

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION MEETING/WORKSHOP AGENDA

91-5420 Kapolei Parkway, Kapolei, O'ahu, Hawai'i
Monday, March 18, 2019 at 9:30 a.m. to be continued, if necessary, on
Tuesday, March 19, 2019, at 9:00 a.m.

Note: Commission Meeting Packets will be available at dhhl.hawaii.gov, by Friday, March 15, 2019.

I. ORDER OF BUSINESS

- A. Roll Call
- B. Approval of Agenda
- C. Approval of Minutes for March 2015, May 2018, and June 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 Approval of Designation of Successors to Leasehold Interest and Designation of Persons to Receive the Net Proceeds (see exhibit)
- D-7 Approval of Assignment of Leasehold Interest (see exhibit)
- D-8 Approval of Amendment of Leasehold Interest (see exhibit)
- D-9 Approval to Issue Non-Exclusive Licenses for Rooftop Photovoltaic Systems for Certain Lessees (see exhibit)
- D-10 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-11 Request to Schedule Contested Case Hearing – Lease Violation, **SANDRA I. BALDWIN**, Lease No. 5161, Lot No. 12, Nanakuli, Oahu
- D-12 Request to Surrender Lease – **CHADWICK K. THOMAS**, Agricultural Lot Lease No. 5105-A, Lot No. 156-B, Panaewa, Hawaii

B. REGULAR AGENDA

Office of the Chairman

- C-1 Appointment of investigative committee pursuant to HRS section 92-2.5 and HAR section 10-2-16(b)(1), to study and recommend DHHL Native Hawaiian Qualification strategies

Land Management Division

- F-1 Approval to Issue Right of Entry Permit – Not to Exceed December 31, 2019 to Isemoto Contracting Ltd., Kealakehe, Hawaii, TMK No. (3) 7-4-020:003 (por.)

Administrative Services Office

H-1 Transfer of Hawaiian Home Receipts Money at the End of the Third Quarter, FY 2019

III. ITEMS FOR INFORMATION/DISCUSSION

A. REGULAR AGENDA

Planning Office

G-2 For Information Only -- Waikupanaha Subsistence Agriculture Homestead Lot Development Draft Environmental Assessment, Waimanalo, Oahu

G-3 For Information Only – DHHL Beneficiary Consultation Policy

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

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

1. RFP-HHL-19-004 Land Acquisition, Island of Maui
2. Landowner and Developer Roles in DHHL Turn-Key Projects

V. ITEMS FOR INFORMATION/DISCUSSION

B. GENERAL AGENDA

Requests to Address the Commission

- J-1 Blossom Feiteira – Ka Ohana O Kahikinui
- J-2 Aaron Adolpho – Cancelled Lease
- J-3 Diane Kanealii – Kailapa Community Association
- J-4 Keoni Fox – Ka Lae Resources Management Plan
- J-5 Demont Connor – Homestead Association Leadership Issues
- J-6 Olani Lilly - Ka 'Umeke Kā'eo
- J-7 Princeslehanani Kumaewakainakaleomomona – Wait List
- J-8 Iwalani McBrayer – Kaupe'a Homestead

C. WORKSHOP

Land Development Division

E-1 Implementation of Act 227, 2014 Related to Sewer Systems Servicing Hawaiian Home Lands

D. REGULAR AGENDA

Office of the Chairman

- C-2 For Information Only - 2019-2020 Draft Native Hawaiian Housing Block Grant Annual Housing Plan

Land Management Division

- F-2 For Information Only – Amendment to License Easement No. 484, Board of Water Supply, City & County of Honolulu, Kalawahine Streamside Subdivision, Oahu, TMK No. : (1) 2-4-043: 090 (por.)

Planning Office

- G-1 For Information Only – Waimanalo Regional Plan Priority Project Update

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HAWAIIAN HOMES COMMISSION MEETING/WORKSHOP AGENDA

91-5420 Kapolei Parkway, Kapolei, O'ahu, Hawai'i
Tuesday, March 19, 2019, at 9:00 a.m.

I. ORDER OF BUSINESS

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

II. ITEMS FOR DECISION MAKING

A. REGULAR AGENDA

Land Development Division

- E-1 Authorization to the Chairman to undertake the Actions Required for Implementation of Act 227, 2014 Related to Sewer Systems Servicing Hawaiian Home Lands

III. ITEMS FOR INFORMATION/DISCUSSION

A. REGULAR AGENDA

Homestead Services Division

- D-1 HSD Status Reports
 - A - Homestead Lease and Application Totals and Monthly Activity Reports
 - B - Delinquency Report
 - C - DHHL Guarantees for Habitat for Humanity Loans
 - D - DHHL Guarantees for FHA Construction Loans

Land Development Division

- E-2 Request for Proposals: RFP-19-HHL-004 Land Acquisition, Island of Maui

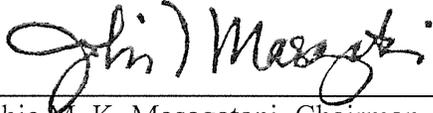
Planning Office

- G-4 Unsolicited Proposals from Non-Profit Organizations for Long Term Use of DHHL Lands.

IV. ANNOUNCEMENTS AND ADJOURNMENT

- A. Next Meeting – April 15 & 16, 2019, Kalama'ula, Molokai
- B. Adjournment

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



Jobie M. K. Masagatani, Chairman
Hawaiian Homes Commission

COMMISSION MEMBERS

Randy K. Awo, Maui

Michael P. Kahikina, O'ahu

David B. Ka'apu, West Hawai'i

Pauline N. Namu'o, O'ahu

Zachary Z. Helm, Moloka'i

Wallace A. Ishibashi, East Hawai'i

Wren W. Wescoatt, O'ahu

Vacant, Kaua'i

Next community meeting is scheduled for Monday,
April 15, 2019 at Kulana Oihi Halau, Kalama'ula, Moloka'i

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 the **Information & Community Relations Office**, on Oahu, (808) 620-9590.

ITEM D-2 EXHIBIT
APPROVAL OF CONSENT TO MORTGAGE

LESSEE	LEASE NO.	AREA
ALIVIADO, Tianna	12367	Kauluokahai, Oahu
ARMBUSTER, Esther	12847	Kauluokahai, Oahu
CHESEBRO, John K., Jr.	4238	Keaukaha, Hawaii
CLEMENTE, Alvina G. M.	8397	Princess Kahanu Estates, Oahu
CROWLEY, Lovette E.	3898B	Panaewa, Hawaii
DEREGO, Patricia D.	10326	Waiohuli, Maui
DIAS, Eliza	12840	Kauluokahai, Oahu
DIOREC, Norine-Jay T. L.	9784	Maluohai, Oahu
GONSALVES, Joseph	12399	Kauluokahai, Oahu
HANOHANO, Robert	12842	Kauluokahai, Oahu
KAHAWAI-KAMANAWA, Dawn K.	12613	Kanehili, Oahu
KAIWI, Dondi S.	10416	Waiohuli, Maui
KALEIOHI, Rose Marie	2636	Waimanalo, Oahu
KANEAKUA, Joseph, III	12848	Kauluokahai, Oahu
KAPANA, Francis	12843	Kauluokahai, Oahu
KEAWE, Karen K. K.	11158	Anahola, Kauai
KELEKOLIO, Walter	12118	Kaupea, Oahu
KELIIHOLOKAI, Steven	12846	Kauluokahai, Oahu
KELIIKOA, William	12840	Kauluokahai, Oahu
KIESLING, Kawika C. L.	11502	Leialii, Maui
LAURENSEN, Lori-Ann	12853	Kauluokahai, Oahu
LELEO, Shannon L. L.	9804	Maluohai, Oahu
LUAVASA, Alfie	5687	Nanakuli, Oahu
MCCOMBER, Helen K.	9751	Maluohai, Oahu
MEDEIROS, Jereleenn	12844	Kauluokahai, Oahu
MOISA , Melvin	12855	Kauluokahai, Oahu
MONTALVO, Jennifer L. K.	12299	Hikina, Maui
NAONE, Charla	2514Z	Nanakuli, Oahu
PAALANI, Douglas K.	2232	Kewalo, Oahu
PAISHON, Lehua	12552	Kanehili, Oahu
PURDY-KAAI, Wailana Fay	124	Hoolehua, Molokai
SANBORN, Lowell	12845	Kauluokahai, Oahu
STANT, Noralei A.	3767	Waimanalo, Oahu
WARREN, Leonard K.	9430	Kaniohale, Hawaii
WONG, Patrick K.	7573	Waiohuli, Maui
YEE, Alan M. L. K.	2251	Waimanalo, Oahu
YOGI, Alvin T.	5108	Panaewa, Hawaii

ITEM D-3 EXHIBIT

APPROVAL OF STREAMLINE REFINANCE OF LOANS

LESSEE	LEASE NO.	AREA
FLORES, John P., Jr.	9810	Maluohai, Oahu

ITEM D-4 EXHIBIT

APPROVAL TO SCHEDULE LOAN DELINQUENCY CONTESTED CASE HEARINGS

LESSEE	LEASE NO.	AREA
AWONG, Gilmore K.	1687	Nanakuli, Oahu
AWONG, Genevieve H.	6301	Keaukaha, Hawaii
KAHALE-KANAHELE, Donna-May K.	11360	Kekaha, Kauai
KALEIKINI, Paulette M.	5711	Nanakuli, Oahu
KAMANA, Clyde K.	3536	Nanakuli, Oahu
NOHARA, Randolyn L.	3949	Waimanalo, Oahu
TUFAGA, Jade P. L.	4929	Kuhio Village , Hawaii

ITEM D-5 EXHIBIT

HOMESTEAD APPLICATION TRANSFERS / CANCELLATIONS

APPLICANT	AREA
ADAMS, Rickie A.E.	Oahu IW Res
AGAO, Iwalani K.F.	Oahu IW Res
AH NEE, Christian G.K.	Oahu IW Res
AKEN, Elwood K.	Oahu IW Res
APO, Frederick P.E.A.K.	Oahu IW Res
BATALONA, Jaylyn K.	Oahu IW Res to Kauai IW Res
CHAVEZ, Danielle Kuaiwa	Oahu IW Res
DANIEL, Leina G.	Molokai IW Agr to Hawaii IW Agr
FERNANDEZ, Quannette L.	Oahu IW Res
GILMAN, Aliiloa S.	Hawaii IW Res
HEWITT, Sidney L.	Hawaii IW Pas
HOLU, Kasey K.	Oahu IW Res
HOOHULI, Keri C.	Hawaii IW Res to Oahu IW Res
JURY, Richard K.	Oahu IW Res
KAAWALOA, Lindsey K.	Oahu IW Res
KAIWI, Christian K.	Hawaii IW Res
KALAHIKI, George P., Jr.	Hawaii IW Res
KALEIKINI, Brandi-Ann A.	Oahu IW Res
KALILIKANE, John I.	Oahu IW Res
KAMANAWA-KAHAWAI, Makana K.	Oahu IW Res
KANIHO, Guy	Hawaii IW Pas
KEA-ANDUHA, Jamaine K.	Oahu IW Res
KEAO, Marlon L.	Oahu IW Res
KOESTER, Glenn E., Jr.	Oahu IW Res

LEE, Darren T.W.M.	Oahu IW Res
MAHONEY, Scott H.	Maui IW Agr
MCCOMBER, Neal P.	Hawaii IW Res
MOKU, Rainbow P.K.N.	Hawaii IW Res to Oahu IW Res
NAHALEA, Anja A.	Oahu IW Res
NAHOI, Kyle K.	Hawaii IW Res
NAMAHOE, Renee K.	Maui IW Res
NAONE, Charla L.R.	Oahu IW Res
OMEROD, Genet	Oahu IW Res
PURDY, Ikua K.	Oahu IW Res
RAWLINS, Makaala J.	Hawaii IW Agr
SANTOS, Linda J.	Hawaii IW Res
SIAROT, Rufina C.	Oahu IW Res
SILVA, Danlynn P.K.	Hawaii IW Res
TANAKA-PABO, Yuki Lei H.K.	Oahu IW Res
TRIPP, Rory K.	Hawaii IW Res
UYETAKE, Penny M.Y.	Hawaii IW Pas
WAIPA, Tani U.	Hawaii IW Res
YEE HOY, Hastings J.	Hawaii IW Res

* IW = Islandwide

ITEM D-6 EXHIBIT

LIST OF LESSEES WHO DESIGNATED SUCCESSORS TO THEIR LEASEHOLD INTEREST FOR
MONTH OF JANUARY 2019

LESSEE	LEASE NO.	AREA
BORGES, Sue-Lynn K.	2378	Kalamaula, Molokai
BORGES, Sue-Lynn K.	14	Kalamaula, Molokai
FLORES, Vivian P.	4367	Nanakuli, Oahu
KANAHELE, Beverly K.	8858	Hanapepe, Kauai
KIA, Eugene K.	1882	Keaukaha, Hawaii
MAO, Paulette K.	7954	Waimanalo, Oahu
NAWELI, Blossom K.	7282	Nanakuli, Oahu
OBED, Yvonne K.	7071	Kawaihae, Hawaii
POOUAHI, Joseph H., III	4126	Waimanalo, Oahu
TANCAYO, Henry K.	597	Hoolehua, Molokai
YOUNG, Locadia P.	2689	Kuhio Village, Hawaii
YOUNG, Locadia P.	8044	Puukapu, Hawaii

ITEM D-7 EXHIBIT

APPROVAL OF ASSIGNMENT OF LEASEHOLD INTEREST

LESSEE	LEASE NO.	AREA
DELA CRUZ, Peter K., Jr.	634	Papakolea, Oahu
SIMPLICIANO, Priscilla K.	634	Papakolea, Oahu
ELI, Tasha Ann L.	8938	Waianae, Oahu
FRASER, Janielle L. W. I.	4116	Waimanalo, Oahu

KAAL, Paul K.	4738	Nanakuli, Oahu
KAHALEHOE-BAIR, Margaret P.	11338	Kekaha, Kauai
KAIO, Martha K.	277	Nanakuli, Oahu
KUNIPO, Edward K.	8426	PKE, Oahu
MCELROY, Ronald H.	9472	Waiehu Kou II, Maui
MCELROY, William K.	9472	Waiehu Kou II, Maui
PAE, Marlene R.	5687	Nanakuli, Oahu
PONTES, Ernest J. M.	7573	Waiohuli, Maui
PUAOI, George E.	6542	Anahola, Kauai
SCHOLTZ, Byron F.	1988	Waimanalo, Oahu
WONG, Howard B.	7690	Waiohuli, Maui
WRIGHT, Jack K. H., Jr.	5707	Nanakuli, Oahu
KALAMA, Shirleyann K.	5707	Nanakuli, Oahu
AKIONA, James P., Jr.	10155	Honokaia, Hawaii
AKIONA, James P., Jr.	9043	Honokaia, Hawaii
KIAHA, Jeff L. K.	7927	Hoolehua, Molokai

ITEM D-8 EXHIBIT

APPROVAL OF AMENDMENT OF LEASEHOLD INTEREST

LESSEE	LEASE NO.	AREA
BORGES, Sue-Lynn K.	2378	Kalamaula, Molokai
BORGES, Sue-Lynn K.	14	Kalamaula, Molokai
DELA CRUZ, Peter K., Jr.	634	Papakolea, Oahu
KAIO, Martha K.	277	Nanakuli, Oahu
KIAHA, Jeff L. K.	7927	Hoolehua, Molokai
NAEOLE, Jaimie K.	4116	Waimanalo, Oahu
NE, Albert K., Jr.	2726	Waimanalo, Oahu
PONCE, Gerald L.	10439	Waiohuli, Maui
WONG, Howard B.	7690	Waiohuli, Maui
YEE, Alan M. L. K.	2251	Waimanalo, Oahu
YOUNG, Locadia P.	2689	Kuhio Village, Hawaii

ITEM D-9 EXHIBIT

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

LESSEE	LEASE NO.	AREA
FLORES, Pixie U.	9381	Kaniohale, Hawaii
GONSALVES, Alexandra K. K.	12386	Kauluokahai, Oahu
KAMELAMELA, Ashlyn K.	12373	Kauluokahai, Oahu
KANAHELE, Ashley K.	12530	Lalamilo, Hawaii
KAUHANE, Staton K.	5253	Waianae, Oahu
KUAILANI, Kacy N.	9387	Kaniohale, Hawaii
KUHAULUA, Grifford K.	9472	Waiehu 2, Maui
LINDSEY, Richard C., III	2709	Kuhio Village, Hawaii

NEVES, Sherene H.	12466	Kauluokahai, Oahu
PAAKAULA, Caleb D.	11834	Kanehili, Oahu
VITALE, Raeleen N.	12342	Kauluokahai, Oahu
WONG, Patrick K.	7573	Waiohuli, Maui

ITEM D-10 EXHIBIT

REQUEST TO SCHEDULE CONTESTED CASE HEARING- AUTHORIZATION TO PROCEED TO
PUBLIC NOTICE UNDER SECTION 209, HHCA, DUE TO NONRESPONSIVE DESIGNATED
SUCCESSOR(s)

SPENCER, Jeremiel K.	7364	Nanakuli, Oahu
GOMEZ, Marjorie I.	11221	Waimanalo, Oahu
HEKEKIA, Ernestine K.	8143	Waiakea, Hawaii
EVANGALISTA, Sandra K.	7953	Keaukaha, Hawaii
BOHOL, Marena L.	5062	Keaukaha, Hawaii



DEPARTMENT OF HAWAIIAN HOME LANDS

Notice of Annual Hawaiian Homes Commission

Regular Meeting - Kapolei

on Monday, March 18th, 2019 at 9:30 a.m.*
and Tuesday, March 19th, 2019 at 9:00 a.m. at
Hale Pono`i Building

91-5420 Kapolei Parkway, Kapolei, HI 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 Homes Commission Meeting with the Waimānalo Homestead Community

on Monday, March 18th, 2019 from 6:30 p.m. - 8:30 p.m. at
the Waimānalo Homestead Hālau

41-209 Ilauhole Street, Waimanalo, HI 96795

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 beneficiary questions.

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 808-620-9591.

DEPARTMENT OF HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION
March 18 & 19, 2019
Kapolei, Oahu

C-ITEMS
OFFICE OF THE CHAIRMAN

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

March 18 & 19, 2019

TO: Chairman and Members, Hawaiian Homes Commission

FROM: William Aila Jr., Deputy to the Chairman

SUBJECT:

ITEM C-1 Appointment of investigative committee pursuant to HRS section 92-2.5 and HAR section 10-2-16(b)(1), to study and recommend DHHL Native Hawaiian Qualification strategies

RELEVANT MATERIAL WILL BE DISTRIBUTED AT THE TABLE.

ITEM NO. C-1

STATE OF HAWAI'I
DEPARTMENT OF HAWAIIAN HOME LANDS

March 18-19, 2019

To: Chairman and Members, Hawaiian Homes Commission
Through: Niniau Simmons, NAHASDA Manager
Subject: 2019-2020 Draft Native Hawaiian Housing Block Grant
Annual Housing Plan

RECOMMENDED MOTION/ACTION

None; for information only.

DISCUSSION

Each year, as part of its compliance with 24 CFR Part 1006, Title VIII of the Native American Housing and Self Determination Act (NAHASDA), the Department of Hawaiian Home Lands (DHHL) must file an approved annual housing plan (AHP) with the U.S. Department of Housing and Urban Development (HUD). As part of that process, the department releases the draft housing plan for public comment and review.

The proposed draft will come to the Commission in April 2018 for final acceptable before being submitted to HUD for approval.

Notable changes to the AHP:

- Significant reduction in CIP activities due to substantial completion of lot development in Kakaina; Waiohuli; and Lai Opuu;
- Remaining balances are encumbered in existing contracts and projected homeowner financing; and,
- Any new proposed allocation is at \$2 million, drastically lower than in prior years.

For DHHL's Use: July 1, 2019 thru June 30, 2020 Annual Housing Plan

NATIVE HAWAIIAN HOUSING PLAN (NAHASDA §§ 803(b)(1), 803(c)(1) and 820(a)(2))

This form meets the requirements for a Native Hawaiian Housing Plan (NHHP) and Annual Performance Report (APR) required by the United States Department of Housing and Urban Development. The information requested does not lend itself to confidentiality.

Regulatory and statutory citations are provided throughout this form as applicable. The Department of Hawaiian Home Lands (DHHL) is encouraged to review these citations when completing the NHHP and APR sections of the form.

Under Title VIII of the Native American Housing Assistance and Self-Determination Act of 1996 (NAHASDA) (25 U.S.C. 4101 et seq.), HUD will provide grants under the Native Hawaiian Housing Block Grant (NHHBG) program to DHHL to carry out affordable housing activities for Native Hawaiian families who are eligible to reside on the Hawaiian Home Lands. To be eligible for the grants, DHHL must submit a NHHP that meets the requirements of the Act. To align the NHHBG program with recent improvements made to the Indian Housing Block Grant program, HUD is requiring DHHL to submit the NHHP to HUD at least 75 days prior to the start of its 12-month fiscal year. The APR is due no later than 60 days after the end of DHHL's fiscal year (24 CFR § 1006.410).

The NHHP and the APR (previously two separate forms) are now combined into one form. The sections pertaining to the NHHP are submitted **before** the beginning of the 12-month fiscal year, leaving the APR (shaded) sections blank. If the NHHP has been updated or amended, use the most recent version when preparing the APR. After the 12-month fiscal year, enter the results from the 12-month fiscal year in the shaded sections of the form to complete the APR. More details on how to complete the NHHP and APR sections of the form can be found in the body of this form. In addition, DHHL may find it helpful to refer to the IHP/APR form guidance available at http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/ih/codetalk/nahasda/guidance until a guidance specific to the NHHP/APR form is made available.

FORM COMPLETION OPTIONS: The NHHP/APR form may be completed either in hard copy or electronically. Hard copy versions may be completed either by hand or typewriter. Alternatively, the form may be completed electronically as it is a Word document. It is recommended that the form be completed electronically because it is more efficient to complete, submit, and review the form. Furthermore, electronic versions of the form may be submitted to HUD as an email attachment. To document official signatures on the electronic version, you should sign a hard copy of the pages and either fax (808-457-4694) that signed page or email (claudine.c.allen@hud.gov) it as an attachment to the Office of Native American Programs – Attention: Claudine Allen in the HUD Honolulu Field Office. The sections of the NHHP that require an official signature are the Cover Page and Sections 13 and 14, if applicable. For the APR, the Cover Page requires an official signature.

The NHHP data is used to verify that planned activities are eligible, expenditures are reasonable, and DHHL certifies compliance with related requirements. The APR data is used to audit the program accurately and monitor DHHL's progress in completing approved activities, including reported expenditures, outputs, and outcomes. This form is exempt from OMB Approval pursuant to 5 CFR 1320.3(4)(c).

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Native Hawaiian Housing Block Grant (NHHBG)

Exempt from OMB Approval. 5 CFR 1320.3 (c) (4)

U.S. Department of Housing and Urban Development

NHHP/APR

Office of Public and Indian Housing
Office of Native American Programs

COVER PAGE

(1) Grant Number: **14HGBHI0001; 15HBGHI0001; 17HBGHI0001; 18HBGHI0001; 19HBGHI0001**

(2) Recipient Fiscal Year: **2019**

(3) Federal Fiscal Year: **2020**

(4) Initial Plan (Complete this Cover Page then proceed to Section 1)

(5) Amended Plan (Complete this Cover Page and Section 14)

(6) Annual Performance Report (Complete items 24-27 and proceed to Section 3)

(7) Name of Recipient: Department of Hawaiian Home Lands		
(8) Contact Person: Niniau Simmons, NAHASDA Manager		
(9) Telephone Number with Area Code: 808-620-9513		
(10) Mailing Address: PO Box 1879		
(11) City: Honolulu	(12) State: HI	(13) Zip Code: 96805
(14) Fax Number with Area Code (if available): 808620-9529		
(15) Email Address (if available): Niniau.Simmons@hawaii.gov		

(16) Tax Identification Number: 99-0266483
(17) DUNS Number: 809935661
(18) CCR/SAM Expiration Date: 03/17/19
(19) NHHBG Annual Grant Amount: \$2,000,000
(20) Name of Authorized NHP Submitter: Jobie M. K. Masagatani
(21) Title of Authorized NHP Submitter: Chairman, Hawaiian Homes Commission
(22) Signature of Authorized NHP Submitter:
(23) NHP Submission Date:
(24) Name of Authorized APR Submitter:
(25) Title of Authorized APR Submitter:
(26) Signature of Authorized APR Submitter:
(27) APR Submission Date:

Certification: The information contained in this document is accurate and reflects the activities actually planned or accomplished during the program year. Activities planned and accomplished are eligible under applicable statutes and regulations.

Warning: If you knowingly make a false statement on this form, you may be subject to civil or criminal penalties under 18 U.S.C 1001. In addition, any person who knowingly and materially violates any required disclosure of information, including intentional disclosure, is subject to a civil money penalty not to exceed \$10,000 for each violation.

SECTION 1: FIVE YEAR PLAN

The Five Year Plan is intended to cover the Department of Hawaiian Home Lands' (DHHL) long range plans for affordable housing. Each housing plan must contain, for the five-year period beginning with the fiscal year for which the plan is first submitted, the following information.

Five Year Period: 2018 through 2023

MISSION STATEMENT (NAHASDA § 803(b)(2)(A))

A Mission Statement describes the mission of the DHHL to serve the needs of Native Hawaiian low-income families.

Enter the DHHL's Mission Statement here:

To manage the Hawaiian Home Lands Trust effectively and to develop and deliver land to native Hawaiians.

GOALS, OBJECTIVES AND PROGRAMS/ACTIVITIES (NAHASDA § 803(b)(2)(B) and (C))

DHHL must provide a statement of the goals, objectives, and programs/activities planned for the beneficiaries over the five year period. The goals are the intended result of the NHHBG activity and are based on the types of outcomes that the DHHL will report in the APR. The objectives are the means or approach that the DHHL will use to reach the goal. The programs/activities are the specific programs/activities that will be funded in order to achieve the goal and the objective.

Goals May Include:

- | | |
|--|--|
| (1) Reduce over-crowding | (6) Assist affordable housing for college students |
| (2) Assist renters to become homeowners | (7) Provide accessibility for disabled/elderly persons |
| (3) Improve quality of substandard units | (8) Improve energy efficiency |
| (4) Address homelessness | (9) Reduction in crime reports |
| (5) Create new affordable rental units | (10) Other |

Objectives May Include:

- | | |
|--|---|
| (1) [RESERVED – DO NOT USE THIS NUMBER] | (14) Lending subsidies for homebuyers |
| (2) [RESERVED – DO NOT USE THIS NUMBER] | (15) Other homebuyer assistance activities |
| (3) Acquisition of rental housing | (16) Rehabilitation assistance to existing homeowners |
| (4) Construction of rental housing | (17) Tenant based rental assistance |
| (5) Rehabilitation of rental housing | (18) Other Housing Service |
| (6) Acquisition of land for rental housing development | (19) Housing Management Services |
| (7) Development of emergency shelters | (20) Operation and maintenance of NHHBG units |
| (8) Conversion of other structures to affordable housing | (21) Crime Prevention and Safety |
| (9) Other rental housing development | (22) Model Activities |
| (10) Acquisition of land for homebuyer unit development | (23) [RESERVED – DO NOT USE THIS NUMBER] |
| (11) New construction of homebuyer units | (24) Infrastructure to support housing |
| (12) Acquisition of homebuyer units | (25) [RESERVED – DO NOT USE THIS NUMBER] |
| (13) Downpayment/Closing cost assistance | |

Use the sections below to describe the DHHL's goals, objectives, and programs/activities during the five year period.

Goal(s) Number: I	(2) Assist renters to become homeowners
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Select from the goals listed above.

Objective(s) Number: Ia.	(24) Infrastructure to support housing
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Select from the objectives listed above.

Program/Activity Description: Infrastructure Development (Statewide)	To develop lots statewide.
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Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

Goal(s) Number: II	(2) Assist renters to become homeowners
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Select from the goals listed above.

Objective(s) Number: IIa.	(11) New construction of homebuyer units; (14) Lending subsidies for homebuyers; (13) Downpayment/Closing cost assistance
--------------------------------------	---

Select from the objectives listed above.

Program/Activity Description: Homeowner Financing (Statewide)	To provide NHHBG-funded home loans (including down payment assistance, individual development accounts) to lessee families participating in new construction. This activity also provides for down payment/closing cost assistance where NHHBG funds are not the primary loan source.
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Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

Goal(s) Number: III	(2) Assist renters to become homeowners
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Select from the goals listed above.

Objective(s) Number: IIIa.	(8) Conversion of other structures to affordable housing
---------------------------------------	--

Select from the objectives listed above.

Program/Activity Description: Housing Conversion	This activity supports the exploration of converting existing land and structures to affordable housing whose general lease or license may soon expire and revert back to the department.
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Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

Goal(s) Number: IV.	(5) Create new affordable rental units
--------------------------------	--

Select from the goals listed above.

Objective(s) Number: IVa.	(4) Construction of rental housing
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Select from the objectives listed above.

Program/Activity Description: Lai Opua Rent with Option to Purchase, Developer Financing	This activity will provide NAHASDA funding as part of a capital stack to conduct vertical construction of 118 units in Village 4 of Lai Opua.
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Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

Goal(s) Number: V.	(5) Create new affordable rental units
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Select from the goals listed above.

Objective(s) Number: Va.	(4) Construction of rental housing
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Select from the objectives listed above.

Program/Activity Description: Kupuna Housing Development	This activity will support the development of elderly housing for the aging native Hawaiian population. Sites may include the departments land at Isenberg and East Kapolei II.
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Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

Goal(s) Number: VI.	(7) Provide accessibility for disabled/elderly persons
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Select from the goals listed above.

Objective(s) Number: VIa.	(16) Rehabilitation assistance to existing homeowners
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Select from the objectives listed above.

Program/Activity Description: Home Assistance Program (Statewide)	<p>This activity provides three types of assistance: (1) a deferred, no payment loan up to \$100,000; (2) a small repayment loan (up to \$50,000) for costs exceeding the original \$100,000 amount; and (3) a demolition/new build loan for properties who cost to repair exceed the appraised or tax assessed value.</p> <p>Over 60 families identified for this program are located in: Kalamaula/Hoolehua, Molokai; Keaukaha-Panaewa, Hawaii; Nanakuli/Waianae/Waimanalo/Papakolea, Oahu.</p>
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Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

Goal(s) Number: VIII.	(3) Improve quality of substandard units
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Select from the goals listed above.

Objective(s) Number: VIIIa.	(24) Infrastructure to support housing
--	--

Select from the objectives listed above.

Program/Activity Description: Potable Water Development (Statewide)	This activity will support the development and delivery of potable water to new and existing homesteads.
--	--

Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

Goal(s) Number: IX.	(1) Reduce over-crowding; (5) Create new affordable rental units; (2) Assist renters to become homeowners
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Select from the goals listed above.

Objective(s) Number: IXa.	(10) Acquisition of land for homebuyer unit development; (6) Acquisition of land for rental housing development;
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Select from the objectives listed above.

Program/Activity Description: Land Acquisition (Oahu – Priority)	This activity will support land purchase(s) for home development.
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Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

Goal(s) Number: X.	(1) Reduce over-crowding
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Select from the goals listed above.

Objective(s) Number: Xa.	(18) Other Housing Service
-------------------------------------	----------------------------

Select from the objectives listed above.

Program/Activity Description: Alternative Housing Design	This activity will support the design of alternative housing models, to include multi-family; multi-lease; and culturally-relevant housing models.
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Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

Goal(s) Number: XI.	(8) Improve energy efficiency
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Select from the goals listed above.

Objective(s) Number: XIa.	(16) Rehabilitation assistance to existing homeowners
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Select from the objectives listed above.

Program/Activity Description: Energy Retrofits	This program reduces the high cost of energy in the State by installing solar panels or photovoltaic panels on lessee homes thru the use of new construction loans.
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Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

Goal(s) Number: XII.	(3) Improve quality of substandard units
---------------------------------	--

Select from the goals listed above.

Objective(s) Number: XIIa.	(19) Housing Management Services
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Select from the objectives listed above.

Program/Activity Description: Waimanalo Kupuna Housing Operating Subsidy	This activity establishes an Operating Subsidy for the Waimanalo Kupuna Housing from 2017 – 2046. Built in 2002 utilizing Low Income Housing Tax Credits, the operating subsidy will assist in stabilizing rental increases over the remainder of the project's LIHTC existence. The use of NHHBG funds in the project will result in tenant's maximum contribution not exceeding 30% of their gross monthly income.
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Describe the planned program/activity and indicate how it will enable DHHL to meet its mission, goals, and objectives.

ONE YEAR PLAN & ANNUAL PERFORMANCE REPORT

SECTION 2: HOUSING NEEDS

(NAHASDA § 803(c)(2)(B))

(1) **Type of Need:** Check the appropriate box(es) below to describe the estimated types of housing needs and the need for other assistance for low-income Native Hawaiian families (columns B and C) and non-low-income Native Hawaiian families, including non-Native Hawaiian essential families [809(a)(2)(B) and (C)] (column D) eligible to be served by DHHL.

(A) Type of Need	Check All That Apply		
	(B) Low-Income Native Hawaiian Families on Hawaiian Home Lands	(C) Low-Income Native Hawaiian Families on Wait List	(D) Non-Low- Income Native Hawaiian Families
(1) Overcrowded Households	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(2) Renters Who Wish to Become Owners	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(3) Substandard Units Needing Rehabilitation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(4) Homeless Households	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(5) Households Needing Affordable Rental Units	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(6) College Student Housing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(7) Disabled Households Needing Accessibility	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(8) Units Needing Energy Efficiency Upgrades	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(9) Infrastructure to Support Housing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(10) Other (specify below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(2) Other Needs. *(Describe the "Other" needs below. Note: this text is optional for all needs except "Other.")*:

The Hawaiian Homes Commission Act of 1920, as amended, established the Hawaiian Home Lands Trust and defined the population eligible to reside on Hawaiian home lands as those native Hawaiians with at least 50% Hawaiian blood and their successors or assignees of less than 50% Hawaiian blood. With approximately 8,876 leases on homesteads stretching from Hawaii Island unto Kauai, the Department of Hawaiian Home Lands was created at statehood to assist the commission in meeting its fiduciary obligations.

In 2014, DHHL contracted with SMS Research & Marketing Services, Inc. (SMS) to update the Beneficiary Needs Survey conducted in 1995, 2002 and 2008. The results estimate *half* of all existing lessees; *almost half* of all waitlist applicants; and *over half* of all potential applicants are at or below 80% of the area median income as determined by the US Department of Housing & Urban Development. Thus, over 34,000 native Hawaiian individuals/households are eligible for services under Title VIII of the Native American Housing and Self Determination Act.

Of that amount, approximately 12,000 are applicants and 17,000 are potential applicants. If we extrapolate and say that the average DHHL turnkey home is \$350,000, then the sufficient sums amount for NAHASDA new construction would look like this:

$$30,000 \times \$350,000 = \textbf{\$10.5 billion funding for NAHASDA new homes}$$

Of the balance of individuals/households residing on the home lands, approximately 4,500 need home repair or rehabilitation. If the average cost for home repair is \$100,000, then the sufficient sums amount for NAHASDA home rehabilitation would look like this:

$$4,500 \times \$100,000 = \textbf{\$450,000,000 funding for NAHASDA rehab}$$

Native Hawaiian Rehabilitation

The kupuna of our past left the native Hawaiian people a wealth of information held in the Hawaiian newspapers and the archives of the many entities that Prince Jonah Kuhio Kalaniana'ole was credited with founding. One of those entities, the Ahahui Puuhonua o na Hawaii, served as the catalyst toward the chronicling of the despair and destitution of the makaainana (commoner) in 1911. By 1918, one of the Prince's closest confidants and the kahu (pastor) of Kawaiahao Church, put the results of many years of study in publishing, "*The Sineews for Racial Development*."¹ This book, which the Prince carried with him every day, was dedicated, "...for leaders, for those whose hearts are touched by the pressing needs of the race and are willing to offer the very best of their lives and service freely for its uplift."

The book provides a guide to the rehabilitation of the native Hawaiian people from the perspective of those who developed and championed the Hawaiian Homes Commission Act. It covers the following areas and seeks to offer counsel to any whose direction may not be clear:

1. Race Consciousness: to mean pride for, and faith in the race. That "Hawaiians must play the primary part in the solution" and that self-respect for oneself and others was a "true foundation for a successive progression in life."
2. Broadmindedness: to maintain a broad outlook on life and "a sympathetic attitude toward humanity as a whole." It encourages natives to "Give out to those about us, and to the community in which we live, the very best that we possess" and to "cultivate the ability to observe, to absorb, and to assimilate the good in other races."

