeding
  ▪ Abandoned vehicles
  ▪ Drugs
  ▪ Safety
  ▪ Takes people like you and I to address the issue

Freitas Dairy
  ▪ They are part of our ohana
  ▪ They would like to address their need for a park
  ▪ We have our own park too

Voting
  ▪ WV has always pushed on voter education
  ▪ Work with Olelo, community candidate program
  ▪ Anyone that impacts us on this coast
  ▪ Looking for volunteers
  ▪ Please let us know if you are interested

Regional Planning - Jobie Masagatani
  • Planning work, regional plan discussion, important to engage
    o Regional plan is the way for Dept to know what the priorities are for your community, especially when administrations change
    o For example, kupuna housing as a priority
      ▪ That becomes a foundation you can build on in the future
      ▪ Bring forward in the regional planning process
      ▪ We take those priority projects ID-ed seriously
    o Smaller focus groups
      ▪ Just understand, this is a way to prioritize, however that is defined for your community
Appendix C

DHHL Regional Stakeholder Meetings: Summary
Attendance for these meetings came primarily from relevant community stakeholders on the Waiʻanae Coast.

PLEASE SEE APPENDIX I FOR FULL LIST OF ATTENDEES

Overview of Regional Opportunities and Issues

- Traffic
  - Bus route issues
  - Parking and abandoned cars
  - Speeding
    - Commercial vehicles traveling through residential areas
- Need for community spaces
- Military, noise
- Housing and homelessness
  - Kupuna housing
- Keiki programs
- Climate change
- Priority projects
  - Community parks and centers

Issues and Opportunities from Regional Stakeholders

- Climate change and associated issues not adequately reflected in Regional Plans (more feedback)
  - Sea level rise vulnerability
  - Farrington Highway exposure to rising sea levels
  - Why allow heavy DLNR investment where will be underwater soon?
  - Plan needs to be long-range
- Senator Shimabukuro: updates on need for parallel route to Farrington
  - $9MM currently allocated
  - Lualualei Naval Road to Series 7 is route being considered
    - Also Nānākuli Ranch area
  - Currently, “Emergency Access Road” wording - requires locked gate
    - With unlocked road, cars may use on a daily basis
  - Phased project due to size
  - Will ask for more funds in 2018
- Economic Development in Homesteads
  - Longer term projects may alleviate lack of ED
  - Responsible development
- Transportation
  - Should be mauka-makai, not just corridor to downtown
- Trade vs. college education
  - Apprenticeship?
Organizational Priorities and Initiatives from Stakeholders

- Traffic access issues - getting people in and out of the community safely
- Infrastructure, especially considering disasters, climate change
  - Powerlines
  - Dialysis patients - how to get insulin?
  - Water - over 60 percent of water not from Wai‘anae
  - Roadways and traffic
  - How to take Homesteads off the grid?
  - Abandoned and stolen vehicles on roadways
- Long-term impact of climate change on access and subsistence fishing
- Agriculture and food security *(more feedback)*
  - ‘Āina-based programs
- Remaining the community we want while balancing additional resources
  - External resources
  - Use of natural resources for subsistence (e.g. water for drinking, ag - balance)
- Education for Nānākuli
  - Chronic absenteeism and truancy
  - Overpopulated schools
  - People from community are not teaching in school
  - Tie to economic development
  - Children and families in schools experiencing poverty
  - Afterschool Allstars for middle school students
  - Teachers that do not stay in community
  - Love that UHWO is right here
  - Early learning
  - Post-high school (GearUp, Cope Center)
  - Bringing next generation into conversation
  - Culture-based curriculum and Hawaiian language
  - Trade education and apprenticeship programs
    - Nursing
    - IT
    - Medical
    - Mechanic
    - Education certification
- Safety concerns
  - Kids walking
  - Neighborhood safety issues
  - Sidewalks
- Economic development on Wai‘anae Coast
  - Need community capacity building for CBED
  - See that people don’t get pushed out
  - Hiring from the community
  - Training employees and upward mobility
  - Made on the Wai‘anae Coast - program that promotes local services and products
  - Wai‘anae Moku 2030 Navigators - leadership cohort of 30-40 year olds
  - Understanding economic impact / pull that Wai‘anae has
Regional Plan 2018

- Small business owners
- Multi-certified commercial kitchen with processing capacity

**Housing**
- 10,000 on DHHL waitlist - many will come to Waiʻanae Coast
- Subsistence ag lots
- Financial literacy
- Kupuna housing
- Homeownership is difficult - how to pay mortgage, take care of kids? (financial literacy)
- NAHASDA - hopefully we will get another shot
- Multifamily dwellings
- Repairs to homestead houses
- Rent-to-own Kapolei, Leeward Coast?

**Homelessness**
- 73% of unsheltered children on Waiʻanae Coast

**Community use spaces**
- For each ahupuaʻa?
- “Black box” / maker spaces for trade education and other uses

**Employment**
- Level of income needed to live on Waiʻanae Coast

**Health**
- Education
- Healthy neighborhood
- Need a health center
- Native Hawaiian health needs assessment updated and released in April
  - Need help sharing data

**Land Ownership**
- 98% of moku is owned by government entity

**Tourism**
- Respectful
- NATIVE Tourism Bill
- Workforce development

**Breaking Cycle of Poverty**
- Financial sustainability
- Families
- Community collaboration - LT, KS, WCCHC, LT's CCR Program, other orgs and programs

**Building partnerships with community and other regional organizations, especially ‘āina-based**
- Learning lessons regarding what role organizations play in the community
- What do we have to do to get our community thriving?

