

Item G-4

Kealakehe La‘i‘Ōpua Regional Plan Update

HHC Meeting July 15-16, 2019

DRAFT

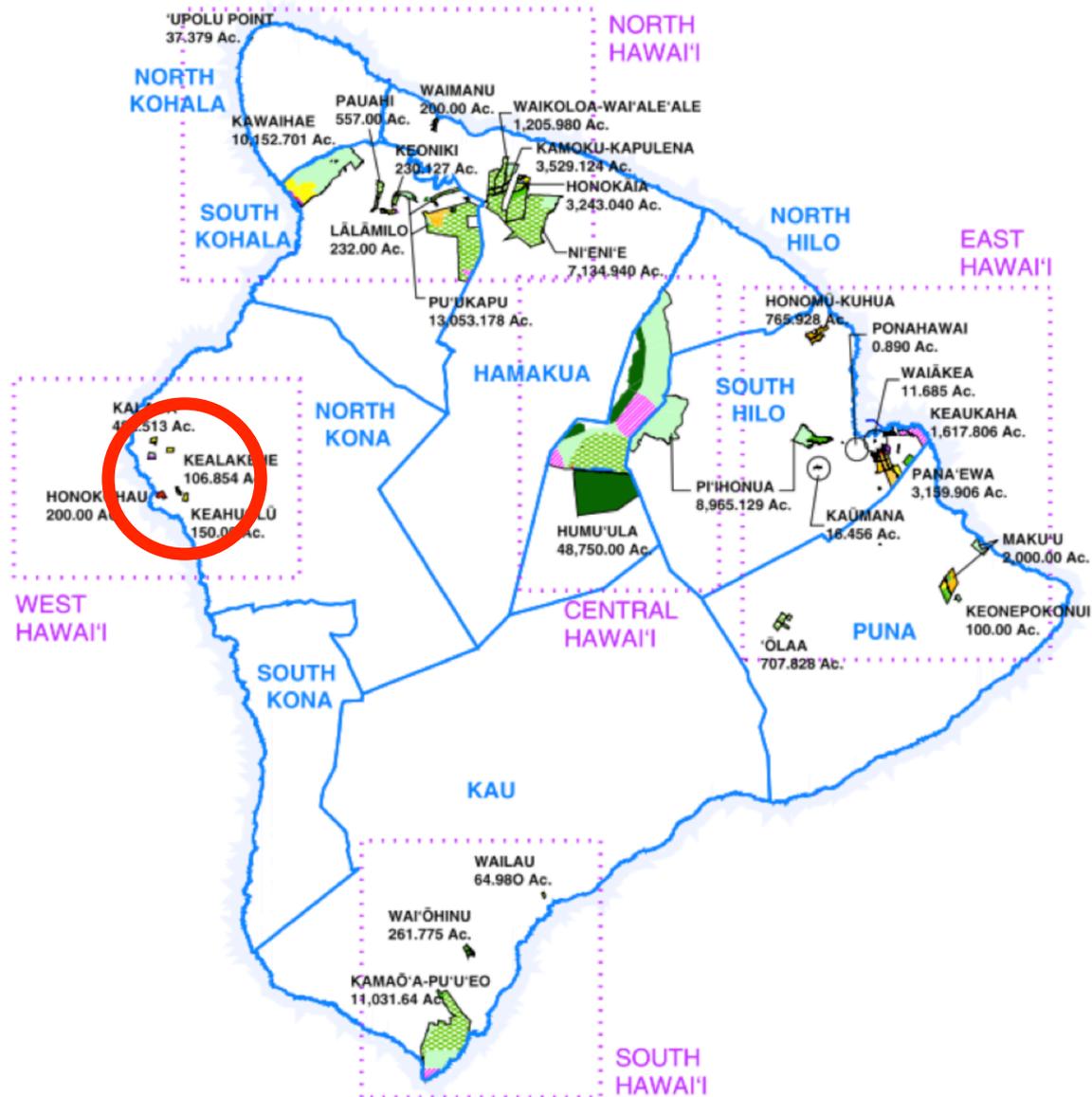
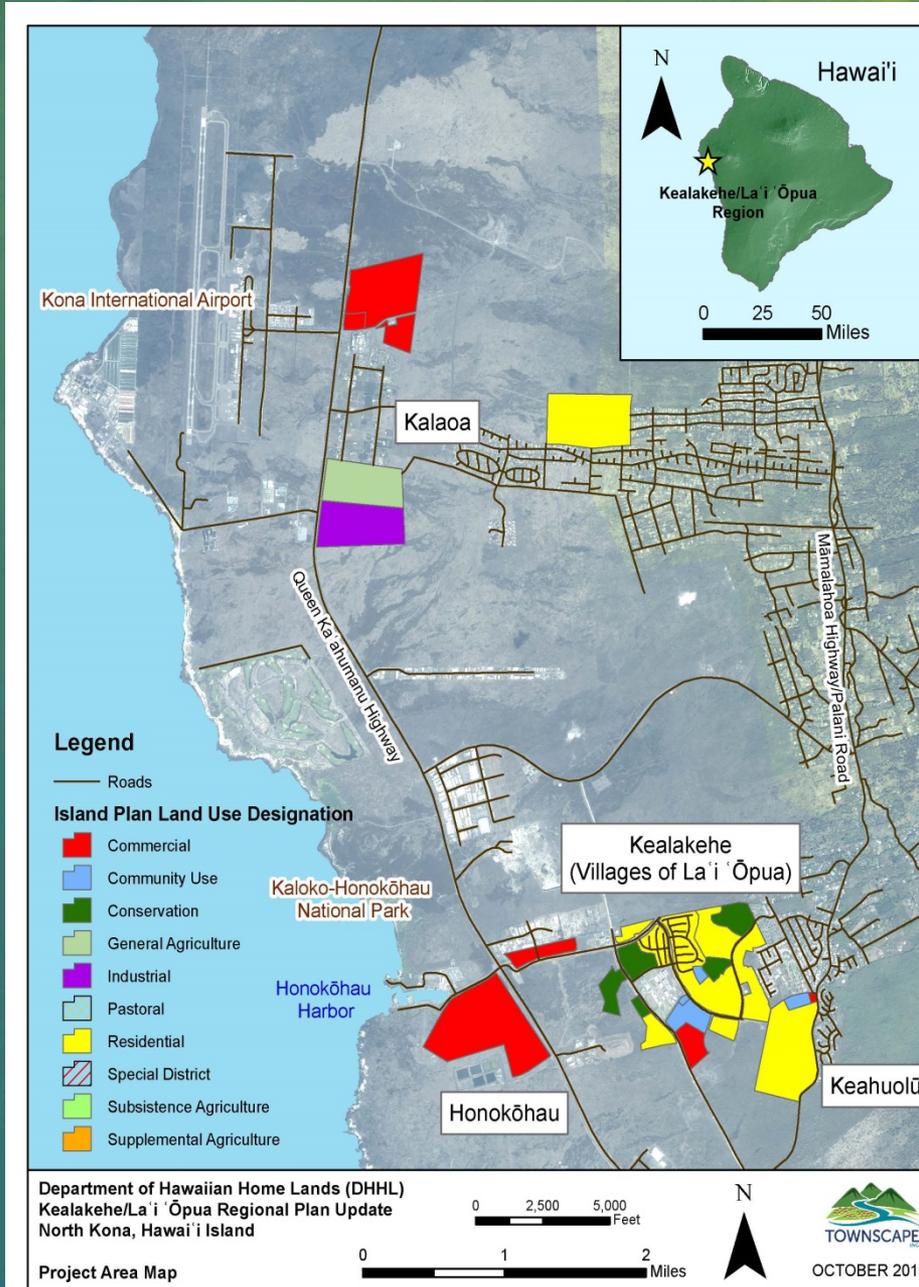