¹ Akana, Akaiko. (1992) *Light Upon the Midst*. Mahina Productions: Kailua-Kona, Hawaii.

3. Education: both 1 and 2 above need the “discerning power and the balanced judgment of proper education.” He describes a “Thoroughly trained mind, and a broadly cultivated heart are luminous in the soul of a nation.”
4. The Home Life: the home life is the foundation of the development of 1, 2 and 3. It is the “starting point of all social organization, the foundation of civilization.”
5. Systematic Living: the execution of the afore-mentioned activities cannot be achieved at once or in burst of energy but rather cultivated over time in a systematic fashion. Regular, good habits such as mindful eating and exercise can help to develop the fortitude to continue no matter the circumstance.
6. Godliness: the thought of ke Akua; the worship and observance of His laws provides a stabilizing relationship that leads to one’s fulfillment of one’s purpose in life. Today, with the many religious beliefs, spirituality is important to the self-fulfillment each experiences in his/her own life.

The work of the Ahahui Puuhonua o na Hawaii and its members provided Prince Kuhio the much-needed support, both at home in Hawaii and abroad in Washington, D.C. to finally pass the Hawaiian Homes Commission Act of 1920. It was an arduous task that encouraged and/or developed the following community strengthening organizations:

Royal Order of Kamehameha
Mamakakaua
Hale O Na Alii
Counties of Hawaii, Maui, Oahu and Kauai
Honolulu Civic Club
Territorial Legislature
Hawaii Republican Party

Through the Prince’s leadership and participation in each of these community endeavors, the legacy of the Prince lives on for us today. This housing plan, a descendant of Kuhio’s legacy thru the HHCA, is but a small piece of a much broader articulation of need in the State of Hawaii today. By focusing on housing, this most basic of needs acknowledged in the Western world by Maslow, the department attempts to participate in the rehabilitation of the Hawaiian people. Should every Hawaiian have a safe, affordable, decent home, with fresh water for bathing and eating and cooking and food grown or gathered nearby, we could claim success. But with over \$10 billion in need and as the average 57-year-old applicant dies on the waiting list, it does not seem likely we will be able to make such a claim without immediate and swift monetary assistance in the next few years.

(3) Planned Program Benefits. *(Describe below how your planned programs and activities will address the needs of low income families identified above. Also describe how your planned programs will address the various types of housing assistance needs. NAHASDA § 803(c)(2)(B)):*

Over the past four housing plans, DHHL has developed nearly 400 lots for vertical development. Focus has been on homeowner financing and leveraged loans with USDA Rural Housing to provide new awardees with the opportunity for safe, affordable and decent housing. However, with the drastic drop in Title VIII funding the past two years (zero in 2016 and \$2 million in 2017/2018/2019) and currently being zeroed out in the present HUD budget, the department realizes it will no longer be able to aggressively address the need identified in the preceding paragraph but rather focus on smaller, less costly activities like housing assistance vouchers.

(4) Geographic Distribution. *(Describe below how the assistance will be distributed throughout the geographic area and how this geographic distribution is consistent with the needs of low income families, including the needs for various categories of housing assistance. NAHASDA § 803(c)(2)(B)(i)):*

In early 2013, the Department confirmed the Hawaiian Homes Commission's commitment in the \$75 million NAHASDA spend down to addressing new housing opportunities for home ownership. Since the need for housing was statewide, a priority had to be developed that beneficiaries and lessees could readily understand and accept. It was determined that prioritizing based on the homestead mookuauhau would serve as the best methodology in prioritizing NAHASDA funding and the initial first three homesteads of Kalamaula, Hoolehua and Keaukaha were chosen. The programmatic funding of Home Assistance Program (home rehabilitation); HALE (financial literacy/foreclosure prevention); and Homeowner Financing (60/40 split; Deferred Sales Price; Self Help; IDA; DPA) were utilized in these areas and then expanded to other homestead areas in the last two years. Homeowner Financing are direct loans (or DPA) from the department and the availability is limited to new homestead awards coming online.

SECTION 3: PROGRAM DESCRIPTIONS

(NAHASDA § [803(c)(2)(A)], [802(c)], [820(b)], 24 CFR §1006.410(b)(2) and (3))

Planning and Reporting on Program Year Activities

For the NHHP, the purpose of this section is to describe each program that will be operating during the 12-month fiscal year. Each program must include the eligible activity, its planned outputs, intended outcome, who will be assisted, and types and levels of assistance. Each of the eligible activities has a specific, measurable output. The first column in the table below lists all eligible activities, the second column identifies the output measure for each eligible activity, and the third column identifies when to consider an output as completed for each eligible activity. Copy and paste text boxes 1.1 through 1.10 as often as needed so that all of your planned programs are included.

For the APR, the purpose of this section is to describe your accomplishments, actual outputs, actual outcomes, and any reasons for delays.

Eligible Activities May Include (citations below reference sections in NAHASDA)

Eligible Activity	Output Measure	Output Completion
(1) RESERVED – DO NOT USE THIS NUMBER		
(2) RESERVED – DO NOT USE THIS NUMBER		
(3) Acquisition of Rental Housing [810(b)(1)]	Units	When recipient takes title to the unit
(4) Construction of Rental Housing [810(b)(1)]	Units	All work completed and unit passed final inspection
(5) Rehabilitation of Rental Housing [810(b)(1)]	Units	All work completed and unit passed final inspection
(6) Acquisition of Land for Rental Housing Development [810(b)(1)]	Acres	When recipient takes title to the land
(7) Development of Emergency Shelters [810(b)(1)]	Households	Number of households served at any one time, based on capacity of the shelter
(8) Conversion of Other Structures to Affordable Housing [810(b)(1)]	Units	All work completed and unit passed final inspection
(9) Other Rental Housing Development [810(b)(1)]	Units	All work completed and unit passed final inspection
(10) Acquisition of Land for Homebuyer Unit Development [810(b)(1)]	Acres	When recipient takes title to the land
(11) New Construction of Homebuyer Units [810(b)(1)]	Units	All work completed and unit passed final inspection
(12) Acquisition of Homebuyer Units [810(b)(1)]	Units	When recipient takes title to the unit
(13) Down Payment/Closing Cost Assistance [810(b)(1)]	Units	When binding commitment signed
(14) Lending Subsidies for Homebuyers (Loan) [810(b)(1)]	Units	When binding commitment signed
(15) Other Homebuyer Assistance Activities [810(b)(1)]	Units	When binding commitment signed
(16) Rehabilitation Assistance to Existing Homeowners [810(b)(1)]	Units	All work completed and unit passed final inspection
(17) Tenant Based Rental Assistance [810(b)(2)]	Households	Count each household once per year

(18) Other Housing Service [810(b)(2)]	Households	Count each household once per year
(19) Housing Management Services [810(b)(3)]	Households	Count each household once per year
(20) Operation and Maintenance of NHHBG-Assisted Units [810(b)(3)]	Units	Number of units in inventory at Fiscal Year End
(21) Crime Prevention and Safety [810(b)(4)]	Dollars	Dollars spent (report in Uses of Funding Table only)
(22) Model Activities [810(b)(5)]	Dollars	Dollars spent (report in Uses of Funding Table only)
(23) RESERVED – DO NOT USE THIS NUMBER		
(24) Infrastructure to Support Housing [810(b)(1)]	Improved Lots	All work completed and lot passed final inspection
(25) RESERVED – DO NOT USE THIS NUMBER		

Outcome May Include:

(1) Reduce over-crowding	(7) Create new affordable rental units
(2) Assist renters to become homeowners	(8) Assist affordable housing for college students
(3) Improve quality of substandard units	(9) Provide accessibility for disabled/elderly persons
(4) Improve quality of existing infrastructure	(10) Improve energy efficiency
(5) Address homelessness	(11) Reduction in crime reports
(6) Assist affordable housing for low income households	(12) Other – must provide description in boxes 1.4 (NHHP) and 1.5 (APR)

NHHP: PLANNED FISCAL YEAR ACTIVITIES (NAHASDA § 803(c)(2)(A))

For each planned activity, complete all the non-shaded sections below. It is recommended that for each program name you assign a unique identifier to help distinguish individual programs. This unique number can be any number of your choosing, but it should be simple and clear so that you and HUD can track tasks and results under the program and collect appropriate file documentation tied to this program.

- One way to number your programs is chronologically. For example, you could number your programs 2014-1, 2014-2, 2014-3, etc.
- Or, you may wish to number the programs based on type. For example rental 1, rental 2, homebuyer 1, homebuyer 2, etc. This type of numbering system might be appropriate if you have many programs that last over several years.
- Finally, you may wish to use an outline style of numbering. For example, all programs under your first eligible activity would start with the number 1 and then be consecutively numbered as 1.1, 1.2, 1.3, etc. The programs under the second eligible activity would be numbered as 2.1, 2.2., 2.3, etc.

APR: REPORTING ON PROGRAM YEAR PROGRESS (NAHASDA § 820(b))

Complete the shaded section of text below to describe your completed program tasks and actual results. Only report on activities completed during the 12-month fiscal year. Financial data should be presented using the same basis of accounting as the Schedule of Expenditures of Federal Awards (SEFA) in the annual OMB Circular A-133* audit. For unit accomplishments, only count units when the unit was completed and occupied during the year. For households, only count the household if it received the assistance during the previous 12-month fiscal year.

*DHHL should note that new Federal government regulations on Administrative Requirements, Cost Principles, and Audit Requirements were promulgated on December 26, 2013 at 2 C.F.R. Part 200. HUD intends to update its regulations by December 26, 2014 to implement these new requirements in its programs. In the meantime, applicable OMB Circulars and the regulations at 2 C.F.R. Part 225 will continue to apply to existing grants. After HUD implements the new requirements in 2 C.F.R. Part 200 (after December 26, 2014), all grants will be subject to 2 C.F.R. Part 200, as implemented by HUD.

1.1 Program Name and Unique Identifier: 2019 Capital Improvement Projects (AHP I)

1.2 Program Description *(This should be the description of the planned program.):*

Panaewa

This activity provides infrastructure and lot development of 16 subsistence ag lots in Panaewa, Hawaii. Draft EA being updated and awaiting County approval of DHHL zoning and subdivision request.

Waiohuli

Keokea-Waiohuli Phase 1B.

1.3 Eligible Activity Number *(Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(24) Infrastructure to Support Housing [810(b)(1)]

1.4 Intended Outcome Number *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(2) Assist renters to become homeowners

Describe Other Intended Outcome *(Only if you selected "Other" above.):*

1.5 Actual Outcome Number *(In the APR identify the actual outcome from the Outcome list.):*

Describe Other Actual Outcome *(Only if you selected "Other" above.):*

1.6 Who Will Be Assisted *(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a separate program within this section.):*

Applicant lessees or undivided interest lessees who meet NAHASDA criteria will receive vacant or improved lots for new home construction.

1.7 Types and Level of Assistance *(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

This activity covers the cost of the infrastructure for each of the projects. As most of the infrastructure is completed, and no new moneys exist to start new CIP developments, the outputs for this housing plan year will be expenditures made for planning and design.

1.8 APR: (Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)):

1.9: Planned and Actual Outputs for 12-Month Fiscal Year

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: Units; Households; Improved Lots; Acres	Planned Number of Outputs to be completed in Fiscal Year Under this Program	APR: Actual Number of Outputs Completed in Fiscal Year
Improved Lots		

1.10: APR: If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

1.11: APR: Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

NOTE: Remember to complete all the text boxes in Section 3 for each NHHBG-funded program. If you are completing an electronic version of this form, you may copy and paste text boxes 1.1 through 1.11 as needed to describe each of your programs. If you are completing this form in hard copy, you may photocopy Section 3 as needed to describe each of your programs.

1.1 Program Name and Unique Identifier: Developer Financing (AHP II)

1.2 Program Description *(This should be the description of the planned program.):*

This activity will provide for funding as part of a capital stack to conduct vertical construction of 160 rent with option to purchase units in Lai Opuu, Village 4. Developer selected and DHHL waiting on completion of ERR to begin construction.

1.3 Eligible Activity Number *(Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(4) Construction of Rental Housing [810(b)(1)]

1.4 Intended Outcome Number *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(7) Create new affordable rental units

Describe Other Intended Outcome *(Only if you selected "Other" above.):*

1.5 Actual Outcome Number *(In the APR identify the actual outcome from the Outcome list.):*

Describe Other Actual Outcome *(Only if you selected "Other" above.):*

1.6 Who Will Be Assisted *(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a separate program within this section.):*

Undivided interest lessees meeting the 80% AMI income guidelines will have the opportunity to rent with an option to purchase their unit. NAHASDA guidelines for rental projects keep the unit rents at or below 30% of the tenant's gross monthly income.

1.7 Types and Level of Assistance *(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

The assistance being provided will go directly to the developer as part of the capital stack for vertical construction financing.

1.8 APR: *(Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)):*

1.9: Planned and Actual Outputs for 12-Month Fiscal Year

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: Units; Households; Improved Lots; Acres	Planned Number of Outputs to be completed in Fiscal Year Under this Program	APR: Actual Number of Outputs Completed in Fiscal Year
Units	1	

1.10: APR: If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

1.11: APR: Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

1.1 Program Name and Unique Identifier: HALE Program – Risk Mitigation (AHP III)

1.2 Program Description *(This should be the description of the planned program.):*

The HALE Program has two branches: 1) Risk Mitigation, in the form of homebuyer education services; and 2) Loss Mitigation, in the form of lease cancellation/foreclosure prevention services. This first activity will deal with Risk Mitigation. Only the Risk Mitigation is being funded with NAHASDA at this time.

The department began the HALE program pilot in August 2013, and identified barriers to loan approval and developed risk mitigation efforts to address/remove those barriers.

1.3 Eligible Activity Number *(Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(18) Other Housing Service [810(b)(2)]

1.4 Intended Outcome Number *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(2) Assist renters to become home owners

Describe Other Intended Outcome *(Only if you selected "Other" above.):*

1.5 Actual Outcome Number *(In the APR identify the actual outcome from the Outcome list.):*

Describe Other Actual Outcome *(Only if you selected "Other" above.):*

1.6 Who Will Be Assisted *(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a separate program within this section.):*

HALE's risk mitigation services will serve the families located on Oahu, Kauai and Hawaii Island in assisting beneficiaries to become loan qualified.

1.7 Types and Level of Assistance *(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

In the past three years, the department has discovered that many lessees who are attempting to qualify for homestead offerings simply do not have the credit to do so. Many of these lessees have taken homebuyer education courses that have had no impact to their behavior and as a result, for example, within six months of pre-qualifying for a self-help loan, they are debt ridden and not on a budget.

The department has moved the two housing specialists into HALE and a new manager promoted to oversee the program. HALE staff now conduct lease awards on projects statewide and under this housing plan, expect to conduct lease awards across the islands.

The following vendors have agreements that will focus on this goal and activity and will be reported as follows in the Annual Performance Report to enhance transparency and facilitate information dissemination:

Executed Agreements:

- Hawaii Home Ownership Center, 2014 Award, \$622,263; bal. \$576,689 (Assist families on Hawaii Island & Kauai with homeownership preparation)
- Helen Wai, LLC, 2014 Award, \$498,000; bal. \$54,227 (Assist families on Oahu with homeownership preparation)

1.8 APR: (Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)):

1.9: Planned and Actual Outputs for 12-Month Fiscal Year

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: Units; Households; Improved Lots; Acres	Planned Number of Outputs to be completed in Fiscal Year Under this Program	APR: Actual Number of Outputs Completed in Fiscal Year
Households	10	

1.10: APR: If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

1.11: APR: Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

NOTE: Remember to complete all the text boxes in Section 3 for each NHHBG-funded program. If you are completing an electronic version of this form, you may copy and paste text boxes 1.1 through 1.11 as needed to describe each of your programs. If you are completing this form in hard copy, you may photocopy Section 3 as needed to describe each of your programs.

1.1 Program Name and Unique Identifier: Homeowner Financing (AHP IV)

1.2 Program Description (*This should be the description of the planned program.*):

This activity will utilize statewide contracts with federally insured, federally regulated financial institutions to deploy financing for the housing projects identified in 5.6 above. The deployment of NHHBG monies to federal depository institutions means a high level of compliance with regulatory requirements common in the industry while disseminating loan origination and servicing duties to the communities where the homesteads are located.

Financing will also be provided directly by the department through its Direct Loan Program.

1.3 Eligible Activity Number (*Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.*):

(14) Lending Subsidies for Homebuyers (Loan) [810(b)(1)]

1.4 Intended Outcome Number (*Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.*):

(2) Assist renters to become homeowners

Describe Other Intended Outcome (*Only if you selected "Other" above.*):

1.5 Actual Outcome Number (*In the APR identify the actual outcome from the Outcome list.*):

Describe Other Actual Outcome (*Only if you selected "Other" above.*):

1.6 Who Will Be Assisted (*Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a separate program within this section.*):

Kauai: 3 lessees, Piilani Mai Ke Kai

Maui: 6 Waiohuli lessees

Molokai: 3 Package Home Lessees

Molokai: 6 Home Repair lessees

Oahu: 4 Kakaina lessees for self-help units

Hawaii: 3 Package Home lessees in Keaukaha

Hawaii: 3 Home Repair lessees in Keaukaha

Total: 28 lessees

1.7 Types and Level of Assistance (*Describe the types and the level of assistance that will be provided to each household, as applicable.*): Financing for home loans statewide utilizing NHHBG funds for projects aforementioned.

1.8 APR: (Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)):

1.9: Planned and Actual Outputs for 12-Month Fiscal Year

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: Units; Households; Improved Lots; Acres	Planned Number of Outputs to be completed in Fiscal Year Under this Program	APR: Actual Number of Outputs Completed in Fiscal Year
Units	5	

1.10: APR: If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

1.11: APR: Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

NOTE: Remember to complete all the text boxes in Section 3 for each NHHBG-funded program. If you are completing an electronic version of this form, you may copy and paste text boxes 1.1 through 1.11 as needed to describe each of your programs. If you are completing this form in hard copy, you may photocopy Section 3 as needed to describe each of your programs.

1.1 Program Name and Unique Identifier: Home Assistance Program (HAP) (AHP V)

1.2 Program Description (*This should be the description of the planned program.*):

This program covers the department's attempt to address substandard, aging housing on the homelands. Using its existing partnerships with community agencies, the goal is to service the beneficiary lessees of: Kalamaula/Hoolehua/Kapaakea; Keaukaha-Panaewa; Nanakuli/Waianae; and Papakolea/Waimanalo. There are already 50 families identified or being served at present by the department.

1.3 Eligible Activity Number (*Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.*):

(16) Rehabilitation Assistance to Existing Homeowners [810(b)(1)]

1.4 Intended Outcome Number (*Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.*):

(3) Improve quality of substandard units

Describe Other Intended Outcome (*Only if you selected "Other" above.*):

1.5 Actual Outcome Number (*In the APR identify the actual outcome from the Outcome list.*):

Describe Other Actual Outcome (*Only if you selected "Other" above.*):

1.6 Who Will Be Assisted (*Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a separate program within this section.*):

Families determined and identified by HAP or subrecipient staff as eligible will be assisted. This includes the 20 families who were waiting for help from the C&C of Honolulu program.

1.7 Types and Level of Assistance (*Describe the types and the level of assistance that will be provided to each household, as applicable.*): Families determined and identified by HAP or subrecipient staff as eligible will be assisted. This includes the 20 families who were waiting for help from the C&C of Honolulu program.

Deferred payment loans, as defined by HAP or the respective subrecipient agreement, will be provided.

1.8 APR: (*Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)*):

1.9: Planned and Actual Outputs for 12-Month Fiscal Year

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: Units; Households; Improved Lots; Acres	Planned Number of Outputs to be completed in Fiscal Year Under this Program	APR: Actual Number of Outputs Completed in Fiscal Year
Units	1	

1.10: APR: If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

1.11: APR: Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

NOTE: Remember to complete all the text boxes in Section 3 for each NHHBG-funded program. If you are completing an electronic version of this form, you may copy and paste text boxes 1.1 through 1.11 as needed to describe each of your programs. If you are completing this form in hard copy, you may photocopy Section 3 as needed to describe each of your programs.

1.1 Program Name and Unique Identifier: Emergency Financing (AHP VI)

1.2 Program Description *(This should be the description of the planned program.):*

This activity provides emergency funding (CIP, fee for services) for the DHHL to use on behalf of existing lessees. In the instance where health or safety of lessee(s) may be compromised, this activity will allow for the use of NHHBG funds for emergency CIP or contract services to assist eligible families.

1.3 Eligible Activity Number *(Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.):*

(24) Infrastructure to Support Housing [810(b)(1)]

1.4 Intended Outcome Number *(Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.):*

(4) Improve quality of existing infrastructure

Describe Other Intended Outcome *(Only if you selected "Other" above.):*

1.5 Actual Outcome Number *(In the APR identify the actual outcome from the Outcome list.):*

Describe Other Actual Outcome *(Only if you selected "Other" above.):*

1.6 Who Will Be Assisted *(Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a separate program within this section.):*

Assistance would be for lessees who have need for help on an emergency basis (retaining wall collapse; sewer/septic tank backup; shifting foundation; earthquake/flood/tsunami/lava flow)

1.7 Types and Level of Assistance *(Describe the types and the level of assistance that will be provided to each household, as applicable.):*

The DHHL would use NHHBG funds to carry out assistance for lessees who may be in imminent danger or health/sanitation compromised by an existing/new situation.

1.8 APR: *(Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3)):*

This activity will be reported on the Uses of Funding Table

1.9: Planned and Actual Outputs for 12-Month Fiscal Year

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: Units; Households; Improved Lots; Acres	Planned Number of Outputs to be completed in Fiscal Year Under this Program	APR: Actual Number of Outputs Completed in Fiscal Year
Improved Lots	2	

1.10: APR: If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

1.11: APR: Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

NOTE: Remember to complete all the text boxes in Section 3 for each NHHBG-funded program. If you are completing an electronic version of this form, you may copy and paste text boxes 1.1 through 1.11 as needed to describe each of your programs. If you are completing this form in hard copy, you may photocopy Section 3 as needed to describe each of your programs.

1.1 Program Name and Unique Identifier: Rental Operating Subsidy (AHP VII)

1.2 Program Description (*This should be the description of the planned program.*):
 This activity provides funds for use as a rental operating subsidy to eligible rental housing on Trust Lands in Waimanalo.

1.3 Eligible Activity Number (*Select one activity from the Eligible Activity list. Do not combine homeownership and rental housing in one activity, so that when housing units are reported in the APR they are correctly identified as homeownership or rental.*):
 (20) Operation and Maintenance of NHHBG-assisted Units

1.4 Intended Outcome Number (*Select one outcome from the Outcome list. Each program can have only one outcome. If more than one outcome applies, create a separate program for each outcome.*):
 (6) Assist Affordable Housing for Low-Income Households

Describe Other Intended Outcome (*Only if you selected "Other" above.*):

1.5 Actual Outcome Number (*In the APR identify the actual outcome from the Outcome list.*):

Describe Other Actual Outcome (*Only if you selected "Other" above.*):

1.6 Who Will Be Assisted (*Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median should be included as a separate program within this section.*):
 The rental housing project, with up to 85 units, on Trust Lands in Waimanalo will be assisted.

1.7 Types and Level of Assistance (*Describe the types and the level of assistance that will be provided to each household, as applicable.*):
 The project would be assisted with an annual operating subsidy paid directly to the development company. This elderly housing project was first occupied in 2002 and was constructed with funds from the state's Low Income Housing Trust Fund and Rental Housing Trust Fund along with funds from DHHL and the Office of Hawaiian Affairs.

1.8 APR: (*Describe the accomplishments for the APR in the 12-month fiscal year in accordance with 24 CFR § 1006.410(b)(2) and (3).*):

1.9: Planned and Actual Outputs for 12-Month Fiscal Year

Type of Output to be Completed in Fiscal Year Under this Program. Enter <u>one</u> of following choices in accordance with the Eligible Activity: Units; Households; Improved Lots; Acres	Planned Number of Outputs to be completed in Fiscal Year Under this Program	APR: Actual Number of Outputs Completed in Fiscal Year
Units in Inventory	40	

1.10: APR: If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

1.11: APR: Describe the manner in which DHHL would change its housing plan as a result of its experiences. (24 CFR § 1006.410(b)(4)). NOTE: It is sufficient to provide one response to this item rather than an individual response for each NHHBG-funded program.

NOTE: Remember to complete all the text boxes in Section 3 for each NHHBG-funded program. If you are completing an electronic version of this form, you may copy and paste text boxes 1.1 through 1.11 as needed to describe each of your programs. If you are completing this form in hard copy, you may photocopy Section 3 as needed to describe each of your programs.

SECTION 4: AFFORDABLE HOUSING RESOURCES

This section of the NHHP is designed to provide the public with basic background information on the characteristics shaping DHHL's affordable housing programs. Each portion of the text below has several required components that must be discussed. DHHL is encouraged to carefully review the instructions for each section and provide text covering all required elements.

Housing Market (NAHASDA § 803(c)(2)(D)(i) and (ii)) *(Describe the key characteristics of the housing market in the State of Hawaii, currently, and in the period of time covered by the plan. Include a description of the availability of housing from other public sources and private market housing, and how this supply of housing affected the DHHL's program/activity choices.):*

Wages remain relatively low in Hawai'i making housing affordability a major issue for residents of the state. Because wages remain low, families living in Hawai'i often work more than one job to make ends meet. The SMS Study of 2006 indicated that 44% of all households in the state were at or below 80% of median income. According to the same report, even families with household incomes between 120% and 140% of median income in Hawai'i require affordable housing units given the high costs of housing.

Almost one fourth (22.7%) of all Hawai'i residents pay over 40% of their monthly household income toward their shelter costs and approximately one third (34%) pay over 30% of their monthly household income toward their shelter costs. However, when examined closer it is clear that those households with income levels below 80% of the area median income are more likely to be paying over 30% of their household income toward shelter costs. More specifically, for all households in the state that are at or below 80% of area median income levels, about half (52.22%) pay over 30% of their monthly income toward shelter costs and approximately 38.33% pay over 40% of their monthly income toward shelter costs. As stated previously, shelter to income ratios are higher for native Hawaiian households in that 45.5% pay over 40% of their monthly household income toward their shelter costs whereas only 36.6% of non-native households pay over 40% of their monthly household income toward shelter costs.

The department's NHHBG funded mortgage loans provide single family housing for the same or lower price than a studio in a multi-family high rise built by another housing agency in the urban core. Without NHHBG funding, the department would be unable to build or finance housing for the 80% AMI or below target population.

Cooperation (NAHASDA § 803(c)(2)(D)(iii) *(Describe the structure, coordination, and means of cooperation between DHHL and other relevant partners and organizations [including private nonprofit organizations experienced in the planning and development of affordable housing] in the development, submission, or implementation of its housing plan. In addition, DHHL must indicate if it plans to use loan guarantees under Section 184A of the Housing and Community Development Act of 1992 and any other housing assistance provided by the Federal Government.):*

The department currently partners with a number of housing agencies and organizations either thru subject matter meetings or formal MOUs or agreements. Included in each of the activities of the plan above were the names of the organizations currently or about to receive monies from the NHHBG.

The Section 184A Loan Guarantee Program, which is similar to the Section 184 Loan Guarantee Program giving Native Americans access to private mortgage financing by providing loan guarantees to lenders, was implemented in 2007. Currently, Home Street Bank and Bank of Hawai'i are approved lenders for the Section 184 A loan program.

DHHL has been utilizing the FHA 247 loan program since 1987. Almost \$390 million in mortgage loans are outstanding through the FHA 247 loan program to lessees on Hawaiian home lands. Also available is the FHA 203K program for rehabilitation of homes. The Veterans Affairs direct loan, Rural Development (U.S. Department of Agriculture) loan programs, Federal Home Loan Bank (Seattle) Affordable Housing Program grants and low-income housing tax credits are other financing options and tools utilized on Hawaiian home lands.

Demolition and Disposition (NAHASDA § 803(c)(2)(D)(viii), 24 CFR 1006.101(b)(4)(viii) *(Describe any planned demolition or sale of NHHBG-assisted housing units, or any other demolition or disposition that will be carried out with NHHBG funds. Be certain to include a financial analysis of the proposed demolition, the timetable for any planned demolition or disposition and any other information that is required by HUD with respect to the demolition or disposition.):*

There are no 1937 Act housing on Hawaiian home lands. The DHHL does not anticipate demolishing any units funded by the NHHBG.

Coordination (NAHASDA § 803(c)(2)(D)(ix) *(Describe how DHHL will coordinate with partners to promote employment and self-sufficiency opportunities for residents of affordable housing.)*):

The State of Hawai'i Department of Human Services (DHS) administers individual and family financial assistance programs that provide cash payments to help individuals and families meet their basic needs. The programs include Temporary Assistance to Needy Families (TANF), Temporary Assistance to Other Needy Families (TAONF), General Assistance (GA), Aid to the Aged, Blind and Disabled (AABD) and the Food Stamps program. Medical assistance is provided through the Hawai'i QUEST and Medicaid fee-for-services programs. Vocational rehabilitation services are provided to persons with disabilities. Whenever the DHHL staff is made aware of a lessee in need, the families are referred to DHS or to an appropriate non-profit service provider.

Safety (NAHASDA § 803(c)(2)(D)(x)) *(Describe how DHHL will promote crime prevention and resident involvement in affordable housing.)*:

The DHHL continues to coordinate efforts with the Police Narcotics Division, the Sherriff's Office and the Attorney General's Office—Investigative Division to do surveillance and to evict the offending occupants whenever there is evidence of drug problems or other crimes in the homestead areas. If investigation results in a conviction, the lessee is taken to a contested case hearing for lease cancellation.

Capacity (NAHASDA § 803(c)(2)(D)(xi)) (Describe the structure, capacity, and key personnel of the entities that will carry out the program/activities of the housing plan.):

The DHHL was created by the State Legislature in 1964 to administer the Hawaiian home lands program and manage the Hawaiian home lands trust. The DHHL is one of eighteen principal agencies of the Executive Branch of the State of Hawai'i.

The DHHL serves native Hawaiians or individuals of at least 50% Hawaiian blood, as defined by the Hawaiian Homes Commission Act of 1920, as amended, and their successors and assigns. These native Hawaiians are the beneficiaries of the Hawaiian home lands trust consisting of a land trust of over 200,000 acres, settlement monies from the State for the mismanagement of trust lands, funds received from the State general fund for a portion of its operating costs, and revenues and earnings from the land leasing program.

The DHHL is governed by a nine-member board of commissioners headed by the Chairman, who also serves as the executive officer of the DHHL. The Governor of the State of Hawai'i appoints each commissioner and Chairman to a four-year term. The terms of the commissioners are staggered.

Currently, there are 99 full time employees in DHHL with six offices statewide. DHHL's main administrative office is located in Kapolei, Oahu and the five (5) district offices are located on neighbor islands. There are two (2) district offices on the Big Island, one in Hilo (East Hawaii) and one in Waimea (West Hawai'i), Hawai'i; one (1) district office in Lihue, Kauai; one (1) district office in Wailuku, Maui; and one (1) district office in Kalamaula, Molokai. DHHL is organized into five offices and three divisions under the Hawaiian Homes Commission and Office of the Chairman. The various offices and divisions are described as follows:

Office of the Chairman (OCH) — 20 staff members

The Office of the Chairman consists of the Chairman of the Hawaiian Homes Commission, who is also the Director of Department of Hawaiian Home Lands; the Deputy to the Chairman, the Executive Assistant; the NAHASDA Manager, HALE Manager, NAHASDA Program Specialist, NAHASDA Compliance Specialist, NAHASDA Clerk; and executive staff.

Administrative Services Office (ASO) – 7 staff members

The Administrative Services Office provides DHHL staff support in the areas of personnel, budgeting, program evaluation, information and communication systems, risk management, facilities management, clerical services and other administrative services. This office also provides support services in preparation of legislative proposals and testimonies, coordinates the preparation of reports to the legislature and facilitates the rule-making process.

Fiscal Office (FO) – 12 staff members

The Fiscal Office provides accounting support for DHHL. One accountant is dedicated to the NHHBG whose position is currently vacant.

Planning Office (PO) - 8 staff members

The Planning Office conducts research and planning studies required in the development of policies, programs, and projects to benefit native Hawaiians. The PO coordinates and develops the Regional Plans, administers the Native Hawaiian Development Program, provides capacity building training

for homestead organizations, and provides community based grants for the implementation of Regional priority projects, community based economic development, and membership development.

Information and Community Relations Office (ICRO) – 2 staff members

The Information and Community Relations Office disseminates information to the public on Department issues, oversees community relations with the various homestead communities and coordinates DHHL's ceremonies. They also publish DHHL's annual reports to the State Legislature.

Homestead Services Division (HSD) – 32 staff members

HSD is composed of three branches: 1) Homestead Applications, 2) District Operations, and 3) Loan Services. HSD is the largest division in DHHL, has staff on all islands, and services more than 25,000 applicants and 8,000 lessees on five islands.

Land Management Division (LMD) – 12 staff members

LMD is responsible for managing Hawaiian home lands that are not used for homestead purposes. Unencumbered lands are managed and disposed of for long and short term uses in order to generate revenues and keep the lands productive while minimizing the occurrence of vegetative overgrowth, squatting or illegal dumping. LMD is responsible for properly managing the lands in DHHL's inventory.

Land Development Division (LDD) – 17 staff members

LDD is charged with the responsibility of developing trust lands for homesteading and income-producing purposes. This is accomplished through the development of properties for residential, agricultural, pastoral, and economic development uses. LDD has three operating branches: 1) Design and Construction – concentrating on the design and construction of off-site and on-site improvements for the various subdivisions; and 2) Master-Planned Community – expediting the construction of housing options through partnerships with private sector and exploring other housing opportunities; and, 4) Housing Project—awards leases.

The following is a listing of the key personnel responsible for the implementation of DHHL and NAHASDA assisted programs:

Hawaiian Homes Commission (HHC)

Jobie M.K. Masagatani, Chairman
David Kaapu, West Hawaii Commissioner
Wallace "Wally" Ishibashi, East Hawaii Commissioner
Randy Awo, Maui Commissioner
Zachary Helm, Molokai Commissioner
Pauline Namuo, Oahu Commissioner
Michael P. Kahikina, Oahu Commissioner
Wren Wescoatt, Oahu Commissioner
Vacant, Kauai Commissioner

Department of Hawaiian Home Lands

Jobie M. K. Masagatani, Director
William J. Aila, Jr., Deputy to the Chairman
Rodney Lau, Administrative Services Officer
Pearl Teruya, Fiscal Management Officer
Andrew Choy, Acting Planning Program Manager

Kip Akana, HHL Compliance and Community Relations Officer
Niniau Simmons, Manager (NAHASDA)
Trisha Paul, Program Specialist (NAHASDA)
Michelle Hitzeman, HALE Manager
Juan Garcia, Homestead Services District Supervisor III
Nina Fisher, East Hawaii Homestead District Supervisor
James Du Pont, West Hawaii Homestead District Supervisor II
Gene Ross Davis, Molokai Homestead District Supervisor II
Dean Oshiro, Housing Services Division Administrator
Carol Ann Takeuchi, Housing Specialist
Nadine Pomroy, Clerk (NAHASDA)
Stewart Matsunaga, Land Development Division Administrator
Kelbert Yoshida, Engineer III
Jeff Fujimoto, Engineer IV

SECTION 5: BUDGETS

(1) Sources of Funding (NAHASDA § 803(c)(2)(C)(i) and 820(b)(1)). (Complete the non-shaded portions of the chart below to describe your estimated or anticipated sources of funding for the 12-month fiscal year. **APR Actual Sources of Funding -- Please complete the shaded portions of the chart below to describe your actual funds received. Only report on funds actually received and under a grant agreement or other binding commitment during the 12-month fiscal year.**)

SOURCE	NHHP					APR					
	(A) Estimated amount on hand at beginning of fiscal year	(B) Estimated amount to be received during 12-month fiscal year	(C) Estimated total sources of funds (A + B)	(D) Estimated funds to be expended during 12-month fiscal year	(E) Estimated unexpended funds remaining at end of fiscal year (C minus D)	(F) Actual amount on hand at beginning of fiscal year	(G) Actual amount received during 12-month fiscal year	(H) Actual total sources of funding (F + G)	(I) Actual funds expended during 12-month fiscal year	(J) Actual unexpended funds remaining at end of 12-month fiscal year (H minus I)	(K) Actual unexpended funds not obligated but expended at end of 12-month fiscal year
1. NHHBG Funds	8,400,000	1,000,000	9,400,00	7,550,000	1,850,000						
2. NHHBG Program Income	0	480,000	480,000	480,000	0						
LEVERAGED FUNDS											
3. Other Federal Funds											
4. LIHTC											
5. Non-Federal Funds											
TOTAL	8,400,000	1,480,000	9,880,000	8,030,000	1,850,000						

Notes:

- For the NHHP, fill in columns A, B, C, D, and E (non-shaded columns). For the APR, fill in columns F, G, H, I, J, and K (shaded columns).
- Total of Column D should match the total of Column N from the Uses Table on the following page.
- Total of Column I should match the Total of Column Q from the Uses Table on the following page.**
- For the NHHP, describe any estimated leverage in Line 3 below. For the APR, describe actual leverage in Line 4 below (APR).