**APPENDIX I - Stakeholders In Attendance**
- Rockne Mawae, Office of Hawaiʻi State Representative Cedric Gates, House District 44
- Cynthia R L Rezentes, Nānākuli-Māʻili Neighborhood Board
- Richard Medeiros, Nānākuli-Māʻili Neighborhood Board
- Lala Fernandez, Boys and Girls Club Hawaiʻi
- Joyce O’Brien, Waiʻanae Coast Comprehensive Health Center
- Eric Enos, Kaʻala Farms
- Senator Maile Shimabukuro, Hawaiʻi State Senator, Senate District 21
Appendix C

- Kathleen “Kat” Hoppe, Kamaile Academy
- Kanoe Tjorvatjoglou, Office of Hawaiian Affairs
- Joseph Lapilio, Waiʻanae Economic Development Council
- Shar Poe, Waiʻanae Coast Neighborhood Board
- Tercia L Ku, Papa Ola Lōkahi
- Kalei Kailihiwa, Kamehameha Schools
- Chelsea Cobb, Office of U.S. Senator Brian Schatz (via phone)
- Sharon Nālani Ehia, Queen Liliʻuokalani Trust
- Virginia “Ginger” Fuata, Queen Liliʻuokalani Trust
- Sonny Ferreira, Queen Liliʻuokalani Trust
- Makaulana Feliciano, Queen Liliʻuokalani Trust
- Maka Feliciano, Queen Liliʻuokalani Trust
- Junior Ekau, Queen Liliʻuokalani Trust
- Moon Kauakahī, Queen Liliʻuokalani Trust
- Puni Kekauoha, Papakōlea
- Lehua Kinilau-Cano, Department of Hawaiian Homelands
- Brent Kakesako, HACBED
- Keoki Noji, HACBED
Appendix D

Nānākuli Region-Wide Community Meetings: Summaries
Nānākuli Regional Plan Update
Region-Wide Community Meeting Summary
Thursday, February 1, 2018, Ka Waihona O Ka Naʻauao

Attendance for this meeting came primarily from the Nānākuli Region and included participants from the following homesteads:

- NHHCA
- Ahupuaʻa ‘O Nānākuli
- Nānākuli Neighborhood Board Hawaiian Affairs Committee
- Princess Kahanu Estates Association
- Series 7
- Zablan

Updates from Deputy William Aila, DHHL
- Second Access Road (“Parallel Road”)
  - Different from Emergency Access Road
  - Location
    - Mauka, parallel to Farrington
    - Above 6th road
    - Have had early talks with landfill about possible road at their fenceline
  - Funding
    - Allotment of money from Legislature - Sen. Shimabukuro
      - These funds can only be used for Emergency Road, though
    - Phased project going forward for Parallel Road
      - Senators and Representatives asking for mauka road funds
    - Looking to connect current Emergency Road with Parallel Road
      - $80MM estimate
    - Also looking into purchase of Lualualei Magazine Rd.
  - Homesteaders hold the key
    - Will be asked, “Can this road be built across homestead land?”
    - Nānākuli Valley may be only option

Questions
- Excess food planted on residential lot able to be sold?
  - Not sure—will look into answer
- Kolekole Pass still available to use as access road?
  - No—Navy has stated that landslides prevent it from being used
- Community or Federal money available for Access Roads?
  - Would cost each community member a good amount of money
  - Federal not likely to invest in project
- Why is the “bridge to nowhere” here?
During recession, Federal Gov. was looking for “shovel-ready” projects to infuse money and create jobs

- How many homes does DHHL build per year?
  - 200 to 400 on average across the state
- How many homes can be built in back of Nānākuli Valley?
  - Unsure—land has not been surveyed yet

**Nānākuli and Regional Issues & Opportunities**

- **Kūpuna**
  - Housing
  - Transportation
  - Fix homes
  - Lower utility costs
  - Intergenerational interaction between youth and kūpuna
- **‘Āina-based activities**
  - Community gardening and food production
- **Sustainable energy and climate change**
  - Solar panels
  - Get homes off the grid
- **Safety**
  - Don’t like bus stops right on the sidewalk
  - Speed bumps on Nānākuli and Haleakalā
- **Education**
  - ‘Ōlelo Hawai‘i—language and culture
    - Language for K-12
    - Need more classrooms and land
  - Funding for Nānākuli students to go to UH, academic support before and during
  - Supporting collaborations between schools in Nānākuli
- **New access road**
  - Emergency safety
  - Also regular road access
- **Emergency services and preparedness**
  - Medical support for emergencies
  - Traffic—emergency vehicles are slowed
- **Economic development**
  - Need to attract outside investment
- **Changing the culture**
  - Increasing lessee participation

**Homestead-Specific Issues and Opportunities**

- **NHHCA**
  - What are the plans for Upper Nānākuli Valley?
    - Need shelter for residents in case of emergencies
  - When is the library opening up?
  - Kūpuna
- Housing and keiki day care up mauka
  - Transportation
  - Repair houses
  - Keep on homestead (reduce costs; improve access to food)
  - Difficult process of receiving homestead lot
- Safety
  - Speed bumps near Nānākuli Elementary and Nānākuli High School
  - Abandoned cars
  - Drug addiction and safety of keiki
- Housing and homelessness
  - Organization to help feed homeless, especially children, w/ community garden
  - Low-income housing for Hawaiian people without 50% blood quantum
- ‘Āina-based and cultural practices
  - Cultivate, plant, harvest, preserve food in old ways; integrate new technologies
  - Cultural activities for youth
  - K-12 Hawaiian Language School
  - Perpetuating Hawaiian Language to establish support of the event at the Leg
- Blessed to Be Blessed
  - Nonprofit building community and strengthening family

**PKEA**
- New community center
  - Include:
    - Certified kitchen
    - Gym
    - Rec Center
  - Land behind BK Superette—can DHHL purchase to expand?