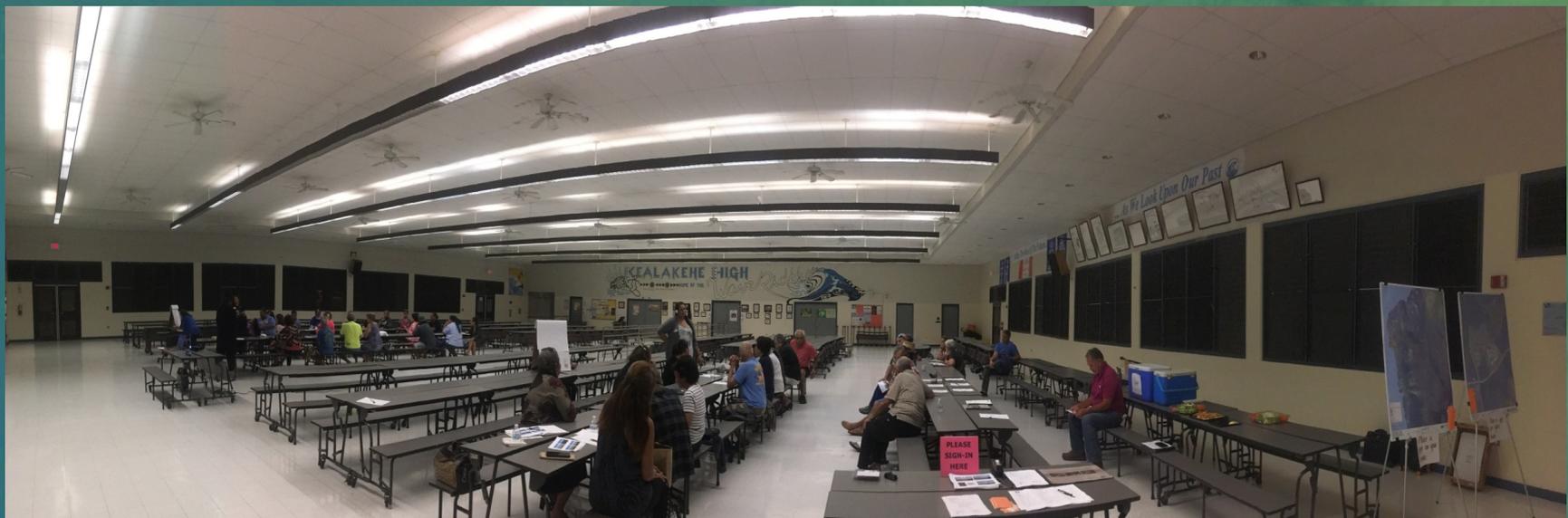
Figure 1
Locational Map

Kealakehe La'i 'Ōpua Regional Map



Plan Activities Completed to Date

Dates	Activity	Intended Outcome
October 2018	Met with Villages of La'i 'Ōpua Association (VOLA) Board	Introduce the planning process and the planning team. Get feedback from the board on planning process and schedule.
January 2019	Beneficiary Consultation Meeting #1 January 10, 2019	Introduce the planning process and planning team to the community. Identify characteristics of a healthy and thriving native Hawaiian community and common vision.
February 2019	Beneficiary Consultation Meeting #2 February 27, 2019	Identify potential projects to achieve vision and identify priorities from those potential projects
August 2019	Beneficiary Consultation Meeting #3 to be held on August 7, 2019.	Get feedback on draft plan and priority project implementation action-steps



Results of Beneficiary Consultation to Date

VISION

“Kealakehe-La’i ‘Ōpua is a community with a strong sense of aloha, pride in their homestead and appreciation for the place. The community and DHHL supports its people by promoting education, self-sufficiency, and providing additional homesteading opportunities for more native Hawaiian families in the Kealakehe-La’i ‘Ōpua region.”

CHARACTERISTICS OF A HEALTHY THRIVING KEALAKEHE

- Hawaiian community
- Sense of aloha
- Strength of its people
- Self-sufficiency
- Pride in the place
- More homes for native Hawaiian families

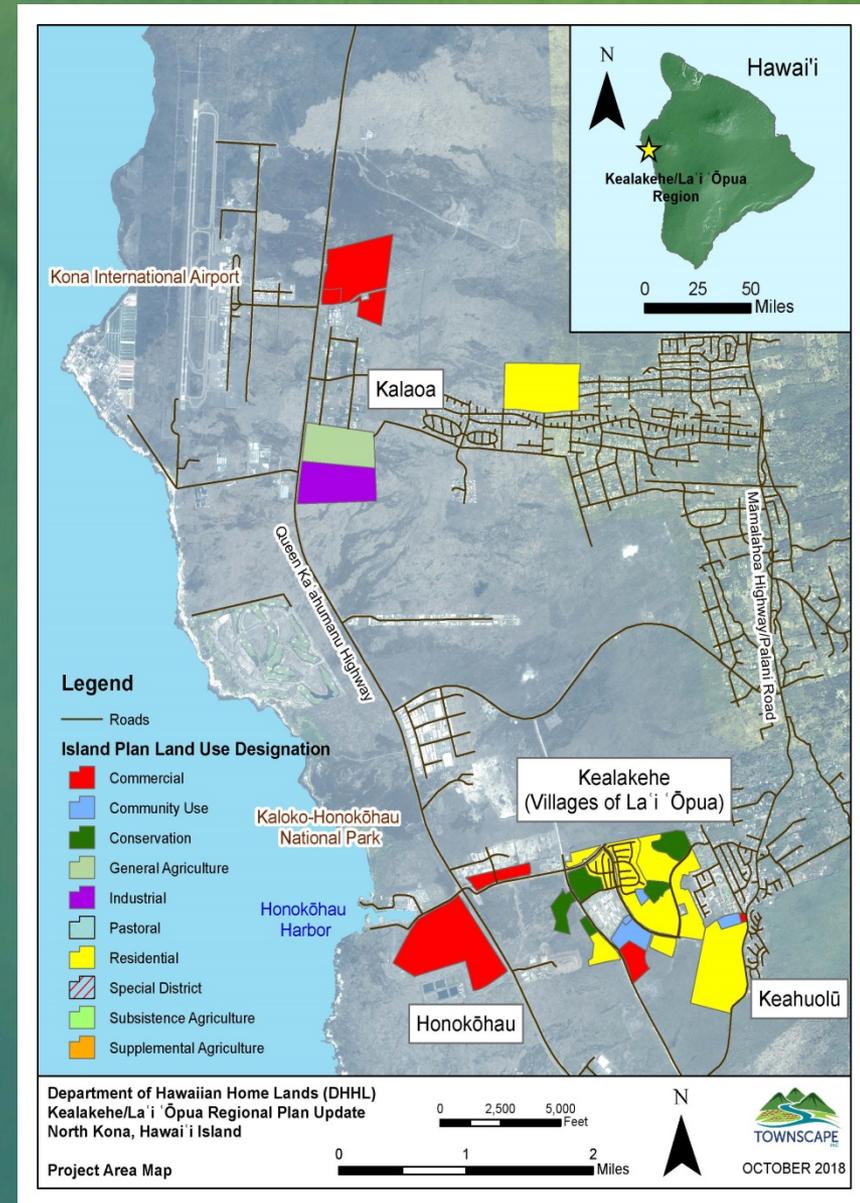
Results of Beneficiary Consultation to Date