(2) **Uses of Funding** (NAHASDA § 803(c)(2)(C)(ii)) (Note that the budget should not exceed the total funds on hand (Column C) and insert as many rows as needed to include all the programs identified in Section 3. **Actual expenditures in the APR section are for the 12-month fiscal year.**)

PROGRAM NAME (tie to program names in Section 3 above)	Unique Identifier	NHHB				APR		
		(L) Prior and current year NHHBG (only) funds to be expended in 12-month fiscal year	(M) Total all other funds to be expended in 12-month fiscal year	(N) Total funds to be expended in 12-month fiscal year (L + M)	(O) Total NHHBG (only) funds expended in 12-month fiscal year	(P) Total all other funds expended in 12-month fiscal year	(Q) Total funds expended in 12-month fiscal year (O+P)	
2019 CIP	AHP I	250,000	100,000	350,000				
Developer Financing	AHP II	5,000,000		5,000,000				
HALE Risk Mitigation	AHP III	50,000		50,000				
Homeowner Financing	AHP IV	1,000,000	280,000	1,280,000				
HAP	AHP V	400,000		400,000				
Emergency Financing	AHP VI	100,000	100,000	200,000				
Rental Operating Subsidy	AHP VII	250,000		250,000				
Planning and Administration		500,000		500,000				
Loan Repayment – describe in 3 and 4 below.								
TOTAL		7,550,000	480,000	8,030,000				

Notes:

- a. Total of Column L cannot exceed the NHHBG funds from Column C, Row 1 from the Sources Table on the previous page.
- b. Total of Column M cannot exceed the total from Column C, Rows 2-10 from the Sources Table on the previous page.
- c. Total of Column O cannot exceed total NHHBG funds received in Column H, Row 1 from the Sources Table on the previous page.
- d. Total of Column P cannot exceed total of Column H, Rows 2-10 of the Sources Table on the previous page.
- e. Total of Column Q should equal total of Column I of the Sources Table on the previous page.

(3) Estimated Sources or Uses of Funding (NAHASDA § 803(c)(2)(C)). *(Provide any additional information about the estimated sources or uses of funding, including leverage (if any). You must provide the relevant information for any planned loan repayment. The text must describe which specific loan is planned to be repaid and the NAHASDA-eligible activity and program associated with this loan):*

The department anticipates using only program income and block grant balances for activities in this housing plan.

(4) APR (NAHASDA § 820(b)(1)) *(Enter any additional information about the actual sources or uses of funding, including leverage (if any)).*

SECTION 6: OTHER SUBMISSION ITEMS

- (1) Useful Life/Affordability Period(s)** (NAHASDA § 813, 24 CFR § 1006.305) *(Describe your plan or system for determining the useful life/affordability period of the housing assisted with NHHBG funds. A record of the current, specific useful life/affordability period for housing units assisted with NHHBG funds must be maintained in DHHL's files and available for review for the useful life/affordability period.):*

DHHL has established the following affordability periods to describe the term during which DHHL will keep the unit affordable:

<u>NHHBG Funds Invested</u>	<u>Affordability Period</u>
Up to \$24,999	6 months
\$25,000 to \$50,000	1 year
\$50,001 to \$100,000	10 years
\$100,001 to \$150,000	20 years
\$150,001 and above	30 years

The affordability period is based on the total amount of NHHBG funds invested in the development and/or rehabilitation of a housing unit. Resale and recapture provisions will be included as a condition of the Hawaiian homestead lease to enforce the affordability restriction for each assisted housing unit.

- (2) Model Housing and Over-Income Activities** (NAHASDA § 810(b)(5) and 809(a)(2)(B), 24 CFR § 1006.225 and 1006.301(b)) *(If you wish to undertake a model housing activity or wish to serve non-low-income households during the 12-month fiscal year, those activities may be described here. Each approved model activity must be included as a separate program in Section 3 (Program Descriptions) and the APR portions of Section 3 must be completed in the APR submission for any approved model activity.):*

- (3) Anticipated Planning and Administration Expenses** (NAHASDA § 802(d), 24 CFR § 1006.230)

Do you intend to exceed your allowable spending cap for Planning and Administration? Yes No

If yes, describe why the additional funds are needed for Planning and Administration.

Native Hawaiian Housing Block Grant (NHHBG)

Exempt from OMB Approval. 5 CFR 1320.3 (c) (4)

U.S. Department of Housing and Urban Development

NHHP/APR

Office of Public and Indian Housing
Office of Native American Programs

(4) Actual Planning and Administration Expenses (NAHASDA § 802(d), 24 CFR § 1006.230)

Did you exceed your spending cap for Planning and Administration? Yes No

If yes, did you receive HUD approval to exceed your spending cap on Planning and Administration? Yes No

If you did not receive approval for exceeding your spending cap on Planning and Administration costs, describe the reason(s) for exceeding the cap.

**SECTION 7: NATIVE HAWAIIAN HOUSING PLAN CERTIFICATION OF COMPLIANCE
(NAHASDA § 803(c)(2)(E))**

By signing the NHHP, you certify that you have all required policies and procedures in place in order to operate any planned NHHBG programs.

- (1) In accordance with applicable statutes, the recipient certifies that it will comply with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d et seq.) or with the Fair Housing Act (42 U.S.C. 3601 et seq.) in carrying out the NHHBG program, to the extent that such Acts are applicable, and other applicable federal statutes.

Yes No

The following certifications will only apply where applicable based on program activities.

- (2) The recipient will require adequate insurance coverage for housing units that are owned and operated or assisted with grant amounts provided under NAHASDA, in compliance with such requirements as may be established by HUD.

Yes No Not Applicable

- (3) Policies are in effect and are available for review by HUD and the public governing the eligibility, admission, and occupancy of families for housing assisted with grant amounts provided under NAHASDA.

Yes No Not Applicable

- (4) Policies are in effect and are available for review by HUD and the public governing rents charged, including the methods by which such rents or homebuyer payments are determined, for housing assisted with grant amounts provided under NAHASDA.

Yes No Not Applicable and

- (5) Policies are in effect and are available for review by HUD and the public governing the management and maintenance of housing assisted with grant amounts provided under NAHASDA.

Yes No Not Applicable

SECTION 8: SELF-MONITORING

(NAHASDA § 819(b), 24 CFR § 1006.401)

(1) Do you have a procedure and/or policy for self-monitoring?

Yes No

(2) Did you conduct self-monitoring, including monitoring sub-recipients?

Yes No

(3) Self-Monitoring Results. *(Describe the results of the monitoring activities, including inspections for this program year.):*

SECTION 9: INSPECTIONS

(NAHASDA § 819(b))

(1) **Inspection of Units** (Use the table below to record the results of inspections of assisted housing.)

(A) Activity		(B) Total number of units inspected	Results of Inspections	
			(C) Total number of units (Inventory)	
NAHASDA-Assisted Units: Running inventory as of Fiscal Year Beginning (July 1) a 12- month total.				
a.	New Construction Completed			
b.	Rehab/Repair Completed			
c.	Rental Assistance (if applicable)			
d.	Other			
Total				

(2) Did you comply with your inspection policy: Yes No:

(3) If no, why not:

SECTION 10: AUDITS

(24 CFR § 1006.375(d))

This section is used to indicate whether an Office of Management and Budget Circular A-133* audit is required, based on a review of your financial records.

Did you expend \$500,000* or more in total Federal awards during the APR reporting period?

Yes No

If Yes, an audit is required to be submitted to the Federal Audit Clearinghouse and the Office of Native American Programs.

If No, an audit is not required.

*DHHL should note that new Federal government regulations on Administrative Requirements, Cost Principles, and Audit Requirements were promulgated on December 26, 2013 at 2 C.F.R. Part 200. HUD intends to update its regulations by December 26, 2014 to implement these new requirements in its programs. Audits covering recipients' fiscal years that begin in January 2015 will be subject to the revised audit requirements. In the meantime, applicable OMB Circulars and the regulations at 2 C.F.R. Part 225 will continue to apply to grants until implementation of the new requirements.

SECTION 11: PUBLIC AVAILABILITY

(NAHASDA § 820(d), 24 CFR § 1006.410(c))

(1) Did you make this APR available to the beneficiaries of the Hawaiian Homes Commission Act before it was submitted to HUD?

Check one: Yes No

(2) If you answered "No" to question #1, provide an explanation as to why not and indicate when you will do so.

(3) Summarize any comments received from the beneficiaries (NAHASDA § 820(d)(2)).

SECTION 12: JOBS SUPPORTED BY NAHASDA
(NAHASDA § 820)

Use the table below to record the number of jobs supported with NHHBG funds each year (including DHHL staff, Subrecipient staff, Contractors, etc.).

Native Hawaiian Housing Block Grant Assistance (NHHBG)	
(1) Number of Permanent Jobs Supported	
(2) Number of Temporary Jobs Supported	

(3) Narrative (*optional*):

SECTION 13: NHHP WAIVER REQUESTS

(NAHASDA § 802(b)(2), 24 CFR 1006.20(b))

THIS SECTION IS ONLY REQUIRED IF DHHL IS REQUESTING A WAIVER OF A NHHP SECTION OR A WAIVER OF THE NHHP SUBMISSION DUE DATE. Fill out the form below if you are requesting a waiver of one or more sections of the NHHP. **NOTE:** This is NOT a waiver of the NHHBG program requirements but rather a request to waive some of the NHHP submission items because DHHL cannot comply due to circumstances beyond its control.

(1) List below the sections of the NHHP where you are requesting a waiver and/or a waiver of the NHHP due date. *(List the requested waiver sections by name and section number):*

(2) Describe the reasons that you are requesting this waiver *(Describe completely why you are unable to complete a particular section of the NHHP or could not submit the NHHP by the required due date.):*

(3) Describe the actions you will take in order to ensure that you are able to submit a complete NHHP in the future and/or submit the NHHP by the required due date. *(This section should completely describe the procedural, staffing or technical corrections that you will make in order to submit a complete NHHP in the future and/or submit the NHHP by the required due date.):*

(4) Recipient:	
(5) Authorized Official's Name and Title:	
(6) Authorized Official's Signature:	
(7) Date (MM/DD/YYYY):	

SECTION 14: NHHP AMENDMENTS

(24 CFR § 1006.101(d))

Use this section for NHHP amendments only.

Fill out the text below to summarize your NHHP amendment. Copy and paste Section 14 for each amendment. This amendment is only required to be submitted to the HUD Office of Native American Programs when the recipient is adding a new activity that was not described in the current One-Year Plan that has been determined to be in compliance by HUD. All other amendments will be reflected in the APR and do not need to be submitted to HUD.

NOTE: A Cover Page is strongly recommended but not required with a NHHP Amendment submission.

APR: REPORTING ON PROGRAM YEAR PROGRESS (NAHASDA § 820(b))

Complete the shaded section of text below to describe your completed program tasks and actual results. Only report on activities completed during the 12-month fiscal year. Financial data should be presented using the same basis of accounting as the Schedule of Expenditures of Federal Awards (SEFA) in the annual OMB Circular A-133* audit. For unit accomplishments, only count units when the unit was completed and occupied during the year. For households, only count the household if it received the assistance during the previous 12-month fiscal year.

*DHHL should note that new Federal government regulations on Administrative Requirements, Cost Principles, and Audit Requirements were promulgated on December 26, 2013 at 2 C.F.R. Part 200. HUD intends to update its regulations by December 26, 2014 to implement these new requirements in its programs. In the meantime, applicable OMB Circulars and the regulations at 2 C.F.R. Part 225 will continue to apply to existing grants. After HUD implements the new requirements in 2 C.F.R. Part 200 (after December 26, 2014), all grants will be subject to 2 C.F.R. Part 200, as implemented by HUD.

(1) Program Name and Unique Identifier:
(2) Program Description <i>(This should be the description of the planned program.):</i>
(3) Eligible Activity Number <i>(Select one activity from the Eligible Activities list in Section 3. Do not combine homeownership and rental housing in one activity, so that when units are reported in the APR they are correctly identified as homeownership or rental.):</i>

(4) Intended Outcome Number (Select one Outcome from the Outcome list in Section 3.):

Describe Other Intended Outcome (Only if you selected "Other" above.):

(5) Actual Outcome Number (Select one Outcome from the Outcome list in Section 3.):

Describe Other Actual Outcome (Only if you selected "Other" above.):

(6) Who Will Be Assisted (Describe the types of households that will be assisted under the program. Please note: assistance made available to families whose incomes exceed 80 percent of the median income should be included as a separate program within this Section.):

(7). Types and Level of Assistance (Describe the types and the level of assistance that will be provided to each household, as applicable.):

(8). APR: (Describe the accomplishments for the APR in the 12-month fiscal year. In accordance with 24 CFR § 1006.410(b)(2) and (3), provide an analysis and explanation of cost overruns or high unit costs.):

(9). Planned and Actual Outputs for 12-Month Fiscal Year

Planned Number of Units to be Completed in Year Under this Program	Planned Number of Households To Be Served in Year Under this Program	Planned Number of Acres To Be Purchased in Year Under this Program	APR: Actual Number of Units Completed in Fiscal Year	APR: Actual Number of Households Served in Fiscal Year	APR: Actual Number of Acres Purchased in Fiscal Year

(10). **APR:** If the program is behind schedule, explain why. (24 CFR § 1006.410(b)(2))

(11) Amended Sources of Funding (NAHASDA § 803(c)(2)(C)(i)). (Complete the *non-shaded* portions of the chart below to describe your estimated or anticipated sources of funding for the 12-month fiscal year. **APR Actual Sources of Funding -- Please complete the shaded portions of the chart below to describe your actual funds received. Only report on funds actually received and under a grant agreement or other binding commitment during the 12-month fiscal year.**)

SOURCE	NHHHP				APR						
	(A) Estimated amount on hand at beginning of fiscal year	(B) Estimated amount to be received during 12-month fiscal year	(C) Estimated total sources of funds (A + B)	(D) Estimated funds to be expended during 12-month fiscal year	(E) Estimated unexpended funds remaining at end of fiscal year (C minus D)	(F) Actual amount on hand at beginning of fiscal year	(G) Actual amount received during 12-month fiscal year	(H) Actual total sources of funding (F + G)	(I) Actual funds expended during 12-month fiscal year	(J) Actual unexpended funds remaining at end of 12-month fiscal year (H minus I)	(K) Actual unexpended funds obligated but not expended at end of 12-month fiscal year
6. NHHBG Funds											
7. NHHBG Program Income											
LEVERAGED FUNDS											
8. Other Federal Funds											
9. LIHTC											
10. Non-Federal Funds											
TOTAL											

Notes:

- a. For the NHHHP, fill in columns A, B, C, D, and E (non-shaded columns). For the APR, fill in columns F, G, H, I, J, and K (shaded columns).
- b. Total of Column D should match the total of Column N from the Uses Table on the following page.
- c. Total of Column I should match the Total of Column Q from the Uses Table on the following page.

(13) Estimated Sources or Uses of Funding (NAHASDA § 803(c)(2)(C)). (Provide any additional information about the estimated sources or uses of funding, including leverage (if any). You must provide the relevant information for any planned loan repayment listed in the Uses Table on the previous page. The text must describe which specific loan is planned to be repaid and the NAHASDA-eligible activity and program associated with this loan):

(14) APR (NAHASDA § 820(b)(1)) (Enter any additional information about the actual sources or uses of funding, including leverage (if any). You must provide the relevant information for any actual loan repayment listed in the Uses Table on the previous page. The text must describe which loan was repaid and the NAHASDA-eligible activity and program associated with this loan.):

(15) Recipient:	
(16) Authorized Official's Name and Title:	
(17) Authorized Official's Signature:	I certify that all other sections of the NHHP approved on _____ are accurate and reflect the activities planned.
(18) Date (MM/DD/YYYY):	

DEPARTMENT OF HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION
March 18 & 19, 2019
Kapolei, Oahu

D-ITEMS
HOMESTEAD SERVICES DIVISION

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 18, 2019

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
- Exhibit C: DHHL Guarantees for Habitat for Humanity Loans
- Exhibit D: DHHL Guarantees for FHA Construction Loans

March 18, 2019

SUBJECT: Homestead Lease and Application Totals and Monthly Activity Reports

LEASE ACTIVITY REPORT

Month through February 28, 2019

	As of 1/31/19	Add	Cancel	As of 2/28/19
Residential	8,371	26	25	8,372
Agricultural	1,095	1	0	1,096
Pastoral	410	0	0	410
Total	9,876	27	25	9,878

The number of Converted Undivided Interest Lessees represents an increase of 425 families moving into homes. Their Undivided Interest lease was converted to a regular homestead lease.

	As of 1/31/19	Converted	Rescinded/ Surrendered/ Cancelled	As of 2/28/19
Undivided	897	0	0	897

Balance as of 2/28/2019

Awarded	1,434
Relocated to UNDV	7
Rescinded	111
Surrendered	5
Cancelled	3
Converted	425
Balance to Convert	897

Lease Report For the Month Ending February 28, 2019

	----- RESIDENCE -----			----- AGRICULTURE -----			----- PASTURE -----			----- TOTAL LEASES -----		
	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL	Last Month	Add	Cancel	TOTAL
OAHU												
Hoolimalima	70	0	0	70	0	0	0	0	0	0	0	70
Kakaina	15	6	0	21	0	0	0	0	0	0	0	21
Kalawahine	91	0	0	91	0	0	0	0	0	0	0	91
Kanehili	359	0	0	359	0	0	0	0	0	0	0	359
Kapolei	254	0	19	235	0	0	0	0	0	0	0	235
Kauluokahai	0	19	0	19	0	0	0	0	0	0	0	19
Kaupea	325	0	0	325	0	0	0	0	0	0	0	325
Kaupuni	19	0	0	19	0	0	0	0	0	0	0	19
Kewalo	249	0	0	249	0	0	0	0	0	0	0	249
Kumuhau	52	0	0	52	0	0	0	0	0	0	0	52
Luuluaiei	149	0	0	149	31	0	0	31	0	0	0	180
Malu'ohai	156	0	0	156	0	0	0	0	0	0	0	156
Nanakuli	1,047	0	0	1,047	0	0	0	0	0	0	0	1,047
Papakolea	64	0	0	64	0	0	0	0	0	0	0	64
Princess Kahanu Estates	271	0	0	271	0	0	0	0	0	0	0	271
Waiahole	0	0	0	0	16	0	0	16	0	0	0	16
Waianae	419	0	0	419	11	0	0	11	0	0	0	430
Waimanalo	730	0	6	724	2	0	0	2	0	0	0	726
TOTAL	4,270	25	25	4,270	60	0	0	60	0	0	0	4,330
MAUI												
Hikina	30	0	0	30	0	0	0	0	0	0	0	30
Kahikinui	0	0	0	0	0	0	0	0	75	0	0	75
Keokea	0	0	0	0	65	0	0	65	0	0	0	65
Lealii	104	0	0	104	0	0	0	0	0	0	0	104
Paukukalo	180	0	0	180	0	0	0	0	0	0	0	180
Waiehu 1	39	0	0	39	0	0	0	0	0	0	0	39
Waiehu 2	109	0	0	109	0	0	0	0	0	0	0	109
Waiehu 3	114	0	0	114	0	0	0	0	0	0	0	114
Waiehu 4	97	0	0	97	0	0	0	0	0	0	0	97
Waiohuli	593	0	0	593	0	0	0	0	0	0	0	593
TOTAL	1,266	0	0	1,266	65	0	0	65	75	0	0	1,406
EAST HAWAII												
Discovery Harbour	2	0	0	2	0	0	0	0	0	0	0	2
Kamaoa	0	0	0	0	0	0	0	0	25	0	0	25
Kaumana	42	0	0	42	0	0	0	0	0	0	0	42
Keaukaha	473	1	0	474	0	0	0	0	0	0	0	474
Kuristown	3	0	0	3	0	0	0	0	0	0	0	3
Makuu	0	0	0	0	121	0	0	121	0	0	0	121
Panaewa	0	0	0	0	261	1	0	262	0	0	0	262
Piilohua	17	0	0	17	0	0	0	0	0	0	0	17
Pueo	0	0	0	0	12	0	0	12	0	0	0	12
University Heights	4	0	0	4	0	0	0	0	0	0	0	4
Waiakea	298	0	0	298	0	0	0	0	0	0	0	298
TOTAL	839	1	0	840	394	1	0	395	25	0	0	1,260
WEST HAWAII												
Honokaia	0	0	0	0	0	0	0	0	24	0	0	24
Humuula	0	0	0	0	0	0	0	0	5	0	0	5
Kamoku	0	0	0	0	0	0	0	0	16	0	0	16
Kanihale	224	0	0	224	0	0	0	0	0	0	0	224
Kawaihae	188	0	0	188	0	0	0	0	1	0	0	189
Laiopua	284	0	0	284	0	0	0	0	0	0	0	284
Lalamilo	30	0	0	30	0	0	0	0	0	0	0	30
Nienie	0	0	0	0	0	0	0	0	21	0	0	21
Puukapu/Waimea/Kuhio VII	116	0	0	116	110	0	0	110	215	0	0	441
Puupulehu	33	0	0	33	0	0	0	0	0	0	0	33
TOTAL	875	0	0	875	110	0	0	110	282	0	0	1,267
KAUAI												
Anahola	534	0	0	534	46	0	0	46	0	0	0	580
Hanapepe	47	0	0	47	0	0	0	0	0	0	0	47
Kekaha	117	0	0	117	0	0	0	0	0	0	0	117
Puu Opae	0	0	0	0	0	0	0	0	1	0	0	1
TOTAL	698	0	0	698	46	0	0	46	1	0	0	745
MOLOKAI												
Hoolehua	156	0	0	156	346	0	0	346	21	0	0	523
Kalamaula	163	0	0	163	71	0	0	71	3	0	0	237
Kapaakea	47	0	0	47	0	0	0	0	3	0	0	50
Moomomi	0	0	0	0	3	0	0	3	0	0	0	3
O'ne Alii	28	0	0	28	0	0	0	0	0	0	0	28
TOTAL	394	0	0	394	420	0	0	420	27	0	0	841
LANAI												
Lanai	29	0	0	29	0	0	0	0	0	0	0	29
TOTAL	29	0	0	29	0	0	0	0	0	0	0	29
STATEWIDE TOTAL	8,371	26	25	8,372	1,095	1	0	1,095	410	0	0	410
									9,876	27	25	9,878

HOMESTEAD AREA AND ISLANDWIDE APPLICATIONS WAITING LIST MONTHLY REPORT FOR THE MONTH ENDING
February 28, 2019

AREA WAITING LIST

DISTRICT AREA	RESIDENCE			AGRICULTURE			PASTURE			TOTAL
	Last Month	Add	Cancel	Last Month	Add	Cancel	Last Month	Add	Cancel	
Oahu District	961	0	0	0	0	0	0	0	0	961
Maui District	50	0	0	4	0	0	5	0	0	59
Hawaii District	130	0	0	28	0	0	46	0	0	204
Kauai District	51	0	0	3	0	0	28	0	0	82
Molokai District	20	0	0	18	0	0	1	0	0	39
TOTAL	1,212	0	0	53	0	0	80	0	0	1,345

ISLANDWIDE WAITING LIST

ISLAND	RESIDENCE			AGRICULTURE			PASTURE			TOTAL
	Last Month	Add	Cancel	Last Month	Add	Cancel	Last Month	Add	Cancel	
Oahu	9,759	5	3	3,708	3	0	0	0	0	13,472
Maui	3,796	1	0	4,662	1	0	611	0	0	9,071
Hawaii	5,739	1	0	7,198	1	0	1,870	0	0	14,809
Kauai	1,625	1	1	2,226	0	0	298	0	0	4,149
Molokai	802	0	0	1,061	0	0	201	0	0	2,064
Lanai	87	0	0	0	0	0	0	0	0	87
TOTAL	21,808	8	4	18,855	5	0	2,980	0	0	43,652

AREA AND ISLANDWIDE LISTS

AREA AND ISLANDWIDE LISTS	RES			AG			PAS			TOTAL	ADDITIONS	CANCELLATIONS
	Last Month	Add	Cancel	Last Month	Add	Cancel	Last Month	Add	Cancel			
OAHU	10,722	3,711	4,667	3,708	3	0	0	0	0	13	4	
MAUI	3,847	4,667	7,227	4,662	1	0	611	0	0	0	0	
HAWAII	5,870	1,916	2,229	7,198	1	0	1,870	0	0	0	0	
KAUAI	1,676	2,229	1,079	2,226	0	0	298	0	0	0	0	
MOLOKAI	822	1,079	202	1,061	0	0	201	0	0	0	0	
LANAI	87	0	0	0	0	0	0	0	0	0	0	
TOTAL	23,024	18,913	3,060	18,855	5	0	2,980	0	0	13	4	

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

February 28, 2019

	RESIDENCE			AGRICULTURE			PASTURE						
	Last Month	Add	Cancel	Last Month	Add	Cancel	Last Month	Add	Cancel				
OAHU DISTRICT													
Nanakuli	170	0	0	0	0	0	0	0	0	0	0	0	170
Waianae	142	0	0	0	0	0	0	0	0	0	0	0	142
Luulualei	0	0	0	0	0	0	0	0	0	0	0	0	0
Papakolea/Kewalo	71	0	0	0	0	0	0	0	0	0	0	0	71
Waimanalo	578	0	0	0	0	0	0	0	0	0	0	0	578
Subtotal Area	961	0	0	0	0	0	0	0	0	0	0	0	961
Islandwide	9,759	5	3	3,708	3	0	0	0	0	0	0	0	13,472
TOTAL OAHU APPS	10,720	5	3	3,708	3	0	0	0	0	0	0	0	14,433
MAUI DISTRICT													
Paukukalo	50	0	0	0	0	0	0	0	0	0	0	0	50
Kula	0	0	0	4	0	0	0	0	0	0	0	0	9
Subtotal Area	50	0	0	4	0	0	4	0	0	0	0	5	59
Islandwide	3,796	1	0	4,662	1	0	4,663	0	0	0	0	611	9,071
TOTAL MAUI APPS	3,846	1	0	4,666	1	0	4,667	0	0	0	0	616	9,130
HAWAII DISTRICT													
Keaukaha/Waialea	69	0	0	0	0	0	0	0	0	0	0	0	69
Panaewa	0	0	0	16	0	0	16	0	0	0	0	0	16
Hunuia	0	0	0	0	0	0	0	0	0	0	0	0	0
Kawaihae	16	0	0	0	0	0	0	0	0	0	0	0	16
Waimea	45	0	0	12	0	0	12	0	0	0	0	46	103
Subtotal Area	130	0	0	28	0	0	28	0	0	0	0	46	204
Islandwide	5,739	1	0	7,198	1	0	7,199	0	0	0	0	1,870	14,809
TOTAL HAWAII APPS	5,869	1	0	7,226	1	0	7,227	0	0	0	0	1,916	15,013
KAUAI DISTRICT													
Anahola	43	0	0	3	0	0	3	0	0	0	0	21	67
Kekaha/Puu Opae	8	0	0	0	0	0	0	0	0	0	0	7	15
Subtotal Area	51	0	0	3	0	0	3	0	0	0	0	28	82
Islandwide	1,625	1	1	2,226	0	0	2,226	0	0	0	0	298	4,149
TOTAL KAUAI APPS	1,676	1	1	2,229	0	0	2,229	0	0	0	0	326	4,231
MOLOKAI DISTRICT													
Kalamaula	4	0	0	0	0	0	0	0	0	0	0	0	4
Hoolahua	8	0	0	18	0	0	18	0	0	0	1	0	27
Kepaakea	7	0	0	0	0	0	0	0	0	0	0	0	7
One Alii	1	0	0	0	0	0	0	0	0	0	0	0	1
Subtotal Area	20	0	0	18	0	0	18	0	0	0	1	0	39
Islandwide	802	0	0	1,061	0	0	1,061	0	0	0	0	201	2,064
TOTAL MOLOKAI APPS	822	0	0	1,079	0	0	1,079	0	0	0	0	202	2,103
LANAI DISTRICT													
Islandwide	87	0	0	0	0	0	0	0	0	0	0	0	87
TOTAL LANAI APPS	87	0	0	0	0	0	0	0	0	0	0	0	87
TOTAL AREA ONLY	1,212	0	0	53	0	0	53	0	0	0	0	80	1,345
TOTAL ISLANDWIDE	21,808	8	4	18,855	5	0	18,860	0	0	0	0	2,980	43,652
TOTAL STATEWIDE	23,020	8	4	18,908	5	0	18,913	0	0	0	0	3,060	44,997

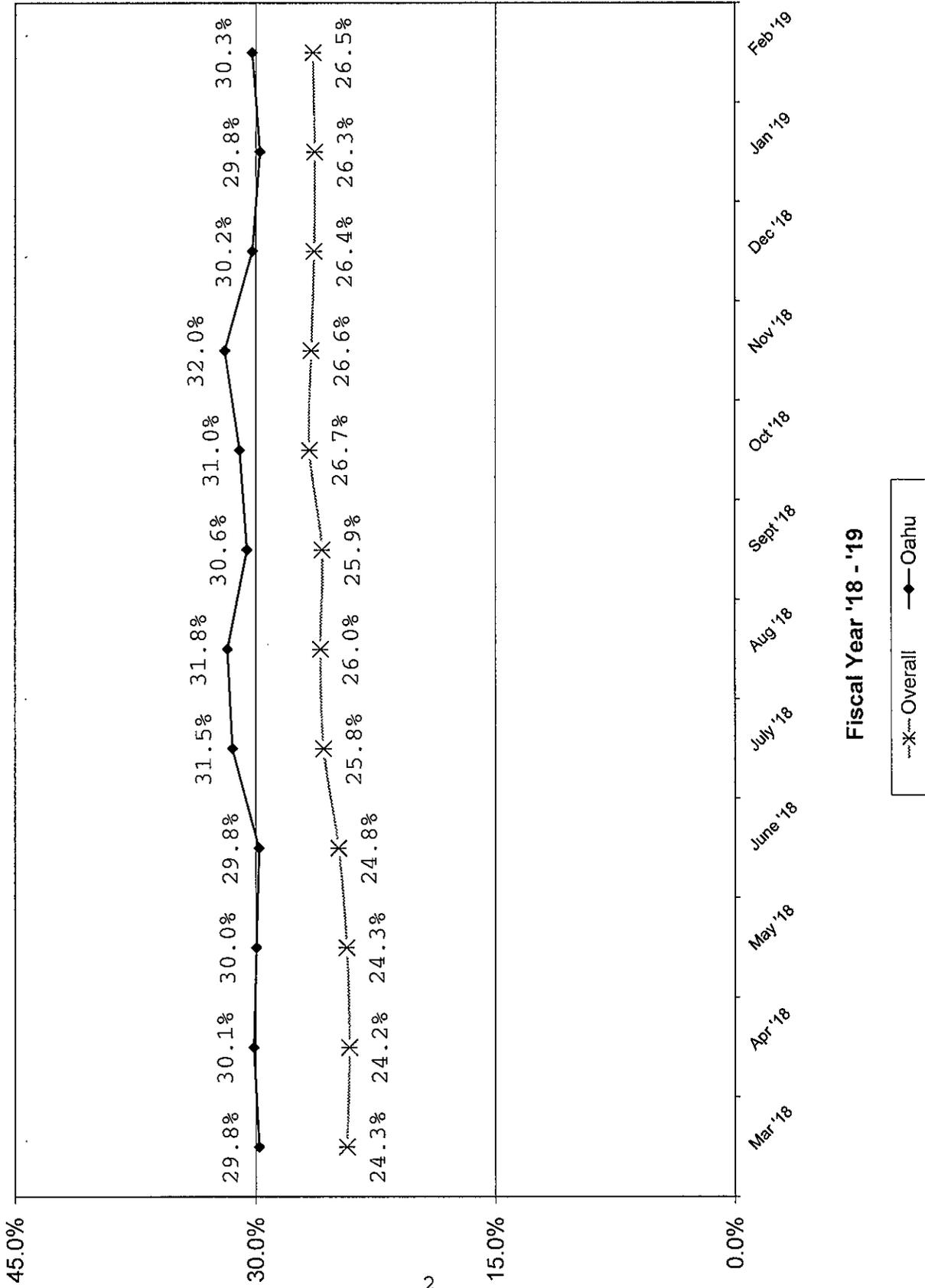
DELINQUENCY REPORT - STATEWIDE

March 18, 2019
(\$Thousands)

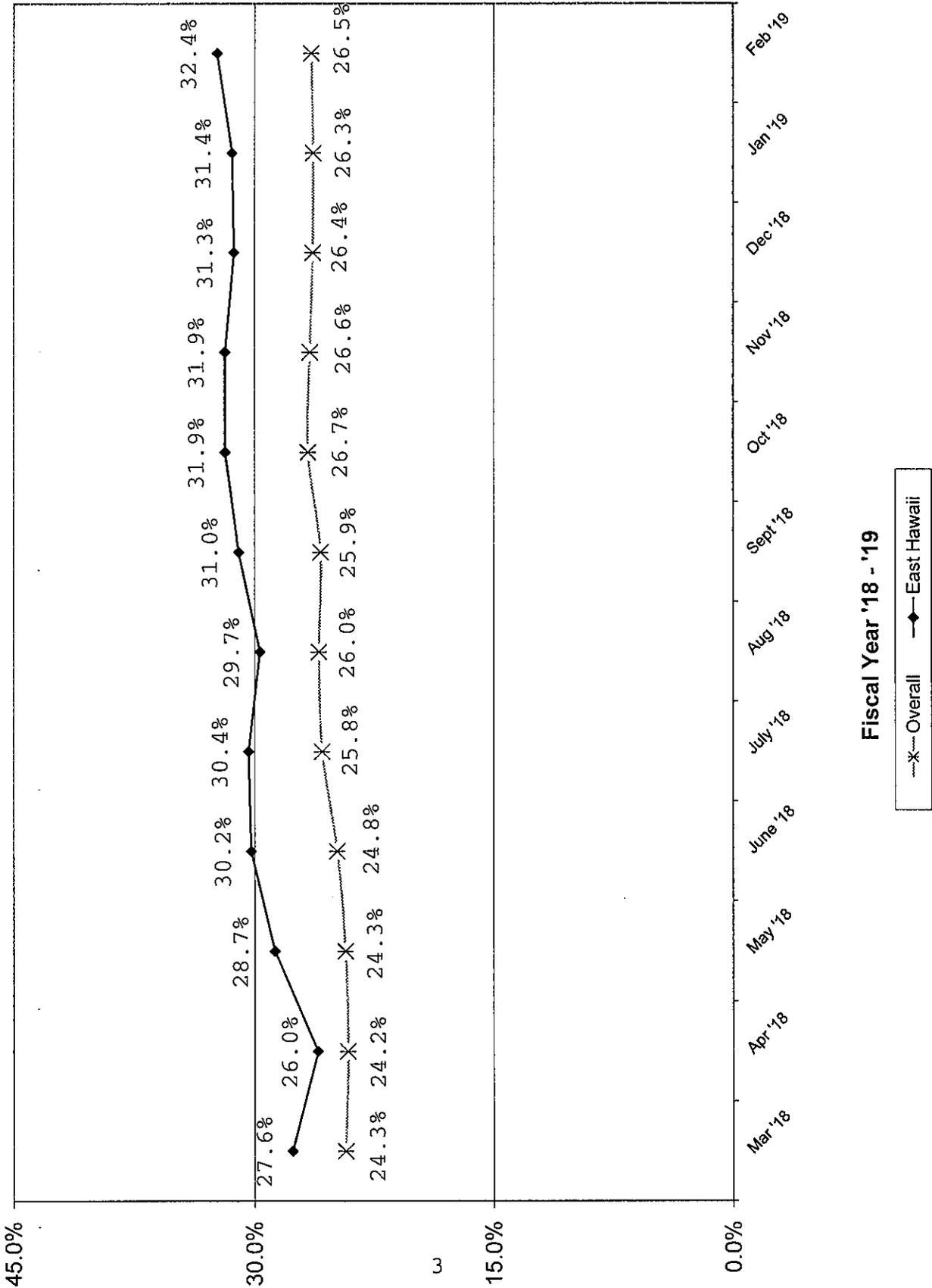
DIRECT LOANS	Total Outstanding (000s)			Total Delinquency (000s)			R I S K			180 Days (Severe) (000s)			% of Totals 2/28/2019				
	No.	Amt.		No.	Amt.		No.	Amt.		No.	Amt.		No.	Amt.			
OAHU	400	36,015		111	10,895	16	1,083	9	455	5	166	9	456	66	6,965	27.8%	30.3%
EAST HAWAII	213	13,257		64	4,289	9	455	5	166	9	166	41	3,213	41	3,213	30.0%	32.4%
WEST HAWAII	80	8,177		18	1,708	4	400	3	464	3	464	7	353	7	353	22.5%	20.9%
MOLOKAI	87	6,882		19	672	1	3	1	14	4	206	13	448	13	448	21.8%	9.8%
KAUAI	99	7,675		16	1,243	3	473	2	254	3	114	8	402	8	402	16.2%	16.2%
MAUI	88	10,610		24	3,049	3	181	1	86	1	86	14	2,045	14	2,045	27.3%	28.7%
TOTAL DIRECT	967	82,616		252	21,856	36	2,593	21	1,767	46	4,069	149	13,425	149	13,425	26.1%	26.5%
	100.0%	100.0%		26.1%	26.5%	3.7%	3.1%	2.2%	2.1%	4.8%	4.9%	15.4%	16.3%	15.4%	16.3%		
Advances (including RPT)	227	8,541		227	8,541	0	0	0	0	0	0	227	8,541	227	8,541	100%	100%
DHHL LOANS & Advances	1,194	91,157		479	30,398	36	2,593	21	1,767	273	12,610	149	13,425	149	13,425	40.1%	33.3%
LOAN GUARANTEES as of June 30, 2018																	
SBA	1	94		0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0.0%
USDA-RD	287	33,996		50	6,142	0	0	0	0	50	6,142	50	6,142	50	6,142	17.4%	18.1%
Habitat for Humanity	56	2,309		31	1,296	0	0	0	0	31	1,296	31	1,296	31	1,296	55.4%	56.1%
Maui County	5	74		0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0.0%
Nanakuli NHS	1	7		1	7	0	0	0	0	1	7	1	7	1	7	100.0%	100.0%
City & County	16	301		14	290	0	0	0	0	14	290	14	290	14	290	87.5%	96.3%
FHA Interim	8	1,260		0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0.0%
OHA	41	258		2	11	0	0	0	0	2	11	2	11	2	11	4.9%	4.3%
TOTAL GUARANTEE	415	38,299		98	7,746	0	0	0	0	98	7,746	98	7,746	98	7,746	23.6%	20.2%
PMI Loans	188	30,225		11	1,477	3	68	6	1,018	2	391	2	391	2	391	5.9%	4.9%
HUD REASSIGNED for Recovery	150	18,385		128	17,172	0	0	1	69	5	322	122	16,781	122	16,781	85.3%	93.4%
FHA Insured Loans	2,793	435,309		207	26,771	0	0	0	0	207	26,771	207	26,771	207	26,771	7.4%	6.1%
TOTAL INS. LOANS	3,131	483,919		346	45,420	3	68	7	1,087	214	27,484	122	16,781	122	16,781	11.1%	9.4%
OVERALL TOTALS(EXC Adv/RP)	4,513	604,833		696	75,022	39	2,661	28	2,854	358	39,298	271	30,206	271	30,206	15.4%	12.4%
ADJUSTED TOTALS	4,740	613,374		923	83,563	39	2,661	28	2,854	585	47,839	271	30,206	271	30,206	13.6%	13.6%

Note: HUD 184A loan program has 459 loans, with a total outstanding principal balance of \$102,001,583.84 as of June 30, 2018. 16 loans, totalling \$3,917,537.94 are delinquent.