**Nānākuli Neighborhood Board**
- Kūpuna
  - Mauka kūpuna housing in case of emergency / tsunami, including:
    - Childcare
    - Healthcare, incl. Dialysis
  - Transportation system for kūpuna
- Housing
  - Dilapidated homes
  - Solar panel access
  - Off the grid
- Strengthening community

**Series 7**
- ‘Ōlelo Hawai‘i—language and culture
  - Language for K-12
  - Need more classrooms and land
- Tourist attractions (e.g. Mermaid Cave) disturbing community
- Traffic safety
- No sidewalk
- Speeding

- **Ahupuaʻa ʻO Nānākuli**
  - Waterways
    - Illegal dumping
    - Who is responsible for clearing the waterways?
  - Roadways
    - Speeding needs to be addressed
    - Raised sidewalks needed
    - Crosswalk safety
    - Bike roads up and down Ave; extend to Waiʻanae and Kapolei
    - Abandoned vehicles
  - Growing houseless population
  - Community gardens and workspaces
    - Producing our own food
    - Intergenerational
    - Don’t need any more fast food

- **Zablan**
  - Theft
    - Neighborhood Watch or similar system needed
  - Community centers needed
    - Fitness
    - Teaching children to garden
  - Transportation for kūpuna
  - Homelessness
  - Hawaiian language and other languages
  - Emergency Access Road
    - Need alternative route to get off coast

**APPENDIX I - Attendance**
- R Westbrooks
- Arielle Keli‘i
- Dixie K Kalamau
- Josiah Hoohuli
- Demont Conner
- Rachel Kailianu
- Pamela Anderson
- Noaipoalani Tuaoi-To’oto’o
- Malie Moe
- Mainae Moe
- Sanoe Marfil
- Puanani Keopuhiwa
APPENDIX II - Opportunities and Issues Matrix

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Wai‘anae/Lualualei and Nānākuli Regional Plan Update
Nānākuli Community SpeakOut Summary
Thursday, April 26, 2018, Ka Waihona ‘O Ka Na‘auao

Attendance for this meeting came primarily from the Nānākuli Region and included participants from the following homesteads:

- Nānākuli
- Series 7
- Princess Kahanu Estates
- Nanakuli Ranch

Attendance for this meeting is included in Appendix I.

Stations

- **Station 1 - Introduction.** Provided participants with an overview of DHHL’s regional planning process using a short video.

- **Station 2 - Vision & Values / Previous Planning Efforts.** Included drafts of the Nānākuli Region’s vision and values (gathered from community meetings), as well as updates on previous planning efforts.

- **Station 3 - Planning Area & Land Use.** Provided an overview of Nānākuli regional characteristics, including demographics and land use maps.

- **Station 4 - Infrastructure.** Provided information on infrastructural issues of concern to the Nānākuli homestead communities.

- **Station 5 - Draft Priority Projects.** Provided an overview of draft Priority Projects for the Nānākuli Region.

- **Station 6 - Other Issues & Opportunities.** Provided attendees with an open space to voice their mana’o on issues and opportunities not covered at other stations.

Issues Noted or Emphasized by Community

- Need for Kūpuna Housing
  - Medical services

100
Transportation
○ Incorporated keiki center for intergenerational exchange

Community-Based Education Programs
○ K-12 Hawaiian Immersion school, like ʻĀnuenue
○ Translate DOE curriculum to Hawaiian for use in immersion schools

Farrington Highway Repair and Maintenance
○ Extend Farrington middle lane to Hakimo Road
○ Contractors stick to schedule and regularly update communities

Waiʻanae Coast Parallel Route

Waiʻanae Coast Emergency Access Route (WCEAR)
○ Need clarity on route

Community-Based Economic Development
○ Community management of spaces
○ Commercial kitchen

Trespassing Concerns on Nānākuli Homestead Hiking Trails

Flooding and Sea Level Rise

Opportunities Noted or Emphasized by Community

Community Use Spaces
○ Residents maintain?
○ Keiki park
○ Cultural garden / farming
○ Imu

Raising the Next Generation
○ Keiki are the future
○ Youth community meetings
○ Intergenerational exchange with kūpuna

Other Manaʻo and Questions

Nānākuli Ranch resident concerned about ranch opening up for other uses & flooding issues in area as well as lack of water

Some believe manapua wagons should be left alone, as they provide a service to residents

Houses falling apart on DHHL land with people still living in them - dangerous

ʻUlu Ke Kukui - what is happening with it?

Train Tracks
○ Size/capacity

Interaction with National Historic Registry
APPENDIX I - Attendance

- Verne Kiaha
- Patty Kahanamoku-Teruya
- Mr and Mrs Darrell Cavaco
- Germaine Toguchi
- Trixie Raposa
- Sam Spencer
- DeMont Conner
- Rachel Kailianu
- Ernest McKeague
- Helen N Wai
- Chris Laumauna
- Calvin Laumauna
- William T Raposa
- Brittiny McKeague
- Michael Kahikina
- Earl K
- Nalani Aipoalani-Tuaoi-To'oto'o

- Brent Kakesako, HACBED
- Keoki Noji, HACBED
- Will Simmons, HACBED
- Puni Kekauoha, Papakōlea
- Lehua Kinilau-Cano, DHHL
- Nancy McPherson, DHHL
- Jeffrey Fujimoto, DHHL
- Deputy William Aila, DHHL
Attendance for this meeting came primarily from the Wai‘anae & Lualualei Region and included participants from the following homesteads:

- Nānākuli
- Series 7
- Princess Kahanu Estates
- Wai‘anae Valley

Attendance for this meeting is included in Appendix I.

Stations

- **Station 1 - Introduction.** Provided participants with an overview of DHHL’s regional planning process using a short video.