Dot voting to ID priorities

1./2	North Kona Water Source Development	23 votes
1./2	Village 4 Hema Development to address “gap” in beneficiaries who are not able to qualify for the ‘Ākau project	23 votes
3.	Honokōhau Harbor Commercial Development to include boat & trailer parking for lessees	21 votes
4.	Permanent DHHL Kona District Office	18 votes
5.	Renewable Energy Initiative/PV Farm in ‘O’oma	17 votes
6.	Support for Village 4 ‘Ākau project completion	16 votes
7.	Kona Regional Park Development	12 votes
8.	Continued Support for L2020 Initiatives	10 votes
9.	Burial Treatment Plan for inadvertently discovered Iwi Kūpuna	6 votes

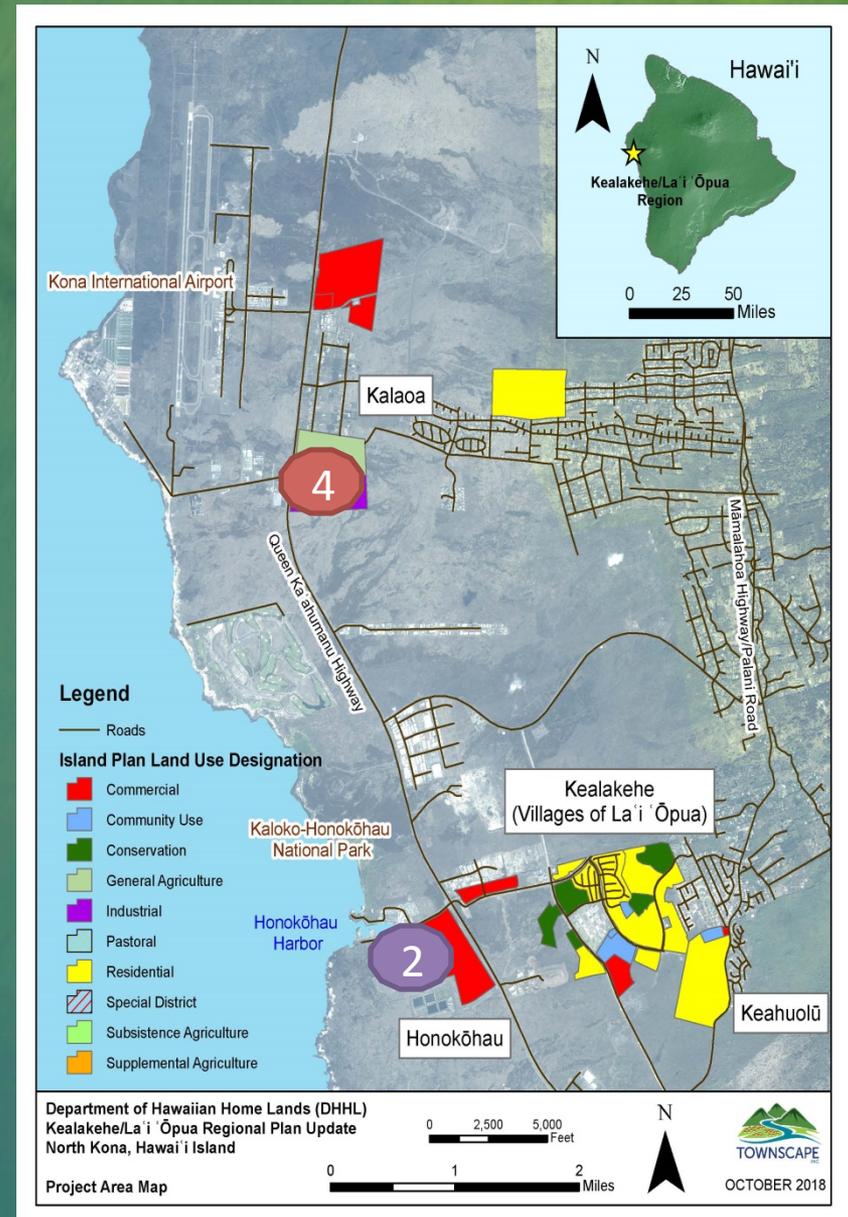
North Kona Water Source Development