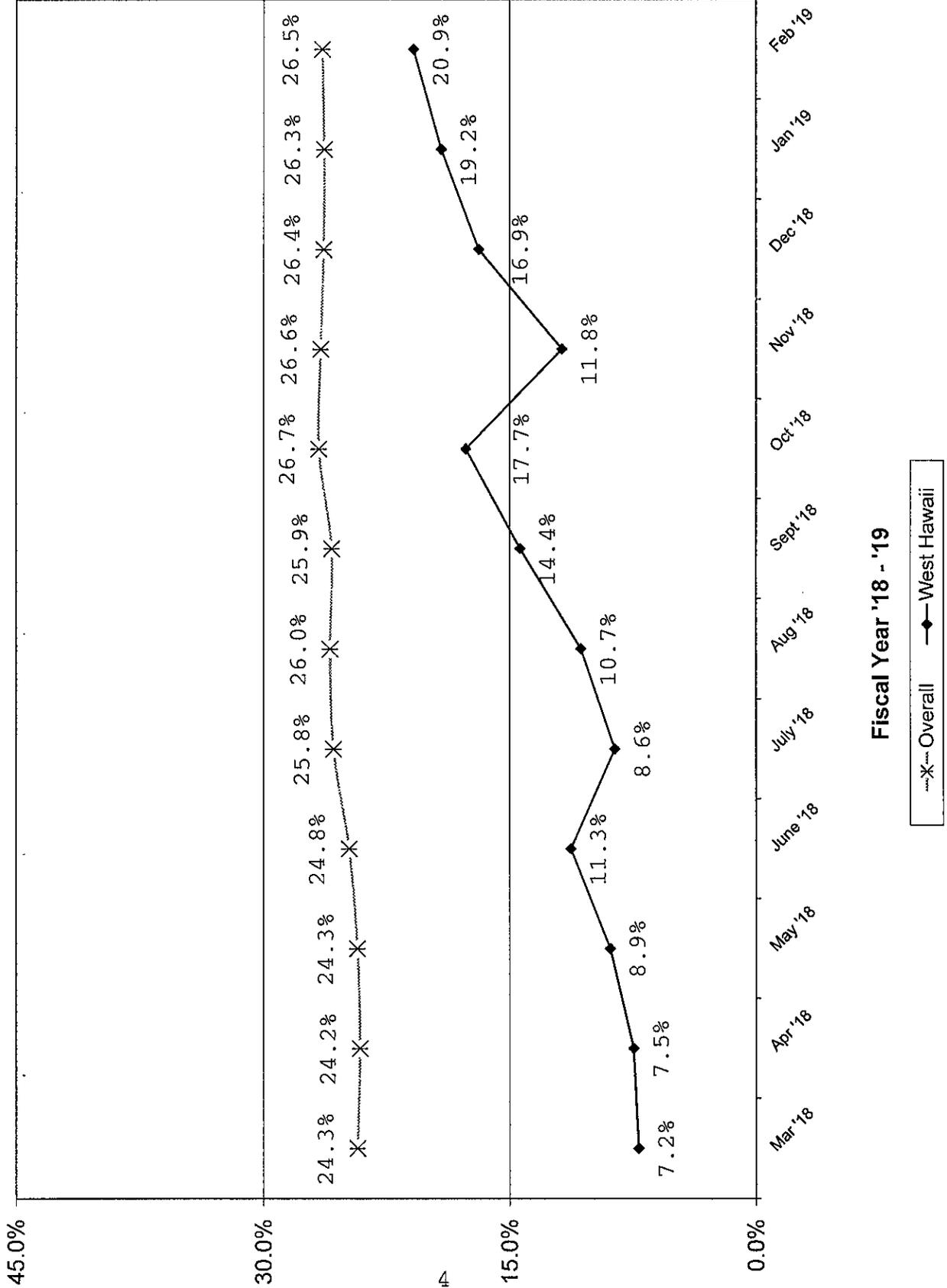
OAHU
Direct Loans
Delinquency Ratio Report



EAST HAWAII
Direct Loans
Delinquency Ratio Report



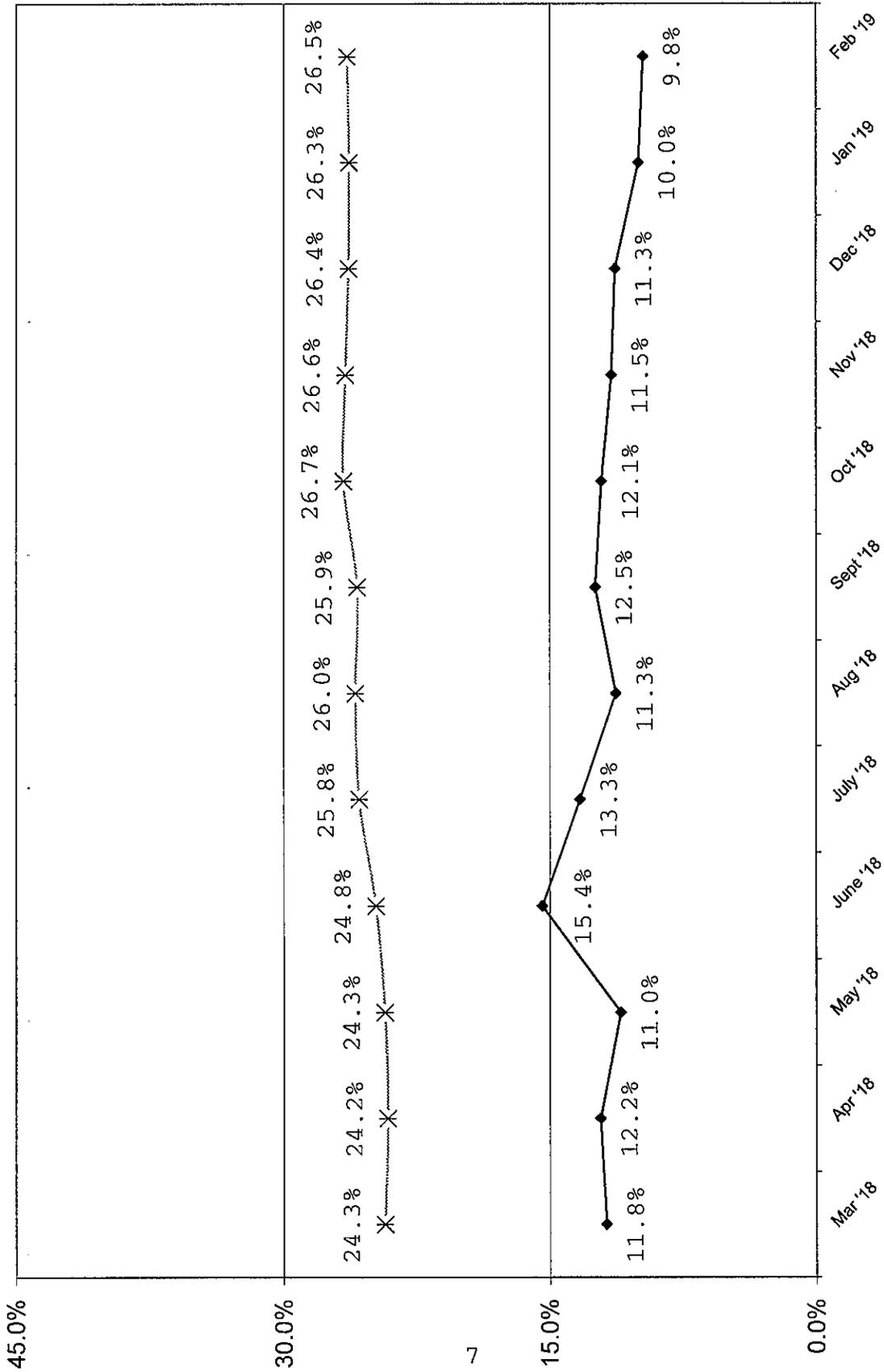
WEST HAWAII
Direct Loans
Delinquency Ratio Report



Fiscal Year '18 - '19

---x--- Overall —◆— West Hawaii

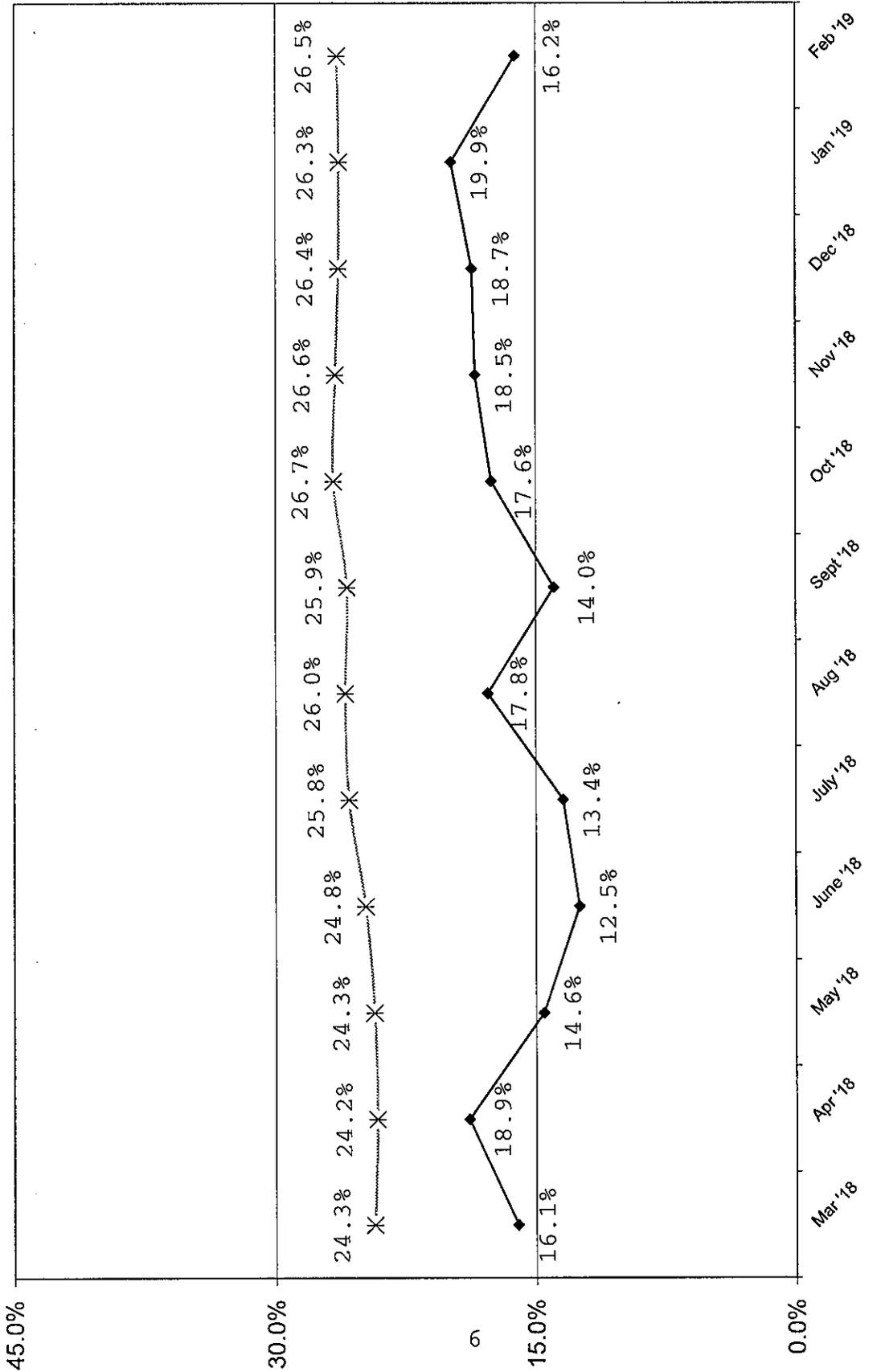
**MOLOKAI
Direct Loans
Delinquency Ratio Report**



Fiscal Year '18 - '19

---x--- Overall ◆--- Molokai

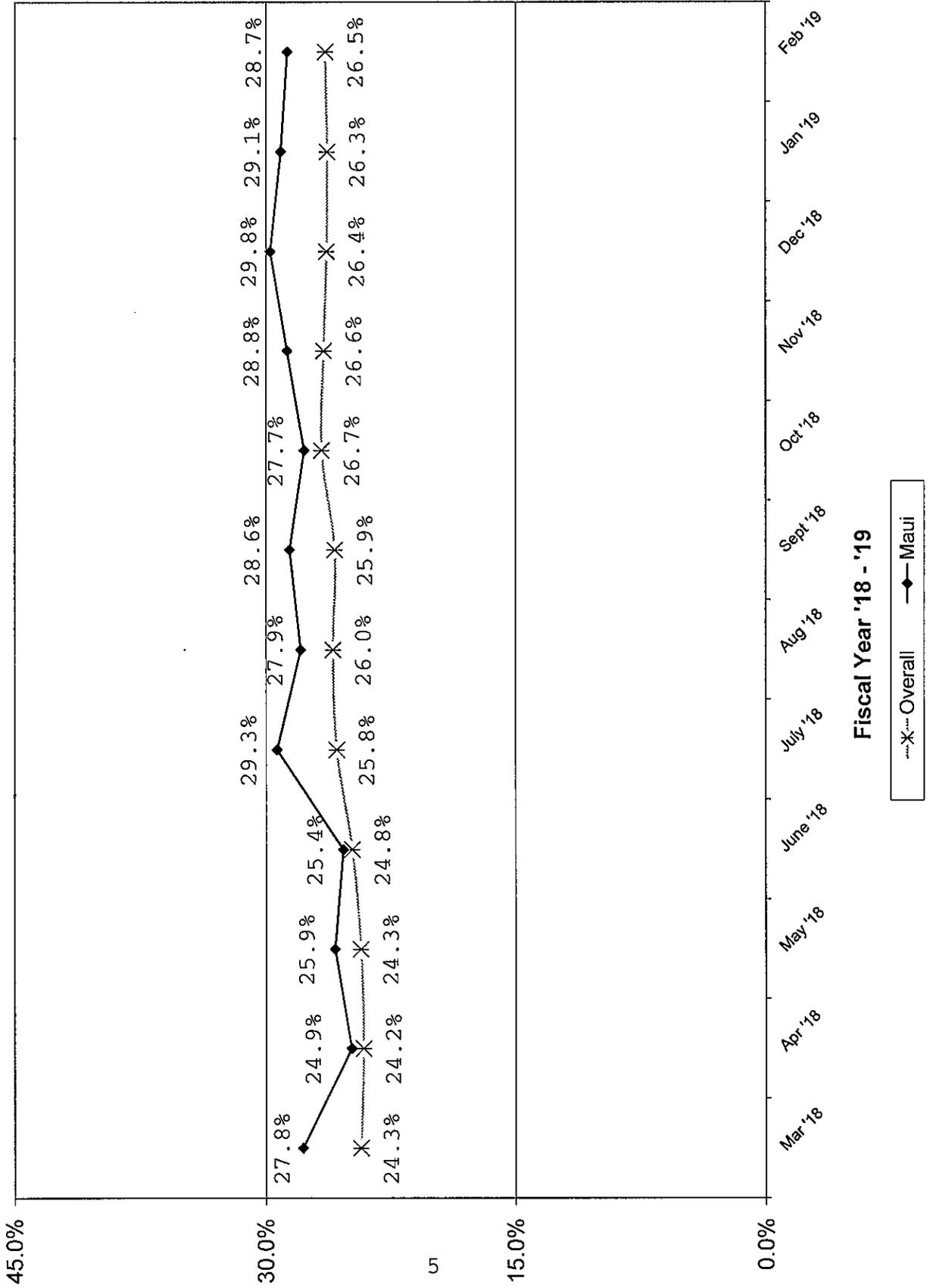
KAUAI
Direct Loans
Delinquency Ratio Report



Fiscal Year '18 - '19

-----*----- Overall —◆— Kauai

MAUI
Direct Loans
Delinquency Ratio Report



March 19, 2019

SUBJECT: **DHHL Guarantees for Habitat for Humanity Loans**

DISCUSSION: The Department issued guarantees for the following Habitat for Humanity loans:

<u>LOT NO.</u>	<u>AREA</u>	<u>LESSEE</u>	<u>Loan Amount</u>	<u>Date Approved</u>
88-A	Keokea	Kuailani, Kiley K.	\$145,000	2/11/19

	<u>No.</u>	<u>Balance</u>		
FY Ending 6/30/18	0		\$	-0-
Previous Months	0		\$	-0-
This Month	<u>1</u>			145,000
FY '18-'19 to date	1		\$	<u>145,000</u>

March 18, 2019

SUBJECT: **DHHL Guarantees for FHA Construction Loans**

DISCUSSION: The Department issues guarantees to FHA lenders during the construction period of a home, as FHA does not insure the loan until the home is completed. The loan term for these loans do not exceed fifteen (15) months from the date of loan signing. The following FHA Interim Construction loans were issued guarantees:

*Note: FHA loans are insured by the U.S. Department of Housing and Urban Development (HUD) and do not impact the State's guaranty ceiling.

<u>LEASE NO.</u>	<u>AREA</u>	<u>LESSEE</u>	<u>Loan Amount</u>	<u>Date Approved</u>
10418	Waiohuli	Wright, Wayne W.	\$323,461	02/20/19
11205	Waimanalo	Makuakane, Kawaipuna C.J.	\$360,525	02/28/19

	<u>No.</u>	<u>Balance</u>
FY Ending 6/30/18	3	\$ 885,331
Previous Months	8	\$ 2,103,126
This Month	<u>2</u>	<u>683,986</u>
FY '18-'19 to date	10	\$ 2,787,112

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 19, 2019

TO: Chairman and Members, Hawaiian Homes Commission

FROM: Dean Oshiro, Acting HSD Administrator
Homestead Services Division

SUBJECT: **Approval of Consent to Mortgage**

RECOMMENDED MOTION/ACTION

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

DISCUSSION

<u>PROPERTY</u>	<u>LESSEE</u>	<u>LENDER</u>	<u>LOAN AMOUNT</u>
<u>OAHU</u>			
Waimanalo Lease No. 2251 TMK: 1-4-1-021:018	YEE, Alan M. L. K. (Cash Out Refi)FHA	Guild Mortgage Co.	\$ 203,000
Maluohai Lease No. 9751 TMK: 1-9-1-119:079	MCCOMBER, Helen K. (Cash Out Refi)FHA	Hightechlend ing Inc.	\$ 391,000
Maluohai Lease No. 9804 TMK: 1-9-1-120:027	LELEO, Shannon L. L. (Cash Out Refi)FHA	Aries Loans Inc.	\$ 178,000
Nanakuli Lease No. 5687 TMK: 1-8-9-015:007	LUAVASA, Alfie (Purchase)FHA	HomeStreet Bank	\$ 325,542

OAHU

Kanehili Lease No. 12552 TMK: 1-9-1-153:055	PAISHON, Lehua (Purchase)FHA	HomeStreet Bank	\$ 420,600
Kanehili Lease No. 12613 TMK: 1-9-1-152:059	KAHAWAI-KAMANAWA, Dawn K. (Cash Out Refi)HUD 184A	HomeStreet Bank	\$ 419,960
Waimanalo Lease No. 3767 TMK: 1-4-1-017:025	STANT, Noralei A. (Cash Out Refi)FHA	Bank of Hawaii	\$ 57,090
Waimanalo Lease No. 2636 TMK: 1-4-1-017:020	KALEIOHI, Rose Marie (Cash Out Refi)FHA	Hightechlend ing Inc.	\$ 325,000
Maluohai Lease No. 9784 TMK: 1-9-1-119:053	DIOREC, Norine-Jay T. L. (Cash Out Refi)FHA	Hightechlend ing Inc.	\$ 430,000
Kewalo Lease No. 2232 TMK: 1-2-5-021:021	PAALANI, Douglas K. (Cash Out Refi)FHA	Hightechlend ing Inc.	\$ 508,000
Princess Kahanu Estates Lease No. 8397 TMK: 1-8-7-043:040	CLEMENTE, Alvina G. M. (Cash Out Refi)FHA	Guild Mortgage Co.	\$ 243,000
Kauluokahai Lease No. 12399 TMK: 1-9-1-017:161	GONSALVES, Joseph (Purchase)HUD 184A	Bank of Hawaii	\$ 371,000
Kauluokahai Lease No. 12840 TMK: 1-9-1-017:161	DIAS, Eliza (Purchase)FHA	Bank of Hawaii	\$ 395,000

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OAHU

Kauluokahai Lease No. 12845 TMK: 1-9-1-017:161	SANBORN, Lowell (Purchase)HUD 184A	Bank of Hawaii	\$ 399,000
Nanākuli Lease No. 2514Z TMK: 1-8-9-004:118	NAONE, Charla (Cash Out Refi)FHA	Cardinal Financial	\$ 155,700
Kaupea Lease No. 12118 TMK: 1-9-1-140:026	KELEKOLIO, Walter (Purchase)FHA	Cardinal Financial	\$ 561,000
Kauluokahai Lease No. 12848 TMK: 1-9-1-017:161	KANEAKUA, Joseph, III (Purchase)VA	Department of Veterans Affairs	\$ 400,000
Kauluokahai Lease No. 12840 TMK: 1-9-1-017:161	KELIIKOA, William (Purchase)FHA	Guild Mortgage Co.	\$ 370,000
Kauluokahai Lease No. 12853 TMK: 1-9-1-017:161	LAURENSEN, Lori-Ann (Purchase)FHA	Guild Mortgage Co.	\$ 345,000
Kauluokahai Lease No. 12855 TMK: 1-9-1-017:161	MOISA, Melvin (Purchase)FHA	Guild Mortgage Co.	\$ 371,500
Kauluokahai Lease No. 12367 TMK: 1-9-1-017:161	ALIVIADO, Tianna (Purchase)FHA	Guild Mortgage Co.	\$ 315,000
Kauluokahai Lease No. 12842 TMK: 1-9-1-017:161	HANOHANO, Robert (Purchase)HUD 184A	HomeStreet Bank	\$ 390,000

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OAHU

Kauluokahai Lease No. 12843 TMK: 1-9-1-017:161	KAPANA, Francis (Purchase)FHA	HomeStreet Bank	\$ 413,000
Kauluokahai Lease No. 12844 TMK: 1-9-1-017:161	MEDEIROS, Jerelenn (Purchase)HUD 184A	HomeStreet Bank	\$ 280,000
Kauluokahai Lease No. 12847 TMK: 1-9-1-017:161	ARMBUSTER, Esther (Purchase)HUD 184A	HomeStreet Bank	\$ 441,000
Kauluokahai Lease No. 12846 TMK: 1-9-1-017:161	KELIIHOLOKAI, Steven (Purchase)HUD 184A	Pacific Lending	\$ 324,000

MOLOKAI

Hoolehua Lease No. 124 TMK: 2-5-2-007:033	PURDY-KAAI, Wailana Fay (Cash Out Refi)FHA	Bank of Hawaii	\$ 207,600
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MAUI

Waiohuli Lease No. 10326 TMK: 2-2-2-034:004	DEREGO, Patricia D. (1 Step Construction)FHA	HomeStreet Bank	\$ 250,479
Leialii Lease No. 11502 TMK: 2-4-5-036:015	KIESLING, Kawika C.L.(Cash Out Refi)FHA	Bank of Hawaii	\$ 214,347
Hikina Lease No. 12299 TMK: 2-2-2-031:006	MONTALVO, Jennifer L. K. (Cash Out Refi)FHA	Aries Loans Inc.	\$ 429,000

ITEM NO. D-2

MAUI

Waiohuli Lease No. 10416 TMK: 2-2-2-033:034	KAIWI, Dondi S. (Construction/Perm) USDA, RD	Siwell Inc., dba Capital Mortgage Services of Texas	\$ 350,253
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Waiohuli Lease No. 7573 TMK: 2-2-2-028:110	WONG, Patrick K. (Purchase)FHA	Cardinal Financial	\$ 550,140
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KAUAI

Anahola Lease No. 11158 TMK: 4-4-8-022:003	KEAWE, Karen K. K. (Cash Out Refi)HUD 184A	HomeStreet Bank	\$ 308,050
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HAWAII

Keaukaha Lease No. 4238 TMK: 3-2-1-022:050	CHESEBRO, John K., Jr. (Cash Out Refi)FHA	Cardinal Financial	\$ 116,775
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Kaniohale Lease No. 9430 TMK: 3-7-4-023:117	WARREN, Leonard K. (Cash Out Refi)HUD 184A	Bank of Hawaii	\$ 171,700
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Panaewa Lease No. 3898B TMK: 3-2-2-061:077	CROWLEY, Lovette E. (Rate/Term Refinance)FHA	Bank of Hawaii	\$ 402,276
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Panaewa Lease No. 5108 TMK: 3-2-1-025:125	YOGI, Alvin T. (Cash Out Refi)FHA	HomeStreet Bank	\$ 186,840
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<u>RECAP</u>		<u>FHA</u>			<u>VA</u>			<u>USDA-RD</u>	
		<u>NO.</u>	<u>AMOUNT</u>	<u>NO.</u>	<u>AMOUNT</u>	<u>NO.</u>	<u>AMOUNT</u>	<u>NO.</u>	<u>AMOUNT</u>
FY Ending 6/30/18		298	\$ 77,704,372	13	\$4,914,100	12	\$3,929,543		
Prior Months		176	\$ 49,254,408	9	\$3,723,495	13	\$4,467,422		
This Month		<u>26</u>	<u>8,364,889</u>	<u>1</u>	<u>400,000</u>	<u>1</u>	<u>350,253</u>		
Total FY '18-'19		202	\$ 57,619,297	10	\$4,123,495	14	\$4,817,675		
HUD 184A									
FY Ending 6/30/18		82	\$23,579,214						
Prior Months		45	\$13,663,775						
This Month		<u>9</u>	<u>3,104,710</u>						
Total FY '18-'19		54	\$16,768,485						

ITEM NO. D-2

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 18, 2019

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

RECOMMENDED MOTION/ACTION

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

DISCUSSION

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

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

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

<u>LESSEE</u>	<u>LEASE NO. & AREA</u>	<u>REFINANCING LOAN TERMS</u>
Flores, John P., Jr.	9810, Maluohai	NTE \$220,000 @4.5% interest per annum, NTE \$1,115 monthly, repayable over 25 years.

Loan Purpose: Refinance HUD buyback loan no. 19039.
Original loan amount of \$219,592 at
5.375% per annum, \$1,282 monthly,
repayable over 30 years. A Contested
Case Hearing was held on July 19, 2016
for this account.

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 18, 2019

TO: Chairman and Members, Hawaiian Homes Commission

FROM: Dean Oshiro, Acting HSD Administrator
Homestead Services Division



SUBJECT: **Approval to Schedule Loan Delinquency Contested Case Hearings**

RECOMMENDED MOTION/ACTION

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

DISCUSSION

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

<u>Lessee</u>	<u>Lease No.</u>	<u>Area</u>	<u>Loan No.</u>	<u>Monthly Payment</u>	<u>Amount at 2/19</u>	<u>Balance At 2/19</u>
<u>Oahu</u>						
Nohara, Randolyn L.	3949	Waimanalo	19592 (HUD buyback)	\$TBD	\$TBD	\$TBD
Kamana, Clyde K.	3536	Nanakuli	19593 (HUD buyback)	\$TBD	\$TBD	\$TBD
Kaleikini, Paulette M.	5711	Nanakuli	19594 (HUD buyback)	\$TBD	\$TBD	\$TBD
Awong, Gilmore K. & Genevieve H.	1687	Nanakuli	19595 (HUD buyback)	\$TBD	\$TBD	\$TBD

<u>Lessee</u>	<u>Lease No.</u>	<u>Area</u>	<u>Loan No.</u>	<u>Monthly Payment</u>	<u>Amount at 2/19</u>	<u>Balance At 2/19</u>
<u>Kauai</u>						
Kahale-Kanahele, Donna-May K.	11360	Kekaha	18122	\$301	\$1,830	\$55,533
<u>Hawaii</u>						
Tufaga, Jade P.L.	4929	Kuhio Village	19399	\$1,603	\$7,073	\$212,672

ITEM NO. D-4

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 18, 2019

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Dean T. Oshiro, Acting HSD Administrator

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



SUBJECT: **Approval of Homestead Application Transfers/Cancellations**

RECOMMENDED MOTION/ACTION

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

DISCUSSION

1. Requests of Applicants to Transfer

OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

BATALONA, Jaylyn K.	02/15/2011	KAUAI	RES	01/29/2018
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HAWAII ISLANDWIDE RESIDENTIAL LEASE LIST

HOOHULI, Keri C.	02/10/2011	OAHU	RES	10/06/2017
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MOKU, Rainbow P.K.N.	02/24/2006	OAHU	RES	01/26/2018
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MOLOKAI ISLANDWIDE AGRICULTURAL LEASE LIST

DANIEL, Leina G.	05/20/1986	HAWAII	AGR	10/10/2017
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2. Deceased Applicants

NONE FOR SUBMITTAL

3. Awards of Leases

OAHU ISLANDWIDE RESIDENTIAL LEASE LIST

ADAMS, Rickie A.E.	Assigned Residential Lease #8467, Lot 176 in Princess Kahanu Estates, Oahu dated 07/10/2017. Remove application dated 04/01/2015.
AGAO, Iwalani K.F.	Assigned Residential Lease #11635, Lot 18624 in Kanehili, Oahu dated 08/21/2017. Remove application dated 10/21/2008.
AH NEE, Christian G.K.	Assigned Residential Lease #11932, Lot 17243 in Kaupea, Oahu dated 11/15/2016. Remove application dated 09/16/2014.
AKEN, Elwood K.	Assigned Residential Lease #8334, Lot 43 in Princess Kahanu Estates, Oahu dated 03/16/2017. Remove application dated 09/10/2004.
APO, Frederick P.E.A.K.	Assigned Residential Lease #12117, Lot 16972 in Kaupea, Oahu dated 06/06/2017. Remove application dated 01/16/2004.
CHAVEZ, Danielle Kuaiwa	Assigned Residential Lease #11425, Lot 17185 in Kaupea, Oahu dated 02/06/2017. Remove application dated 06/04/2014.
FERNANDEZ, Quannette L.	Assigned Residential Lease #12109, Lot 16969 in Kaupea, Oahu dated 06/09/2016. Remove application dated 04/24/2012.
HOLU, Kasey K.	Assigned Residential Lease #5568, Lot 53 in Lualualei, Oahu dated 03/17/2016. Remove application dated 07/01/2011

JURY, Richard K.	Assigned Residential Lease #8559, Lot 269 in Princess Kahanu Estates, Oahu dated 07/17/2018. Remove application dated 01/24/2007.
KAAWALOA, Lindsey K.	Assigned Residential Lease #12484, UNDV165 in Kapolei, Oahu dated 01/29/2018. Remove application dated 06/15/2010.
KALEIKINI, Brandi-Ann A.	Assigned Residential Lease #11744, Lot 18600 in Kanehili, Oahu dated 08/18/2016. Remove application dated 01/06/2010.
KALILIKANE, John I.	Assigned Residential Lease #12419, UNDV100 in Kapolei, Oahu dated 12/19/2017. Remove application dated 07/22/2015.
KAMANAWA-KAHAWAI, Makana K.	Assigned Residential Lease #3715, Lot 18 in Waimanalo, Oahu dated 11/27/2018. Remove application dated 10/17/2016.
KEA-ANDUHA, Jamaine K.	Assigned Residential Lease #11896, Lot 69 in Lualualei, Oahu dated 11/28/2017. Remove application dated 01/17/2012.
KEAO, Marlon L.	Assigned Residential Lease #5597, Lot 70 in Lualualei, Oahu dated 08/28/2017. Remove application dated 06/27/2013.
KOESTER, Glenn E., Jr.	Assigned Residential Lease #12737, Lot 17186 in Kaupea, Oahu dated 01/16/2018. Remove application dated 05/16/2017.
LEE, Darren T.W.M.	Assigned Residential Lease #3161, Lot 306 in Keaukaha, Hawaii dated 04/27/2017. Remove application dated 07/16/1999

NAHALEA, Anja A.

Assigned Residential Lease
#8440, Lot 149 in Princess
Kahanu Estates, Oahu dated
09/02/2016. Remove application
dated 04/22/2009.

NAONE, Charla L.R.

Assigned Residential Lease
#2514-Z, Lot 226-B in Nanakuli,
Oahu dated 02/05/2019. Remove
application dated 11/20/2006.

OMEROD, Genet

Assigned Residential Lease
#9899, Lot 84 in Waianae, Oahu
dated 12/19/2017. Remove
application dated 06/21/2013

PURDY, Ikua K.

Assigned Residential Lease
#12582, Lot 18348 in Kanehili,
Oahu dated 01/12/2017. Remove
application dated 02/10/2009.

SIAROT, Rufina C.