- **Station 2 - Vision & Values / Previous Planning Efforts.** Included drafts of the Regions’ vision and values (gathered from community meetings), as well as updates on previous planning efforts.

- **Station 3 - Planning Area & Land Use.** Provided an overview of each region’s characteristics, including demographics and land use maps.

- **Station 4 - Infrastructure.** Provided information on infrastructural issues of concern to homestead communities.

- **Station 5 - Draft Priority Projects.** Provided an overview of draft Priority Projects for the Wai‘anae/Lualualei and Nānākuli Regions.

- **Station 6 - Other Issues & Opportunities.** Provided attendees with an open space to voice their manaʻo on issues and opportunities not covered at other stations.

Community Leader Mana‘o

- Separate Waiʻanae and Lualualei Ahupua‘a
  - Recommendation from PKEA to separate Lualualei into its own Regional Plan
- Community-Based Education Programs
  - Opportunities and environments to prepare students to survive and thrive wherever they decide to live, such as STEM education
- **PKEA - Additional Projects**
  - Kalanianaole Beach Park
  - Swimming pool
  - Tennis courts
  - Play apparatus
  - Two or three story building with parking, additional classrooms, and meeting space
• Previous Priority Project & Community Updates
  o Nānākuli Public Library completed
  o Bike lanes completed
  o Road widening pau
  o Road paving on city streets completed
  o Water and sewage lines project completed
  o Gov. Ige signed HB 2106 - requires sea level rise analysis in environmental impact statements before building projects
  o Pua Ave - 1st road to be used for commercial deliveries - but too narrow
    ▪ Church plus Food Bank distribution
  o WCEAR Meetings:
    ▪ NB36
    ▪ May 17, 2018
    ▪ Commission meeting June 19, 2018
    ▪ Include mention of Councilwoman Pine with Gates and Shimabukuro
• Desired Priority Projects
  o Free community cultural classes
  o Support nonprofits opportunity for rm. space
  o Speed bumps
    ▪ Community contact the following to report speeding vehicles and raise awareness
      ▪ HPD
      ▪ Council
      ▪ Commission
  o Request for PKE Ave. intersection to have two left-turn lanes onto Farrington
    ▪ Right now, only one lane left and other right
  o Nānākuli Avenue speed humps

Questions from Community Leaders
• Is DOT going to widen Hakimo Road, especially the PKE intersection, to stop short-cutting through PKE?
APPENDIX I - Attendance

- Patty Kahanamoku-Teruya, Nānākuli Series 7
- Germaine Toguchi, Princess Kahanu Estates Association
- Stacelynn Eli, Nānākuli
- Kona Jugoz, Princess Kahanu Estates Association
- Karen Awana, Series 7
- Kapua Keli‘iko‘a-Kamai, Wai‘anae Valley Homestead Community Association

- Brent Kakesako, HACBED
- Keoki Noji, HACBED
- Puni Kekauoha, Papakōlea
- Lehua Kinilau-Cano, DHHL
- Julie Cachola, DHHL
- Ulu Lota, DHHL
Appendix E

Nānākuli Kou Mana'o Questionnaire
**Nānākuli Kou Mana’o Questionnaire**

DHHL Regional Plans assess land use development factors, identify issues and opportunities as well as the region’s top priorities. As a lessee and homestead resident, your voice holds an important role in creating the plan and selecting the priorities. Please share your thoughts below.

### General Information***

- **Homestead Community:**

- **Household Address:**

- **Email Address:**

- **Name (Optional):**

### 1. LOOKING BACK, these issues and opportunities were identified in The Regional Plan for the Traditional Native Trust Lands of the Ahupua’a of Nānākuli (December 2009). Which issues and opportunities are still important to you today?

<table>
<thead>
<tr>
<th>Issue/Opportunity</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pedestrian safety and better flow of traffic</td>
<td></td>
<td></td>
</tr>
<tr>
<td>More community use areas needed, especially those that house children, youth, and kūpuna programs</td>
<td></td>
<td></td>
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<tr>
<td>Need to promote community-based economic development opportunities</td>
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<td></td>
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<tr>
<td>More housing needed in Nānākuli</td>
<td></td>
<td></td>
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<tr>
<td>Beach parks need improvements</td>
<td></td>
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<tr>
<td>Ulehawa Stream and Nānākuli Canal have a lot of debris</td>
<td></td>
<td></td>
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<tr>
<td>Nānākuli Cemetery is nearing full capacity and in disrepair</td>
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<tr>
<td>Need to promote agricultural opportunities in Nānākuli</td>
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<tr>
<td>Improvements needed along the Nānākuli corridor on Farrington Highway</td>
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<td>Concern with hygiene and traffic flow impacts from breakfast/lunch wagons</td>
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<tr>
<td>Landfills impacting Hawaiian Homesteads and cultural heritage pertaining to Maui</td>
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<tr>
<td>Educational programs for adults and youth needed</td>
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<td></td>
</tr>
</tbody>
</table>

*** **PRIVACY STATEMENT**

All answers will be made anonymous with no identifying information attached before the answers are summarized and shared with the greater public. The personal information (i.e., name, household address, email address) gathered from this questionnaire will not be shared publicly. Entering your name is optional. We ask for household address so we can determine responses by homestead to better inform the plan. Entering your email address is optional and will be used only to send any additional information about the plan and planning process.
2. **LOOKING AHEAD**, are there any other issues or opportunities that you would like to see addressed in the 2017-18 Regional Plan Update?

3. **LOOKING BACK**, these *Priority Projects* were identified in *The Regional Plan for the Traditional Native Trust Lands of the Ahupua’a of Nānākuli (December 2009)*. Which priority projects are still important to you today?