- Carry-over from 2009 Regional Plan
- DHHL does not have additional water credits beyond its Village 4 development
- HHC allocated \$1M for due diligence studies (EA and PER) for new well sites
- DHHL currently conducting EA and PER on two potential well sites in North Kona on private land owners land.
- Will simultaneously work on water credits agreement with landowners and County

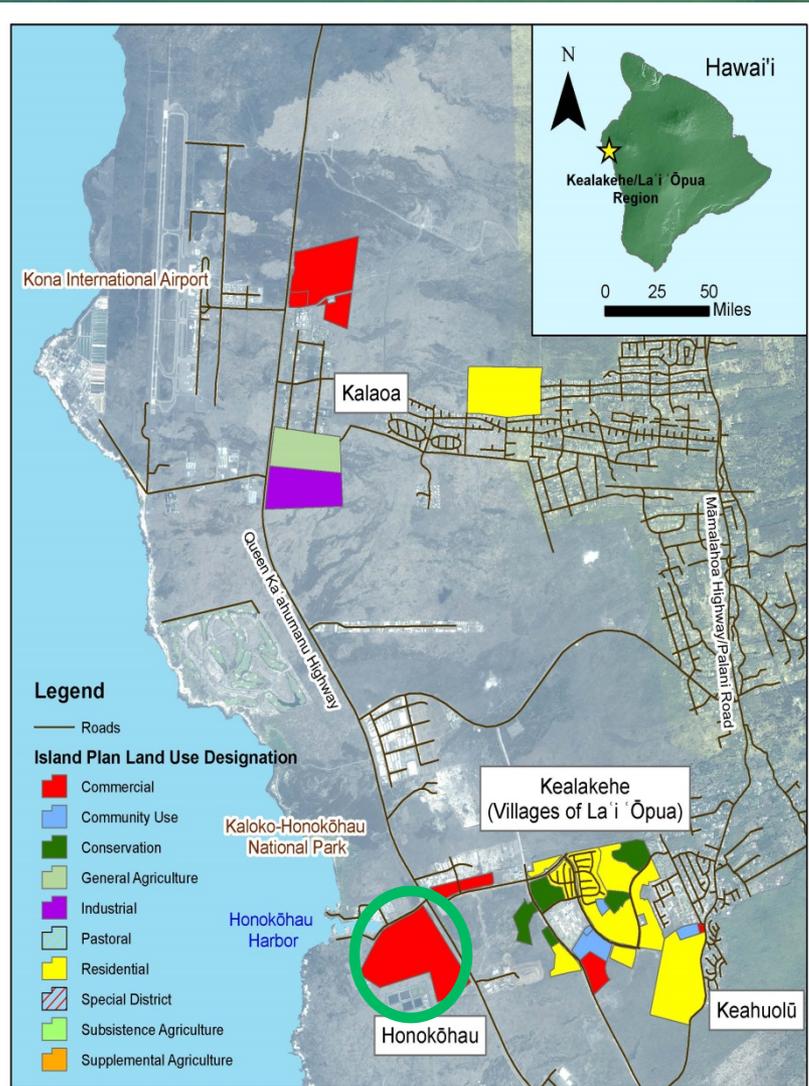


Priority Projects

1. North Kona Water Source Development Project
2. Initiate Commercial Development of DHHL lands Near Honōkohau Harbor
3. Establish a DHHL Kona District Office
4. Renewable Energy Initiative – PV Farm in ‘O‘oma
5. Provide homestead opportunities for “gap” group