Assigned Residential Lease
#8445, Lot 154 in Princess
Kahanu Estates, Oahu dated
10/22/2015. Remove application
dated 04/11/1997.

TANAKA-PABO, Yuki Lei H.K.

Assigned Residential Lease
#12025, Lot 17104 in Kaupea,
Oahu dated 10/14/2016. Remove
application dated 10/19/2010.

MAUI ISLANDWIDE AGRICULTURAL LEASE LIST

MAHONEY, Scott H.

Assigned Agricultural Lease
#6188, Lot 26 in Puukapu,
Hawaii dated 08/18/2016. Remove
application dated 01/16/1986.

MAUI ISLANDWIDE RESIDENTIAL LEASE LIST

NAMAHOE, Renee K.

Assigned Residential Lease
#9338, Lot 25 in Kaniohale,
Hawaii dated 12/19/2017. Remove
application dated 02/22/2008.

HAWAII ISLANDWIDE AGRICULTURAL LEASE LIST

RAWLINS, Makaala J. Assigned Agricultural Lease #4004A, Lot 95B in Panaewa, Hawaii dated 09/28/2018. Remove application dated 12/01/2017.

HAWAII ISLANDWIDE PASTORAL LEASE LIST

HEWITT, Sidney L. Assigned Pastoral Lease #9009, Lot 135 in Puukapu, Hawaii dated 07/05/2016. Remove application dated 01/19/1994.

KANIHO, Guy Assigned Pastoral Lease #9079, Lot 5 in Humuula, Hawaii dated 04/17/2017. Remove application dated 09/19/1990.

UYETAKE, Penny M.Y. Assigned Pastoral Lease #8048, Lot 73 in Puukapu, Hawaii dated 01/31/2017. Remove application dated 06/03/2008.

HAWAII ISLANDWIDE RESIDENTIAL LEASE LIST

GILMAN, Aliihoa S. Assigned Residential Lease #9219, Lot 6 in Kaniohale, Hawaii dated 10/02/2017. Remove application dated 06/14/2010.

KAIWI, Christian K. Assigned Residential Lease #3868, Lot 14-AB in Kuhio Village, Hawaii dated 01/05/2018. Remove application dated 12/06/2004.

KALAHIKI, George P., Jr. Assigned Residential Lease #9653, Lot 30 in Puu Pulehu, Hawaii dated 07/17/2017. Remove application dated 11/15/2010.

MCCOMBER, Neal P. Assigned Residential Lease #9324, Lot 11 in Kaniohale, Hawaii dated 02/06/2017. Remove application dated 07/02/1996.

NAHOI, Kyle K.	Assigned Residential Lease #11893, Lot 161 in Princess Kahanu Estates, Oahu dated 08/24/2017. Remove application dated 05/19/1993.
SANTOS, Linda J.	Assigned Residential Lease #3023, Lot 399 in Keaukaha, Hawaii dated 11/30/2017. Remove application dated 05/18/2017.
SILVA, Danlynn P.K.	Assigned Residential Lease #7076, Lot 15 in Kawaihae, Hawaii dated 02/13/2018. Remove application dated 01/20/2010.
TRIPP, Rory K.	Assigned Residential Lease #7141, Lot 95 in Kawaihae, Hawaii dated 02/26/2018. Remove application dated 01/22/1986.
WAIPA, Tani U.	Assigned Residential Lease #7118, Lot 97 in Kawaihae, Hawaii dated 03/21/2017. Remove application dated 01/28/2010.
YEE HOY, Hastings J.	Assigned Residential Lease #11206, Lot 19 in Kumuhau, Oahu dated 11/23/2018. Remove application dated 04/12/2013.

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 SUBMITTAL

Last Month's Transaction Total	4
Last Month's Cumulative FY 2018-2019 Transaction Total	201
Transfers from Island to Island	4
Deceased	0
Cancellations:	
Awards of Leases	39
NHQ	0
Voluntary Cancellations	0
Successorship	0
Additional Acreage	0
HHC Adjustments	0
This Month's Transaction Total	43
This Month's Cumulative FY 2018-2019 Transaction Total	244

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 18, 2019

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:

Approved for March 2019	12
Previous FY 2018 - 2019	<u>57</u>
FY 2018 - 2019 Total to Date	69

Approved for FY '17 - '18	87
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Net Proceeds

Approved for March 2019	0
Previous FY 2018- 2019	<u>0</u>
FY 2018 - 2019 Total to Date	0

Approved for FY '17 - '18	1
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LIST OF LESSEES WHO DESIGNATED SUCCESSORS TO THEIR
LEASEHOLD INTEREST
FOR MONTH OF MARCH 2019

<u>Deceased Lessee</u>	<u>Designated Successor</u>
1. Sue-Lynn K. Borges Lot No.: 14-A Area: Kalamaula, Molokai Lease No. 2378	<u>PRIMARY:</u> Pamela P. Borges, Daughter <u>ALTERNATE:</u> Luana Acasio, Sister <u>DESIGNEE TO RECEIVE NET PROCEEDS:</u> N/A
2. Sue-Lynn K. Borges Lot No.: 10 Area: Kalamaula, Molokai Lease No. 14	<u>PRIMARY:</u> Pamela P. Borges, Daughter <u>ALTERNATE:</u> Luana Acasio, Sister <u>DESIGNEE TO RECEIVE NET PROCEEDS:</u> N/A
3. Vivian P. Flores Lot No.: 170-A Area: Nanakuli, Oahu Lease No. 4367	<u>PRIMARY:</u> Patricia Malia Kalaukehau Takahashi, Daughter <u>ALTERNATE:</u> N/A <u>DESIGNEE TO RECEIVE NET PROCEEDS:</u> N/A

4. Beverly K. Kanahale
 Lot No.: 17
 Area: Hanapepe, Kauai
 Lease No. 8858
- PRIMARY:
 Mark K. Kanahale, Son
- ALTERNATE:
 N/A
- DESIGNEE TO RECEIVE NET
 PROCEEDS:
 N/A
5. Eugene K. Kia
 Lot No.: 343
 Area: Keaukaha, Hawaii
 Lease No. 1882
- PRIMARY:
 Ewalani K. Y. Kia,
 Daughter
- ALTERNATE:
 N/A
- DESIGNEE TO RECEIVE NET
 PROCEEDS:
 N/A
6. Paulette K. Mao
 Lot No.: 79-B
 Area: Waimanalo, Oahu
 Lease No. 7954
- PRIMARY:
 Somerset Mao, Son
- ALTERNATE:
 Failmalo Mao, III, Son
- DESIGNEE TO RECEIVE NET
 PROCEEDS:
 N/A
7. Blossom K. Naweli
 Lot No.: 32
 Area: Nanakuli, Oahu
 Lease No. 7282
- PRIMARY:
 George K. Naweli, Husband
- ALTERNATE: Tenants in Common
 George K. Naweli, III, Son
 Novaleen K. Naweli, Daughter
 Johannah K. Naweli, Daughter
- DESIGNEE TO RECEIVE NET
 PROCEEDS:
 N/A

8. Yvonne K. Obed
 Lot No.: 10
 Area: Kawaihae, Hawaii
 Lease No. 7071
- PRIMARY:
 McGuire Kahaialii, Brother
- ALTERNATE:
 N/A
- DESIGNEE TO RECEIVE NET
 PROCEEDS:
 N/A
9. Joseph H. Poouahi, III
 Lot No.: 23
 Area: Waimanalo, Oahu
 Lease No. 4126
- PRIMARY:
 Joseph K. Poouahi, Son
- ALTERNATE:
 N/A
- DESIGNEE TO RECEIVE NET
 PROCEEDS:
 N/A
10. Henry K. Tancayo
 Lot Nos.: 169 & 140-A-5-B
 Area: Hoolehua, Molokai
 Lease No. 597
- PRIMARY:
 Patricia L. Tancayo, Wife
- ALTERNATE:
 Travis Kahimalani Tancayo,
 Son
- DESIGNEE TO RECEIVE NET
 PROCEEDS:
 N/A
11. Locadia P. Young
 Lot No.: 28
 Area: Kuhio Village,
 Hawaii
 Lease No. 2689
- PRIMARY:
 Elaine-Lou W. Dela Cruz,
 Daughter
- ALTERNATE:
 Yvonne De Luz, Sister*
 *Omit due to lack of
 genealogy documents to
 determine eligibility to
 successorship.
- DESIGNEE TO RECEIVE NET
 PROCEEDS:
 N/A

12. Locadia P. Young
Lot No.: 69
Area: Puukapu, Hawaii
Lease No. 8044

PRIMARY:
Elaine-Lou W. Dela Cruz,
Daughter

ALTERNATE:
Yvonne De Luz, Sister*
*Omit due to lack of
genealogy documents to
determine eligibility to
successorship.

DESIGNEE TO RECEIVE NET
PROCEEDS:
N/A

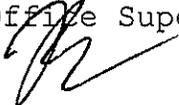
STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 18, 2019

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

Nineteen (19) assignments of lease.

1. Lessee Name: Peter K. Dela Cruz, Jr.
Res. Lease No. 634, Lot No. 36
Lease Date: 9/24/1937
Area: Papakolea, Oahu
Property Sold & Amount: No, N/A
Improvements: 5 Bedroom, 2-1/2 bath dwelling

Transferee Name: Priscilla K. Simpliciano
Relationship: Sister
Loan Assumption: N/A
Applicant: Yes, Hawaii IW Res., 7/3/1986

Reason for Transfer: "Giving lease to relative." See simultaneous transfer below.

2. Lessee Name: Priscilla K. Simpliciano
Res. Lease No. 634, Lot No. 36
Lease Date: 9/24/1937
Area: Papakolea, Oahu
Property Sold & Amount: No, N/A
Improvements: 5 Bedroom, 2-1/2 bath dwelling

Transferee Name: Andrea P. Simpliciano
Relationship: Daughter
Loan Assumption: N/A
Applicant: No

Reason for Transfer: "Giving lease to relative."

3. Lessee Name: Tasha Ann L. Eli
Res. Lease No. 8938, Lot No. 104
Lease Date: 1/15/1999
Area: Waianae, Oahu
Property Sold & Amount: Yes, \$55,000.00
Improvements: 4 bedroom, 2 bath dwelling

Transferee Name: Thomas M. K. Eli, Jr.
Relationship: Son
Loan Assumption: N/A
Applicant: Yes, Oahu IW Res., 5/12/2014

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

4. Lessee Name: Janielle L. W. I. Fraser
Res. Lease No. 4116, Lot No. 3
Lease Date: 2/15/1974
Area: Waimanalo, Oahu
Property Sold & Amount: Yes, \$101,827.00
Improvements: 4 bedroom, 2 bath dwelling

Transferee Name: Keoki Fraser
Relationship: Son
Loan Assumption: N/A
Applicant: No

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

5. Lessee Name: Paul K. Kaai
Res. Lease No. 4738, Lot No. 25
Lease Date: 5/3/1978
Area: Nanakuli, Oahu
Property Sold & Amount: Yes, \$250,000.00
Improvements: 4 bedroom, 2 bath dwelling
- Transferee Name: Ernest T.N. Mahelona
Relationship: None
Loan Assumption: N/A
Applicant: Yes, Oahu IW Res., 7/26/2007
- Reason for Transfer: "Moving off island." Special
Condition: Transferee to obtain funds to pay purchase
price.
6. Lessee Name: Margaret P. Kahalehoe-Bair
Res. Lease No. 11338, Lot No. 15
Lease Date: 4/30/2008
Area: Kekaha, Kauai
Property Sold & Amount: Yes, \$340,000.00
Improvements: 3 bedroom, 2 bath dwelling
- Transferee Name: Renee M. Aguiar
Relationship: None
Loan Assumption: N/A
Applicant: Yes, Kauai IW Res., 6/22/2005
- Reason for Transfer: "Moving off island." Special
Condition: Transferee to obtain funds to pay purchase
price.
7. Lessee Name: Martha K. Kaio
Res. Lease No. 277, Lot No. 39
Lease Date: 7/27/1984
Area: Nanakuli, Oahu
Property Sold & Amount: No, N/A
Improvements: 3 bedroom, 1 bath dwelling
- Transferee Name: Theresa-Marie K. Kaio
Relationship: Daughter
Loan Assumption: N/A
Applicant: No
- Reason for Transfer: "Giving lease to relative."

8. Lessee Name: Edward K. Kunipo
Res. Lease No. 8426, Lot No. 135
Lease Date: 10/1/1995
Area: PKE, Oahu
Property Sold & Amount: Yes, \$312,000.00
Improvements: 3 bedroom, 2-1/2 bath dwelling
- Transferee Name: Kamaile M. Kunipo
Relationship: Daughter
Loan Assumption: N/A
Applicant: No
- Reason for Transfer: "Giving lease to relative." Special
Condition: Transferee to obtain funds to pay purchase
price.
9. Lessee Name: Ronald H. McElroy & William K. McElroy
Res. Lease No. 9472, Lot No. 34
Lease Date: 7/1/2000
Area: Waiehu Kou II, Maui
Property Sold & Amount: Yes, \$430,000.00
Improvements: 4 bedroom, 2-1/2 bath dwelling
- Transferee Name: Grifford K. Kuhaulua
Relationship: None
Loan Assumption: N/A
Applicant: Yes, Maui IW Res., 7/17/2017
- Reason for Transfer: "Financial reasons." Special
Condition: Transferee to obtain funds to pay purchase
price.
10. Lessee Name: Marlene R. Pae
Res. Lease No. 5687, Lot No. 7
Lease Date: 10/10/1991
Area: Nanakuli, Oahu
Property Sold & Amount: Yes, \$325,000.00
Improvements: 4 bedroom, 3 bath dwelling
- Transferee Name: Alfie L. P. Luavasa
Relationship: Daughter
Loan Assumption: N/A
Applicant: No
- Reason for Transfer: "Giving lease to relative." Special
Condition: Transferee to obtain funds to pay purchase
price.

11. Lessee Name: Ernest J. M. Pontes
Res. Lease No. 7573, Lot No. 203
Lease Date: 2/7/2002
Area: Waiohuli, Maui
Property Sold & Amount: Yes, \$670,000.00
Improvements: 5 Bedroom, 3-1/2 bath dwelling
- Transferee Name: Patrick K. Wong
Relationship: None
Loan Assumption: N/A
Applicant: Yes, Maui IW Res., 7/22/2009
- Reason for Transfer: "Personal and financial reasons."
Special Condition: Transferee to obtain funds to pay purchase price.
12. Lessee Name: George E. Puaoi
Res. Lease No. 6542, Lot No. 2
Lease Date: 4/26/1990
Area: Anahola, Kauai
Property Sold & Amount: No, N/A
Improvements: 3 bedroom, 1-1/2 bath dwelling
- Transferee Name: Avery M.P. Puaoi
Relationship: Son
Loan Assumption: N/A
Applicant: No
- Reason for Transfer: "Giving lease to relative."
13. Lessee Name: Byron F. Scholtz
Res. Lease No. 1988, Lot No. 69A
Lease Date: 9/29/1948
Area: Waimanalo, Oahu
Property Sold & Amount: No, N/A
Improvements: 3 bedroom, 1-1/2 bath dwelling
- Transferee Name: John T. K. Scholtz
Relationship: Son
Loan Assumption: N/A
Applicant: No
- Reason for Transfer: "Giving lease to relative."

14. Lessee Name: Howard B. Wong
Res. Lease No. 7690, Lot No. 284
Lease Date: 2/7/2002
Area: Waiohuli, Maui
Property Sold & Amount: No, N/A
Improvements: 2 bedroom, 1 bath dwelling

Transferee Name: Glenn A. Wong
Relationship: Brother
Loan Assumption: N/A
Applicant: No

Reason for Transfer: "Giving lease to relative."

15. Lessee Name: Jack K. H. Wright, Jr.
Res. Lease No. 5707, Lot No. 1
Lease Date: 10/10/1991
Area: Nanakuli, Oahu
Property Sold & Amount: Yes, \$542,000.00
Improvements: 4 bedroom, 2 bath dwelling

Transferee Name: Shirleyann K. Kalama
Relationship: None
Loan Assumption: N/A
Applicant: Yes, Oahu IW Res., 10/14/1986

Reason for Transfer: "Financial reasons." Special
Condition: Transferee to obtain funds to pay purchase
price. See Simultaneous Transfer below.

16. Lessee Name: Shirleyann K. Kalama
Res. Lease No. 5707, Lot No. 1
Lease Date: 10/10/1991
Area: Nanakuli, Oahu
Property Sold & Amount: Yes, \$542,000.00
Improvements: 4 bedroom, 2 bath dwelling

Transferee Name: Vonne H. K. Noa
Relationship: Granddaughter
Loan Assumption: N/A
Applicant: No

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

17. Lessee Name: James P. Akiona, Jr.
Pas. Lease No. 10155, Lot No. 1
Lease Date: 2/5/2007
Area: Honokaia, Hawaii
Property Sold & Amount: No, N/A
Improvements: Perimeter fencing

Transferee Name: James P. Akiona, Jr. & Sherilyn K.
Wahinekapu
Relationship: Lessee & Sister
Loan Assumption: N/A
Applicant: Yes, Hawaii IW Pas., 2/5/1986

Reason for Transfer: "Adding relative to lease."

18. Lessee Name: James P. Akiona, Jr.
Pas. Lease No. 9043, Lot No. 1 to 5
Lease Date: 2/1/1991
Area: Honokaia, Hawaii
Property Sold & Amount: No, N/A
Improvements: Perimeter fencing

Transferee Name: James P. Akiona, Jr. & Sherilyn K.
Wahinekapu
Relationship: Lessee & Sister
Loan Assumption: N/A
Applicant: Yes, Hawaii IW Pas., 2/5/1986

Reason for Transfer: "Adding relative to lease."

19. Lessee Name: Jeff L. K. Kiaha
Agr. Lease No. 7927, Lot No. 43
Lease Date: 6/1/1987
Area: Hoolehua, Molokai
Property Sold & Amount: No, N/A
Improvements: None

Transferee Name: Kirk K. N. K. H. T. Kiaha
Relationship: Cousin
Loan Assumption: N/A
Applicant: No

Reason for Transfer: "Moving off Island, giving lease to relative".

Assignments for the Month of March`19	19
Previous FY '18 - '19 balance	<u>188</u>
FY '18 - '19 total to date	207
Assignments for FY '17 - '18	271

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 18, 2019

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

Eleven (11) amendments of lease.

1. Lessee: Sue-Lynn K. Borges
Agr. Lease No.: 2378
Lot No., Area, Island: 14-A, Kalamaula, Molokai
Amendment: To amend the lease title and Lessor's name, to incorporate the currently used terms, covenants, and conditions to the lease, and to extend the term to an aggregate term of 199 years.

2. Lessee: Sue-Lynn K. Borges
Agr. Lease No.: 14
Lot No., Area, Island: 10, Kalamaula, Molokai
Amendment: To amend the lease title and Lessor's name, to amend the property description, to incorporate the currently used terms, covenants, and conditions to the lease, and to extend the term to an aggregate term of 199 years.

3. Lessee: Peter K. Dela Cruz, Jr.
 Res. Lease No.: 634
 Lot No., Area, Island: 36, Papakolea, Oahu
 Amendment: To amend the lease title and Lessor's name, to incorporate the currently used terms, covenants, and conditions to the lease, and to extend the term to an aggregate term of 199 years.
4. Lessee: Martha K. Kaio
 Res. Lease No.: 277
 Lot No., Area, Island: 39, Nanakuli, Oahu
 Amendment: To amend the lease title and Lessor's name, to incorporate the currently used terms, covenants, and conditions to the lease, and to extend the term to an aggregate term of 199 years.
5. Lessee: Jeff L. K. Kiaha
 Agr. Lease No.: 7927
 Lot No., Area, Island: 43, Hoolehua, Molokai
 Amendment: To amend the lease to update the property description due to final subdivision approval.
6. Lessee: Jaimie K. Naeole
 Res. Lease No.: 4116
 Lot No., Area, Island: 3, Waimanalo, Oahu
 Amendment: To amend the lease title and Lessor's name, to incorporate the currently used terms, covenants, and conditions to the lease, and to amend the tenancy from joint tenancy to tenants in common.

7. Lessee: Albert K. Ne, Jr.
 Res. Lease No.: 2726
 Lot No., Area, Island: 81, Waimanalo, Oahu
 Amendment: To amend the lease title and Lessor's name, to incorporate the currently used terms, covenants, and conditions to the lease, and to amend the tenancy from joint tenancy to tenant by severalty due to death of joint lessee.
8. Lessee: Gerald L. Ponce
 Res. Lease No.: 10439
 Lot No., Area, Island: UNDV142, Waiohuli, Maui
 Amendment: To amend the commencement date, lot number, and property description due to final subdivision approval.
9. Lessee: Howard B. Wong
 Res. Lease No.: 7690
 Lot No., Area, Island: 284, Waiohuli, Maui
 Amendment: To amend the lease to update the property description due to final subdivision approval.
10. Lessee: Alan M. L. K. Yee
 Res. Lease No.: 2251
 Lot No., Area, Island: 13, Waimanalo, Oahu
 Amendment: To amend the lease title and Lessor's name, to incorporate the currently used terms, covenants, and conditions to the lease, and to extend the term to an aggregate term of 199 years.
11. Lessee: Locadia P. Young
 Res. Lease No.: 2689
 Lot No., Area, Island: 28, Kuhio Village, Hawaii
 Amendment: To amend the lease title and Lessor's name, to incorporate the currently used terms, covenants, and conditions to the lease, and to extend the term to an aggregate term of 199 years.

Amendments for the Month of March '19	11
Previous FY '18 - '19 balance	<u>125</u>
FY '18 - '19 total to date	136
Amendments for FY '17 - '18	249

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 18, 2019

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

Twelve (12) non-exclusive licenses.

1. Lessee: Pixie U. Flores
Res. Lease No.: 9381
Lot No., Area, Island: 68, Kaniohale, Hawaii
Permittee: Sunrun Installation Services Inc.
2. Lessee: Alexandra K. K. Gonsalves
Res. Lease No.: 12386
Lot No., Area, Island: TBD, Kauluokahai, Oahu
Permittee: Sunrun Installation Services Inc.
3. Lessee: Ashlyn K. Kamelamela
Res. Lease No.: 12373
Lot No., Area, Island: TBD, Kauluokahai, Oahu
Permittee: Sunrun Installation Services Inc.

4. Lessee: Ashley V. Kanahele
Res. Lease No.: 12530
Lot No., Area, Island: 14, Lalamilo, Hawaii
Permittee: Sunrun Installation Services Inc.
5. Lessee: Staton K. Kauhane
Res. Lease No.: 5253
Lot No., Area, Island: 2, Waianae, Oahu
Permittee: Sunrun Installation Services Inc.
6. Lessee: Kacy N. Kuailani
Res. Lease No.: 9387
Lot No., Area, Island: 74, Kaniohale, Hawaii
Permittee: Sunrun Installation Services Inc.
7. Lessee: Grifford Kamoia Kuhaulua
Res. Lease No.: 9472
Lot No., Area, Island: 34, Waiehu 2, Maui
Permittee: STW Holdings, LLC
8. Lessee: Richard C. Lindsey, III
Res. Lease No.: 2709
Lot No., Area, Island: 39, Kuhio Village, Hawaii
Permittee: Sunrun Installation Services Inc.
9. Lessee: Sherene H. Neves
Res. Lease No.: 12466
Lot No., Area, Island: 36, Kauluokahai, Oahu
Permittee: Sunrun Installation Services Inc.
10. Lessee: Caleb D. Paakaula
Res. Lease No.: 11834
Lot No., Area, Island: 18558, Kanehili, Oahu
Permittee: Sunrun Installation Services Inc.
11. Lessee: Raeleen N. Vitale
Res. Lease No.: 12342
Lot No., Area, Island: TBD, Kauluokahai, Oahu
Permittee: RevoluSun Power LLC
12. Lessee: Patrick Kahaunaele Wong
Res. Lease No.: 7573
Lot No., Area, Island: 203, Waiohuli, Maui
Permittee: Sunrun Installation Services Inc.

Non-Exclusive License for March '19	12
Previous FY '18 - '19 balance	<u>59</u>
FY '18 - '19 total to date	71
Non-Exclusive License for FY '17 - '18	102

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 18, 2019

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 of 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.

Deceased Lessee

Designated Successor(s)

- | | |
|---|---|
| 1. Jeremiel K. Spencer
Lot No.: 138
Area: Nanakuli, Oahu
Lease No.: 7364 | Jeremiel K. Spencer, Jr., Son |
| 2. Marjorie I. Gomez
Lot No.: UNDV
Area: Waimanalo, Oahu
Lease No.: 11221 | Jonnalee Gomez, Daughter |
| 3. Ernestine K. Hekekoa
Lot No.: 78
Area: Waiakea, Hawaii
Lease No.: 8143 | Umialiloa Hekekoa, Son
Keawenuiaumi Hekekoa, Son |
| 4. Sandra K. Evangalista
Lot No.: 294
Area: Keaukaha, Hawaii
Lease No.: 7953 | Gary Evangalista, Son |
| 5. Marena L. Bohol
Lot No.: 194A-1
Area: Keaukaha, Hawaii
Lease No.: 5062 | SallyJean Bohol Salas, Daughter |

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 18, 2019

TO: Chairman and Members, Hawaiian Homes Commission

THROUGH: Dean Oshiro, Acting HSD Administrator

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

SUBJECT: Request to Schedule Contested Case Hearing - Lease
Violation, Sandra I. Baldwin, Lease No. 5161,
Lot No. 12, Nanakuli, Oahu

RECOMMENDED MOTION/ACTION

To approve the scheduling of a contested case hearing for Sandra I. Baldwin (Sandra), Lease No. 5161, Lot No. 12, Nanakuli, Oahu (Lease).

DISCUSSION

On February 12, 2019, the Department received a complaint regarding the homestead lot, after a portion of the collapse roof was blown into the complainant's lot during a recent storm. The complainant reported that at her request, the fire department came to assess the hazardous situation and she was then advised to report the matter to the Department.

On February 14, 2019, the Enforcement Team conducted an inspection of the homestead lot and confirmed that the homestead lot was abandoned. It was reported that the existing 4-bedroom and 2-bath dwelling, constructed in 1984, is in disrepair with the roof partially collapsed. Also, the lot is overgrown with vegetation and is unkept.

Paragraph 13 of the Lease, states in pertinent part: "the Lessee shall...at all times during said term, keep, repair and maintain all buildings and improvements now existing or hereafter constructed or installed on the demised premises in good order, condition and repair, reasonable wear and tear expected, and maintain and keep said premises and all adjacent land between any street boundary of said premises and the

established curb or street line in a neat and attractive condition".

Paragraph 18 of the Lease, states in pertinent part: "The Lessee shall occupy and commence to use the residence as his home...and shall thereafter continue to occupy and use said lands...provided, however, that the Lessor may grant leaves of absence to the Lessee...". As a matter of information, the Department did not receive a request for a leave of absence.

The Department requests approval of its recommendation.

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 18, 2019

TO: Chairman and Members, Hawaiian Homes Commission
THROUGH: Dean T. Oshiro, Acting HSD Administrator
FROM: Olinda Fisher, EHDO Assistant Supervisor
SUBJECT: **Request to Surrender Lease - CHADWICK K. THOMAS
Agricultural Lot Lease No. 5105-A, Lot No. 156-B,
Panaewa, Hawaii**

RECOMMENDED MOTION/ACTION

1. To approve the surrender of a tenant by the entirety leasehold interest, held by Chadwick K. Thomas (Chadwick), in Department of Hawaiian Home Lands Agricultural Lot Lease No. 5105-A (Lease), Lot No. 156-B, situated at Panaewa, Hawaii, consisting of 3.75 acres, and further identified as Tax Map Key: 3-2-2-061-065;

2. To approve the amendment of the Lease to reflect Marcel Kawehiokaleimamo Evans (Marcel) formerly Marcel Kawehiokaleimamo Thomas, as the tenant in severalty.

DISCUSSION

On September 24, 2003, by way of the Assignment of Lease and Consent instrument, the leasehold interest in the Lease was assigned to Chadwick and Marcel Kawehiokaleimamo Evans (Marcel) formerly Marcel Kawehiokaleimamo Thomas, as tenants by the entirety.

A Divorce Decree dated and filed on May 23, 2016, but received by the Department on July 31, 2018, orders 100% of the leasehold interest in the lease "be awarded to wife."

Pursuant to the Divorce Decree and through the Notice of Surrender dated August 10, 2018, Chadwick request the surrender of his leasehold interest in the Lease and waives his right to any net proceeds.

Marcel is currently working with a lender to refinance the existing FHA loan balance of approximately \$145,000.

The Department requests approval of its recommendation.

DEPARTMENT OF HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION
March 18 & 19, 2019
Kapolei, Oahu

E-ITEMS
LAND DEVELOPMENT DIVISION

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

March 19, 2019

TO: Chairman and Members, Hawaiian Homes Commission

FROM: Stewart Matsunaga, Acting Administrator
Land Development Division 

SUBJECT: Implementation of Act 227, 2014 Relating to Sewer Systems Servicing on
Hawaiian Home Lands

RECOMMENDED MOTION/ACTION

1. The Hawaiian Homes Commission authorizes the Chairman to undertake the actions required to implement Act 227, 2014 and to implement and execute the issuance of the following items for existing sewer systems that meet the conditions outlined in Act 227, 2014:
 - a. "Bill of Sale" and
 - b. "License as Easement"

DISCUSSION

1. The State Legislature passed House Bill 866, HD2, SD2, CD1 Relating to Sewer Systems Servicing on Hawaiian Home Lands during the 2014 session. This became Act 227, 2014.
2. Act 227, 2014 clarifies and confirms the counties' ownership of and obligation to operate, improve, repair, maintain, and replace existing sewer systems servicing Hawaiian Home Lands that the counties developed, constructed, operated, improved or maintained, or for which the counties otherwise have obligations to operate, improve, repair, maintain, or replace. Act 227, 2014, applies to sewer system improvements on a statewide basis on Hawaiian Home Lands.
3. This legislation requires the counties to accept dedication or license of other sewer systems servicing Hawaiian Home Lands upon meeting certain conditions, such flushing and providing video verification of the internal piping. There are specific documents and actions required to implement the conveyance and licensing, basically providing access over and through Hawaiian home lands for sewer systems servicing.

4. On January 20, 2015, Item E-3 was presented to the Hawaiian Homes Commission as a workshop item. See the attached Exhibit C from the January 20, 2015 workshop presentation. Since that time, the “Bill of Sale” shown on Exhibit A and “License as Easement” shown on Exhibit B have been finalized and approved by the City and County of Honolulu’s Corporation Counsel and the Department of the Attorney General. These documents shall constitute the implementation of Act 227, 2014, transferring the ownership of sewerlines and appurtenances and providing access over Hawaiian home lands for sewer system servicing, respectively.
5. If approved to implement Act 227, 2014, the Department intends to start the sewer system conveyance and licensing process with the most recently completed subdivisions on Oahu. The Department will establish a procedural template in coordination with the City and County of Honolulu. We believe that there should be minimal deficiencies since the subdivision improvements were completed most recently, in compliance with City and County of Honolulu standards. Should there be any deficiencies to the standards, the Department shall construct improvements to bring the section of the sewer system into compliance. Land Development Division has an approved budget for these contingency repairs.
6. Currently, the focus of implementing Act 227, 2014 is on the Island of Oahu, where most of the sanitary sewer systems exist and where most conflicts exist with the servicing provided by the City and County of Honolulu. Most neighbor island sewer systems are operated and maintained by the respective counties.

RECOMMENDATION

The Hawaiian Homes Commission authorizes the Chairman to undertake the actions required to implement Act 227, 2014 and to implement and execute the issuance of the following items for existing sewer systems that meet the conditions outlined in Act 227, 2014:

- a. “Bill of Sale” and
- b. “License as Easement”

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 18, 2019

TO: Chairman and Members, Hawaiian Homes Commission

FROM: Stewart Matsunaga, Acting Administrator
Land Development Division

SUBJECT: Request for Proposals: RFP-19-HHL-004
Land Acquisition, Island of Maui

RECOMMENDED MOTION/ACTION

1. For Information only

DISCUSSION

1. DHHL's original homestead development in Waiehu, initiated in the early 1990's consisted of 39 single-family lots on approximately 12 acres, surrounded by Wailuku Agribusiness sugar cultivation and macadamia nut orchards.
2. Beginning in the early 2000's, DHHL initiated acquisition of land in the Waiehu area for residential development. A window of opportunity opened when Wailuku Agribusiness was seeking to divest its agricultural lands immediately around the Waiehu homesteads. Residential development qualities including site topography and availability of potable water, as well as the proximity to the Kahului business district, government offices, including the Maui District Office, airport made this a highly desirable area. Scenic views of the West Maui mountains and proximity to the ocean further enhanced the desirability for residential homesteads.
3. Acquisition of approximately 150 acres of Wailuku Agribusiness land and the implementation of three Development Agreements have resulted in Waiehu Kou Phase 2,3 and 4, totaling 318 residential leases.
4. There appears to be strong demand for residential homesteads, as reflected in the "DHHL Beneficiaries Study Applicant Report, 2014, prepared by SMS Research, as well as the Maui Island Plan, 2004. However, for all intents and purpose, DHHL

has exhausted all its developable land within the Wailuku area. Excerpts from the Maui Island Plan, 2004 regarding demand in Central Maui states on Page 4-31:

“SECTION O. CENTRAL MAUI DISCUSSION

According to the Maui Island Plan beneficiary survey, 237 beneficiaries selected Central 2 (Puunene) as their first choice for residential homestead use. Another 885 beneficiaries selected Central 1 (Waiehu, Paukukalo and Wailuku). Together Central 1 and 2 accounted for 1,122 beneficiaries. The Central 1 and 2 numbers when combined are higher than the 1,107 beneficiaries that chose Upcountry, indicating that Central Maui is a preferred region of DHHL’s beneficiaries. However, the DHHL landholdings in Central Maui are either fully developed or not suitable for homestead development. To meet the shortfall of suitable residential land in Central Maui, it is recommended that DHHL consider a possible land exchange of the Puunene parcels for suitable residential land in Central Maui. Another alternative is acquiring suitable residential Central Maui land through land purchase.”

5. On October 26, 2018, DHHL initiated the Competitive Sealed Proposal procurement process by posting on the State Procurement Office a Notice to Offerors: Request for Proposals No.: RFP-19-HHL-004, Sealed Offers for Land Acquisition, Island of Maui.

The Notice to Offerors states:

“The Department of Hawaiian Home Lands herein solicits proposals from interested landowners/developers (Offerors) to offer real property for acquisition by the Department. The offer may include a proposal for the properties thus acquired to be developed by the Offeror, including, but not limited to, the design and construction of on- and offsite infrastructure, and the design, construction, and marketing of residential units to Department beneficiaries. “

6. An Evaluation Committee, consisting of three Land Development Division staff was designated by the Office of the Chairman. A Pre-Proposal Conference was held on November 9, 2018 at the Paukukalo Community Center and was attended by two potential Offerors. Attendance at this Pre-Proposal Conference was not a mandatory requirement to submit an Offer.
7. By 2:00 p.m., November 26, 2018, the Offer deadline, one proposal was submitted by YC94 LLC and DDC LLC, a wholly owned entity of Dowling Company, Inc. On December 20, 2018, the Evaluation Committee, deemed this Offer to be “Acceptable”, and recommended that the Department approve YC 94 LLC and DDC LLC as the developer.

8. The implementation of this development requires evaluation of appraisal value of the parcel to be acquired, the methodology to purchase the parcel, the negotiation of a development agreement, including approving its budget, and to establish the terms and conditions for the Developer and Department.
9. Complete review and vetting of the subject Offer are not complete. Therefore, any disclosure of the Offer details currently is not advantageous to the Department. The Chairman shall negotiate the acquisition and purchase of the subject Offer land and the terms, conditions, and budget for a Development Agreement for residential homesteads on the Island of Maui. Land Development Division will seek approval of the project budget with the Hawaiian Homes Commission, upon accepted negotiation.

RECOMMENDATION

For information only.