<table>
<thead>
<tr>
<th>Priority Project</th>
<th>Description</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Nānākuli Village Center</em></td>
<td>The Nanakuli Village Center will consist of 3 main components: (1) 48 affordable housing units for Native Hawaiian community members at or below 80% AMI, (2) a community center staffed with Kamehameha Schools funding, and (3) Commercial Center including a comprehensive health clinic, an outdoor stage, and kiosks to provide entrepreneurial opportunities for community members.</td>
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<tr>
<td><em>Street Repairs and Maintenance of Health and Safety in the Region</em></td>
<td>This project is to encompass: (1) repair and maintenance of existing crosswalks, sidewalks, and other measures to ensure pedestrian safety; (2) installation of new crosswalks, sidewalks, raised crosswalks, and roundabouts as needed; and (3) the development of a network of crosswalks and sidewalks to improve safety for children walking to and from schools.</td>
<td></td>
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<tr>
<td><em>Farrington Highway Transportation Corridor Coordination and Improvements</em></td>
<td>Provide coordination among all stakeholders with the ultimate goal of providing relief for Wai‘anae/Nanakuli coast residents dealing with constant interruptions along Farrington Highway. Improvements to coordinate include corridor beautification, undergrounding of utilities, utility repairs, roadway widening where appropriate, and construction of traffic and safety improvements.</td>
<td></td>
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<tr>
<td><em>Cemetery Repair and Expansion</em></td>
<td>The Nānākuli Cemetery is in dire need of repairs and improvements. The priority is the repair of the rock wall enclosing the Cemetery. The Cemetery is also nearing capacity. Therefore, another priority is to begin planning and development of the new Cemetery site located in the Series 7 subdivision.</td>
<td></td>
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</tr>
<tr>
<td><em>Identify and Plan Community Use Areas</em></td>
<td>This project will engage homesteaders in mapping areas for existing and future community use. In particular, homesteaders are interested in identifying areas for community-based economic development projects, the provision of community agricultural opportunities, construction of a kūpuna center and the development of community centers within the ahupua’a.</td>
<td></td>
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</tbody>
</table>

4. **LOOKING AHEAD**, are there any other Priority Projects that you would like to see addressed in the 2017-18 Regional Plan Update?

5. Would you like to receive email updates about the Regional Plan Update? Yes No

Any Additional Questions or Mana’o? Please send all comments, questions, and inquiries to DHHLNanakuliRP@hacbed.org or call HACBED at 550-2661.
Nānākuli Hawaiian Homestead Communities:

All Potential Priority Projects as Identified by Community Members

Community-identified projects listed below are in addition to those mentioned in Section 6 of this document. These projects were identified at community meetings, via Kou Mana’o questionnaires, and through various communication with community members.

General

- “Priority must be given to nā kūpuna lessees”
- “Create a community vision 2018-2030” to ensure “community follow-through”
- “Link DHHL Regional Plans across islands”

Roadways and Traffic

- “Finish widening Farr Hwy to Hakimo before doing anything else.”
- “Concerned about homes in the back [of Nānākuli Valley] - will be too much traffic.”
- “Train track - is there enough room for a continuous train route?”
- “[Parallel Access] Road come over Schofield Barracks and come out at Mailiili Rd by Waianae Comp.”
- “Traffic: extend the middle lane to Hakimo.”
- “Should open Bridge for contra-flow - reason: ambulance have to fight the one-way going out to Nanakuli to take the people to the hospital”
- “Construction contractors give monthly progress report and delays at monthly neighborhood board meeting - keep to contract schedule so the community don’t look like a pig sty with incomplete job sitting for years”
- “Traffic light – people turning left from two lanes is issue”
- “Widen Hakimo Road”
- “Widen sidewalks – not ADA compliant”
- “Bike roads extending to Wai’anae and Kapolei”
- “Left turn access to library/ community center, left turn access out of ka waihona to go Waianae bound”
- “Speed bumps where Jeremy Castro passed”
- “Historic Railway tracks from Kalaeloa to Lualualei – repair to operational for the Historic Railway Society”
  - “To operate passengers from Kamakana Shopping Ctr to Nānākuli Village Ctr”
  - “Connect to Hawaiian homes communities”
Safety and Enforcement

- “Concerned about hanggliders by ridge - having accidents.”
- “AllTrails Hawaii promoting trespassing on trails on HHL”
- “Military should clean and return lands up in Lualualei, Nanakuli Magazine Road, and Kolekole Pass to DHHL to develop and lease to Native Hawaiians. Commercial and Residential Agricultural lots too.”
- “Waterways – who is responsible for clearing, especially with illegal dumping?”
- “Parties and other disturbances such as dirtbike speeding”