Initiate Commercial Development of DHHL lands Near Honōkohau Harbor



- 200-acres of DHHL land near Honōkohau Harbor
- Island Plan Land Use Designation is Commercial use
- L2020 would like a General Lease from DHHL to develop it. Has established a partnership with an interested developer to finance the project.
- **HHC Policy-Decision: Maximize revenue from the property or forego fair market rent from the property in exchange for programs and services that would benefit DHHL beneficiaries in the region**



Establish a DHHL Kona District Office

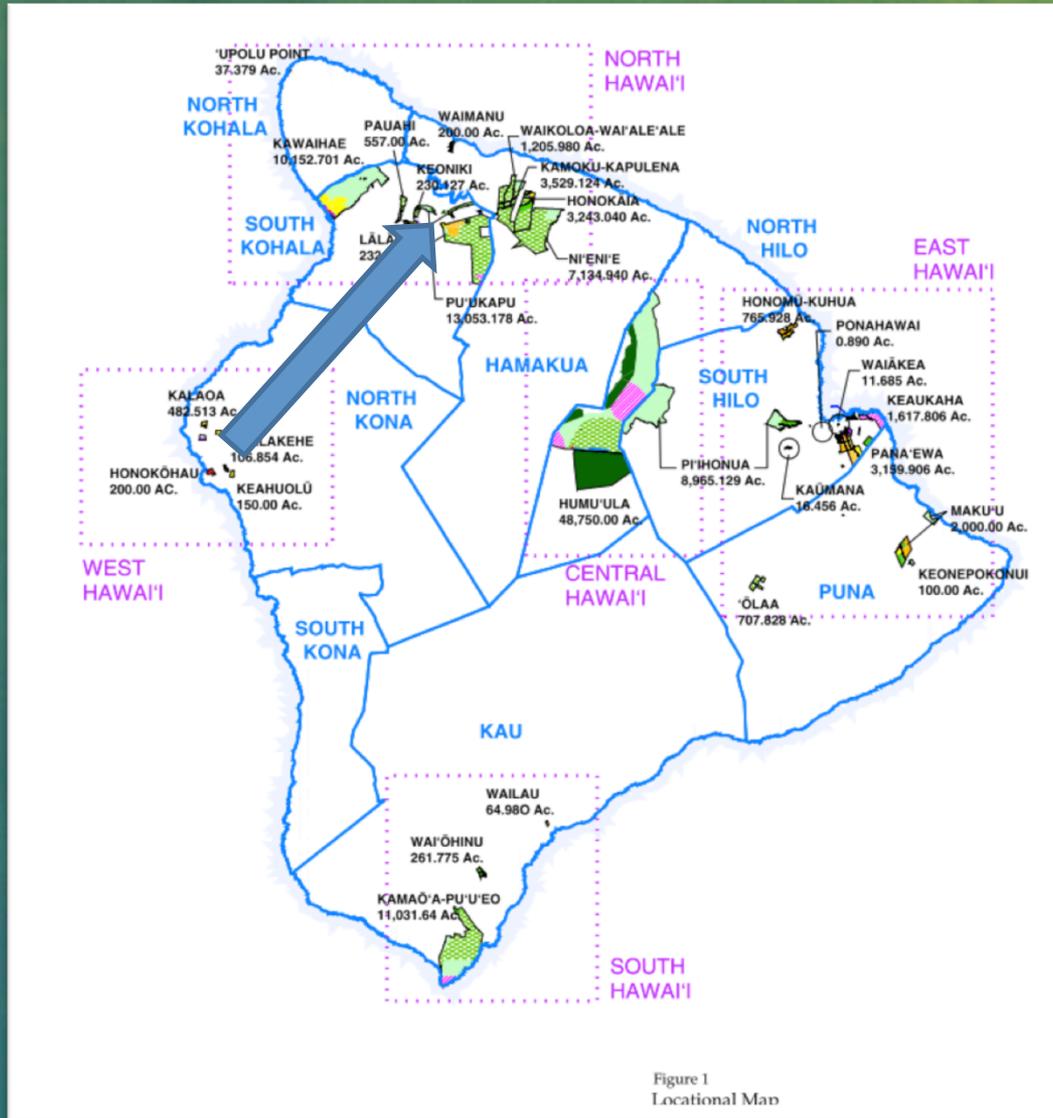


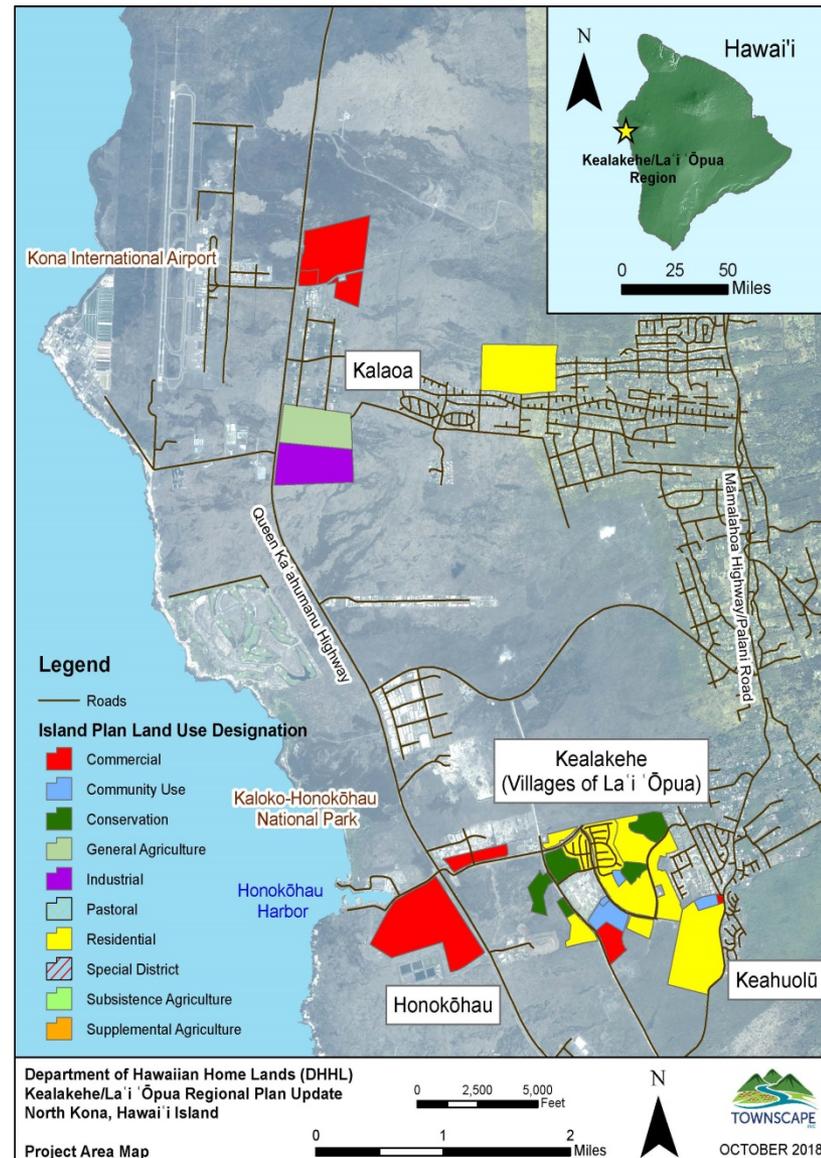
Figure 1
Locational Map

Establish a DHHL Kona District Office

Number of visitors when District Office Manager visits Kona twice a month 2015 to 2018

Jan-15	3	Jan-16	2	Jan-17	7	Jan-18	5
Feb-15	11	Feb-16	7	Feb-17	2	Feb-18	11
Mar-15	4	Mar-16	7	Mar-17	1	Mar-18	2
Apr-15	7	Apr-16	6	Apr-17	4	Apr-18	9
May-15	7	May-16	4	May-17	12	May-18	9
Jun-15	10	Jun-16	1	Jun-17	9	Jun-18	6
Jul-15	9	Jul-16	2	Jul-17	6	Jul-18	5
Aug-15	7	Aug-16	6	Aug-17	2	Aug-18	2
Sep-15	0	Sep-16	4	Sep-17	4	Sep-18	9
Oct-15	9	Oct-16	11	Oct-17	6	Oct-18	5
Nov-15	1	Nov-16	12	Nov-17	13	Nov-18	4
Dec-15	4	Dec-16	4	Dec-17	8	Dec-18	2
2015 Total	72	2016 Total	66	2017 Total	74	2018 Total	69