DEPARTMENT OF HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION
March 18 & 19, 2019
Kapolei, Oahu

F-ITEMS
LAND MANAGEMENT DIVISION

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 18-19, 2019

To: Chairman and Members, Hawaiian Homes Commission

From: Mark K. Yim, Land Agent 
Land Management Division

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

Subject: Approval to Issue Right of Entry Permit - Not to Exceed December 31, 2019 to Isemoto Contracting Ltd., Kealakehe, Hawai'i, TMK No. (3)74020003

APPLICANT:

Isemoto Contracting Company Ltd., "PERMITEE"

RECOMMENDED MOTION/ACTION:

That the Hawaiian Homes Commission (HHC) authorize the issuance of a Right of Entry Permit, covering the subject area as identified and described below for

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

1. Authorize the issuance of a Right-of-Entry permit to Isemoto Contracting Company Ltd. covering the subject area under the terms and conditions cited below, which are by this reference incorporated herein and further subject to the following:
 - A. The standard terms and conditions of the most current right-of-entry permit form, as may be amended from time to time;
 - B. Such other terms and conditions as may be prescribed by the Hawaiian Homes Commission to best serve the interests of the Hawaiian Home Lands Trust;
2. Declare that, after considering the potential effects of the proposed disposition as provided by Chapter 343, HRS, and Chapter 11-200, HAR, this project will probably have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment.

LOCATION:

Portion of Hawaiian Home Lands situated in Kealakehe, Island of Hawai'i, identified as Tax Map Key: (3)7-4-020:003(por.), Lot C-1 (See Exhibit "A")

AREA:

0.57 acres or 25,000 square feet (See Exhibit "A"), total TMK parcel area is 7.579 acres or 330,141 square feet.

DISCUSSION:

On February 15, 2019, Isemoto Contracting, Ltd. Project Manager Dwayne Tawata submitted a request to use a small portion of DHHL land identified by TMK No.: (3)-7-4-020:003, Lot C-1 (See Exhibit "B"), as described above and identified in Exhibit "A", for storing and staging construction materials used to build the new adjacent Office of the Prosecuting Attorney. Over the previous eight months, once they discovered the fee owner was DHHL, the Contractor had sought guidance on how to gain a proper disposition agreement and were finally directed to the Land Management Division.

On March 8, 2019, Noland Eskaran, Project Manager for the County of Hawaii Public Works, sent a letter in support of the use of the subject parcel and how it will positively affect the overall efficiency and timely completion of the project, and how it will drastically reduce traffic use by having the staging area directly next to the site (See Exhibit "A-1").

After discussions with staff, the Contractor Agreed & Accepted a preliminary terms and conditions offer dated March 7, 2019 (see Exhibit "C") to pay DHHL a monthly fee of Three Hundred Dollars (\$300.00). The 25,000 square foot area requested represents approximately 7.5% of the total parcel area of 330,141 square feet, or 7.579 acres. The 2009 Kealakehe-Laiopua Region Plan calls for eventual residential use of the parcel, however, no immediate disposition currently exists for this particular parcel. Further, it will provide interim revenue to the Department during the construction.

Isemoto Contracting Ltd. agrees and understands the following: 1) The temporary storage area will not exceed 25,000 square feet; 2) will provide Liability Insurance naming DHHL additionally insured if requested; and 3) upon completion of the project, the area will be restored to a condition as good as or better than that which existed prior to it's use.

PLANNING AREA:

Kealakehe-Laiopua

LAND USE DESIGNATION:

Recommended for Residential and Community Development Use, Kealakehe- Laiopua Regional Land and Development Plan (2009), Page 14 – Kealakehe- Laiopua, Regional Plan

CURRENT STATUS:

DHHL, Vacant & Unimproved

CHARACTER OF USE:

Residential

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. 1, "Operations, repairs or maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion or change of use beyond that previously existing."

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.

CONSISTENCY WITH DHHL PLANS, POLICIES AND PROGRAMS

DHHL General Plan (2002)

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

Land Use Planning

Goals:

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

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

Objectives:

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

Land and Resource Management

Goals:

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

Objectives:

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

Program Plans

Water Policy Plan (2014)

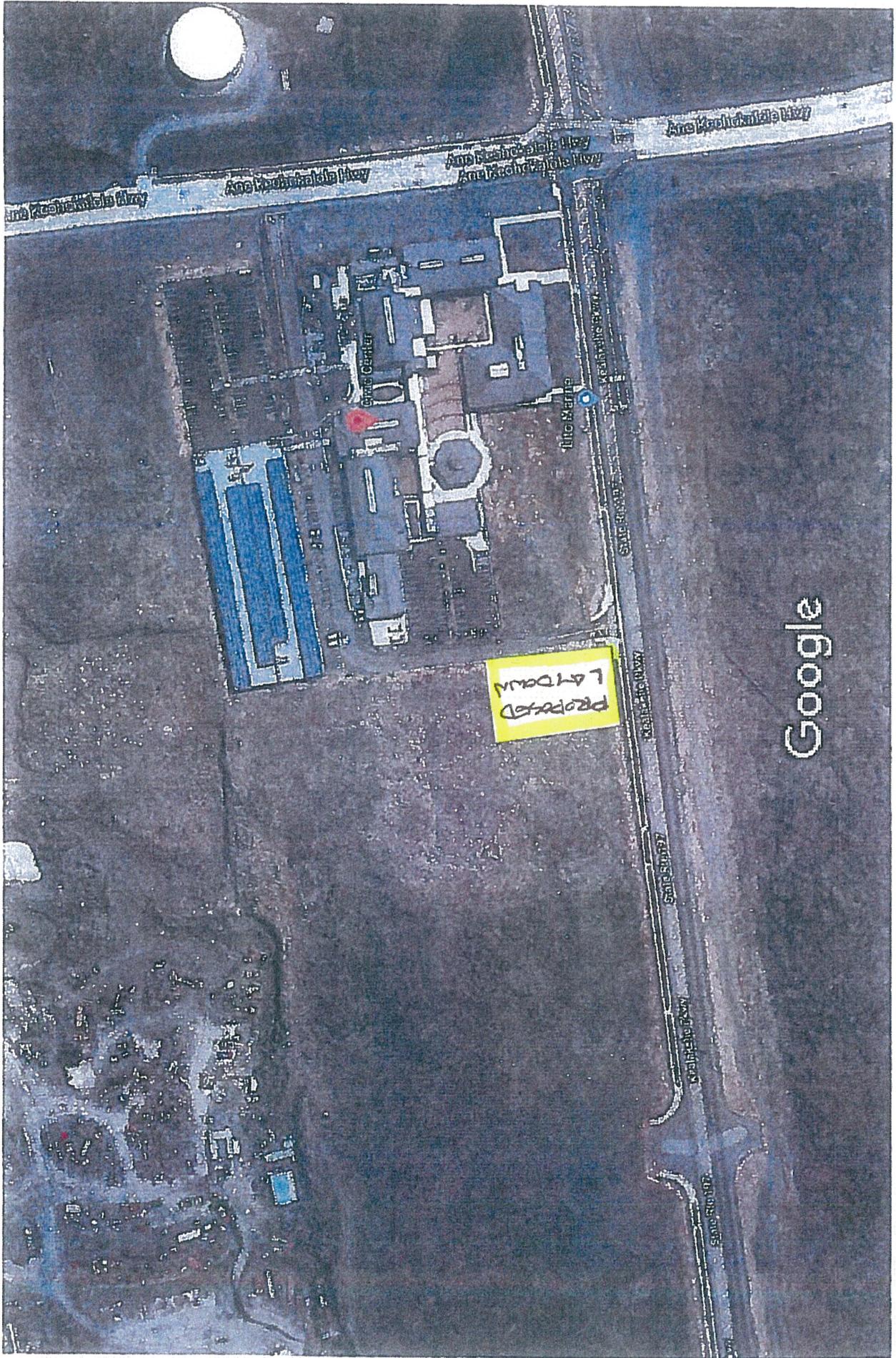
While the ROE does not specify activities that would implement DHHL's Water Policy Plan, it is anticipated that renovations facilitated by the granting of the ROE will include water conservation measures to make the facility more efficient in the use of water if necessary.

Ho'omaluo Energy Policy (2009)

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

RECOMMENDATION:

Land Management Division respectfully requests approval of the motion as stated.



Imagery ©2018 Google, Map data ©2018 Google 100 ft

EXHIBIT "A"

COUNTY OF HAWAII

Real Property Tax Office



Recent Sales in Area	Previous Parcel	Next Parcel	Return to Main Search Page	Hawaii Home	Real Property Home
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Owner and Parcel Information					
Owner Name	DEPARTMENT OF HAWAIIAN HOME LANDS Fee Owner		Today's Date	February 12, 2019	
Mailing Address	PO BOX 1879 HONOLULU, HI 96805		Parcel Number	740200030000	
Location Address			Project Name		
Property Class	RESIDENTIAL		Parcel Map	Show Parcel Map Plat (TMK) Maps	
Neighborhood Code	7461-8		Land Area (acres)	7.579	
Legal Information	LOT C-1 7.579 AC DES		Land Area (approximate sq ft)	330,141	

Assessment Information Show Historical Assessments										
Year	Property Class	Market Land Value	Dedicated Use Value	Assessed Land	Land Exemption	Market Building Value	Assessed Building Value	Building Exemption	Total Market Value	Total Taxable Value
2018	RESIDENTIAL	\$ 432,700	\$ 0	\$ 432,700	\$ 432,700	\$ 0	\$ 0	\$ 0	\$ 432,700	\$ 0

Land Information			
Property Class	Square Footage	Acres	Agricultural Usage
	330,141	7.579	

Improvement Information	
No improvement information available for this parcel.	

Other Building and Yard Improvements				
Description	Quantity	Year Built	Area	Gross Building Value
No information associated with this parcel.				

Permit Information			
Date	Permit Number	Reason	Permit Amount
No permit information associated with this parcel.			

Dept of Public Works Bldg Division Permit and Inspections Information							
Permit Date	Permit Type	Permit Number	Permit Reason	Permit Description	Estimated Cost	Inspection Date	Inspection Status
No permit and inspections information associated with this parcel.							
As a courtesy to the public, we provide building permit data as supplied by the Department of Public Works. As such, no warranties, expressed or implied, are provided for the data herein, its use or its interpretation, and accuracy.							

Sales Information										
Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Date of Recording	Land Court Document Number	Cert #	Book/Page	Conveyance Tax	Document Type
04/26/2006	\$ 0	06-080969	FEE CONVEYANCE	Deed	05/01/2006				0	Deed
09/11/2002	\$ 0		OTHER	Mapping Change						Mapping Change
04/16/2001	\$ 0			Mapping Change						Mapping Change
01/12/1995	\$ 0	0000000000								

Current Tax Bill Information 2018 Tax Payments Show Historical Taxes									
Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
No Tax Information available on this parcel.									
									\$ 0.00

Recent Sales in Area	Previous Parcel	Next Parcel	Return to Main Search Page	Hawaii Home	Real Property Home
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The Hawaii 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: January 28, 2019



BUILDING DIVISION – DPW

COUNTY OF HAWAII – 101 Pauahi Street, Suite 7 – Hilo, Hawai'i 96720
Hilo Office (808) 961-8331 • Fax (808) 961-8410 Kona Office (808) 327-3520 • Fax (808) 327-3509

March 8, 2019

Ms. Jobie Masagatani, Chairman of the Hawaiian Homes Commission
P.O. Box 1879
Honolulu, Hawaii 96805

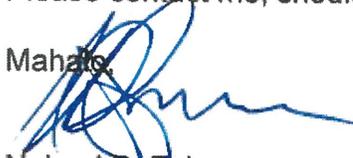
Subject: County of Hawaii, Letter of Support

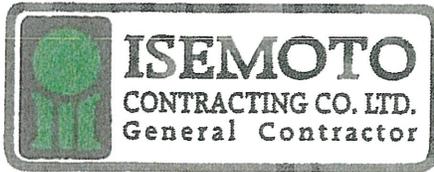
Aloha Ms. Masagatani,

The County of Hawaii (COH) is pleased to provide this letter of support on behalf of our project contractor Isemoto Construction Co. Ltd. (ICC). As you are probably aware ICC has a contract with the COH to complete the West Hawaii Civic Center Office of the Prosecuting Attorney (PAOB) project and their ability to utilize the adjacent DHHL parcel as a lay-down, material storage site is of immense benefit to the adjacent community. For one thing, it'll help minimize construction vehicle materials delivery traffic on our roadways (associated with having a separate lay-down off-site storage) and the increased efficiency will no doubt help with meeting our expedited project completion schedule. Lastly once completed, the PAOB project new location would be much more convenient for the major Kona community and strategically located to the soon to be completed State Judiciary Courthouse.

Please contact me, should you have any other questions.

Mahalo,


Nolane P. Eskaran
Project Coordinator
County of Hawaii, Department of Public Works
Building Division
Phone: (808) 961-8468



Contractor's License No. ABC1036

MAIN OFFICE: 648 PIILANI STREET, P.O. BOX 4669, HILO, HAWAII 96720
PHONE (808) 935-7194 FAX (808) 961-6417
 KONA BRANCH: 74-5039B QUEEN KAAHUMANU HWY., P.O. BOX 9169, KAILUA-KONA, HI 96740
PHONE (808) 329-8051 FAX (808) 329-3261

ESTABLISHED 1926

An Equal Opportunity Employer

February 15, 2019

MARK K YIM
LAND AGENT, LAND MANAGEMENT DIVISION
DEPARTMENT OF HAWAIIAN HOME LANDS

Dear Mr. Yim,

Thank you for having taken the time to research our situation thus far. As discussed, Isemoto Contracting Co., Ltd. is requesting permission for the usage of a portion of the unimproved Hawaiian Homes parcel makai of the Kealakehe Parkway driveway into the West Hawaii Civic Center. I have attached a diagram of the area of 25,000 sf +/-, for which we are requesting usage from May 2018 – May 2019.

The purpose of our request is to acquire a convenient temporary laydown area strictly for material storage and staging related to the construction of the West Hawaii Prosecutor's Office, which will be directly across the same driveway. There will be no equipment storage in this area, to minimize the risk of any soil contamination. Equipment would need to go in and out to deliver and retrieve materials.

We are willing to negotiate a reasonable rental cost or other arrangements to compensate the Dept. of Hawaiian Home Lands for the use of the property. We would like to propose as a fair cost for this site \$300 per month, applicable retroactively. An insurance certificate naming DHHL can be provided.

We will guarantee to leave the premises in as good or better condition than original, when we finally vacate,

Thank you for your consideration,

Very Truly Yours,
Isemoto Contracting Co., Ltd.

A handwritten signature in blue ink, appearing to read "Dwayne Tawata", is written over a light blue circular stamp.

Dwayne Tawata
Project Manager

EXHIBIT "B"

DAVID Y. IGE
GOVERNOR
STATE OF HAWAII



JOBIE M. K. MASAGATANI
CHAIRMAN
HAWAIIAN HOMES COMMISSION

JOSH GREEN
LT GOVERNOR
STATE OF HAWAII

WILLIAM J. AILA, JR.
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

P. O. BOX 1879
HONOLULU, HAWAII 96805

March 7, 2019

Mr. Dwayne Tawata, Project Manager
Isemoto Contracting Company, Limited
648 Piilani Street
Hilo, Hawaii 96720

Dear Mr. Tawata:

Subject: Request to Use Hawaiian Home Lands
TMK:(3)7-4-020:003 (por.); Kealakehe-Laiopua, N. Kona, Island of
Hawaii

After review of the February 15, 2019 land use proposal you submitted on behalf of Isemoto Contracting Company, Ltd., the Department of Hawaiian Home Lands (DHHL) Land Management Division is moving forward with taking the initial steps to reach a preliminary month-to-month agreement for the proposed use of approximately 25,000 square feet (0.57 acres) of Hawaiian Home Lands, delineated more specifically by the yellow highlighted area on the enclosed map.

Prior to seeking the approval of your request from the Hawaiian Homes Commission, a preliminary agreement on the terms and conditions for allowing your use would need to be reached. In this regard, we propose the following:

1. The Premises shall strictly be used by the Isemoto Contracting Company, Ltd., for construction purposes only, such as temporary staging and to support the construction work that will be done on the adjacent parcel. **No sub-rental or other uses shall be permitted without the prior written consent of DHHL;**
2. Monthly rent for the Premises shall be THREE HUNDRED AND NO/100 DOLLARS (\$300.00) (\$3,600.00/per annum).
3. PERMITEE shall be required to pay a non-refundable processing and documentation fee of \$175.00, retroactive monthly rental fee of \$2700.00 covering nine previous months of occupation (and place a security deposit equal to two months rent). Initially the security deposit shall be \$600.00;

EXHIBIT "C"

Mr. Dwayne Tawata
March 7, 2019
Page 2 of 4

4. PERMITEE is expressly prohibited from using the premises for the storage, sorting and sale of materials such as fill soil or rock, manure, rubble, junk, waste, scrap, discarded or salvage items including machinery, automobiles, automobile parts, tires, wheels, batteries, equipment, flammables and contaminants of every description whatsoever;
5. PERMITEE shall provide proof of a commercial general liability insurance policy of no less than \$2,000,000.00 for each occurrence, naming the DHHL as additional insured;
6. PERMITEE shall comply with all applicable governmental laws, rules, regulations, and procedures relating to the operation and activities under this permit. Upon termination of this Permit, PERMITEE shall be responsible for environmental testing and subsequent clean-up of any contamination or hazardous materials found on the site that may have been caused by PERMITEE'S use;
7. PERMITEE agrees to rent the Premises in "as is" condition and shall maintain the Premises in a neat and clean condition, including trimming overgrown vegetation and disposing of trash on a regular basis. No new construction shall be allowed without prior approval of PERMITOR. No major alteration or addition of any kind shall be made to the Premises unless plans are first submitted and approved by PERMITOR;
8. All hazardous and/or toxic materials, including trucks and equipment containing hazardous and/toxic materials, that could cause contamination of the soil or ground water must be stored on impermeable surface, such as concrete or asphalt pavement. Such surface must be maintained in good repair and approved by PERMITOR prior to PERMITEE occupying the Premises. Major equipment repair or servicing shall not be allowed;
9. PERMITEE shall take reasonable measures in preventing any hazardous materials from leaching on the Premises. Proper storage of any oil or gasoline is required;
10. PERMITEE is aware that there are no existing utility services to the Premises. PERMITEE agrees to pay for all the costs of establishing utility services to the property and pay for all consumption of utilities on the Premises, should PERMITEE'S use require such utility services;
11. PERMITEE shall be solely responsible for the security of all items stored on the Premises. PERMITEE shall be allowed to install a security fencing, however, if PERMITEE intends to install other types of security systems, PERMITEE must first request and obtain PERMITOR'S written approval;

Mr. Dwayne Tawata
March 7, 2019
Page 3 of 4

12. No residential use shall be permitted, including temporary overnight camping. However, PERMITEE shall be allowed to provide a shelter for security personnel, if such persons are hired for security purposes;
13. PERMITEE shall be allowed to fence the Premises and place temporary structures on the property provided said structures are used as an office, storage space or a work area. DHHL reserves the right to limit the number of structures or require removal if the structures that are not maintained in good condition. No new construction shall be allowed without prior DHHL approval. No major alteration or addition of any kind shall be made to the Premises unless plans are first submitted and approved by DHHL;
14. Prior to vacating the Premises, PERMITEE shall remove, at PERMITEE'S expense, all of the PERMITEE'S equipment, constructed improvements, trash, goods and materials and restore the area to a condition as good as or better than that which existed prior to PERMITEE'S use. PERMITEE shall also notify PERMITOR to do a site inspection when PERMITEE has completed removal;
15. Other standard terms and conditions of similar permits issued by DHHL, such as liability insurance, site maintenance, and real property tax payments;
16. The ROE agreement shall be subject to the review and approval of the Department of the Attorney General; and
17. Other terms and conditions deemed prudent by the the Hawaiian Homes Commission may be added, and/or amended.

If the terms and conditions contained herein are acceptable, please sign, date and return a copy of this letter together with your non-refundable processing and documentation fees of \$175.00. You may also submit your payment for the security deposit in the total amount of \$600.00 (an amount equal to two (2)-month's rent) and your first month's rent of \$300.00 along with your certificate of liability insurance to expedite the permit issuance process for the use of the premises.

Although your return of the signed letter is not binding on either party, it will be used as a basis for drafting a request that would be submitted and presented to the Hawaiian Homes Commission for final review and approval.

EXHIBIT "C"

Mr. Dwayne Tawata
March 7, 2019
Page 4 of 4

Should you have any questions or need further clarification, you can contact Land Agent Mark Yim at 808.620.9453 or email mark.k.yim@hawaii.gov.

Aloha,



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

Enc.

AGREED AND ACCEPTED:

ISEMOTO CONTRACTING COMPANY, LIMITED

By



Dwayne Tawata
Its Project Manager

Date

3/8/19

EXHIBIT "C"

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 18-19, 2019

To: Chairman and Members, Hawaiian Homes Commission

Through: Peter "Kahana" Albinio, Jr., Acting Administrator
Land Management Division *YAK*
Andrew Choy, Acting Program Manager *AC*
Planning Office

From: Shelly Carreira, Land Agent *sc*
Land Management Division
Nancy McPherson, Planner *nm*
Planning Office

Subject: For Information Only - Amendment to License Easement No. 484, Board of Water Supply, City & County of Honolulu, Kalawahine Streamside Subdivision, Oahu
TMKS: (1) 2-4-043:090 (por.)

APPLICANT:

Board of Water Supply, City and County of Honolulu "BWS"

RECOMMENDED MOTION/ACTION:

None; For Information Only

LOCATION:

Various parcels of Hawaiian home lands situated in Kalawahine Streamside Subdivision, Island of Oahu, identified as TMKS: (1) 2-4-042:047, 051 (por.), 052 (por.), 2-4-043:089 (por.), 090 (por.), encompassing approximately 12,965 sq. ft. (0.298 acre) and further described as proposed Easement 1, Easement B, and Easement C in the attached Exhibit "A".

AREA:

Kalawahine Streamside Subdivision, Oahu

DISCUSSION

The BWS is seeking an amendment to its existing license no. 484. The existing license consist of approximately 3,138 square feet and further described as Easement "A-4" in Exhibit "B". The amendment would add approximately 12,965 square feet (0.298 acre). The total amended land area consists of approximately 16,103 sq. ft. (0.370 acre) of Hawaiian home lands.

Proposed Easements – 1, B & C

Easement/TMK	Square Feet	Purpose
Easement “1” Portion of TMK 2-4-043:089	6,810	Installing wall anchors within Haalelea Place to stabilize the retaining wall that BWS plans to construct on their property boundary adjacent to Hawaiian home lands.
Easement “B” Portion of TMKS 2-4-042:047,051,052	4,430	Accommodate 24” waterline connecting the new reservoir to the existing waterline within Anianiku Street.
Easement “C” Portion of TMK 2-4-043:090	1,725	Expand the existing access easement “A-4”.

The proposed Easement “1” is for the purpose of installing rock anchors underground within Haalelea Place for stabilizing the proposed retaining wall. The retaining wall anchors would be embedded in basalt rock. The design is based on a geotechnical study and investigative borings and a geotechnical engineer would be on-site during construction to verify the soil profile and depth of the basalt rock are consistent with the findings of their geotechnical investigation report. DHHL will require close monitoring of the structural integrity of the improvements on each adjacent lot during the construction period to determine if any damages are occurring. We are looking further into requiring that BWS indemnify DHHL and affected lessees from any and all damages to adjacent improvements. The installation of the retaining wall adjacent to Haalelea Place may mitigate potential erosion at the existing slope.

The proposed Easement “B” is to accommodate placement of a 24” waterline through two unencumbered Hawaiian home land parcels (flag lots) along Kanaha Stream, and under a roadway easement parcel that is parallel to two homestead parcels and connects to Anianiku Street. The Kalawahine Reservoir Final Environmental Assessment and the Papakolea Regional Plan show the 24” waterline in an alignment that runs along Roosevelt High School. This alignment was rejected due to hilly and rocky terrain. As submitted by BWS consultant, the attached Kanaha Stream crossing study was conducted to evaluate the best location to cross Kanaha Stream (Exhibit “C”). The following options were evaluated:

- Option 1 – constraints due to difficulty constructing an open-cut installation among the boulders and into the basalt stratum along almost the entire length of the streambed.
- Option 2 – would require cutting into a slope along the edge of various properties which front Anianiku Street and may jeopardize the stability of the existing slope and home.
- Option 3 (preferred option) – this alignment would have an open-cut installation in the streambed and require an easement through two unencumbered lots and an existing roadway easement.

Option 3 is the preferred option and further identified as proposed Easement “B” in the attached Exhibit “A”. According to BWS, the 24” waterline will be fully jacketed in reinforced concrete from the reservoir to Anianiku Street, which is the same level of protection used for freeway crossings and the risk of a waterline leak is low. In addition, water pressure is projected to be low in this location because it is closer to the start of the waterline system.

The proposed Easement “C” runs parallel to the existing Easement “A-4” and serves to expand this entry point and pathway.

The proposed easements do provide benefits to DHHL and its beneficiaries and will also benefit the community as a whole by improving water system performance and reliability in meeting domestic fire protection needs as well as greater flexibility of the system in emergency situations. Increased storage capacity also provides the system with resilience in adapting to impacts from climate change, such as extended droughts.

BACKGROUND

At its meeting of August 28, 2001, the Hawaiian Homes Commission granted approval to issue a perpetual, non-benefit, non-exclusive license easement to the Board of Water Supply, City and County of Honolulu for the use of Hawaiian home lands. The license easement covers approximately 3,138 square feet on a portion of Tax Map Key No. (1) 2-4-43-90 and further shown in (Exhibit "B"). The purpose of license easement no. 484 is to provide BWS with access to its abutting property, where BWS has planned to construct its Kalawahine 180' reservoir. The license easement also resolved an encroachment that occurred when DHHL's Kalawahine Streamside drainage improvements were partially constructed on lands under the Board of Water Supply (BWS).

Prior to the development of DHHL's Kalawahine Streamside project, BWS had control and management of a 6-acre parcel in Kalawahine valley granted to it by way of Governor's Executive Order No. 1529. Upon request from DHHL, BWS transferred 4.5 acres of the 6-acre parcel so DHHL could proceed with its Kalawahine development plans. BWS transferred the land with the understanding that BWS may construct water facilities in the future. The sales contracts for all 87 homes within Kalawahine Streamside included a disclosure of the BWS site and its possible uses.

PLANNING SYSTEM

CHARACTER OF USE:

Existing Use: Unencumbered landlocked parcels and an access and utility parcel within an existing residential homestead subdivision.

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:

BWS' plans have been evaluated for environmental impacts by a number of environmental review and planning documents: a Final Environmental Assessment (EA) and Finding of No Significant Impact (FONSI) in October 2002, the BWS 2016 Water Master Plan, and the BWS's Honolulu 180 Regional Reservoir Site Location Study in 2000. In addition, the request can be exempted from preparation of an EA based on DHHL's approved Exemption List.

CONSISTENCY WITH DHHL PLANS, POLICIES AND PROGRAMS

The recommended disposition is consistent with the following plans, policies, and programs:

- 1) DHHL General Plan (2002) goals and objectives:

Land Use Planning

Goals:

- Encourage a balanced pattern of contiguous growth into urban and rural growth centers.

Objectives:

- Direct urban growth to priority development areas based on infrastructure availability, feasible site conditions, beneficiary preferences and job opportunities.
- Develop improved relationships with the Counties to ensure reliable and adequate delivery of services to homesteaders.

Water Resources

Goals:

- Provide access to quality water in the most cost-effective and efficient manner.
- Ensure the availability of sufficient water to carry out Hawaiian Home Lands' mission.

Objectives:

- Establish water partnership arrangements.
- Implement State water use plans, rules and permits to ensure access to water resources for current and future uses on Hawaiian home lands.

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:

- Enforce governmental health and safety standards and protect life and property from the effects of natural hazards and disaster on Hawaiian home lands.

2) Oahu Island Plan (July 2014)

- Land Use Designation: Conservation and Existing Residential Homestead, Figure 6-3, Honolulu Ahupuaa Land Use Designations

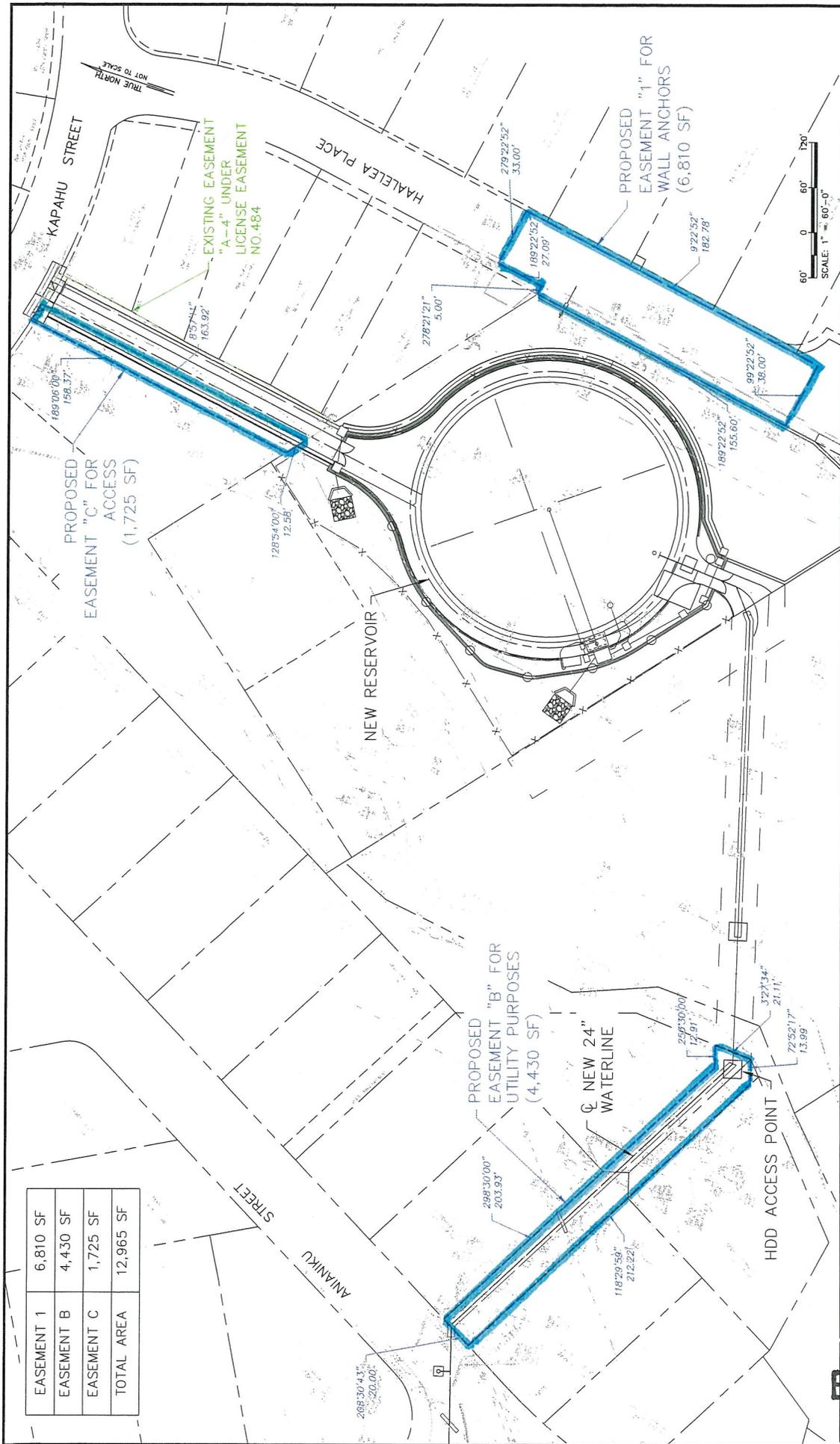
3) Papakolea Regional Plan (December 2009)

- Successful Partnerships – 2. Infrastructure Partnerships: DHHL has partnered with county governments and utility providers on infrastructure improvements that benefit the entire community. DHHL has participated in water system development with the counties by providing funding, land easements, and access to federal and state programs... DHHL has also provided numerous easements over its lands to electrical, water, telephone, and cable companies to service both homestead areas and the general public.
- Infrastructure – Water: The Honolulu Board of Water Supply (BWS) is responsible for the management, control and operation of Oahu's municipal water system that serves the entire Primary Urban Center Development Plan area. The BWS system is an integrated, island-wide system with interconnections between water sources and service areas. Water is exported from areas of available supply to areas of municipal demand. The East and Central sections of the Primary Urban Center (PUC) overlie the Honolulu aquifer... The Primary Urban center supports 48% of the island of Oahu's resident population.
- Kalawahine 180' Reservoir: The City and County of Honolulu Board of Water Supply (BWS) proposes to alleviate the existing potable water storage deficit in the Metro Low West (180') potable water system service area (below the 180' elevation from Salt Lake to Diamond Head in Honolulu). The deficit reported in 2002 for water storage is 55 million gallons (MG) as reported in the Honolulu 180' Regional Reservoir Site Location Study. Additional 2.0 MG storage would improve water system performance and reliability in

meeting domestic fire protection needs as well as provide greater flexibility of the water system in emergency situations.

NEXT STEPS

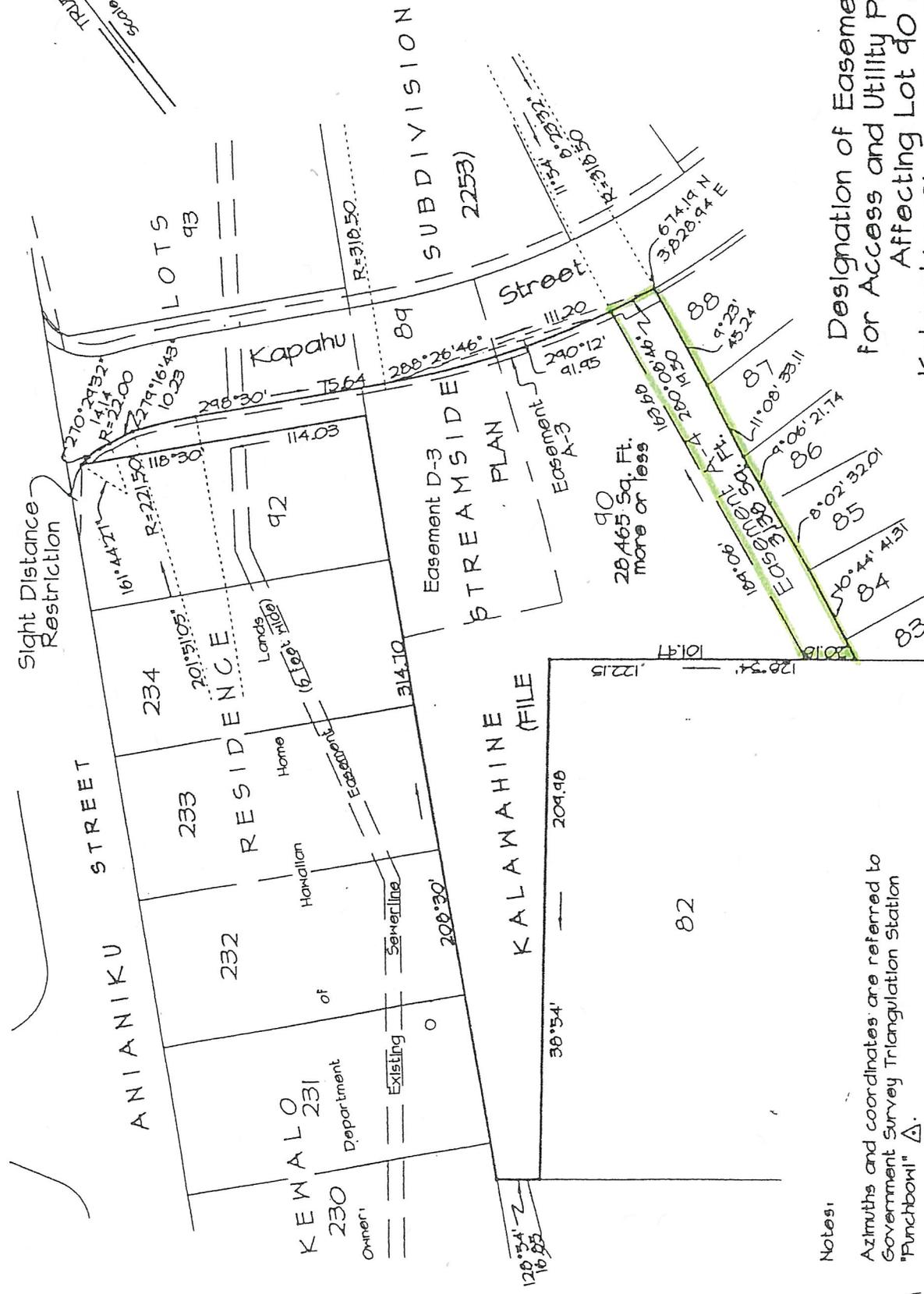
- Informational meeting to the impacted community – late April or early May 2019
- Return to the Hawaiian Homes Commission for action on the requested amendment – June 17-18, 2019



EASEMENT 1	6,810 SF
EASEMENT B	4,430 SF
EASEMENT C	1,725 SF
TOTAL AREA	12,965 SF

**KALAWAHINE 180' RESERVOIR
PROPOSED DHL EASEMENTS - 1, B & C**

Scale 1 inch = 60 feet
TRUE NORTH



Notes:

Azimuths and coordinates are referred to Government Survey Triangulation Station "Punchbowl" Δ .