Space, Location, and Housing

- “Need holistic approach and funding sources for kūpuna housing”
- “Ulu Ke Kukui - what’s going to happen? We need beneficiary consultation to give our input.”
- “Nanakuli Valley should be for a kupuna - keiki health and wellness center.”
- “What about the infrastructure? Spending $$ on bypass road - what about Kalaumalu acceleration lots (Moloka‘i) - use the $$ there”
- “New developments like library should all move mauka because of sea level rise”
- “Concern about flooding in streams by Nanakuli Ranch or next to PKE”
- “Build a kupuna housing facility with 24hr medical staff on hand. Provide transportation system.”
- “Residents in Ulei Loop take care of vacant area - can the surrounding community use area for farming, imu, playground, other uses”
- “Locate spaces for non-profit organizations that provide charitable work”
- “Keiki center located behind Lyman Ranch”
- “Where are the disaster shelters”
- “Kupuna Housing behind NH School intersection @ Haleakala + Nanakuli Ave”
- “Transfer Kalanianaole Park from City to Ahupua’a O Nanakuli”
- “Nānākuli Ranch resident is concerned about ranch opening up for other uses & flooding issues in area as well as lack of water”
- “Congestion – consider adding new parks and public facilities instead of more homes”
- “Fill houses that are empty”
- “DHHL hold classes on how to apply for commercial leases”
- “Safe walking and biking paths – interconnected”
- “Series 7 – determination”
- “Need for senior housing and rent-to-own options”
- “Green belt to address brush fires in Series 7”
- “Consideration of Waimānalo Gulch expansion on Nānākuli homesteads”
- “Land movement, shifting – filling up sinkholes around sidewalks”
• “Soil pollution”
• “Revocable permits”
• “Those in immediate redzone [of flooding] should have priority to move up to ranch”
• “ʻOhana housing – NAHASDA funding”
• “Freeze commercial development in Nānākuli?”
• “Home business / small cottage industry - Hawaiian organizations should have preference”
• “Sustainable energy and climate change – get homes off the grid with solar panels”
• “Land behind BK Superette – can DHHL purchase to expand?”
• “Closing the dump”
• “Self-help homeownership”
• “Newer parks for Waiʻanae and Nānākuli”
• “Preservation of cultural sites and resources”
• “Toxic areas over Leeward Coast”
• “Percentage of Hawaiian blood to (succeed) become the successor!”
• “Use vacant lots or subdivide lots before other spaces”
• “New comfort station at Nānākuli / Kalanianaole Beach Park”
• “Camping grounds need comfort station with handicap accessibility”

Education

• “K-12 immersion school (i.e. Anuenue)”
• “Translate DOE curriculum → Hawaiian so can teach in immersion school”
• “Compensate kūpuna for their knowledge through nonprofit organizations”
• “Kupunas pass on their manaʻo - teach the younger generation how they survived before technology. Sew, tapa, farm, quilt, fish, labored etc.... Basic means to survive.”
• “Houses at Lyman Ranch – potential opportunity to realign schools”
• “Nighttime study locations – library?”
• “Education on how to write grants, business planning, secure funding”
• “Funding for Nānākuli students to go to UH, academic support before and during”
• “Supporting collaborations between schools in Nānākuli”
• “DHHL educate on difficult process of receiving homestead lot”
• “Hawaiian preschool”

Community Needs

• “Joint ventures to provide homeless with means to take care of the aina, volunteer, and become good stewards of the aina - you no work, you no eat!”
• “Applying this information in high schools. See what the next generation have in mind. Creating more jobs to help our kids or higher their education/learning.”
• “Welfare recipients should be drug tested”
• “Commercial Businesses to subsidize kupuna housing”
• “OHA should fund kupuna housing project with monies collected from ceded lands”
• “Leave the manapua wagons alone. They provide a service to the residents.”
• “Communication and transparency between community groups”
• “Helping people to be appreciative for what we have – lucky to live on the homestead”
• “Wifi Westside”
• “Drugs and homelessness task forces with a cultural connection”
• “Increased trust between beneficiaries and DHHL – important that DHHL is partner with beneficiaries and associations”
• “Childcare needed”
• “Community fitness centers needed”
• “Feeding the homeless”
• “Bakery to feature ‘healthy’ sweets for our people”
• “Create pop-up areas for economic development in Nānākuli”
STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
July 16 & 17, 2018

TO: Chairman and Members, Hawaiian Homes Commission
FROM: Acting Program Planning Manager Kaleo Manuel
SUBJECT: ITEM G-3 & G-4 Removed from the agenda entirely.
ITEM G-7 Presentation by Kamehameha Schools on Cope Learning Center Project, Nanakuli, O‘ahu

THIS ITEM WILL BE AN ORAL PRESENTATION.

ITEM NO. G-3, G-4, G-7
STATE OF HAWAI'I
DEPARTMENT OF HAWAIIAN HOME LANDS

July 16-17, 2018

To: Chairman and Members, Hawaiian Homes Commission

Thru: M. Kaleo Manuel, Acting Planning Program Manager

From: Lehua Kinilau-Cano, Legislative Analyst
       Nancy M. McPherson, Planner

Subject: Papakōlea Regional Plan Priority Projects Update

Recommended Action

None; For information only.

Background

By request of the Chairman, the Planning Office provides the Hawaiian Homes Commission (HHC) with a status report on prior policies and/or plans that affect lands and homestead communities where the HHC conducts its monthly community meeting. For July 2018, the Planning Office is providing an update on implementation of the regional plan for Papakōlea.

Discussion

EXISTING PLANS & IMPLEMENTATION STATUS

O'ahu Island Plan Policies Related to Papakōlea

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 (LUD’s) 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 O‘ahu Island Plan was adopted by the HHC in 2014. The Island Plan delineated four planning regions or moku for the island of O‘ahu: Wai‘anae, ‘Ewa, Kona, and Ko‘olauupoko.
Within the Kona moku, the O'ahu Island Plan identifies the following land use designations and acreage amounts for lands within the ahupua'a and/or homestead areas of Moanalua, Kapālama, Papakōlea, Kewalo, Kalāwahine, and Mō'ili'ili, summarized in Table 1 below. See Exhibit 'A', DHHL Landholdings, and Exhibit 'B', Honolulu Ahupua'a Land Use Designations.