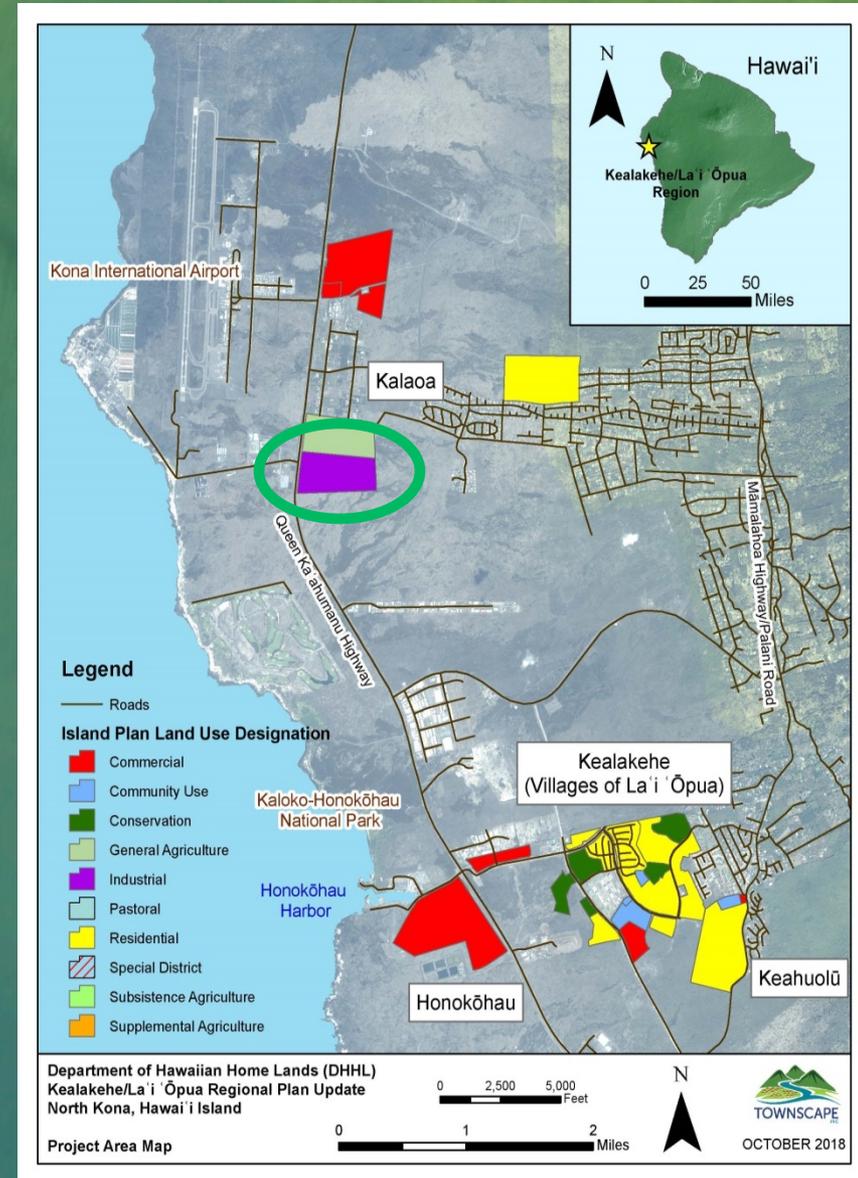
Establish a DHHL Kona District Office



- At full buildout of residential homesteads, there will be 2,400 lessees.
- A Kona District Office will be needed.
- Additional positions will need to be created
- Question is when do we start?

Renewable Energy Initiative – PV Farm in ‘O‘oma

- 2009 DHHL Ho‘omalū‘ō Energy Policy
- 2018 DHHL participated in HELCO’s RFP process and offered its Kalaoa lands via RFP
- ‘O‘oma Homestead Alliance responded to the RFP. Its proposal was not selected to HELCO short-list
- **HHC Policy-Decision: Maximize revenue from the property or forego fair market rent from the property in exchange for programs and services that would benefit DHHL beneficiaries in the region**



Provide Homestead Opportunities for “Gap” Group

- Next phase of DHHL Village 4 Hema is Rent-to-Own project. Rent-to-own project provides housing opportunities for low-income waitlist applicants;
- Provide some housing products for waitlist applicants in the income “gap” group i.e. make too much income to qualify as low income, but not enough to afford a home off of DHHL land.



NEXT STEPS

- Conduct Beneficiary Consultation Meeting #3 August 7, 2019;
- Revise draft plan per comments received at the 3rd beneficiary consultation meeting and finalize plan;
- Seek HHC approval of plan at the October 2019 HHC meeting in Hilo;

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ISLAND	TOTAL ACRES (ALL LANDS)	ACRES ON ISLAND DESIGNATED FOR COMMERCIAL OR INDUSTRIAL USE	PERCENT OF DHHL LANDS ON ISLAND DESIGNATED FOR COMMERCIAL/ INDUSTRIAL USE
KAUAI	20,356	121	0.5%
OAHU	7,800	782	10%
MAUI	29,904	290	0.9%
MOLOKAI	37,028	72	0.2%
HAWAII ISLAND	117,983	1,323	1.1%
TOTAL (DHHL LANDS STATEWIDE)	213,071	2,588	1.2%
(PANAewa REGION)	3,152	600	-----