Easement A-4 is for Access and Utility Purposes Affecting Lot 91 and in Favor of the Kalawahine Streamside Association.

Designation of Easement A-4
For Access and Utility Purposes
Affecting Lot 90 of
Kalawahine Streamside Subdivision
(File Plan 2253)

At Kalawahine, Honolulu, Oahu, Hawaii
Tax Map Key: 2-4-43; 90 (1st Division)

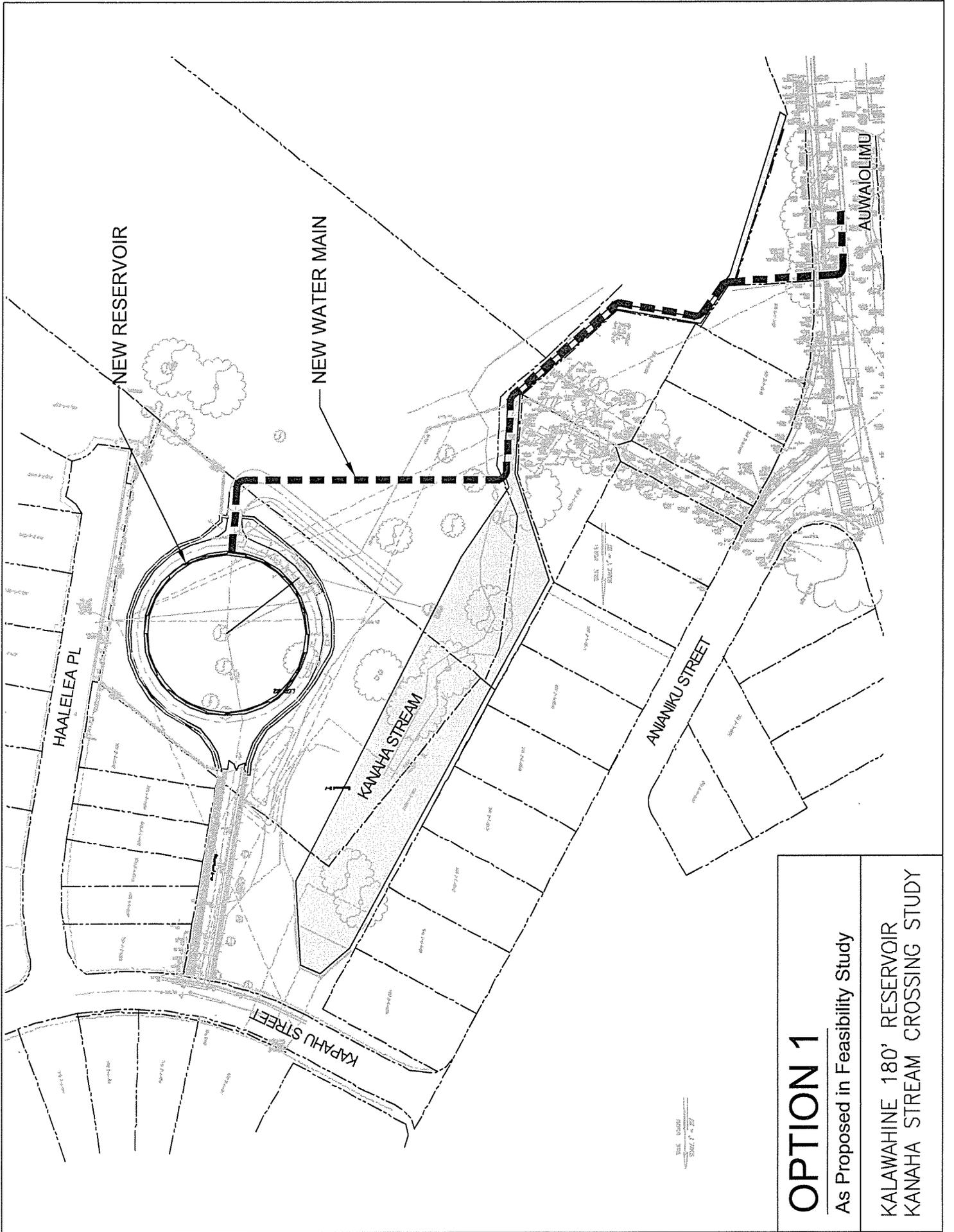
EXHIBIT "B"
ITEM NO. F-2

Kalawahine 180' Reservoir
Kanaha Stream Crossing Study

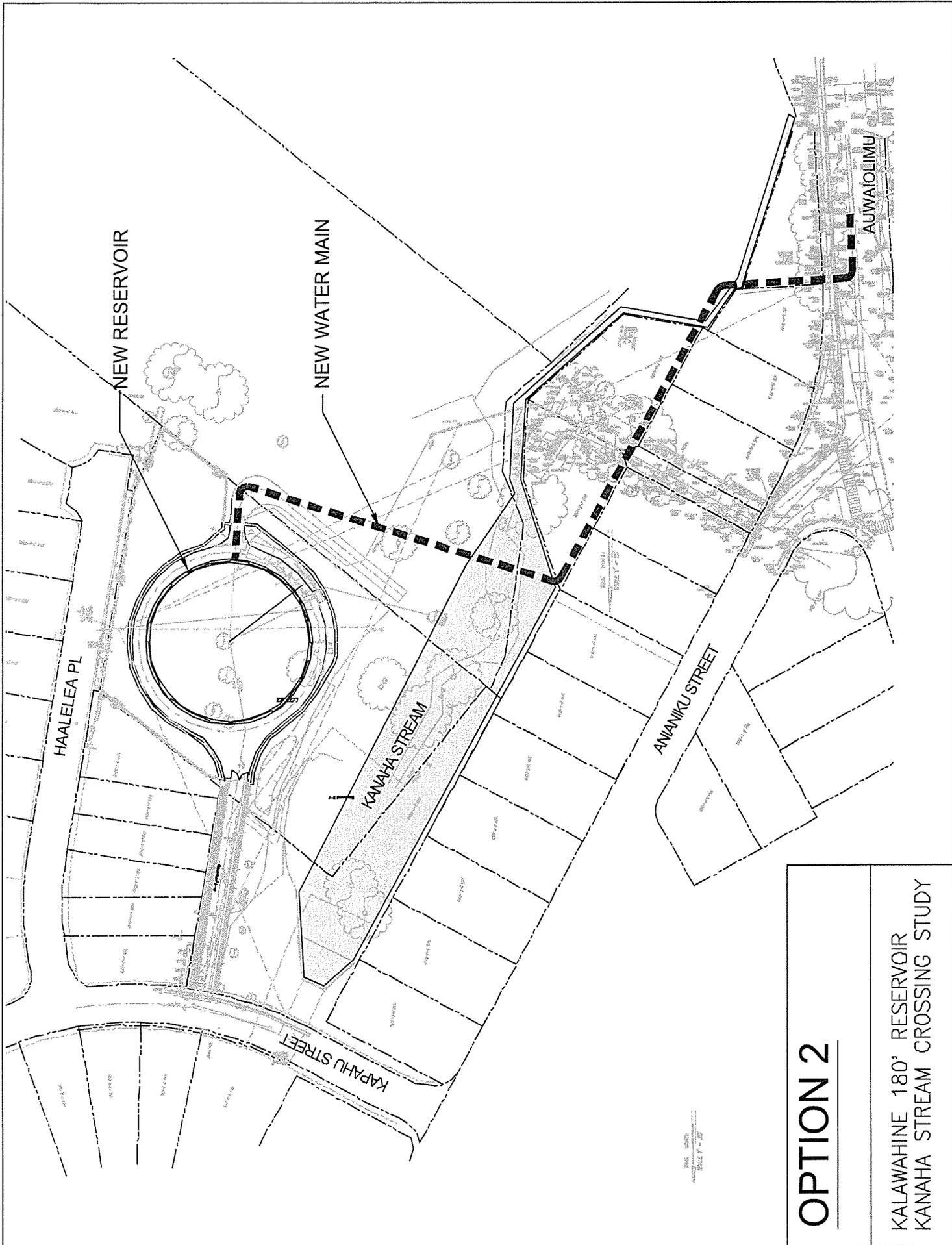
Kanaha Stream is an intermittent stream and is dry except during periods of regular rainfall. The portion of the stream affected by the reservoir contains an 8' by 20' box culvert and associated ponding basin. The stream area is vegetated with a mixture of grass, shrubs and trees. The stream becomes narrow as it approaches Roosevelt High School's property and becomes a channel with CRM walls and a streambed of exposed rocks and boulders. This is consistent with geotechnical investigation which shows upper soil layers of silty clay with numerous boulders and a solid basalt stratum below.

In accordance with the Feasibility Report, alignment Option 1 was developed and is shown in attachments. A site visit by the project team revealed the extreme difficulty in constructing an open-cut installation among the boulders and into the basalt stratum along almost the entire length of streambed following the Anianiku Street property line. We moved to studying alignment Option 2 as shown in attachments. This would have an easier stream crossing but would require cutting into a slope along the edge of various properties which front Anianiku Street. In two instances this may jeopardize the stability of the existing slope and home. In addition easements through two vacant lots would be required. Thus, we moved on to alignment Option 3 as shown in attachments. This alignment would have an open-cut installation in the streambed and require an easement through one vacant lot. An alignment through Roosevelt High School was looked at in the Feasibility Report but was rejected due to the hilly terrain.

We recommend Option 3, since it would have the least cost impact and only require one easement. We need concurrence by BWS Land Division for the possibility of an easement through the vacant lot owned by State of Hawaii, Department of Hawaiian Home Lands.



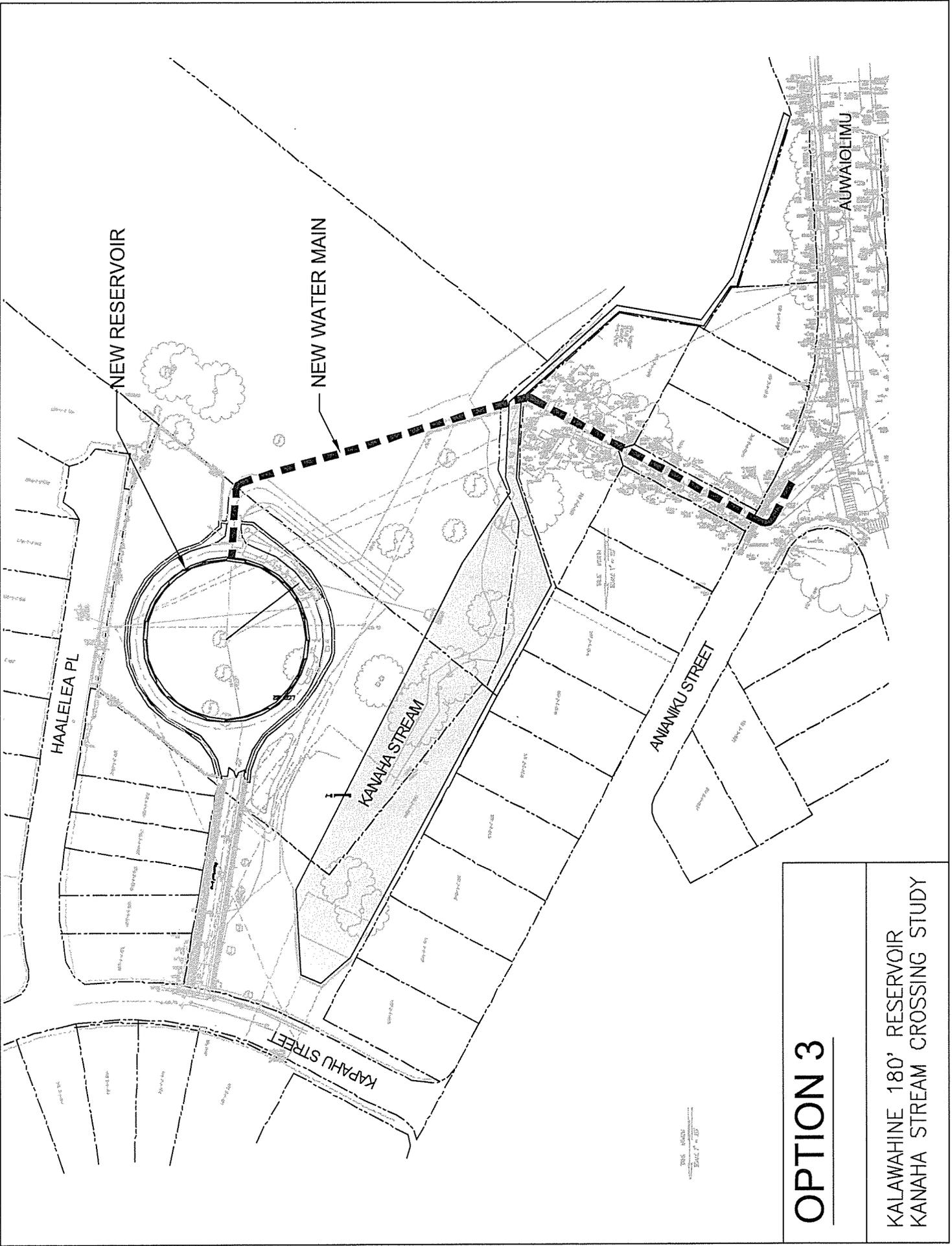
OPTION 1
 As Proposed in Feasibility Study
 KALAWAHINE 180' RESERVOIR
 KANAHA STREAM CROSSING STUDY



THIS DRAWING
 SHALL BE USED

OPTION 2

KALAWAHINE 180' RESERVOIR
 KANAHA STREAM CROSSING STUDY



THIS SHEET
 IS PART OF A SET

OPTION 3
 KALAWAHINE 180' RESERVOIR
 KANAHA STREAM CROSSING STUDY

DEPARTMENT OF HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION

March 18 & 19, 2019

Kapolei, Oahu

G-ITEMS
PLANNING PROGRAM DIVISION

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

March 18-19, 2019

To: Chairman and Members, Hawaiian Homes Commission

Thru: Andrew H. Choy, Acting Planning Program Manager *AC*

From: Lehua Kinilau-Cano, Legislative Analyst *Lehua Kinilau-Cano*

Subject: Waimanalo, Oahu Regional Update to the Hawaiian
Homes Commission

Recommended Action

For information only. No action required.

Background

Planning Office will be providing the Hawaiian Homes Commission (HHC) with updates of the respective DHHL geographic region in which the HHC conducts its monthly community meeting. The purpose of the monthly update is to provide the HHC with information related to DHHL plans, programs, and projects previously adopted by the HHC that are specific to that particular geographic region. A status report of DHHL's progress in implementing these initiatives is also included for the HHC's consideration.

For March 2019, Planning Office will be providing an update to the HHC for Waimanalo, Oahu.

Discussion

EXISTING PLANS & IMPLEMENTATION STATUS

Oahu Island Plan Policies Related to Waimanalo

The purpose of each DHHL Island Plan is to (1) assign land use designations for land holdings on each island, (2) establish land use goals and objectives of the General Plan specific to each island, and (3) identify island-wide needs, opportunities, and priorities. The Oahu Island Plan was adopted by the HHC in July 2014. For Waimanalo, the

plan identifies the following land use designations (see map, Exhibit A) and acreage amounts in Table 1 below.

Table 1

Waimanalo, Oahu Land Use Designation	Acres	Percent of LUD on O'ahu
Residential Homestead	210	13%
Subsistence Agriculture	15	7%
Industrial	35	5%
General Agriculture	100	11%
Community Use	120	39%
Conservation	1,430	55%
Total Acres	1,910	28%

Oahu Island Plan Implementation Status

Since its recent adoption in July 2014, no suggested land use amendments or updates to the Waimanalo region are being considered at this time in the Oahu Island Plan.

In Waimanalo, DHHL has been in the process of acquiring a 50-acre parcel commonly known as "Wong Farm" from the Department of Land and Natural Resources. DHHL submitted a sub-division application to the City and County of Honolulu Department of Planning and Permitting for the purposes of conveyance. Once conveyance occurs, DHHL plans to develop additional homestead opportunities for its Oahu Island waitlist applicants.

The Waikupanaha parcel (also commonly referred to as the "Char" property) (TMK 4-1-008:095) has returned to DHHL's inventory. Per the Oahu Island Plan, the parcel is designated for subsistence agricultural homesteading. The Land Development Division and Planning Office has been working on a homestead lot layout plan and environmental assessment for the property with the eventual goal of awarding subsistence agriculture homestead awards.

Waimanalo Regional Plan

The Waimanalo Regional Plan was first adopted by the HHC in August 2008 and subsequently updated in November 2011. Outreach with Waimanalo beneficiaries through the planning process identified the following priority projects:

- (1) Emergency Evacuation Plan
- (2) Hawaiian Cultural Learning Center
- (3) Honolulu Police Department Satellite Office
- (4) Develop Affordable & Obtainable Homestead Alternatives
in Waimanalo
- (5) Waimanalo Business Park (Industrial / Technology)

Waimanalo Regional Plan Implementation Status

Table 2 below identifies the "project champion" as well as summarizes the status of each regional plan priority project.

Table 2: PRIORITY PROJECT	PROJECT CHAMPION	STATUS
Emergency Evacuation Plan	Hawaii Hazards Awareness and Resilience Program (HHARP)	In-Progress. HHARP, a program of the state Civil Defense Department, was created to help communities prepare to be self-reliant during and after natural hazard events. Waimanalo is one of the recognized communities that completed HHARP.
Hawaiian Cultural Learning Center	Halau Na Pualei O Likolehua	Not Started. DHHL completed a rock fall mitigation feasibility study in 2016 for the same site in which the halau requested long-term use of. Rock fall mitigation measures suggested in the study are exceedingly expensive (\$30M plus) making homestead use of the site not financially viable at this time. Any party proposing a non-homestead use for the site would need to cover cost of rock fall mitigation.
Honolulu Police Department Satellite Office	State Rep. Chris Lee & HPD	Not Started. Funding for the project did not materialize. Need to re-engage project champions to see if project is still a priority.
Support & Develop Affordable & Obtainable Homestead Alternatives in Waimanalo	DHHL	In-Progress. This issue is a state-wide issue among DHHL beneficiaries. DHHL has been analyzing various affordable housing alternatives, including rentals as well as providing financial literacy services via its HALE program.
Waimanalo Business Park (Industrial/Technology)	Waimanalo Hawaiian Homestead Association (WHHA)	In-Progress. WHHA completed construction of its Community Technology and Education Center (CTEC) and obtained a Certificate of Occupancy for the building.

DHHL Water Policy Plan Implementation Status

In Windward Oahu, DHHL has an existing water reservation of 0.124 mgd for its foreseeable future needs. The Honolulu BWS is providing DHHL Waimanalo homestead residents with water on its system.

Recommendation

For information only. No action required.

O'AHU ISLAND PLAN
DEPARTMENT OF HAWAIIAN HOME LANDS

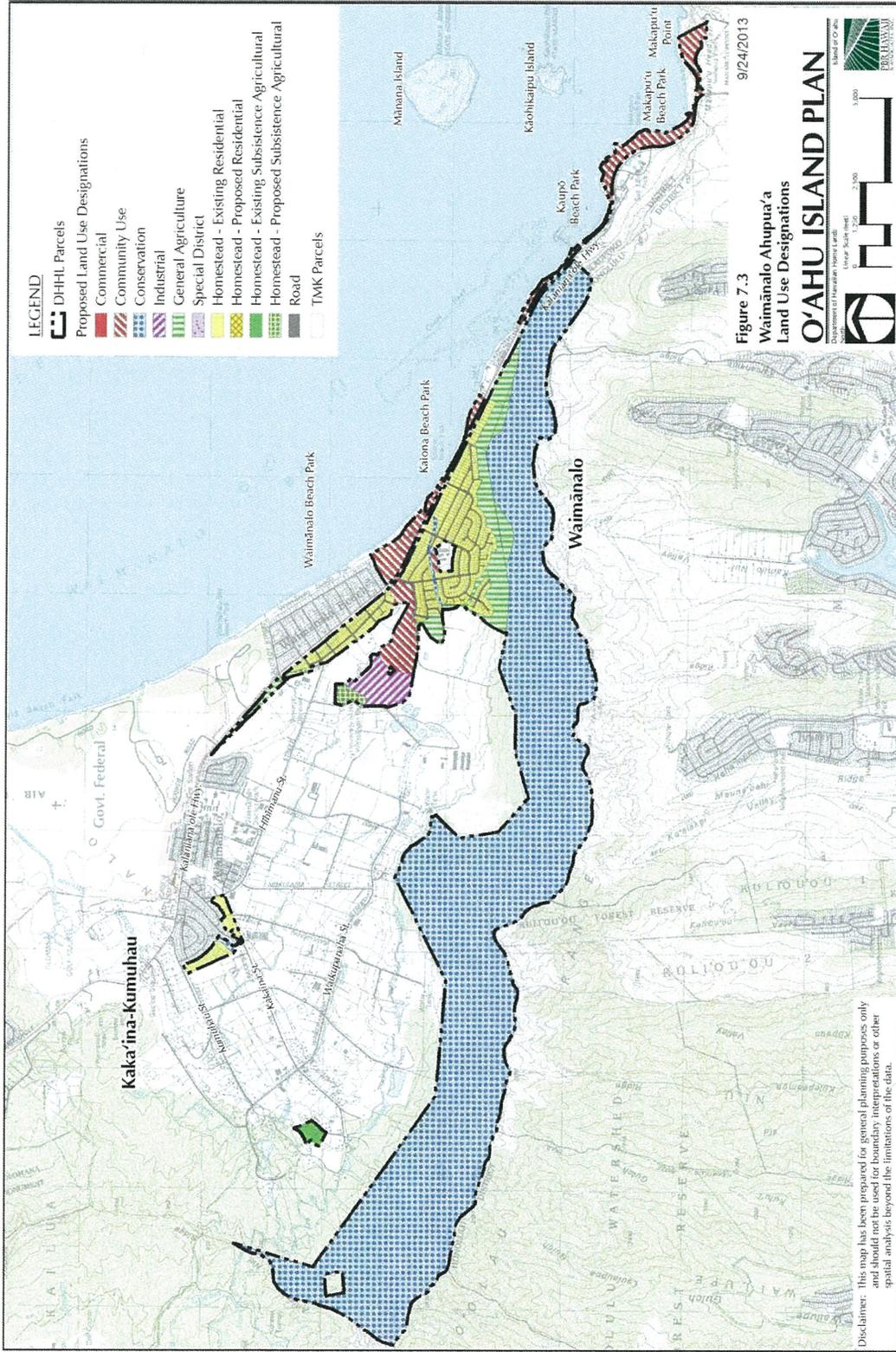


Figure 7-3 Waimānalo Ahupua'a Land Use Designations

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

March 18-19, 2019

To: Chairman and Members, Hawaiian Homes Commission

From: Andrew H. Choy, Acting Planning Program Manager *AC*

Subject: Draft Environmental Assessment (DEA) and Anticipated Finding of No Significant Impact (AFONSI) for Waikupanaha Agricultural Lots, Waimānalo, Ko'olaupoko, O'ahu, TMK (1) 4-1-008: 002 (por.), 093, 094, 095 and 096

Recommended Action

For information only. No action required.

Purpose

The purpose of this informational briefing is to update the HHC on the status of the DEA for the Waikupanaha Agricultural Lots (hereafter "The Project") and provide the HHC an opportunity to comment. The Draft EA will be published in the Office of Environmental Quality Control's Environmental Notice Bulletin by summer 2019. A working draft is included as Exhibit A.

Background

DHHL has observed that the utilization of large agricultural lots awarded to beneficiaries has been inefficient as many lessees have been unable to conduct agricultural operations at a commercial scale. The input that DHHL received from agricultural applicants, current farmers utilizing DHHL land, and the University of Hawaii College of Tropical Agriculture and Human Resources (CTAHR) agricultural extension agents suggests that one-acre lots are sufficient to support subsistence agriculture. In 2017, DHHL updated its Administrative Rules (Chapters 10-3-24 and 10-3-26, Hawai'i Administrative Rules) to allow for Subsistence Agricultural Homestead (SAH) lots of not more than three acres in size. The rules specify that lessees are required to, within three years: (1) reside and cultivate subsistence agriculture on their lots, or (2)

actively cultivate food crops or raise small livestock or both for subsistence agriculture purposes.

DHHL is proposing to consolidate and re-subdivide about 30 acres of its land in Waimānalo Ahupua'a, Ko'olaupoko District, O'ahu Island to create additional agriculture homesteading opportunities. Any areas determined to be unsuitable for development will not be awarded. The project site in Waimānalo is within a rural area that continues to support agricultural endeavors. Waikupanaha is the name of a *mauka* or upland stream that reportedly supported taro, banana trees, and white ginger. There are existing buildings and structures associated with observed agricultural and equestrian activities within DHHL's parcels. Field observations and available land use information suggests that the affected parcels have been altered by land-disturbing activities associated with agriculture, animal husbandry and a quarrying operation. Select areas within the project site appear to have solid waste concerns due to past usage.

DHHL surveyed its applicants in February 2019 and will be seeking additional feedback from applicants during the EA process. In summary, the preferred alternative consists of the following design elements and features:

- Lot size. The Project is expected to create no more than 30 lots suitable for award to beneficiaries and each lot will be approximately 0.5 to 0.75 acres in size.
- Utilities. New potable water infrastructure is proposed to be located along Waikupanaha Street and internal roadways. The Project proposes a new fire protection infrastructure system to comply with current County regulations. A new gravity sewer system is proposed to be located along Waikupanaha Street and internal roadways. The proposed new gravity system will allow for wastewater treatment and disposal at the County's Waimānalo Wastewater Treatment Plant (WWTP). New site drainage infrastructure including but not limited to drain inlets, manholes, culverts and infiltration basins is proposed to be located along internal roadways and some areas within the project site.
- Waikupanaha Street improvements. The Project provides the opportunity to address the inconsistent width and

alignment of Waikupanaha Street. New asphaltic concrete pavement and overhead utility lines may be included as part of the Project.

DEA Summary

A working draft version of the DEA is provided as Exhibit A. The following discussion summarizes the analysis of potential environmental impacts of the Project with regards to various resources within DHHL's parcels. The outreach effort for the cultural impact assessment (CIA) is underway and has not been completed. Additional investigations to assess Waikupanaha Street improvements are being conducted. The biological survey report, archaeological literature review and field inspection (LRFI) report, and Phase I Environmental Site Assessment (ESA) will be updated accordingly. A multi-modal transportation impact assessment will be conducted.

Solid Waste and Hazardous Materials

EnviroServices and Training Center, LLC (ETC) conducted site reconnaissance on October 4, 2018 as part of the Phase I ESA. ETC observed the presence of solid waste (e.g. rusted automotive parts, scrap metal, storage trailers, etc.) commonly associated with automotive activities within DHHL's parcels. ETC also learned through interviews that illegal dumping had occurred on DHHL's land via an unauthorized sub-lease for many years. The project site therefore contains areas that were reportedly utilized to dispose of construction and/or demolition debris (e.g. aggregate, roofing materials, concrete with rebar, etc.). As a result of the Project, the recognized environmental conditions from past usage are expected to be ameliorated by appropriate actions including but not limited to the proper removal and disposal of solid waste.

Natural Resources

A biological survey conducted on October 4, 2018 identified no protected resources (e.g., streams, wetlands, federally delineated critical habitat, and federal or State of Hawai'i endangered species) within DHHL's parcels. Hawaiian short-eared owls (*Asio flammeus sandwichensis* or pueo) may forage in the area, Hawaiian hoary bats (*Lasirus cinereus semotus* or 'ōpe'ape'a) may roost in tall tree species, and seabirds including the Hawaiian petrel

(*Pterodroma sandwichensis* or 'ua'u) and Newell's shearwater (*Puffinus auricularis newelli* or 'a'o) may fly over the area. There is woody vegetation taller than 15 feet within DHHL's parcels, such as ironwood (*Casuarina equisetifolia*), gunpowder tree (*Trema orientalis*) and koa haole (*Leucaena leucocephala*) that could provide suitable roosting areas for Hawaiian hoary bats.

Several measures were identified in the EA that would avoid or minimize adverse impacts to Hawaiian hoary bats, Hawaiian short-eared owls, and protected seabirds that may frequent the project area. Woody vegetation taller than 15 feet that may serve as potential bat roosts should not be removed during the bat pupping season between June 1 and September 15. The use of barbed wire to top fence lines should be avoided since this may entangle flying bats. The removal of tall trees found to be utilized by bats may be addressed by replanting similar-sized trees. A survey for Hawaiian short-eared owl ground-nesting activity should be undertaken immediately prior to the start of grading in locations that are undeveloped and without regular human activity. If a nest is discovered, no activity that could disturb nesting may proceed and the Department of Land and Natural Resources must be notified. Potential impacts to seabirds, especially fledglings, will be avoided by performing the majority of construction work during daytime hours whereby night time work is avoided. Outdoor lighting should be dark sky compliant, properly shielded and directed towards the ground.

Historic and Cultural Resources

The project site does not contain and is located away from Waimānalo properties listed on the Federal or Hawai'i Register of Historic Places. A pedestrian inspection of DHHL's parcels was conducted on October 4, 2018 by Cultural Surveys Hawaii (CSH) to observe current land use, assess the potential for remnants of past land use, and document the general characteristics of the project area. There are no known archaeological and cultural resources that would be endangered by the Project. DHHL shall require its contractor to immediately halt construction activities and notify SHPD in Kapolei in the event any unanticipated sites or remains are encountered. The LRFI report was submitted to SHPD for review on February 7, 2019. DHHL has requested SHPD's concurrence with a determination of "no historic properties affected" pursuant to HAR §13-275-7.

CSH is conducting a cultural impact assessment (CIA) as part of the EA study and initiated its effort to contact and consult with Native Hawaiian Organizations, agencies, and community members including descendants of the area in November 2018. A group of kūpuna (elders) have shared their knowledge of Waimānalo with CSH. One of DHHL's current month-to-month right of entry permittees has endeavored since 1990 to support horse owners. Hawaiian traditions such as pa'u horsemanship, pa'u draping, lei making, hula, native Hawaiian plant knowledge and the history of pa'u are shared through activities hosted at the established equestrian facility on a portion of parcel 02 within the project site. DHHL appreciates the efforts by current permittees to preserve and promulgate cultural practices; however, surveyed applicants on the O'ahu agriculture waitlist have indicated during the O'ahu Island Plan process that their strong preference is to receive an agriculture award in Ko'olaupoko and Waimānalo in particular.

Infrastructure -- Traffic

The road network near the project site has no sidewalks, curb ramps, or crosswalks. The Project provides the opportunity to properly realign Waikupanaha Street within the County's right of way. Improvements to Waikupanaha Street may include new asphaltic concrete pavement and the relocation of utility poles with overhead lines. A multi-modal transportation impact assessment will be completed as recommended by the County's Department of Transportation Services. A traffic impact analysis report as recommended by the State of Hawai'i Department of Transportation will assess potential traffic impacts to Kalaniana'ole Highway. The anticipated low volume of traffic resulting from the Project would allow for pedestrian travel and bicycling along Waikupanaha Street.

Infrastructure - Water & Wastewater

Existing utility infrastructure is primarily located along Hihimanu Street, which is north of the project site. The nearest BWS fire hydrant is located along Hihimanu Street and approximately 1,400 linear feet from the project site. Underground lines along Hihimanu Street convey wastewater to the Waimānalo WWTP. There are no drainage

facilities along Waikupanaha Street that retain or direct stormwater runoff.

New underground lines installed along Waikupanaha Street and internal roadways may be necessary to connect the project site to existing potable water infrastructure along Hihimanu Street. The Project proposes a new fire protection infrastructure system to comply with current County regulations. DHHL will consider a separate, non-potable water system for irrigation and coordinate with the State of Hawai'i Department of Agriculture with regards to extending necessary infrastructure to the project site from the State's Waimānalo Irrigation System.

A new gravity sewer system is proposed to be located along Waikupanaha Street and internal roadways to convey wastewater from the project site to the existing municipal sewer system along Hihimanu Street. Wastewater from the Project will be conveyed via a gravity fed system to existing municipal treatment and disposal infrastructure.

New internal roadways for the Project will increase impervious areas, thereby increasing stormwater runoff. The anticipated impact will be offset by the development of an on-site stormwater mitigation/drainage systems to address the quality and quantity of stormwater leaving the site. The Project may also utilize new injection wells for storm water runoff that require DOH approval prior to the commencement of construction.

DHHL Planning System Consistency

DHHL's stated goal in its General Plan is 170 homestead awards per year or 3,400 homesteads over the next 20 years. A stated objective from DHHL's Strategic Plan for 2012 to 2017 is to implement agricultural homesteading opportunities. According to DHHL's O'ahu Island Plan, 12,956 applicants were awaiting awards on O'ahu as of February 2013: 9,639 beneficiaries had applied for residential leases and there were 3,317 applicants for agricultural leases. The O'ahu Island Plan identifies approximately 115 acres scattered within Wai'anae, Waiāhole, and Waimānalo as suitable for new Subsistence Agricultural Homestead (SAH) lots. In general, there is a high demand for homestead awards on O'ahu whereas DHHL's landholdings are insufficient at this time to accomplish the goal of placing waitlisted beneficiaries on homesteads.

The above-referenced plans were prepared before DHHL's administrative rules were updated in 2017 to allow for SAH lots of not more than three acres in size. The Project represents one of DHHL's new endeavors to award smaller lots for subsistence agriculture.

Based upon the preliminary analysis presented in the working draft version of the DEA, staff anticipates a finding of no significant impact for the Project. This determination is based upon the 13 criteria of significance that approving agencies must consider as specified in HAR 11-200-12.

(1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;

Discussion: The Project is not expected to endanger any natural or cultural resources. DHHL's lessees will be informed of the potential for native plants and animals, primarily birds, to inhabit and pass through the property. The proper protocol for managing important species will be developed with lessees. DHHL will ensure that its contractor stops work and contacts SHPD immediately if any unanticipated buried archaeological or cultural resources are encountered during construction.

(2) Curtails the range of beneficial uses of the environment;

Discussion: No beneficial uses of the environment will be curtailed as a result of the Project, which represents DHHL's commitment to enable native Hawaiians on the O'ahu Island Agricultural Waitlist to return to their lands. Completion of the Project ensures the beneficial use of DHHL-owned land that is in a strategic location for agricultural endeavors including subsistence agriculture.

(3) Conflicts with the State's long term environmental policies or goals and guidelines as expressed in Chapter 344, HRS; and any revisions thereof and amendments thereto, court decisions, or executive orders;

Discussion: The Project is not in conflict with the long-term environmental policies, goals, and guidelines of the State of Hawaii as discussed in Section 5.1 above.

(4) Substantially affects the economic or social welfare of the community or State;

Discussion: The Project does not substantially or negatively affect the economic or social welfare and cultural practices of the community or State. Short-term jobs for people in design and construction are expected to be created as a result of the Project. Completion of the subsistence agriculture homestead represents the commitment by DHHL to provide opportunities for native Hawaiian beneficiaries to supplement their incomes with agricultural products grown on their lots and to possibly reside.

(5) Substantially affects public health;

Discussion: Public health will not be adversely affected during the various construction phases of the Project. Short-term and temporary effects such as surface runoff, fugitive dust, noise, intermittent traffic, solid waste, and potential disruptions to utility services are expected to cease upon project completion. The implementation of construction BMPs will minimize temporary impacts. Completion of the Project would provide onsite infrastructure that is associated with the subsistence agriculture homestead.

(6) Involves substantial secondary impacts, such as population changes or effects on public facilities;

Discussion: No secondary impacts such as population shifts are anticipated from the completion of the subsistence agriculture homestead, which is expected to provide no more than 30 lots for award to beneficiaries. Utility demands for potable water, wastewater disposal, solid waste disposal and power will be coordinated with the State, City or service provider and are expected to be insignificant due to the size and scope of the Project.

(7) Involves a substantial degradation of environmental quality;

Discussion: The Project is not expected to degrade environmental quality. Environmental impacts that may occur during the various phases of construction will be mitigated through the implementation of construction BMPs, as appropriate. Appropriate mitigation measures have been identified so they may be implemented.