<table>
<thead>
<tr>
<th>Land Use Designation (LUD)</th>
<th>Moanalua</th>
<th>Kapālama</th>
<th>Papakōlea, Kewalo &amp; Kalāwahine</th>
<th>Mō'ili'ili</th>
<th>Share of O'ahu LUD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Special District</td>
<td></td>
<td></td>
<td>15</td>
<td></td>
<td>6%</td>
</tr>
<tr>
<td>Conservation</td>
<td></td>
<td></td>
<td>70</td>
<td></td>
<td>3%</td>
</tr>
<tr>
<td>General Ag</td>
<td></td>
<td></td>
<td>90</td>
<td></td>
<td>5%</td>
</tr>
<tr>
<td>Residential</td>
<td></td>
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<tr>
<td>Pastoral</td>
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<tr>
<td>Subsistence Ag</td>
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<tr>
<td>Supplemental Ag</td>
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<tr>
<td>Industrial</td>
<td>15</td>
<td>2</td>
<td></td>
<td></td>
<td>3%</td>
</tr>
<tr>
<td>Community Use</td>
<td></td>
<td></td>
<td>2</td>
<td></td>
<td>1%</td>
</tr>
<tr>
<td>Commercial</td>
<td>3</td>
<td>2</td>
<td></td>
<td></td>
<td>5%</td>
</tr>
<tr>
<td>TOTALS</td>
<td>15</td>
<td>5</td>
<td>177</td>
<td>2</td>
<td>199 ac.</td>
</tr>
</tbody>
</table>

Table 1 Kona Moku LUD Summary

O'ahu Island Plan Implementation Status

Since the O'ahu Island Plan was adopted in July 2014, no land use amendments or updates to the Papakōlea region have been proposed or are being considered. The plan acknowledges that from the standpoint of proximity to employment, this is an ideal location for homestead residents employed within the Central Business District of Honolulu. Nevertheless, steep slopes, potential for rock falls, ageing water and sewer lines, and drainage issues are constraints to additional residential development of these lands.

Fifteen (15) acres within the Moanalua ahupua'a and five (5) acres within the Kapālama ahupua'a are used strictly for revenue generation at this time. The 2 acre Mō'ili'ili'i site consists of the former Bowl-O-Drome building and parking lot. All three areas are currently being examined for potential transit-oriented redevelopment opportunities.
The Moanalua and Kapālama properties had existing low rise light industrial and commercial uses when they were added to the inventory and are designated as such in the Oʻahu Island Plan. Both areas now fall within planning areas for transit stations along the HART rail transit line, and DHHL has been working with consultants on examining those opportunities. Transit-Oriented Development (TOD) Conceptual Planning for the Moanalua Kai (Shafer Flats) and Kapālama properties is in the process of wrapping up following geotechnical studies to determine the capacity of the lands to accommodate proposed redevelopment. A final summary report is expected to be issued by DHHL’s TOD consultant, PBR Hawaii & Associates, in Fall 2018.

The conceptual plans for the Moanalua Kai properties, with the majority of leases expiring in 2022, envision continued industrial uses and will feature some multi-level, high-density industrial buildings, while conceptual plans for the Kapālama properties, which have much longer-term leases, will feature some mixed-use high rises with a residential component.

**Papakōlea Regional Plan and Priority Projects**

The Papakōlea Regional Plan was prepared in 2009 as part of DHHL's Regional Plan update process for the lands within the Honolulu Ahupua'a. Lands located within the other ahupua'a, while identified as regional assets, do not currently have any homesteading uses and were not part of the Regional Plan effort.

Outreach, planning activities, and discussions with beneficiaries in the region during the planning process identified the following priority projects:

- Address Abandoned Homes
- Hawaiian Homestead Kūpuna Supportive Living Center
- Native Hawaiian Education & Culture Community Center
- Papakōlea Community Center & Park Improvements
- Repair, Replacement & Maintenance of Infrastructure

**Papakōlea Regional Plan Implementation Status**

Table 2, below, describes each Priority Project and reports on the current status of the project.
<table>
<thead>
<tr>
<th>Priority Project</th>
<th>Description</th>
<th>Current Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address Abandoned Homes</td>
<td>Homesteaders are concerned about abandoned homes found throughout Papakōlea homestead. Residents would like to develop process w/DHHL to address abandoned/vacant homes in order to make them viable residences that can be awarded to waitlisted families.</td>
<td>DHHL and community leaders began to identify and address abandoned homes in the fall of 2007, but the process needs continued support given steep slopes and high cost to upgrade or renovate homes.</td>
</tr>
<tr>
<td>Hawaiian Homestead Kūpuna Supportive Living Center</td>
<td>Since majority of Papakōlea homes are built on steep slopes &amp; only have stairway access, lack of safe housing conditions is a significant concern. This project is envisioned as a &quot;village&quot; for Kūpuna to age safely in the community. In addition to providing Kūpuna with assisted-care residence, the project would provide a friendly gathering place for social, cultural, &amp; wellness activities that encourages multi-generational support for Papakōlea ʻohana.</td>
<td>The preference at this time is for a Kūpuna day care facility that would provide a friendly gathering place for social, cultural, and wellness activities that encourages multi-generational support for Papakōlea ʻohana.</td>
</tr>
<tr>
<td>Native Hawaiian Education &amp; Culture Community Center</td>
<td>This project will provide a place for social, educational &amp; cultural enrichment for ʻohana of all ages, infant to kūpuna. The project envisions partnerships with other Native Hawaiian organizations &amp; community programs to provide quality service to the center such as kūpuna services &amp; activities, enrichment programs for ʻōpio in college, Hawaiian culture place-based ʻohana strengthening, job &amp; career opportunities &amp; volunteer &amp; mentoring programs. This center envisions the following components: A Hawaiian Language School developed with Pūnana Leo, classrooms &amp; offices for Native Hawaiian practitioners &amp; businesses; playground &amp; open space; full kitchen; hālau &amp; hall; a garden, aquaculture area &amp; parking.</td>
<td>Some components of this project are still a priority, with community programs providing quality services to the center such as kūpuna services &amp; activities, enrichment programs for ʻōpio in college, Hawaiian culture place-based ʻohana strengthening, job &amp; career opportunities &amp; volunteer &amp; mentoring programs. PCDC has been actively fundraising to resume planning activities &amp; move forward with next steps.</td>
</tr>
<tr>
<td>Papakōlea Community Center &amp; Park Improvements</td>
<td>The Papakōlea Community Center &amp; Park, located at 2150 Tantalus Drive, is a two-story 38,000 sq. ft. building with two large meeting rooms, a small kitchen, three offices, a community library, a wellness office &amp; restrooms on each level. The City and County operated the facility from 1964 to 2002. The Papakōlea Community Development Corporation (PCDC) acquired management &amp; operation of the park &amp; community center in September 2002 &amp; began a series of major repairs. Since</td>
<td>PCDC continues to operate &amp; manage the park &amp; community center &amp; secure funding for improvements.</td>
</tr>
<tr>
<td>Priority Project</td>
<td>Description</td>
<td>Current Status</td>
</tr>
<tr>
<td>------------------------------------------------------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Repair, Replacement &amp; Maintenance of Infrastructure</td>
<td>Due to Papakōlea’s aging infrastructure, there are many repairs and/or replacement projects that need to be addressed by DHHL and/or the City and County of Honolulu in order to ensure the health &amp; safety of the community. The projects relate to: drainage systems, sewer line systems, water lines &amp; systems, sidewalks, &amp; bus stops. The projects, especially those that replace aging infrastructure, will require substantial funds. This project would address the list of specific problems in phases &amp; provide a means for homesteaders &amp; DHHL to work together to secure necessary funding &amp; attention to these important projects.</td>
<td>The State Legislature appropriated $13.75 million for Papakōlea sewer system upgrades &amp; improvements. Construction has been completed on the Auwaiolimu slope stabilization project. Replacement of two major sewer lines is still ongoing. Rehabilitation of three lesser sewer lines and manholes is to follow. Construction will continue for the next two years. A portion of the Pūowaina site is being used as a staging area for contractors.</td>
</tr>
</tbody>
</table>

Table 2 Papakōlea Regional Plan Implementation Status

Papakōlea Regional Plan Update

An update to the Papakōlea Regional Plan is expected to begin in Fiscal Year 2019. A draft work plan and schedule will be developed.

Recommendation

None; For information only
Figure 6-1  DHHL landholdings within Kona Moku
STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

July 16-17, 2018

To: Chairman and Members, Hawaiian Homes Commission
Through: M. Kaleo Manuel, Acting Planning Program Manager
From: Lehua Kinilau-Cano, HHL Legislative Analyst

Subject: Legislative Proposals for 2019

RECOMMENDATION/ACTION:
None; For information only.

DISCUSSION

In preparation for next legislative session, the focus now is on outreach both internally and externally. As the body charged with setting the policy for DHHL, it is most appropriate to begin outreach with each one of you. If there are issues that you believe require legislative action, this input is requested now and will be collected until August 10. Anyone interested in submitting recommended legislative action can fill out the form included with this submittal.

In addition to the Commission and DHHL staff, an email will be sent to homestead associations, beneficiary organizations, testifiers on DHHL related measures, and other stakeholders/organizations. It is important to point out that a request for proposed legislative action by the HHC, DHHL staff, beneficiary organizations, beneficiaries or other stakeholders/organizations doesn’t guarantee inclusion in DHHL’s legislative package, but will be reviewed and considered. Requests for legislative action could be routed through area legislators and other requests such as Grant in Aid (GIA) applications must still be submitted as provided for by the legislature.

RECOMMENDED MOTION/ACTION
None; For information only.
Proposed Legislative Action Request for 2019

Name:__________________________________________

Organization:____________________________________

Address:________________________________________

Email:___________________________________________

Lessee: Y / N   Applicant: Y / N   Beneficiary: Y / N

Issue:___________________________________________

Bill: Y / N   Resolution: Y / N   Other: Y / N

Statement explaining why you need the legislative action and what problem the legislative action is designed to correct?

Does your proposal require an amendment to the HHCA? Y / N

Does your proposal require funding? Y / N

If yes, how much funding? ________________________________
J – General Agenda
To: HHC Secretary

First Name: Ruth
Last Name: Ako

Phone: 8087734589

Email: Map81@hawaii.edu

Subject: To Commission Secretary

Message:
I am confirming the hearing for July 16, 2018. I did not receive a confirmation and time. Thank you.

Akismet Spam Check: passed
Sent from (ip address): 98.151.153.141
(cpe-98-151-153-141.hawaii.res.rr.com)
Date/Time: July 10, 2018 7:22 am
Coming from (referer): http://dhhl.hawaii.gov/hhc/
Using (user agent): Mozilla/5.0 (iPad; CPU OS 11_4 like Mac OS X)
AppleWebKit/604.1.34 (KHTML, like Gecko) CriOS/67.0.3396.87
Mobile/15F79 Safari/604.1
Date: 06/13/18 Wed.

From: Christine P. Kakalia

To: DHHL Commission

91-5420 Kapolei Pkwy
Kapolei, HI 96707

I am writing this letter to request to come before the Commission regarding my placement on the list prior to my receiving my sister’s award.

Makalo for your consideration.

Christine P. Kakalia
89-082 Kihonua Pl
Waianae, Nanakuli, HI 96792
June 19, 2018

To The HHC Chairman,

We are writing this letter to DTHL requesting to appear before the HHC regarding a dispute of our lease for 41 years at 85-1200 Kualapuu Street, Wai'anae, Hawaii 96792. We were not notified of the May 14, 2018 meeting with HHC, thereby violating our due process rights. Please add us to your July 2018 agenda to appear before the HHC.

Daniel Perreira U.R.

Teri Perreira

Teri Perreira