(8) Is individually limited but cumulatively has considerable effect on the environment, or involves a commitment for larger actions;

Discussion: The Project represents a long-term commitment by DHHL to enable native Hawaiians on the O'ahu Island Agricultural Waitlist to engage in subsistence agriculture on their lands. The subsistence agriculture homestead in Waimānalo does not commit DHHL or others to additional related actions.

(9) Substantially affects a rare, threatened or endangered species or its habitat;

Discussion: No species listed by the U.S. Fish and Wildlife Service or in the Endangered Species Act are expected to be significantly impacted by the Project. The project site does not contain habitat for proposed, candidate, or listed threatened or endangered species. DHHL will inform its lessees about the proper protocol for managing important species, primarily birds, that may inhabit and pass through the property.

10) Detrimentially affects air or water quality or ambient noise levels;

Discussion: Short-term impacts to air quality, water quality or ambient noise levels may occur during construction. No State or Federal air quality or water quality standards should be violated during or after construction. Environmental impacts will be mitigated through proper construction techniques and compliance with applicable DOH rules and regulations. The Project is not expected to negatively impact ambient air quality and background noise levels.

(11) Affects or is likely to suffer damage by being located in an environmentally sensitive area, such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters;

Discussion: The project site is not situated within an environmentally sensitive area and is not anticipated to affect such areas. Permanent site infrastructure installed as part of the Project will be designed to comply with

applicable regulatory standards that consider the health and safety of residents but are appropriate for a rural area. Drainage improvements will be designed to minimize the potential for localized flooding.

(12) Substantially affects scenic vistas and view planes identified in County or State plans or studies;

Discussion: The Project will not obstruct or affect scenic vistas and view planes in the project area. Landscaping by DHHL's lessees may further reduce the visual impact of the subsistence agriculture homestead in Waimānalo.

(13) Requires substantial energy consumption.

Discussion: The new agricultural activities and homes represent an insignificant increase in energy consumption since the Project will create no more than 30 lots for award to native Hawaiian beneficiaries.

Next-Steps

The following is a list of next-steps for the completion of the EA contract as well as the estimated timeline for Project completion.

- July 2019: DEA published OEQC Environmental Notice
- August 2019: 30-day public comment period
- Sept. 2019: Revise DEA per public comments received
- Oct. 2019: HHC Approve FEA and FONSI
- 2019-2020: Project Design and Contract Documents
- 2020: Project Bid and Contractor Selection
- 2020-2022: Construction & Opening

Recommendation

For information only. No action required.

**Draft Environmental Assessment for the
Proposed Waikupanaha Agricultural Lots
Project in Waimānalo Ahupua‘a,
Ko‘olaupoko District, O‘ahu Island, Hawai‘i**

Prepared For:

State of Hawai‘i
Department of Hawaiian Home Lands

Prepared By:



March 2019

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

March 18-19, 2019

To: Chairman and Members, Hawaiian Homes Commission
From: Andrew H. Choy, Acting Planning Program Manager 
Julie-Ann Cachola, Planner 
Subject: DHHL Beneficiary Consultation Policy

Recommended Action

For information only. No action required.

Purpose

The purpose of this informational submittal is to inform the Hawaiian Homes Commission (HHC) about the DHHL Beneficiary Consultation Policy that was adopted by the HHC in 2009 and to present subsequent updates to the Policy. This submittal will clarify when beneficiary consultation is required.

Background

The HHC recognizes that meaningful, timely, and informative beneficiary consultation is necessary for the successful formulation and implementation of its policies, programs, and projects. In 2009, the Commission adopted a Beneficiary Consultation Policy [Exhibit A]. The purpose of the Beneficiary Consultation Policy is to ensure that appropriate beneficiary consultation processes and activities are incorporated into DHHL's planning and decision-making.

Summary of the Policy

Beneficiary consultation is required for four types of proposals:

1. **Statewide Policy Issues** - These are proposals that could affect all beneficiaries. They involve

revisions to the HHCA, legislation, policies, and rules at the Federal, State, and County level that affect native Hawaiian rights. Examples of completed consultations on statewide policy issues include: Administrative Rule promulgation (2015-2018), and the DHHL Water Policy Plan (2013).

2. **Amendments to Land Use Designations** - These proposals involve a change from an existing Land Use Designation (which were adopted in the respective Island Plan) to another Land Use Designation. Amendments to Land Use Designations involve a comprehensive, consistent community-based planning process to ensure appropriate land uses. Examples of completed consultations: West Hawaii Land Use Amendments (2009); Anahaki-Moomomi, Molokai Special District Designation (2010), Waimea, Hawaii Island, Community-Use Designation (2015), Malama Park, Molokai Special District Designation (2018).
3. **Development Proposals** - These are land use development proposals from external entities that want to develop DHHL lands. These proposals require a long-term disposition of land. The development proposals could generate revenue for the Department and benefits for the homestead community. Consultations are held in the local area that would be most affected by the proposed development. Examples of completed consultations include: Renewable Energy Development on DHHL Waimea Lands (2011); Proposed Kahikinui Wind Energy Project (2013, 2015); Waimea Hydroelectric Project-Kauai Island Utility Cooperative (2017) Puu Opaie Farm and Irrigation Plan, Kekaha Hawaiian Homestead Association (2017).
4. **Development of DHHL Plans** - Beneficiary consultation is required in the development and revision of DHHL's plans. It is important to include beneficiary input in these plans since they direct and guide implementing actions that directly affect beneficiaries and involve the use trust resources. All DHHL plans that were developed after the adoption of the Beneficiary Consultation policy included the most rigorous form of consultation which is the inclusion of beneficiaries throughout the planning process.

The DHHL Beneficiary Consultation Policy also allows for *informational meetings* in addition to consultation. Informational meetings occur when a decision has already been made and communication is required in order to ensure knowledge and compliance with the particular decision.

Beneficiary Consultation Process

The DHHL beneficiary consultation process that is outlined in the 2009 policy involved seven action-steps:

1. **Identification of the proposed issue.** The proposed action or issue for discussion is defined. The proposed action or issue must be consistent with the four proposals articulated above.
2. **Notification.** DHHL beneficiaries (lessees and applicants) impacted by the proposed action or issue will be notified via direct mail outs, posting on DHHL website, and/or through homestead associations to ensure maximum participation. *Notification will be given at least two (2) weeks before the consultation meeting occurs.*
3. **Presentation and Feedback.** The Planning Office conducts the beneficiary consultation meeting. Information is provided by the respective DHHL division that is responsible for the proposed action. Beneficiary questions and comments are collected at the meeting.
4. **Draft Beneficiary Consultation Report with Comments Received.** The Planning Office will develop a draft Consultation Report that identifies all proposals brought to the beneficiaries for consultation, and documents all comments received.
5. **Review Period.** The draft consultation report will be made available to all participants to review in order to ensure that their comments were presented properly. A review period of 30-days will be provided in order for participants to submit any corrections to their statements. The Planning Office will collect all comments/corrections.
6. **Final Beneficiary Consultation Report.** After the 30-day review period, the Planning Office will prepare a final Consultation Report that would document the major comments, respond to the comments and make

recommendations to the Commission regarding the proposed policy or land use change. The Final Report would be posted on the DHHL website.

7. **Decision-Making.** The HHC makes decisions on each proposal. Proponents of the proposal would present their proposal and justification. The Planning Office would present the Consultation Report with recommendations based on the consultation. The HHC would be able to make its decision with consideration given to the proponent of the measure as well as beneficiary comments on the proposal. Decisions would be posted on the DHHL website.

Changes to the Beneficiary Consultation Policy

Since the adoption of the Beneficiary Consultation Policy in 2009 there have been modifications to both the types of proposals that require consultation and the consultation process. The following is a summary of the changes.

Pursuant to Chapter 171-58(g), DHHL beneficiary consultation is now required for DLNR leasing of water [Exhibit B]. DHHL beneficiary consultation in the water leasing process provides beneficiaries an opportunity to help identify potential DHHL water needs in the affected area. Based on the consultation with beneficiaries, DHHL develops its water rights reservation. There have been two beneficiary consultations that have been conducted related to DLNR water leasing: (1) Wailuku River, Hawaii Island (2017) and (2) East Maui Irrigation, Maui (on-going).

DHHL beneficiary consultation has also been conducted in assessing policy-decisions regarding water billing rates for DHHL owned systems. Four beneficiary consultation meetings were held in Puukapu, Kawaihae, Hoolehua, and Anahola regarding proposed water rate schedules. These meetings were held in 2018.

There have been two modifications to the consultation process since 2009. The first change involves the comment and review period. While the previous practice was to give beneficiaries a 30-day period to comment on a draft beneficiary consultation report, the current practice is now to give beneficiaries an additional 30-days from the date of the consultation meeting to submit comments on the

subject-matter issue. If it is a state-wide consultation with multiple meetings on multiple islands, the comment period extends for 30-days from the date of the last consultation meeting.

The second change to the beneficiary consultation policy is that the HHC now has to approve acceptance of the beneficiary consultation report as the official record of beneficiary input and comments on the subject matter issue. Acceptance of the beneficiary consultation report by the HHC is required prior to the HHC taking action on the particular subject matter.

DHHL Planning System Administrative Rules

In 2018, administrative rules related to the DHHL Planning System were adopted by the Governor. [Exhibit C] Beneficiary Consultation is articulated as its own subsection (HAR 10-4-60) within the DHHL Planning System Rules. The following is a summary of HAR 10-4-60.

HAR 10-4-60 identifies three types of consultations:

1. **Comprehensive.** Comprehensive Consultation is related to statewide policies and programs. Notice is provided to all existing lessees, waitlist applicants, and other native Hawaiians who have registered with DHHL.
2. **Place-based.** Place-based consultation is geographically specific. Notice for consultation is given to beneficiaries who are associated with the geographic area that may be impacted by the proposed action. The rule states that the Chairman shall determine the geographic scope of the notice. Place-based consultation is required for DHHL Island Plans, Regional Plans, Development Plans, Special Area Plans, and proposed projects that require an environmental assessment or environmental impact statement.
3. **Ad-Hoc.** Ad hoc consultation consists of the formation of an advisory body to provide input to DHHL for the preparation and amendment of any plan or implementing action. The Chairman may select the membership of the advisory body subject to consultation and ratification by the HHC. Ad hoc consultation is meant to

supplement and not replace Comprehensive or Place-based consultation.

Implementation of the DHHL Beneficiary Consultation Policy
2009-2019

In the 10 years that the Beneficiary Consultation Policy has been in place, DHHL has conducted consultation on over 50 consultation topics that involved well over 120 plus meetings.

A record of the most recent consultation meetings is kept on the DHHL website and can be found here:

<https://dhhl.hawaii.gov/po/beneficiary-consultation/>

Recommendation

For information only. No action required.

DEPARTMENT OF HAWAIIAN HOME LANDS
BENEFICIARY CONSULTATION
ON

Beneficiary Consultation

1	Proposed Action	Beneficiary Consultation Policy
2	Status	CONSULTATION COMPLETED
3	Decision-Making	Approved by the Hawaiian Homes Commission on January 27, 2009
4	Reports	HHC Item E-1 (January 27, 2009) Record of Comments (January 20, 2009)
5	Background Information	<i>SAMPLES OF PLANS:</i> DHHL General Plan (2002) DHHL Hawaii Island Plan (2002) Kealakehe/Laiopua Regional Plan (2009)

Exhibit A

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

January 27, 2009

To: Chairman and Members, Hawaiian Homes Commission

From: Robert Hall, Executive Assistant *Robert Hall*
Office of the Chairman

Darrell Yagodich, Planning Program Administrator
Planning Office *Darrell Yagodich*

Julie-Ann Cachola, Planner
Planning Office *Julie-Ann Cachola*

Subject: Beneficiary Consultation Policy

RECOMMENDED MOTION/ACTION

That the Commission approve the proposed Beneficiary Consultation Policy (Exhibit A) and direct the Chairman to issue guidelines for the Department's implementation and begin the rulemaking process.

DISCUSSION

1. Introduction

This submittal and attached Exhibits condenses a year of research, workshops, and community/beneficiary meetings that looked critically at how the Department consulted with beneficiaries in the past and opened discussion on how consultation could be conducted in the future to ensure that it is timely, efficient, and effective.

We are at the decision-making stage in the proposed consultation process. We had early discussions on the notion of developing a beneficiary consultation policy with homestead association leaders and in-house staff. We held open discussions in our homestead communities with both applicants and lessees at eleven (11) meetings that were held throughout the State from August 21, 2008 to September 24, 2008. From the rich input received in these meetings, we developed a draft beneficiary consultation policy. The policy was then

Exhibit A

reformatted in order to facilitate easy review and comment. The formatted document was mailed out to all lessees and applicants for their review and comment. The comment period was ended on January 19, 2009.

This submittal takes us through the final stage of the consultation process. Key comments and staff responses are identified and changes to the draft policy are recommended if necessary. Exhibit A is the revised Beneficiary Consultation Policy that incorporates the recommended changes.

2. Summary of Beneficiary Comments and Responses

This section reports summary findings from Exhibit B, which provides a complete "Record of Comments" received from the following sources:

- a. Meeting Notes which identify beneficiary comments raised at each of the 11 Beneficiary Consultation meetings that were conducted statewide between August 21, 2008 and September 24, 2008;
- b. Survey Results which identify beneficiary responses to a short survey that was administered at the conclusion of each of the 11 Beneficiary Consultation meetings; and
- c. Written correspondence from beneficiaries who chose to comment on the Proposed Beneficiary Consultation Policy document that they received in the mail.¹

The majority of comments validate the need for more information on current policies, programs, and procedures. The comments also indicate that there are a number of issues that require further discussion and resolution, including: successorship, subdivision of lots, sale of leases, lowering blood quantum requirements for successors, and loan information.

The table below identifies the key questions/comments raised by beneficiaries in their review of the draft policy. It also identifies staff responses and recommendations.

¹ The 8-page beneficiary consultation policy document was sent to the printer/printer on 11/26/08 and was supposed to be in the mail by 11/30/08. Based on this information, we set the deadline for comments at 12/31/08, affording beneficiaries the 30-day review and comment period. Unfortunately, the U.S. Postal Service implemented a Rule change which delayed the mail out, and it was the Christmas season. The document was mailed on 12/9/08, but beneficiaries did not receive it until 12/16/08 or later. We immediately posted a notice on our website extending the deadline for comments to January 15, 2009.

3. Key Questions, Comments, Responses and Recommendations

BENEFICIARY COMMENT	STAFF RESPONSE
<p>1. Why are you talking about this policy and at the same time there are projects going through that have not been subject to consultation?</p>	<p>It takes time to develop, consult, test, and implement a comprehensive consultation policy, as we are attempting to do. It has already taken a year to get this far and there are people who feel we are going too fast! It's important to understand that there will be a transitional period while the policy is being developed. During this transitional period, projects that have already received approvals would be allowed to proceed in order to meet our homestead development schedule. It is not feasible to stop work on existing projects nor would it be feasible to require these projects to start all over.</p> <p><i>Recommend: Establish a point in time, perhaps from the date of Commission approval, after which all projects would be subject to the consultation provision established in the policy.</i></p>
<p>2. You are proposing to go out for consultation only once a year. Is this sufficient?</p>	<p>We agree that opening the consultation agenda once a year may be too ambitious, but we fear that if we allow the process to be triggered as needed, or more than once a year, decisions can easily circumvent the more rigorous planning process and could eventually evolve into handling all development decisions on an ad hoc basis, i.e., it will encourage spot</p>

	<p>decision making. On a practical level, our limited staff resources are already strained to conduct the annual consultation process, which is in addition to their regular duties and functions. We simply don't have the staff resources to handle numerous consultation cycles. Finally, we recognize that there will be a lot of issues up-front that need to be addressed—since they have not been addressed in the past. After these "backlog" issues are addressed, we anticipate that an annual consultation agenda would be sufficient to handle statewide policy issues and amendments to Island Plan land use designations.</p> <p><i>No further action needed.</i></p>
<p>3. The federal government has a consultation policy and procedure they use to consult with American Indians and Alaska natives—why don't we use the same policy and procedure?</p>	<p>A review of existing native consultation practices, policies, and procedures of various federal agencies was our first step in developing our beneficiary consultation policy. We looked for something that was user friendly and interactive. We looked for a process that could find solutions—that promoted better understanding of each other. Federal consultation policies and procedures do not provide any of these features.</p> <p><i>No further action needed.</i></p>

	<p>the "short list" to our quarterly meetings with homestead leaders to get their input on consultation priorities. We also intend to have a means through our website to allow beneficiaries to "vote" on pressing issues for consultation.</p> <p><i>Recommend: The policy state that the agenda for annual consultation would be developed with the input of homestead leaders and beneficiaries.</i></p>
<p>6. Our primary concern is when the Department intends to issue long term leases to non-beneficiary parties for commercial purposes. Your Land Use Designation of "commercial" does not give us enough information on what kind of development will occur.</p>	<p>The "Commercial" land use designation covers a wide range of land uses and a wider range of building structures. In order to keep beneficiaries informed, engaged, and supportive of our revenue-generating activities, when General Lessees or potential General Lessees get that work preliminary or conceptual land use proposals are available, they should be shared with beneficiaries.</p> <p><i>Recommend: Involvement of beneficiaries early in the planning process.</i></p>

The recommended changes were incorporated in the policy document. For a detailed discussion of the consultation policy, turn to Exhibit A, which is the Beneficiary Consultation Policy document.

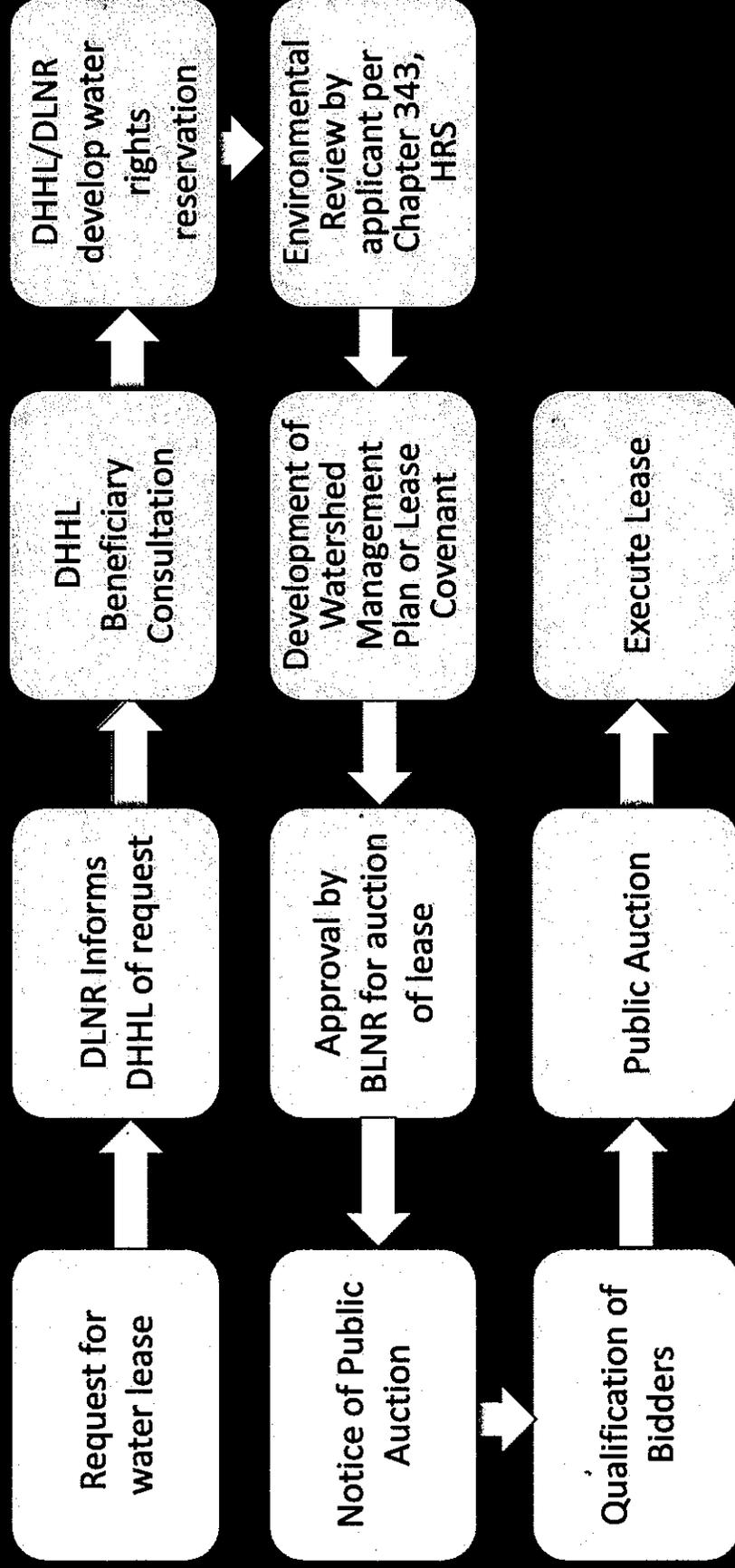
A. Next Steps

The Planning Office will start to develop procedures and processes to bring to the Chairman to address implementation issues within the Department and between the Department and Commission.

After a trial period of about 6 months, the Department will recommend rules for the Commission to promulgate.

DLNR's Water Leasing Process

Chapter 171-58, HRS



collect and analyze pertinent data in the evaluation report. The chairman may include other measures of performance and effectiveness. The evaluation report shall include recommendations for improvements as applicable. The chairman shall bring to the attention of the commission development plans that are completed or outdated, and a majority vote of the commission shall void or update such plans. [Eff and comp HHC Act, all] (Auth: HHC Act §222) (Imp: **AUG 25 2018**)

§10-4-60 Beneficiary consultation. (a)

Meaningful and timely consultation with beneficiaries promotes trust, partnership, and civic engagement. The type of consultation shall be appropriate to the potential impact of the decision or action.

(b) Types of consultation. The type of consultation is determined by the type of plan or implementing action:

- (1) Comprehensive. Comprehensive consultation is statewide. Notice shall be provided to all existing homesteaders, all waiting lists applicants, and other native Hawaiians who have registered with the department. The notice shall describe the proposed action and the date, time, and place of a public meeting to be held on each island. Comprehensive consultation shall apply to the preparation and amendment of Tier 1 plans, preparation and amendment of program plans, and promulgation of administrative rules.
- (2) Place-based. Place-based consultation is geographically specific. Notice shall be provided to existing homesteaders, waiting lists applicants, and other native Hawaiians who have registered with the department and who are associated with a geographic area impacted by the proposed action. The chairman shall determine the appropriate

scope of the notice. The notice shall describe the proposed action and the date, time, and place of a public meeting to be held within the geographic area. Place-based consultation shall apply to the preparation and amendment of island plans, preparation and amendment of tier 3 plans, and proposed projects that require an environmental assessment or environmental impact statement.

- (3) Ad hoc. Ad hoc consultation consists of the formation of an advisory body to provide input to the department for the preparation and amendment of any plan or implementing action. The chairman may select the advisory body, subject to consultation and ratification by the commission, for the preparation or amendment of any plans. Such ad hoc consultation for the preparation and amendment of plans shall supplement and not replace comprehensive or targeted consultation. The chairman may select an ad hoc body for an implementing action and provide a report to the commission.

(c) Consultation methods. The department shall use its best effort to employ diverse and creative notification and participation methods that reach the intended audience in the most effective yet efficient manner. [Eff and comp **AUG 25 2018**] (Auth: HHC Act §222) (Imp: HHC Act, all)

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

March 18 & 19, 2019

TO: Chairman and Members, Hawaiian Homes Commission
FROM: Andrew Choy, Acting Planning Program Manager
SUBJECT:
ITEM G-4 Unsolicited Proposals from Non-Profit Organizations for Long Term Use of DHHL Lands.

RELEVANT MATERIAL WILL BE DISTRIBUTED AT THE TABLE.

ITEM NO. G-4

DEPARTMENT OF HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION
March 18 & 19, 2019
Kapolei, Oahu

H-ITEMS
**ADMINISTRATIVE SERVICES
OFFICE**

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

March 18, 2019

TO: Chairman and Members, Hawaiian Homes Commission
FROM: Rodney K. M. Lau, Administrative Services Officer
SUBJECT: Transfer of Hawaiian Home Receipts Money at the End
Of the Third Quarter, FY 2019



RECOMMENDED MOTION/ACTION

That the Commission approve the transfer of the entire receipts deposited in the Hawaiian Home Receipts Fund as of March 31, 2019 to the Hawaiian Home General Loan Fund.

DISCUSSION

Section 213 (g) of the Hawaiian Homes Commission Act, 1920, as amended, reads in part as follows:

"(3) Hawaiian home receipts fund. All interest moneys from loans or investments received by the department from any fund except as provided for in each respective fund, shall be deposited into this fund. At the end of each quarter, all moneys in this fund may be transferred to the Hawaiian home operating fund, the Hawaiian home administration account, the Hawaiian home trust fund, and any loan fund in accordance with rules adopted by the department."

Section 10-3-52(b) of Title 10, DHHL Administrative rules, provides that:

"If the Commission fails to approve a plan for transfer, all moneys in the Hawaiian home receipts fund shall be transferred at the end of that respective quarter as follows:

- (1) Nine per cent to the operating fund; and
- (2) Ninety-one per cent to the general loan fund."

As of March 31, 2019, the estimated balance in the Hawaiian Home Receipts Fund will be approximately \$1,700,000. Approximately \$700,000 of the estimated balance is due to receiving fiscal

year 2018 cash pool investment earnings managed by the Department of Budget and Finance in February 2019. Based on the on-going loan requirements for fiscal year 2019, it is recommended that cash receipts in the Hawaiian Home Receipts Fund for the quarter ending March 31, 2019 be transferred to the Hawaiian Home General Loan Fund.

DEPARTMENT OF HAWAIIAN HOME LANDS
HAWAIIAN HOMES COMMISSION
March 18 & 19, 2019
Kapolei, Oahu

J – General Agenda

~~Leatrice W~~

From: Blossom Feiteira <
Sent: Monday, March 04, 2019 5:16 PM
To: Burrows-Nuuanu, Leatrice W
Subject: Commission Meeting

Aloha Leah,

On behalf of Ka Ohana O Kahikinui, would like to request that we be placed on the agenda for the March 18-19 Commission meeting.

Mahalo for your assistance. Please let me know.

Aloha,

Blossom

Sent from my iPhone

To:
Subject: RE: HHC Contact: To Commission Secretary

To:
HHC Secretary

First Name: Aaron
Last Name: Adolpho

Phone:

Email:

Subject:
To Commission Secretary

Message:

I would like to be put on the next scheduled Agenda to address the D.H.H.L. Commission. Could you also inform me in writing so I could set my travel reservations. Also would like to inform my employer ahead of time to so they can adjust the workforce, being the only operator in the company for our Excavation Ground Crew. Thank You

Akismet Spam Check: passed

Sent from (ip address): 172.68.211.243 (172.68.211.243)

Date/Time: February 19, 2019 8:56 pm

Coming from (referrer): <http://dhhhl.hawaii.gov/hhc/> Using (user agent): Mozilla/5.0 (Windows NT 6.1; Win64; x64)

AppleWebKit/537.36 (KHTML, like Gecko) Chrome/72.0.3626.109

Safari/537.36

Jan. 18, 2019

State of Hawaii

Department of Hawaiian Home Lands

P.O. Box 1721

Honolulu, HI 96806

EXHIBIT J2

Aaron K.S. Adolpho / Abigail Kahula-Adolpho

Wailuku, HI 96793

RE: Request to attend J Agenda

Aloha Hawaiian Home Commission,

I, Aaron Adolpho am requesting to be heard at the J Agenda, Hawaiian Home Commission Meeting on January 29, 2019.

I have written & called the Department of Hawaiian Home Land repeatedly requesting the reconsideration of my homestead Lot #61 on the Island of Maui. I would like to be heard in my own defense. I have tried working with HCA and have been advised wrongfully.

From the beginning of our hardship we have struggled to do the right thing. We've been misled by American Savings Bank, DHHL & Hawaiian Community Assessts. At last we've been told by HCA that a hearing was being scheduled to come forward to the Hawaiian Homes Commission back in 2015. HCA advised us to put all monies for mortgage into a savings. This we did. No hearing was set. I then found employment with P.B. Sullivan & I phoned Gerald Lau. This is when we found out that our lease was cancelled. We then requested for a meeting to reconsider the cancelation of our Lease. Gerald Lau told me that he couldn't talk to me & that I shouldn't make any payments then hung up. I called HCA to speak with Mahealani Mehe'ula our case worker. This is when we found out that she wasn't working & she was out sick. Our case was turned over to another worker. No one notified us. We had to apply again with HCA. We got no response from them to this day.

We have been ignored & left standing with no one to turn to. I tried again to reach out to Gerald Lau & all he said was he couldn't do anything for us. The lease is cancelled. I wrote to the Hawaiian Homes Commission again asking to come forward to plead my case. A letter then came to us in July 2018

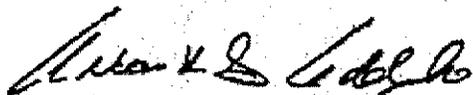
stating that a review of our reconsideration will be considered within 10 days. In July 2018 a decision was made to not reconsider the Lease.

I sent another letter explaining that we were not afforded the hearing that was to be set to come forward with our plea. As I've tried to explain to DHHL I was poorly advised & that I am willing to make this flascal right on my part.

Therefore, I ask to be heard at the next Hawallan Home Lands meeting on the J Agenda

I thank you for this consideration.

Mahalo,



Aaron K.S. Adolpho

Burrows-Nuuanu, Leatrice W

From: Diane Kanealii <[redacted]>
Sent: Tuesday, January 29, 2019 6:12 PM
To: Burrows-Nuuanu, Leatrice W
Cc: Aila Jr, William J; Choy, Andrew H; [redacted]
Subject: Hawaiian Home Commission meeting March 2019
Attachments: KCA Resiliency Plan 1-9-19.pdf

Aloha Leatrice,
On behalf of the Kailapa Community Association , we request to be on the J-agenda for the Commission meeting to be held on Oahu in March 2019.

The purpose is to share our "Ehu Ehu I Ka Pono" Resiliency plan with our commissioners.

I attached the plan below and request that the commissioners be provided a copy of the plans so they have time to review and provide feed back or ask questions at that time.

Mahalo Nui for your assistance in this matter. Please feel free to contact me if you have any questions.

Diane "Maka'ala" Kanealii
Executive Director
Kailapa Community Association

'EHU 'EHU I KA PONO

THRIVE IN BALANCE

Kailapa Community Resilience Plan

JANUARY 2019

Kailapa Community Association

Developed as a part of the
Resilient Hawaiian Communities Initiative



From: WKF <[redacted]>
Sent: Wednesday, February 27, 2019 1:19 PM
To: Burrows-Nuuanu, Leatrice W
Cc: 'Nohealani Kaawa'; 'jeffrey kekoa'; 'Leilani Rodrigues'
Subject: Request to Address the Commission - March 18 and 19, 2019

Aloha Leatrice

I am submitting a request to address the Commission at the next meeting in March regarding the Ka Lae Resource Management Plan. I intend to discuss the delayed implementation. The exploitation and desecration of our 'aina continues to grow without enforcement and stewardship.

I appreciate your consideration and look forward to your reply.

Mahalo

Keoni Fox

From: DeMONT Conner <l
Sent: Monday, March 11, 2019 6:36 AM
To: Burrows-Nuuanu, Leatrice W
Subject: Re: Voicemail Message Re: J Agenda Winnifred Lopez

Aloha Lea! I apologize for being so late in my response. This matter deals with how the department deals with or accepts Homestead Associations & the changes that need to be made.

Sybil is my Moloka'i Rep., so she asked me to sit in with her. The Ahupua`a O Moloka'i Homestead recently took arbitrary action against her to remove her as President of the Homestead Association, immediately after she was just elected.

Austensibly, the reason for doing so, was a clause that says they must be living on the Homestead. Sybil does not.

Sybil's position is that she is her mother's proxy. Her mother is the Homesteader, & she speaks for her mother.

In any case, she questions the lack of due process in the way certain members secretly voted to remove her, as well as the lack of any policies & procedures in place for such action to be taken, to wit:

- 1.) The right to notice;
- 2.) The right to a hearing;
- 3.) The right to defend, present evidence, call witnesses, examine opposition & their witnesses;
- 4.) The right to an impartial decision; and
- 5.) The right to appeal.

It is because the department relies heavily on Homestead Associations, that it's time we work to ensure that the Homestead Associations, who profess to speak for Homesteaders, are following a process which includes due process.

If Homestead Associations just operate arbitrarily & capriciously, and/or take actions against Homesteaders that are violative of the doctrine of Fairness & Equity, then how can the department rely on such Homestead Associations as the authoritative voice of the Homesteads.

We need to raise the level of Homesteads ability to qualify to be the voice of the Homesteads, by requiring Homestead Associations to meet at least the minimum requirements of due process when dealing with matters affecting the Associations & the community.

This is the basic premise of our issues for today's agenda. We will be requesting that the commission place this issue on next months decision making agenda, to give both sides & other Homesteads a chance to weigh in on the matter.

Mahalo,

De MONT

On Mar 5, 2019, at 10:29 AM, Burrows-Nuuanu, Leatrice W <leatrice.w.burrows-nuuanu@hawaii.gov> wrote:

Aloha DeMont,
 Hope all is well, I got your voicemail and wanted to reach out about your J Agenda Request. Can you please email me a summary of the issue, and explain why you are present on the Lopez's behalf? Sybil

From: Olani Lilly <
Sent: Friday, February 03, 2017 2:45 PM
To: Burrows-Nuuanu, Leatrice W
Subject: HHC Contact: To Commission Secretary

To:
HHC Secretary

First Name: Olani
Last Name: Lilly

Phone:

Email:

Subject:
To Commission Secretary

Message:

Aloha this is Olani Lilly from Ka 'Umeke Kā'eo charter school located in Keaukaha on the island of Hawai'i. I am requesting that our Request for Access be discussed and hopefully granted in order to access our permanent school campus located on adjacent Kamehameha School lands. In October we were on the J- part of the agenda item. I have spoken with Commissioner Ishibashi regarding this request. Please let me know what the next steps are to being placed on the agenda.

Mahalo nui,
Olani Lilly

Akismet Spam Check: passed
Sent from (ip address): 98.155.14.99
(cpe-98-155-14-99.hawaii.res.rr.com)
Date/Time: February 3, 2017 2:44 pm
Coming from (referer): <http://dhhl.hawaii.gov/hhcx/> Using (user agent): Mozilla/5.0 (Macintosh; Intel Mac OS X 10_10_5)
AppleWebKit/537.36 (KHTML, like Gecko) Chrome/55.0.2883.95
Safari/537.36

From: Wahine Nui <...>
Sent: Tuesday, February 12, 2019 12:23 PM
To: Burrows-Nuuanu, Leatrice W; Toya Ramos; Me~nani; Archikins Camarillo
Subject: Re: March J Agenda

Hui... Aloha Leah,
Yes... MARCH IS GOOD... can I get a copy of this month agenda?
Also can my Maui DHHL REP. contact me at +18083591848 ... and send me my updated DHHL NEWSLETTER, I gave KANAI my address 92-1224 Hookomo St. Kapolei.
Thank You
PrincesLehuanani
Kumaewakainakaleomomona

Sent from Yahoo Mail for iPhone

On Monday, February 11, 2019, 11:43 AM, Burrows-Nuuanu, Leatrice W <leatrice.w.burrows-nuuanu@hawaii.gov> wrote:

Aloha Princeslehuanani,

Sorry, requests needed to be in writing and received two weeks before the meeting. Would you like me to add you to the March J Agenda? Let me know, Mahalo!



Leah Burrows-Nuuanu

Hawaiian Homes Commission

Department of Hawaiian Home Lands

91-5420 Kapolei Parkway

Kapolei, HI 96707

Phone: 808 620 9504/ Fax: 808 620 9529

Ei

From: Iwalani McBrayer <[redacted]>
Sent: Tuesday, February 26, 2019 11:12 AM
To: Burrows-Nuuanu. Leatrice W
Cc: k: [redacted]@ads.org
Subject: Request to present March 2019 J Agenda

Aloha Leah,

I'm requesting to present before DHHL COMMISSION for March 2019 J Agenda:

1. F/U with DHHL LDD on my Kaupe'a home Lot#244, McBrayer children to speak
2. F/U & Recommendations on the lack of 22 tree maintenance along Kamaaha Ave back side of Kapolei Middle School. Numerous serious injuries occurred. Address DHHL LDD AND HHFDC maintenance contract agreement.

Mahalo,

Timothy & Iwalani McBrayer
Kaupe'a Homestead

Sent from my iPhone